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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Subject: City of Chesterfield Comprehensive Plan Vote Report

Meeting Date: July 13, 2009

From: Aimee Nassif, Planning and Development Services Director

Petition: P.Z. 09-2009 City of Chesterfield (Comprehensive Plan Amendment)

SUMMARY

The Comprehensive Plan Committee, along with several residents of the community, has been working on updates to the Comprehensive Plan. The selected sections with updates include the following: the Plan Policies Element, the Land Use Element, the Land Use Plan, the Transportation Element, and Chesterfield Valley Policies Element. On June 8, 2009 a public hearing was held regarding updates to the City of Chesterfield Comprehensive Plan. No additional issues or items were raised at that time.

Attached is a copy of the City of Chesterfield Comprehensive Plan with all amendments incorporated therein. A Resolution adopting the new Comprehensive Plan is also attached. In accordance with Chapter 89 RSMO, once the Plan is approved by the Planning Commission, it will be recorded with the St. Louis County Recorder of Deeds Office.

A RESOLUTION ADOPTING AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield was established on June 1, 1988 pursuant to the order of the County Council of St. Louis County; and,

WHEREAS, following the incorporation of the City of Chesterfield, the Planning Commission, after considering the views of all who had come before it, accepted the Comprehensive Plan then in effect as approved by St. Louis County; and,

WHEREAS, the Planning Commission worked in conjunction with Development Strategies, Inc., Booker Associates, Crawford, Bunte and Brammeier and a Community Advisory Group made up of sixty-five (65) citizens of the City of Chesterfield, and adopted a Comprehensive Land Use Plan on February 12, 1990; and,

WHEREAS, the Planning Commission reviewed the Comprehensive Plan to determine what, if any, updates or amendments needed to be made and subsequent updates were made to the Plan on May 29, 1991; January 27, 1992; December 14, 1992; October 10, 1994; August 28, 1995; January 13, 1997; January 12, 1998; February 1, 1999; June 11, 2001; February 24, 2003 and December 12, 2005; and,

WHEREAS, in 2008 the Comprehensive Plan Committee of the Planning Commission along with citizens of the City of Chesterfield reviewed and recommended updates to the following elements of the Comprehensive Land Use Plan: Plan Policies, Land Use, Land Use Plan, Transportation, and Appendix A-Chesterfield Valley Policies for Development; and,

WHEREAS, the Comprehensive Plan Committee of the Planning Commission along with said citizens met to review and discuss necessary updates to the Comprehensive Land Use Plan on December 15, 2008; January 14, 2009; February 4, 2009; February 25, 2009; March 18, 2009 and April 14, 2009; and,

WHEREAS, a Public Hearing relative to this matter was held before the Planning Commission on the 8th day of June, 2009 with regard to the updates presented by the Committee; and,

WHEREAS, the Planning Commission has reviewed the updates to the Comprehensive Land Use Plan and has finalized the updates and amendments into one final document.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHESTERFIELD AS FOLLOWS:

That the Planning Commission of the City of Chesterfield, under the authority granted to it by Chapter 89 RSMo Amended, after a duly called public hearing held on June 8, 2009, and after considering the views of all those who came before it, and after review of the recommended changes to the Comprehensive Plan and the planning documents as prepared and presented to the Planning Commission by the Department of Planning and Public Works, do hereby adopt said amendments and codify them into the official Comprehensive Plan, dated July 13, 2009 and all maps contained therein are referenced thereby.

BE IT FURTHER RESOLVED that this Plan be certified by the City Clerk of the City of Chesterfield, signed by the Secretary of the Planning Commission, and a copy shall be furnished to the Office of the Recorder of Deeds of St. Louis County as provided by statute and a copy shall be certified to the Council of the City of Chesterfield.

Mike Watson
Secretary, Planning Commission

Maurice Hirsch
Chair, Planning Commission

Judy Naggiar
City Clerk

Dated



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Click on the title to view the corresponding elements of the Comprehensive Plan in their entirety.

- I. INTRODUCTION**
- II. COMMUNITY DATA ELEMENT**
- III. PLAN POLICIES ELEMENT**
- IV. LAND USE ELEMENT**
- V. TRANSPORTATION ELEMENT**
- VI. COMMUNITY FACILITIES AND INFRASTRUCTURE ELEMENT**
- VII. GLOSSARY OF TERMS**
- VIII. CHESTERFIELD VALLEY POLICIES ELEMENT**