

AN ORDINANCE APPROVING A TEXT AMENDMENT TO MUNICIPAL CODE TITLE IV: LAND USE, RELATED TO PREAPPLICATION NEIGHBORHOOD MEETINGS.

WHEREAS, the City of Lake Saint Louis proposes a text amendment to Municipal Code Title IV: Land Use, as detailed in the Community Development Director's staff report (labeled as Attachment "A", attached hereto and made a part hereof); and

WHEREAS, the Planning and Zoning Commission for the City of Lake Saint Louis, subsequent to a Public Hearing prescribed by law and held on August 1, 2024, has recommended approval of the proposed text amendment; and

WHEREAS, after notice required by law and ordinance, a public hearing was held before the Board of Aldermen of the City of Lake Saint Louis on August 19, 2024, to consider the request and recommendation; and,

WHEREAS, upon due consideration, the Board of Aldermen finds and determines that good planning practice and the public health, safety and general welfare would be best served by approving the text amendment as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE SAINT LOUIS, MISSOURI, AS FOLLOWS:

SECTION 1. The following provisions of Title IV: Land Use of the Lake Saint Louis Municipal Code are hereby amended as documented below (additions in bold):

Title IV Land Use

Chapter 405 Administration and Procedures

Article II Common Procedures

Section 405.030 Preapplication Meetings.

B. Preapplication Neighborhood Meeting.

3. Notice.

c. The applicant shall also provide notice to the Community Development Director **and the Aldermen of the Ward in which the project is located.**

SECTION 2. All other code sections shall remain in full force and effect.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and approval.

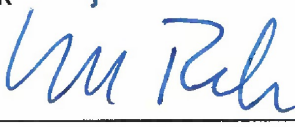
PASSED AND APPROVED THIS 19th DAY OF August, 2024.



Jason Law, Mayor

ATTEST: 

Donna F. Daniel, City Clerk

APPROVED AS TO FORM: 

Matthew Reh, City Attorney





PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	August 1, 2024
APPLICANT	City of Lake Saint Louis
APPLICATION TYPE	Text Amendment
SUMMARY	Text amendments to Municipal Code Title IV: Land Use related to neighborhood meetings.
STAFF	Andrew Stanislav, Director of Community Development

BACKGROUND & SUMMARY

The current Zoning Ordinance requires applicants of certain planning and zoning applications (per Table 405.010 Summary of Application Procedures) to hold a neighborhood meeting prior to submitting their application to the City for consideration. Neighborhood meetings are a type of preapplication meeting required by the Code with the purpose of allowing nearby property owners an opportunity to learn about a particular development project and provide feedback directly to the applicants prior to being considered by the City and holding a public hearing. The Code currently requires applicants to send notice of these meetings to all property owners within five hundred (500) feet of the boundaries of the subject property, and a copy of the notice is also to be sent to the Community Development Director. The purpose of this text amendment is to now require applicants to also send notice of the neighborhood meeting to the Aldermen of the Ward in which the project is located. While this practice is currently strongly encouraged by staff, adding this as a required step in the process will ensure the Aldermen are informed and invited to attend the neighborhood meeting.

Code sections subject to this text amendment include Section 405.030.B *Preapplication Neighborhood Meeting* to add the Aldermen of the project's Ward as a required party to be sent notice.

EXHIBIT A: REVIEW CRITERIA

Text Amendment

Section 405.090.C.5.c of the Municipal Code,

A text amendment application shall be reviewed according to the following criteria:

1. The text amendment is consistent with the Comprehensive Plan and other City policies;
2. The text amendment does not conflict with other provisions of this Code or other provisions in the Lake Saint Louis Municipal Code;
3. The text amendment is necessary to address a demonstrated community need;
4. The text amendment is necessary to respond to substantial changes in conditions and/or policy; and
5. The text amendment is consistent with the general purpose and intent of this Code.