

**RESOLUTION # 233**

**WHEREAS**, the City of Chesterfield was established on June 1, 1988 pursuant to the order of the County Council of St. Louis County; and,

**WHEREAS**, following the incorporation of the City of Chesterfield, the Planning Commission, after considering the views of all who had come before it, accepted the Comprehensive Plan then in effect as approved by St. Louis County; and,

**WHEREAS**, the Planning Commission of the City of Chesterfield adopted on February 12, 1990, a Comprehensive Plan in conjunction with Development Strategies, Inc., in association with Booker Associates, Crawford, Bunte and Brammeier and the Community Advisory Group, consisting of sixty-five (65) citizens of the City of Chesterfield; and,

**WHEREAS**, the Comprehensive Plan Committee of the Planning Commission and the Planning Commission have reviewed the Comprehensive Plan for the area encompassed by the city limits of the City of Chesterfield, with a view toward determining what, if any, changes need to be made to the Plan as adopted on February 12, 1990, and updated by the Planning Commission on May 29, 1991, January 27, 1992, December 14, 1992, October 10, 1994, August 28, 1995, and January 13, 1997; and,

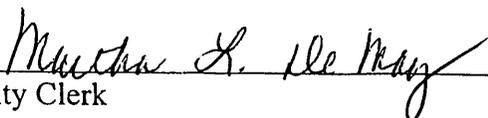
**WHEREAS**, the Planning Commission has reviewed the Comprehensive Plan as previously approved and revised; and,

**WHEREAS**, the Chesterfield City Council has reviewed the proposed changes to the Comprehensive Plan and its attached documents as recommended and also approved by the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AS FOLLOWS:**

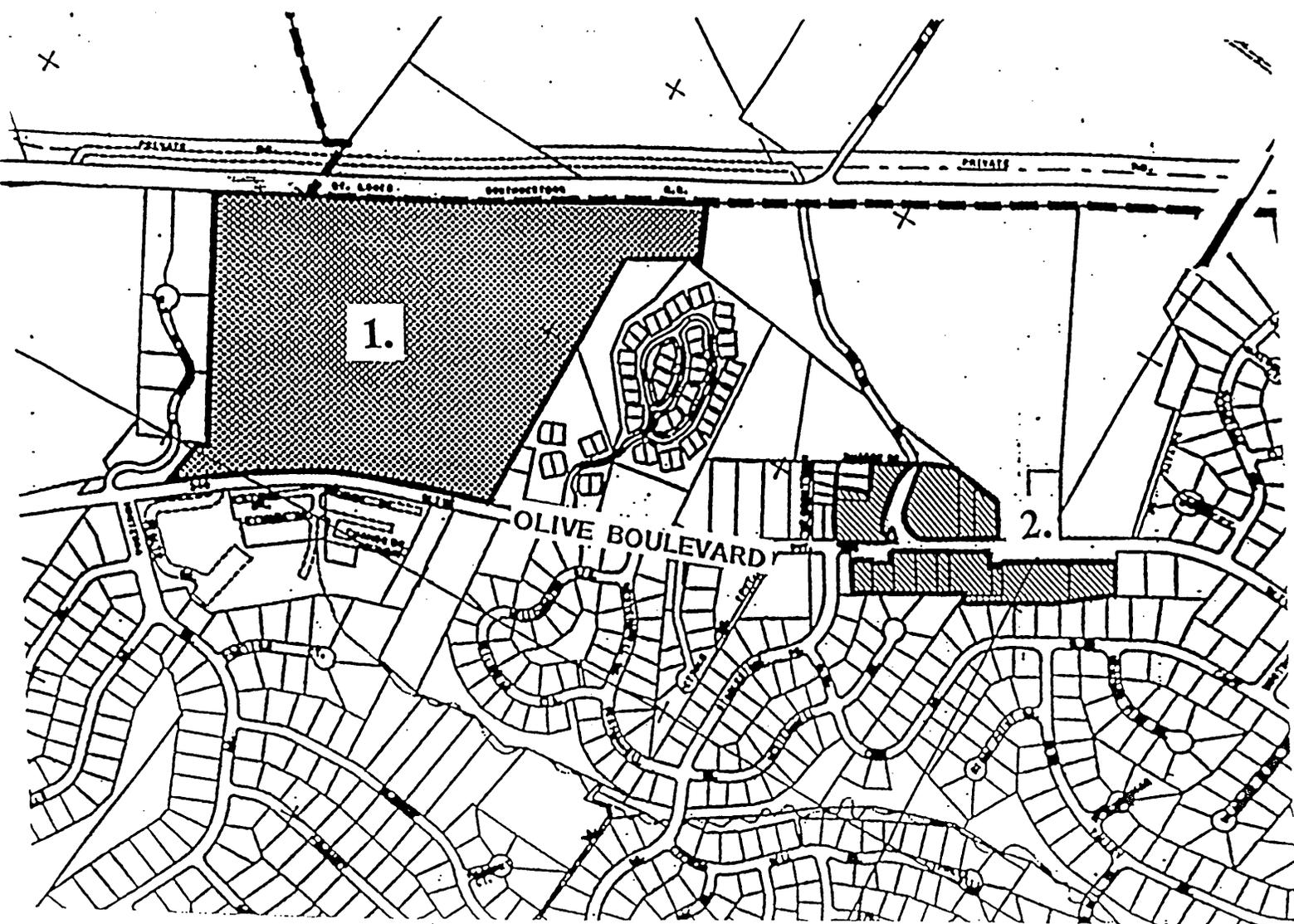
That the City Council of the City of Chesterfield, after receiving public comments on January 5, 1998, and after considering the views of all those who came before it, and after review of the recommended changes to the Comprehensive Plan and the planning documents as prepared and presented to the City Council by the Planning Department, and after consideration of the plan, its supporting documents which include the zoning district maps, Conceptual Land Use Plan, Parks System Plan, Recommended Street Plan, and Planning Policies, all of which are made a part hereof, does hereby approve the attached amendments to the Comprehensive Plan, and its implementing documents.

**BE IT FURTHER RESOLVED** that this amended plan be certified by the City Clerk of the City of Chesterfield, signed by the Mayor of the City of Chesterfield and a copy recorded in the office of the City Clerk of the City of Chesterfield.

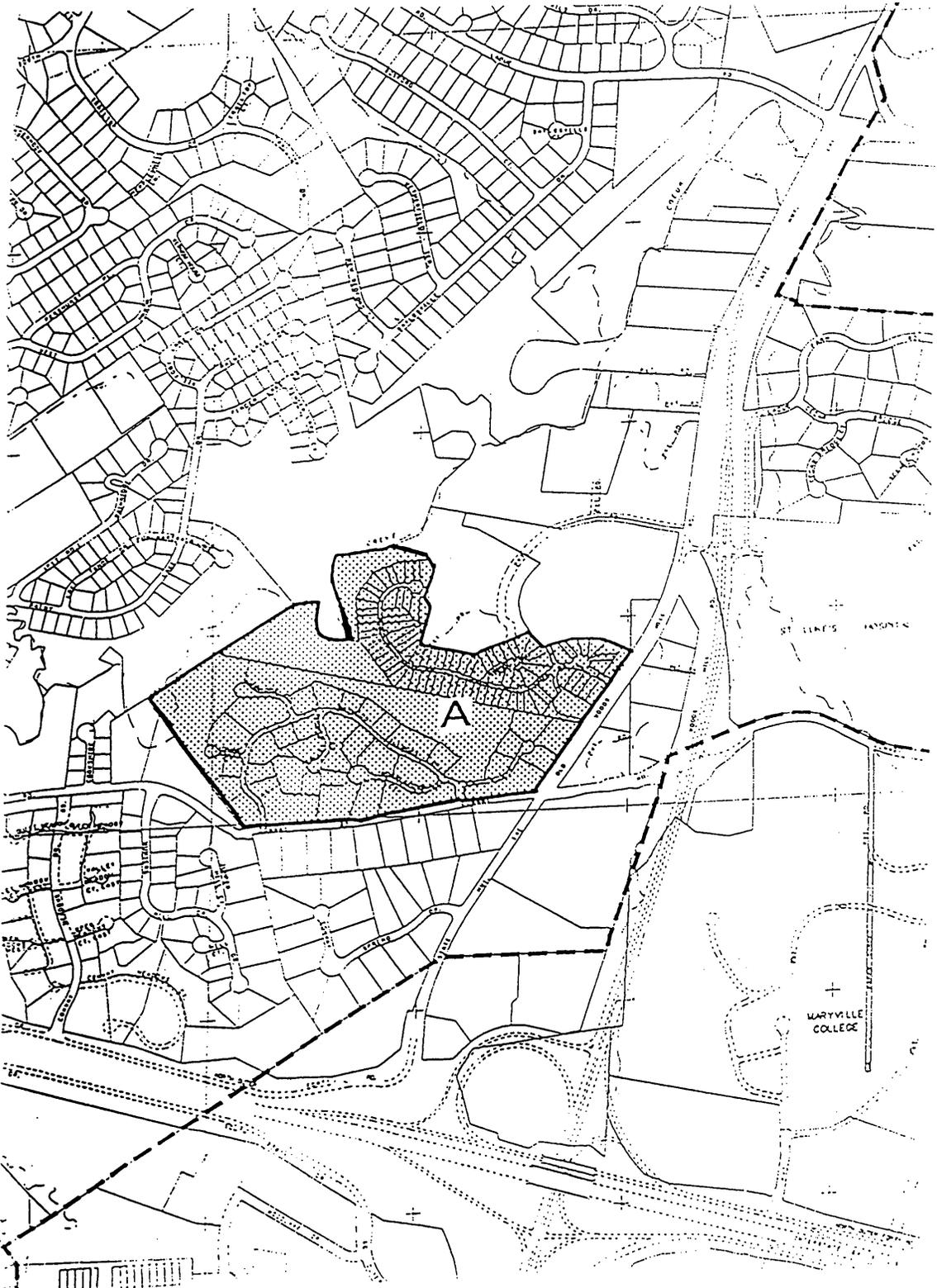
  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor

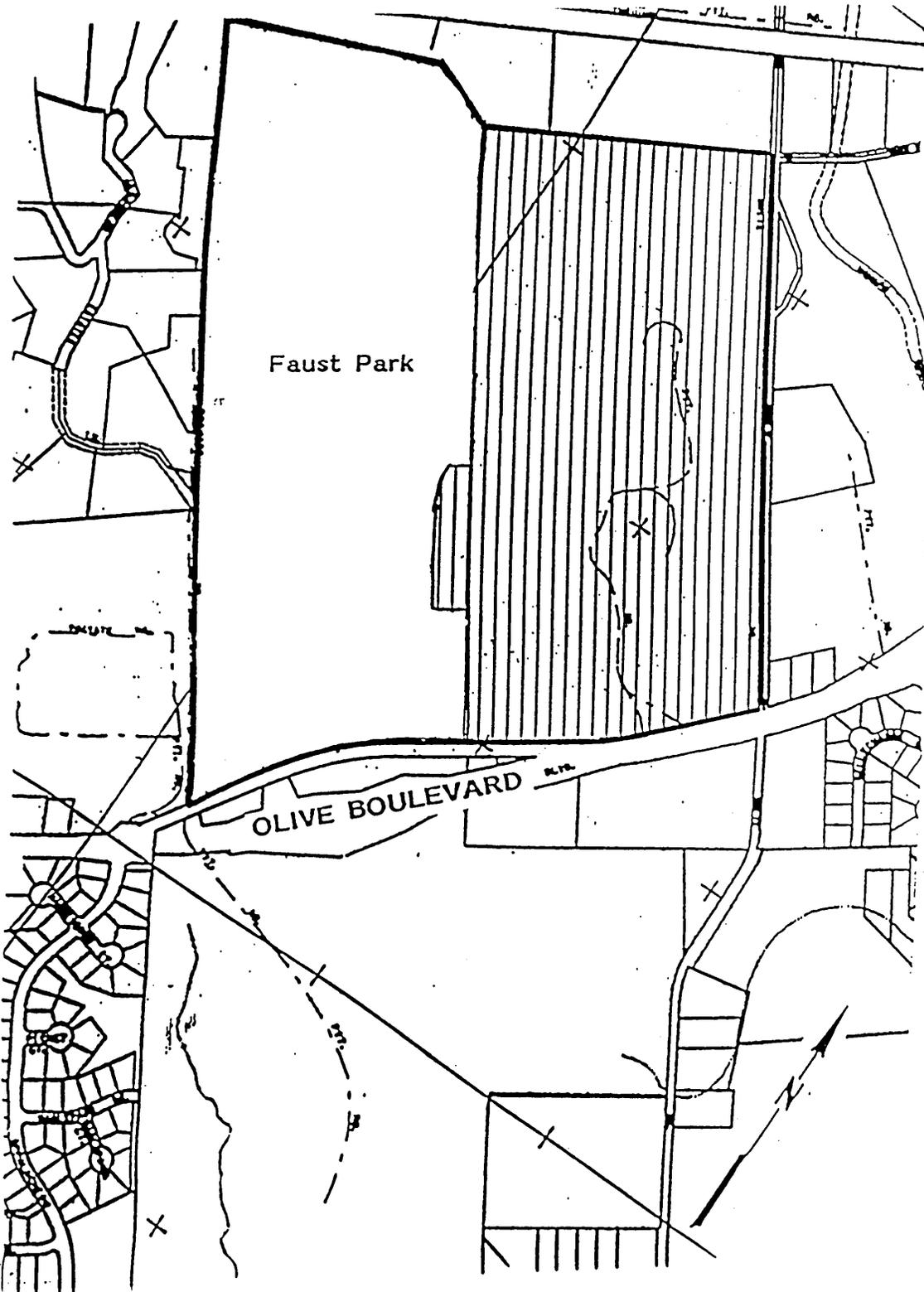
Dated JANUARY 5, 1998



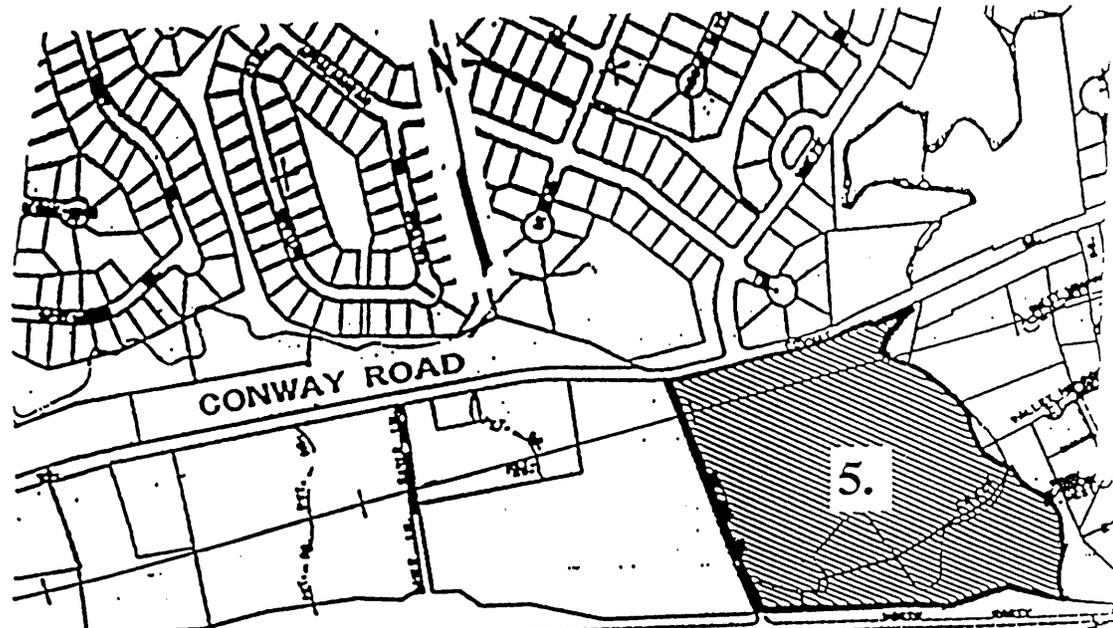
- 1. Existing: Single Family  
 Proposed: Existing Park/Recreation  
 Reason: property willed to the Missouri Department of Conservation  
 Location: north side of Olive Boulevard, west of Spyglass Summit, east of Old Riverwoods Lane
  
- 2. Existing: New or Improved Neighborhood Service Center and Single Family  
 Proposed: Existing Retail  
 Reason: clarification to reflect existing commercially zoned property  
 Location: Hog Hollow Retail District



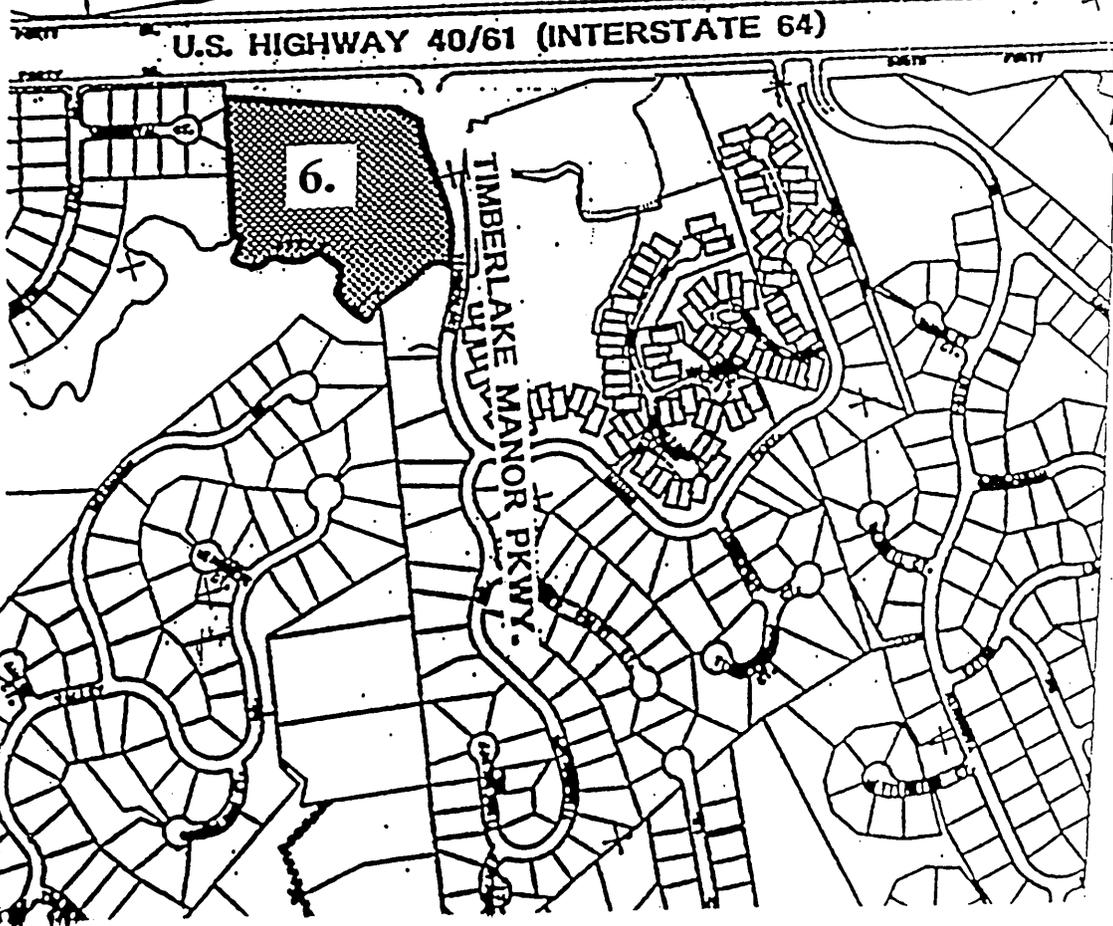
3. Existing: Single Family  
Proposed: Attached Single Family  
Reason: to reflect existing attached single family development (Terraces at Woodsmill Cove and Baywood Village)  
Location: west side of Woods Mill Road, north of Conway Road, south of Ladue Road



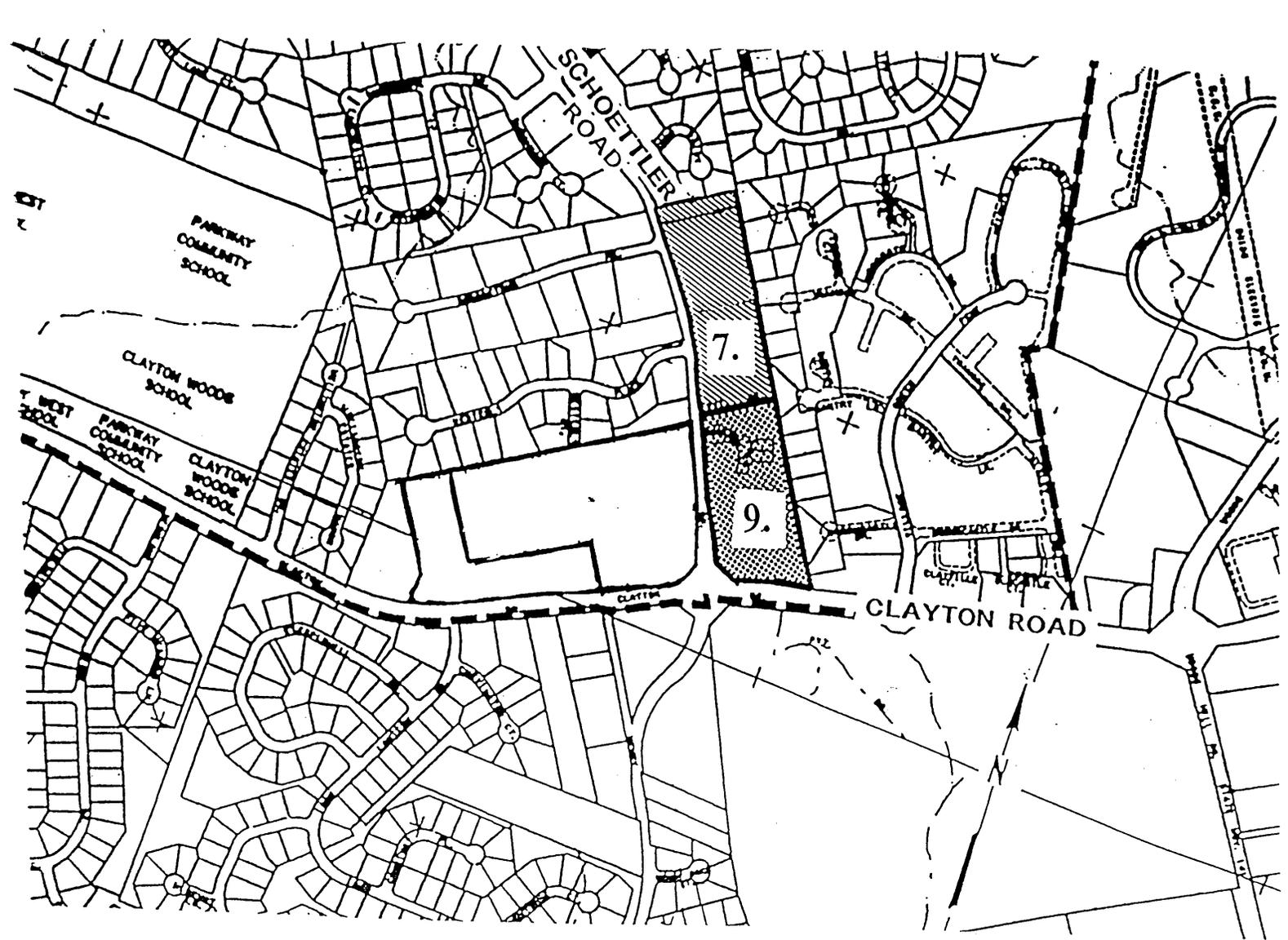
- 4. Existing: Single Family
- Proposed: Existing Park/Recreation
- Reason: to reflect dedication of land to St. Louis County Parks for expansion of Faust Park
  
- Location: north side of Olive Boulevard, west of White Road



5. Existing: None  
 Proposed: Single Family  
 Reason: currently an undefined designation  
 Location: north of Highway 40/61, south of Conway Road



6. Existing: Office Campus  
 Proposed: Single Family  
 Reason: to reflect approved church currently under construction  
 Location: southwest corner of Highway 40/61 and Timberlake Manor Parkway

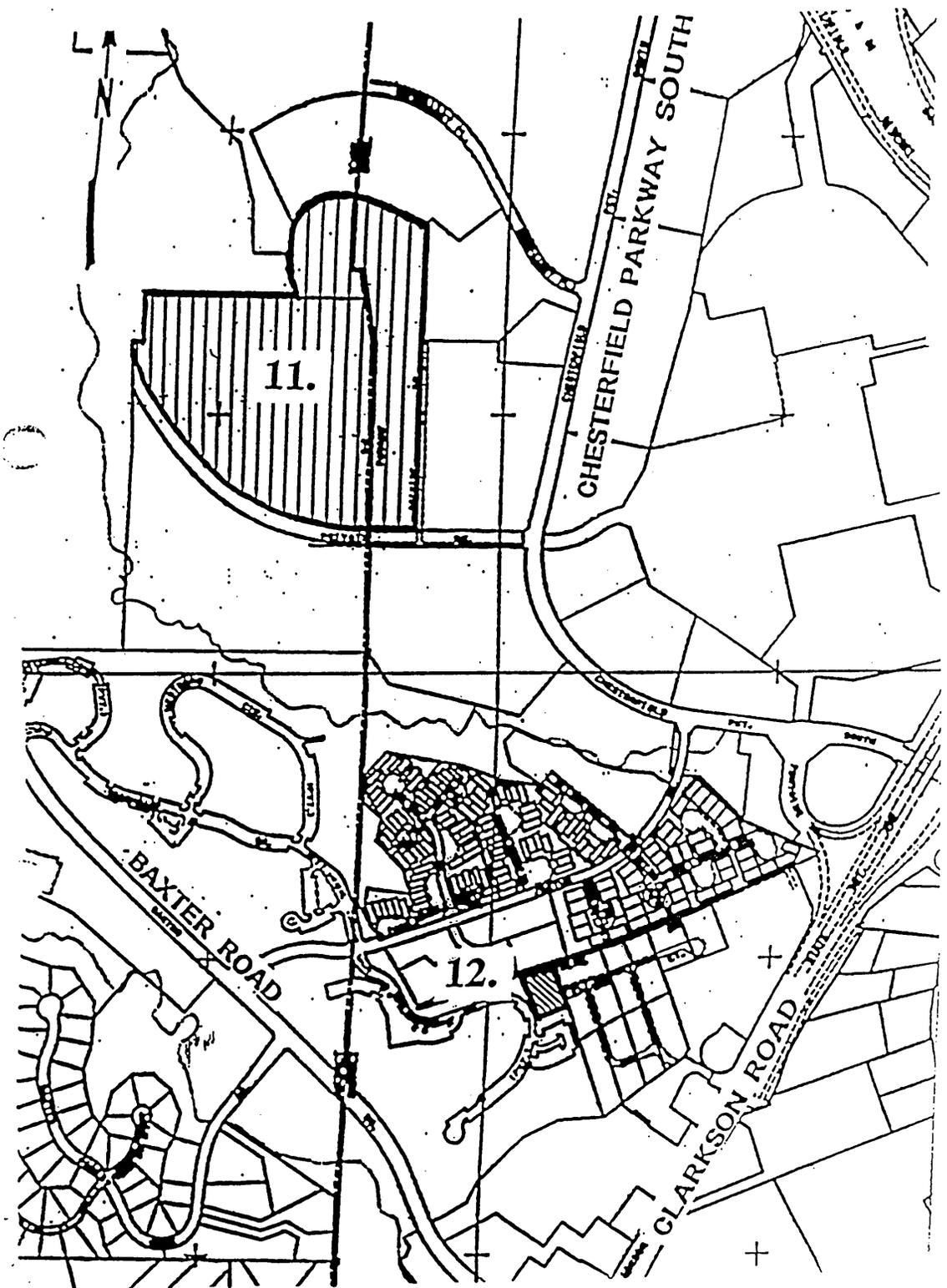


7. Existing: Multifamily  
 Proposed: Single Family  
 Reason: to reflect developing subdivision (Schoettler Manor) and development pattern  
 Location: east side of Schoettler Road, north of Clayton Road

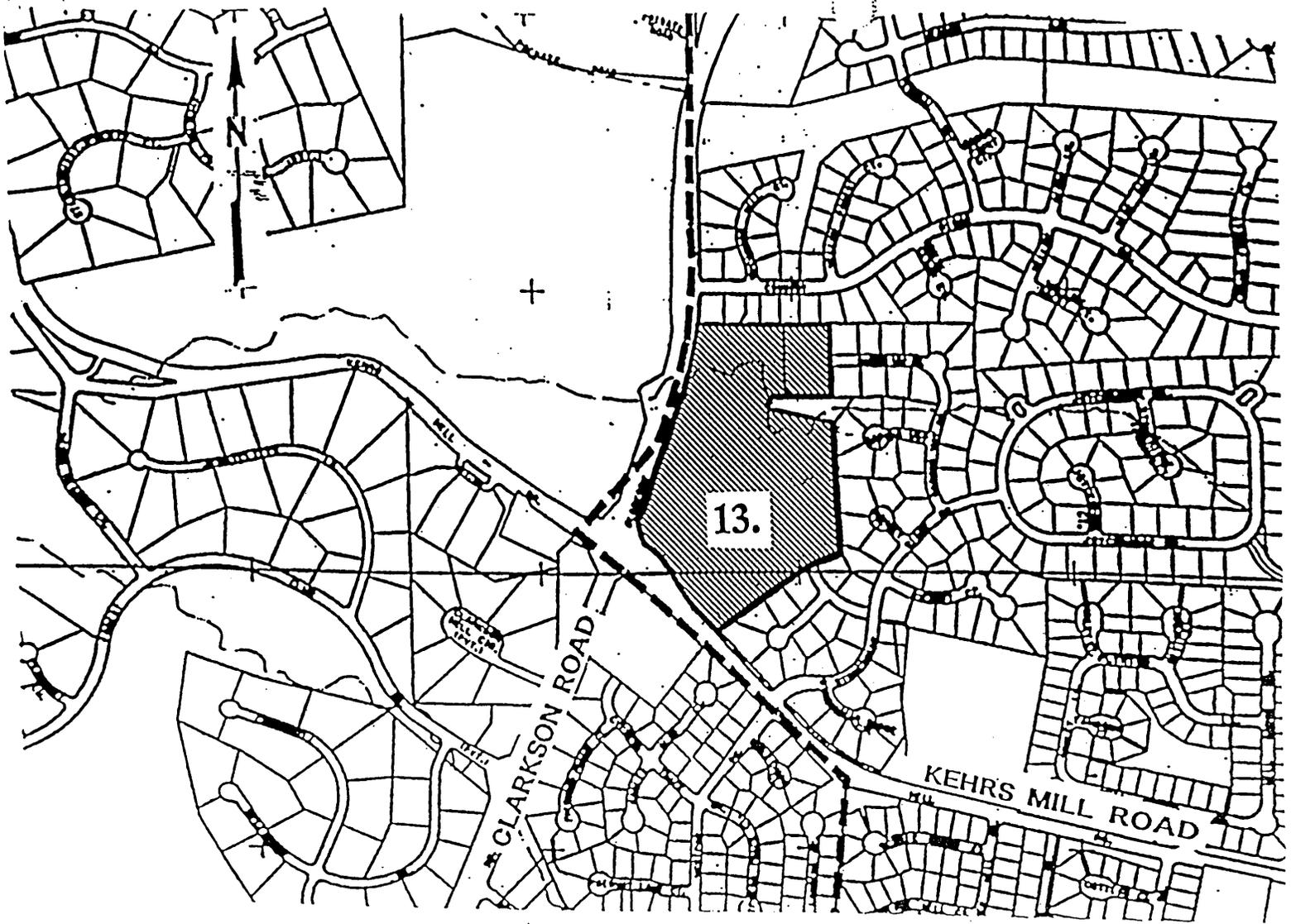
9. Existing: Multifamily  
 Proposed: Attached Single Family  
 Reason: to reflect existing development (Amberleigh subdivision)  
 Location: northeast corner of the intersection of Schoettler and Clayton Roads



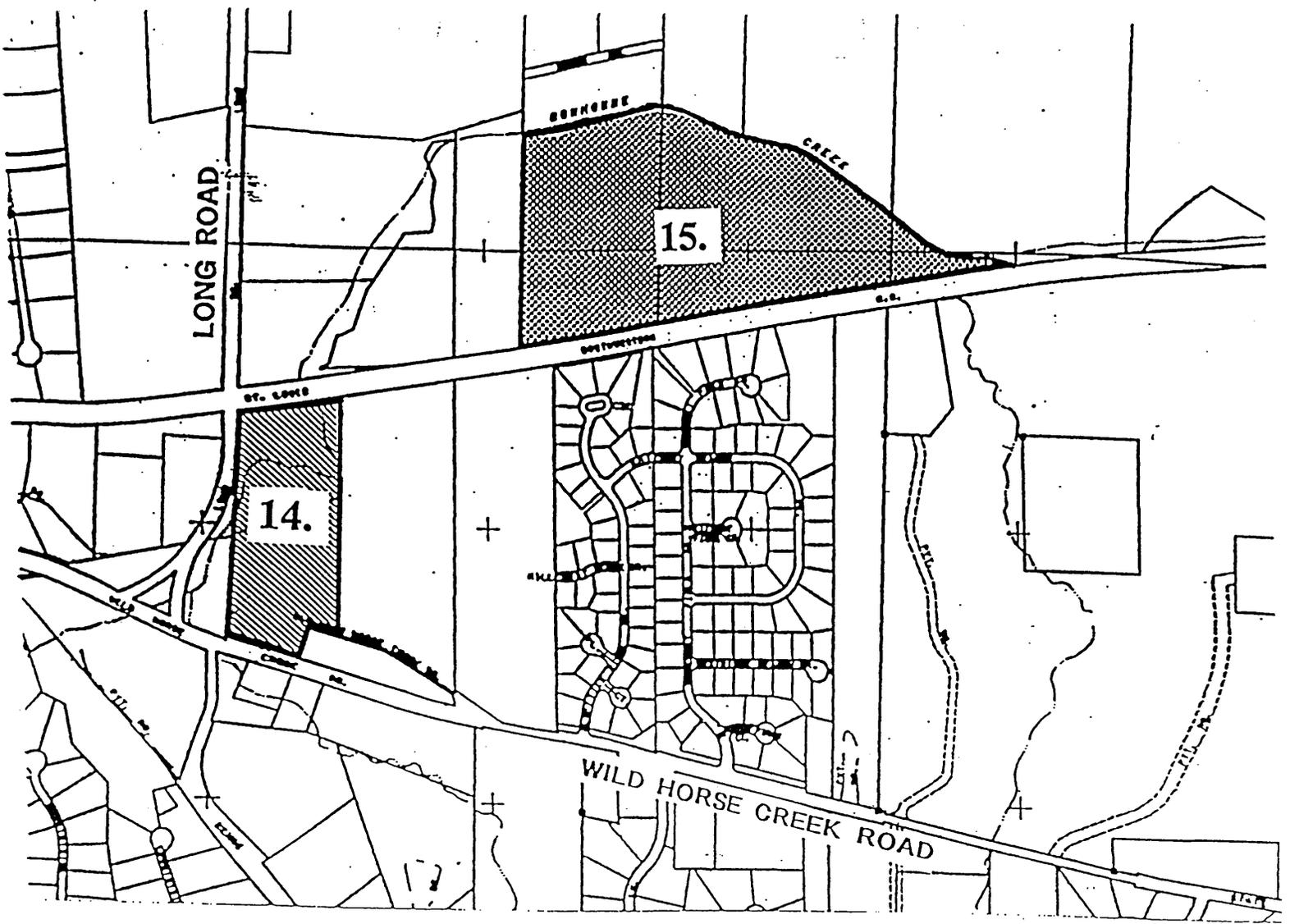
- |     |           |                                                           |
|-----|-----------|-----------------------------------------------------------|
| 10. | Existing: | Single Family, one-half acre density                      |
|     | Proposed: | Public School                                             |
|     | Reason:   | to reflect construction of new Rockwood Elementary School |
|     | Location: | north side of Wild Horse Creek Road, west of Baxter Road  |



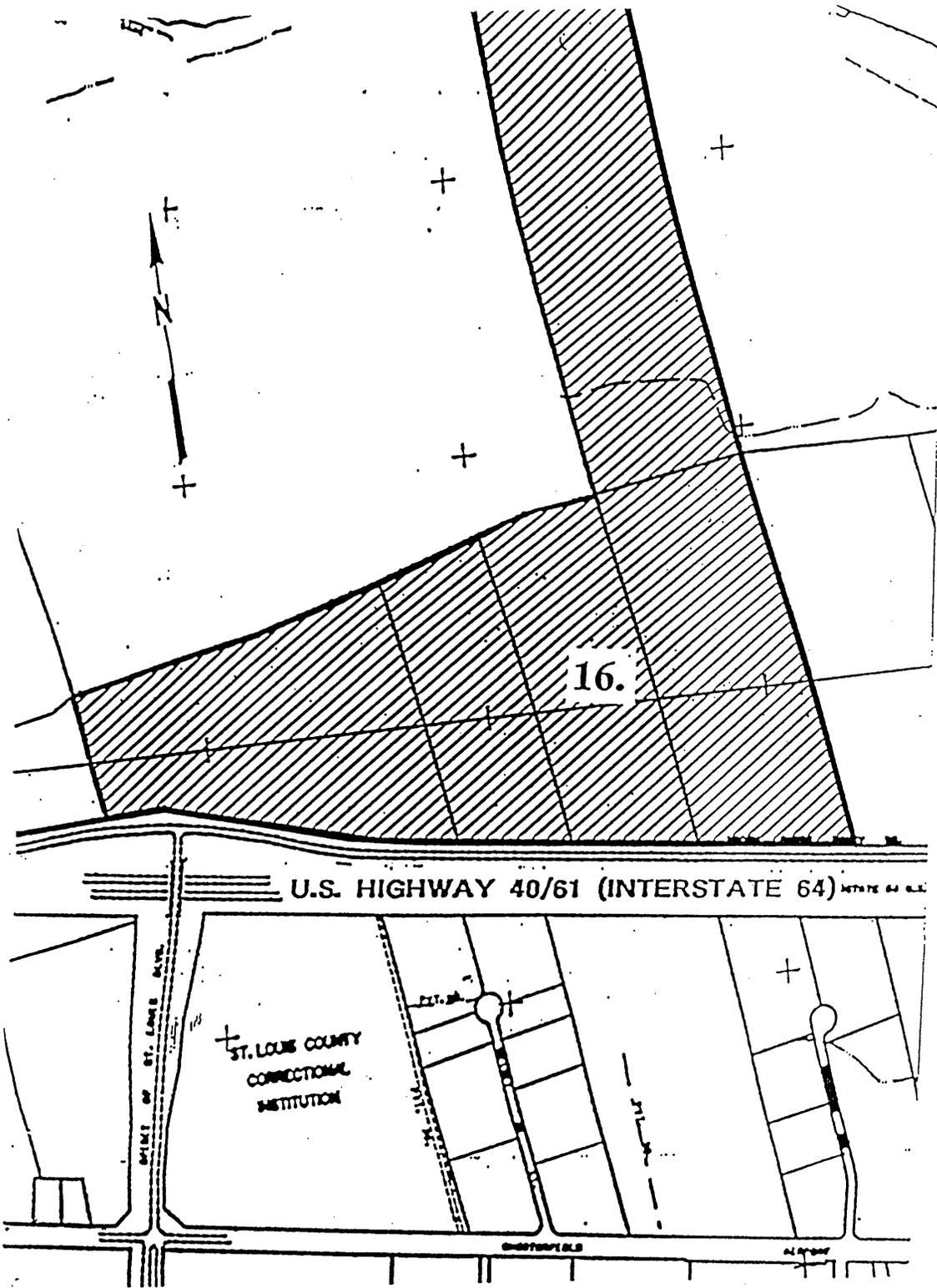
- 11. Existing: Urban Core and Multifamily  
 Proposed: Existing Park/Recreation  
 Reason: to reflect development of City of Chesterfield "Central City Park"  
 Location: north side of Lydia Hill extension, west of Chesterfield Parkway South
  
- 12. Existing: Multifamily  
 Proposed: Single Family Attached  
 Reason: to reflect development of Clarkson Grove III  
 Location: western terminus of Lea Oak Court



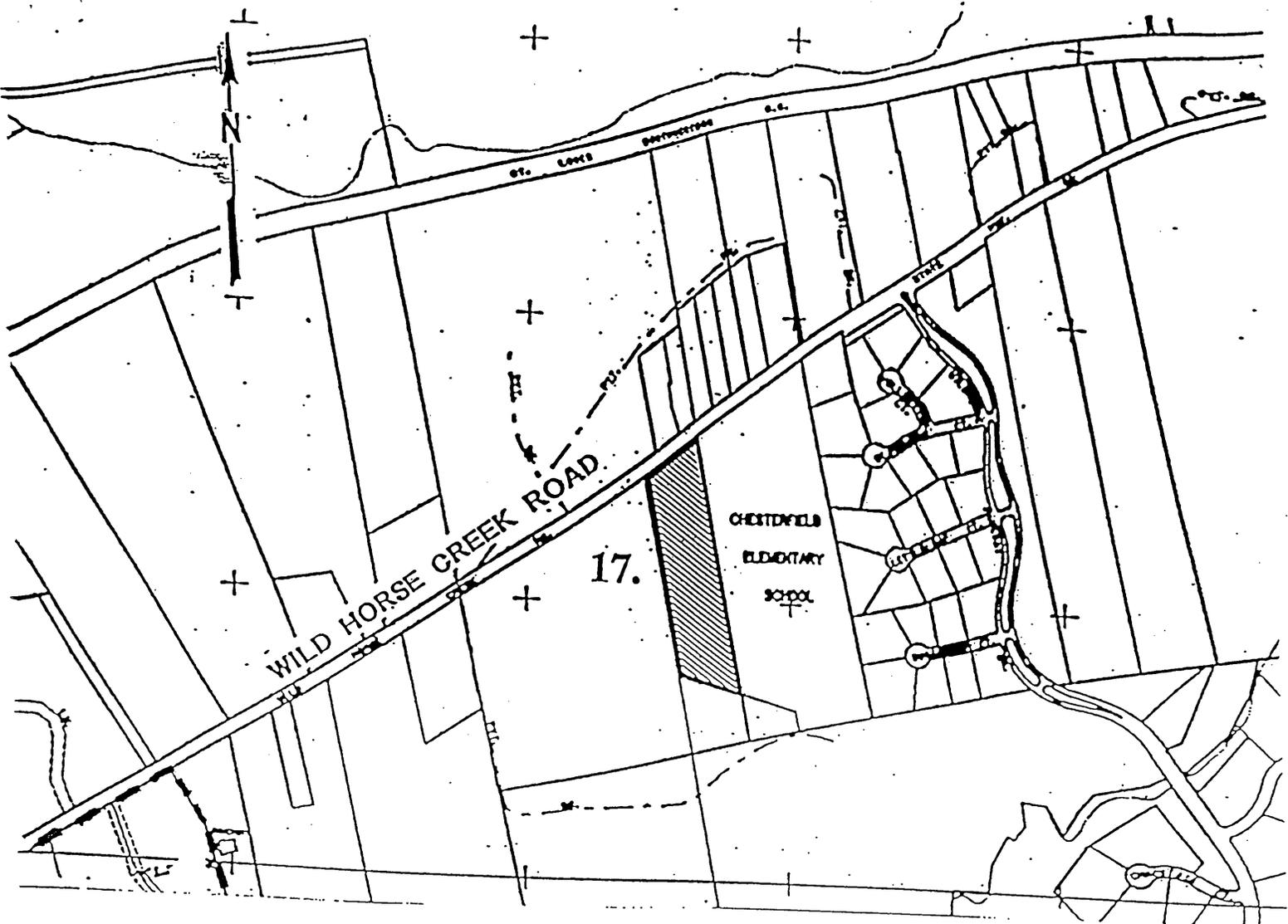
13. Existing: Single Family  
Proposed: Single Family Attached  
Reason: to reflect development of Picardy subdivision  
Location: northeast corner of the intersection of Clarkson Road and Kehrs Mill Road



14. Existing: New Commercial Shopping Center and Existing Park/Recreation  
 Proposed: New Major Retail  
 Reason: to reflect existing and approved development (Dugsford Commons and Walnut Grove)  
 Location: northeast corner of Wild Horse Creek and Long Roads
15. Existing: Agriculture/Flood Plain/Conservation  
 Proposed: Existing Park/Recreation  
 Reason: to reflect development of City of Chesterfield "Railroad Park"  
 Location: north side of St. Louis/Southwestern Railroad Right-of-way, east of Long Road



16. Existing: Mixed Use and Agriculture/Flood Plain/Conservation  
 Proposed: Existing Park/Recreation  
 Reason: to reflect development of City of Chesterfield "Chesterfield Valley Athletic Complex"  
 Location: north side of North Outer Forty Drive, east of Spirit of St. Louis Boulevard



- 17. Existing: Single Family, one acre density
- Proposed: Existing Park/Recreation
- Reason: to reflect development of City of Chesterfield "Chesterfield Elementary School" park
- Location: south side of Wild Horse Creek Road, west side of Chesterfield Elementary School site



18.  Current boundaries of Spirit of St. Louis Airport as depicted on the present Comprehensive Land Use Map.

Existing: No designation  
 Proposed: Spirit of St. Louis Airport

 Extended boundaries of Spirit of St. Louis Airport, as addressed in City of Chesterfield Ordinance Number 1,156 (P.Z. 6-96 St. Louis County - Spirit Airpark). Effective: April 15, 1996.

Existing: Agriculture/Flood Plain/Conservation  
 Proposed: Spirit of St. Louis Airport

RECOMMENDATIONS - FINANCE AND ADMINISTRATION COMMITTEE

As you will recall, a special meeting of the Finance and Administration Committee was held Dec. 10, 1997. The Committee met in Executive Session (closed meeting) to discuss the proposed Pay Plan. Enclosed for your information is a copy of the minutes, prepared by Director of Finance and Administration Jan Hawn, from this meeting. You will note that the Committee ultimately voted 3 - 0 to forward the recommendations prepared by Brennan, Thompsen and Associates to City Council for final consideration.

In the interest of conserving paper, we are not providing additional copies of the report which was previously submitted to each of you under separate cover. However, if you have any questions or would like additional copies of this information, please contact Director of Finance and Administration Jan Hawn directory, prior to Monday's meeting.

We will discuss this proposal in Executive Session (closed meeting) at the end of our Work Session, time permitting. Otherwise, we will need to meet after our regular Council meeting.

**FINANCE & ADMINISTRATION COMMITTEE MEETING**  
**EXECUTIVE SESSION**  
**December 10, 1997**

---

Committee Members

Councilmember Linda Tilley, Chairperson  
Councilmember Larry Grosser  
Councilmember Dan Hurt  
Councilmember Allan Sheppard

Others

Mayor Nancy Greenwood  
Councilmember Mary Brown  
Councilmember Barry Flachsbart  
Councilmember Barry Streeter  
Jim Brennan, Brennan, Thomsen & Associates  
Mike Herring, City Administrator  
Teresa Price, Director of Planning  
Marty DeMay, City Clerk  
Ray Johnson, Chief of Police  
Jan Hawn, Director of Finance and Administration

The Finance and Administration Committee met on December 10, 1997, at 6:00 p.m. The Committee voted to go into executive session on a motion by Councilmember Tilley, seconded by Councilmember Grosser. The roll call was follows: Chairperson Tilley-aye, Councilmember Sheppard-aye, and Councilmember Grosser-aye. [Councilmember Hurt had not as yet arrived.] The executive session was held pursuant to RSMo 610.021(3) 1994--hiring, firing, disciplining or promoting employees with employee groups.

City Administrator Mike Herring provided an historical perspective on the City's pay system. He reminded the City Council that the pay consultant, Brennan, Thomsen & Associates, had been chosen to analyze the City's compensation plan and to make recommendations.

Jim Brennan of Brennan, Thomsen & Associates discussed his findings and summarized his recommendations.

Councilmember Sheppard asked if the City is losing employees to other parts of the country.

Councilmembers Streeter and Flachsbart expressed their viewpoints that the City should be in the top five or so cities in St. Louis County in terms of pay so that Chesterfield has the best employees.

Councilmember Grosser asked about the cost of the recommendations. Director of Finance and Administration Jan Hawn reported that the cost is approximately \$55,000 in salary, \$11,000 in related fringe benefits, and about \$22,000 - \$44,000 for dental, depending upon whether the City Council chooses to pay dental premiums for the employee only or if the City Council chooses to treat it the same as health insurance and pay for the employee and one-half of the family coverage. The cost will also depend upon the type of coverage (single or family) each employee selects.

Councilmember Streeter requested information regarding the impact on the five-year budget.

Chairperson Tilley stated that she appreciated Brennan's comments regarding the cost of turnover.

Considerable discussion followed.

Chairperson Tilley motioned to refer the pay study on to the City Council without a recommendation. Councilmember Grosser seconded the motion and it passed 3-0. [Councilmember Sheppard had to leave early.]

The executive session adjourned at 8:05 p.m.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Jan Hawn", written in a cursive style.

---

Jan Hawn, Director of Finance and Administration