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Planning Commission Memorandum

Meeting Date: August 24, 2020

From: Mike Knight, Assistant City Planner *gmk*

Project: **Draft Comprehensive Plan**

SUMMARY

The Comprehensive Plan is a long-range policy document that establishes a vision for the future of the City of Chesterfield. This document provides policy guidance for growth and conservation, as well as outlines goals and strategies to achieve the vision. Through implementation of these policies, goals and strategies, the City of Chesterfield can use this document to guide the future of development and progress within the City.

The planning process was truly collaborative in that it involved extensive engagement from citizens, property owners, elected officials, appointed officials and City staff. The open and transparent process ensured everyone had access to the plan creation, while demonstrating a commitment to incorporating the voice of all engaged parties. This process included 5 public open houses, 8 Planning Commission meetings, 64 hours of open studio time, 7 topic specific workshops, 23 “On the Table” discussion meetings including over 300 individuals, and a robust online presence for easy public access. The website use includes nearly 1,900 visits of the Public Draft Review and Open House, the draft plan was downloaded over 1,500 times and there were over 13,000 unique page visits.

The current DRAFT Comprehensive Plan includes seven chapters. This memo identifies each chapter, including a brief overview of the chapter contents, as well as if there have been any significant updates to the chapter since the previous draft. A table is used to represent how each chapter is utilized.

INTRODUCTION

The INTRODUCTION provides attributes that identify Chesterfield in terms of geospatial location and population size within the region. The Introduction discusses why the City has a plan and distinguishes the comprehensive planning process from zoning. The User’s Guide included in the introduction details how stakeholders can implement a successful plan.

Draft Update: This section is more concise. Controlled growth and livability indexes discussions were removed.

THE PLANNING PROCESS

THE PLANNING PROCESS provides a timeline and description of public engagement from the Community Kick-Off in January of 2019 to the Community Open House in February of 2020. While the planning process is fresh in our perspective, it is important to detail this within the document to reiterate the collaborative nature of the planning process. Additionally, it is important to demonstrate this engagement as it details the implementation of this plan and is the implementation of the vision for the City of Chesterfield, by the City of Chesterfield.

ABOUT CHESTERFIELD

The ABOUT CHESTERFIELD section is a historical timeline of significant events from 1820-2020 that shaped the way Chesterfield is today. This section includes discussion about population change over the past few decades, and a current snapshot of development activity including residential, retail, and office. This section outlines the City's school districts and elements of public safety through police and fire protection. Also identified are other key components of the City's fabric including sanitary sewer, potable water, and the ability of rainwater to infiltrate the ground.

Draft Update: Visually this section has been altered to stay on point and are specific to Chesterfield, but content has not dramatically shifted. Items that were removed include the discussion on age group 'branding' and stock photos to accompany that discussion, as well as some text on income, retail leakage, and tax generation statistics.

A NEW WAY FORWARD

The A NEW WAY FORWARD section highlights emerging trends cities are seeing across the nation. These trends provide valuable insight into the future needs of the community. The plan outlines questions that should be answered within proposed development criteria to continue to grow and evolve into a place with clear identity, high quality of life, and a self-sustaining economy.

Draft Update: Visually this section has changed to remove stock photo imagery and include items that are specific and on point to Chesterfield. The message is the same, but much more concise.

CHESTERFIELD'S VISION

The CHESTERFIELD'S VISION section includes how the community vision is represented through Guiding Principles, the Land Use Plan, Character Areas, and Concept Areas.

The Guiding Principles are key attributes that exist in successful cities and towns around the world.

The Land Use Plan is one of the most utilized components of the document. This section describes the City's Land Use Plan, which should guide decisions regarding development approvals, infrastructure investments, redevelopment initiatives, open space protection, and new or amended City policies.

Each color on the Land Use Plan represents one of 12 character areas. The use of character areas defined for each land use category describes existing and future development. In addition to land use, they convey development policies that promote the development pattern envisioned by

Chesterfield. While the character areas are not zoning districts, they provide sufficient guidance to help city officials and staff determine which zoning districts are suitable for specific locations.

The Concept Areas illustrate in more detail three conceptual ideas that emerged during the process. These concept areas were developed during the Chesterfield public engagement process and are based on the input received from participants. Their primary purpose is to help the community visualize possibilities and create a platform for dialogue about the ideas contained in the images. In addition, they depict conceptual development in defined geographies as a way of demonstrating the application of the guiding principles and development-related policies.

Draft Update: Major updates in this section came in the area of the Land Use Plan. The map itself was adjusted based on input from the Comprehensive Land Use Plan Committee. Each character area now contains designated primary land uses and specific development policies.

DEFINING GOALS & IMPLEMENTING STRATEGIES

The DEFINING GOALS AND IMPLEMENTING STRATEGIES section identifies defined goals along with detailed strategies that will help the City realize the community-supported vision. The recommendations and specific strategies, or action steps, are in no particular order. They are presented to enable those involved in implementation to effectively evaluate and determine priorities, and identify short-, mid-, and long-term tasks.

Draft Update: This chapter has largely changed from content in the form of loose recommendations to defined goals. The same principles of the recommendations were brought forward in the creation of the goals and strategies. Framing these recommendations as goals and strategies offers more actionable items for the City to use during plan implementation.

NEXT STEPS

The primary intention of the Comprehensive Plan is always to promote and protect the health, safety, welfare, economy, and image of Chesterfield. City officials should use the plan as a key resource when considering new policies, planning and programming new infrastructure, evaluating new development applications, and coordinating with outside agencies.

PLAN UTILIZATION

The table on the following page outlines each chapter of the plan and how it is utilized as part of the Comprehensive Plan process.

Chapter	Name	Utilization
1	Introduction	These chapters represent the who, what, where, and why of the plan. They represent the process utilized to establish the vision represented in the plan and were utilized to create the city-wide goals to implement the vision.
2	The Planning Process	
3	About Chesterfield	
4	A New Way Forward	
5	Chesterfield's Vision	The vision provides sufficient guidance to help City officials and staff determine which zoning districts are suitable for specific locations. It also may be utilized to bring public and private decision-making processes closer together, leverage City resources to maximize available public and private investment dollars, manage the amount and timing of new infrastructure to support future development, implement a city-wide strategy for identifying and securing protected open space, and increase the City's influence on future development decisions that directly impact the quality of life for everyone living, working, or visiting the area.
6	Defining Goals & Implementing Strategies	This section outlines goals for the City of Chesterfield that are in line with the vision for the City moving forward. These goals are separated into five categories (Development, Residential, Open Space, Transportation, and Resiliency). Within each of these categories are more actionable strategies, and in some cases objectives to achieve those strategies. These items are more measurable in nature, city wide-initiatives independent of specific development of land use and allows the City to monitor progress of plan implementation.
7	Next Steps	Describes how the plan can be put into action through specific plans and studies, capital projects, policies, and initiatives.

DRAFT COMPREHENSIVE PLAN

Attached to this memorandum is an updated draft of the Comprehensive Plan. Following the Planning Commission meeting, staff will make any required adjustments. The plan will next meet statutory requirements and be brought forward to the Planning Commission in the form of a Public Hearing and be for consideration of a Resolution adopting the Comprehensive Plan.

Attachments

1. [Draft Comprehensive Plan](#)