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**Memorandum  
Department of Planning & Public Works**



**To:** Planning and Public Works Committee  
**From:** Aimee Nassif, Planning and Development Services Director  
**Date:** September 15, 2010  
**RE:** Planning and Development Update

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One of the responsibilities of the Planning and Development Services department is updates to the Comprehensive Plan, City Code, and Zoning Ordinance. Over the last two (2) years we have made significant amendments to our Codes and Ordinances. While Staff in the department has had great success with these amendments I wanted to make sure that there was a way to relay this information to you. Staff with the support of the Planning Commission and City Council work for months, and even sometimes a year, researching, analyzing and drafting language to keep Chesterfield up to date with the latest planning theories and trends.

We would like to present to you, on a periodic basis, a newsletter that will provide you with information on the status of long range planning projects such as the Unified Development Code and information updating you on what we have been seeing and experiencing in working with developers and property owners with recent updates to our code such as the parking ordinance.

Attached is the first in this series of updates. I hope you find this information both informative and interesting to see how all the work the City has done on updating one of our code requirements has affected plans and applications that have been submitted to the department. This may also be used as a method of determining if any concerns or issues have arisen due to the new requirements as well as a way of acknowledging the positive.



# Planning and Development Update

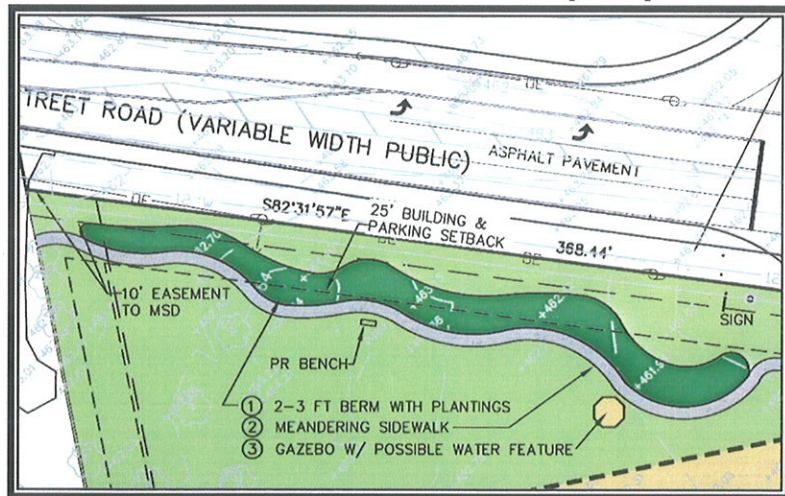
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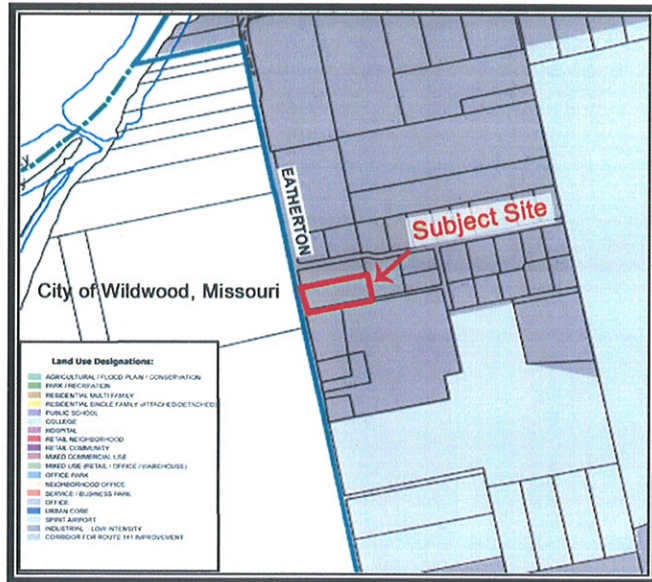
## FOCUS: Reflecting back on our new Commercial and Industrial Zoning Districts

As we continue to review and modify our ordinances, it is critical that we take the time to review the changes we have made and identify the successes and as well as any areas of concern. In June of 2009, City Council approved Ordinance Number 2527 which amended the Planned Commercial ('PC') and Planned Industrial ('PI') Districts and created the Light Industrial ('LI'), Urban Core ('UC'), and Neighborhood Business ('NB') Districts. Since the adoption of this ordinance, we have seen seven requests for changes in zoning / ordinance amendments under the new commercial and industrial district regulations.

The changes to the 'PC' and 'PI' Districts included an increase in the required open space per development. Prior to Ordinance 2527, both the 'PC' and 'PI' Districts required a minimum of 30% open space for developments. With the approval of Ordinance 2527, 'PC' and 'PI' Districts are now required to provide a minimum of 35% open space. Similar to the previous versions of the 'PC' and 'PI' Districts, the new districts included a provision for flexibility in the minimum design features. However, language is now included in both the 'PC' and 'PI' Districts which helps land owners understand the features the City of Chesterfield desires. Since the passage of Ordinance 2527, two petitions requested modifications to reduce the minimum open space from 35% to 30%. Both of the requests were approved and design features in excess of the minimum design requirements were included in both developments. One of the developments now requires a development maintained public park and the other included an enhanced public realm and landscape buffer to mitigate the reduction in the minimum open space.



In June 2010, the City of Chesterfield received our first application for a change in zoning to the 'LI' Light Industrial District. One of the primary reasons for the inclusion of this district was to allow land owners a simplified *straight zoning* process that would reduce the time and expense required for a change in zoning. With this simplified process, the 'LI' District requires strict adherence to the regulations of the district without the benefit of any modifications or variances to the development requirements such as building height, setbacks or preserved open space. We found that both the review of this project and the process that was undertaken went smoothly and promptly. The property owner wished to zone the land so that he could sell it in the future; he had no plans to actually develop the site.




Ordinance 2527 also included definitions for each use that was created in each of the commercial and industrial districts. Prior to the adoption of Ordinance 2527, the 'PC' District contained 57 uses and 'PI' Districts contained a total of 72 uses. With the passage of Ordinance 2527, these numbers were increased to 121 for each district (a total of 160 different uses). Definitions were created and approved for every use contained within the commercial and industrial zoning districts. This process took **seven months** and included a comprehensive review of the current uses and definitions and information from the American Planning Association, the Urban Land Institute, and other nationally recognized organization dealing with land use. As a result, a new set of uses was included in the revised/new commercial and industrial districts that more closely reflect development trends in Chesterfield.

While we have not received any requests that utilize the new 'NB' or 'UC' Districts, Staff is confident, based on the successes of the 'PC', 'PI', and 'LI' District regulations that future requests of this type will have positive results.

Submitted by,

  
 Aimee Nassif, AICP  
 Planning and Development Services Director

  
 Justin Wyse, AICP  
 Project Planner