

DARDENNE



P R A I R I E

Dardenne Prairie

“ND” New Development Zoning District

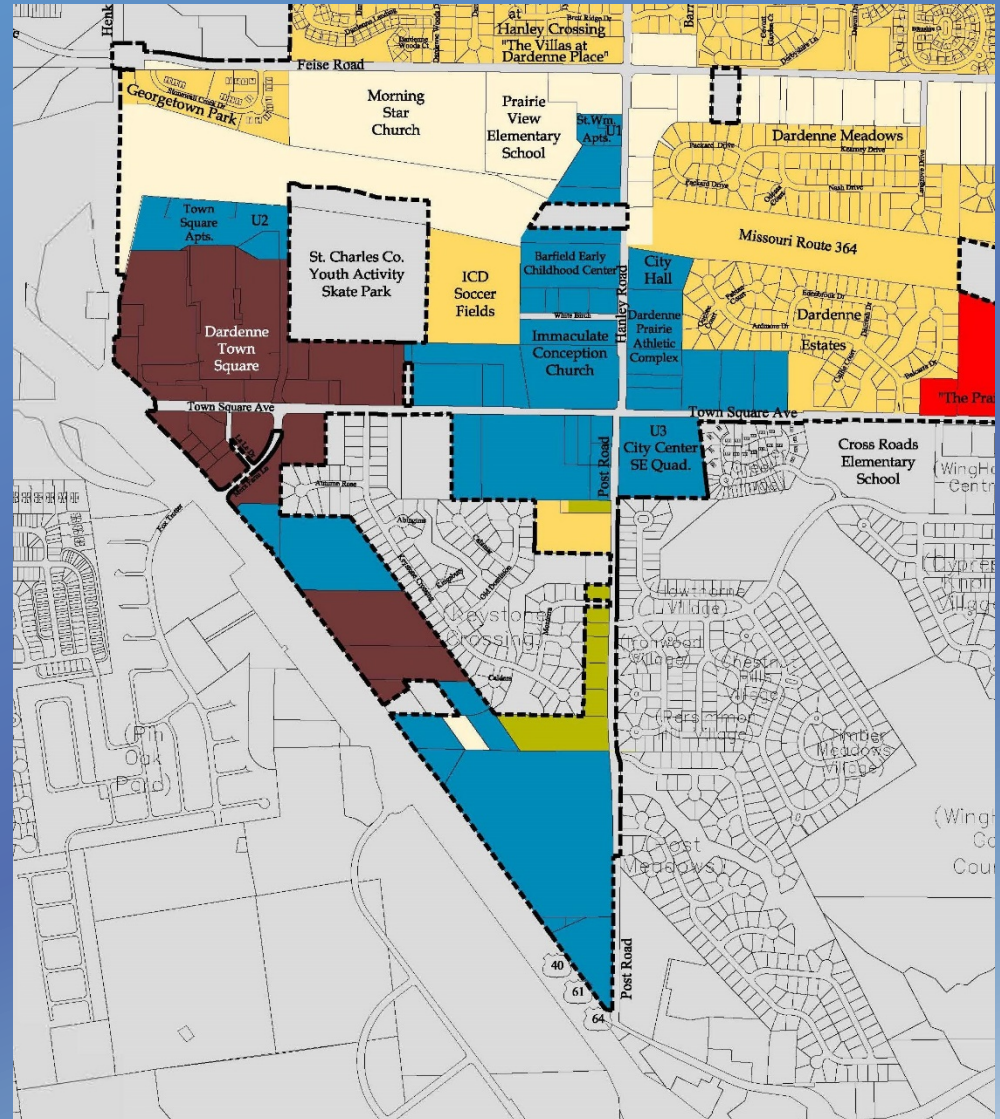
**PGAV** PLANNERS

# The New Development District

- The “ND” New Development zoning district replaces the existing “UD” Uptown zoning district
- The Uptown District incorporated the *Smart Code* developed by a consultant for the City in 2007 into the City’s zoning code
- As written, the “ND” zoning would apply only to those parcels currently zoned as Uptown
- Any development approved under the “UD” zoning would retain any permitted uses and site plan features and conditions related to that property

# The New Development District

- Areas in blue are currently zoned “UD” and would be rezoned “ND”
- The “ND” district and its regulations are intended to make the process of approving any future new development less cumbersome while increasing the value of the properties



# The New Development District

## What does the “ND” District achieve:

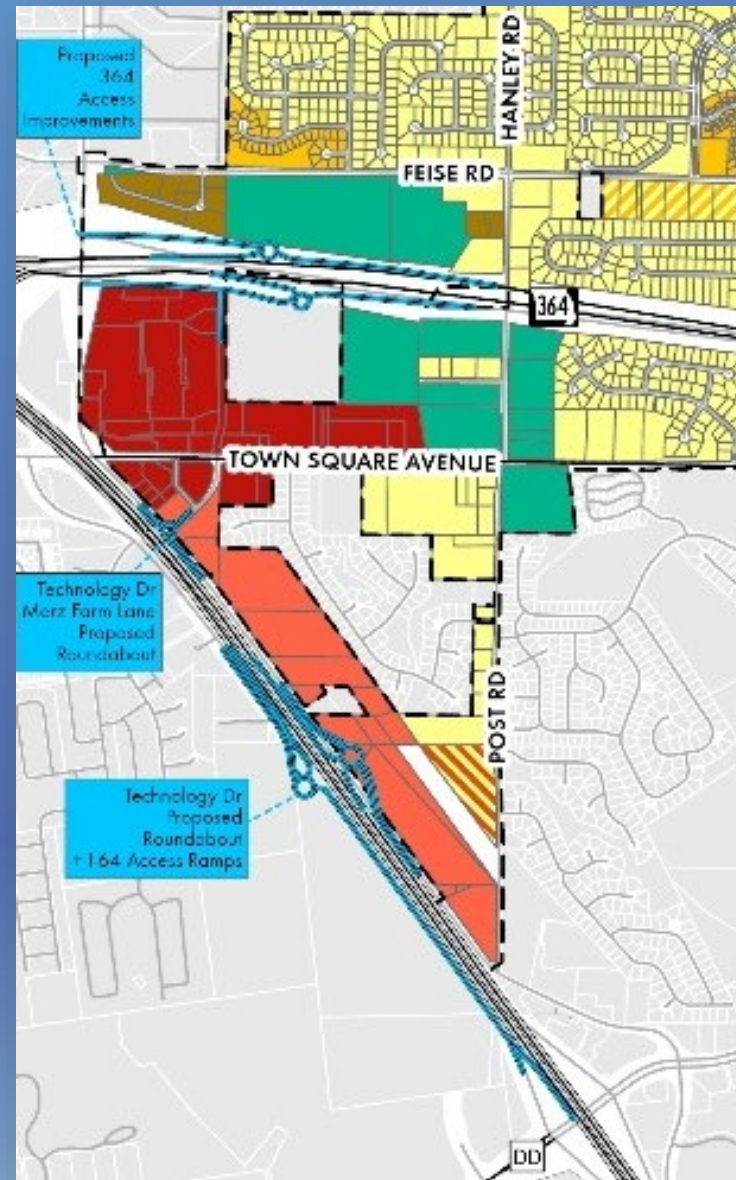
- Removes the complicated form-based zoning procedures and standards of the Uptown zoning (a goal of the Comprehensive Plan)
- Links the array of permitted or conditional uses to the regulations of other existing zoning districts depending on the properties involved
- Links the permitted or conditional uses to those as described in the 2020 Comprehensive Plan chapter regarding future land use and to the Future Land Use map
- Establishes certain site and building design standards within the ND District that are like those the City normally requires
- Links the ND district regulations to other elements of the zoning code (landscaping, buffers, signage, parking, etc.)

# The New Development District

<b>"ND" New Development District Use Matrix</b>	
<b>Future Land Use Map Designation</b>	<b>Corresponding Zoning District</b>
1. <b>Single-Family Residential</b> (Applicable to those parcels along either side of Hanley Road/Post Road and Town Square Avenue and shown on the FLUM as single-family )	a. "R-1B" Single-Family Residential District Section 405.150
	b. "R-1C" Single-Family Residential District Section 405.160
	c. "R-1D" Single-Family Residential District Section 405.170
2. <b>Residential Alternative Overlay</b> (Applicable to the area indicated on the FLUM in the I-64 Commercial area at the intersection of Post Road and Technology Drive as Residential Alternative)	a. See "I-64 Commercial"
	b. See "Single-Family Residential"
3. <b>Commercial</b> (Applicable to the properties on the north side of Town Square Avenue immediately east of the shopping center shown as commercial on the FLUM)	a. "C-2" General Commercial District Section 405.190
	b. "C-3" Retail Commercial District Section 405.195
4. <b>I-64 Commercial</b> (Applicable to the properties fronting Technology Drive and shown as commercial on the FLUM)	a. "C-2" General Commercial District Section 405.190
	b. "C-3" Retail Commercial District Section 405.195
	c. "HTCD" High Tech Corridor District Section 405.210
5. <b>Public, Institutional, and Parks</b> (Applicable to those properties along either side of Post Road/Hanley Road shown as public, institutional, and parks on the FLUM)	a. Park or playground
	b. Recreational facility
	c. Government facility
	d. Religious institution
	e. Educational facility/institution



# The New Development District Comprehensive Plan Future Land Use Map



# The New Development District - Summary

- Replaces the Uptown District and applies to those properties presently zoned “Uptown”
- Ties the “ND” zoning to the Comprehensive Plan Future Land Use Map
- Essentially rezones the “Uptown” properties to an appropriate existing zoning district that reflects the Comprehensive Plan
- Provides some design standards that are not elsewhere in the zoning code for properties that are in high profile locations

# The New Development District - Summary

- Removes the site and building design complexity associated with the “Uptown” district that has stifled developer interest
- Increases the value of affected properties by eliminating design development complexity, increasing likelihood for future development
- Promotes quality design in future development
- Incorporates the “ND” District regulations into the existing zoning code format



DARDENNE



PRAIRIE

**PGA**  **PLANNERS**