

BILL NO. 2761

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 1003.210 OF THE CITY OF CHESTERFIELD ZONING ORDINANCE PERTAINING TO FEES FOR VARIOUS PROCEDURES AND REPLACING IT WITH A NEW SECTION 1003.210 TO UPDATE EXISTING FEES AND FOR THE CREATION OF NEW FEES RELATIVE TO PLAN REVIEW AND PUBLIC HEARING PETITIONS WITHIN THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City of Chesterfield Zoning Ordinance currently requires fees for various procedures which have not been updated for many years; and,

WHEREAS, the City of Chesterfield, understanding the importance of public notice and public participation in the development process, exceeds state statutory requirements for public hearing notifications;

WHEREAS, the Planning and Public Works Committee, after review of the current requirements, has determined that an updated fee schedule relative to Plan Review and Public Hearing Petitions is needed; and

WHEREAS, the City Council of the City of Chesterfield having considered said request, recommended approval.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

~~Section 2.~~ The City of Chesterfield hereby repeals Section 1003.210 "Fees" and creates a new Section 1003.210 "Fees" as set out in Attachment "A" which is attached hereto and made part thereof.

~~Section 2.~~ This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

~~Section 3.~~ This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2009

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

SECTION 1003.210 FEES

1. The Planning and Public Works Department shall collect fees, at the time of the filing of a petition or an application, for the various procedures as stated in this section.
2. The fees to be charged for the various procedures in this section are not refundable.
3. **Public Hearing Petitions and Application Fees.**

Petitions and applications to the City of Chesterfield which require a public hearing shall have an "Application Fee" and a "Public Hearing Fee". The types of projects which require a public hearing include the following: petitions for change of zoning, text amendments to existing ordinances or permits, requests for conditional use permits or residential business use procedures, petitions for planned unit developments, landmark and preservation area procedures, and placement on the Chesterfield Historic Register.

 - A. The Application Fee for any petition or application requiring a public hearing regardless of size of development or type of petition shall be \$250.00.
 - B. The Public Hearing Fee for any petition or application shall be equal to the direct cost to the City of Chesterfield for advertising. Upon receipt and acceptance of the application by the City, the City will advertise the public hearing in the two (2) local papers of record. A copy of the proof of publication will be provided to the Petitioner for full reimbursement to the City. Payment of this Public Hearing Fee is required prior to the petition being placed on the City Council agenda.
 - C. The Application fee for any Telecommunications Siting Permit (TSP) shall be as required per Chapter 30 of the City of Chesterfield City Code. The Public Hearing Fee shall not be required for any TSP Application unless more than one (1) public hearing on said request is scheduled or held.
4. **Plan Review Fees.**
 - A. The Review Fee for any site plan, site development plan, site development concept plan, and site development section plan regardless of development size or type of development is \$150.00.
 - B. The review fee for any landscape plan, tree preservation plan, tree stand delineation, lighting plan or amendment to architectural

elevations, which are not part of an existing site plan review, is \$50.00.

- C. The review fee for any mitigation plan subsequent to the approval of Special Conditions is \$150.00.