

HB 2991 -- MIXED-USE AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS

SPONSOR: Ealy

This bill applies only to municipalities in counties with a charter form of government and more than 700,000 inhabitants. Upon enactment, this will apply to municipalities in St. Louis County and Jackson County.

This bill requires these municipalities to allow mixed-use residential and multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use development under the classification. This will occur without requiring a change of a zoning district or land use classification or regulation. The bill will not apply to a zoning classification that allows heavy industrial use, land within 1,000 ft of an existing heavy industrial use development site, land within 3,000 ft of an airport or military base, or an area designated by a municipality as a clear zone or accident potential zone.

This bill prohibits the municipalities from adopting or enforcing any measure that places certain limits on the density of dwelling units, height of a building, length of setback, or parking facilities on a development, as specified in the bill.

The bill prohibits municipalities from requiring further action by the governing body of the municipality other than approval of a building permit or other authorization required for the construction of a mixed-use residential or multifamily residential development if the proposed development meets municipal development regulations.

This bill prohibits the requirement of traffic impact analyses, fees in connection with mitigating traffic effects, the provision of additional parking spaces other than those that already exist, the upgrade of a utility facility, certain design requirements, or an impact fee for any proposed conversion of a building to mixed-use residential or multifamily residential use.

The bill gives any organization or person adversely affected or aggrieved by a violation of the provisions of the bill the ability to bring an action for declaratory or injunctive relief against such a municipality.