



DEVELOPMENT CODE AND ZONING MAP UPDATE

Planning and Zoning Commission – Board of Aldermen – October 5, 2020

PRESENTATION OUTLINE



1. Project Background
2. Multi-Family Housing
3. Requested/Proposed Zoning Map Changes
4. Requested/Proposed Development Code Changes
5. Next Steps

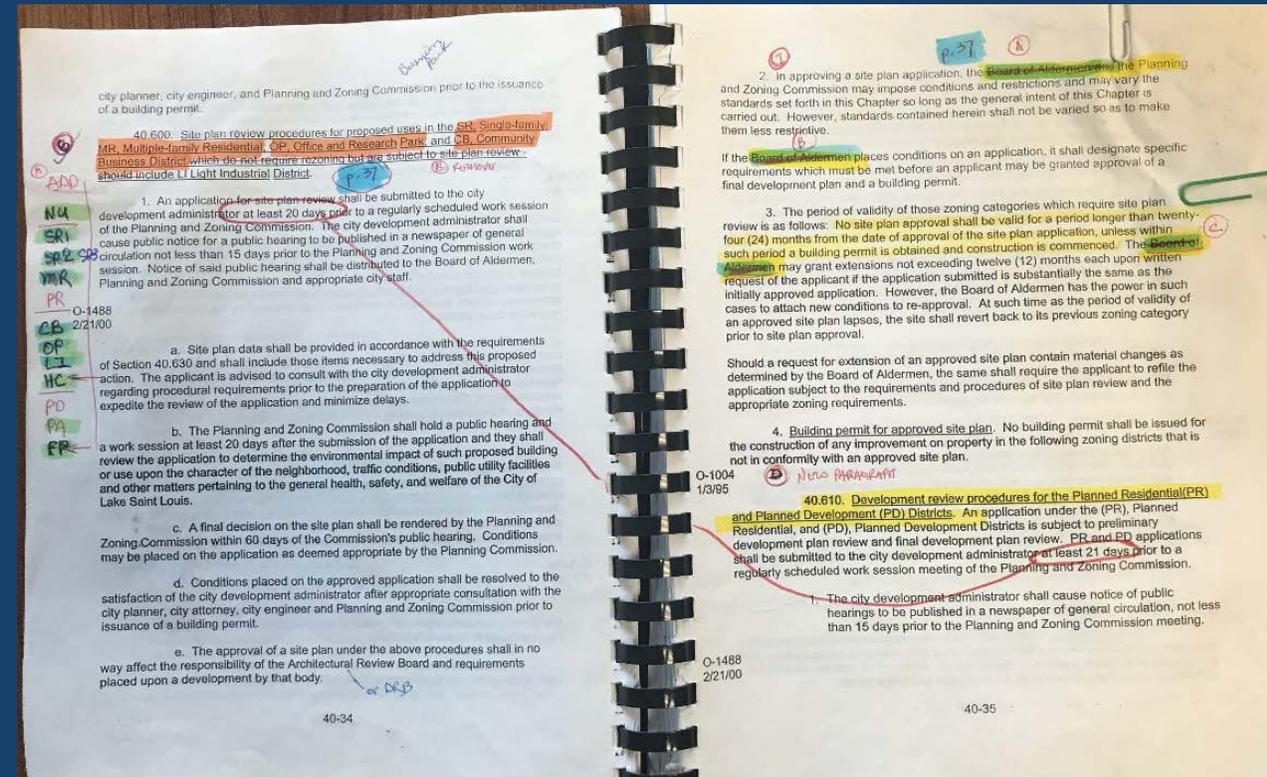


PROJECT BACKGROUND

PROJECT NEED



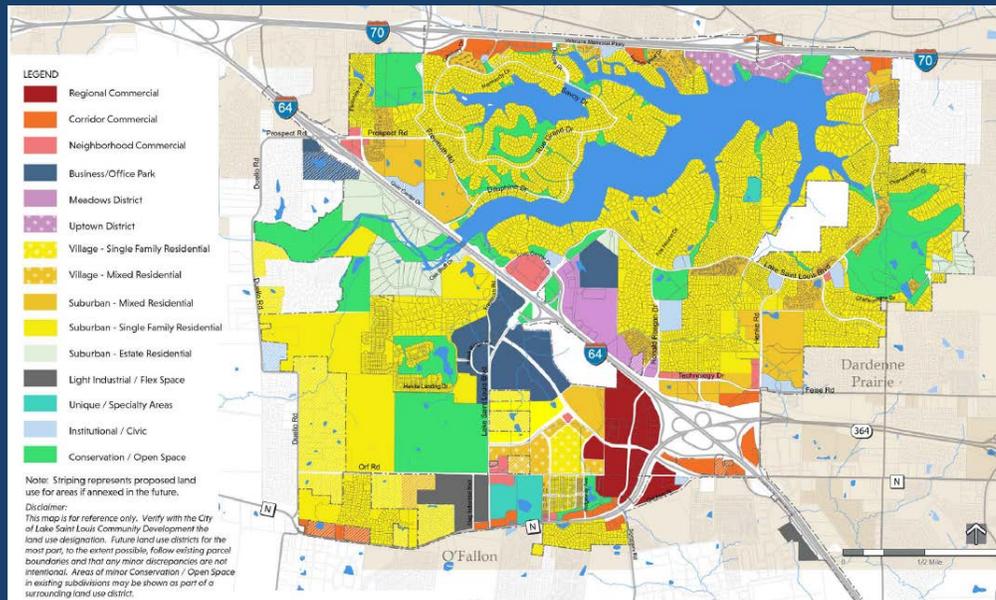
- The current land use regulations were adopted in 1988 and have been amended approximately 180 times.
- Many of the requirements and processes outlined in the Code are not clearly defined, are onerous, overly complex, contradictory, unenforceable, or have become obsolete.
- This has lead to:
 - Inconsistent application of code requirements
 - Delays in plan review and application processing
 - Risk for legal challenges
 - Confusion and frustration for staff and public



PROJECT NEED



- Two of the top priorities of the Comprehensive Plan (2017) include updating the City's land use regulations to ensure conformity with the plan's goals, and to update the zoning map to align with the future land use plan.



PROJECT GOALS



**Make the Code
user friendly**

**Implement the
Comprehensive
Plan**

**Establish
predictable and
transparent
development
review
procedures**

**Modernize and
standardize
requirements**

TIMELINE



RFP / Consultant Selection (August – December 2018)

Phase 1 – Information & Fact Finding (January – July 2019)

- Project Website
- Kickoff Meeting with City Staff
- Community Survey (ongoing)
- Builder/Developer Stakeholder Meeting
- Code Review and Recommendations Report
- Presentation to P&Z, Board of Aldermen, and Open House

Phase 2 – Drafting, Internal Review and Editing (July 2019 – June 2020)

Phase 3 – Public Engagement and Adoption (July 2020 - TBD)

- Presentation to P&Z, Board of Aldermen (July 20)
- Public Comment Period (August 7 – September 18)
- Presentation to P&Z, Board of Aldermen (October 5)
- Public Hearings and Adoption (November-December)

DEVELOPMENT CODE CHANGES



- In order to achieve the project goals, the existing Code was rewritten.
- Existing code language, requirements and standards were retained where applicable.
- The rewriting of the Code was guided by:
 - Past code interpretations and issues.
 - The Comprehensive Plan policies, recommendations, and future land use map.
 - Recommendations of the Code Review and Recommendations Report.
 - State and federal statutes and court cases.
 - Local and national best practices.
- Due to the amount and scope of changes proposed, not all changes can be easily identified.

ZONING MAP CHANGES



- In order to implement the new Code, the City must apply the new zoning districts to all properties in the City.
- Zoning Map Update Guidelines
 - Zoning District Transition Table
 - Future Land Use Map
 - Lot and Development Characteristics
 - Development Potential
- In most circumstances, properties will only experience very minor changes to their zoning.

7/20/20 MEETING RECAP



- Joint meeting of the Board of Aldermen and Planning and Zoning Commission
- Recommended development code changes:
 - Mailed Public Hearing Notice
 - Notification distance increased from 200 to 500 feet for all application types that require a public hearing.
 - Parkland Dedication
 - The parkland dedication requirements will be added to Chapter 430: Subdivision and Improvement Standards.
- No recommended zoning map changes

PUBLIC REVIEW & COMMENTS



- The first drafts of the development code and zoning map (dated August 4, 2020) were available for public review and comment from August 7 until September 18.
- Outreach Efforts
 - Announcements on the City website, Facebook, Twitter and Newstime
 - Email to 30 local developers, builders (including HBA) and design professionals
 - Letter to 53 affected property owners
- Public Comment Received
 - Received one written comment regarding the draft development code.
 - City staff spoke with 20 property owners and/or agents and received 10 written requests for changes to the draft zoning map.



MULTI FAMILY HOUSING

MULTI-FAMILY HOUSING



- Moratorium on new multi-family housing until 12/7/20
- Defined as “one or more residential buildings, excluding townhouses, located on a single lot and designed to accommodate three or more dwelling units each.”
- Questions:
 - How many multi-family units does the City have and how do we compare to other cities?
 - What does the Comprehensive Plan recommend?
 - Where will multi-family be permitted?
 - How much undeveloped land will be zoned for multi-family?
 - What are the proposed dimensional and development standards?



MULTI-FAMILY HOUSING

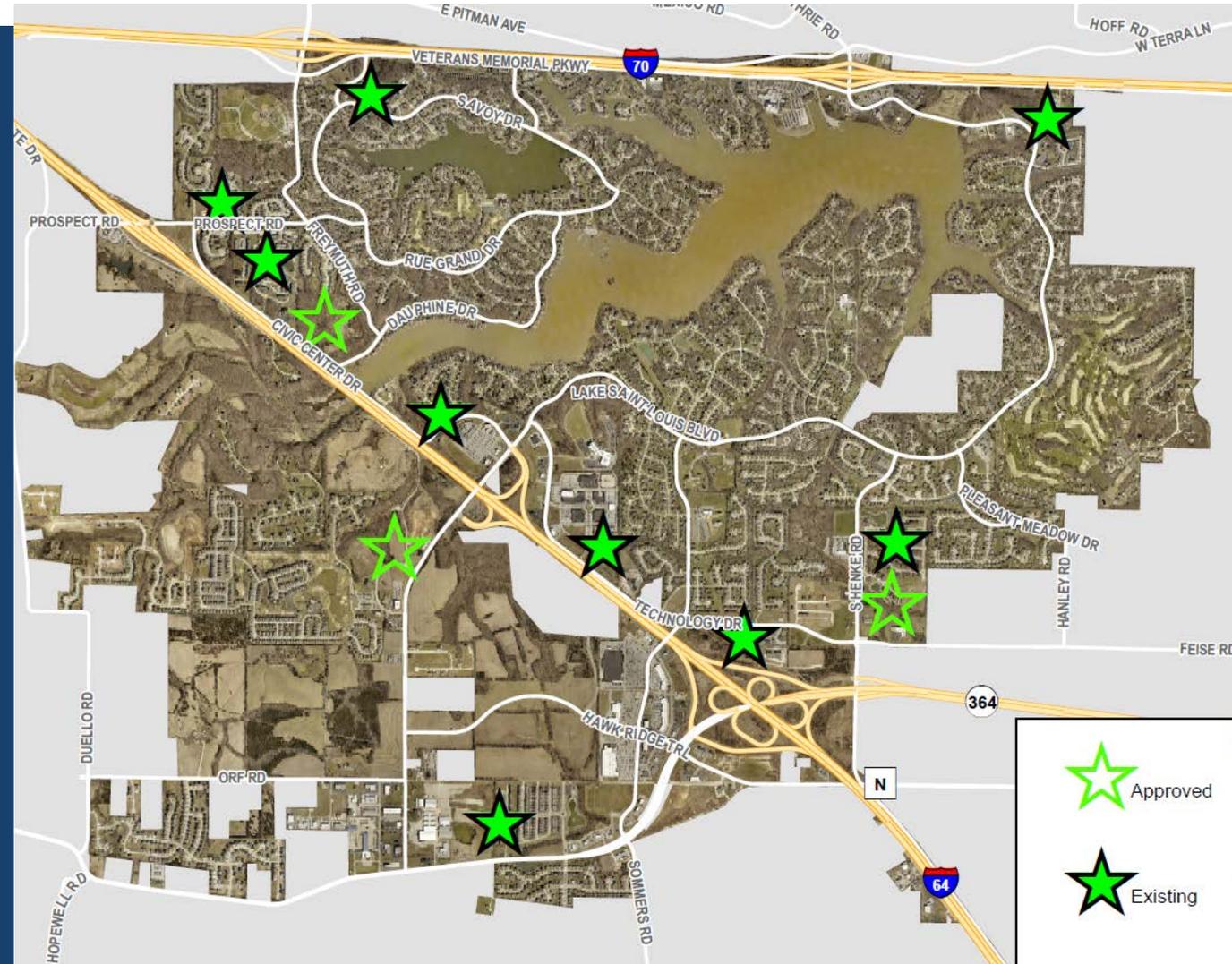


Existing

Name	Units	Type
Waterways	480	Apartments
Cedar Lakes	420	Apartments
Synergy at the Meadows	220	Apartments
Bent Oak	144	Apartments
Saratoga (part)	108	Condomium
Mystic Village (part)	84	Condomium
Lake Ridge	52	Apartments - Age-restricted
Woodlake Village (part)	32	Condomium
Lake Knoll	22	Condomium
Total	1,562	

Approved

Name	Units	Type
Waterways	184	Apartments
Lake Pointe	176	Apartments - Age-restricted
Hawk Ridge Senior Living	120	Apartments - Age-restricted
Total	480	



 Approved

 Existing

MULTI-FAMILY HOUSING



Name	% Single-Family			
	Detached	% Townhomes	% 2 units	% 3+ units
St. Charles	57.2	8.6	2.4	26.7
Lake St. Louis	67.9	8.5	0.5	21.8
Cottleville	71.6	7.8	1.4	19.1
St. Peters	71.6	8.9	1.1	16.6
St. Charles County	75.3	7	1.1	13.6
O'Fallon	76.3	7.9	0.9	12.2
Weldon Spring	80.4	11	0	8.6
Wentzville	82.7	8	0.5	8.4
Dardenne Prairie	89.5	8	1.2	1.3

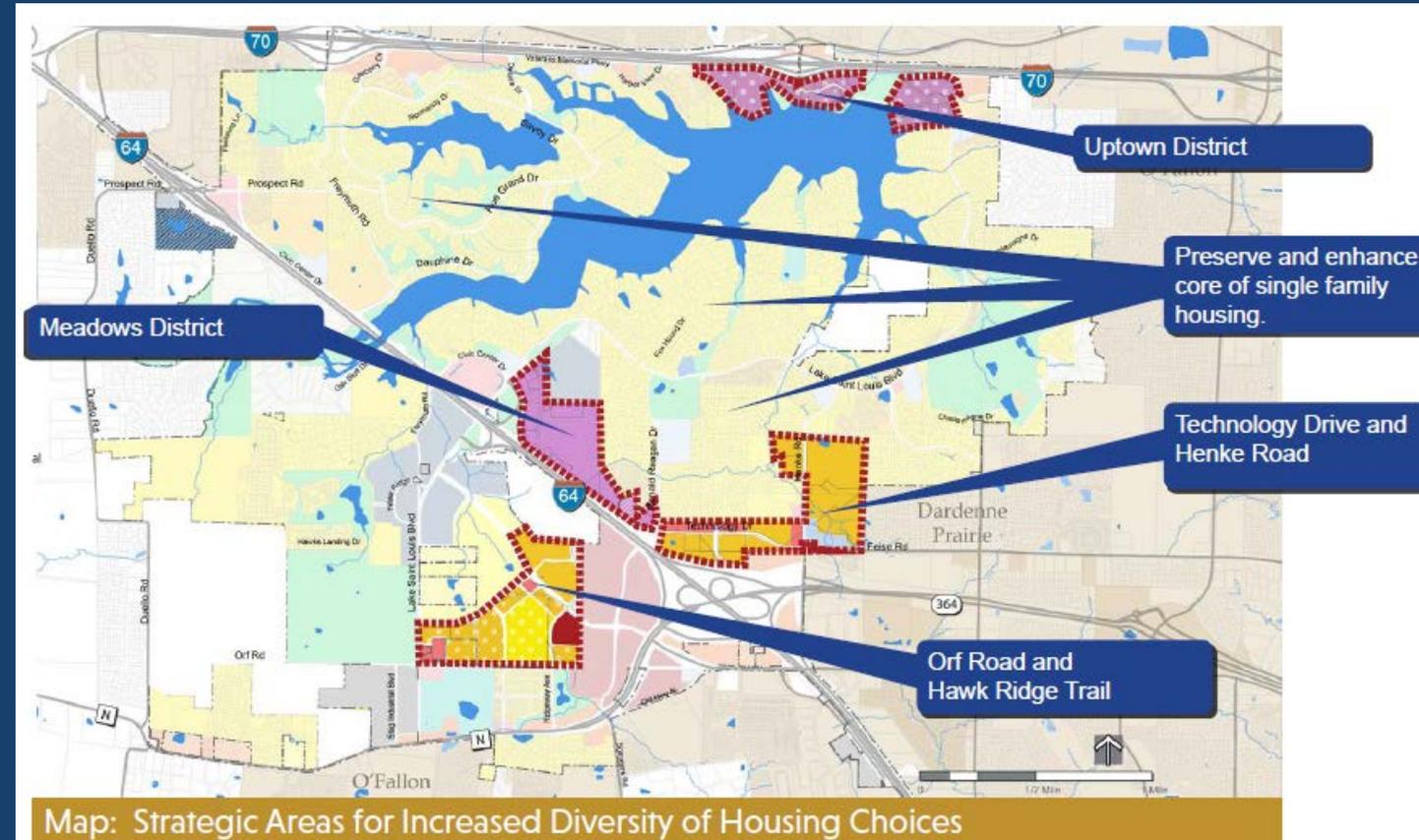
Source: 2018 ACS 5-Year Estimates

MULTI-FAMILY HOUSING



Comprehensive Plan

- Goal 2.2: Housing choices that help ensure a diverse spectrum of residents (families, retirees, college grads, singles, etc.)
 - 2.2A: Support a diversity of housing choices in strategic locations in the City based on the future land use plan.
- Goal 2.3: Attract a younger spectrum of residents (recent graduates, millennials, young families).
 - 2.3A: Support mixed-use development at the Meadows and Uptown Districts.



MULTI-FAMILY HOUSING



- Yellow = New uses
- Green = Changes to existing uses that are more permissive (i.e. from prohibited to permitted/special use or from special use to permitted)
- Red = Changes to existing uses that are less permissive (i.e. from permitted to special use or from permitted/special use to prohibited)

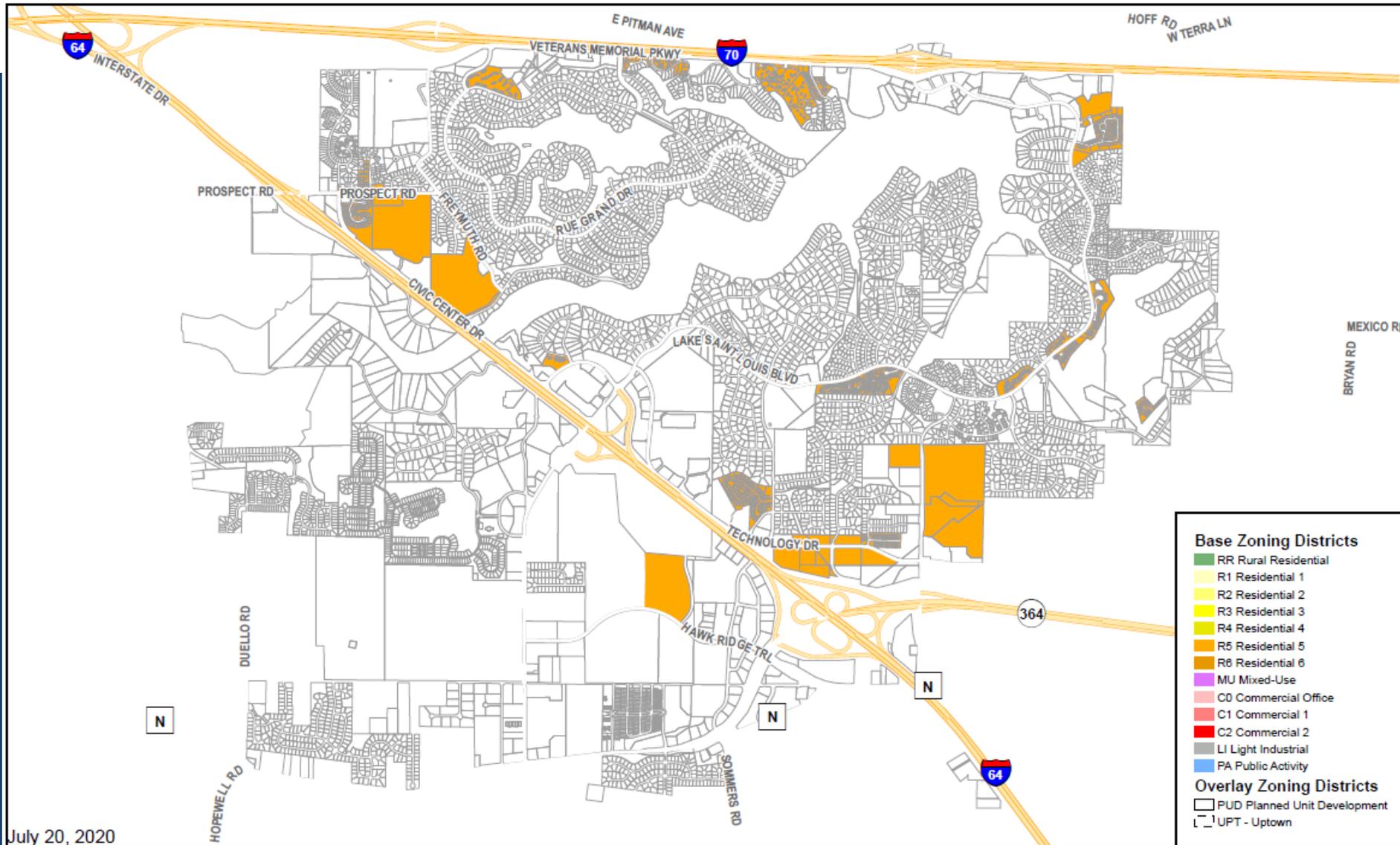
Table 420.040: Table of Allowed Uses

Key: P = Permitted, S = Special Use, A=Accessory Use, T=Temporary Use, Blank = Prohibited Use

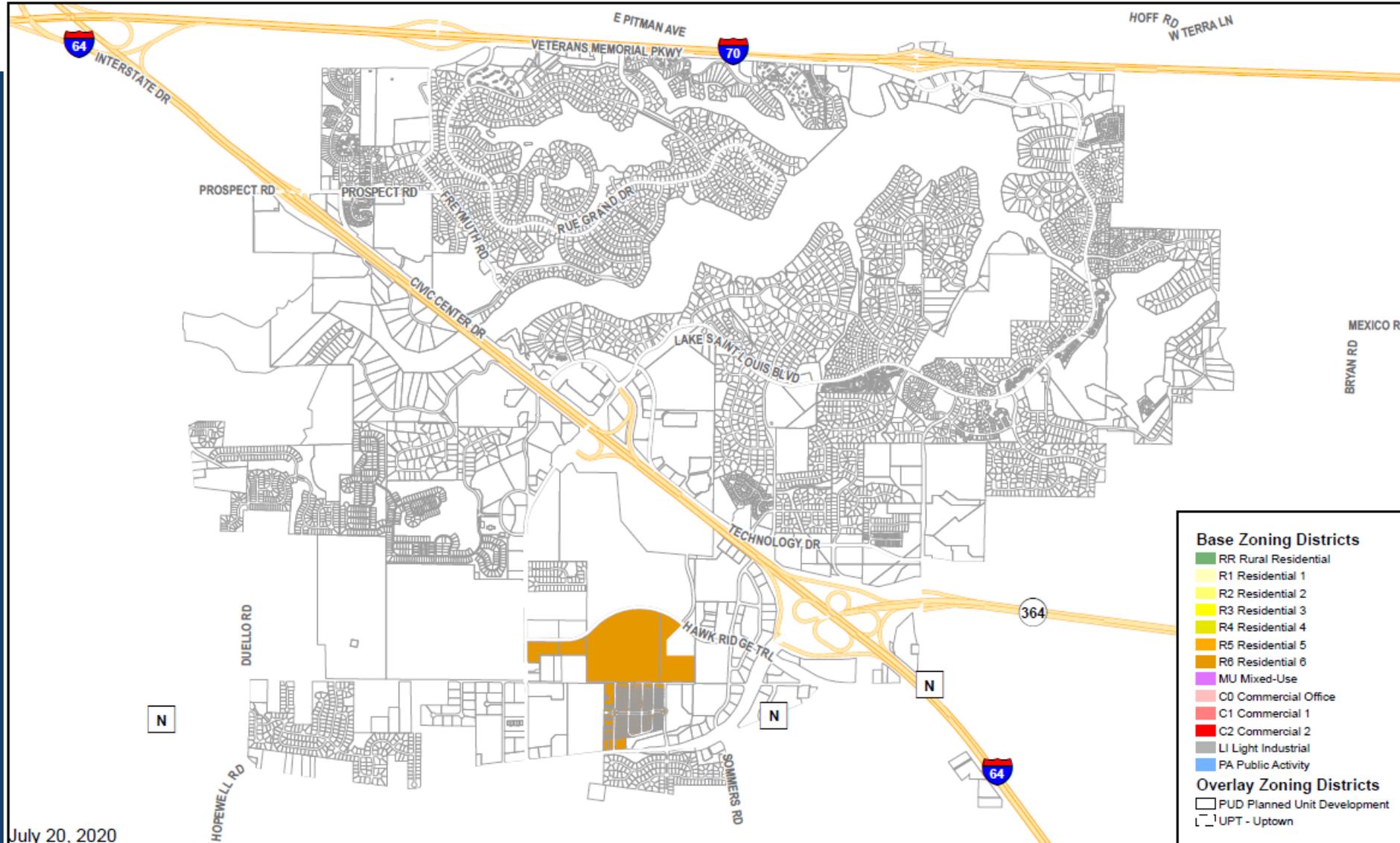
Use	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	Use Standard Code Section
Residential Uses														
Household Living														
Detached house	P	P	P	P	P		P							
Duplex						P	P							
Townhouse						P	P							
Multi-Unit Building						P	P	P						
Multi-Unit Building, Age-Restricted						P	P	P	P		S			420.070.A
Group Living														
Congregate Care Facility						S	S	S	S		S			420.070.B
Group Home	P	P	P	P	P	P	P							420.070.C

R5 – RESIDENTIAL 5

FORMERLY "MR – MULTIPLE-FAMILY RESIDENTIAL"

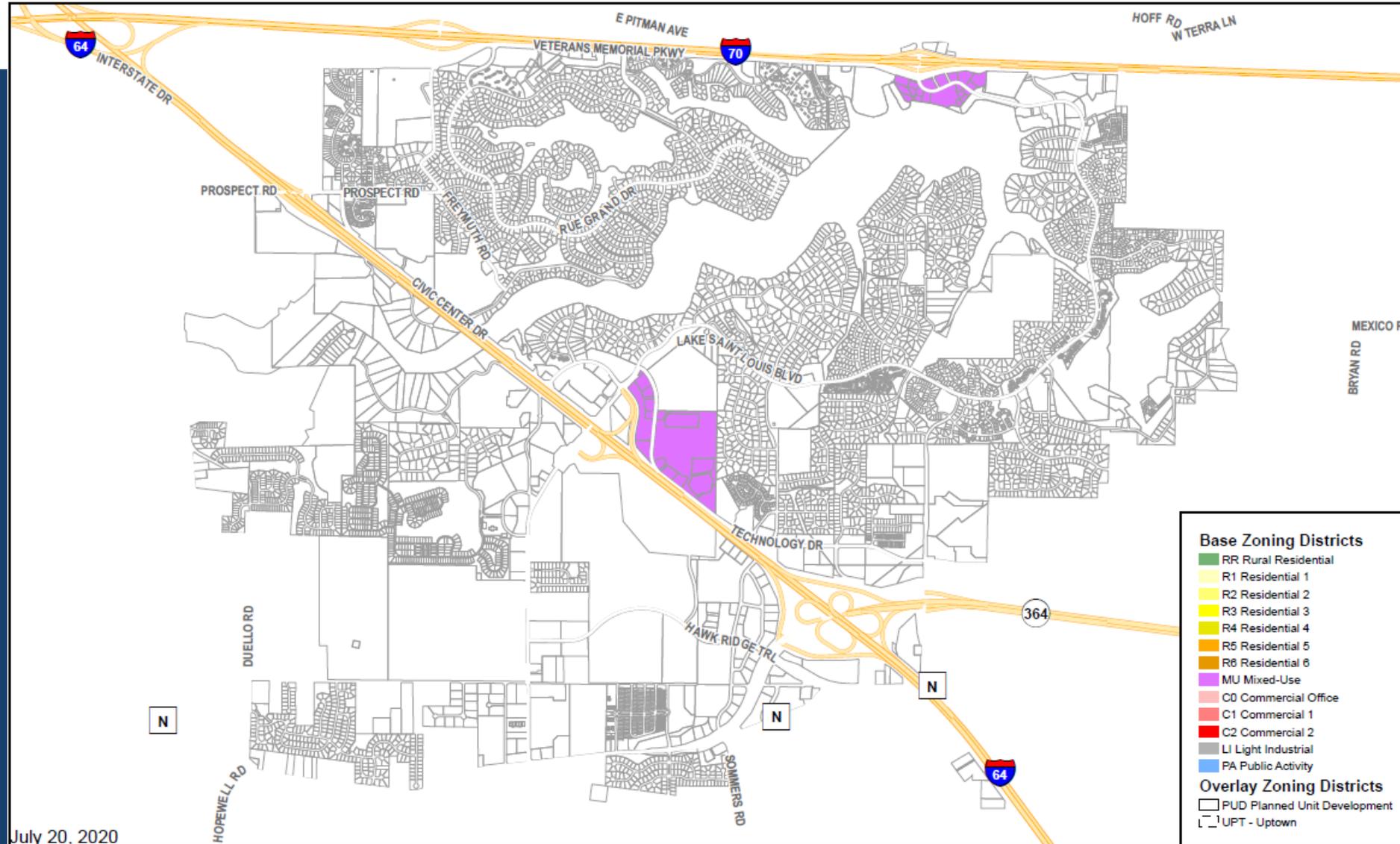


R6 – RESIDENTIAL 6 NEW



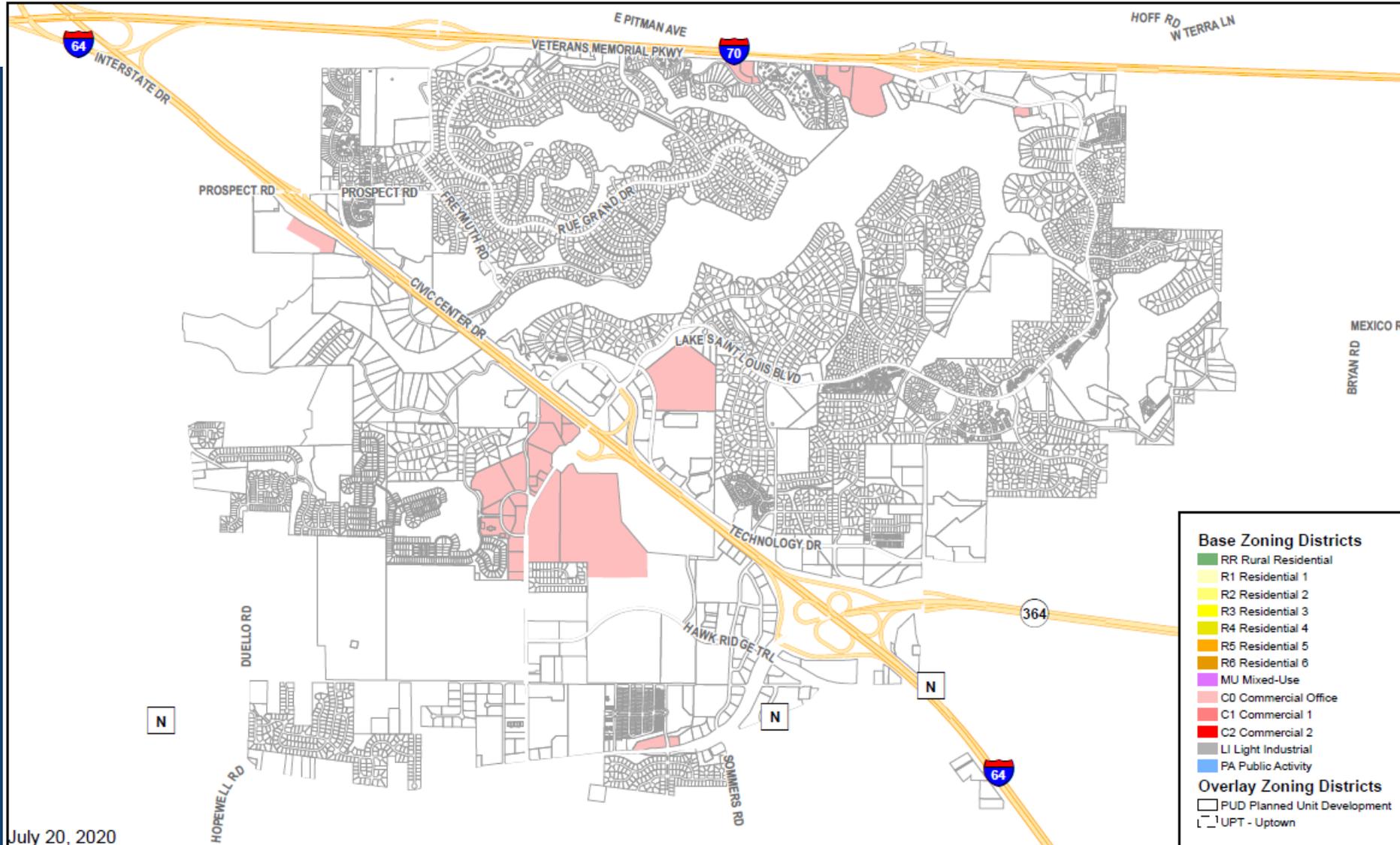
July 20, 2020

MU – MIXED-USE NEW



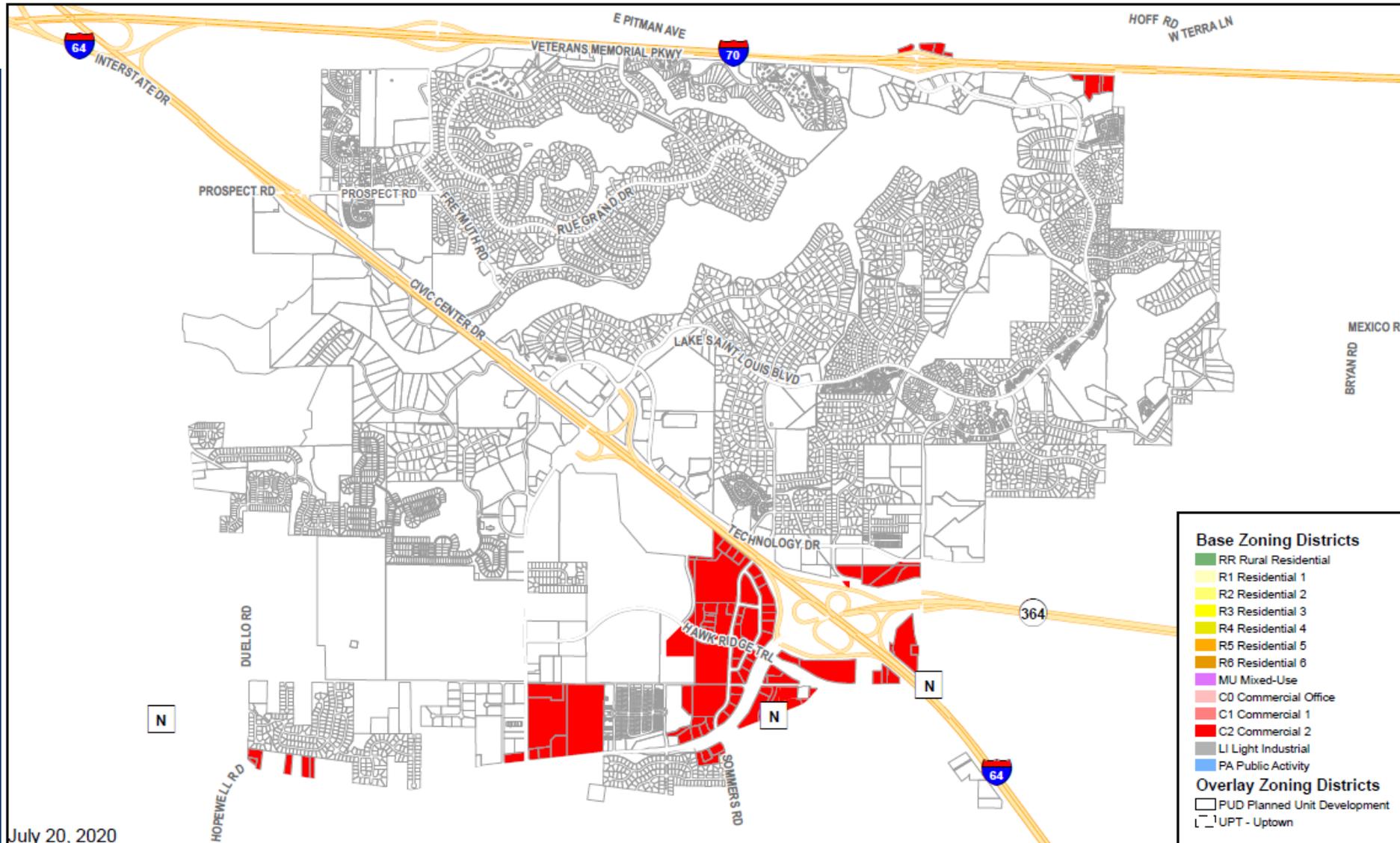
July 20, 2020

CO – COMMERCIAL OFFICE FORMERLY "BP – BUSINESS PARK"



July 20, 2020

C2 – COMMERCIAL 2 FORMERLY "HC – HIGHWAY COMMERCIAL"



MULTI-FAMILY HOUSING

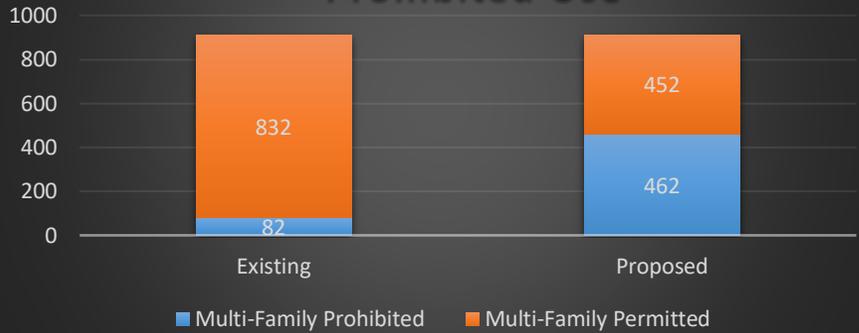


Undeveloped Properties

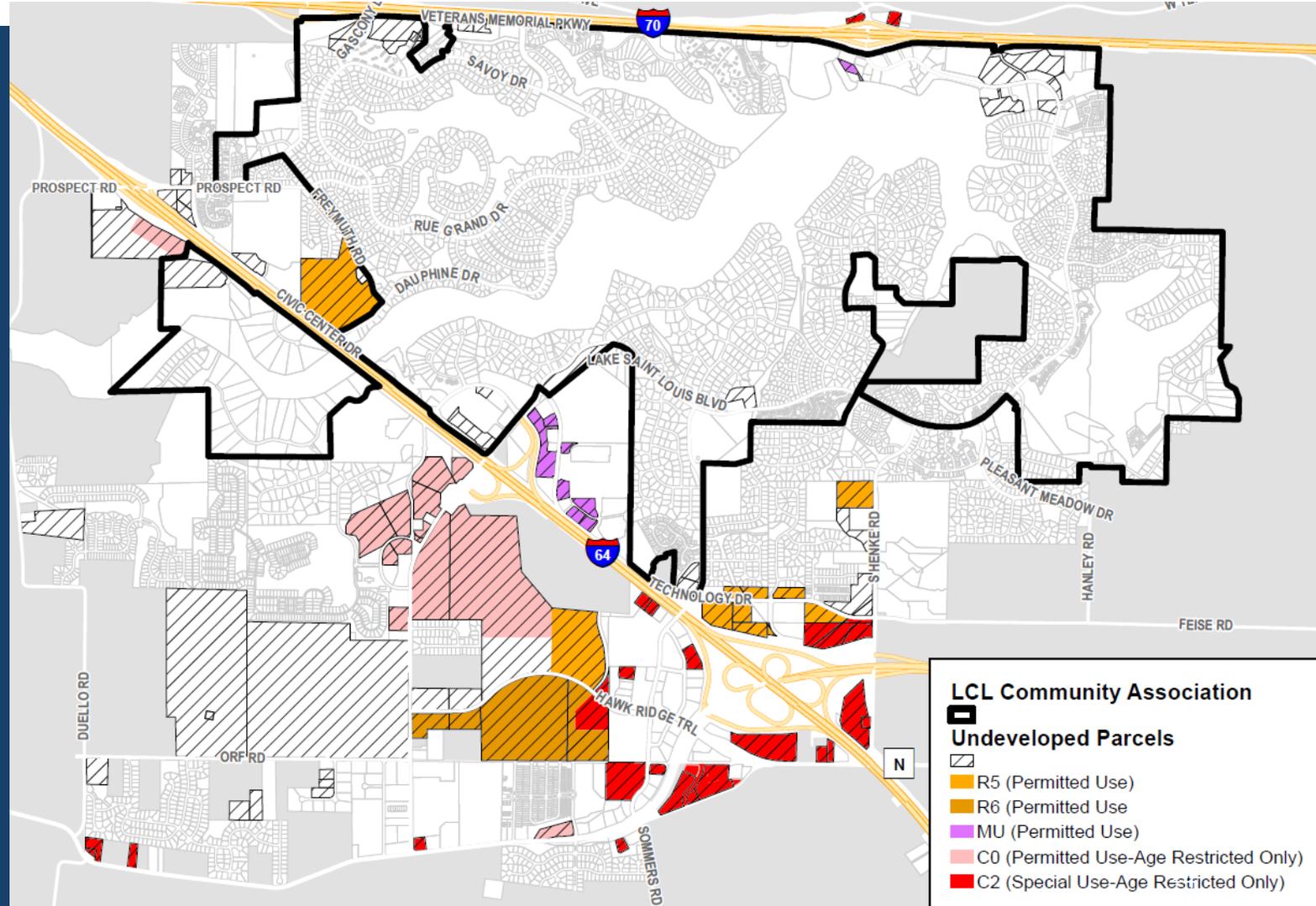
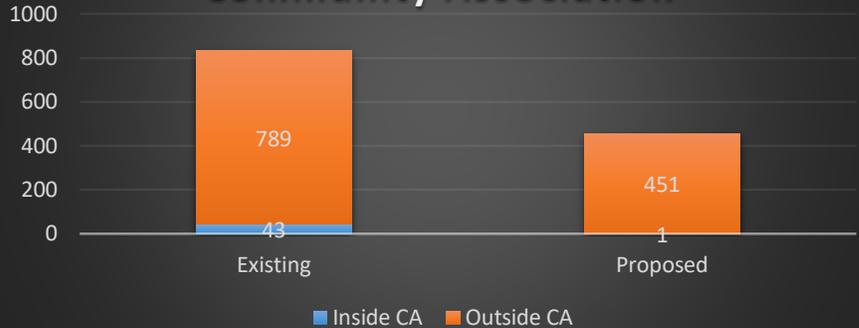
MULTI-FAMILY HOUSING



Multi-Family as an Allowed or Prohibited Use



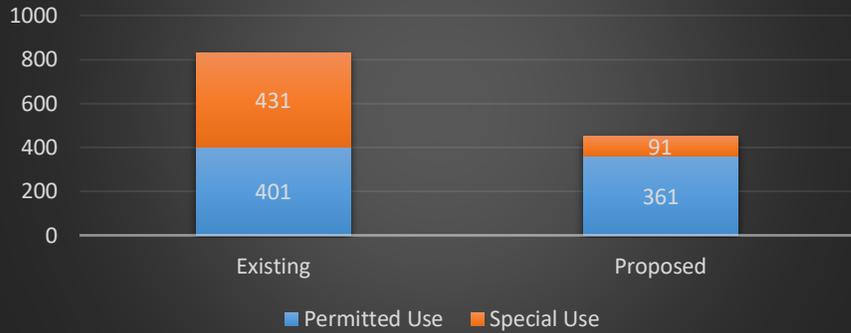
Multi-Family Permitted in the LSL Community Association



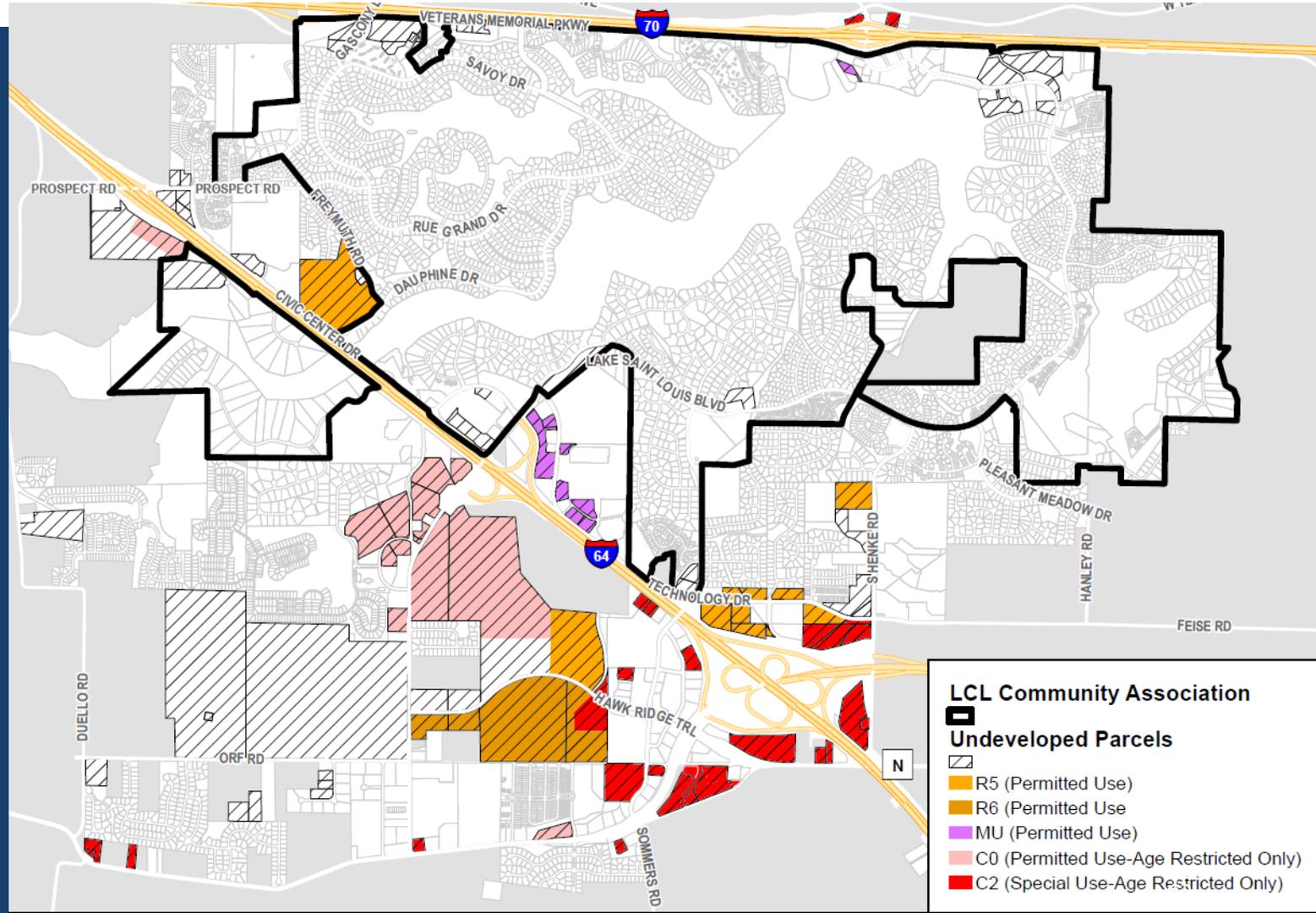
MULTI-FAMILY HOUSING



Multi-Family Permitted By-Right or Special Use



Multi-Family Permitted with Age-Restrictions



MULTI-FAMILY HOUSING



- Proposed Dimensional Standards
 - No significant changes to lot standards, setbacks, and building height.
 - Density (maximum units per net acre)

	Existing Code	Comprehensive Plan	Proposed Code
Residential Districts	6 units/net acre*	6-12 units/net acre (Suburban) 4-18 units/net acre (Village)	12 units/net acre (R5) 18 units/net acre (R6)
Age-Restricted Buildings	18 units/net acre	Not specified	18 units/net acre
Mixed-Use Districts	6 units/net acre*	No limit	30 units/net acre (MU)
<i>*May be increased for projects in the PD and PR Districts</i>			

MULTI-FAMILY HOUSING



Building Height Transitions (Section 425.280)

- Proposed: A new building with a height that exceeds that of an adjacent residential building within 50 feet by one story or more shall provide a transition using at least one of the following techniques:
 - “Stepping down” building height and mass along the shared property line to meet the height of the existing neighboring home;
 - Providing variations in the side building wall and/or roof form so that new structures have a comparable scale as neighboring homes;
 - Utilizing a roof pitch and overhang similar to that of the neighboring structures; and
 - Utilizing dormers and sloping roofs to accommodate upper stories.
- Existing: No requirement.



MULTI-FAMILY HOUSING



Architectural Variety (Section 425.290.A)

- Proposed:
 - For each multi-unit building, a minimum of five different architectural features must be provided.
 - Examples include covered porches; balconies; prominent entry features; bay windows; door openings; variations in color, materials, building height, or roof form; dormers; projected or recessed building walls.
- Existing: No requirement.
- Building Materials and Colors (Section 425.300)
 - No substantive changes from current requirements.

DISCUSSION





REQUESTED ZONING MAP CHANGES

Since August 4, 2020

ZONING CHANGE TYPES

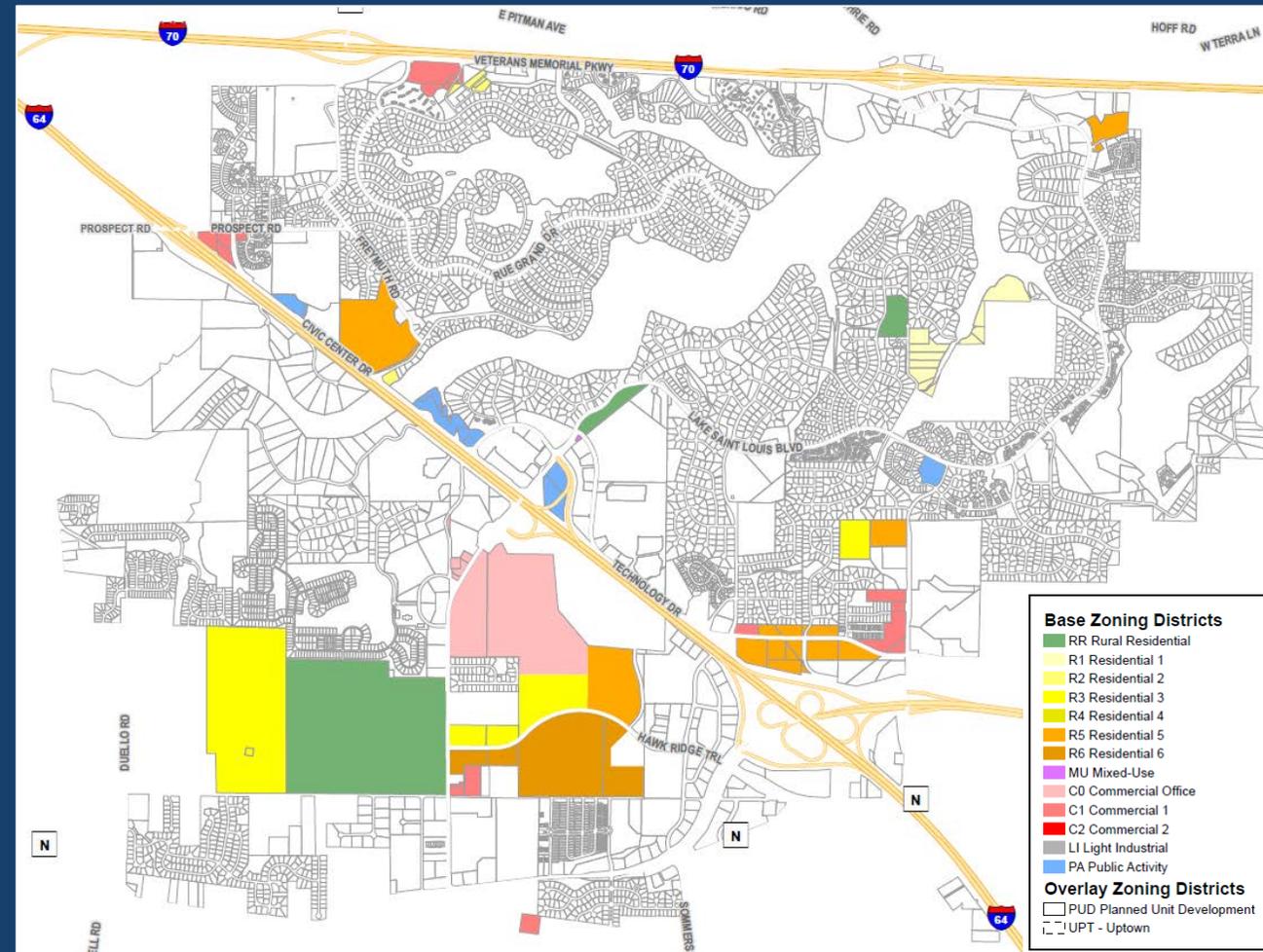


More Restrictive Zoning Change

- Results in fewer permitted uses and/or more restrictive dimensional standards.
- 85 parcels (55 property owners)

Examples

- A change in zoning from PD–Planned Development (undeveloped properties only) to any zoning district.
- A change in zoning from a nonresidential district to another nonresidential district with fewer permitted uses and/or more restrictive dimensional standards (i.e. from HC–Highway Commercial to C1–Commercial 1).
- A change in zoning from one nonresidential district to any residential district (i.e. from CB – Community Business to R5–Residential 5).
- A change in zoning from one residential district to another residential district with fewer permitted uses and/or more restrictive dimensional standards (i.e. from SR2–Single-Family to R1–Residential 1).



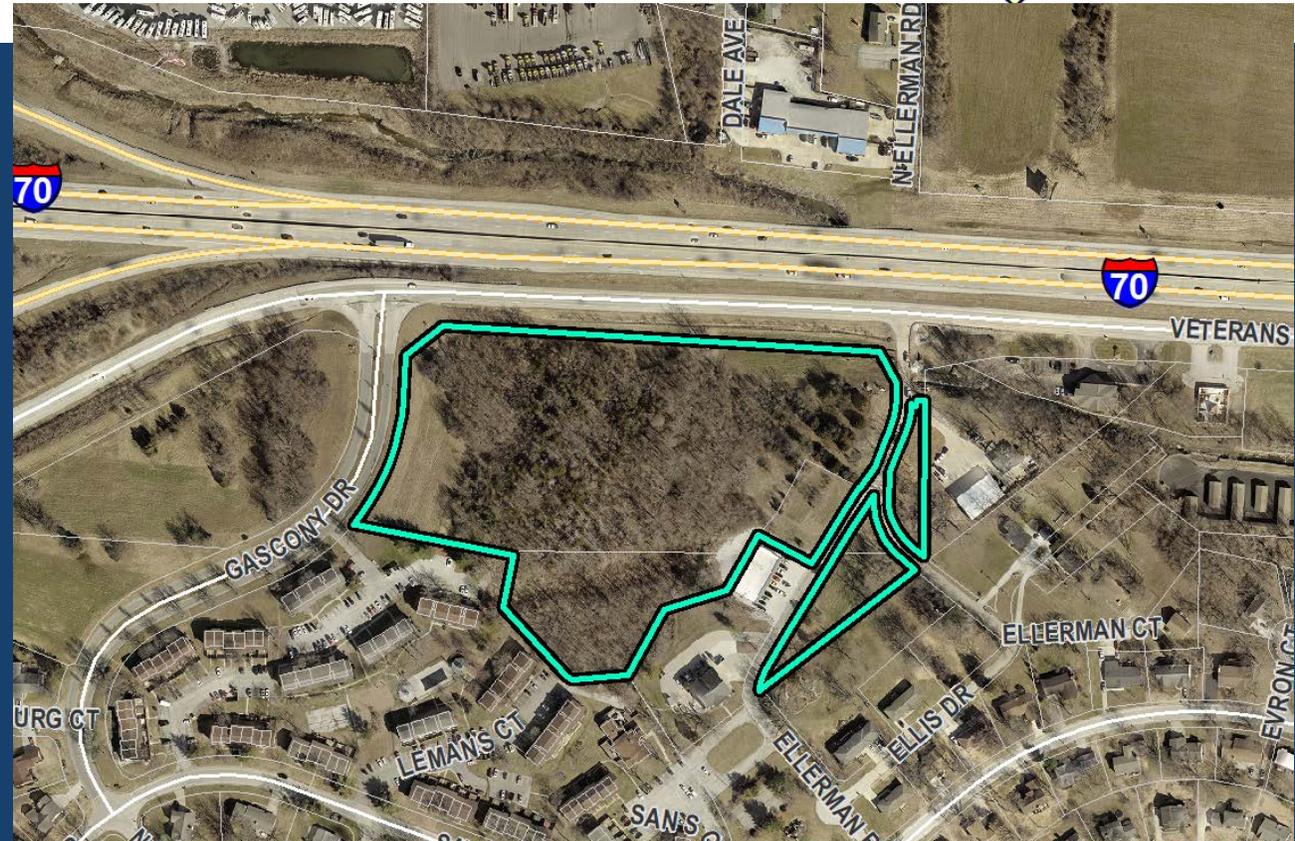
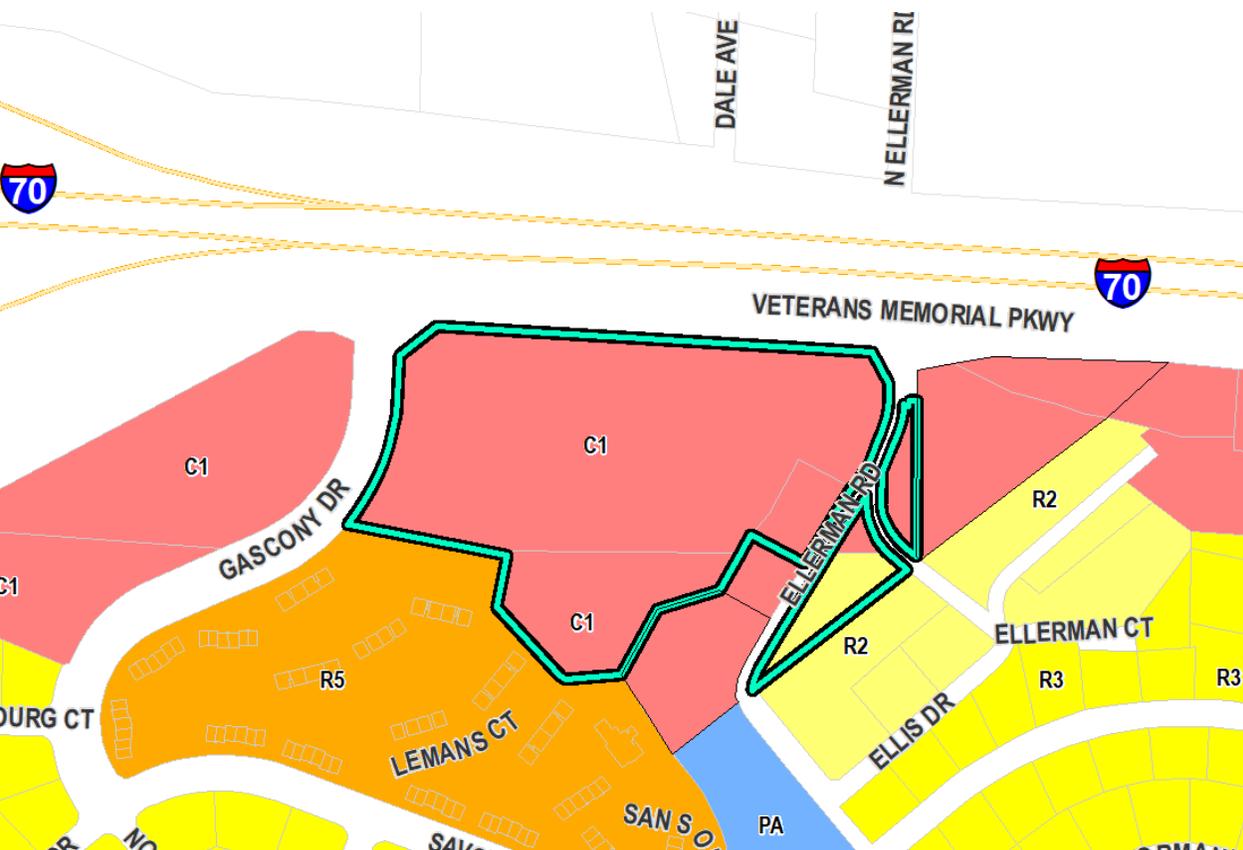
REQUESTED ZONING MAP CHANGES



Staff recommends revising the proposed zoning designations of the following properties.

GASCONY PARK

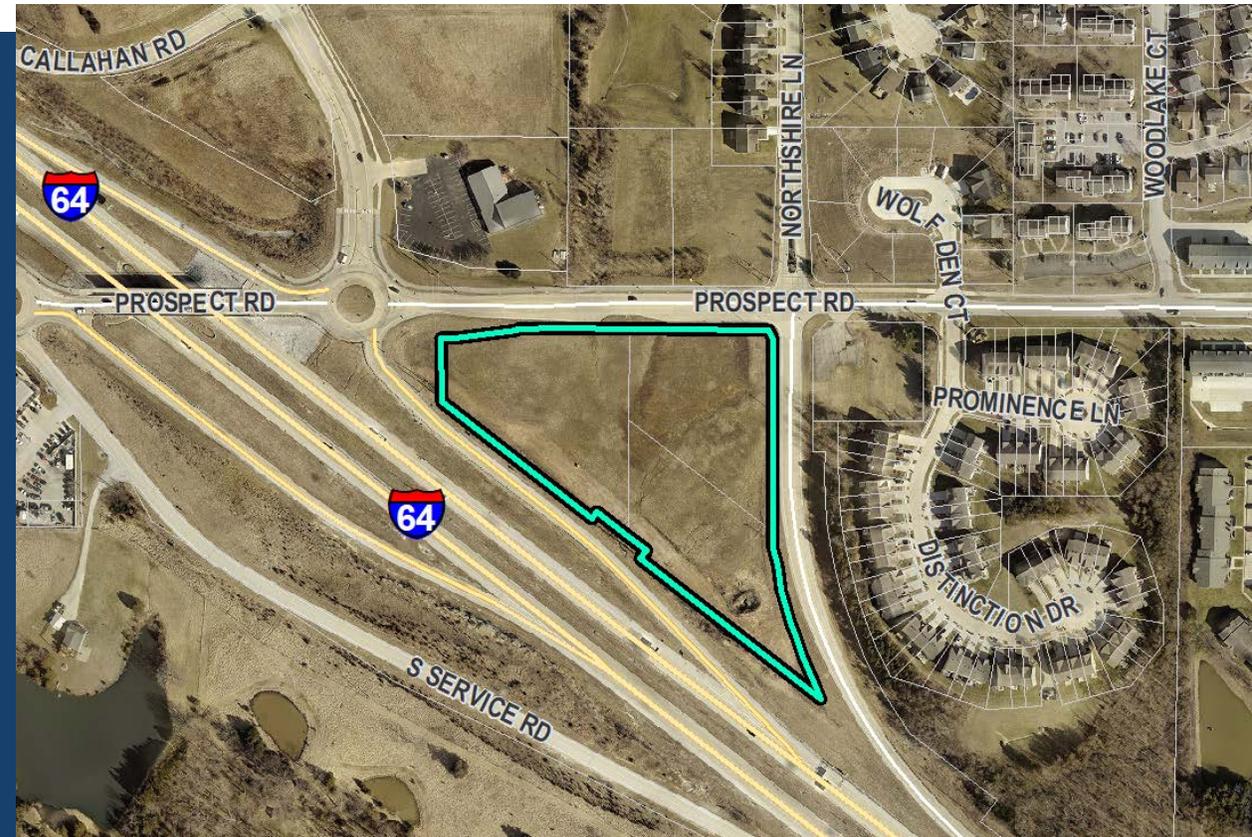
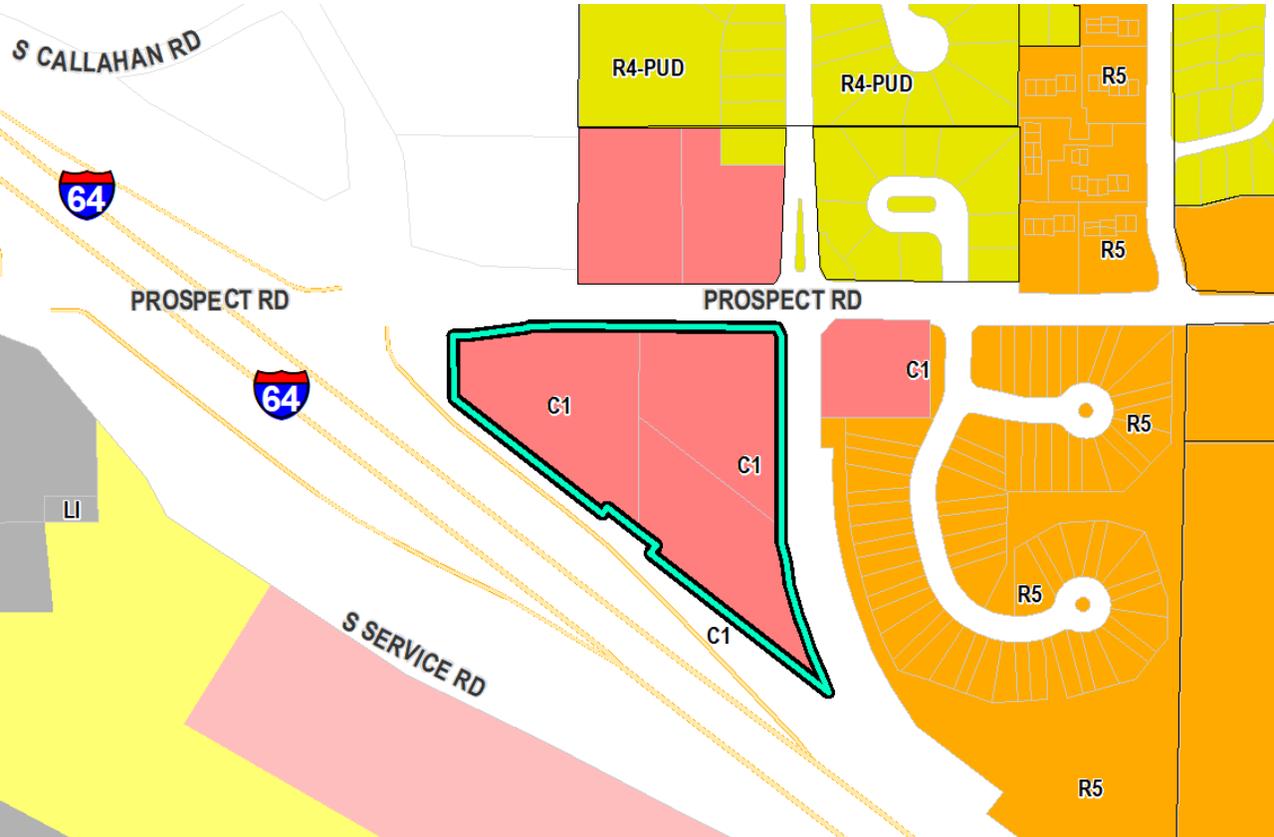
KELLERMAN TRUST



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
11.2 acres	Vacant	Corridor Commercial	PD - Planned Development	C1 - Commercial 1 R2 - Residential 2	C2 - Commercial 2	C1-PUD - Commercial 1- Planned Unit Development

PROSPECT ROAD

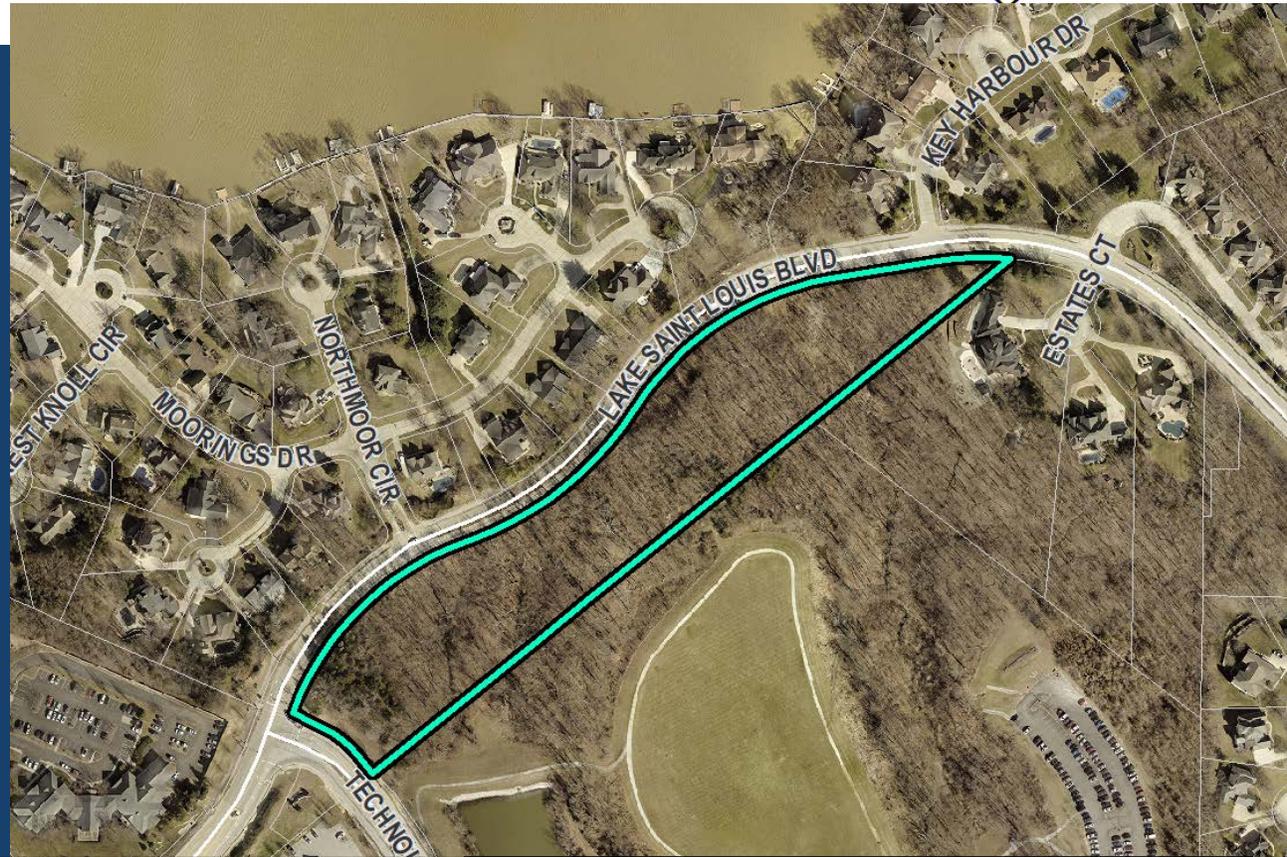
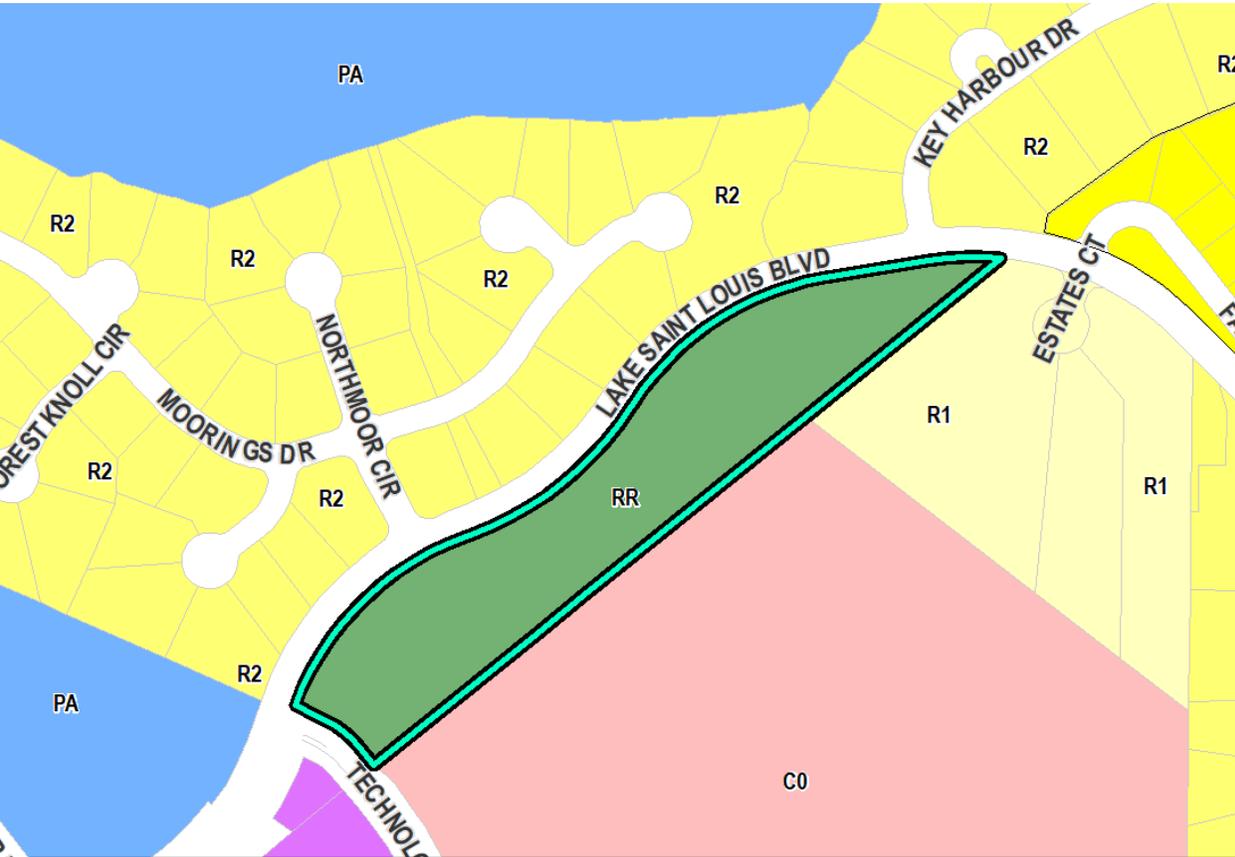
CONWAY CENTRE LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
5.7	Vacant	Neighborhood Commercial	PD - Planned Development	C1 - Commercial 1	C2 - Commercial 2	C1-PUD - Commercial 1-Planned Unit Development

LSL PLAT 189 (PART)

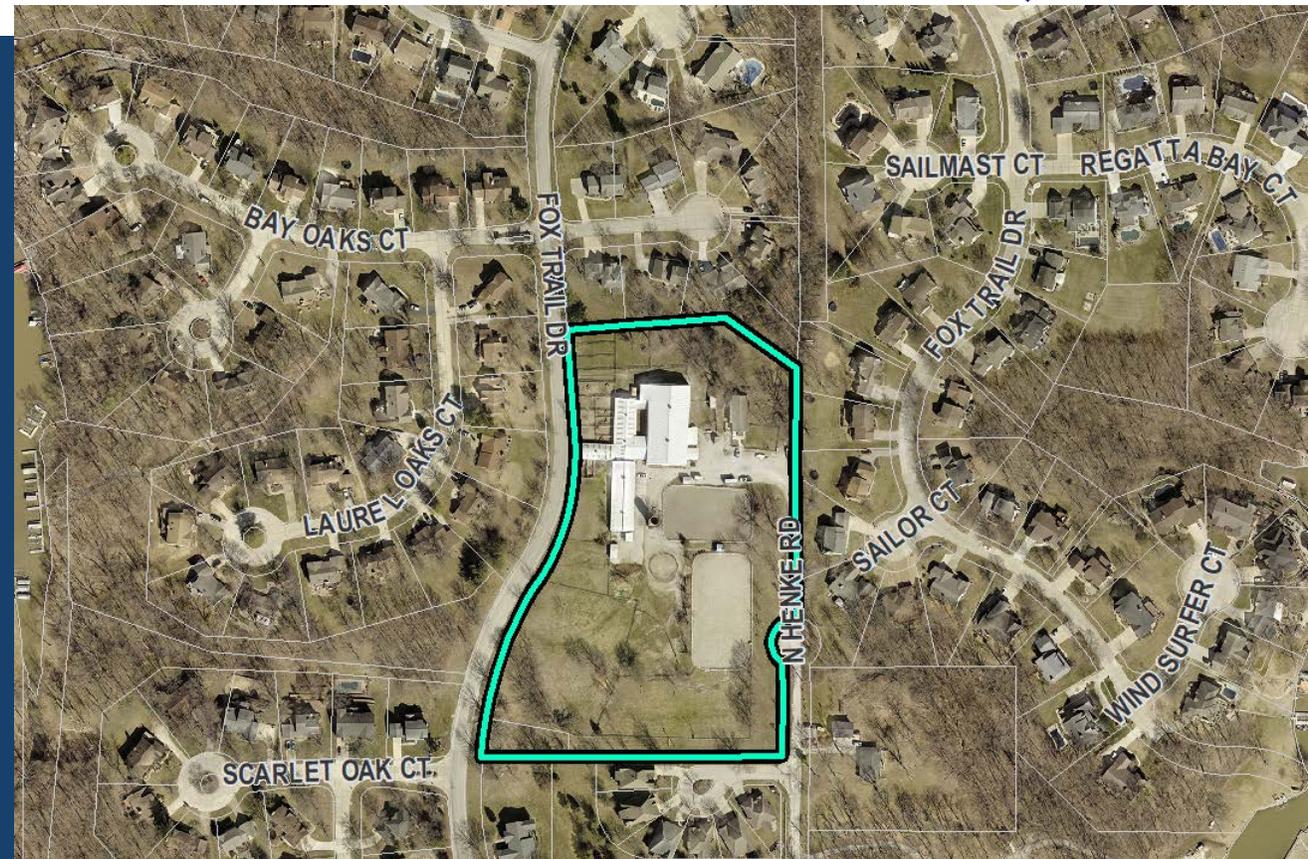
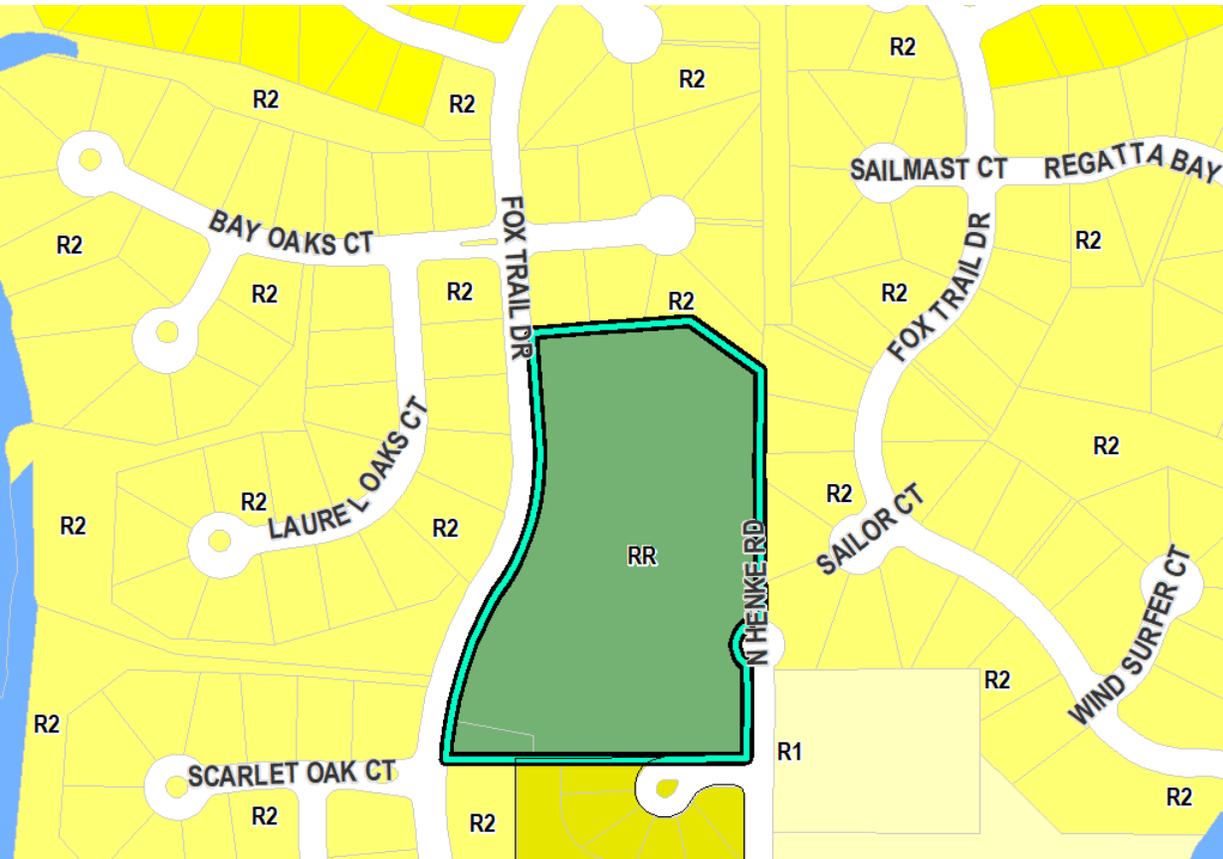
RICHARD & MARIA HILL



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
7.3 acres	Vacant	Conservation/Open Space	PD - Planned Development	RR - Rural Residential	MU – Mixed-Use	R1-PUD - Residential 1-Planned Unit Development

1253 N HENKE ROAD

DELL & MIDGE WATTS



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
8.1 acres	Commercial Horse Stables	Unique/Specialty Areas	SR1 - Single Family Residential	RR - Rural Residential	R2 - Residential 2	R2 - Residential 2

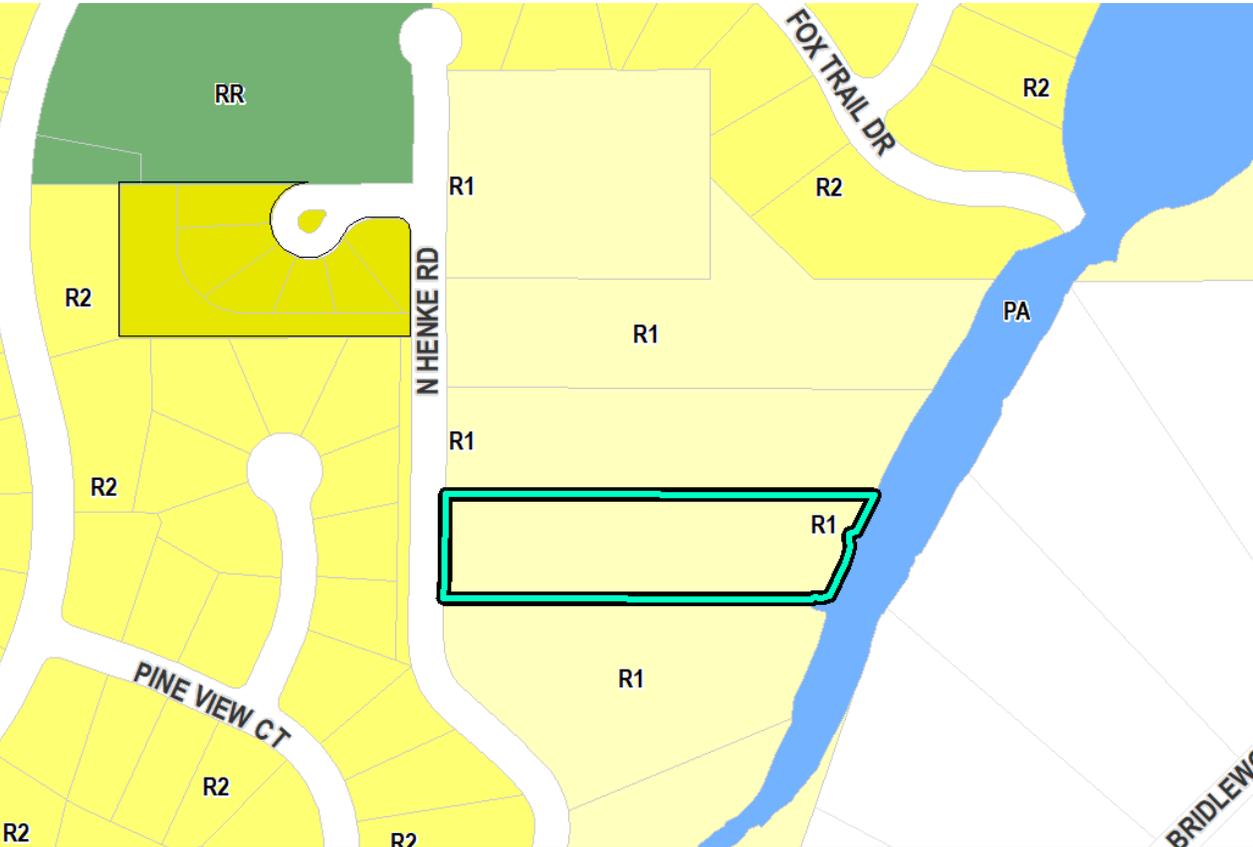
REQUESTED ZONING MAP CHANGES



- In staff's opinion, the proposed zoning designations for the following properties are in accordance with the City's Comprehensive Plan and no additional changes are recommended.

1320 N HENKE ROAD

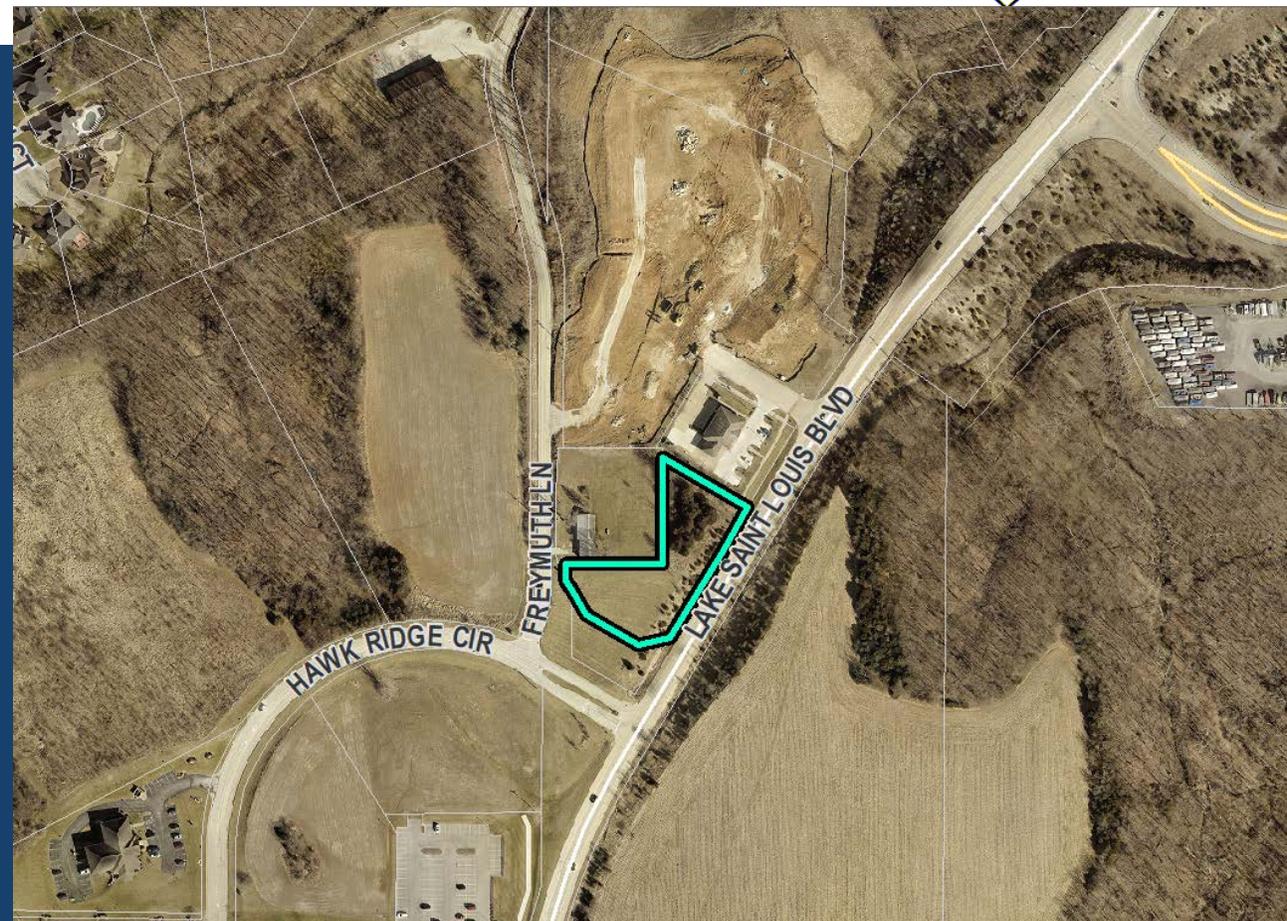
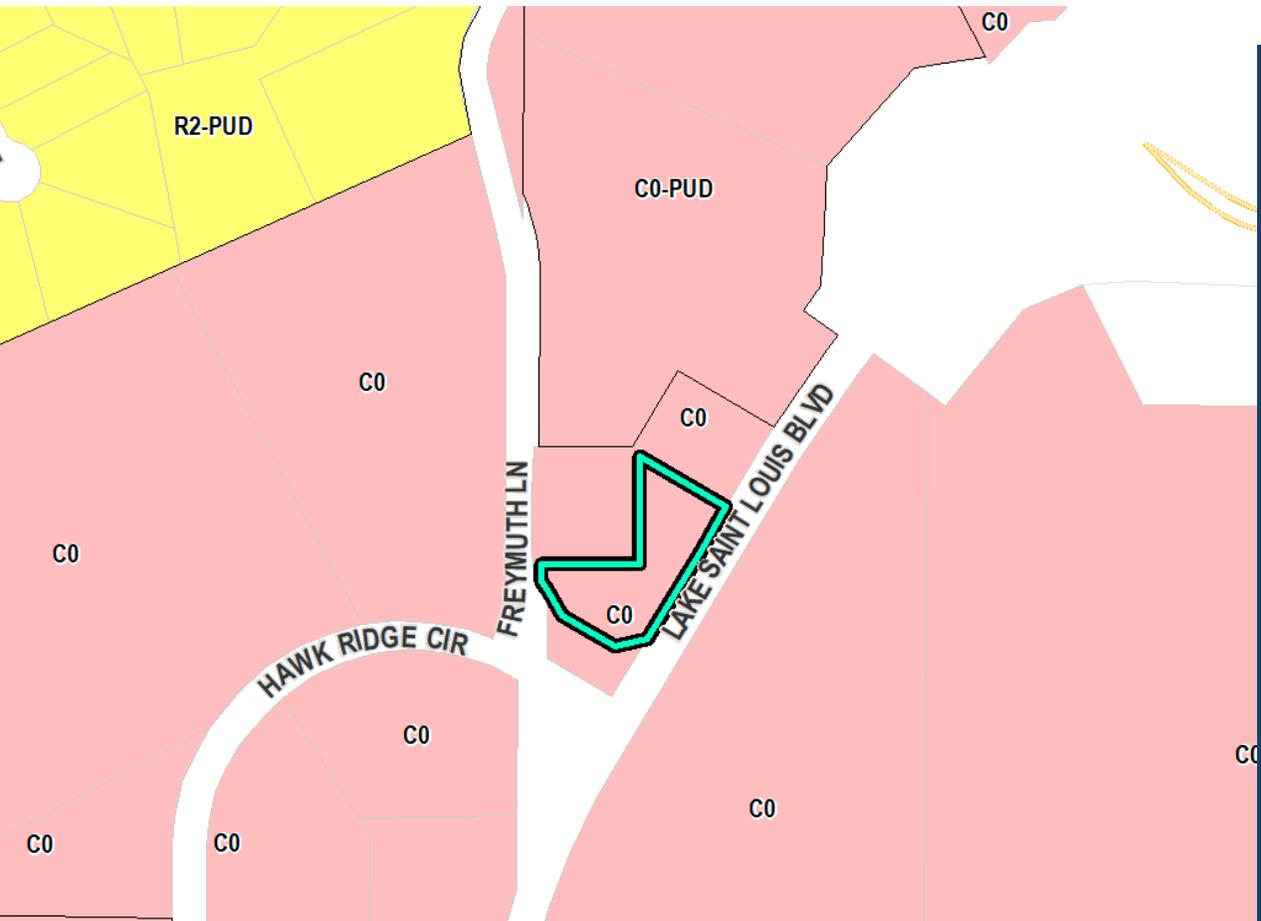
BARBARA GERDES IRREVOCABLE TRUST



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
2.0 acres	Single-Family Residential	Suburban-Single Family Residential	SR1 - Single Family Residential	R1 - Residential 1	R2 - Residential 2	R1 - Residential 1

TESZARS SUBDIVISION, LOT 3

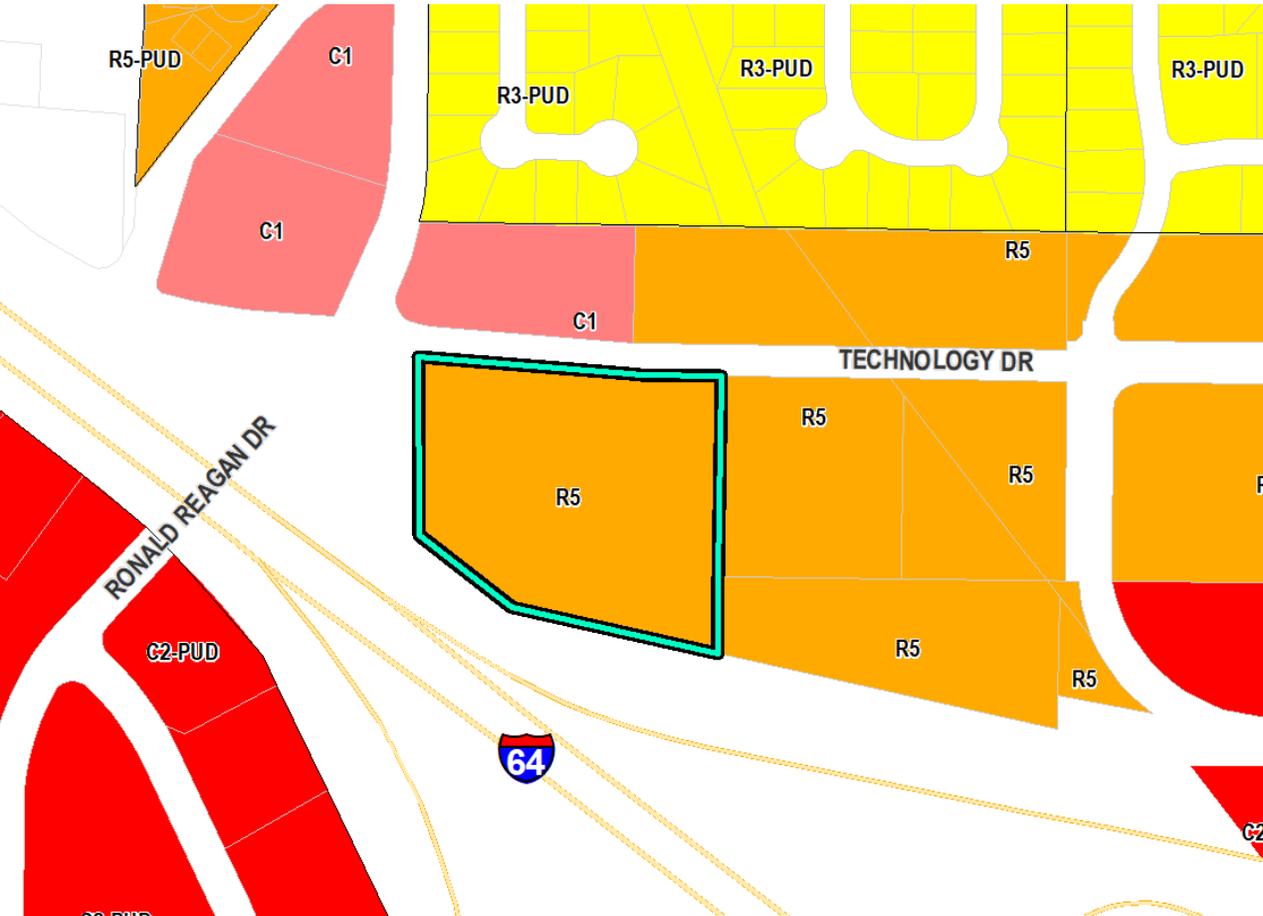
HAWK RIDGE CROSSING LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
1.1 acres	Vacant	Business/Office Park	HC - Highway Commercial	C0 - Commercial Office	C2 - Commercial 2	C0 - Commercial Office

TECHNOLOGY DRIVE

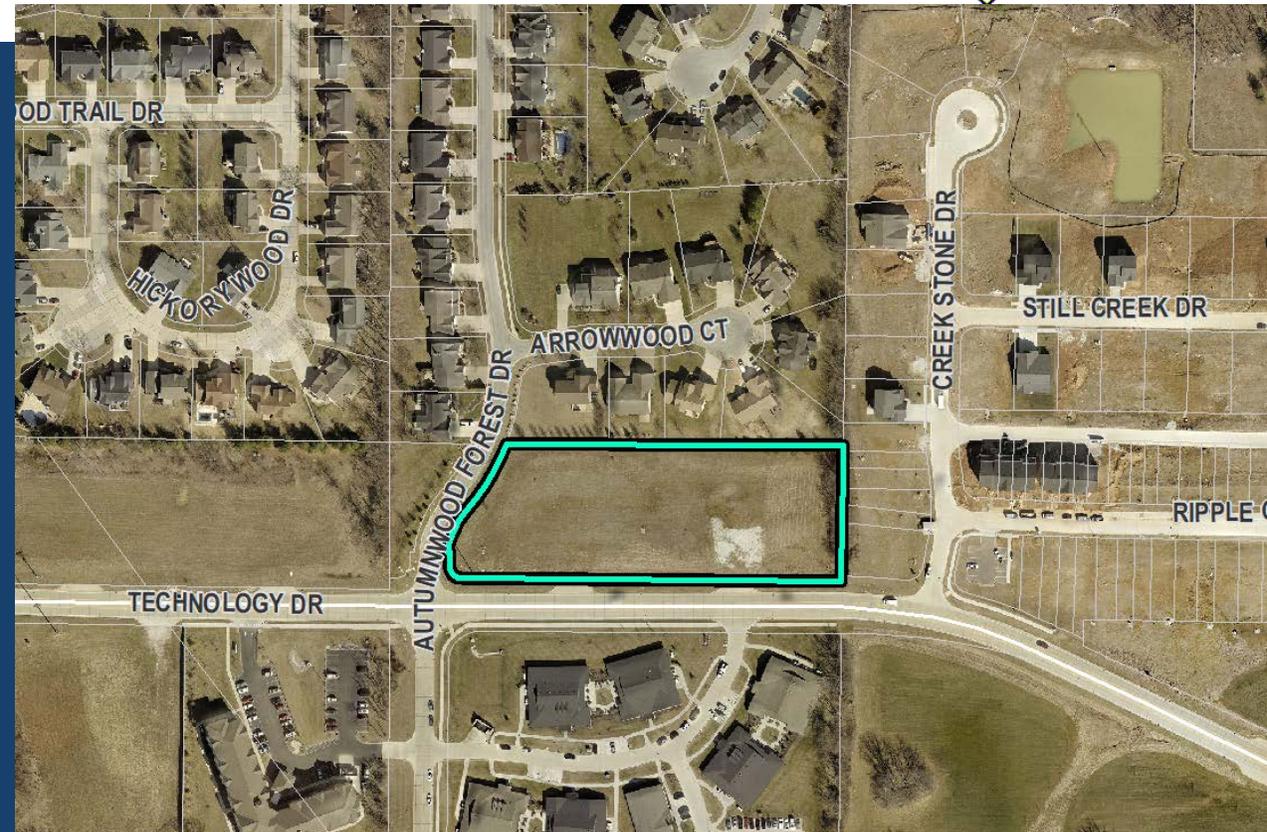
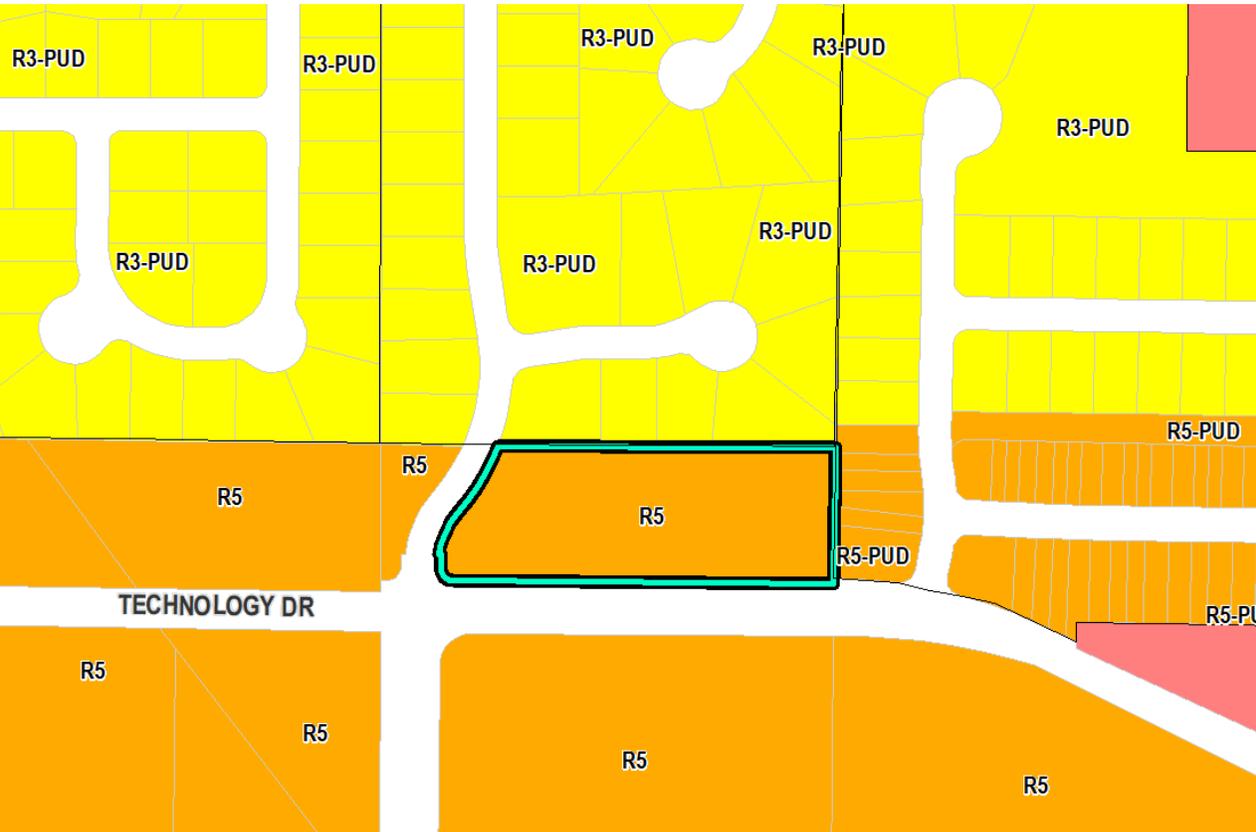
MICHAEL & CARA DANIEL



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
6.2	Vacant	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

TECHNOLOGY DRIVE

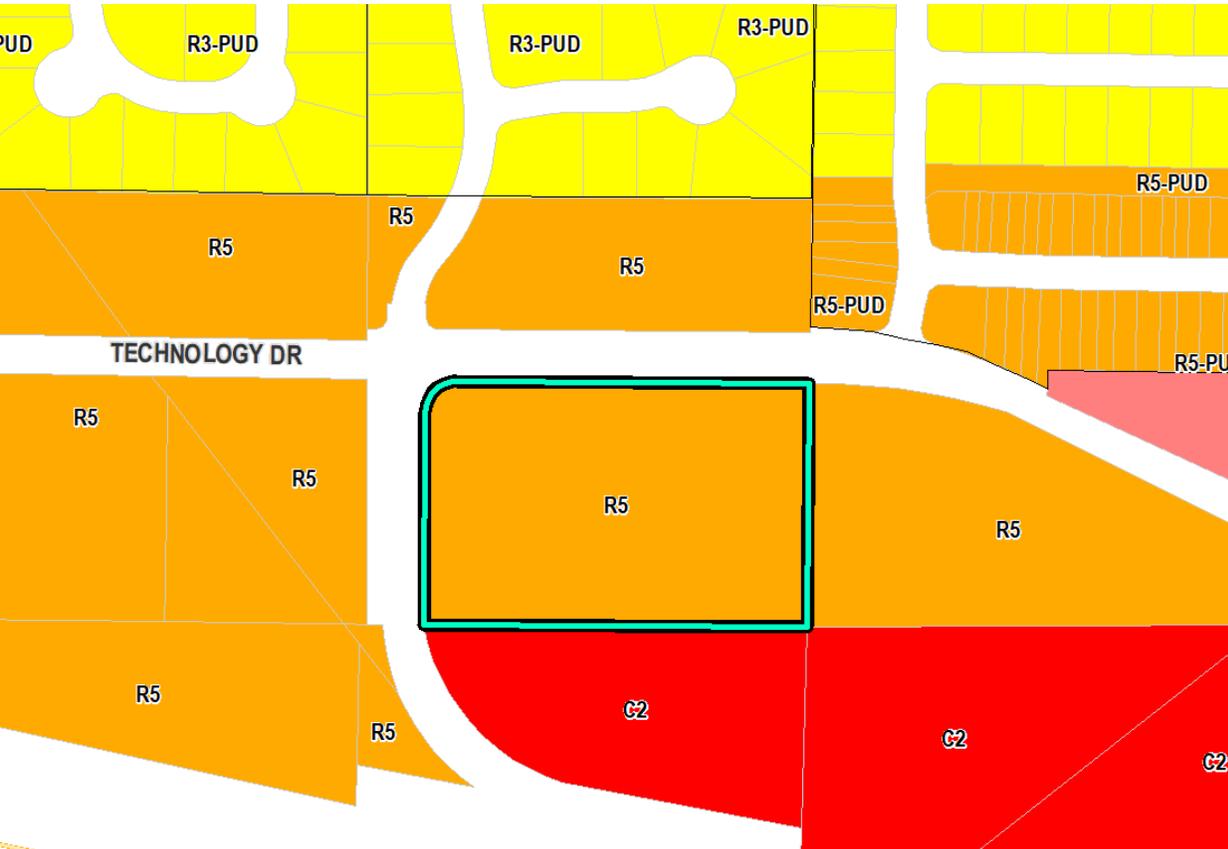
FUTURE FOCUS REAL ESTATE GROUP LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
2.7	Vacant	PRIMARY: Neighborhood Commercial SECONDARY: Suburban Mixed-Residential	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

2885 TECHNOLOGY DRIVE

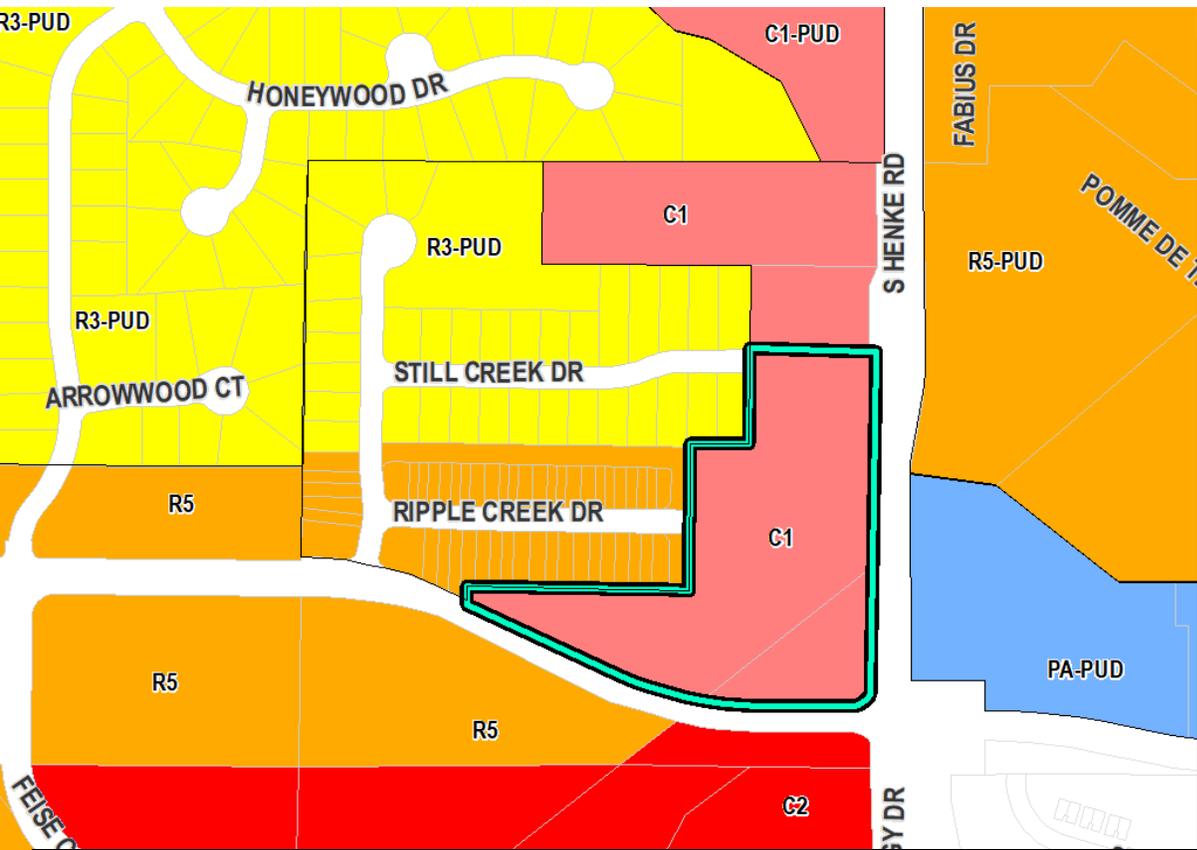
SENIORS WEST LLC



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
5.2 acres	Congregate Care Facility	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

1849 HENKE ROAD

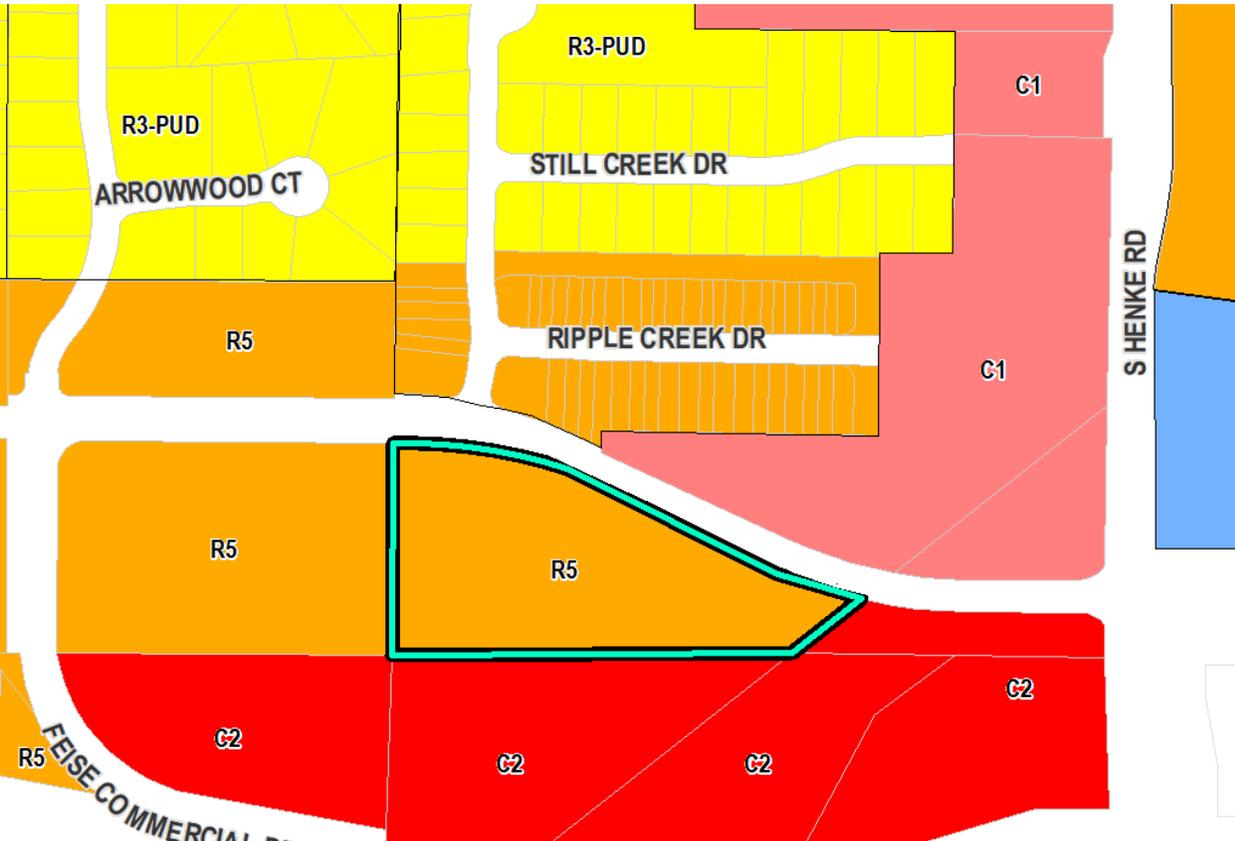
ANDREA MERZ, MARY ROGERS, DAVID MERZ, JACQUELINE HENSON



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
8.5 acres	Vacant	PRIMARY/SECONDARY: Neighborhood Commercial & Suburban Mixed-Residential	HC - Highway Commercial	C1 - Commercial 1	C2 - Commercial 2	C1 - Commercial 1

TECHNOLOGY DRIVE

ANDREA MERZ, MARY ROGERS, DAVID MERZ, JACQUELINE HENSON, DALE MERZ



LOT SIZE	LAND USE - EXISTING	LAND USE - FUTURE	ZONING - EXISTING	ZONING - PROPOSED	ZONING - REQUESTED	ZONING - RECOMMENDED
4.9 acres	Vacant	PRIMARY: Suburban-Mixed Residential SECONDARY: Neighborhood Commercial	HC - Highway Commercial	R5 - Residential 5	C2 - Commercial 2	R5 - Residential 5

DISCUSSION





DEVELOPMENT CODE CHANGES

Since August 4, 2020

TABLE OF ALLOWED USES



- Table 420.040 Table of Allowed Uses
 - Remove "Commercial Horse Stable" as an allowable special use in RR.
 - Aldermen Turner requests that the following uses be prohibited in CO:

Key: P = Permitted, S = Special Use, A=Accessory Use, T=Temporary Use, Blank = Prohibited Use														
Use	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	Use Standard Code Section
Residential Uses														
Multi-Unit Building, Age-Restricted						P	P	P	P		S			420.070.A
Congregate Care Facility						S	S	S	S		S			420.070.B
Public, Institutional, and Civic Uses														
Meeting, Banquet, Event, or Conference Facility								P	P	P	P			
School, Post-Secondary and Vocational								P	P	P	P		P	
School, Primary and Secondary		S	S	S	S	S	S	P	P	P	P		P	
Hospital									S					
Cemetery, Mausoleum, and Columbaria	S												P	
Commercial Uses														
Restaurant								P	P	P	P			
Hotel								P	P	P	P			
Medical Marijuana Testing									P				P	420.090.B
Recreation Facility, Indoor								P	P	P	P	P	S	
Recreation Facility, Outdoor								S	S	S	S	S	S	
Industrial Uses														
Research and Development									P				P	

GASOLINE STATION SIGNS



- Signs for Gasoline Stations
 - Table 425.540.A: Summary of Permanent Sign Standards
 - Signs on gasoline station canopies are considered wall signs not canopy signs.
 - Section 410.090 General Terms
 - Signs displaying gasoline prices are not considered changeable message signs or electronic message center signs.



RESIDENTIAL DIMENSIONAL STANDARDS



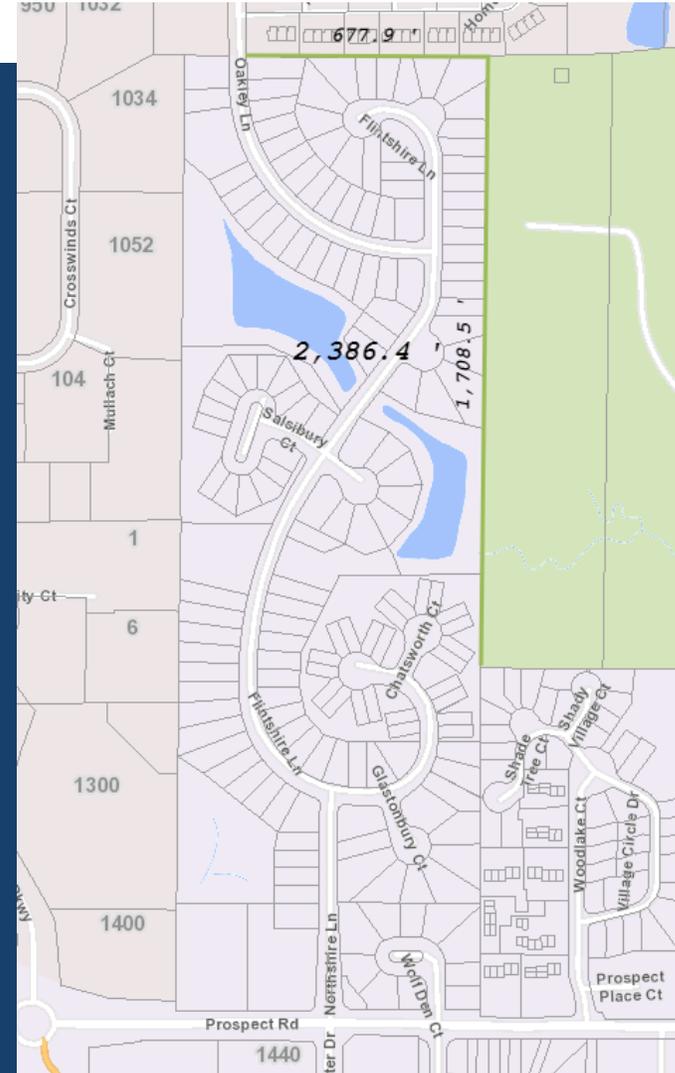
- Table 415.030 Residential Dimensional Standards
 - The minimum lot width for rear-loaded duplexes and townhouses in R5 is reduced from 35 feet to 20 feet.



PERIMETER FENCES



- Section 425.110 Fences
 - Corporate Limit Fences
 - Rear and side property lines abutting the City's corporate limits may have a 6-foot privacy fence (similar to what Sommers Landing has). The height, design and material shall be consistent throughout the same subdivision.
 - Perimeter Fences
 - A decorative fence constructed to a maximum height of six feet may be erected along an arterial, collector or local road as an integrated feature of an overall residential subdivision or development design. Said fence may enclose the entire perimeter of the subdivision.



DISCUSSION





NEXT STEPS

NEXT STEPS



- Make revisions based on input from the Board of Aldermen and Planning and Zoning Commission.
- Update project website
 - Draft development code and summary of changes
 - Draft zoning map and summary of changes
- Public Hearings and Adoption
 - Potential upcoming meeting dates (specific dates to be determined)
 - November 3 – Planning & Zoning Commission
 - November 16 – Board of Aldermen
 - December 3 – Planning & Zoning Commission
 - December 7 – Board of Aldermen
 - December 21 – Board of Aldermen

CONTACT INFORMATION



Louis Clayton, AICP

Director of Community Development

City of Lake Saint Louis

200 Civic Center Dr.

Lake Saint Louis, MO 63367

Office: 636-625-7935

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www.lakesaintlouis.com/landuse

A screenshot of the City of Lake Saint Louis website page titled "Land Use Regulations & Zoning Map Update". The page has a blue header with navigation links for "GOVERNMENT", "BUSINESS", "COMMUNITY", and "HOW DO I...". Below the header is a search bar and social media icons for Facebook, Twitter, and YouTube. The main content area features a large image of a blue sky with white clouds. On the left side, there is a dark blue sidebar with a list of menu items: "Applications", "Comprehensive Plan", "Land Use Regulations & Zoning Map Update", "Map Center", "Public Hearing Notices", "Zoning Districts & Regulations", and "Medical Marijuana Facilities". The main content area contains the following text: "Home > Government > Departments > Community Development > Planning & Zoning > Land Use Regulations & Zoning Map Update", "Contact Us", "Louis Clayton, AICP", "Director of Community Development", "Email Louis Clayton", "Land Use Regulations & Zoning Map Update", "Take a brief community survey.", "What's The Project?", "In December 2018, the City hired PGAV Planners, a St. Louis-based consulting firm, to perform a comprehensive update of the City's land use regulations (primarily Chapters 400-445 and Chapter 245 of the Municipal Code) and zoning map.", "The land use regulations, in their current form, were adopted in 1988 and have been amended nearly 200 times since then. The goal of the project is to update the land use regulations to implement recommendations of the City's Comprehensive Plan, incorporate best practices, improve user-friendliness, guide more consistent decision-making, and simplify administration.", "The City will seek input from residents, business owners, elected and appointed officials, and other stakeholders throughout the process.", "What Are Land Use Regulations?", "Land use regulations are ordinances adopted by the City that affect the development and use of land. The most common form of land-use regulation is zoning (use the zoning map to view the City's current zoning map and zoning regulations).", "Every lot in the City is assigned a zoning classification which when grouped together,



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