






Planning and Zoning Basics
Educational Series
 Provided By: Department of Community Development

Neighborhood
to the World

 University City



OCT. 28, 2015
(Wed.)

Topic: Comprehensive Plans

NOV. 17, 2015
(Tue.)

Topic: Planning and Zoning Overview

JAN. 27, 2016
(Wed.)

Topic: Conditional Use Permits; Site Plan Review

FEB. 24, 2016
(Wed.)

Topic: Zoning Map Amendments (Rezoning);
 including PD—Planned Development District

MAR. 23, 2016
(Wed.)

Topic: Zoning/Subdivision Code Text Amendments; Subdivision Process

Apr. 27, 2016
(Wed.)

Topic: Zoning Variances; Historic Preservation Review

- **FREE, NO RSVP REQUIRED!**
- **Open to PUBLIC and Anyone Interested!**
- **Time: 5:30pm—6:15pm**
- **Location: Heman Park Community Center (975 Pennsylvania Ave.)**
- **For more information, please contact: Zach Greatens (Department of Community Department), (314)505-8501, zgreatens@ucitymo.org**



Planning and Zoning Basics Educational Series

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Session #1 - Comprehensive Plans

October 28, 2015

Planning – Cities & Towns



Purposes of Planning

American Planning Association (APA) defines them as:

- 1. Helping to create communities of lasting value**
- 2. Offering better choices for where and how people work and live**
- 3. Engaging citizens, businesses, and civic leaders to play a meaningful role in creating communities that enrich people's lives**

State Statutes/City Charter / Municipal Code



Sec. 62.-Same-Powers and Duties – Generally (City Charter)

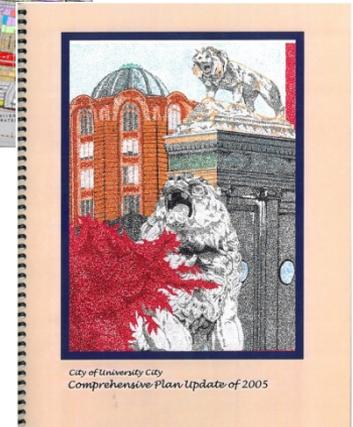
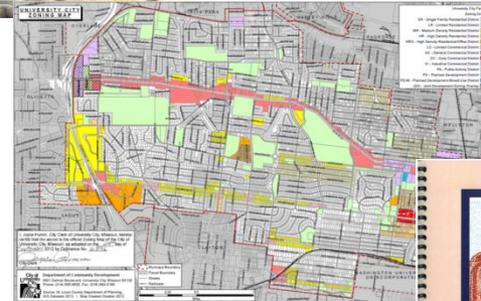
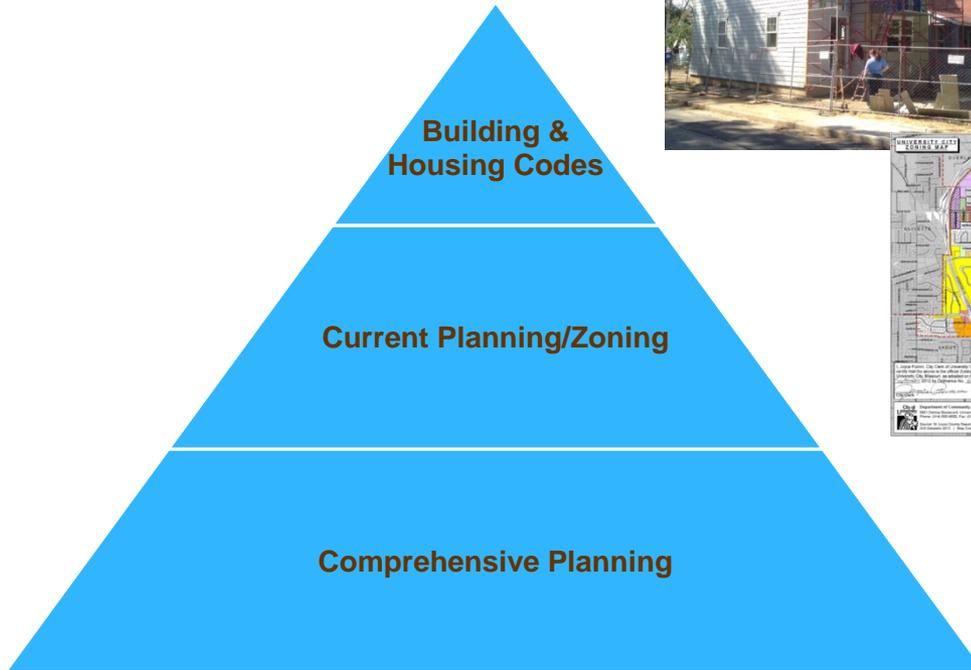
- * The **Plan Commission** shall have the **authority** to prepare and submit to the council for its approval a **master plan** for the physical development of the city, including the general location, character and extent of streets, bridges, parks, waterways, and other public ways, grounds and spaces, together with the general location of public buildings and other public property, public utilities, and the extent and location of any public housing or slum clearance projects, and shall recommend such modifications of said plan, from time to time, as it deems in the city's interest.

Sec. 115.370 – Duties (Municipal Code)

- The **Department of Community Development** shall have the **responsibility** to research, prepare studies and advise the City Manager on all matters affecting the physical development of the City; to formulate and recommend to the City Manager **comprehensive plans** for community development and modifications thereof, including the elements of land use, community facilities and transportation; to encourage the location and development in the City of appropriate new business, commerce, industry and other developments; to advise the City Plan Commission, Board of Adjustment, Board of Appeals, Land Clearance for Redevelopment Authority, Industrial Development Authority, and the Tax Increment Financing Commission in all matters within their respective areas of concern and to provide all necessary staff assistance...

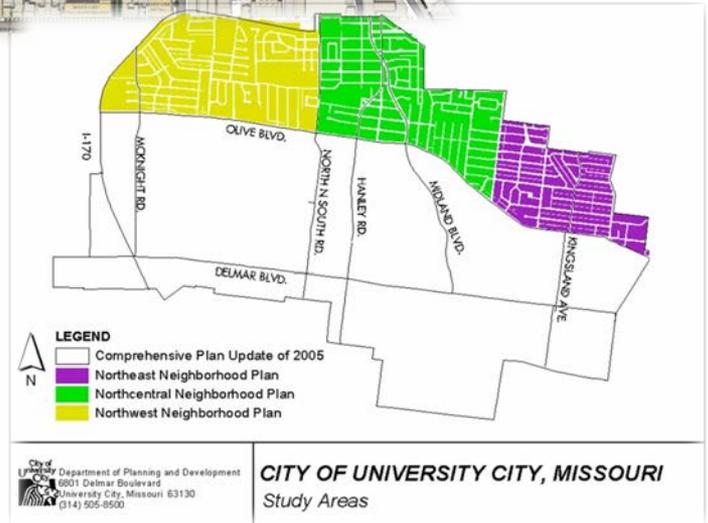
Planning & Codes

Functional Relationship



Comprehensive Planning Efforts

- * Comprehensive Plans
- * Neighborhood Plans
- * Land Use Plans
- * Special Area Studies
- * Downtown Plans



Comprehensive Planning Efforts

- *Provide a more detailed level of planning*
- *Provide a forum for stakeholders to identify issues and solutions*
- *Educate the City about the concerns of the study area*
- *Identify major opportunities and projects*

Comprehensive Planning Usually Asks These 3 Questions

- * Where are we and what problems do we face today?
- * Where do we want to go?
- * How do we get there?



Comprehensive Plan Process

The slide features a solid blue background. At the bottom, there are several overlapping, wavy, light blue lines that create a sense of movement and depth, resembling a stylized horizon or water waves.

Planning Process

Data
Collection

Data
Analysis

Goal
Setting/
Visioning

Draft
Recommendations/
Strategies

Plan Evaluation /
Monitoring

Plan
Implementation

Plan Adoption

- Public Engagement



Comprehensive Plan is...

- * **Not** An Ordinance Or Law

- * A Vision of what a community is to be

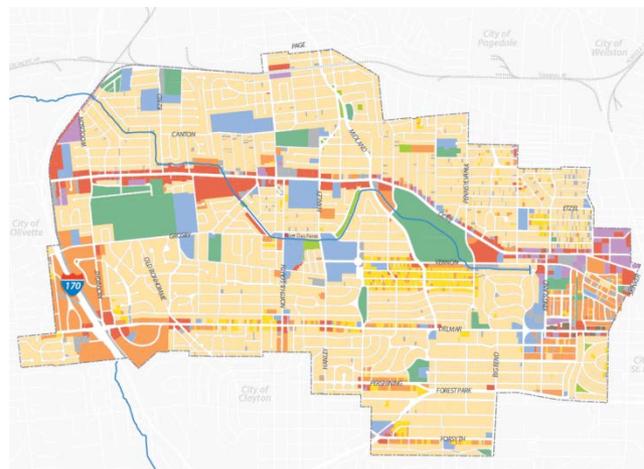
- * A Policy Document – to help guide future growth and decisions about land use, infrastructure, parks, community services, economic development, and other aspects of a community.

- * A Cooperative and Collaborative Effort to shape a community's long-term growth



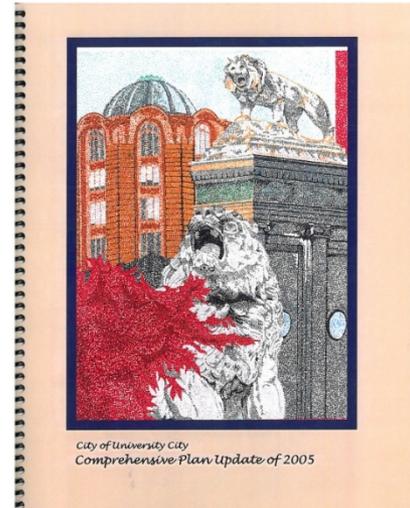
Issues/Themes to be Considered

- * Land Use
- * Traffic and Circulation
- * Housing
- * Infrastructure
- * Economic Development
- * Open Space and Environment
- * Others



U City Comprehensive Plans

- * U City adopted first Comprehensive Plan in 1922; last update in 2005
- * Establishes goals, policies, and strategies to guide physical and economic development activities
- * 2005 Plan organized around six key elements and establishes seven community priorities
- * Update to 2005 Plan is underway now



New Comprehensive Plan Update



University City is updating its 2005 Comprehensive Plan and we need your help!

Welcome! [Learn More](#)

Get Involved



SURVEY



- * Final Phase of 18-24 month planning process started mid-2014
- * Public Engagement ongoing
- * Consultants working on draft plan documents
- * 16-member citizen advisory committee guiding the process
- * Opportunities for public review and comments of draft plan document when available
- * Review and Recommendation by Plan Commission to City Council

Discussion

