

BILL NO. 2070

ORDINANCE NO. 1848

AN ORDINANCE TO AMEND PARAGRAPH 10, SECTION 1003.167 (MISCELLANEOUS REGULATIONS) OF THE CITY OF CHESTERFIELD ZONING ORDINANCE TO ALLOW FOR ISSUANCE OF GRADING PERMITS FOR THE PURPOSE OF STOCKPILING OR THE SURCHARGING OF A FUTURE BUILDING PAD OF SITES IN CHESTERFIELD VALLEY GOVERNED BY A PLANNED DISTRICT, SENIOR RESIDENCE DISTRICT, MIXED USE DISTRICT OR SPECIAL PROCEDURE PRIOR TO APPROVAL OF SITE DEVELOPMENT PLANS, SITE DEVELOPMENT CONCEPT PLANS, OR SITE DEVELOPMENT CONCEPT PLANS BY THE PLANNING COMMISSION OR DEPARTMENT OF PLANNING. (P.Z. 3-2002 CITY OF CHESTERFIELD)

WHEREAS, Chesterfield Valley has seen an increase in the amount of construction activity; and,

WHEREAS, there is a need to stockpile and surcharge future building pads of sites governed by Planned District, Senior Residence District, Mixed Use District, or Special Procedure; and,

WHEREAS, Planning Commission concurs with the recommendation of the Department of Planning to approve these changes; and,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance is hereby amended and agrees to make necessary changes thereto, as set out in Attachment "A" which is attached hereto and made a part hereof.

Section 2. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 3-2002, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on March 11, 2002, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 3. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of May, 2002


MAYOR

ATTEST:

DEPUTY 
CITY CLERK

Attachment A

Section 1003.167, Paragraph 10 of Miscellaneous Regulations of the City of Chesterfield Zoning Ordinance to be amended as follows (amendment in bold):

10. *Issuance of grading, building, etc. permits in certain districts.* No permits shall be issued for clearing, grubbing, grading, building, or use of a site governed by a Planned District, Senior Residence District, Mixed Use District or Special Procedure which are not in accord with site development plans, site development concept plans, or site development section plans approved by the Planning Commission or Department of Planning, **with the following exception: Grading Permits may be issued for developments within the Chesterfield Valley so long as the permit is strictly for the purpose of either stockpiling or the surcharging of a future building pad.** Site Development Plan submittal shall include a Tree Preservation Plan and Grading Plan.