

P-20-17

Title: Unified Development Ordinance, by Houseal Lavigne, to replace the following sections of the current Code of Ordinances:
Appendix A, Subdivision Code;
Appendix B, Zoning Regulations; and
Appendix D, Sign Regulations

Petitioner: City of Sunset Hills, Missouri

Date: September 2021

Summary:

In June of 2017, the City, along with consulting firm Houseal Lavigne, began the process of creating a Unified Development Ordinance by rewriting sections of Appendix A Subdivision Code, Appendix B Zoning Regulations and Appendix D Sign Regulations. This was one of the goals established in the Comprehensive Plan, which was adopted May 4, 2016. This is common practice in order to create a document that more closely aligns with a new comprehensive plan.

In July of 2019, the City had two (2) meetings dedicated to gathering input from the Planning & Zoning Commission and the public. On July 8, 2019, a meeting was held for public input. On July 10, 2019, there was a meeting dedicated to comments from the Planning & Zoning Commission.

On September 25, 2019, the Planning & Zoning Commission recommended approval of the documents, with several proposed revisions.

On November 12, 2019, the Board of Aldermen gave direction for significant changes to the proposed zoning map and sent the documents back to the Planning & Zoning Commission for reconsideration.

Since that time, the Planning & Zoning Commission has had several meetings during which those revisions were discussed. Those revisions are shown as redline changes in the attached version of the Unified Development Ordinance. The proposed zoning map has also been updated to reflect those changes.

At this point, the Planning & Zoning Commission has the following options:

1. Make a recommendation to the Board of Aldermen to approve the Unified Development Ordinance;
2. Make a recommendation to the Board of Aldermen to approve the Unified Development Ordinance with revisions.
3. Vote to table the document, for further review. If this is the case, the City waives the requirement that recommendation be made to the Board of Aldermen within 90 days of receipt of the petition.