

RESOLUTION # 272

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, January 13, 1997, January 12, 1998 and February 26, 2001; and,

WHEREAS, a Public Hearing relative to this matter was held before the Planning Commission on the 8th day of January, 2001; and,

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan as previously approved and revised, and has considered revisions establishing definitions for Land Use terms and adopting a policy relating to access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility; and,

WHEREAS, the Planning and Zoning Committee of the City Council has reviewed the proposed changes to the Comprehensive Plan as recommended and also as supported by the Planning Commission; and,

WHEREAS, the Planning and Zoning Committee of the City Council has determined that they are supportive of the Planning Commission's recommendations; and,

WHEREAS, the City of Chesterfield City Council has reviewed the proposed changes to the Comprehensive Plan as recommended by the Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

That the City Council of the City of Chesterfield, after review of the Planning Commission's recommended changes to the Comprehensive Plan establishing definitions for Land Use terms and adopting a policy relating to access management on Clarkson Road, south of the

Sunrise Assisted Living nursing facility, made a part hereof, does hereby approve the amendments to the Comprehensive Plan as recommended by the Planning Commission.

Mattie L. DeMay
CITY CLERK

[Signature]
MAYOR

MAY 7, 2001
DATE

P.Z. 1-2001 – Amendment to the City of Chesterfield Comprehensive Plan

- 1) *Policy statement for access management on Clarkson Road, south of the Sunrise Assisted Living nursing facility.*

To facilitate the development of the properties east of Clarkson Road, south of the Sunrise Assisted Living facility, a public road twenty-six feet wide shall be built with a setback of eighty (80) feet from Clarkson Road. A sidewalk will be built along the Clarkson Road side of the new road. There will be a single point of access for these properties directly aligned with Forest Meadows Drive. If development of the first parcel in this area is not directly across from Forest Meadows Drive, a temporary connection to Clarkson Road may be permitted until sufficient portions of the public road are constructed and permanent access via Forest Meadows Drive made available. An engineering design for the entire public roadway is required in conjunction with development of the first parcel of land. Variation of the location of the interior road can be allowed but a single access to Clarkson Road must be shown.

- 2) *Land Use Definitions*

Commercial

1. Existing Retail

Specifically, existing retail is limited to the existing square footage as allowed on the site. If new uses are proposed, they must meet the current parking on the site and may not be increased.

2. Mixed Use (Retail/Office/Warehouse)

A mixture of low-rise office, office warehouse, distribution and retail development is proposed for this area. Low rise is defined as a maximum of 3 stories (45 feet above grade including mechanical). Development should have a “business park” quality with special emphasis given to the type of development along the I-64/US 40 frontage and near the Urban Core, due to its high visibility from the Interstate.

2. Mixed Commercial Use

Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development.

3. Neighboring Retail Area

This designation denotes retail areas in adjacent communities.

4. New Community Shopping Center (called Community Service Centers)

Maximum of 150,000 square feet. Uses may be both retail and office oriented.

5. New or Improved Neighborhood Service Center

Maximum of approximately 50,000 square feet. Uses may be both retail and office oriented.

6. Service/Business Park

Should be developed for uses needing more intensive warehousing and manufacturing. These uses would be similar to the type of development associated with the Spirit Airport.

Office

1. Office Park

Office park with limited retail. Use found in Chesterfield Valley only.

2. Office Campus

Low-rise appearance development adjacent to area where the dominant land is residential or non-commercial/institutional. Office Campus development shall emphasize open space and the preservation of natural features to serve as a buffer and transition to the residential area. Consideration should be given in Office Campus to utilization of structured parking to facilitate the provision of open areas. Visibility of parking areas should be minimized. (Added 1/27/92)

3. Major Office

Office development shall meet the following criteria; Maximum Floor Area Ratio (FAR) of 0.55; Minimum Open Space (landscaped and pervious surface) of 0.45; Minimum 50 foot setback for all structures from any new right of way line. In addition, the building setback distance must equal or exceed the height of the building; Maximum building height seventy (70) feet exclusive of mechanical equipment, Minimum parking requirements 4 spaces for every 1,000 square feet of gross floor area.

Residential

1. Elderly Residential

- a) Group homes for the elderly – A facility providing 24 hour consecutive care for three or more persons who by reason of aging require services furnished by a facility that provided shelter, board, storage and distribution of medicines and protective oversight, including care during short term illness or recuperation.
- b) Nursing homes – A senior residence for use as a medical care facility for persons who need nursing care and medical services, but do not require intensive hospital care
- c) Assisted living residence units – A senior residence assisted by congregate meals, housekeeping, and personnel services for persons who have difficulties with one or more essentials of daily living, but for whom full time professional medical care is unnecessary.
- d) Continuing care residence units – A senior residence providing any combination of independent living assisted living and/or nursing home care.
- e) Independent living residence units – A senior residence providing no regular assistance to residents either with activities of daily living or with daily medical needs

2. Multi-Family

A building or portion thereof designed for or occupied exclusively by three (3) or more families living independently of each other in individual dwelling units.

3. Single Family

a) Family

An individual or two (2) or more persons related by blood or marriage or a group of not more than three (3) persons who need not be related by blood or marriage living together and subsisting in common as a single non-profit housekeeping unit utilizing not more than two (2) kitchens.

b) Single Family Detached Dwelling

A building designed for or occupied exclusively for one family, excluding earth sheltered dwellings.

c) Single Family Attached Dwelling

Two (2) or more single-family units, with no more than three (3) units sharing common wall areas.

Miscellaneous

1. Agricultural/Flood Plain/Conservation:

Land north of levee and to the west of the airport. Should be retained as present usage until adequate new infrastructure improvements are completed.

2. College / University:

A post-secondary institution for higher learning that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees.

3. Existing Park/Recreation:

An existing area open to the general public and reserved for recreational, educational, or scenic purposes.

4. Public School:

Any primary or secondary institution that provides educational instruction to students funded by the community.

5. Hospital

An institution providing medical and surgical care for humans only, for both in- and out-patients, including medical service, training, and research facilities.

6. Spirit Airport

This category is for the extended boundaries for the Spirit Airport as addressed in City of Chesterfield Ordinance 1156.

7. Urban Core

Containing a mixture of high-density residential, retail and office uses. The Town Center will be located in the Urban Core. Will contain the highest density development in Chesterfield and should serve as the physical and visual focus for the city.