

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,

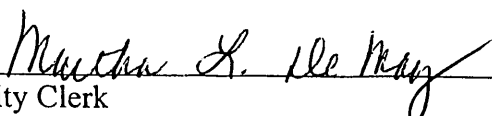
WHEREAS, the Planning Commission has reviewed the Comprehensive Plan as previously approved and revised; and,

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.

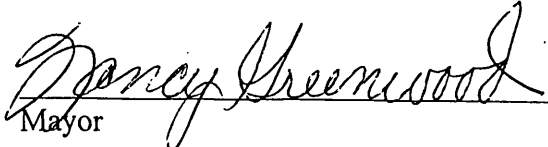
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AS FOLLOWS:

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.

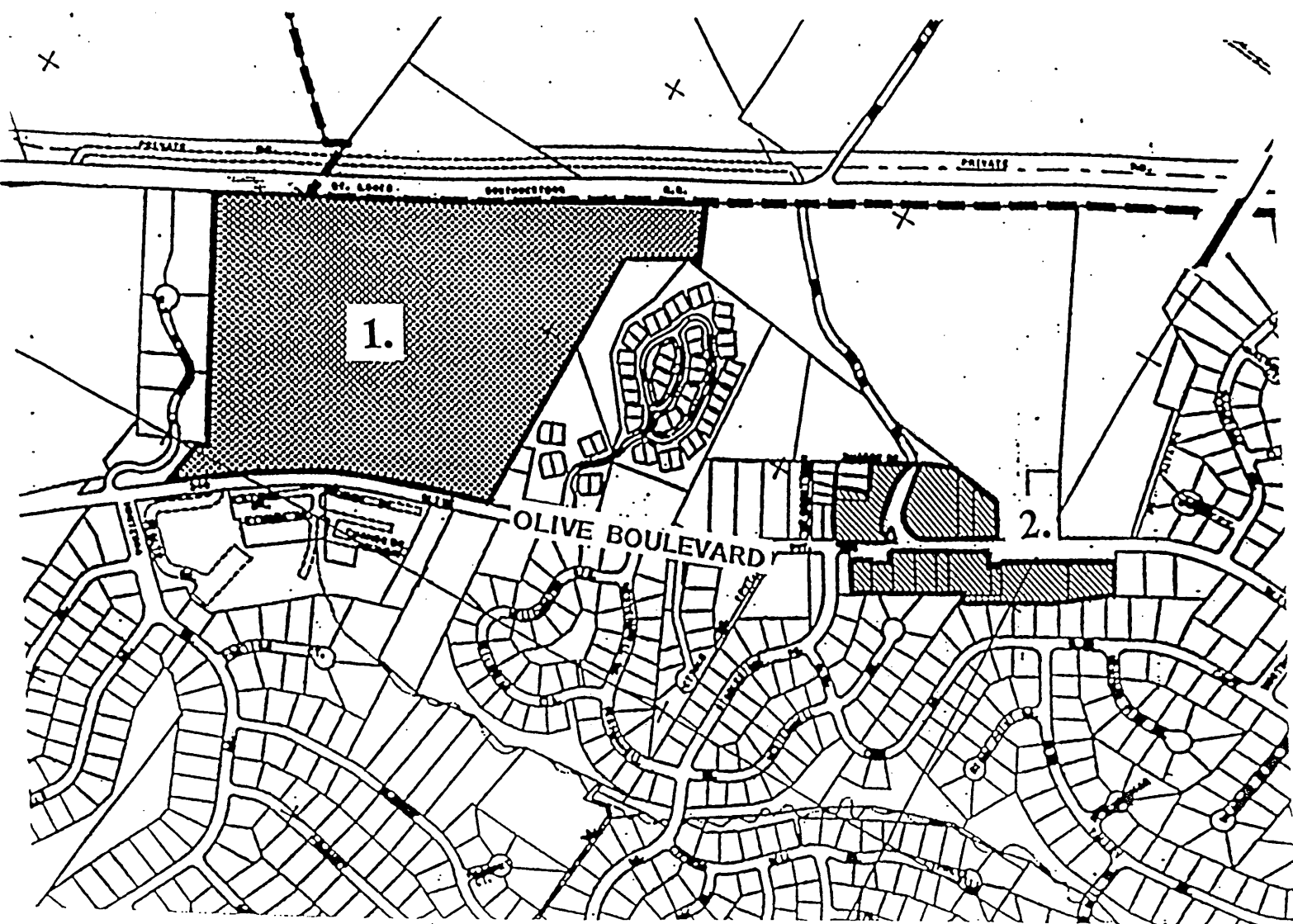


City Clerk



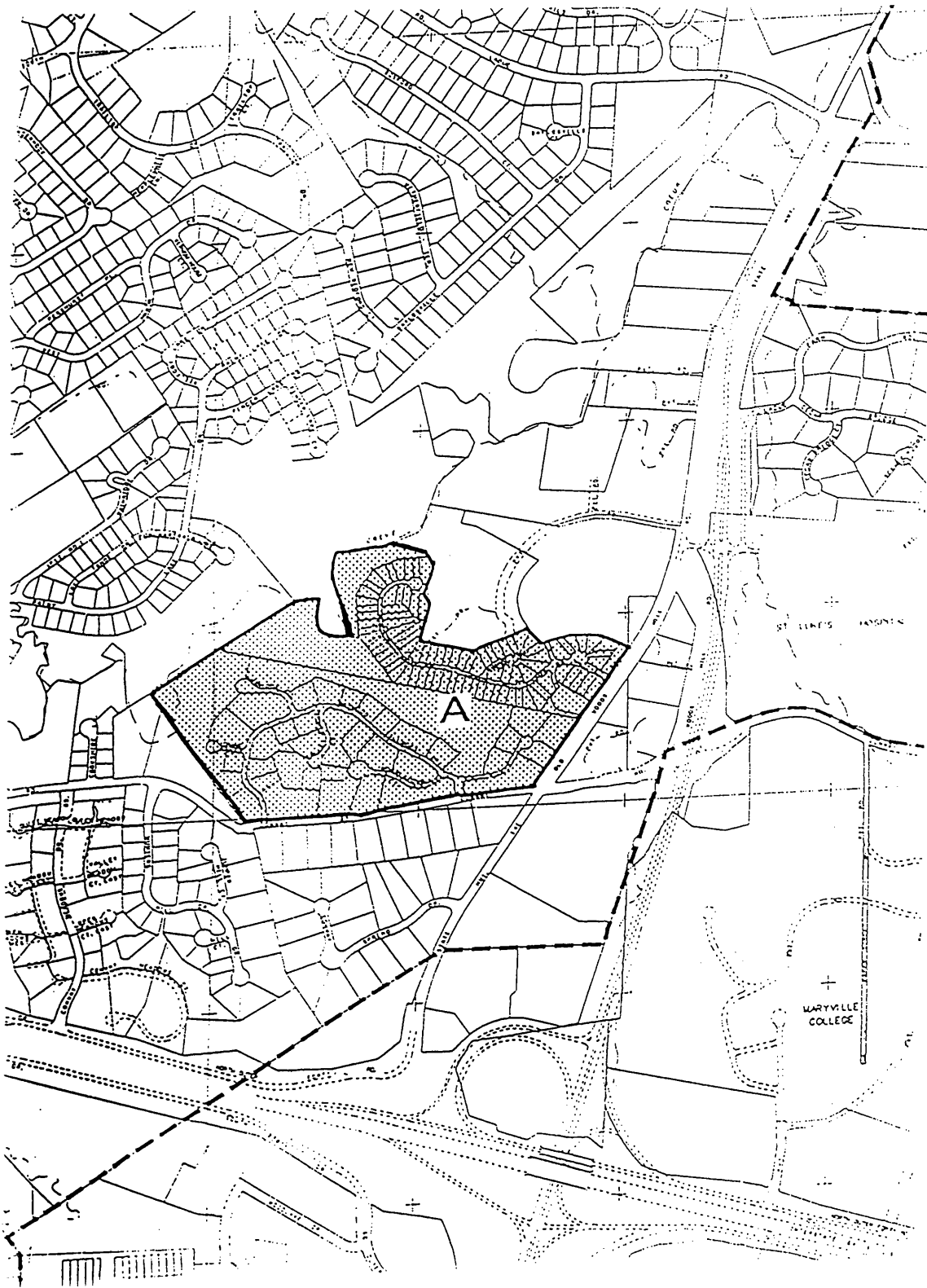
Mayor

Dated JANUARY 5, 1998

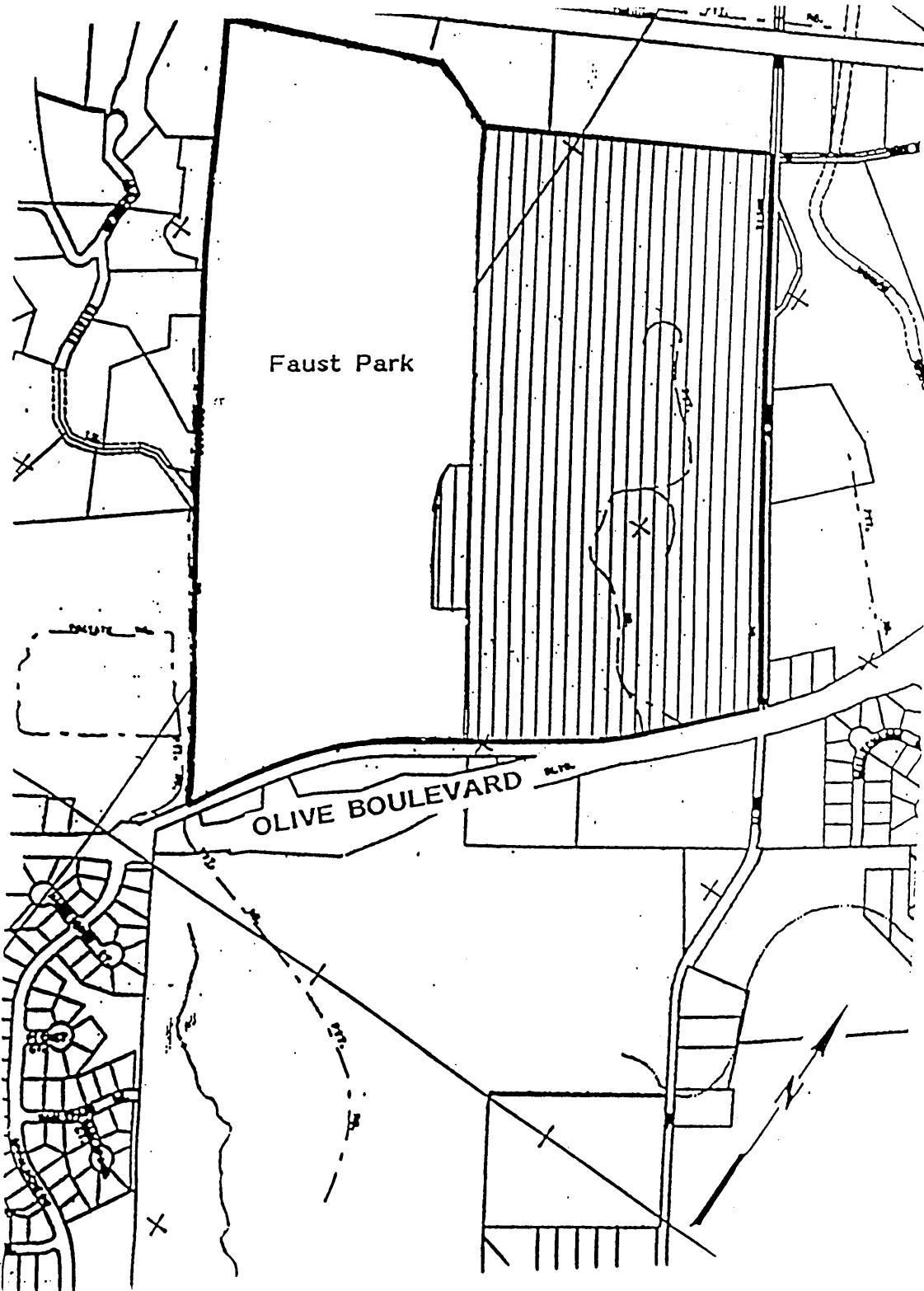


- 1. Existing: Single Family
 Proposed: Existing Park/Recreation
 Reason: property willed to the Missouri Department of Conservation
 Location: north side of Olive Boulevard, west of Spyglass Summit, east of Old Riverwoods Lane

- 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

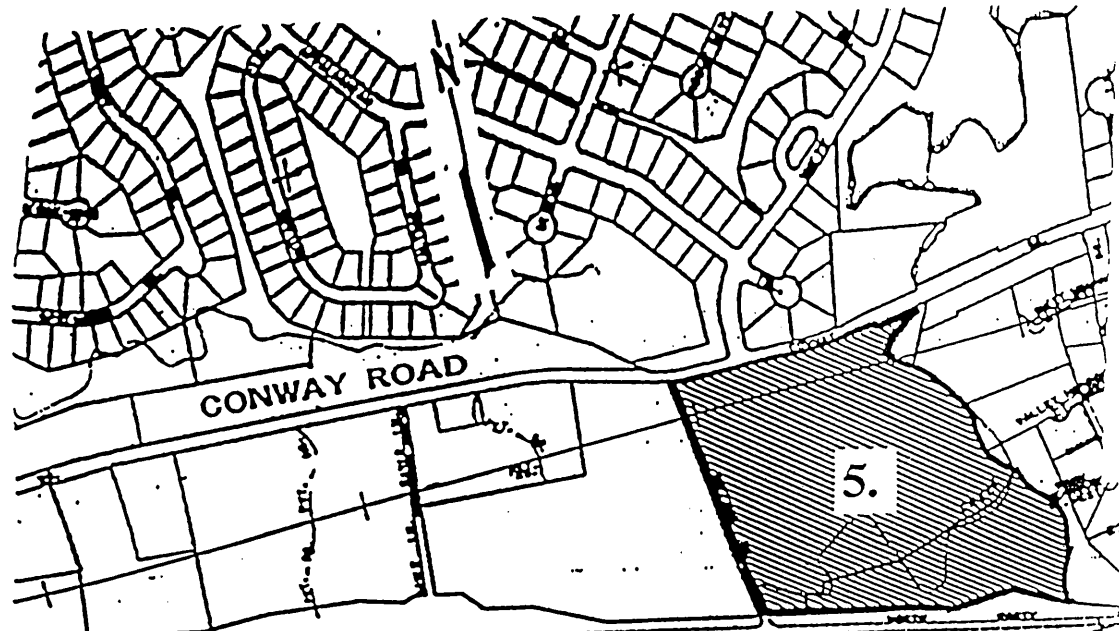


3. Existing: Single Family
Proposed: Attached Single Family
Reason: to reflect existing attached single family development (Terraces at Woodsmill Cove and Baywood Village)
Location: west side of Woods Mill Road, north of Conway Road, south of Ladue Road

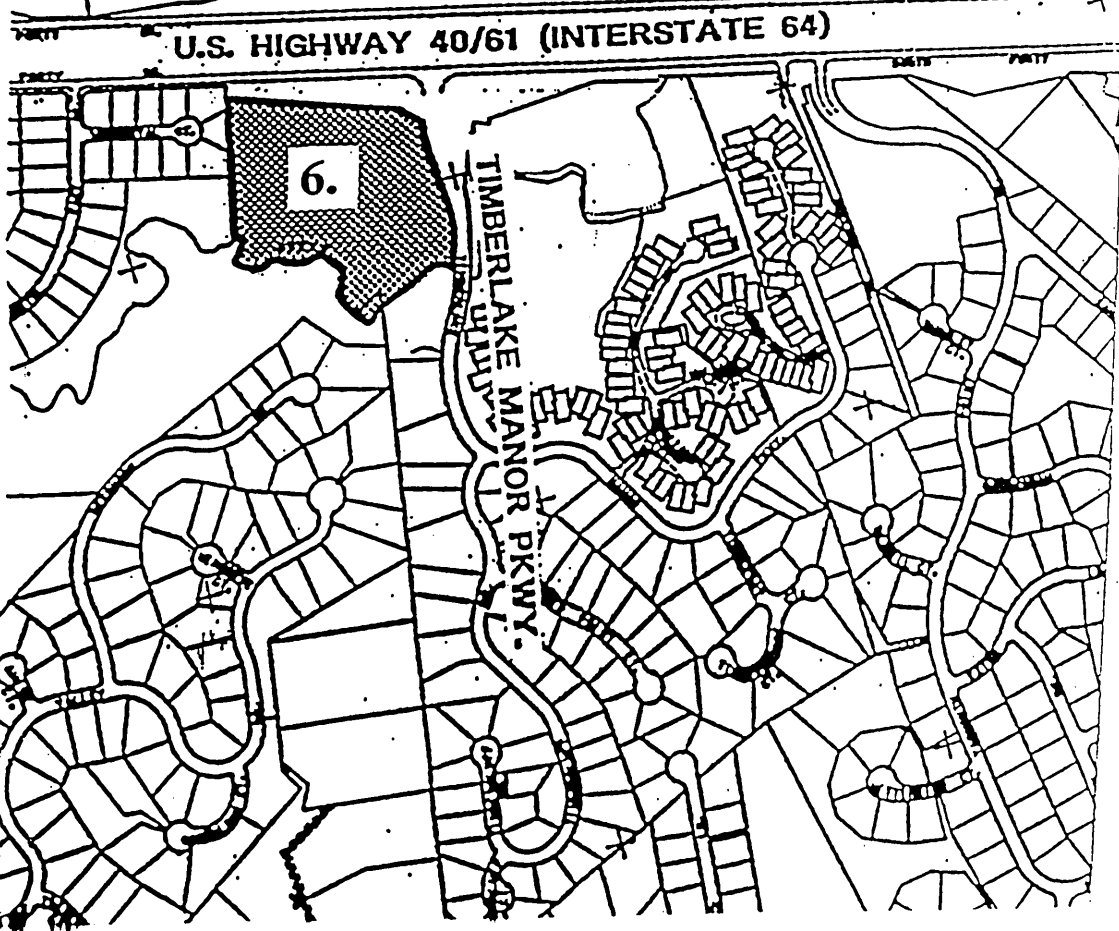


- 4. Existing: Single Family
- Proposed: Existing Park/Recreation
- Reason: to reflect dedication of land to St. Louis County Parks for expansion of Faust Park

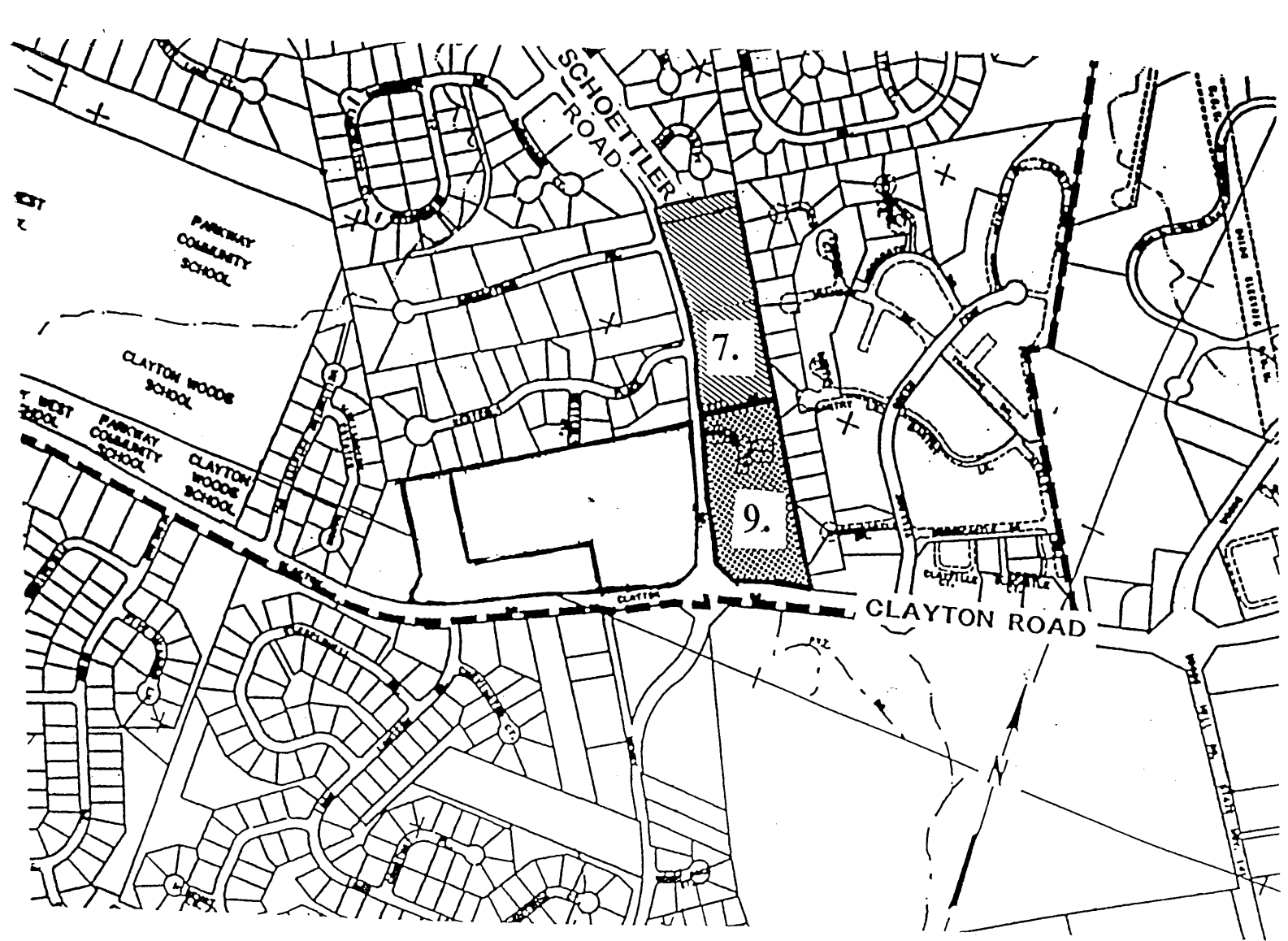
- Location: north side of Olive Boulevard, west of White Road



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

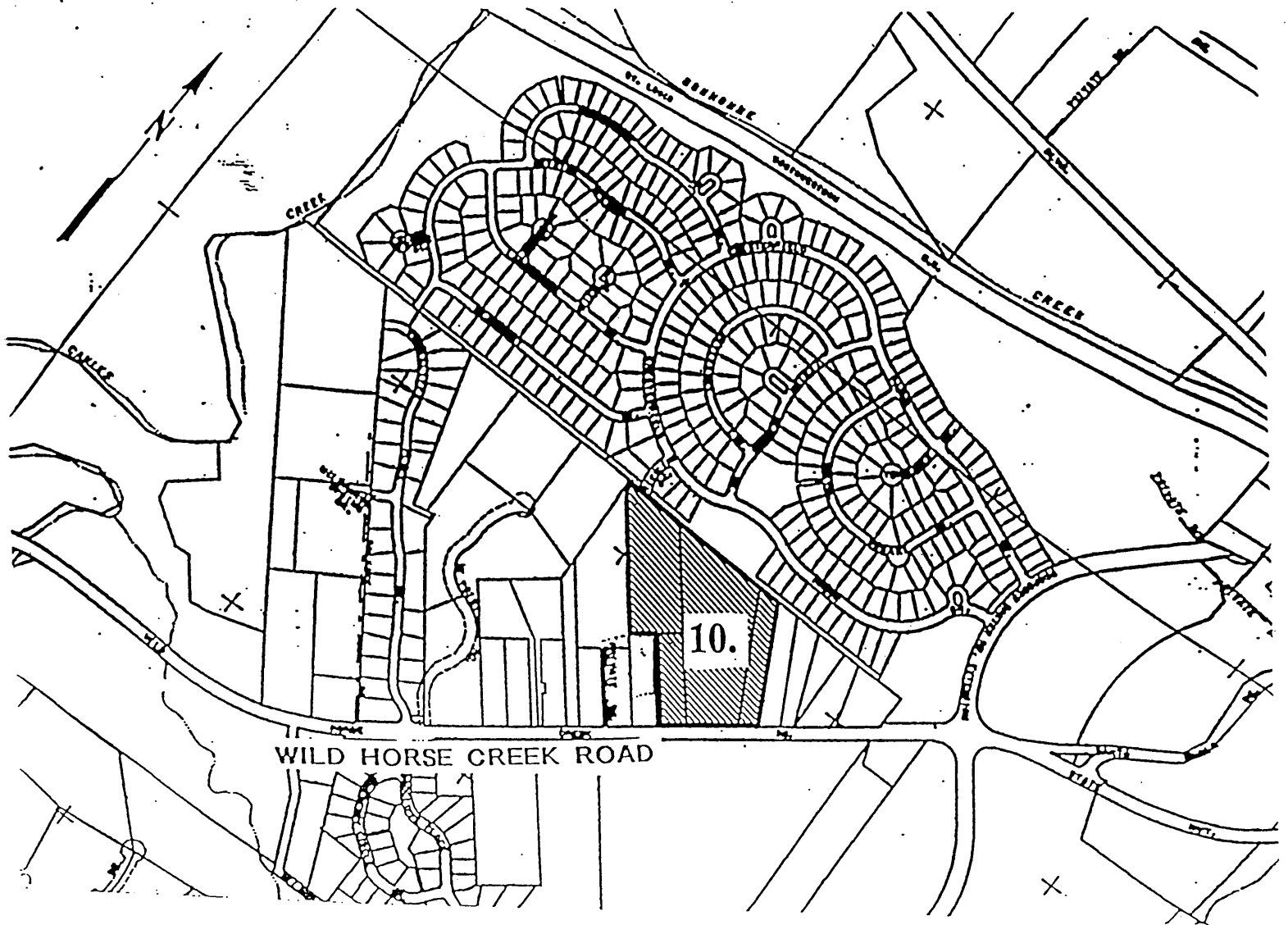


6. Existing: Office Campus
 Proposed: Single Family
 Reason: to reflect approved church currently under construction
 Location: southwest corner of Highway 40/61 and Timberlake Manor Parkway

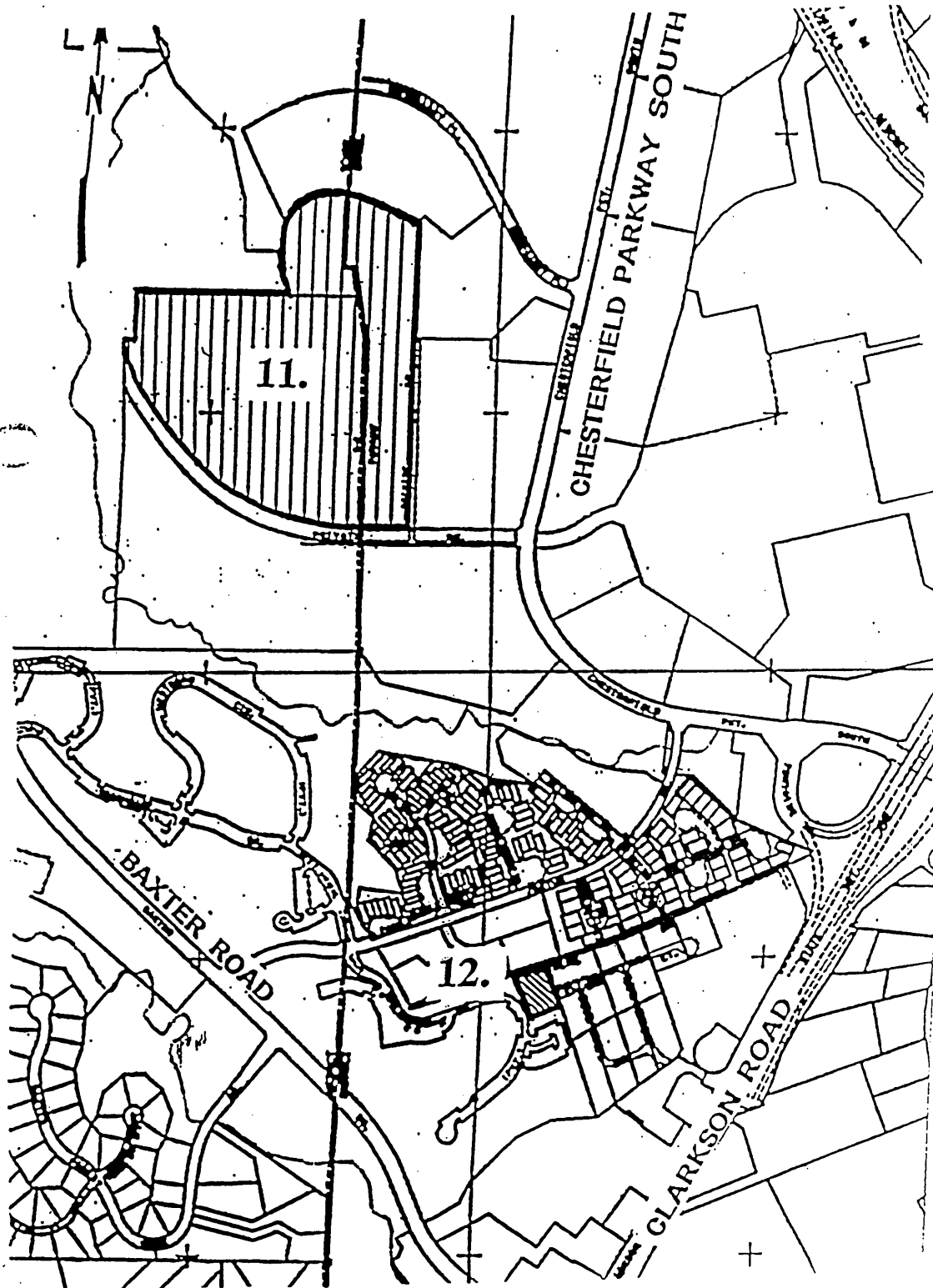


7. Existing: Multifamily
 Proposed: Single Family
 Reason: to reflect developing subdivision (Schoettler Manor) and development pattern
 Location: east side of Schoettler Road, north of Clayton Road

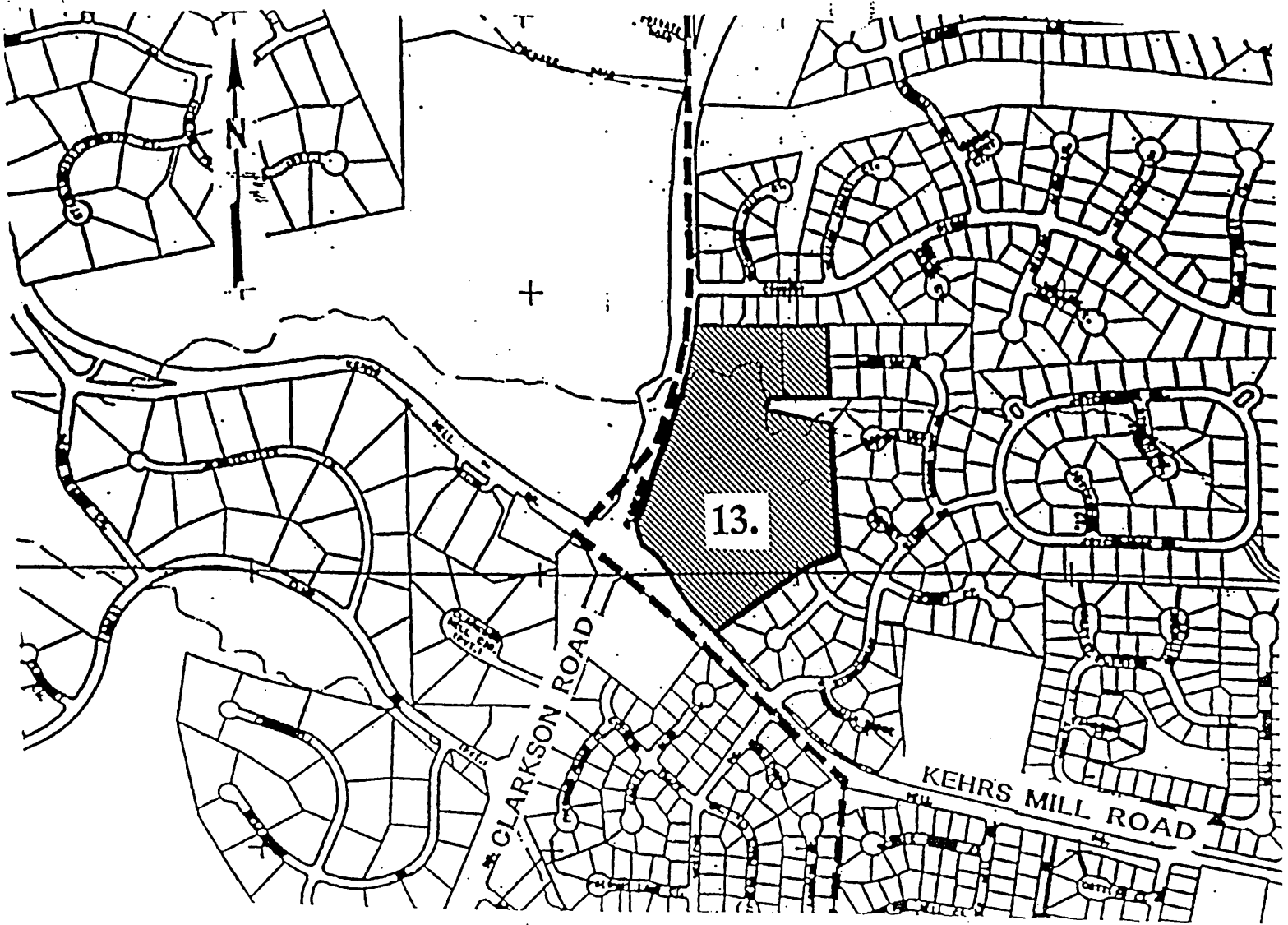
9. Existing: Multifamily
 Proposed: Attached Single Family
 Reason: to reflect existing development (Amberleigh subdivision)
 Location: northeast corner of the intersection of Schoettler and Clayton Roads



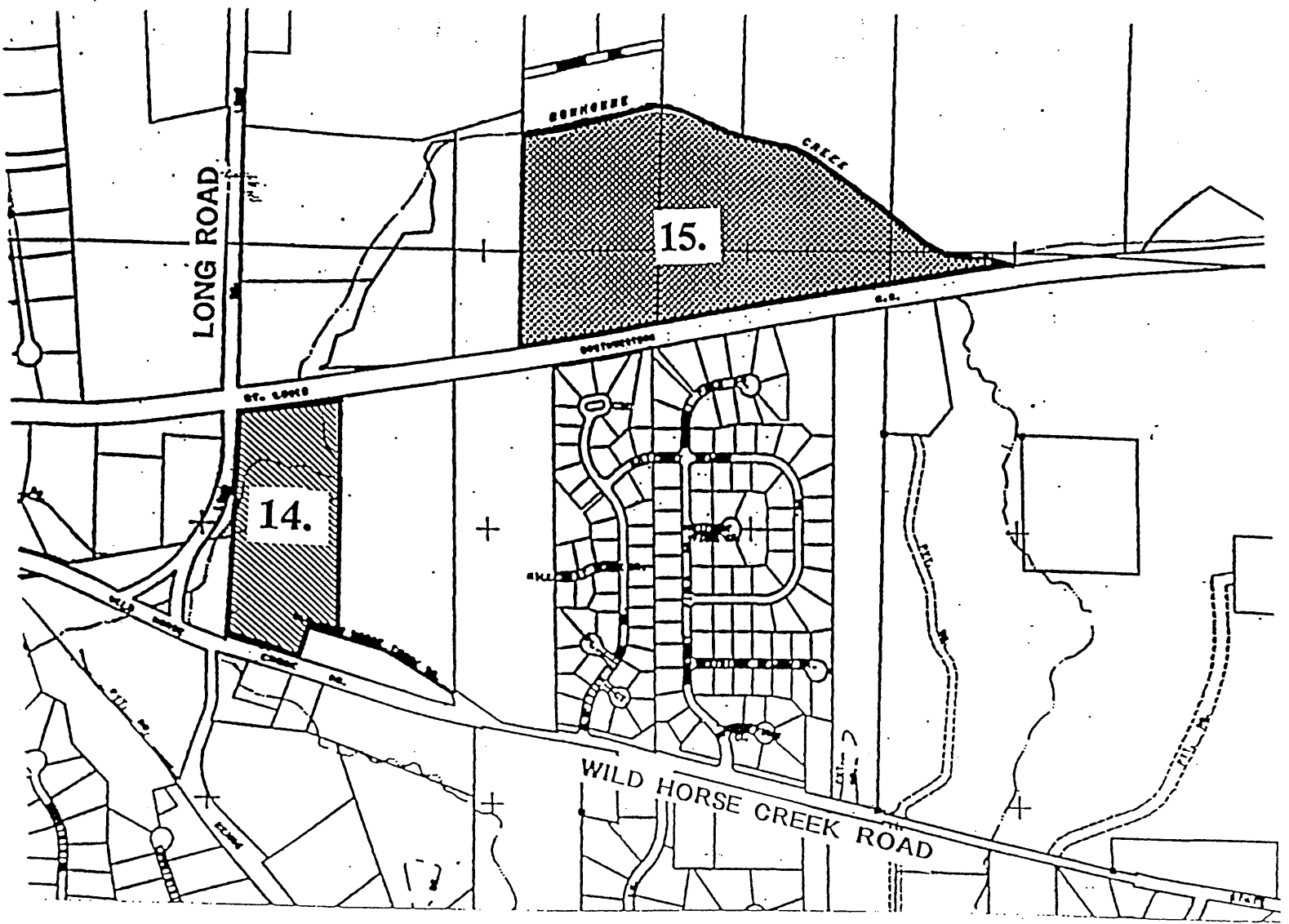
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| 10. | Existing: | Single Family, one-half acre density |
| | Proposed: | Public School |
| | Reason: | to reflect construction of new Rockwood Elementary School |
| | Location: | north side of Wild Horse Creek Road, west of Baxter Road |



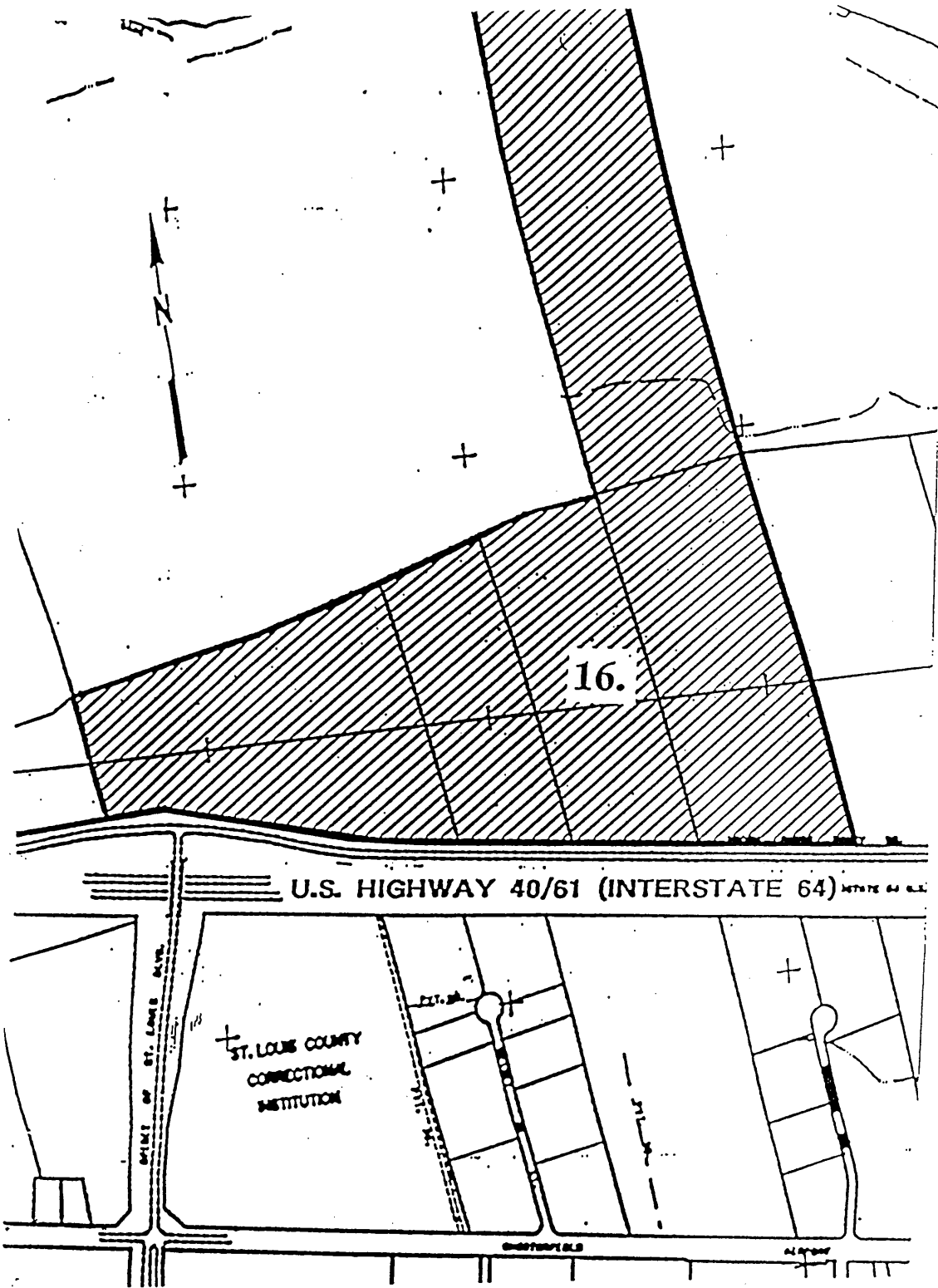
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| 11. | Existing: | Urban Core and Multifamily |
| | Proposed: | Existing Park/Recreation |
| | Reason: | to reflect development of City of Chesterfield "Central City Park" |
| | Location: | north side of Lydia Hill extension, west of Chesterfield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



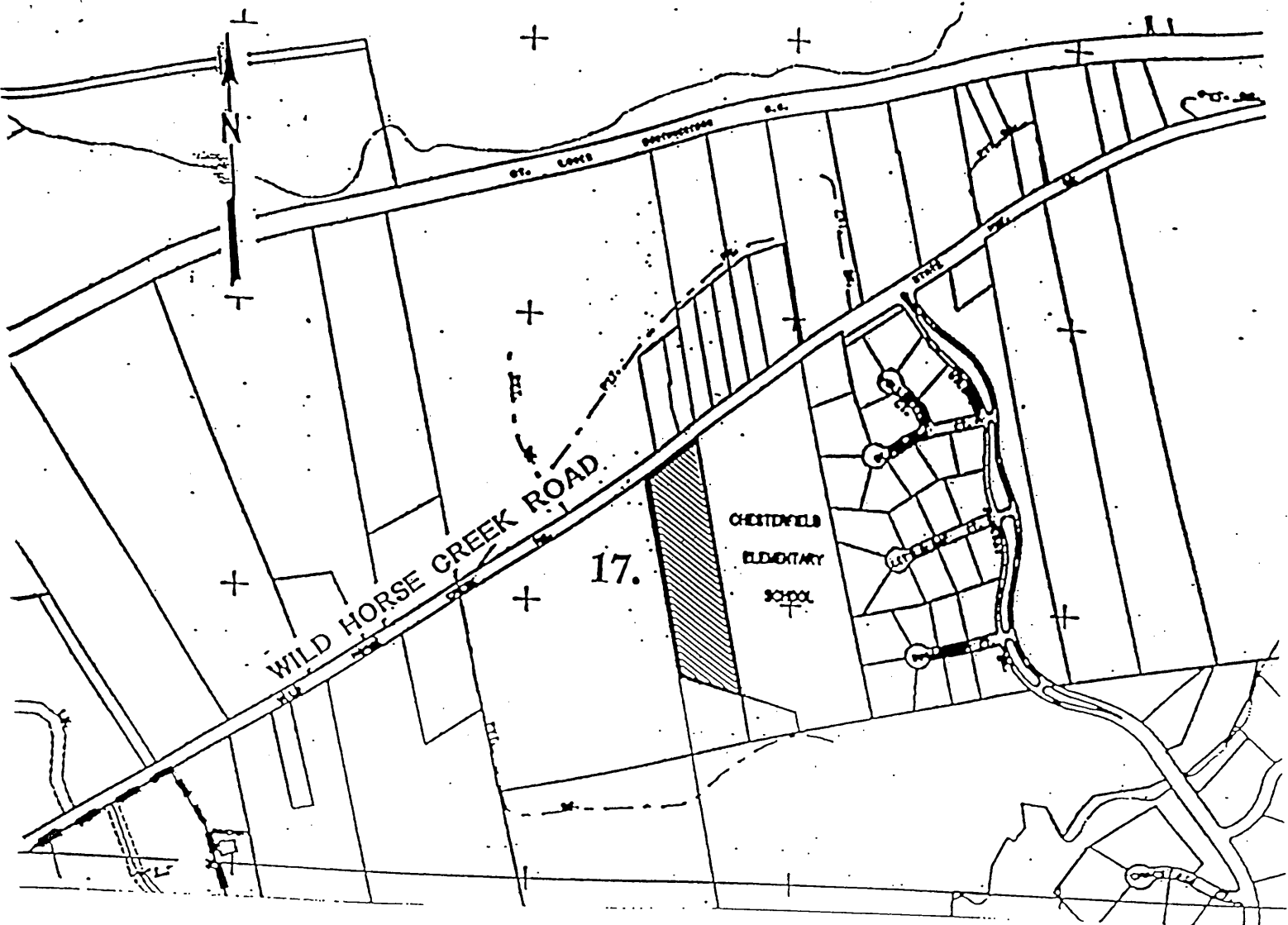
13. Existing: Single Family
Proposed: Single Family Attached
Reason: to reflect development of Picardy subdivision
Location: northeast corner of the intersection of Clarkson Road and Kehrs Mill Road



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