



Agenda Item Cover Sheet

Agenda Title:

- Public Hearing Bill 25-31 : An Ordinance of the City of Pleasant Hill, Missouri, Repealing Certain Sections of Chapter 240 of the Pleasant Hill Code of Ordinances, relating to the Development of Land and Enacting, in lieu thereof, New Articles to be known as the Unified Development Code (UDC) of the City of Pleasant Hill, Missouri.

Department/Contact Person:

- Missy Gentry, Development Services Manager

Background Information:

- City Council prioritized a complete review and update of the City's Unified Development Code following the adoption of the updated Comprehensive Master Plan.
- Staff began working with Multi-Studio Consultants in September 2022 to draft a new Unified Development Code to better align our development code with the vision of the future as defined in the 2040 Comprehensive Plan.
- Following the draft of the UDC, City staff and legal counsel completed an in-depth review of every section of the code prior to the review by Planning and Zoning.
- Planning and Zoning began holding work sessions to review each section of the code in February 2025.
- Planning and Zoning held a postponed Public Hearing on September 2, 2025 where they voted 3 to 1 to recommend approval by the City Council of the new Unified Development Code.
- City staff, the Planning and Zoning Commission, Multi-Studio staff, and our Legal counsel have thoroughly reviewed the UDC, Article 1-10 multiple times and in great detail to ensure that the UDC aligns with the future desires of development throughout the city.

Financial Information:

- N/A

Staff Recommendation:

- Staff Recommends Approval of the Final Draft of the UDC as shown.
- Staff would recommend the effective date of the UDC to be October 1, 2025 to allow for staff to update the required forms and applications to align with these codes.

Attachments:

- Original publication notice
- Final Draft of the Unified Development Code (UDC)
- Planning and Zoning Commission Recommendation