



PLANNING & ZONING COMMISSION

Thursday, November 9, 2023 - 6:00 pm

For more information, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

	Present	Absent
Pearson Buell, Chairman	_____	_____
Tom O'Connor, Vice Chairman	_____	_____
Rhonda Ferrett	_____	_____
Glen Heiman	_____	_____
Brian McKinney	_____	_____
Ken Spoden	_____	_____
Judith Westermann	_____	_____
Mayor Jason Law	_____	_____
Alderman Sandy Grassmuck	_____	_____

Also present: Andrew Stanislav, Director of Community Development
Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of October 5, 2023

V. PUBLIC COMMENT

VI. PUBLIC HEARING – OLD BUSINESS

VII. PUBLIC HEARING – NEW BUSINESS

1. Technology Drive – Meadows Golf Center

Special Use Permit, Site Plan Major

Consideration of a request by Joyce Rees – LSL Chateaus, applicant, on behalf of Ravid Lake St. Louis II, LLC, Owner, to construct an outdoor golf entertainment complex with a seasonal temporary inflatable enclosure and possible hotel within The Meadows at Lake Saint Louis.

2. Fountain Grass Drive – Meadows Park Seasonal Inflatable Outdoor Area

Special Use Permit

Consideration of a request by Joyce Rees – LSL Chateaus, applicant, on behalf of Ravid Lake St. Louis II, LLC, Owner, to construct a seasonal inflatable enclosure for the outdoor entertainment area of the previously approved Meadows Park development within The Meadows at Lake Saint Louis.

3. Text Amendment

Text amendments to Municipal Code Title IV: Land Use related to multi-unit residential buildings and the City's residential zoning districts.

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

1. Project Updates

X. ADJOURNMENT

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 5, 2023**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, October 5, 2023, 6:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Vice Chairman Tom O'Connor, Commissioners Rhonda Ferrett, Brian McKinney, Ken Spoden, Judith Westermann, and Mayor Jason Law. Absent: Commissioner Glen Heiman, Alderman Sandy Grassmuck. Also present: Andrew Stanislav, Director of Community Development, and Brenda Cueller, acting as recording secretary.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Vice Chairman O'Connor made a motion to approve the October 5, 2023, regular meeting agenda. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO APPROVE THE OCTOBER 5, 2023, REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: September 7, 2023

MOTION TO APPROVE MINUTES:

Vice Chairman O'Connor made a motion to approve the minutes from the September 7, 2023, Planning and Zoning Commission regular meeting as submitted. The motion was seconded by Commissioner Spoden and the motion passes.

THE MINUTES FROM THE SEPTEMBER 7, 2023, PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, so the meeting continued.

PUBLIC HEARING – OLD BUSINESS:

1. Orf Road – Self-Storage Facility

Zoning Map Amendment, Site Plan Major, Special Use Permit, Minor Adjustment

Consideration of a request by Brady Miller – Be Excellent, LLC, applicant, on behalf of Randy Aselage, property owner, to establish zoning of 6800 Lake Saint Louis Blvd upon annexation to C1 – Commercial 1 and construction of the total 5.2 acres into a self-storage facility totaling 102,610 square feet and other site improvements.

MOTION TO REMOVE FROM TABLED:

Commissioner Westermann made a motion to remove the Zoning Map Amendment, Site Plan Major, Special Use Permit, Minor Adjustment for the Self-Storage Facility off Orf Road from tabled. The motion was seconded by Commissioner Ferrett and the motion passes.

MOTION TO REMOVE THE ZONING MAP AMENDMENT, SITE PLAN MAJOR, SPECIAL USE PERMIT, MINOR ADJUSTMENT FOR THE SELF-STORAGE FACILITY OFF ORF ROAD FROM TABLED IS HEREBY APPROVED, AS NOTED ABOVE.

Dan Thies stated the following people were present: Brady Miller, applicant with Be Excellent, LLC; Randy Aselage, owner, and S. J. Hollander, Architect. He noted the project site was 5 acres and at the intersection of Orf Road and Hawk Ridge Trail. Mr. Thies stated the current use was outdoor storage and the proposed use is a self-storage facility totaling 102,610 square feet with 662 total self-storage units with 423 units fully enclosed and accessible from the interior of the 4 main buildings. There will be 239 drive-up accessible units within the complex that will have roll-up doors facing the interior of the property. There will be 107 units out of the 239 which will create a screen from public view. It was noted that some of the units were climate controlled. It was noted that the development will be gated and have live-feed cameras. The site plan was displayed and discussed noting there will be an office, 7 parking spaces, and a landscape buffer.

Randy Aselage, property owner, stated how he acquired the property and allowed use of the site.

Jackie Schauer, 2143 Hawks Landing Dr, stated her opposition to the

storage units.

The Commission discussed the proposed project.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the applications for zoning map amendment, special use permit, major site plan, and minor adjustment to the Board of Aldermen with the conditions listed in the Community Development Director's staff report. The motion was seconded by Vice Chairman O'Connor and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE APPLICATIONS FOR ZONING MAP AMENDMENT, SPECIAL USE PERMIT, MAJOR SITE PLAN, AND MINOR ADJUSTMENT TO THE BOARD OF ALDERMEN WITH THE CONDITIONS LISTED IN THE COMMUNITY DEVELOPMENT DIRECTOR'S STAFF REPORT IS HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC HEARING – NEW BUSINESS:

No new business, the meeting continued.

OTHER BUSINESS:

No other business, the meeting continued.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

ADJOURNMENT:

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded, and unanimously voted on, adjourned at 6:25 p.m.

Brenda Cueller
Recording Secretary of the meeting



November 9, 2023

TO: Planning & Zoning Commission

FROM: Andrew Stanislav, Director of Community Development

SUBJECT: Meadows Golf Center – Request to Table
Meadows Park Seasonal Inflatable Outdoor Area – Request to Table

The applicant has requested to table these items for additional time to address staff comments. It is anticipated that these items will appear on the December 7, 2023, meeting agenda.



PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	November 6, 2023
APPLICANT	City of Lake Saint Louis
APPLICATION TYPE	Text Amendment
SUMMARY	Text amendments to Municipal Code Title IV: Land Use related to multi-unit residential buildings and the City's residential zoning districts.
STAFF	Andrew Stanislav, Director of Community Development

BACKGROUND & SUMMARY

At their October 5, 2023 meeting, the Planning and Zoning Commission discussed the City's current standards for development of multi-unit buildings and the allowable density of dwelling units within the residential zoning districts. The Commission unanimously agreed that they would like to reconsider the City's current standards and densities permitted by-right for this type of development. The proposed text amendment language is based on these prior discussions to encourage lower density residential development.

To provide context, two graphics are provided in this staff report that detail existing and potential development sites in the City for multi-unit buildings. All underlying R5 and R6 zoned properties in the City are highlighted in each graphic.

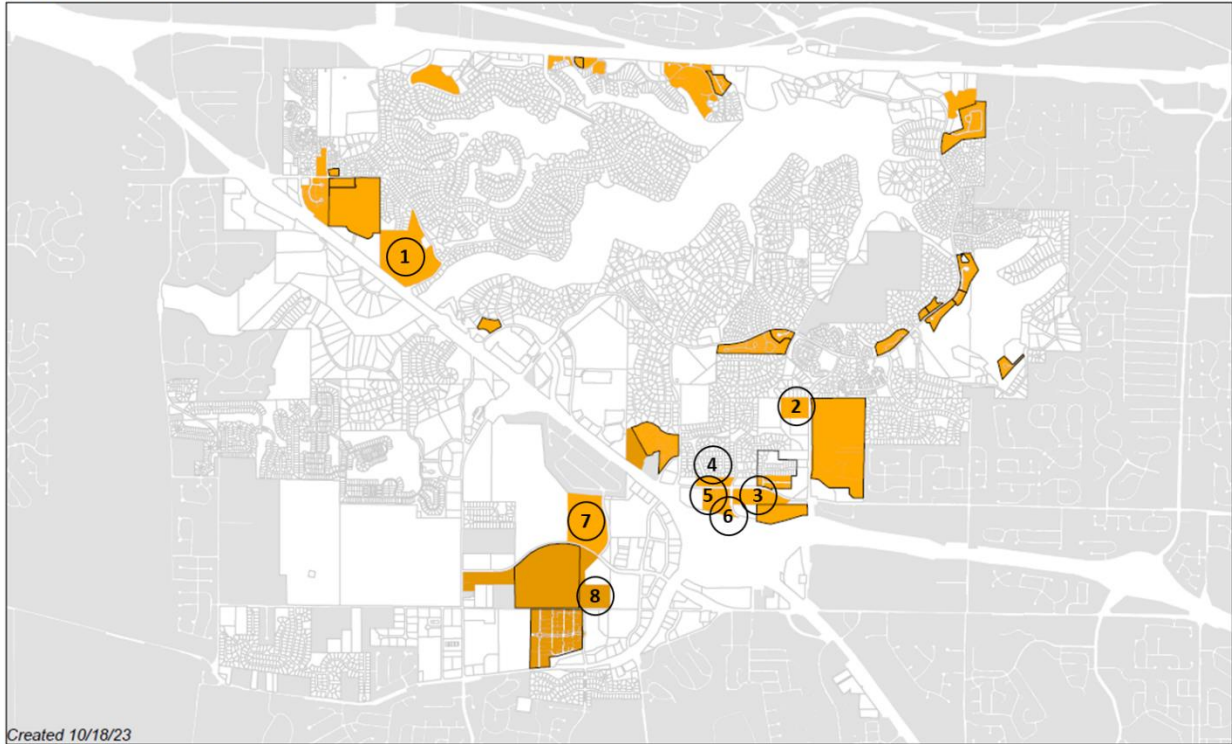
The first graphic depicts each of these properties that are currently undeveloped (without valid approvals), which this text amendment would likely impact the most. The table under the map details each property, the site size, zoning, and maximum number of units allowed per the current density permitted in the district. Please also keep in mind that the current code requires any development of 75 or more units to obtain approval of a special use permit.

The second graphic depicts existing and approved multi-unit building developments in the City within the R5 and R6 zoning districts. The table under the map details each property, the site size, total number of units, and the density of units per acre. Based on the proposed text amendment language, some of these existing developments may become legal nonconforming. It is also worth mentioning that other developments exceeding the currently allowed densities of the R5 and R6 district were approved via the PUD – Planned Unit Development process, which would still remain an available option for developers if they wish to propose a more dense development.

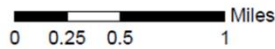
Code sections subject to this text amendment include Chapter 415 Article III Residential Zoning Districts to provide appropriate dimensional standards for "detached houses" in the R5 district and to decrease the net density (dwelling units per acre) permitted by-right in the R5 and R6 districts, as well as Chapter 420 Use Regulations to allow "detached house" as a permitted use in the R5 district (currently not available) and to remove the density bonus allowed for the land use "multi-unit building, age restricted".

Undeveloped R5 & R6 Zoned Properties

City of Lake Saint Louis



Created 10/18/23

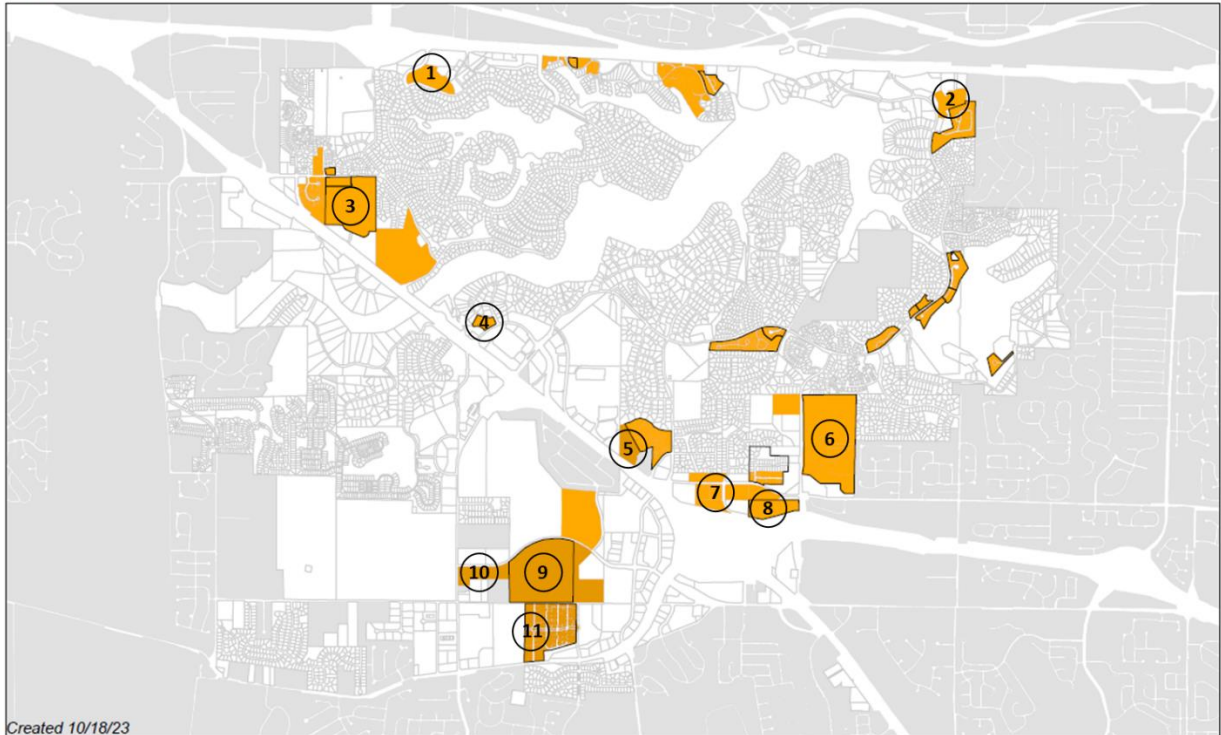


This map is not intended for conveyances or other area calculations. Information contained herein is based on the best available sources at the time of production. The reproduction or distribution of any part of the document is prohibited without the written consent from the City of Lake Saint Louis. The City of Lake Saint Louis does not make any warranties to its representation or accuracy.

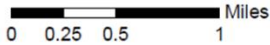
ID NUMBER	NAME	ZONING	SITE SIZE (ACRES)	PERMITTED UNITS PER ACRE	TOTAL POTENTIAL UNITS
1	Lutheran Senior Services	R5	38.27	12	459
2	Flannery Property (Henke)	R5	8.1	12	97
3	Merz Property (Technology)	R5	4.74	12	56
4	Stag #3 LLC (N Technology)	R5	3.93	12	47
5	Stag #3 LLC (S Technology)	R5	2.7	12	32
6	Central Electric Power Coop	R5	3.36	12	40
7	Muk Property (N Hawk Ridge)	R5	28.6	12	343
8	Muk Property (S Hawk Ridge)	R6	15.5	18	279
	TOTAL				1,353

Existing/Approved R5 & R6 Zoned Multi-Unit Building Developments

City of Lake Saint Louis



Created 10/18/23



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ID NUMBER	NAME	ZONING	SITE SIZE (ACRES)	TOTAL UNITS	UNITS PER ACRE
1	Mystic Village (partial, 3-story bldngs.)	R5	4.7	84	17.9
2	Bent Oak	R5	9.14	144	15.8
3	Cedar Lakes	R5-PUD	36.53	420	11.5
4	Lakeshore Knolls	R5-PUD	3.69	22	6
5	The Sullivan	R6	8.8	144	16.4
6	The Waterways	R5-PUD	69.08	667	9.7
7	Lake Ridge Senior Apartments	R5	2.75	49	17.8
8	Citrine	R5-PUD	11.73	240	20.5
3	Montage at Hawk Ridge	R6-PUD	13.5	240	17.8
10	Aventura at Hawk Ridge	R6	10.65	144	13.5
11	Saratoga	R6-PUD	7.97	108	13.6
	TOTAL			2,262	

TEXT AMENDMENTS

New text is **bold**, eliminated text is ~~struck through~~ and all changes are highlighted.

Title IV Land Use

Chapter 415 Zoning Districts

Article III Residential Zoning Districts

Section 415.030 Dimensional Standards.

A. Table 415.030, *Residential Dimensional Standards*, lists the dimensional standards for each residential zoning district. Refer to Chapter 410, Article III, *Measurements and Exceptions*, for additional standards.

B. The standards listed in Table 415.030, *Residential Dimensional Standards*, may be waived or modified through one (1) of the following procedures, except where an alternative procedure is specified in this Article:

1. Minor adjustment (Section 405.220).
2. Variance (Section 405.230).
3. Zoning Map amendment (Section 405.100) to planned unit development (Section 415.130).

Table 415.030 Residential Dimensional Standards							
Standard	RR	R1	R2	R3	R4	R5	R6
Lot Standards (minimum)							
Lot area (square feet)	130,680 (3 acres)	43,560 (1 acre)	15,000	9,000	7,000	7,000	3,000 ¹
Lot area - duplex or townhouse (square feet per dwelling unit)	—	—	—	—	—	3,500	2,000 ¹
Lot width (feet)	250	100	70	70	50	50	35 ¹
Lot width - duplex or townhouse (feet per dwelling unit)	—	—	—	—	—	35 ²	20 ¹
Lot depth (feet)	None	None	None	None	None	None	None

Table 415.030
Residential Dimensional Standards

Standard	RR	R1	R2	R3	R4	R5	R6
Setbacks (minimum)							
Front setback (feet)	90	50	35	25	20	30 ³	10 ¹
Side setback (feet)	35	20	8	7	6	10 ³	5 ¹
Rear setback (feet)	50	50	30	25	20	30 ³	5 ¹
Building separation (feet)	None	None	None	None	None	15	10
Other Standards (maximum)							
Building height (feet)	35	35	35	35	35	40	40
Floor area ratio	None	None	None	None	None	None	None
Lot coverage	None	None	None	None	None	None	None
Net density (dwelling units per acre)	None	None	None	None	6	120	184

Notes:

¹ Front-loaded detached houses shall comply with the dimensional standard in the R4 Zoning District. Front-loaded duplexes and townhouses shall comply with the dimensional standard in the R5 Zoning District

² Twenty (20) feet for rear-loaded duplexes and townhouses

³ **Detached houses shall comply with the dimensional standards in the R4 Zoning District.**

Chapter 420 Use Regulations

Article II Table of Allowed Uses

Section 420.040 Table of Allowed Uses.

Table 420.040, Table of Allowed Uses

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

Use	Zoning District													Use Standard Code Section
	RR	R1	R2	R3	R4	R5	R6	MU	CO	C1	C2	LI	PA	
Residential Uses														
Household Living														
Detached house	P	P	P	P	P	P	P							
Duplex						P	P							
Townhouse						P	P							
Multi-unit building						P	P	P						Section 420.070(A)
Multi-unit building, age-restricted						P	P	P						Section 420.070(A) Section 420.070(B)
Mixed-use building								P						Section 420.070(C)

Section 420.070 Residential Uses.

A. Multi-Unit Building.

1. A special use permit is required for the development of one (1) or more multi-unit buildings totaling seventy-five (75) or more dwelling units in aggregate.
2. In the MU District, a special use permit is required for a change of use from hotel to multi-unit building.

B. Multi-Unit Building, Age-Restricted.

1. A special use permit is required for the development of one (1) or more age-restricted multi-unit buildings totaling seventy-five (75) or more dwelling units in aggregate.
2. All residents must be at least fifty-five (55) years of age. Building caretakers and medical support personnel are exempted from this age requirement.
- ~~3. The maximum net density is eighteen (18) dwelling units per acre.~~
- 43.** In the MU District, a special use permit is required for a change of use from hotel to age-restricted multi-unit building.

C. Mixed-Use Building.

1. A special use permit is required for the development of one (1) or more mixed-use buildings totaling seventy-five (75) or more dwelling units in aggregate.
2. The maximum net density is specified in Table 420.070.C, Maximum Net Density for Mixed-Use Buildings.

Table 420.070.C	
Maximum Net Density for Mixed-Use Buildings	
Ground Floor Nonresidential Gross Floor Area	Maximum Net Density (dwelling units per acre)
Less than 25%	18
25% to 49%	22
50% to 74%	26
75% or more	30

3. In the MU District, a special use permit is required for a change of use from hotel to multi-unit dwellings within a mixed-use building.

CONCLUSION

The proposed text amendments are based on prior discussions of the Planning and Zoning Commission for a desire to limit the density of residential development in the R5 and R6 zoning districts. Allowing detached housing in the R5 district, decreasing permitted net density in the R5 and R6 districts, and removing the density bonus for multi-unit buildings, age restricted, are proposed in this text amendment and align with this goal. Staff is of the opinion that the proposed text amendments are reasonable and satisfy the applicable review criteria (Exhibit A) for text amendment applications.

STAFF RECOMMENDATION & MOTION

Staff recommends **approval** of the application for a text amendment as submitted.

The following motion can be read verbatim or modified as desired:

“I move to recommend approval of the application for a text amendment to the Board of Aldermen as submitted.”

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.