



Frequently Asked Questions

What is a rezoning?

A rezoning is a request to change allowed land uses on a property. For example, changing the zoning from residential to commercial allows commercial uses on a property that would otherwise not be allowed. Sometimes a change in zoning is requested to increase the intensity of a land use. For example, changing zoning from Suburban Residential to Multi-Family Residential allows for apartments.

What is a Planned Unit Development (PUD)?

A PUD is a specialized zoning district that allows specific land uses intended to create a more flexible, creative and efficient approach to the use of land. Sometimes a PUD allows a variety or a mixture of land uses. In other cases, a PUD is intended to limit the allowed uses on a property.

What is a Conditional Use Permit?

A Conditional Use Permit (CUP) is a request for a specific land use on a property, such as a cell tower, church, daycare, kennel, home occupation or other businesses. Approval of a CUP typically includes several conditions with which the applicant must comply.

What is a variance?

A variance is a request to vary from a zoning or subdivision regulation as specified in the Missouri Revised Statutes, Section 64.610. A variance should meet three criteria for approval:

1. There should be extraordinary conditions applicable to the property in question.
2. The variance should be necessary for the enjoyment of the property.
3. The variance would not cause substantial detriment to neighboring properties.

A variance request is heard by the Board of Adjustment.

What is a Preliminary Plat?

A Preliminary Plat is the survey showing the preliminary lot layout of a development. While the layout may change prior to recording a Final Plat for the development, the number of lots and the general street layout would not change without approval at a public hearing. A Preliminary Plat should be renewed and updated every two years until the Final Plat is recorded.

A Preliminary Plat request is heard by the Planning and Zoning Commission.