



CITY OF FOREST PARK

Planning & Community Development Department
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STAFF REPORT – Technical Map Amendments

Public Hearing Date: April 21, 2022

City Council Meeting: May 2, 2022

Case: PC-2022-02

Proposed Request: Technical Map Amendments

Staff Report Compiled By: Caity Chandler

BACKGROUND

The Planning & Community Development Department is proposing several map amendments. PC-2022-02 (MAP) includes changes to the zoning map.

In September 2021, the City of Forest Park City Council adopted a new Zoning Ordinance and new Zoning Map. Staff finds that certain zoning districts as shown on the zoning map are inconsistent with the existing character and development areas in the City. The proposed technical map amendment corrects technical errors to the zoning map that were adopted in September 2021. The requested map amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

TECHNICAL MAP AMENDMENTS

The following map amendments have been proposed:

- 1. Starr Park Soccer Fields:** Technical Map Correction-The current zoning shown on the Zoning Map for this area is RS (Single-Family Residential). The soccer field is part of Starr Park. The current and future uses for this property are IC (Institutional Commercial). The zoning map change will reflect the current and future land uses.
- 2. West Starr Park Neighborhood:** Technical Map Correction. The zoning and character of this area has always been single-family residential. The current zoning shown on the Zoning Map for this area is RM (Multiple-Family Residential). The proposed zoning map change will better reflect the current and future land uses.
- 3. Forest Park Middle School:** Technical Map Correction. The current zoning shown on the Zoning Map for this area is RM (Multiple-Family Residential) and GC (General Commercial). However, this area is an institutional area, (public school) and will continue to function as such. The proposed zoning map change to IC (Institutional Commercial) will better reflect the current and future land uses.
- 4. Ernest Drive:** Technical Map Correction. The zoning and character of this area has always been single-family residential. The current zoning shown on the Zoning Map for this area is GC (General Commercial) The proposed zoning map change will better reflect the current and future land uses.

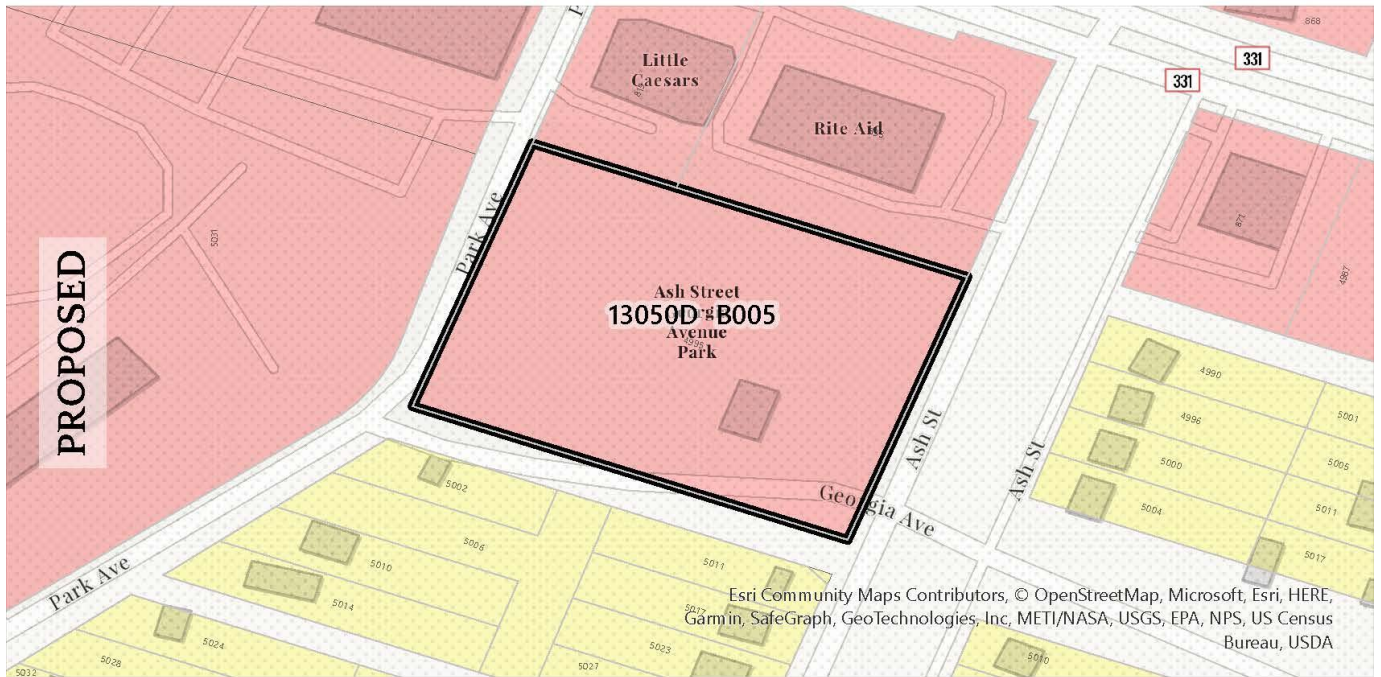
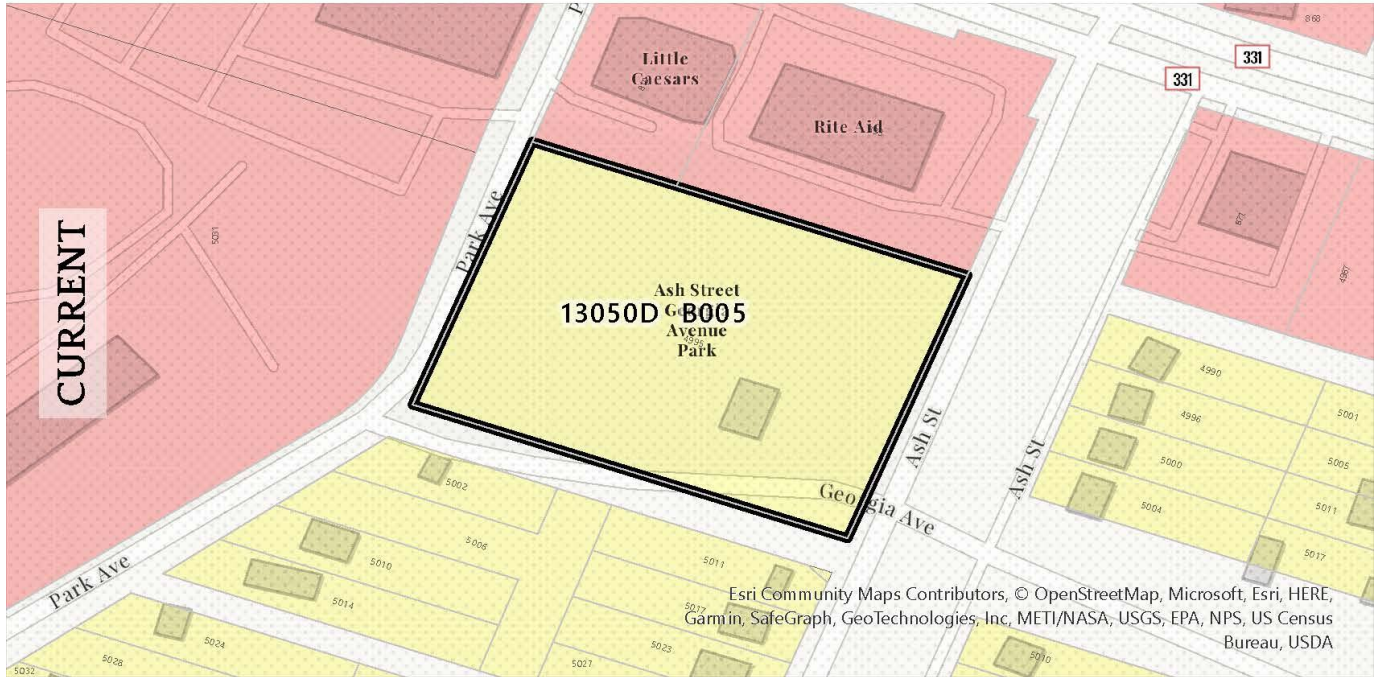
5. **Ruskin Drive: Technical Map Correction.** The current zoning shown on the Zoning Map for this area is LI (Light Industrial). However, this portion of Ruskin Drive houses several commercial businesses. Thus, the GC (General Commercial) District designation is more appropriate and reflects the current and future land uses.

6. **West Main Street: Technical Map Correction.** The current zoning for this area is both LI (Light Industrial) and RM (Multiple-Family Residential). However, this parcel on the west end of Main Street is surrounded by industrial uses on the northwest and southeast of the property. The double zoning of this property was done in error. The LI (Light Industrial) District designation is more appropriate for the current and future land uses.

Zoning Change Map

Parcel(s): 13050D B005

Current Zoning: RS
Proposed Zoning: IC



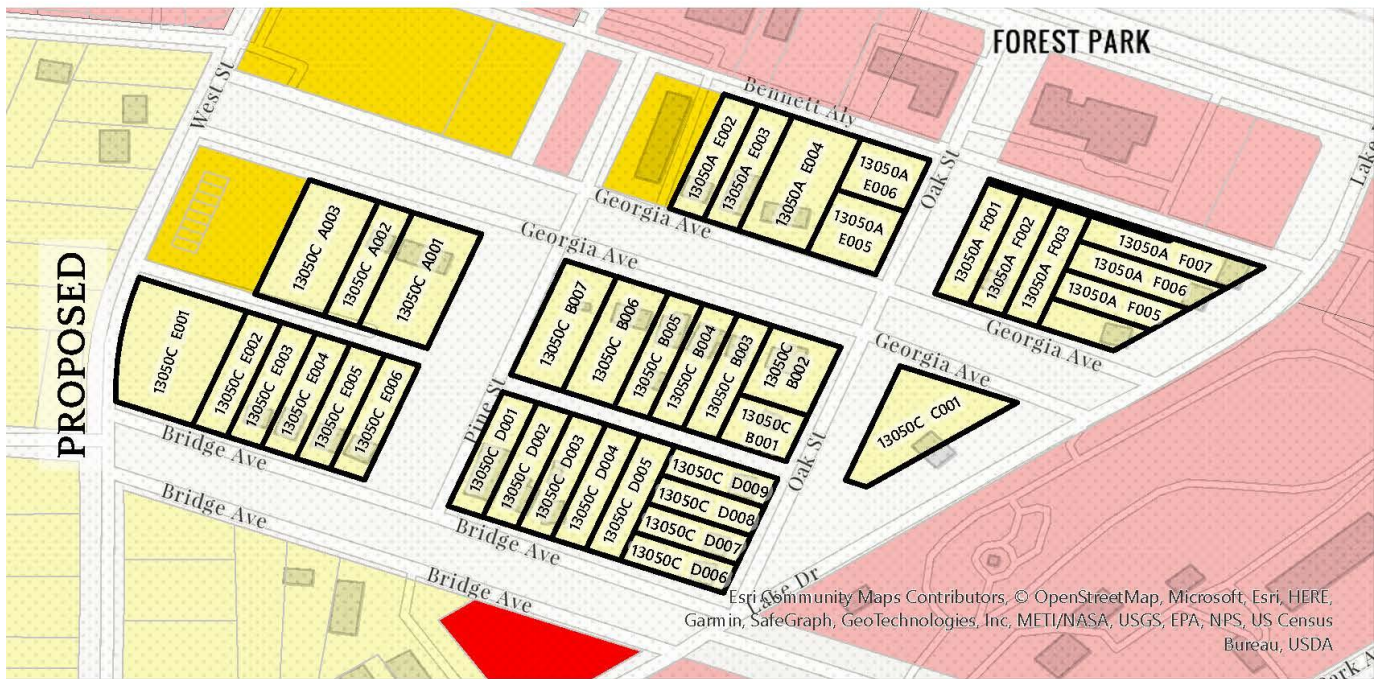
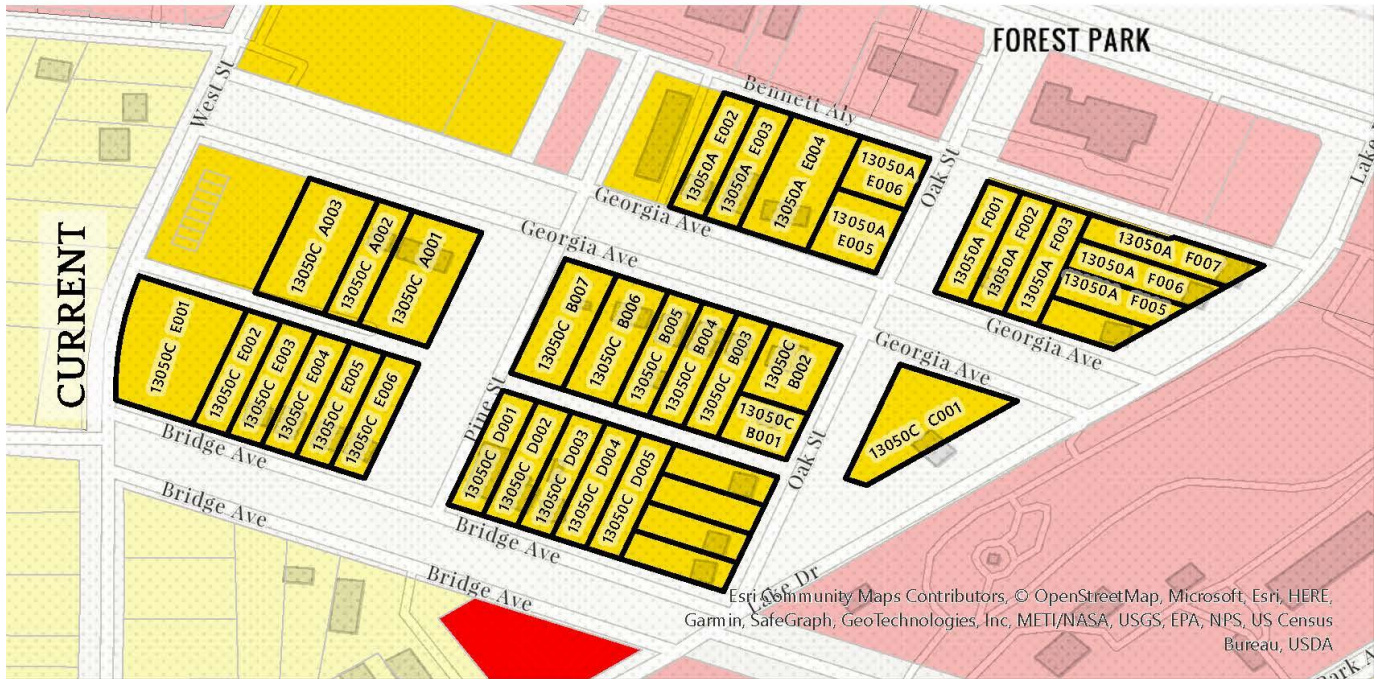
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|--|---|--|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
| MH Mobile Home Residential | HI Heavy Industrial | UV Urban Village |



Zoning Change Map

West Starr Park Neighborhood

Current Zoning: RM
Proposed Zoning: RS



- | | | |
|---|--|--|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
| MH Mobile Home Residential | HI Heavy Industrial | UV Urban Village |

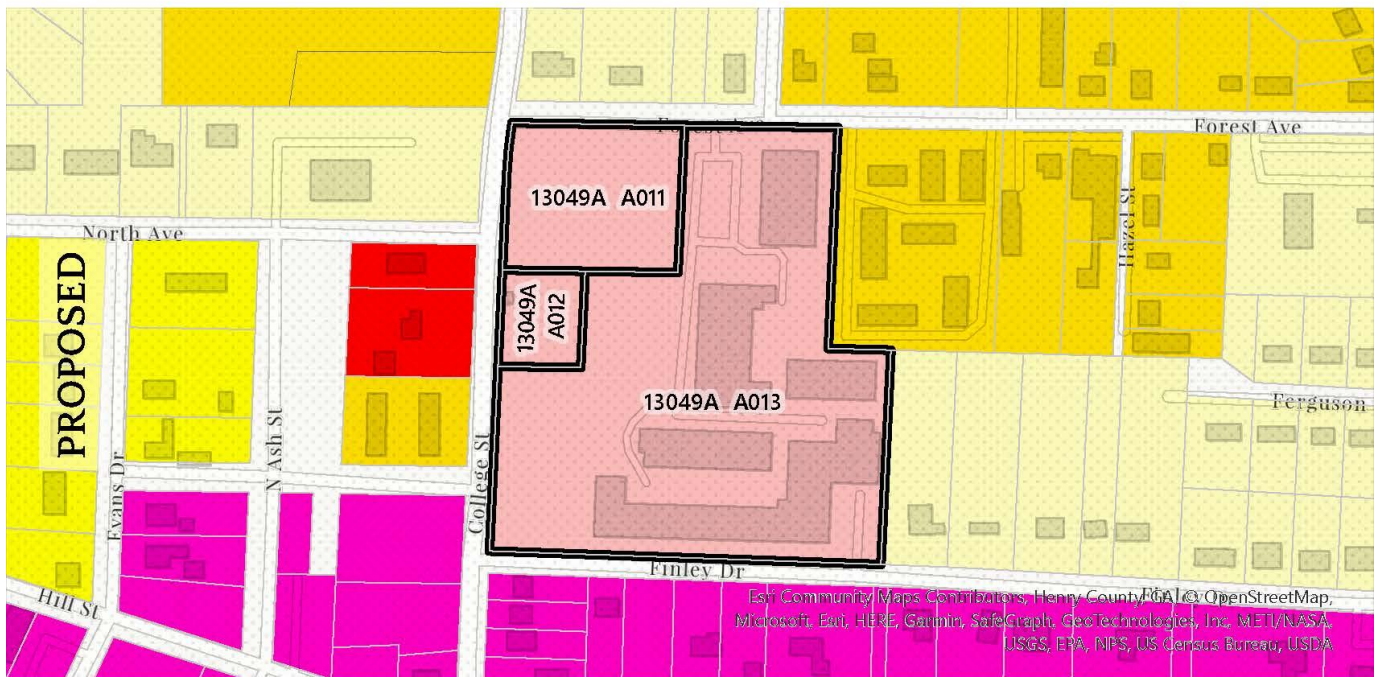
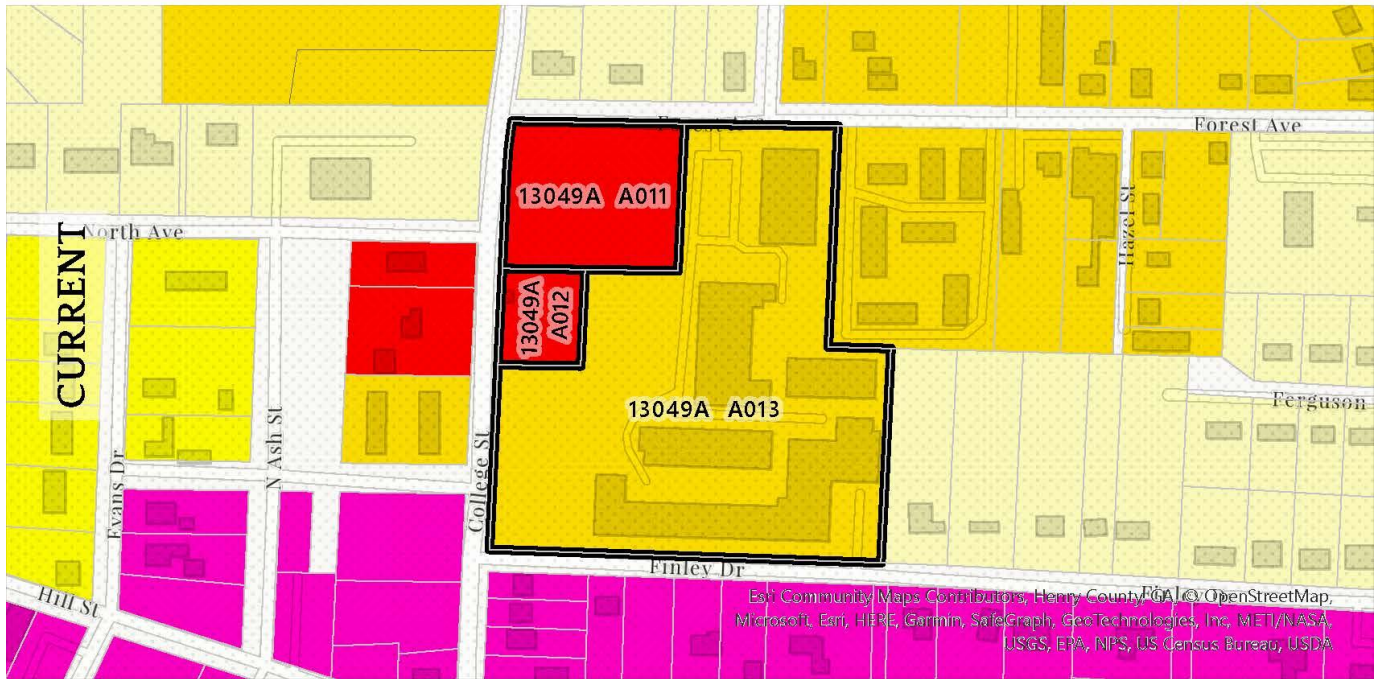


Zoning Change Map

Parcel(s): 13049A A013, 13049A A012, 13049A A011

Current Zoning: **RM/GC**

Proposed Zoning: **IC**



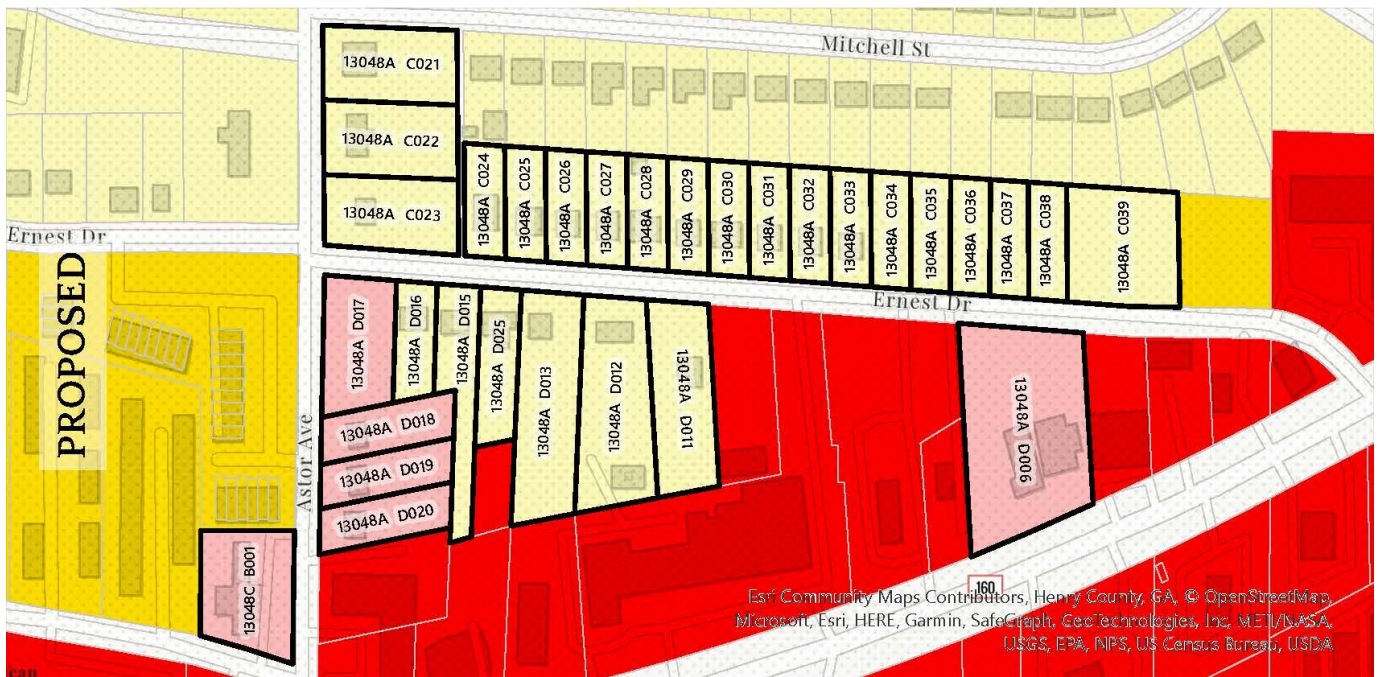
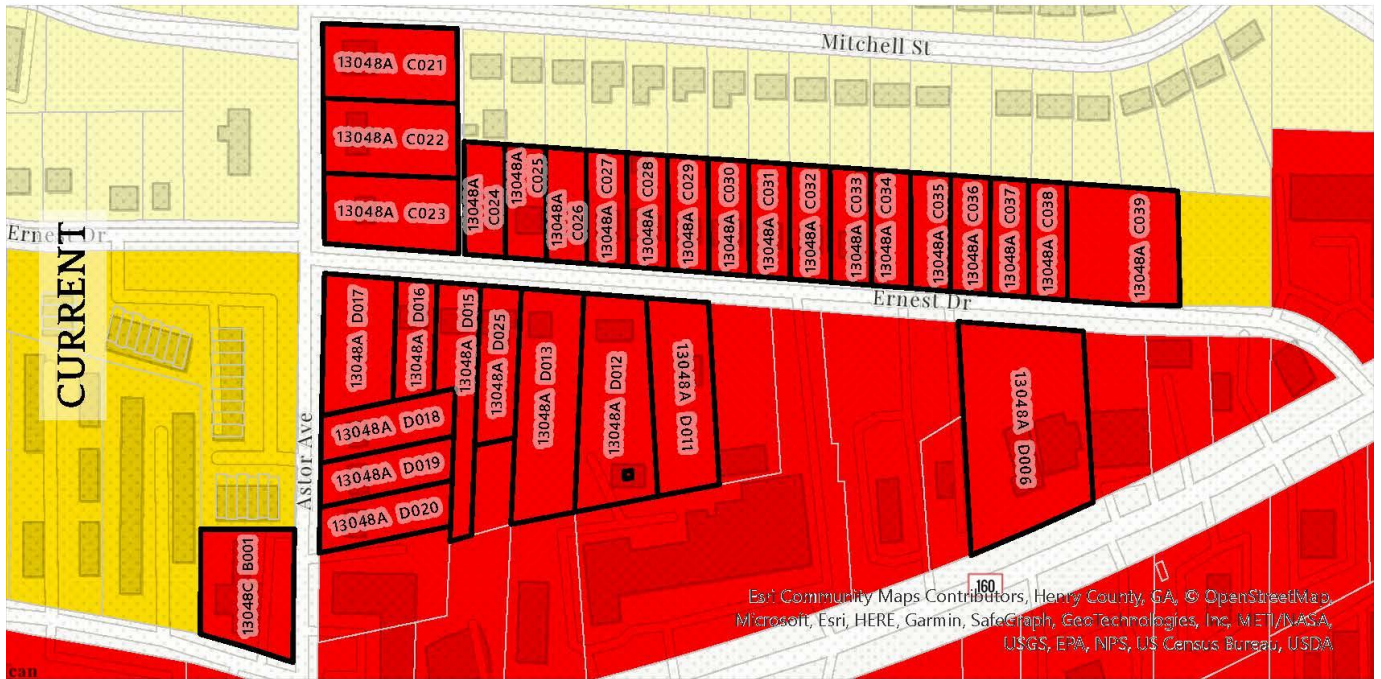
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|---|--|--|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
| MH Mobile Home Residential | HI Heavy Industrial | UV Urban Village |



Zoning Change Map

Parcel(s): Ernest Dr & Astor Ave Properties

Current Zoning: GC
Proposed Zoning: RS & IC



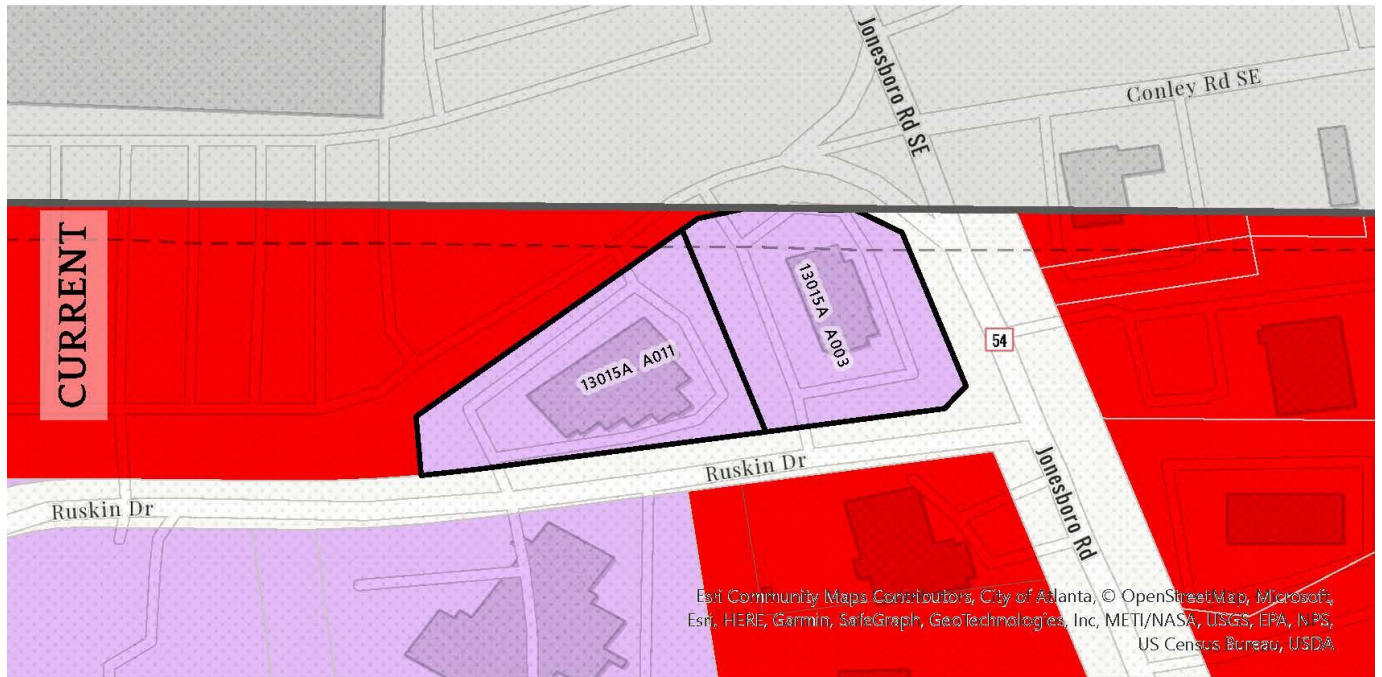
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| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
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Zoning Change Map

Parcel(s): 13015A A011 & 13015A A003

Current Zoning: LI
Proposed Zoning: GC



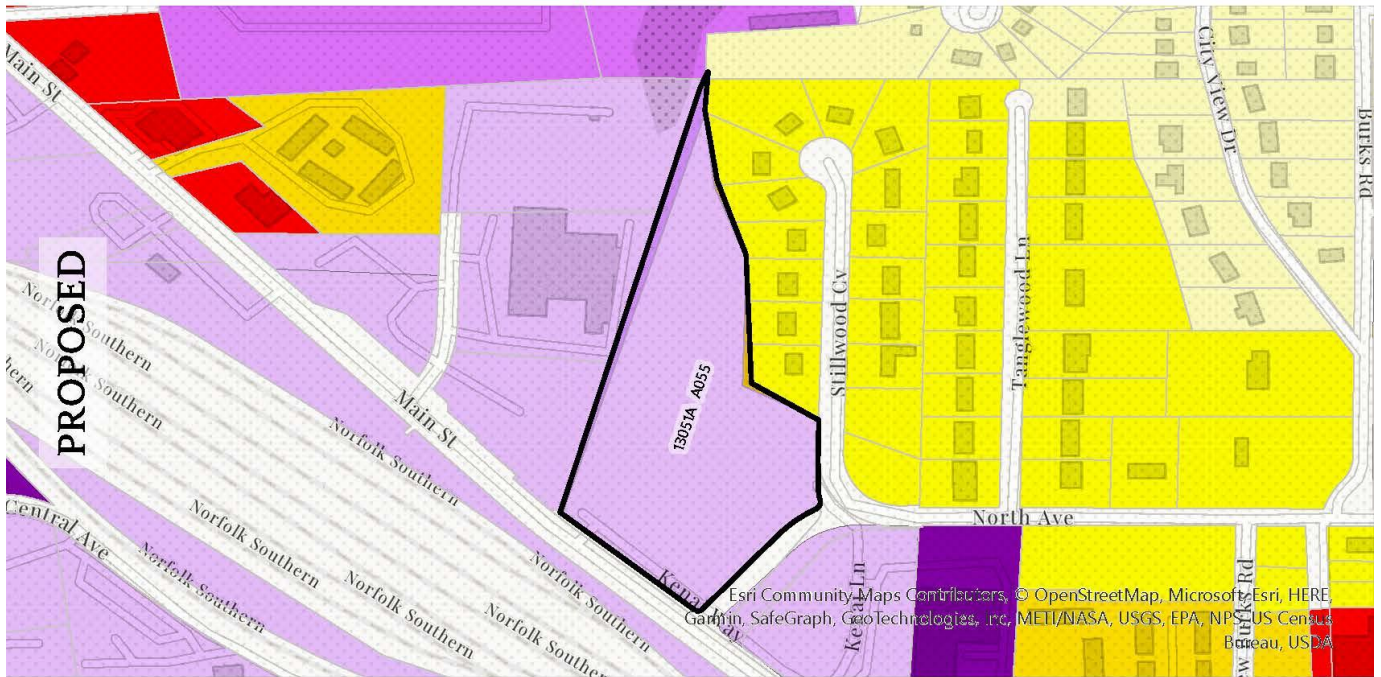
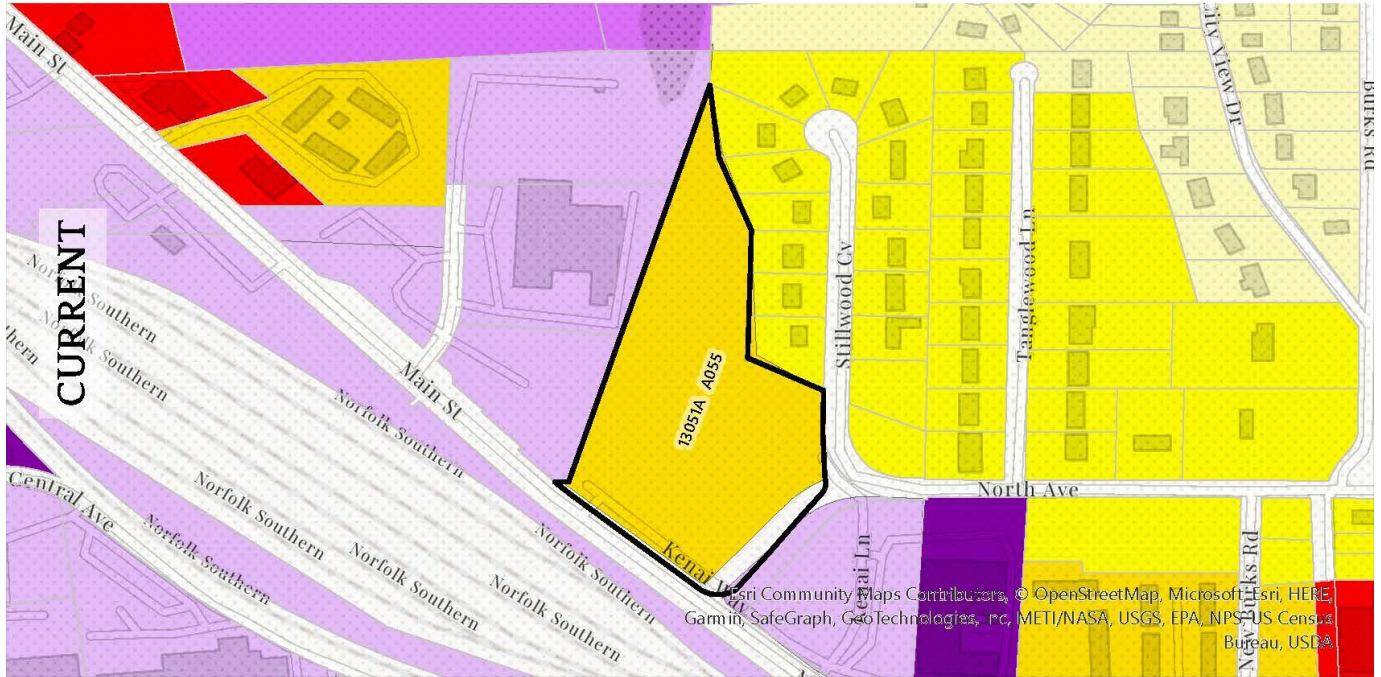
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Zoning Change Map

Parcel(s): 13051A A055

Current Zoning: **RM**
Proposed Zoning: **LI**



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|----------------------------------|-------------------------------|-------------------------|
| RS Single-family Residential | IC Institutional Commercial | PI Planned Industrial |
| RT Two-family Residential | GC General Commercial | LI Light Industrial |
| RM Multiple-family Residential | DM Downtown Mainstreet | GZ Gillem District |
| MH Mobile Home Residential | HI Heavy Industrial | UV Urban Village |

