

INTRODUCTION

Plan Purpose

The Chesterfield Comprehensive Plan is the official statement of the City of Chesterfield Planning Commission. The Plan sets forth policies and recommendations concerning future land use and physical development of the City. It is a coordinated and unified policy document to be used by the Planning Commission and Staff for guidance on private and public development issues.

The Plan is, by nature, comprehensive, general and long-range. “Comprehensive” means that the Plan covers all geographic areas of the community and all municipal functions related to the physical development of Chesterfield. “General” means that the Plan provides policies and recommendations but does not necessarily provide tasks or regulations for implementation. “Long-range” means that the Plan looks beyond the foreground of pressing current issues to the perspective of problems and possibilities 10 to 20 years in the future.

Plan Development

The participation of a cross section of individuals is important at different stages in the comprehensive planning process. The process began with the Citizen Advisory Committee, with input from community meetings and ended twenty-six meetings later with the Planning Commission adopting the Plan. Each group contributed many countless volunteer hours to the product, a Plan for our community.

Citizen Advisory Committee

The 22-member Citizen Advisory Committee was appointed by the City Council to work with City Staff, the Planning Commission, and Woolpert LLP in the development of the Comprehensive Plan. This group included four (4) citizens from each of the four (4) wards, the Chairman of the Planning Commission and Chairman of the Planning Commission’s Comprehensive Plan Committee.

The work of the Citizen Advisory Committee included the review of existing conditions analysis, review of community meeting input and development of plan recommendations.

Plan Development Process



Community Meetings

To aid the Citizen Advisory Committee, three (3) meetings were held with the community-at-large.

Public Meeting #1: Visioning Session

A Visioning Session was held with the public to record and discuss community issues and concerns. The Visioning Session consisted of two (2) parts. The first was a Community Image Survey and the second was a visioning exercise conducted in smaller break-out groups.

The Community Image Survey consisted of a series of slides that displayed a range of commercial and residential developments. This Community Image Survey allowed the audience to score forty (40) images of various types of land uses and landscapes. The highest and lowest scoring images were discussed to determine what characteristics were most or least appealing to the participants.

The second part of the Visioning Exercise challenged the audience to visualize Chesterfield today and in the future. Participants were asked to break into groups and describe how the future vision could be reached through land use and development, transportation, and community image and quality of life improvements.

Public Meeting #2: Planning Workshop

Woolpert, LLC conducted an interactive planning workshop with the public to generate and evaluate various land use and transportation scenarios. During the workshop, participants discussed key planning issues and brainstormed ideas and solutions for future land use and development, utilities, transportation, community facilities, parks and open space, and community image. The intent was to explore new ideas for areas of the community and generate discussion on their merits and implications.

Public Meeting #3: Plan Open House

Following submittal of the draft Plan report to the Citizen Advisory Committee, a third round of public input meetings was conducted. A public open house was held to present draft findings and to solicit input on the proposed plan policies and recommendations prior to the Plan being submitted to the Planning Commission at the Public Hearing.

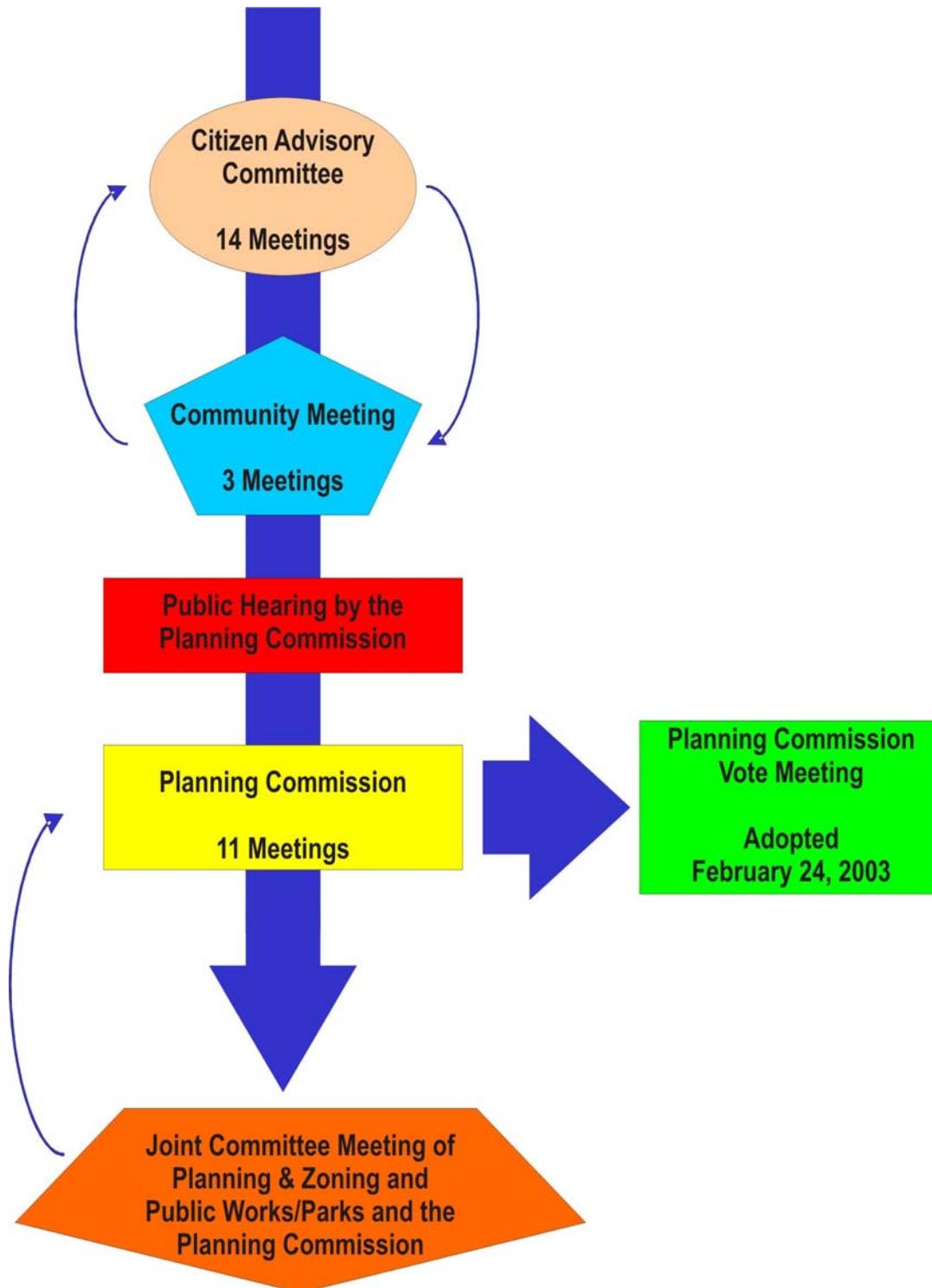
Planning Commission

With the exception of attending the community meetings, the Planning Commission's role began when the Citizen Advisory Committee submitted the draft Plan to them for a Public Hearing. At the Public Hearing, comments were received from citizens, agencies associated with the City and other City Departments.

Taking the information from the Public Hearing, the Planning Commission began its work reviewing the Plan. Its goal was to review, but also to understand the new Plan. Once finished, the work was presented to a joint committee meeting of Planning and Zoning and Public Works/ Parks of the City Council for their input.

The Plan was adopted on February 24, 2003 by Resolution by the Planning Commission.

Public Participation Process
March 1, 2001 - February 24, 2003



Plan Contents

The Chesterfield Plan can be divided into five (5) elements. The first element is the data of the Chesterfield area. The second element of the Plan is the Plan Policies. The policies are the principles of the Comprehensive Plan. They create the framework for the decision-making relating to future land use and development. The third, fourth and fifth elements of the Plan are Land Use, Transportation, and Community Facilities, respectively.

Community Data Element

The Community Data element provides information on the Chesterfield area.

- Products of this element are Development History and Environmental Features maps.

Plan Policies Element

The Plan Policies cover the following areas: General Policies, Residential Development, Commercial Development, Office Development, Research and Development Parks and Corporate Campuses, Industrial Development, Transportation, Utilities, Public Facilities, and Parks and Open Space.

- The product of this element is the policies used in guiding the Comprehensive Plan.

Chesterfield Valley contains the predominant amount of undeveloped land within the City of Chesterfield. The Comprehensive Plan recommends that development in Chesterfield Valley should be consistent with the Valley Master Plan and Planning Commission policies in effect at the time of adoption of this Plan. The policies for development are presented in the Chesterfield Valley Policies Element.

Land Use Element

The Land Use Element for the Comprehensive Plan is divided into two (2) subsections. The first examines how the land is being used; the second is the actual Land Use Plan. Guided by Plan Policies, it is this Plan that has been developed to make recommendations on future land use.

- Products of this element are the Existing Land Use and the Land Use Plan Maps.

Transportation Element

Transportation is referred to as the way people move about a community and the routes they take. The Transportation Element first studies our existing system then provides a plan to address the concerns voiced by community residents and leaders. Together the Transportation Plan, the City-wide Transportation Model and the Land Use Plan identify both transportation improvements necessary in order to maintain a safe and efficient transportation system and policies necessary to develop that system.

- Products of this element are Functional Classification of Roads and Transportation Improvements Maps.

Community Facilities & Infrastructure Element

The adequacy of our existing community facilities and infrastructure had to be examined prior to making recommendations for the future. The Community Infrastructure & Facilities Plan summarizes how utility service will be provided to projected growth areas based on the Land Use Plan. The Plan also includes plans for future parks, recreation and other community facilities.

- A product of this element is the Public Facility Map.

Work Program

If planning is a process, then the Comprehensive Plan is the foundation. To build on many of the thoughts and ideas of this Plan, a separate document, the Work Program, has been developed. Unlike the Comprehensive Plan, which is policy, this document, the Work Program, is made up of action items the Planning Commission will address in the future.