

RESOLUTION 220**RESOLUTION OF THE CITY COUNCIL DECLARING A MORATORIUM ON ALL REQUESTS FOR RESIDENTIAL ZONING CHANGES WITHIN THE CITY OF CHESTERFIELD UNTIL SEPTEMBER 15, 1997.**

WHEREAS, the City of Chesterfield was incorporated on June 1, 1988; and

WHEREAS, upon incorporation, the City appointed a citizens committee to establish its Comprehensive Plan. The Comprehensive Plan of the City of Chesterfield was adopted in 1990 with its last major amendment being the West Area Study completed in 1995 and which has been adopted by the Planning Commission and the City Council; and

WHEREAS, the City of Chesterfield, in the last several years, has experienced continued ongoing development of its residential neighborhoods while the amount of undeveloped land has dwindled; and

WHEREAS, the City of Chesterfield's Comprehensive Plan, amongst other residential zoning classifications, has a classification called Non-Urban (NU); and

WHEREAS, the Circuit Court for St. Louis County, in 1996, determined that at the juncture of Baxter and Wildhorse Creek Road, (which is not within the West Area Study) that a NU classification was not appropriate for said site, and that the site needed to be rezoned in accordance with the surrounding neighborhoods; and

WHEREAS, the City of Chesterfield has recently undertaken to implement through a zoning process the recommendations of the West Area Study along Wildhorse Creek Road; and

WHEREAS, the Council recognizes that there are numerous issues, questions and proposals that need consideration regarding the further development of residential areas in the City of Chesterfield as it relates to infill develop, signage, stormwater issues, lot size consideration, green space issues, and infrastructure consideration to indicate a few of the concerns which are before the City Council; and

WHEREAS, the City Council had previously employed an outside land planning specialist, namely Lane Kendig, to develop a new zoning ordinance for the City of Chesterfield which plan has not been completed nor implemented; and

WHEREAS, the City of Chesterfield has recently employed outside planners for the assistance in developing new zoning regulations to implement the West Area Study; and

WHEREAS, the constant and unending efforts to rezone within the City has reached a point where the City has not been given an opportunity to study and analyze the varied issues as set out above, and the Planning Commission and elected officials have not had the opportunity to contemplate and formulate answers to the issues before the City and to develop clear and precise directions for the zoning within the City of Chesterfield into the next century; and

WHEREAS, City Council recognizes a need for the community through its Comprehensive Plan to review and consider the issues confronting the City in its current residential zoning efforts and to give the City the time and opportunity to complete the implementation of the West Area Study along Wildhorse Creek Road and to update and specifically address the problems of the City with regards to the development of the remaining undeveloped residential locations throughout the City with citizen input and professional assistance; and

WHEREAS, the City Council, in an effort to prevent making ill advised decisions and to prevent any injustice to the citizens of the City of Chesterfield or to those who wish to develop residential sites within the City, the Council wishes to review the its current Comprehensive Plan and feels that until such analysis has been undertaken, that rezoning of additional undeveloped land for residential purposes is not in the best interest, general health and welfare of the City of Chesterfield.

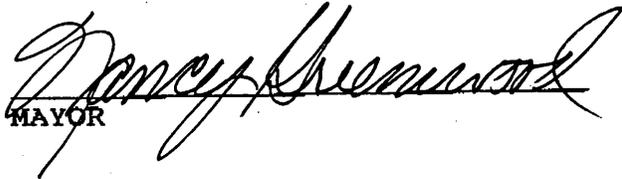
NOW THEREFORE BE IT RESOLVED:

Section 1. The City of Chesterfield hereby declares a moratorium on the consideration of any and all petitions submitted in conformance with Section 1003.180 Special Procedures and Section 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance relative to residential zoning districts after the date that this Resolution becomes effective within the city limits of the City of Chesterfield. All requests for petitions submitted in conformance with Section 1003.180 Special Procedures and Section 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield Zoning Ordinance relative to residential zoning districts not on file with the Planning Department of the City of Chesterfield as of the effective date of this Resolution shall be considered effected by this Resolution and shall not be considered by the Planning Commission until the expiration of this moratorium period.

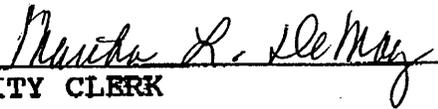
Section 2. Said moratorium shall be in effect until September 15, 1997 from the date this Resolution is adopted.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval.

Adopted this 19 day of May, 1997.


MAYOR

ATTEST:


CITY CLERK