


**Memorandum**  
**Department of Planning & Public Works**



**To: Planning and Public Works Committee**  
**From:**  Aimee Nassif AICP, Planning and Development Services Director  
**Date:** December 10, 2009  
**RE: Unified Development Code-Status Update**

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As you know, for the past year Staff has been working on codifying City's development regulations into one unified document. This Unified Development Code (UDC) will codify the requirements of the Zoning Ordinance, Code Compliance regulations, Access Management Guidelines, Architectural Standards, Subdivision Regulations, Landscape and Tree Preservation Requirements, Flood Plain regulations, etc. into one document. Codifying all planning, zoning and development related requirements into one document will assist the development community in understanding all the City's requirements, and will reduce the potential for inconsistencies in development regulations. In addition to codifying the requirements, Staff is also re-formatting existing language and creating more charts and tables to increase readability. It is important to note that Staff is not amending or modifying any existing requirements other than for those items currently under review with the Ordinance Review Committee. Those amendments pertain to the following: the Commercial and Industrial Districts, Residential Districts, and Parking Regulations.

These three (3) projects make up a significant portion of the new Unified Development Code (UDC). It was necessary to have these larger amendments to the Zoning Ordinance completed before Staff was able to fold these sections into the UDC. In addition, these three (3) projects have been written in the same style and format as all other chapters of the UDC will be.

Below is information related to the status of these three projects: Commercial and Industrial Districts, Residential Districts, and Parking Regulations. Once these projects are complete, they will become individual sections of the new UDC. When the UDC is complete, it will be presented to the Planning and Public Works Committee for review. In addition to this work, Staff anticipates the completion of several other new chapters of the UDC by the first of the year.

➤ **Commercial and Industrial Districts**

The Planning and Public Works Committee (formally when the committee was known as the Planning and Zoning Committee) directed Staff to work with the Ordinance Review Committee to review the commercial and industrial districts within the City of Chesterfield Zoning Ordinance. Specifically, it was asked that the inconsistencies between the Planned Commercial and Planned Industrial Districts be reviewed, that issues regarding the availability of light industrial type uses in certain areas of the Valley be researched, and that the list of uses and use terms within these districts be reviewed. To address these concerns and other items that were uncovered during this process updated Planned Commercial (PC) District and Planned Industrial (PI) District regulations were proposed. In addition to the revised PC and PI Districts, the Neighborhood Business (NB), Light Industrial (LI), and Urban Core (UC) Districts were created.

On June 1, 2009, the language establishing the new districts and updating the existing ones was approved by the City Council. As a result, the new language has been codified into the City of Chesterfield City Code via Ordinance Number 2527.

To assist in educating the development community with the changes made, Planning and Development Services Staff have held numerous pre-application meetings with developers and petitioners. The Department currently has several Applications for Change of Zoning/Special Procedures, which utilize the new language.

➤ **Residential Districts (includes all residential districts, tear downs, residential additions and a planned unit development procedure)**

The Planning and Public Works Committee directed Staff to work on updating the existing residential districts and the development regulations that are associated with residential development. As a result, Staff has been working with the Ordinance Review Committee on a variety of modifications to the following sections of the City of Chesterfield Zoning Ordinance; 1003.105, 1003.106, 1003.107, 1003.108, 1003.109, 1003.110, 1003.112, 1003.113, 1003.115, 1003.117, 1003.119, 1003.120, 1003.120A, 1003.121, 1003.123, and 1003.125. These sections are more commonly known as all residential zoning districts, residential tear down and additions, and the planned environmental unit (PEU) special procedure. After much research and meetings with the Ordinance Review Committee, below is a simplified list of amendments currently being developed:

1. The residential zoning districts have been revised to include a common format for easier use and readability.
2. A floor area ratio (FAR) standard has been added to the residential zoning districts.
3. The PEU ordinance has been replaced with planned unit development (PUD) ordinance.
4. The residential tear down and additions sections of the Zoning Ordinance have been merged into one section.

5. The residential additions trigger for Planning Commission review has been modified.

Due to the volume of material presented at the public hearing, Staff met with members of City Council to provide additional information. On July 27, 2009, this project was placed back upon the Planning Commission agenda for an Issues Meeting. At that time, Planning Commission directed this project back to the Ordinance Review Committee Meeting for further discussion. This project was placed on the September agenda, however time did not permit discussion due to another agenda item. The next meeting of Ordinance Review was to be held in October, however due to my leave of absence, it was postponed. The next meeting will be scheduled in January.

➤ **Off-Street Parking and Loading Requirements**

At the Planning and Public Works Committee's July 2009 meeting, Staff was directed to work with the Ordinance Review Committee on necessary updates to the Off-Street Parking and Loading requirements of the City of Chesterfield. These updates are necessary in order to codify the list of **new** permitted uses for all non-residential districts into the Parking Requirements table so that there is consistency throughout the Zoning Ordinance for all uses. Secondly, while the City encourages shared parking and mixed use developments, requires minimum open space areas and other environmentally sensitive design considerations the tools in place to promote all of this in regards to minimum parking standards is currently missing. Therefore, language is being proposed which addresses shared parking in multiple use developments and updates the process in regards to parking modifications.

Staff began meeting with the Ordinance Review Committee on these modifications several months ago. In addition, for the last year Staff has undergone the City's first, city-wide parking study. Staff, in adherence with parking count recommendations from ITE (International Transportation of Engineers), has conducted parking counts on all mixed commercial use developments in the City. This information is being compiled, together with other research, to analyze the current impact and effects of the City's current parking regulations on existing developments. That is, we want to see if the parking requirements currently in place have accurately represented the amount of parking that is used and/or needed on a site. This information will be used as the City works on developing updated parking requirements. It is anticipated that the Parking Study Report will be completed by the end of the year. Also, the amendments to the Off-Street Parking and Loading Requirements will be back on Ordinance Review Committee Agenda in January.

If you have any additional questions, please let me know.

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works