

RESOLUTION # 208

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, adopted 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, updated by the Planning Commission on May 29, 1991, January 27, 1992, December 14, 1992, and, October 10, 1994; and,

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

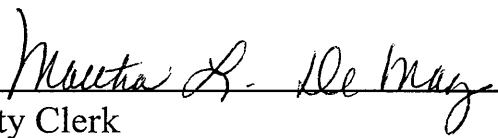
WHEREAS, the Chesterfield City Council has reviewed the proposed changes to the Comprehensive Plan and its attached documents as recommended and also approved by the Comprehensive Plan Committee, West Area Study Committee, and Planning Commission.

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

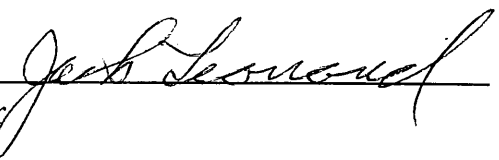
That the City Council of the City of Chesterfield, after receiving public comments on November 4, 1996, and after considering the views of all those who

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 to include the West Area Study, 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 NOVEMBER 4, 1996

ATTACHMENT A

Revise Section 8, Comprehensive Land Use Plan, page 8-8, paragraph 5 and page 8-9, paragraph 1 by deleting said paragraphs and adding the following text:

RESIDENTIAL DEVELOPMENT AND SUPPORT SERVICES

New Residential Development - new single family residential development is proposed which generally follows the existing pattern of development which is prevalent within the respective West, South, and Northeast Sub-areas. This generally implies low density, single family residential (1/2 to 2 acre density) in the West Sub-area, with 2 acre density north of Wild Horse Creek Road, west of the northern prolongation of the west corporate limits of the City of Chesterfield south of Wild Horse Creek Road; 1 acre density north of Wild Horse Creek Road, east of the aforesaid 2 acre density area and west of the proposed "Office Campus"; 1 acre density south of Wild Horse Creek Road, west of Wilson Road (excluding Westland Acres); 1/2 acre density north of Wild Horse Creek Road, east of Long Road and west of the site of the proposed First Baptist Church of Chesterfield; 1/2 acre density south of Wild Horse Creek Road, east of Wilson Road and north of Wild Horse Creek Road, west of an area generally bounded by Chesterfield Farms subdivision on the north, east to a line approximately 400 feet west of, and parallel to, Reuther Lane; and, 1 acre density north of Wild Horse Creek Road, west of the aforesaid 1/2 acre density area and east of the west line of the proposed First Baptist Church of Chesterfield. Special emphasis should be placed on maintaining the rural setting along Wild Horse Creek Road.

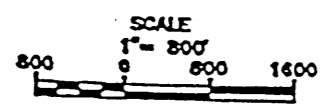
Medium density (1/4 to 1/2 acre density in the South Sub-area, with 1/2 to 2 acre density north of Olive Boulevard. Single family attached and multifamily units are appropriate for the eastern portion of the I-64/U.S. 40 Corridor.

Higher density residential uses are also appropriate for selected locations along Highway 340 (Clarkson Road and Olive Boulevard) and near Clayton Road.

Said Section 8 is further amended by adding the following West Area Study Map - Proposed Residential Densities (acres/unit) as page 8-4.1 (Attachment B).

revised 10/10/94

1035502328



PROPOSED RESIDENTIAL DENSITIES (acres/unit)

- Legend**
- Study Boundary
 - - - Density Boundary
 - ac. Acres

City of Chesterfield
 West Area Study Map - Conceptual Land Use

Adopted by Planning Commission