Change of Zoning Process





@STLCOPlanning



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Petitioner submits an application to the Department of Planning.

Application

- Preliminary Site Plan/Survey
- Fee (based on acreage)
- Legal Description

Staff reviews the application for completeness.



Comments are sent to the petitioner's representative.
When the application is complete, it is scheduled for the next Public Hearing.

County Involvement

Planning Department

Planning Commission

County Council

Public Works

Public Hearing NO ACTION BY PC

The petitioner presents their proposal. The Planning Commission asks questions and opens the floor to the public. The Commission receives comments from MoDOT, MSD, and St. Louis County DOT.

Staff prepare an **information report** based on what was heard at the public hearing with their professional recommendation.

Executive Meeting

Staff present the Information Report to the Commission and discuss any issues. **The Planning Commission votes** to accept or reject the staff recommendation.

For Planned Districts and Conditional Use Permits, the proposed conditions of development are forwarded to the petitioner for review.

The Information Report is transformed into a **Letter of Recommendation**, the Commission's recommendation to the County Council.

Executive Session

The Planning Commission **votes** to forward the Letter of Recommendation to the County Council.

Conditional Use Permit

Effective 15 days after Receive & File (if Council does not exercise their power of review)

Planning Staff prepare C.U.P. Petitioner records Conditions.

County Council

Receive & File Commission's Report

Legislation is introduced

Language of bill is perfected

Final Passage of Legislation

Signed by the County Executive

If no bill is introduced in 90 days, the matter is deemed denied.

Zoning is effective!

Site Plan Review



Building Plan Review