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OUR CITY

Chesterfield is located within the St. Louis metropolitan area. Incorporated in 1988, the City of Chesterfield now encompasses an area of 32 square miles, with a population that is the 14th largest community in the state of Missouri. Over a period of almost 50 years, Chesterfield has grown from a small village of fewer than 800 people to a thriving suburb of nearly 50,000. During this time, the City has increasingly become a more residential community. Chesterfield is a desirable place to live and grow a family within the St. Louis region. While many people enjoy the amenities of living and raising a family within Chesterfield, 84% of the working residents commute to employment outside of the city daily.

Though the community boasts a variety of beautiful neighborhoods, the development pattern is not comprised strictly of residential

uses. The community is home to over 2,000 businesses ranging from entrepreneurial startups to major corporations, including Bayer, RGA, Pfizer and others. It is known as a family-friendly suburban community that offers its citizens a wealth of amenities such as exemplary parks and recreation resources. A wide array of shopping and dining options along with myriad cultural and recreational activities combine to make Chesterfield an attractive destination in the region. These and several other features have placed Chesterfield in an enviable position and has earned the City accolades from Missouri Life Magazine, the Missouri Arts Council, and many others. The Arbor Day Foundation has awarded the City of Chesterfield with its Tree City USA Award anually for over a decade straight.

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2011
Top 10 Town
Missouri Life
Magazine

2011 Creative Community Missouri Arts Council



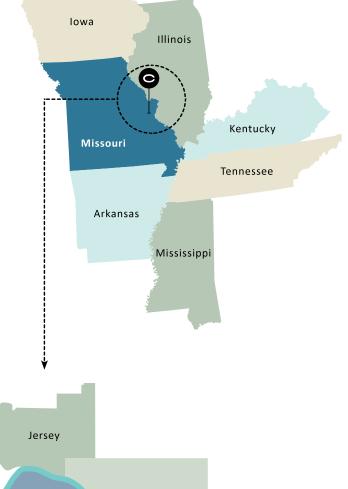




Niche.com, a website that combines data and user reviews to provide information on cities and towns, ranks Chesterfield the #4 place to live in Missouri and gives it a livability rating of A+ for its high quality parks, numerous shopping and dining options, highly rated public schools, and overall family friendliness.

STATE AND REGIONAL CONTEXT

The City of Chesterfield lies west of St. Louis on the Missouri River. As part of St. Louis County, Chesterfield benefits from its location proximate to St. Louis, which lies only 20 miles away. St. Louis is the second largest city in the state and is home to more than 300,000 people. It is also the anchor city of the St. Louis metropolitan area, also known as Greater St. Louis, which is home to approximately 3,000,000 people and spans 15 counties in Missouri and Illinois in addition to the independent City of St. Louis. The area has long been a center of trade thanks to its strategic location at the confluence of the Illinois, Missouri, and Mississippi Rivers, and its economy is still based largely on wholesaling and manufacturing. Greater St. Louis is home to ten of the state's 11 Fortune 500 companies, and two of the 30 largest private companies in America by employment.



Madison Clinton St. Louis Missouri St. Clair Monroe Illinois

MHA LTVNS

The previous comprehensive plan has been amended numerous times over the years, most recently in 2009. Circumstances have changed since the adoption of that plan. With growing interest in the redevelopment of Chesterfield Village and shifting industry trends, more change—and growth—seems likely.

Growth, development, and re-development can bring challenges. These challenges include increased pressure on the transportation infrastructure; increased demand for housing and declining affordability; and increased demand for services which puts a strain on municipal budgets. Coupled with environmental constraints, such as federally designated flood-prone areas, these challenges bring into focus the value of planning for the future.

The City is looking to redefine and refine the vision and goals for the future. Key objectives that motivated leaders to move forward with the update included the following:

- Refocus the City's vision
- Respond to recent trends and emerging economies
- Address the future of buildings constructed 30+ years ago, which are ripe for redevelopment and/or re-use
- Plan for transportation choice and mobility
- Ensure that the City is at the forefront of the changes that lie ahead

Looking 20 or more years into the future, this Envision Chesterfield planning process has highlighted opportunities for Chesterfield to consider. It has provided a chance for citizens and other stakeholders to have a voice in the process, reacting to the opportunities and sharing aspirations and expectations. It has also shed light on the challenges, expanding the community's understanding of and appreciation for the potential obstacles that lie ahead. The resulting plan addresses some of those challenges to put the City on a path to a desired future. By setting a course based on a sound set of goals and guiding principles, the City can be proactive and more effectively manage change over time. Equipped with policy recommendations and strategies to implement the plan, the City will be better able to react to new circumstances and direct resources in a timely manner that are in the best interest of the City, its residents, and property owners.

THE COMPREHENSIVE PLAN

The comprehensive plan is the official adopted statement for future development and conservation in the city. A comprehensive plan is a policy guide that details the City's long-term vision and outlines the steps necessary to achieve it. The plan provides a framework for addressing issues and opportunities pertaining to growth and development in an organized, efficient, and sustainable manner. Taking into consideration existing conditions and emerging trends that could impact how growth and development occur, it seeks to strike a balance among the many competing demands on resources and protects public investments. It provides an objective basis to support zoning and other land use controls, and it informs the decision makers and city officials pertaining to capital investments, development approvals, economic development initiatives, and conservation. The plan is long

range in scope, focusing on the needs of the community, typically over a 20-year period or longer. All municipal governments in the State of Missouri are authorized by statute in Missouri by the Zoning Enabling Act to plan and enact zoning and land use regulations. The specific statutory authority for a municipality to plan and zone is contained in Chapter 89.

Building on past planning efforts, the Envision Chesterfield comprehensive plan seeks to establish a fresh vision that preserves the character of the city while addressing growth in a way that improves upon and protects the high quality of life for all residents. This plan focuses on sustainable development—measured by environmental stewardship, economic prosperity, and an equitable distribution of community resources—that reflects the community's

PUBLIC DRAFT

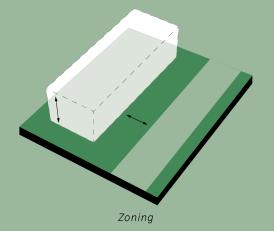
unique character and local values. The Envision Chesterfield document provides a policy framework upon which the Unified Development Code (and other land development regulations), capital improvement plan, and annual budget are based. It also complements other adopted plans of the City. It should be used by elected officials and appointed board members, guiding their decisions as they evaluate development applications, amend ordinances, and determine investment priorities in public infrastructure and services.

As with many of the planning documents written in the past, the current comprehensive plan is text and data heavy. This new version of the comprehensive plan, while providing a high level of detail, aims to be reader-friendly, helps spur the interest and imagination of the reader, and garners citizen support, particularly from champions of the plan on whom the City will depend for successful plan implementation.

WHAT'S THE DIFFERENCE BETWEEN THE **COMPREHENSIVE PLAN AND ZONING?**

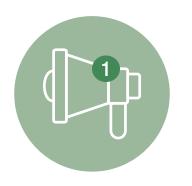
Think of the Comprehensive Plan as a playbook, not a rule book. It is intended to provide guidance in several circumstances, including the formulation of and amendments to local regulations. Hence, the recommendations in the Plan are not a substitute for specific standards and requirements contained in the City's Unified Development Code. The plan provides a policy foundation for the regulations, and the regulations are an effective tool for implementing the plan.





A USER'S GUIDE





WE HEARD YOU.

This plan is the culmination an extensive and transparent community process that planning differing reflects many points of view. Hundreds of Chesterfield residents. businesses, visitors and supporters participated in the process and contributed to the creation of this plan. While there's something for everyone contained within these pages, not everyone is going to love everything in the plan. But consider the big picture, and whether the plan as a whole takes Chesterfield in the right direction. We hope that everyone can find something to get excited about and become a champion for bringing this vision to life!



UNDERSTAND THE ELEMENT OF TIME.

At first glance, the plan may seem ambitious and daunting. It is important to understand that not everything in the plan will happen all at once, and some things may not happen at all. Included are some big ideas that, if implemented, would bring about transformative change, taking years or even decades to come to fruition. Other ideas are smaller and can happen right away. This planning process is about planting seeds and seeing what we can make grow under the right conditions and careful tending.



BE A CHAMPION OF THE PLAN.

The Common Vision and Guiding Principles in this Plan reflect the ideas of an entire community and include many differing points of view — a bit of something for everyone. You don't have to love everything in the Plan, but consider the big picture and whether the Plan as a whole takes Chesterfield in the right direction.



SHOW ME THE MONEY.

The one thing that everyone wants to know is "How much will this cost and who's going to pay for it?" What's important to understand is that much of what will be needed to bring this vision to life is private investment on individual properties. The role of this plan is to offer a vision for the future and set a course of action. The City will have to play a role in ensuring that the stage is set through supportive regulations and investments in infrastructure, but most of the cost and responsibility for development will fall to individual private and nonprofit property owners and residents.



BE A PART OF THE ACTION TEAM.

Although we all wish our tax dollars bought us unlimited city services, the reality is that there is more work to do than staff to do it. All of these great ideas take time, money, and capacity. For this plan to become a reality, a large number of people must decide they care enough to stay involved and help execute the plan. Get on a City commission, join a citizen task force, or turn out to support new projects that are in concert with Chesterfield as they come forward. We will need everyone to actively engage and support this plan over the years to come. Communities that work together, and work smartly, succeed.