

GLOSSARY OF TERMS

(*Denotes Conceptual Land Use categories on the Chesterfield Conceptual Land Use Plan Map)

***Agricultural/Flood Plain/Conservation:**

A Conceptual Land Use category. Land unprotected from Missouri River floodwaters to the northeast of the Monarch-Chesterfield Levee. This area should be retained for open space, agriculture, or recreation/education activities.

Arterials, Minor:

Roads that interconnect with and augment the urban Principal Arterial System. They provide service to trips of moderate length at a somewhat lower level of mobility than Principal Arterials. Emphasis is on the distribution of vehicles to higher and lower roadway classes and land uses.

Arterials, Principal:

Interstates, expressways or freeways with restricted access that provide for the longest trip lengths and highest traffic volumes within an urban area. Also included are other Principal Arterials that serve the long-distance intra-urban demands in larger urban areas by connecting the regional activity centers not served by the above arterials.

Assisted Living Residence Units:

A senior residence assisted by congregate meals, housekeeping, and personal services for persons who have difficulties with one or more essentials of daily living, but for whom full-time professional medical care is unnecessary. Use is categorized as Multi-Family Residential on the Conceptual Land Use Map.

Boulevard (also Parkway):

A broad thoroughfare with landscape, sidewalk or pedestrian improvements and a landscaped median or center divider that functions as a linear open space.

Buffer:

An area of land, including landscaping, berms, walls, fences, and building setbacks that is located between land uses of different character and is generally intended to mitigate negative impacts of more intense uses on residential property. Buffers may serve one or more functions such as increased distance, visual screening or noise mitigation.

Chesterfield Valley:

The entire area of land within the boundary of the City of Chesterfield located between the Missouri River and the base of the river bluffs. This area does not include the historic district located on Chesterfield Airport Road.

Chesterfield Valley Master Plan:

The Plan adopted by the Planning Commission on February 8, 1999, subsequent to the Flood of 1993, that outlines land use and a drainage and infrastructure plan for the area located in Chesterfield within the Missouri River valley.

Chesterfield Village:

The area around the intersection of I-64/US 40 and Olive Boulevard/Clarkson Road within and adjacent to the Chesterfield Parkway containing a mixture of high-density residential, retail and office uses. See also: Urban Core.

Chesterfield Village Master Plan and Urban Design Plan:

The Plan originally adopted in 1971 for property assembled by Louis Sachs at the intersection of Olive Boulevard and Highway 40.

***City Center:**

A Conceptual Land Use category. A single major community center that will serve as the cultural and recreational focal point for residents of Chesterfield Village. The City Center will offer a mix of land uses including retail, office and residential. The City Center was approved by the City of Chesterfield to be located in the Urban Core.

Collectors, Urban:

Roads that provide both access and traffic circulation within residential neighborhoods, commercial and industrial areas by collecting and distributing traffic between local streets and a higher arterial system.

***College:**

A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees.

*** Community Retail:**

A Conceptual Land Use category. A center, characterized by one national anchor store or grocery store at a maximum of 150,000 square feet that provides general merchandise and services and attracts customers from multiple neighborhoods within Chesterfield and neighboring municipalities that will generally travel up to 15 minutes to reach the center.

Comprehensive Plan:

An official statement of the municipal legislative body which sets forth major policies concerning the desired future land use and physical development of the City.

Continuing Care Residence Units:

A senior residence providing any combination of independent living, assisted living, and/or nursing home care. Use is categorized as Multi-Family Residential on the Conceptual Land Use Map.

Corporate Campus:

A development occupied by one tenant for administrative, executive, professional, research, low-intensity industrial assembly, distribution, or similar activities providing a protected environment for the orderly growth and development of the business in a park-like setting.

***Corridor for Future 141 Extension:**

The corridor reserved for the extension of Highway 141/Woods Mill Road most preferred by the citizens of Chesterfield.

Cross Access:

An element of vehicular and pedestrian circulation which allows persons and cars to gain access from one development, usually commercial, to another without having to use the public road fronting the developments. May be enforced through a legal instrument used to promote vehicular and pedestrian connections between commercial developments.

Existing Park/Recreation:

An existing area open to the general public and reserved for recreational, educational or scenic purposes.

Existing Retail:

Specifically, existing retail is limited to the existing square footage as allowed on the site. If new uses are proposed, they must meet the current parking on the site and may not be increased.

FEMA:

Federal Emergency Management Agency.

Flood Protected Area:

Areas located in a flat area adjacent to a river, but removed from the floodplain by man-made levees, thus reducing the hazard of flooding.

Floodplain (Engineering):

The limits a river will reach during a specified storm event.

Floodplain (Natural):

In terms of river morphology, the flat area adjoining a river channel constructed by the river in the present climate and overflowing at times of high discharge. The floodplain is a natural attribute of rivers and actually becomes part of the river during storm events.

Group Homes for the Elderly:

A facility providing 24-hour consecutive care for three (3) or more persons who, by reason of aging, require services furnished by a facility that provide shelter, board, storage and distribution of medicines and protective oversight, including care during

short-term illness or recuperation. Use is categorized as Multi-Family Residential on the Conceptual Land Use Map.

Gumbo Flats:

The historical reference to Chesterfield Valley.

Height and Hazard Zoning:

Zoning regulations designed to reduce safety hazards and noise hazards associated with aircraft taking off and landing. The regulations restrict the height of buildings and trees in the path of aircraft approaching and leaving the runway and the location of residences, schools, hospitals and other such uses needing protection from potential aircraft hazards.

High-Density Office

Maximum of 70 feet above grade exclusive of mechanical.

Highway 40 / Interstate 64 Corridor:

All parcels adjacent to the I-64/Highway 40 (US 40) right-of-way between Highway 141 and the Daniel Boone Bridge.

Historic Sites:

The traditional, documented or legendary location of an event, occurrence, action or structure significant in the life or lives of a person, persons, groups, or tribe, or any place with evidence of past historic human activity. Sites include, but are not limited to, cemeteries, burial grounds, occupation and work areas, evidence of farming or hunting and gathering, battlefields, settlements, estates, gardens, groves, river crossings, routes and trails, caves, quarries, mines or significant trees or other plant life. (Source: Chesterfield Historical Commission)

***Hospital:**

A Conceptual Land Use category. An institution providing medical and surgical care for humans only, for both in- and out-patients, including medical service, training, and research facilities.

IESNA:

Illuminating Engineering Society of North America, a widely recognized authority on illumination, provides recommended practices on interior and exterior lighting, lighting design standards and guidelines on energy management and lighting measurement.

Independent Living Residence Units:

A senior residence providing no regular assistance to residents either with activities of daily living or with daily medical needs. Use is categorized as Multi-Family Residential on the Conceptual Land Use Map.

***Industrial, Low-Intensity:**

Activities in which the primary use of the land and building will include manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage. The external effects of such activities can be controlled, such as smoke, noise, vibration, and truck traffic.

Institutional:

A land use associated with non-profit or public activity, including churches, schools, civic or community facilities, but not including residential uses of non-profit or public entities. Also refers to government-owned and/or operated structures or land.

Interstate 64 / Highway 40 Corridor:

All parcels adjacent to the I-64/Highway 40 (US 40) right-of-way between Highway 141 and the Daniel Boone Bridge.

Local Streets:

Serve primarily to provide direct access to abutting land and higher order systems and consist of all streets not classified as Arterials or Collectors.

Low-Density Office:

Maximum of 45 feet above grade exclusive of mechanical.

***Low-Intensity Industrial:**

Activities in which the primary use of the land and building will include manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage. The external effects of such activities can be controlled, such as smoke, noise, vibration, and truck traffic.

Master Plan:

A land use plan focused on one or more sites within an area, such as Chesterfield Village and Chesterfield Valley, that identifies site access and general improvements and is intended to guide growth and development over a number of years or phases.

Minor Arterials:

Roads that interconnect with and augment the urban Principal Arterial System. They provide service to trips of moderate length at a somewhat lower level of mobility than Principal Arterials. Emphasis is on the distribution of vehicles to higher and lower roadway classes and land uses.

***Mixed Commercial Use:**

A Conceptual Land Use category. Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development.

***Mixed Use (Retail/Office/Warehouse):**

A Conceptual Land Use category consisting of a mixture of office, office/warehouse, distribution and retail development with a maximum height of 3 stories (45 feet above

grade including mechanical). Development should have a “business park” quality with special emphasis given to the type of development along the I-64/US 40 frontage and near the Urban Core, due to their high visibility from the Interstate.

MSD:

The Metropolitan St. Louis Sewer District.

***Multi-Family Residential:**

A Conceptual Land Use category. A building or portion thereof designed for or occupied exclusively by four (4) or more families living independently of each other in individual dwelling units. This category includes continuing care residential, assisted living residential, elderly group homes, independent living residential for the elderly and nursing homes.

Multi-Modal:

A transportation network that incorporates multiple forms of transportation such as pedestrian, bicycle, personal automobile and public transportation.

MUTCD:

The Federal Highway Administration’s Manual on Uniform Traffic Control Devices.

***Neighborhood Retail:**

A Conceptual Land Use category. A center no larger than 50,000 square feet that provides general merchandise and services and attracts customers from adjacent neighborhoods within Chesterfield that will generally travel up to 10 minutes to reach the center.

Neighboring Retail Area:

This designation refers to retail areas located in communities adjacent to Chesterfield.

Node:

A pattern of development characterized by geographically contiguous and contained retail and office uses at selected commercial centers. Nodes represent well-defined locations of development that are prohibited from expanding to adjacent land uses.

Nursing Home:

A senior residence for use as a medical care facility for persons who need nursing care and medical services, but do not require intensive hospital care. Use is categorized as Multi-Family Residential on the Conceptual Land Use Map.

***Office:**

A Conceptual Land Use category. A land use or parcel of land that contains a building or multiple buildings primarily used for administrative, executive, professional, research or similar activities.

Office, High-Density:

Maximum of 70 feet above grade exclusive of mechanical.

Office, Low-Density:

Maximum of 45 feet above grade exclusive of mechanical.

***Office Park:**

A Conceptual Land Use category found in Chesterfield Valley only. A development that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Open Space:

Any land or area, the preservation of which in its present state would: 1. Conserve and enhance natural or scenic resources, 2. Protect streams or water supplies, 3. Promote conservation of soils or wetlands, 4. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries, or 5. Enhance recreation opportunities.

Open Space Plan:

A plan for the preservation of Open Space. (see: Open Space)

***Park/Recreation:**

A Conceptual Land Use category. Land currently being used or reserved for open space, conservation areas, or public activities related to recreation, education, athletics, or culture.

Park, Passive:

A park featuring “passive” (or self-directed) recreation pursuits, such as interpretive programs and trail systems that take advantage of geological, biological or scenic resources located within the park but not including recreational facilities, such as swimming pools, gyms or playing fields.

Park, Unstructured:

Areas for non-programmed, self-directed recreational activities such as picnicking and barbecues, hiking and biking, and informal sports activities.

Parkway (also Boulevard):

A broad thoroughfare with landscape, sidewalk or pedestrian improvements and a landscaped median or center divider that functions as a linear open space.

Passive Park:

A park featuring “passive” (or self-directed) recreation pursuits, such as interpretive programs and trail systems that take advantage of geological, biological or scenic resources located within the park but not including recreational facilities, such as swimming pools, gyms or playing fields.

Planned Environmental Unit (PEU) Procedure:

A zoning procedure in certain residential zoning districts that permits flexibility in building types, encourages economic and energy efficient subdivision design, and encourages the provision of supporting community facilities in the development of diverse, sound, urban developments under conditions of approved site development plans.

Principal Arterials:

Interstates, expressways or freeways with restricted access that provide for the longest trip lengths and highest traffic volumes within an urban area. Also included are other Principal Arterials that serve the long-distance intra-urban demands in larger urban areas by connecting the regional activity centers not served by the above arterials.

Public Facilities:

Local, state, federal or private facilities open to the general public, including government centers, cultural or historic facilities, public schools, hospitals and airports.

***Public School:**

A Conceptual Land Use category. Any institution, funded by the community that provides primary or secondary educational instruction to students.

Quality:

The level of excellence as defined and determined to be most appropriate by the residents of Chesterfield. Quality as used in this plan, may be applied to quality of life; development standards; residential, commercial, office and industrial developments; retail facilities and nodes; neighborhoods; "places;" site and subdivision design, layout, and planning practices; and aesthetics.

***Regional Retail:**

A Conceptual Land Use category. A center characterized by two (2) or more national retail anchor stores at a minimum of 150,000 square feet that provides general merchandise and services and attracts customers from Chesterfield and surrounding municipalities that will travel .5 hours or greater to reach the center.

Research and Development (R&D) Parks:

A structure or complex of structures designed or used primarily for research development functions related to office/research/technology uses and similar fields of endeavor.

***Residential, Multi-Family:**

A Conceptual Land Use category. A building or portion thereof designed for or occupied exclusively by four (4) or more families living independently of each other in individual dwelling units. This category includes continuing care residential, assisted living residential, elderly group homes, independent living residential for the elderly and nursing homes.

***Residential, Single-Family:**

A Conceptual Land Use category consisting of Single-Family Attached/Detached Dwellings.

Retail:

Activities directly associated with the sale or rental of goods and services to the end consumer. Developments will be limited to those that will provide a neighborhood or community retail center.

***Retail, Community:**

A Conceptual Land Use category. A center, characterized by one (1) national anchor store or grocery store at a maximum of 150,000 square feet that provides general merchandise and services and attracts customers from multiple neighborhoods within Chesterfield and neighboring municipalities that will generally travel up to 15 minutes to reach the center.

Retail, Existing:

Specifically, existing retail is limited to the existing square footage as allowed on the site. If new uses are proposed, they must meet the current parking on the site and may not be increased.

***Retail, Neighborhood:**

A Conceptual Land Use category. A center no larger than 50,000 square feet that provides general merchandise and services and attracts customers from adjacent neighborhoods within Chesterfield that will generally travel up to 10 minutes to reach the center.

***Retail, Regional:**

A Conceptual Land Use category. A center characterized by two (2) or more national retail anchor stores at a minimum of 150,000 square feet that provides general merchandise and services and attracts customers from Chesterfield and surrounding municipalities that will travel .5 hours or greater to reach the center.

***Service/Business Park:**

A Conceptual Land Use category. Should be developed for uses needing more intensive warehousing and manufacturing. These uses would be similar to the type of development associated with the Spirit of St. Louis Airport.

***Single-Family Residential:**

A Conceptual Land Use category consisting of Single-Family Attached/Detached Dwellings.

***Spirit Airport:**

A Conceptual Land Use category. This category is for the extended boundaries of the Spirit of St. Louis Airport as addressed in City of Chesterfield Ordinance 1156.

Strip Commercial:

A single-story commercial structure with multiple tenants that share traffic access and front parking. The tenant spaces usually have unified design features such as exterior colors, materials and sign dimensions.

Strip Commercial Development:

A pattern of development characterized by free-standing, independently-sited retail or other commercial businesses on individual lots with varying depths, varying building setbacks, independent parking, and independent access points along a major road that has no significant variation in land use.

Unstructured Park:

Areas for non-programmed, self-directed recreational activities such as picnicking and barbecues, hiking and biking, and informal sports activities.

Urban Collectors:

Roads that provide both access and traffic circulation within residential neighborhoods, commercial and industrial areas by collecting and distributing traffic between local streets and a higher arterial system.

***Urban Core:**

A Conceptual Land Use category. The area around the intersection of I-64/US 40 and Olive Boulevard/Clarkson Road within and adjacent to the Chesterfield Parkway containing a mixture of high-density residential, retail and office uses. The Urban Core will contain the highest density development in Chesterfield and should serve as the physical and visual focus for the City.

West Area:

The area reserved on the Conceptual Land Use Plan for large, residential lot development generally west of Wilson Road starting at its intersection with Wild Horse Creek Road, south of the Chesterfield Valley, and north of the Chesterfield city limits.