

Memorandum

Department of Planning

To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning **JW**
Date: August 5, 2021
RE: Ordinance 1430 – Resolution of Intent



Summary

Over the past several months, there has been considerable discussion regarding City of Chesterfield Ordinance 1430, which establishes a “M-3” Planned Industrial District over 1,300 acres in the western portion of the Chesterfield Valley. Through this process, a formal recommendation was provided by the Planning Commission which stated that the provisions of the ordinance do not fully implement the vision in the City’s current Comprehensive Plan.

Following this recommendation, the Planning and Public Works Committee directed Staff to work with the Planning Commission to create a process to review and modify the zoning within the Chesterfield Valley to reduce reliance on discretionary reviews and align the regulations of the UDC with the Comprehensive Plan.

Since that time, there has been discussion on addressing inconsistencies within Ordinance 1430 in advance of the effort to address the Chesterfield Valley.

§405.02.030(B)(1) authorizes the City Council to initiate a change in zoning. “Whenever the public necessity, convenience, general welfare, and good zoning practice require, the City Council may, after a public hearing and report thereon by the Planning Commission and subject to the procedure provided in this Section, amend, supplement, or change the regulations, zoning district boundaries or classification of property now or hereafter established by this Article.”

The process to initiate a change in zoning by the City Council is to adopt a resolution of intent. §405.02.020(A)(3) states, “...upon initiation of a resolution of intention by the Planning Commission or the City Council, a public hearing shall be set before the Planning Commission within ninety (90) days.”

Recommendation

The attached Resolution should be forwarded to the Planning and Public Works Committee for their review and consideration.

RESOLUTION # _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI DIRECTING STAFF TO INITIATE PROCESSING OF A REZONING FOR CERTAIN PARCELS COVERED UNDER AN “M-3” PLANNED INDUSTRIAL DISTRICT, DEFINED AS AN “INACTIVE DISTRICT” UNDER THE CITY’S UNIFIED DEVELOPMENT CODE AND HAVE THE PLANNING COMMISSION PROVIDE RECOMMENDATIONS ON BRINGING THE ORDINANCE INTO COMPLIANCE WITH THE COMPREHENSIVE PLAN.

WHEREAS, St. Louis County approved a Planned Industrial District covering 1,037.5 acres on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Industrial Boulevard, in 1961 under Section 1003.242 Planned Industrial district regulations of the 1946 St. Louis County Zoning Ordinance; and,

WHEREAS, St. Louis County Ordinance 2,212 has been amended several times over the years to address areas covered under the ordinance, permitted uses, setbacks, and other development criteria with the most recent amendment from July of 1998; and,

WHEREAS, the City of Chesterfield Planning Commission adopted a new Comprehensive Plan in September of 2020; and,

WHEREAS, the Planning and Public Works Committee requested that the Planning Commission provide a recommendation as to whether Ordinance 1430 is consistent with the Comprehensive Plan; and,

WHEREAS, the Planning Commission, by a vote of 8-0, passed a motion that Ordinance 1430 was not consistent with the Comprehensive Plan; and,

WHEREAS, §405.02.020(A)(3) states that a public hearing shall be set within 90 days following initiation of a resolution of intention to amend, supplement or change the regulations, zoning district boundaries or classification of property; and

WHEREAS, §405.02.030(B)(1) authorizes the City Council to, after a public hearing and report thereon by the Planning Commission and subject to the procedure provided in the Unified Development Code (UDC), amend, supplement, or change the regulations, zoning district boundaries or classification of property whenever the public necessity, convenience, general welfare, and good zoning practices require said modifications.

NOW THEREFORE BE IT RESOLVED THAT THE CITY OF CHESTERFIELD adopts Resolution #470 stating its intention to consider rezoning of parcels covered under City of Chesterfield Ordinance 1430, a “M-3” Planned Industrial District covering 1,325.62 acres and directs staff to schedule a public hearing before the Planning Commission to consider changes necessary to bring the planned district into compliance with the Comprehensive Plan.

Passed and adopted this ____ day of August 2021.

Presiding Officer

Bob Nation, Mayor

Attest:

Vickie McGownd, City Clerk