



MEMORANDUM

TO: Paul Markworth, City Administrator

FROM: Louis Clayton, AICP, Director of Community Development

DATE: November 2, 2020

RE: Development Code and Zoning Map Update

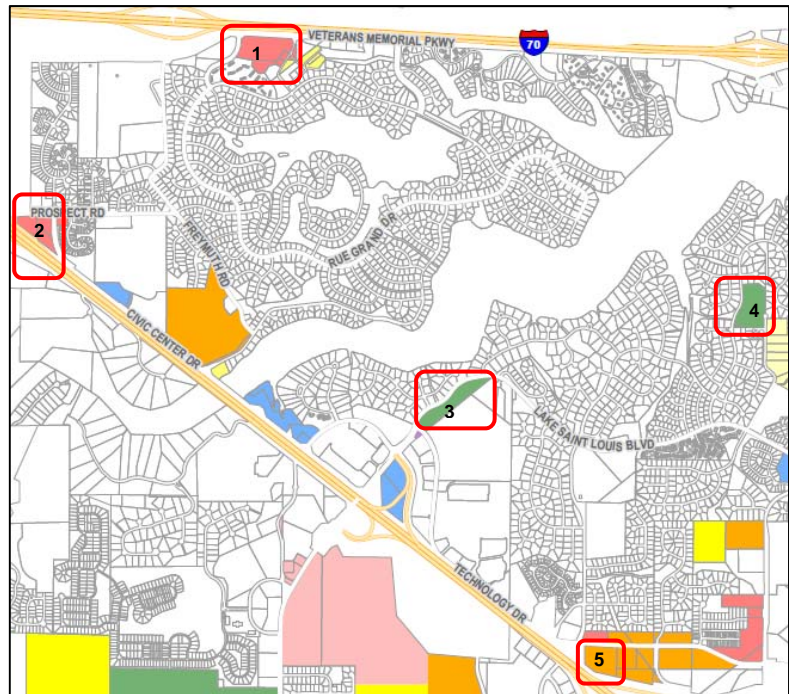
Summary

On October 5 and 19, 2020, the Board of Aldermen and Planning and Zoning Commission held joint meetings for a presentation and discussion regarding potential changes to the proposed development code and zoning map. This memo summarizes the proposed changes based on these discussions, and identifies next steps.

Zoning Map Changes

Staff presented 10 requests from property owners and agents for changes to the proposed zoning map. The Board of Aldermen recommended that the following changes be made:

1. **Gascony Park (Kellerman)**
C1 and R2 to C1-PUD
2. **Prospect Road (Conway Center LLC):**
C1 to C1-PUD
3. **Lake Saint Louis Boulevard / LSL Plat 189 (Hill):**
RR to R1-PUD
4. **1253 N Henke (LSL Stables):**
RR to R2
5. **Technology Drive (Daniel):**
R5 to C1



Development Code Changes

The following change were proposed by staff, and agreed up by the Board of Aldermen:

1. Remove “Commercial Horse Stable” as an allowable special use in RR (Table 420.040).
2. Signs on gasoline station canopies are considered wall signs not canopy signs, and signs displaying gasoline prices are not considered changeable message signs or electronic message center signs (Table 425.540.A and Section 410.090).
3. The minimum lot width for rear-loaded duplexes and townhouses in R5 is reduced from 35 feet to 20 feet (Table 415.030).

The Board of Aldermen recommended additional changes related to mixed-use and multi-unit buildings. Based on these recommendations, staff proposes the following changes:

1. Mixed-Use District and Buildings
 - a. Defined “mixed-use building” (see Section 410.100).
 - b. Added “mixed-use building” to the table of allowed uses (see Table 420.040).
 - c. Reduced the maximum density in the MU Mixed-Use District to 18 units per net acre (see Section 415.080).
 - d. Allowed an increase in density up to 30 units per net acre for mixed-use buildings in the MU Mixed-Use District (see Section 420.070).
2. Age-Restricted Multi-Unit Buildings
 - a. Changed age-restricted multi-unit buildings in the C0 Commercial Office Zoning District from a permitted use to a special use (see Table 420.040).
3. Larger Multi-Unit and Mixed-Use Buildings and Developments
 - a. Required a special use permit for multi-unit and mixed-use buildings with 150 or more dwelling units (see Section 420.070).
4. Perimeter Fences
 - a. Removed allowance for subdivision perimeter fences.

Section 410.100 Use Categories and Use Types

- A. For the purposes of this Code, certain use categories and use types used herein are defined as follows, unless the context clearly indicates otherwise.

Mixed-Use Building	<u>A building designed to accommodate a combination of both residential and nonresidential principal uses. This definition does not include multi-unit buildings with accessory uses such as leasing offices, fitness centers, and amenity spaces that primarily serve residents of the building.</u>
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Table 415.080 Nonresidential and Mixed-Use Dimensional Standards

	MU
Other Standards (maximum)	
Net Density <i>Dwelling Units Per Acre</i>	<u>3018</u>

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
Multi-Unit Building, Age-Restricted						P	P	P	PS		S			420.070.AB
Mixed-Use Building								P						420.070.C

Section 420.070 Residential Uses

A. Multi-Unit Building

1. A special use permit is required for the development of one or more multi-unit buildings or mixed-use buildings totaling 150 or more dwelling units in aggregate.

A.B. Multi-Unit Building, Age-Restricted

1. All residents must be at least 55 years of age. Building caretakers and medical support personnel are exempted from this age requirement.
2. The maximum density is 18 dwelling units per net acre.

C. Mixed-Use Building

1. A special use permit is required for the development of one or more multi-unit buildings or mixed-use buildings totaling 150 or more dwelling units in aggregate.

2. The maximum density shall not exceed the following:

Ground Floor Nonresidential Gross Floor Area	Maximum Dwelling Units Per Net Acre
Less than 25%	18
25% to 49%	22
50% to 74%	26
75% or more	30

Next Steps

If the proposed zoning map and development code changes are agreed upon, staff will make the applicable changes, upload the revised drafts to the project website, and schedule the public hearings for the Planning and Zoning Commission on Thursday, December 3, and the Board of Aldermen on Monday, December 21.