

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD TO AMEND THE CITY OF CHESTERFIELD COMPREHENSIVE PLAN TO INCLUDE MAP CHANGES TO FOUR SUB-AREAS OF CHESTERFIELD VALLEY AND TO PROVIDE A DEFINITION OF THE NEW USE, "LOW INTENSITY INDUSTRIAL".

Resolution Number 275

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 1, 1999, and,

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan as previously approved and revised, and have considered map revisions to four geographic areas of the Valley; and the introduction of a new use called "Low Intensity Industrial", defined as "low intensity industrial uses that are served by septic waste treatment systems", as recommended by the Valley Master Development Plan Committee and the Comprehensive Plan Committee;

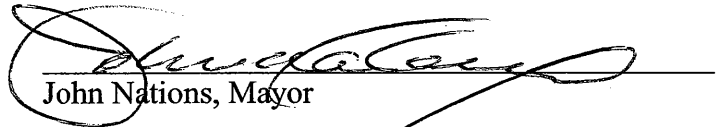
WHEREAS, a Public Hearing relative to the matter of map changes for four geographic areas within Chesterfield Valley and the new use "Low Intensity Industrial" was held before the Planning Commission on the 30th day of May, 2001; and approved by the Planning Commission on the 11th day of June, 2001; and

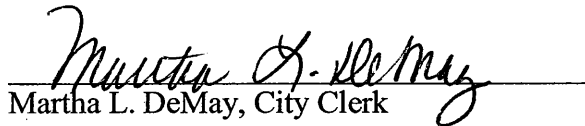
WHEREAS, the Planning Commission forwarded their intent to revise the Comprehensive Plan, relative to the matters of map changes to four geographic areas of Chesterfield Valley and the definition of "Low Intensity Industrial".

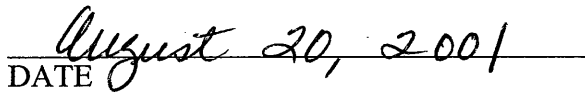
WHEREAS, the Planning and Zoning Committee of the City Council has reviewed the proposed changes contained herein to the Comprehensive Plan and map recommended and also as supported by the Planning Commission; and,

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

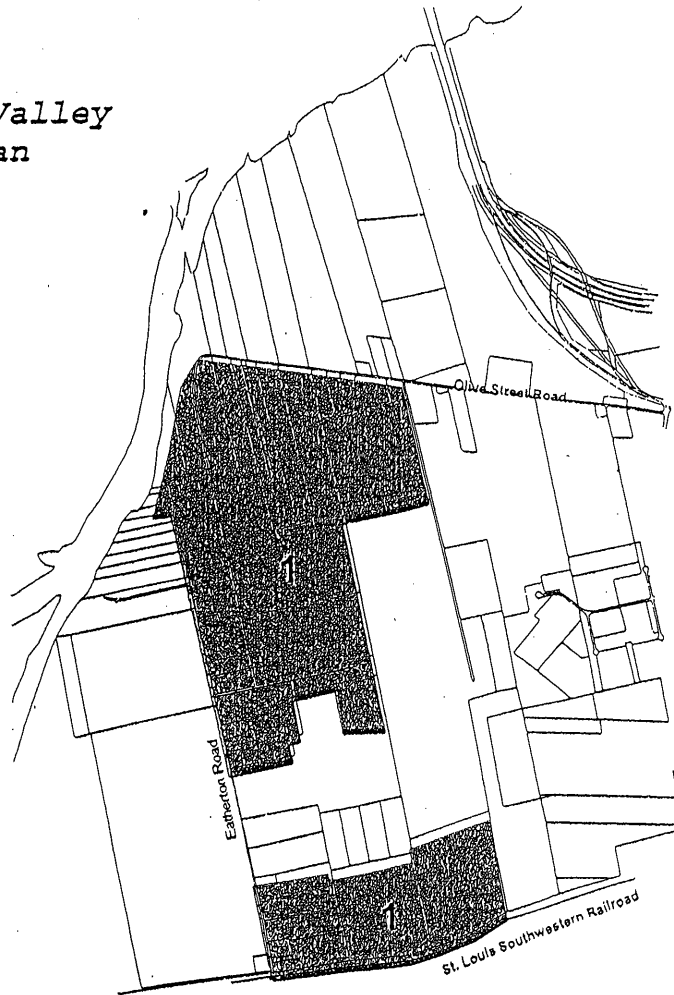
That the City Council of the City of Chesterfield, after review of the Planning Commission's recommended changes to the Comprehensive Plan relative to four geographic areas of the Chesterfield Valley and the definition of the use "Low Intensity Industrial does hereby approve the amendments to the Comprehensive Plan and map as recommended by the Planning Commission.


John Nations, Mayor


Martha L. DeMay, City Clerk


DATE

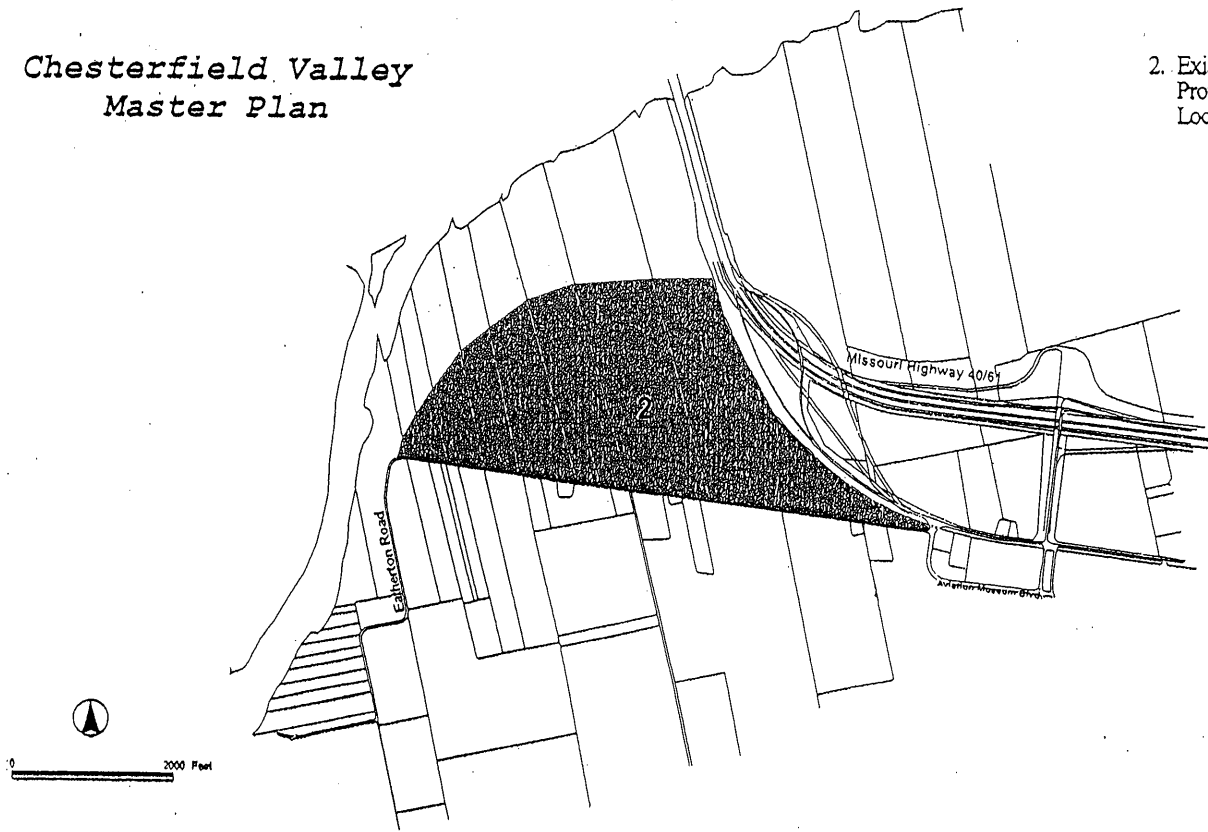
Chesterfield Valley Master Plan



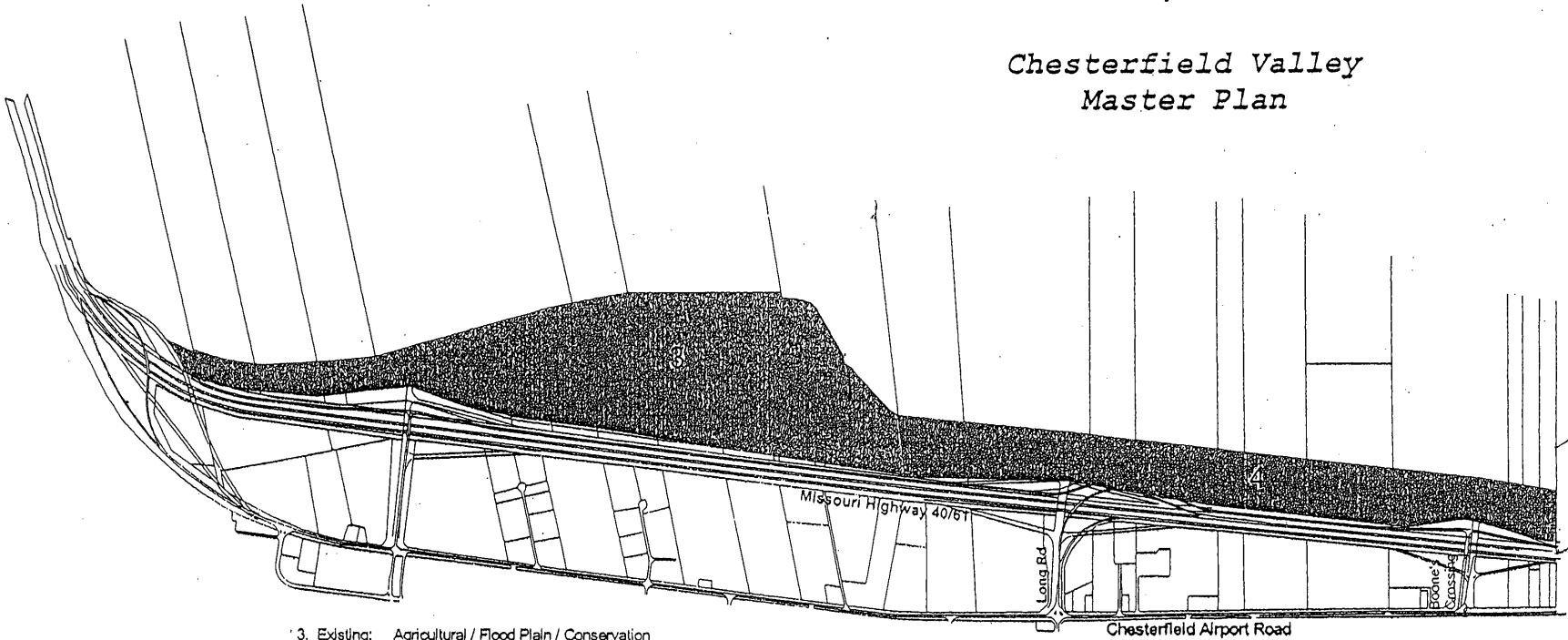
- 1. Existing: Agricultural/Flood Plain/Conservation
- Proposed: Low Intensity Industrial (new)
- Location: South of Olive Street Road,
East and West of Eatherton Road to City Limits
South and East of Monarch-Chesterfield Levee

**Chesterfield Valley
Master Plan**

2. Existing: Agricultural/Flood Plain/Conservation
Proposed: Low Density Office/Retail
Location: North of Olive Street Road,
South and West of Highway 40/61,
West of Aviation Museum Boulevard,
East and South of Monarch-Chesterfield Levee



Chesterfield Valley Master Plan



3. Existing: Agricultural / Flood Plain / Conservation
 Proposed: Mixed Commercial
 Location: North side of Highway 40/61
 West of Boone's Crossing Interchange
 South of Monarch Chesterfield Levee

4. Existing: Agricultural / Flood Plain / Conservation
 Proposed: Mixed Commercial
 Location: North side of Highway 40/61
 East of Boone's Crossing Interchange
 South of Monarch Chesterfield Levee

