



PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	December 3, 2020
APPLICANT	City of Lake Saint Louis
APPLICATION TYPE	Text Amendment and Change in Zoning Classification
SUMMARY	To repeal and replace Lake Saint Louis Municipal Code Title IV: Land Use and Chapter 245: Tree Preservation; to adopt a new Development Code in lieu thereof; to amend other sections of the Lake Saint Louis Municipal Code as it relates to the new Development Code; and, to adopt a new Official Zoning Map through a citywide rezoning.
STAFF	Louis Clayton, AICP, Director of Community Development

PROJECT OVERVIEW

Background

The City's land use regulations, in their current form, were adopted in 1988 and have been amended nearly 200 times since then. Many of the current requirements and processes are not clearly defined, are onerous, overly complex, contradictory, unenforceable, or have become obsolete. This has led to inconsistent application of requirements, delays in plan review and application processing, risk for legal challenges, and confusion and frustration for staff and public.

In December 2018, the City hired PGAV Planners, a St. Louis-based consulting firm, to assist staff with a comprehensive update of the City's land use regulations (Chapters 400-445 and Chapter 245 of the Municipal Code) and zoning map. The goal of the project is to make the regulations user friendly, implement the Comprehensive Plan, establish predictable and transparent development review procedures, and modernize and standardize requirements.

Information and Fact Finding

Between January and July 2019, staff worked with the consultants to identify existing code deficiencies and make recommendations for changes. Staff created a project website (www.lakesaintlouis.com/landuse) where all project related information was posted throughout the process.

Public comments were solicited through an online survey, and on February 26, 2019, the consultant facilitated a stakeholder meeting with local builders, developers, and design professionals.

The Code Review and Recommendations Report was completed in June 2019. The report identified deficiencies in the existing code, recommendations for improvements, and an annotated outline of the new code. The report was presented to the Planning and Zoning Commission on July 8, 2019 and to the Board of Aldermen on July 15, 2020. A public open house was held on July 22, 2019.

Drafting and Internal Review

Between July 2019 and June 2020, staff drafted the new development code and zoning map. The draft development code and zoning map were reviewed by the City Administrator, the Director of Public Works, Community Development staff, the consultant, and a land use attorney working with the consultant.

Public Engagement

The preliminary draft development code and zoning map were presented at a joint meeting of the Board of Aldermen / Planning and Zoning Commission on July 20, 2020. Revisions recommended by the Board of Aldermen / Planning and Zoning Commission were made prior to publishing the drafts for public comment.

The first public drafts of the development code and zoning map were available for public review and comment between August 7 and September 18. Notice was mailed to 53 affected property owners making them aware of the proposed zoning changes. During the public comment period, one written comment was received regarding the draft development code, along with 10 requests for changes to the draft zoning map.

Between October 5 and November 16, 2020, four joint meetings of the Board of Aldermen / Planning and Zoning Commission were held to discuss the comments received during the public comment period, and the draft development code and zoning map. The Board of Aldermen / Planning and Zoning Commission recommended multiple revisions which are incorporated into the current drafts of the development code (Exhibit A), municipal code amendments (Exhibit B), and zoning map (Exhibit C). A more detailed summary of proposed development code and zoning map changes are included in staff's presentation (Exhibit D).

The December 3 and December 21, 2020 public hearings have been advertised in accordance with the City's notification requirements. In addition, staff mailed notices directly to 49 affected property owners.

CONCLUSION

The proposed development code addresses the deficiencies identified in the Code Review and Recommendations Report, and is informed by the City's Comprehensive Plan, local and national best practices, model legislation, and feedback received from stakeholders, the public, City staff, the Planning and Zoning Commission, and the Board of Aldermen.

Staff is of the opinion that the proposed development code and zoning map achieve the project goals of being user friendly, implementing the Comprehensive Plan, establishing predictable and transparent development review procedures, and modernizing and standardizing requirements.

STAFF RECOMMENDATION

To **recommend approval** of the requests to repeal and replace Lake Saint Louis Municipal Code Title IV: Land Use and Chapter 245: Tree Preservation; to adopt a new Development Code in lieu thereof as depicted in Exhibit A; to amend other sections of the Lake Saint Louis Municipal Code as it relates to the new Development Code as depicted in Exhibit B; and, to adopt a new Official Zoning Map through a citywide rezoning as depicted in Exhibit C.

MOTION

Staff recommends the following motion which can be read verbatim or modified as desired:

*“I move to **recommend approval** of the requests to repeal and replace Lake Saint Louis Municipal Code Title IV: Land Use and Chapter 245: Tree Preservation; to adopt a new Development Code in lieu thereof as depicted in Exhibit A; to amend other sections of the Lake Saint Louis Municipal Code as it relates to the new Development Code as depicted in Exhibit B; and, to adopt a new Official Zoning Map through a citywide rezoning as depicted in Exhibit C.”*