

RESOLUTION 319

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
DECLARING A MORATORIUM ON ALL REQUESTS FOR REZONING OR ZONING
CHANGES WITHIN THE AREA AS DEFINED ON "EXHIBIT A" KNOWN AS THE
WILD HORSE CREEK SUB AREA**

WHEREAS, the City of Chesterfield was incorporated in June of 1988 and thereafter appointed a Citizens Committee to review and establish the City's Comprehensive Land Use Plan; and

WHEREAS, the City adopted, in 1990, its original independently reviewed Comprehensive Plan which was later amended to include, among other things, a review of the West Area of Chesterfield and Chesterfield Valley; and

WHEREAS, in 2001 the City undertook to review the 1990 plan as amended and make recommendations relative to a new or revised Comprehensive Plan; and

WHEREAS, a Citizens Advisory Committee was established by the City that included input from community meetings and Planning Commission input and review, all of which ended with the adoption after approximately 26 public sessions, a new Comprehensive Plan by the Planning Commission; and

WHEREAS, after the review and consideration of the recommendations from the Citizens Advisory Committee, the area identified on "Exhibit A" and commonly known as the "bowtie" continued its previous designation for non-residential land uses and was designated for "Office Campus"; and

WHEREAS, now after approximately 15 years, the first development of the bowtie area has come before the City Council, seeking to redevelop under the "Office Campus" designation an approximate 10-acre portion thereof; and

WHEREAS, with the first actual proposed development, the City Council has recognized numerous issues, which impact on further implementation of the current Comprehensive Plan designations in this area arising out of, but not limited to, recent changes under consideration for airport noise designation; the impact of traffic if the entire 110 acres is developed; the need for development criteria and clear definitions; and the feasibility of connecting all of the parcels for common access to Wild Horse Creek Road and/or Long Road; and

WHEREAS, the City Council, recognizing the issues relative to development in this area and the significance of the Comprehensive Plan, believes it is appropriate that there be an opportunity to study and analyze the issues as set forth above and such other issues as may be brought before the City Council; that the Planning Commission have an opportunity to provide its input or a determination as to whether or not there are changed circumstances and/or

unforeseen conditions need to be further developed and to provide the elected officials with an opportunity to contemplate and formulate answers to issues so as to have a clear and precise direction for the zoning of the entire bowtie area going into the next decade; and

WHEREAS, the City Council recognizes a need for the community to review and consider the issues and their long-term impact on adjoining properties, and the general welfare of the City; and

WHEREAS, the City Council, in an effort to prevent making ill advised decisions and to allow sufficient time so that it is not making arbitrary decisions, which might impact upon the citizens who own property within the Wild Horse Creek Sub Area and the surrounding the community, the City Council feels that until such an analysis has been undertaken, that rezoning of additional undeveloped land is not in the best interests, general health and welfare of the City of Chesterfield.

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


The City of Chesterfield hereby declares a moratorium on the consideration of any and all future petitions submitted in conformance with Section 1003.180 Special Procedures, Section 1003.300 Procedure for Amending the Zoning Ordinance of the City of Chesterfield after the date that this Resolution becomes effective. All requests for petitions submitted in conformance with Section 1003.180 and/or Section 1003.300 on file with the Planning Department of the City of Chesterfield as of the effective date of this Resolution shall not be considered effected by this Resolution and shall continue to be considered by the City Council.


Said moratorium shall be in effect until December 3, 2005 or such earlier time as the City Council deems it appropriate.

Said moratorium shall be in effect for all properties designated on "Exhibit A".

This Resolution shall be in full force and effect from and after its passage and approval.

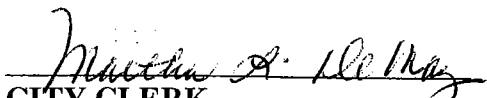
Passed and approved this 13th day of JUNE, 2005.


MAYOR


ACTING-MAYOR BRUCE GEIGER

DATE: 6/6/05

ATTEST:


CITY CLERK

LONG ROAD



18V630027

18V640015

18V640048 18V640026 18V640037

18U430059

18U430060

18U430037

18U440289

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