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

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## Public Hearing Report

**Project Type:** Update to the Comprehensive Plan

**Meeting Date:** September 30, 2020

**From:** Justin Wyse, Director of Planning

A handwritten signature in black ink, consisting of the letters 'J' and 'W' in a cursive style.

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### **BACKGROUND**

Chapter 89 of the Revised Statutes of the State of Missouri state that “the Commission shall make and adopt a city plan for the physical development of the municipality.” Over the past 20 months, the Planning Commission has been actively engaging with the residents, businesses, elected officials, property owners, and staff to complete an update to the Comprehensive Plan. The current plan was adopted in 2003 with an amendment in 2009. This effort represents a significant amount of investment by the public to refine the City’s vision for the anticipated continued physical development and redevelopment of the City.

In conjunction with the update to the Comprehensive Plan, the City also updated our Travel Demand Model. By integrating these elements into an iterative process, the City hopes to better manage the relationship between transportation and land use. The result of this is the inclusion of policies and a Major Street Plan, as authorized by RSMo Chapter 89.

### **PUBLIC ENGAGEMENT**

In authorizing funding for the project, City Council expressed a strong desire that the Planning Commission engage the community. The Commission was successful in this endeavor by employing several different engagement opportunities throughout the process. While having opportunities to be heard in meetings is critical, using this information is just as important in ensuring that the end product is truly a plan for the City. The Planning Commissioners were challenged throughout the process to be shepherds of the process and the public input they received. Commissioners were actively involved in open houses – often working at various stations to ensure they directly heard from the public. Planning Commissioners also arranged and facilitated numerous small group meetings outside of the traditional confines of City Hall to engage their friends and neighbors.

One of the larger public engagement events was Planapalooza. This event took place over eight consecutive days where the consultants, staff, and frequently Planning Commissioners were available for people to stop by and discuss whatever topics they were interested in.

Since the process began, the Commission has:

- Held 5 Open Houses;
- Participated in 8 Planning Commission meetings;
- Arranged 7 topic specific workshops;
- Facilitated 64 hours of open studio time;
- Conducted 23 On-the-Table meetings throughout the community;
- Provided a strong online presence through a project website that included:
  - Nearly 1,900 visits to the webpage including the Draft Comprehensive Plan;
  - Over 1,530 downloads of the Draft Plan; and
  - 13,017 unique page visits.

Additionally, State statute requires that a Public Hearing be held prior to any adoption of a Comprehensive Plan. While the hearing marks a point and requirement along the route to adoption, the engagement received throughout the process is the cornerstone on which the plan is built.

### **PLAN CONTENTS - OVERVIEW**

The Draft Comprehensive Plan includes seven chapters that can be broken down into four main areas.

Chapters 1-4 define the who, what, where, and why of the plan. These sections detail the process used to establish the vision and are utilized to create goals in implementing the vision. These sections lay the framework for input into the process by the public that shaped the plan moving forward.

Chapter 5 includes guidance to review zoning changes, details a city-wide strategy for identifying conservation areas, and includes policy on areas of differing land use designations. The Future Land Use Plan is included in this chapter. This Chapter also includes Concept Areas. These areas were created during the Planapalooza event based on the input from participants. The purpose of this is to help the community visualize possibilities and create a platform for dialogue.

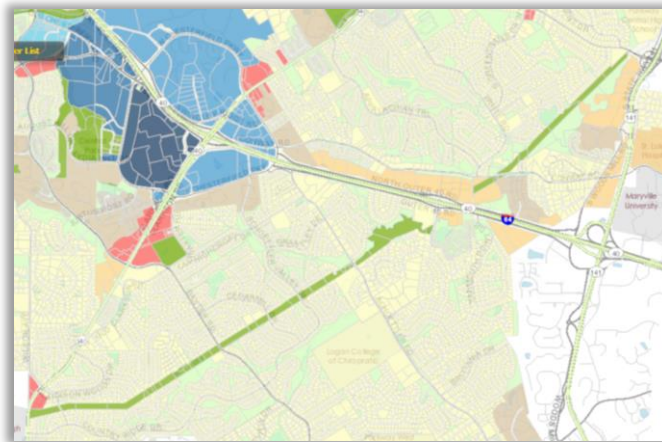
Chapter 6 outlines goals for the City consistent with the vision. Five goals are presented to include Development, Residential, Open Space, Transportation, and Resiliency. Each category includes strategies and often objectives to implement the goals and further the vision.

Chapter 7 talks about using the plan as a resource across city operations and to regularly review and update the plan as necessary.

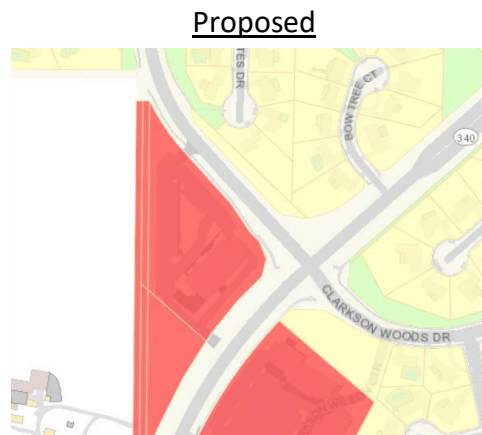
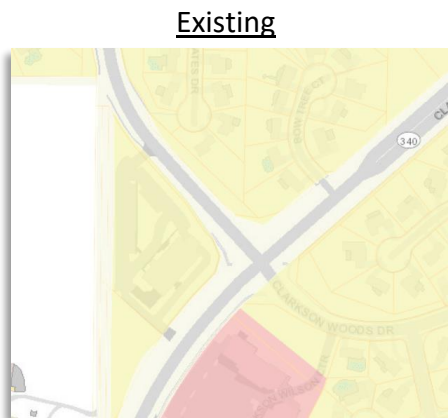
## **SUMMARY OF CHANGES TO THE FUTURE LAND USE PLAN**

Below is a summary of some of the major changes to the Land Use Plan from the prior land use plan.

- Consolidated land use designations from 19 to 9;
- Refined the City Center into four sub-districts (Historic Chesterfield, Corporate Village, Urban Transition and Downtown) to refine the focus of this area;
- Designated common ground within residential areas as conservation areas that are an important part of neighborhoods across the City;
- Defined a green corridor along the utility corridor as a key opportunity to enhance this area as an amenity;

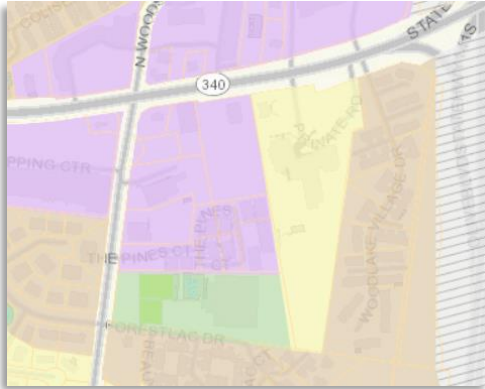


- Reclassified several properties / areas including:
  1. Properties on the NW portion of the intersection of Clarkson and Wilson (From single-family to Neighborhood Center).

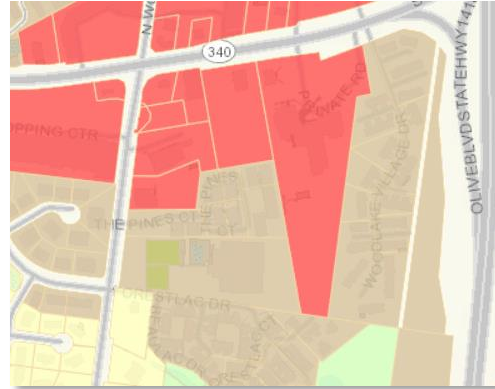


2. Land use designations in the vicinity of Olive Blvd. and Woods Mill Rd.

Existing



Proposed

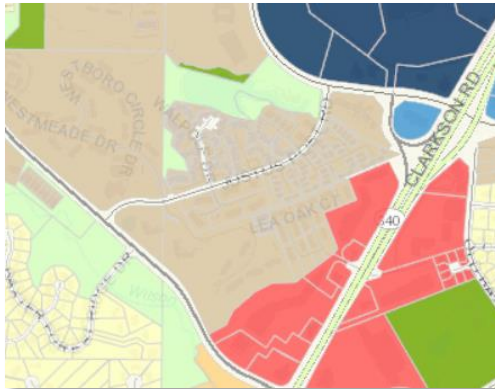


3. Along Justus Post Rd. and the limits of the City Center (Urban Core).

Existing

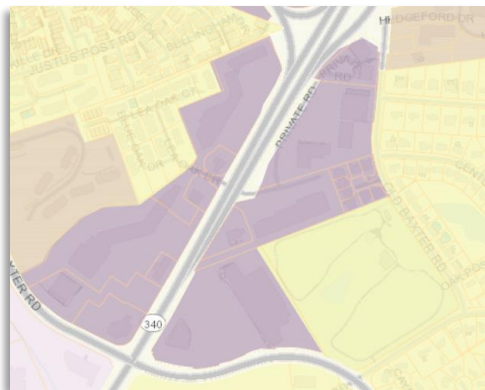


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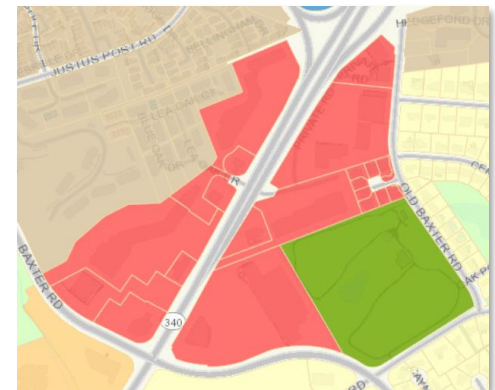


4. Along Clarkson Road (from Urban Core to Neighborhood Center) and designating Eberwein Park from Single Family Residential to Parks and Recreation.

Existing



Proposed



- 5. Properties between Schoettler Road and South Outer 40 Road (from Multi-Family to Suburban Neighborhood).

Existing



Proposed



- 6. Property at 14512 Cazado Dr. (from Multi-Family Residential to Single-Family Residential).

Existing

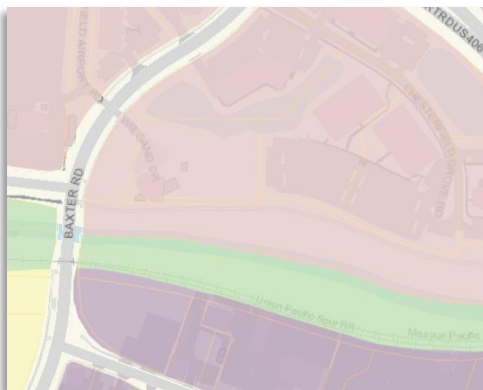


Proposed



- 7. Inclusion of Wiegand Studio into the City Center – Historic Chesterfield designation.

Existing



Proposed

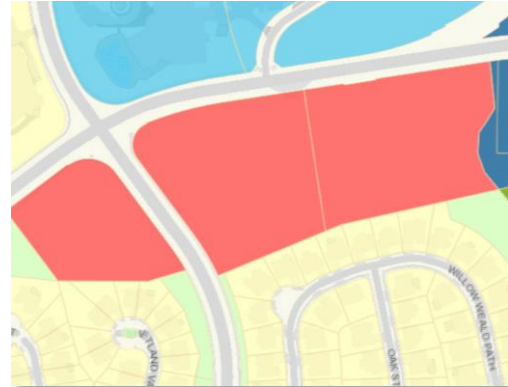


- 8. Southeast and southwest quadrant of Wild Horse Creek Road and Baxter Road (from Urban Core / Multi-Family / Residential Single Family to Neighborhood Commercial).

Existing

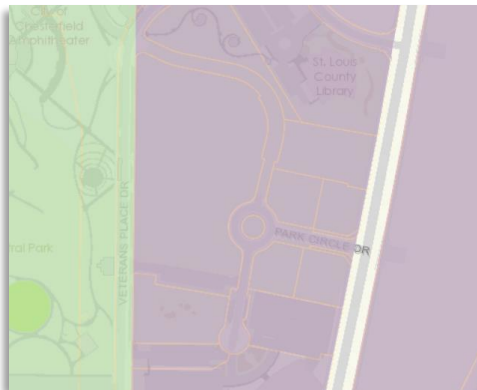


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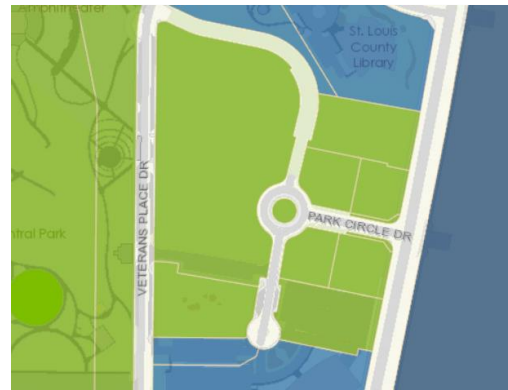


- 9. Parcels adjacent to Central Park to recognize effort of the City to purchase this property (from Urban Core to Park and Open Space).

Existing



Proposed



### **STAFF INPUT**

The Draft Comprehensive Plan meets requirements for all local and State regulations. Further, the effort has complied with the original desire of the City Council to ensure that the public participated in the process and that opportunities for all to be involved were provided. Once approved, the plan will be recorded with the St. Louis County Recorder of Deeds office, finalizing the adoption process.

### **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Resolution 2020-02 approving the City of Chesterfield Comprehensive Plan."

- 2) "I move to approve Resolution 2020-02 approving the City of Chesterfield Comprehensive Plan, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Resolution Adopting the Comprehensive Plan  
Draft Comprehensive Plan