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## **Planning Commission Public Hearing & Vote Report**

**Meeting Date:** March 27, 2017

**From:** Jessica Henry, Senior Planner

**Location:** City of Chesterfield

**Petition:** **P.Z. 06-2017 City of Chesterfield (Unified Development Code-Articles 3 and 4)**

### **Proposal Summary**

The Unified Development Code (UDC) was approved and adopted by the City Council in June of 2014. The purpose of this Public Hearing is to amend portions of Articles 3 and 4 of the UDC. Specific information regarding each of the amendments is found in the following sections of this report.

### **Amendment 1: Article 3-06 – Zoning Districts and Uses: Use Table for Residential Districts**

The first set of necessary amendments are located within Article 03-06 “Residential Use Table” of the UDC. The revisions to Article 3 will clarify a small number of permitted uses in the Use Table for Residential Districts. These revisions are necessary due to unintentional changes that occurred to the “LLR” Large Lot Residential District, “R-4” Residential District, and the “R-5” Residential District. In general, the new UDC states that Livestock and Stables are permitted in the LLR District, that Multi-Family and Single Family Attached homes are permitted in the R-4 and that Multi-Family is permitted in the R-5. However, these are incorrect and are not permitted in the R-4 or R-5 Districts and the Livestock/Stables use are conditional uses only.

A Public Hearing on these revisions was initially held in August of 2015. However, at that time, no action was taken and the revisions were never brought back before the Planning Commission for further action. At this time, Staff is seeking to incorporate these amendments into the UDC. The Use Table for Residential Districts (UDC Article 03-06) attached to this report has been corrected and Staff is recommending approval by the Planning Commission.

**Amendment 2: Article 4-01 – Development Requirements and Design Standards: Architectural Review Design Standards**

Staff has been directed by the Planning and Public Works Committee to review and propose changes to Article 4-01 Architectural Review Design Standards of the UDC in order to place new restrictions on residential architecture. Specifically, the Planning and Public Works Committee has expressed a desire to minimize the amount of exposed foundation on new residential construction. Accordingly, Staff presented a draft redline version of the proposed revisions at the February 9, 2017 Planning and Public Works Committee meeting.

Following discussion, a motion was made directing Staff to proceed with the amended Article 04-01 of the UDC to include the following requirement:

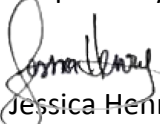
- Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

The Site and Building Design Table of UDC Section 04-01 incorporating the requested amendment into the Residential Architecture and Multifamily Architecture portions of this table is attached to this report and Staff is recommending approval by the Planning Commission.

**Request**

The changes herein are recommended by Staff in order to effectively administer the UDC as originally intended and to implement a new requirement as directed by the Planning and Public Works Committee. Staff is requesting that the Planning Commission approve these amendments. After the vote is taken by the Planning Commission, this project will be presented before the Planning and Public Works Committee for a recommendation to the City Council.

Respectfully Submitted,

  
Jessica Henry, AICP  
Senior Planner

Attachments

1. Public Hearing Notice
2. Amendment to UDC Article 3-06 Use Table for Residential Districts
3. Amendment to UDC Article 4-01 Site and Building Design Table

cc: Justin Wyse, Director of Planning and Development Services

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, March 27, 2017, at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 06-2017 City of Chesterfield (Unified Development Code-Article 3 and 4):** An ordinance amending the Use Table for Residential Districts found in Article 3 of the Unified Development Code and amending Article 4-01 Architectural Review Design Standards of the Unified Development Code.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Planning and Development Services Division at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Jessica Henry, Senior Planner by telephone at 636-537-4741 or by email at [jhenry@chesterfield.mo.us](mailto:jhenry@chesterfield.mo.us).

CITY OF CHESTERFIELD  
Stanley Proctor, Chair  
Chesterfield Planning Commission

For information about this and other projects under review by the Planning and Development Services Division, please visit "Planning Projects" at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

Article 03: Zoning Districts and Uses

Sec. 03-06. USE TABLE FOR RESIDENTIAL DISTRICTS

**Use Table for Residential Districts**

Uses: P-Permitted C-Conditional

\* means the use is allowed with conditions. See Section 03-03 for additional regulations

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
<b>RESIDENTIAL</b>													
<b>Dwellings</b>													
Single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-family attached				P				P	P				
Multi-family									P	P	P	P	P
Group home	C	C	C	C	C	C	C	C	C	C	C	C	C
Group residential facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Mobile home park	C*					C*							
Nursing homes	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>CIVIC</b>													
Public safety facilities	P	P	P	P	C	P	P	P	P	P	P	P	P
<b>PUBLIC</b>													
Administrative offices for educational or religious institutions	C	C	C	C	C	C	C	C	C	C	C	C	C
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches and other places of worship	P	P	P	P	P	P	P	P	P	P	P	P	P
Clubs or Community Centers	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care center	C	C	C	C	C	C	C	C	C	C	C	C	C
Day care home	C	C	C	C	C	C	C	C	C	C	C	C	C
Farming (including cultivation and sale of crops, plants and domestic animals with no salesrooms)	P	C	C										
Golf courses	C	P	P	P	P	P	C	C	C	C	C	C	C
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	C	C	C	C	C	C	C	C	C	C	C	C	C
Hospice	C	C	C	C	C	C	C	C	C	C	C	C	C

Article 03: Zoning Districts and Uses

USE GROUP	ZONING DISTRICT AND CATEGORY												
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2	R-3	R-4	R-5	R-6	R-6A	R-6AA	R-7	R-8
Libraries, public or private	C	C	C	C	P	P	P	P	P	P	P	P	P
Livestock and stables	C*	C	C										
Mortuary	C	C	C	C	C	C	C	C	C	C	C	C	C
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation facility	C												
Restaurant, sit down									C	C	C	C	C
Retreat Center	C	C	C	C	C	C	C	C	C	C	C	C	C
Kennels, boarding	C	C	C	C									
Kennels, private	C	C	C	C									
Veterinary clinics	C												
Wildlife reservation, forest and conservation project	P	P	P	P	P								
<b>EDUCATIONAL</b>													
College/University	P	P	P	P	P	P	P	P	P	P	P	P	P
Primary	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P
Kindergarten, Nursery School	P	P	P	P	P	P	P	P	P	P	P	P	P
Specialized Private School	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>UTILITIES</b>													
Public facilities	P	P	P	P	P	P	P	P	P	P	P	P	P
Public facilities over 60 ft. in height	C	C	C	C	C	C	C	C	C	C	C	C	C
Sewage treatment facilities, other than facilities permitted as an accessory use	C	C	C	C	C	C	C	C	C	C	C	C	C
Telecommunications tower or facility	C	C	C	C	C	C	C	C	C	C	C	C	C

Article 04. Development Requirements and Design Standards

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 04-01.D. of this Article.	<p>Use architectural elements and materials matching the front façade on the sides and rear of the structure where the front façade is visible from streets external to the subdivision.</p> <p>Avoid long uninterrupted building surfaces and materials or designs that cause glare.</p> <p>Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.</p>	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	<p>Express architecturally the individual dwelling units within the building.</p> <p>Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs.</p> <p>Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.</p>	See "General Requirements for Building Design" Section 04-01.D. of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.