

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee
From: John Boyer, Senior Planner
Date: August 15, 2014
RE: Unified Development Code-Article 3 Amendments

Summary

The Unified Development Code (UDC) was recently approved and adopted by the City Council in June. Recently, Staff has identified a few corrections that should be made to various Articles within the UDC. None of these items change conditions or requirements currently in place or previously in place with the Zoning Ordinance. These are simply minor housekeeping items we would like to correct.

A Public Hearing and vote by the Planning Commission was held on August 11, 2014 on this application. No public comment was received nor was there any discussion on the proposed code updates. Planning Commission recommended 9-0 to forward the application as presented to the Planning and Public Works Committee. Attached to this report please find the Planning Commission Public Hearing and Vote Report which gives additional information specific for each proposed ordinance change.

Respectfully submitted,

John Boyer
Senior Planner

Attachments

1. Planning Commission Public Hearing & Vote Report



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Planning Commission Public Hearing & Vote Report

Meeting Date: August 11, 2014

From: John Boyer, Senior Planner

Location: City of Chesterfield

Petition: **P.Z. 13-2014 City of Chesterfield (Unified Development Code-Article 3)**

Proposal Summary

The Unified Development Code (UDC) was recently approved and adopted by the City Council in June. Recently, Staff has identified a few corrections that should be made to various Sections of Article 3 within the UDC. None of these items change conditions or requirements currently in place or previously in place with the Zoning Ordinance. These are simply minor housekeeping items we would like to correct. These corrections are as follows:

Item 1

The Planned Industrial “PI” District is permitted to have outdoor storage or display of merchandise, materials, or equipment. This is of course regulated with development and/or restrictions established such requiring as screening, fencing, restricting location as it relates to the building, etc. As you know, we have many Industrial developments which have outdoor storage now. However, this is not permitted in our “NB” Neighborhood Business Districts which immediately precedes the “PI” District in the UDC. This prohibition was erroneously included in both the “PI” District and “NB” District despite the fact that it was not applicable to the “PI” District. Therefore, Staff is requesting that it be removed.

Article 3-Zoning Districts and Uses
Section 03-04 E. “PI” Planned Industrial District

Current Language states:

- (4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.

Necessary change:

- ~~(4) Outdoor storage or display of merchandise, materials, or equipment is prohibited.~~

Item 2

All of the Residence Districts contain two tables, one identifying minimum structure setback requirements and one identifying minimum lot size requirements. In codifying the requirements for the “R-2” Residence District, the incorrect table was inadvertently inserted under the Lot Area section as you can see below.

Article 3-Zoning Districts and Uses
Section 03-03 H. “R-2” Residence District

Current Language states:

b.) Lot Area

<i>Setbacks - Residential Uses</i>	<i>R-2</i>
Front (from property line)	---
Side (from property line)	15 ft.
Rear (from property line)	---
Right-of-way	20 ft.
Between structures	30 ft.
<i>Setbacks - Non-Residential Uses</i>	<i>R-2</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

Necessary Language:

b.) Lot Area.

Use	Minimum Lot Area
Cemetery or Mortuary	3 ac
Churches and other places of worship	3 ac
Day care center	30,000 sq. ft.
Dwelling, single family	15,000 sq. ft.
Group home	15,000 sq. ft.
Group residential facility	3 ac
Library	1 ac
Educational facilities	
Nursery school	15,000 sq. ft.
Kindergarten	1 ac
Primary	5 ac
Junior High	10 ac
Senior High	20 ac
Collegiate	10 ac
Public utility facility	10,000 sq. ft.
All other non-residential uses	5 ac

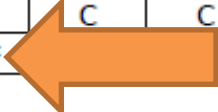
Item 3

Article 3 contains a Use Table which denotes all permitted and conditional uses in a particular zoning district. If an asterisk is included, that means that there may be additional criteria for that use found in the UDC. In the LLR District, Group Residential Facility is a conditional use. However, an asterisk was inadvertently included in the Table. This asterisk is unnecessary and should be removed.

Article 3-Zoning Districts and Uses
 Section 03-06 Use Table for Residential Districts
Current Language states:

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

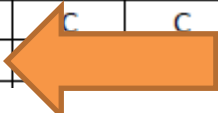
USE GROUP	ZON				
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2
RESIDENTIAL					
Dwellings					
Single-family detached	P	P	P	P	P
Single-family attached				P	
Multi-family					
Group home	C	C	C	C	C
Group residential facility	C*			C	C



Necessary Language

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

USE GROUP	ZON				
	LLR	E-2 Ac	E-1 Ac	E-1/2 Ac	R-2
RESIDENTIAL					
Dwellings					
Single-family detached	P	P	P	P	P
Single-family attached				P	
Multi-family					
Group home	C	C	C	C	C
Group residential facility	C			C	C



Request

The above listed changes are needed in order to effectively apply the Unified Development Code as intended and as previously enforced under the previous Zoning Code. Staff is requesting the Planning Commission to approve the above identified amendments to the Unified Development Code. 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,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal line extending to the left.

John Boyer
Senior Planner

Attachments

1. Public Hearing Notice

cc: Aimee Nassif, Planning and Development Services Director