

RESOLUTION # 471

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI DIRECTING STAFF TO INITIATE PROCESSING OF A REZONING FOR CERTAIN PARCELS COVERED UNDER AN "M-3" PLANNED INDUSTRIAL DISTRICT, DEFINED AS AN "INACTIVE DISTRICT" UNDER THE CITY'S UNIFIED DEVELOPMENT CODE AND HAVE THE PLANNING COMMISSION PROVIDE RECOMMENDATIONS ON BRINGING THE ORDINANCE INTO COMPLIANCE WITH THE COMPREHENSIVE PLAN.**

**WHEREAS**, St. Louis County approved a Planned Industrial District covering 1,037.5 acres on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Industrial Boulevard, in 1961 under Section 1003.242 Planned Industrial district regulations of the 1946 St. Louis County Zoning Ordinance; and,

**WHEREAS**, St. Louis County Ordinance 2,212 has been amended several times over the years to address areas covered under the ordinance, permitted uses, setbacks, and other development criteria with the most recent amendment from July of 1998; and,

**WHEREAS**, the City of Chesterfield Planning Commission adopted a new Comprehensive Plan in September of 2020; and,

**WHEREAS**, the Planning and Public Works Committee requested that the Planning Commission provide a recommendation as to whether Ordinance 1430 is consistent with the Comprehensive Plan; and,

**WHEREAS**, the Planning Commission, by a vote of 8-0, passed a motion that Ordinance 1430 was not consistent with the Comprehensive Plan; and,

**WHEREAS**, §405.02.020(A)(3) states that a public hearing shall be set within 90 days following initiation of a resolution of intention to amend, supplement or change the regulations, zoning district boundaries or classification of property; and

**WHEREAS**, §405.02.030(B)(1) authorizes the City Council to, after a public hearing and report thereon by the Planning Commission and subject to the procedure provided in the Unified Development Code (UDC), amend, supplement, or change the regulations, zoning district boundaries or classification of property whenever the public necessity, convenience, general welfare, and good zoning practices require said modifications.

**NOW THEREFORE BE IT RESOLVED THAT THE CITY OF CHESTERFIELD** adopts Resolution #470 stating its intention to consider rezoning of parcels covered under City of Chesterfield Ordinance 1430, a "M-3" Planned Industrial District covering 1,325.62 acres and directs staff to schedule a public hearing before the Planning Commission to consider changes necessary to bring the planned district into compliance with the Comprehensive Plan.

Passed and adopted this 16<sup>th</sup> day of August 2021.

Bob Nation  
Presiding Officer

Bob Nation  
Bob Nation, Mayor

Attest:

Vickie McGownd  
Vickie McGownd, City Clerk