



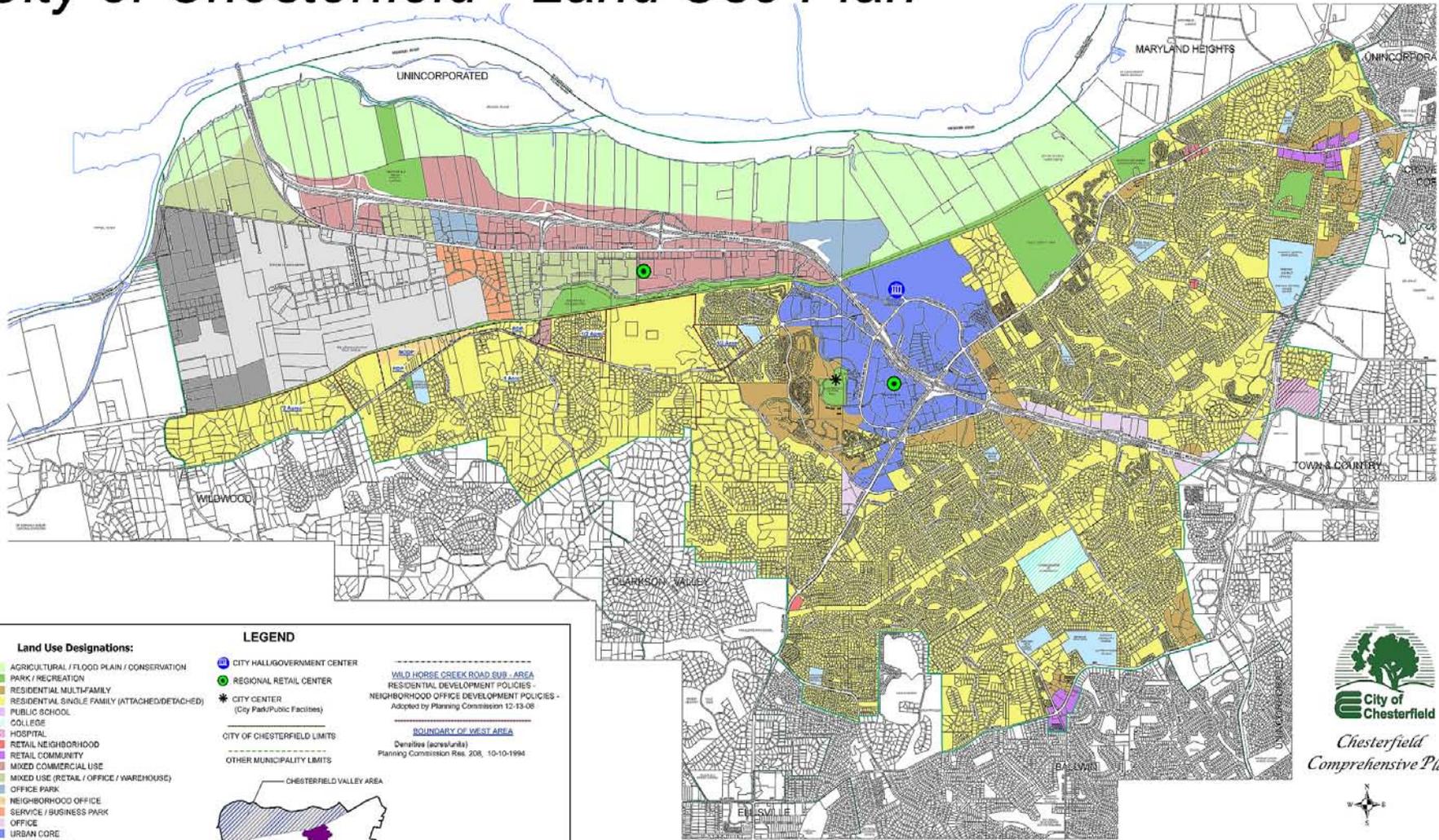
City of Chesterfield

Housing and Transportation in Chesterfield Village

Aimee Nassif, AICP
Planning and Development Services Director



City of Chesterfield - Land Use Plan



Land Use Designations:

- AGRICULTURAL / FLOOD PLAIN / CONSERVATION
- PARK / RECREATION
- RESIDENTIAL MULTIFAMILY
- RESIDENTIAL SINGLE FAMILY (ATTACHED/DETACHED)
- PUBLIC SCHOOL
- COLLEGE
- HOSPITAL
- RETAIL NEIGHBORHOOD
- RETAIL COMMUNITY
- MIXED COMMERCIAL USE
- MIXED USE (RETAIL / OFFICE / WAREHOUSE)
- OFFICE PARK
- NEIGHBORHOOD OFFICE
- SERVICE / BUSINESS PARK
- OFFICE
- URBAN CORE
- SPIRIT AIRPORT
- INDUSTRIAL - LOW INTENSITY
- CORRIDOR FOR ROUTE 141 IMPROVEMENT

LEGEND

- CITY HALL/GOVERNMENT CENTER
- REGIONAL RETAIL CENTER
- CITY CENTER (City Park/Public Facilities)
- CITY OF CHESTERFIELD LIMITS
- OTHER MUNICIPALITY LIMITS

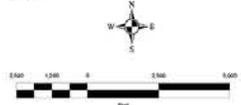
WILD HORSE CREEK ROAD SUB-AREA
RESIDENTIAL DEVELOPMENT POLICIES -
NEIGHBORHOOD OFFICE DEVELOPMENT POLICIES -
Adopted by Planning Commission 12-13-08

BOUNDARY OF WEST AREA
Densities (acres/units)
Planning Commission Res. 208, 10-10-1994

CHESTERFIELD VALLEY AREA

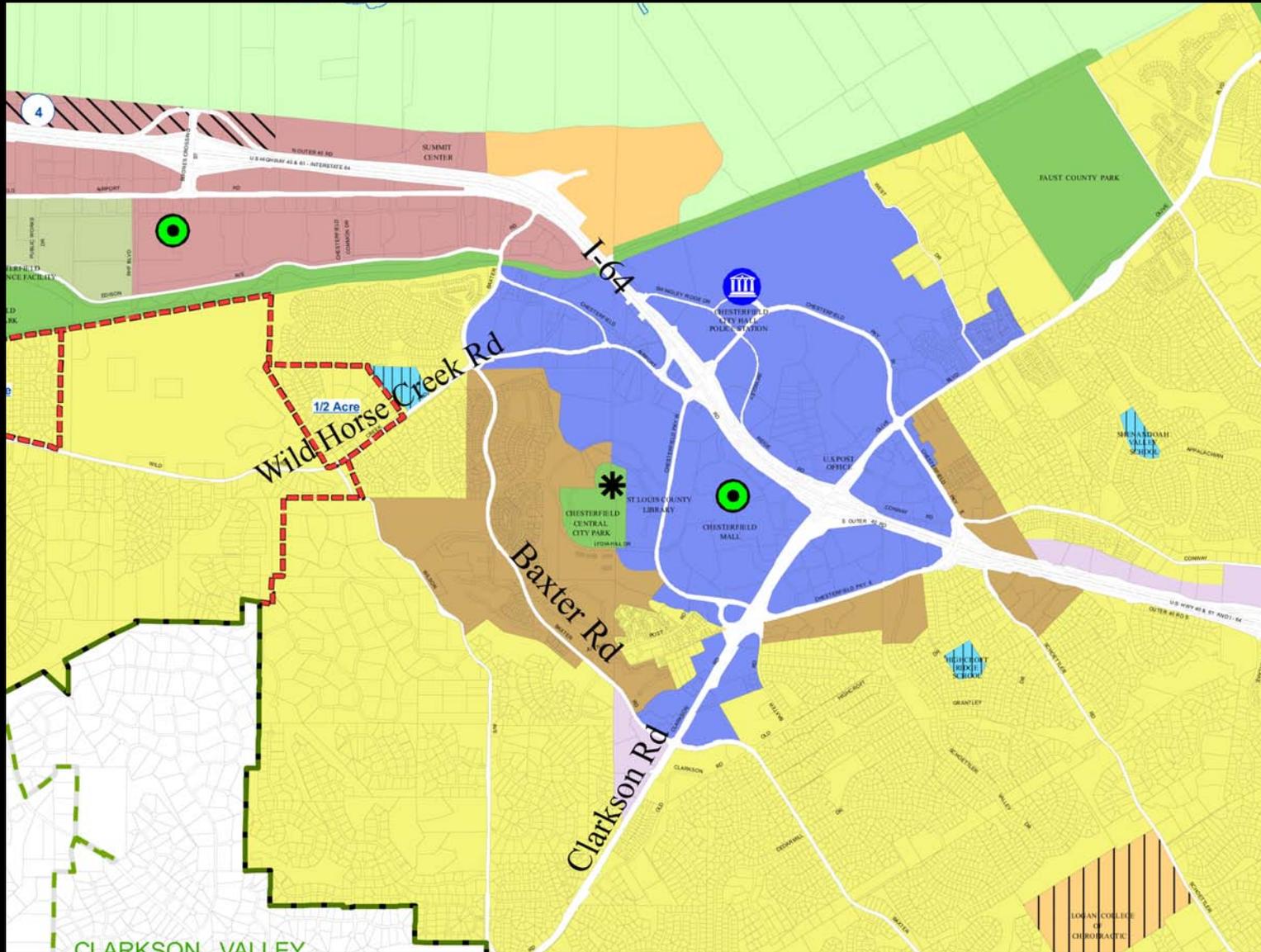
URBAN CORE AREA

Updated Through May 29, 2009

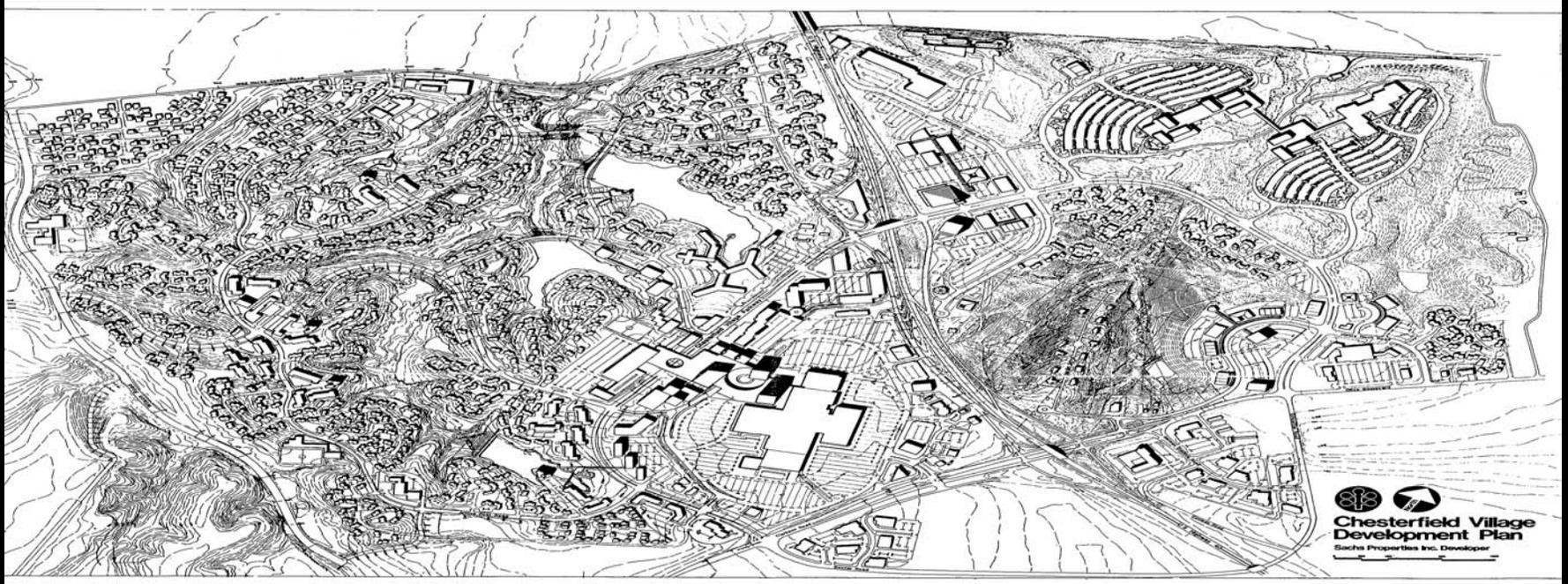


This map has been prepared from the most reliable information obtainable. We cannot, however, due to circumstances beyond our control, guarantee complete accuracy. Any errors or omissions brought to our attention will be appreciated and will be corrected in subsequent updates. Rev. 5-26-2009

Where is Chesterfield Village?



Chesterfield Village Development Plan



**Originally 1,500 acres in size
Included a regional shopping center, residential,
commercial, and office development.
Offered park sites, lakes, community center and other
cultural amenities.**

Zoning Ordinance

Includes a Mixed Use Development District (MXD) to allow for a mix of residential units with retail and office uses.



office space

commercial



residential

Zoning Ordinance

Includes a Planned Commercial and Residential District (PCR) to allow for a mix of uses. Focuses on building form and location of uses is based on street sections.



Only applicable to 98 acres of land in Chesterfield Village known as Downtown Chesterfield.



Downtown Chesterfield



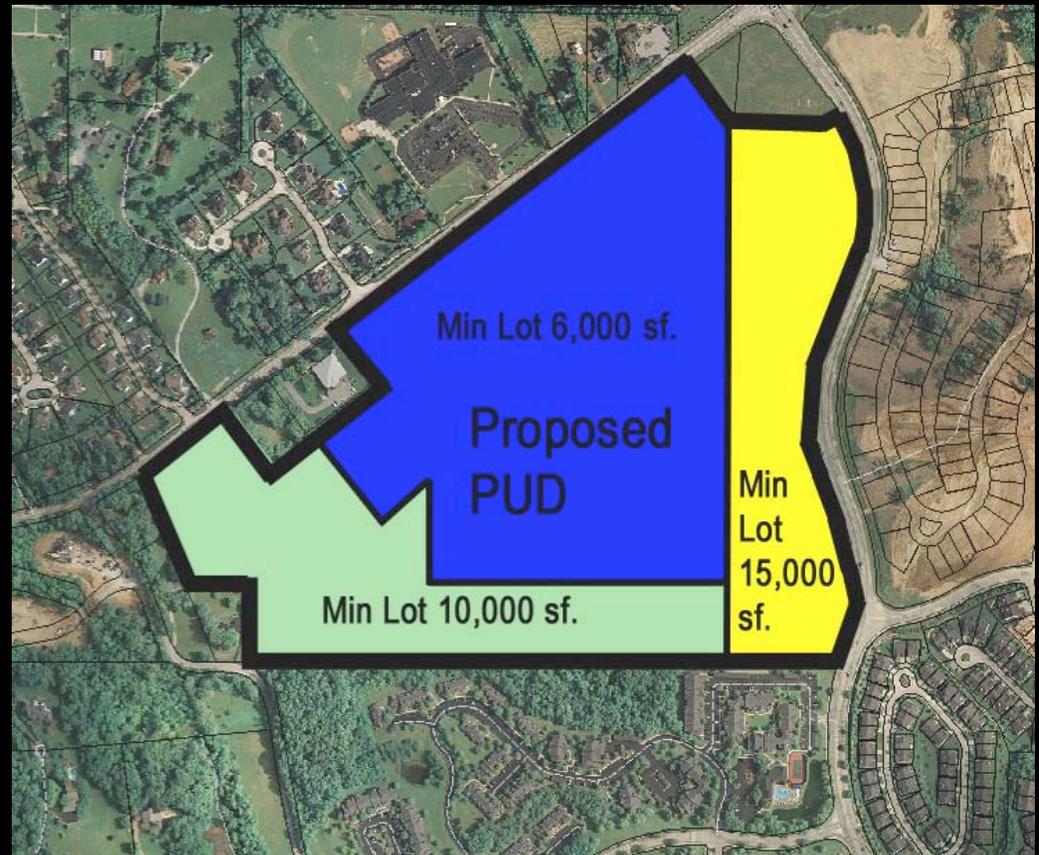
Zoned PCR District. Mixed development focuses on pedestrian amenities, walkable community, adjacent to a park site, lake, future amphitheatre.



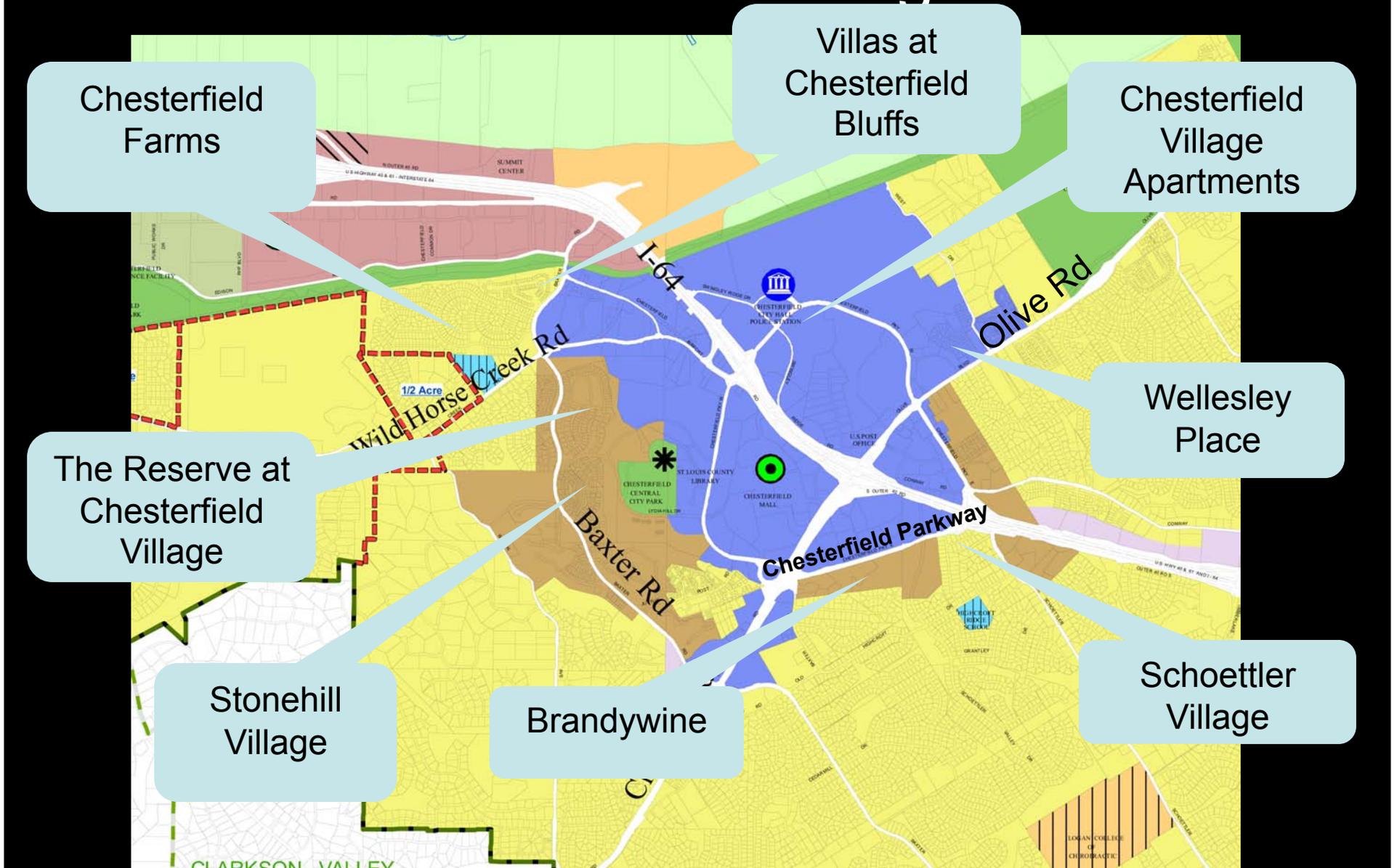


Zoning Ordinance

Includes a “PUD” to allow for flexible residential development if items such as low income housing, direct access to public transportation or other amenities are included.

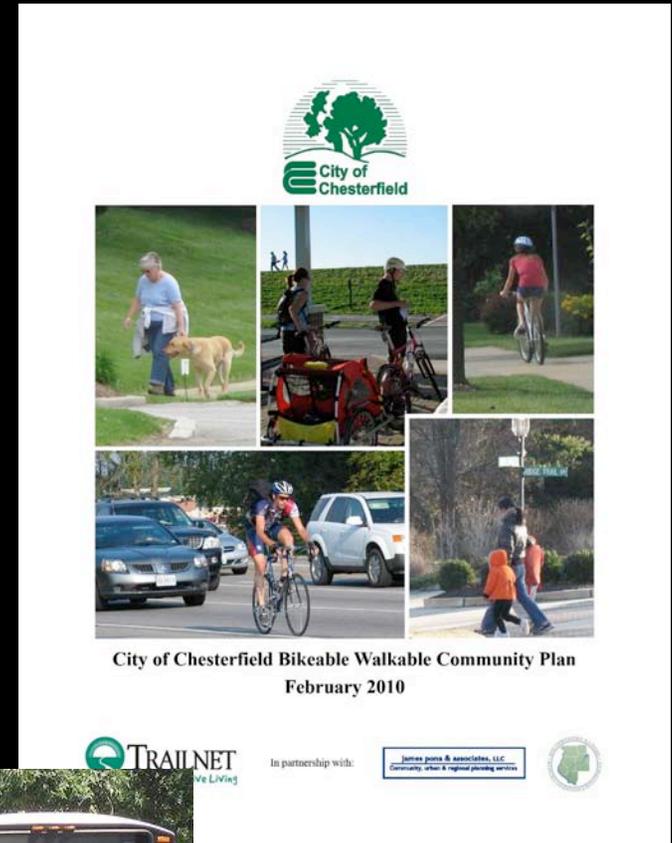


Examples of residential developments in Chesterfield Village

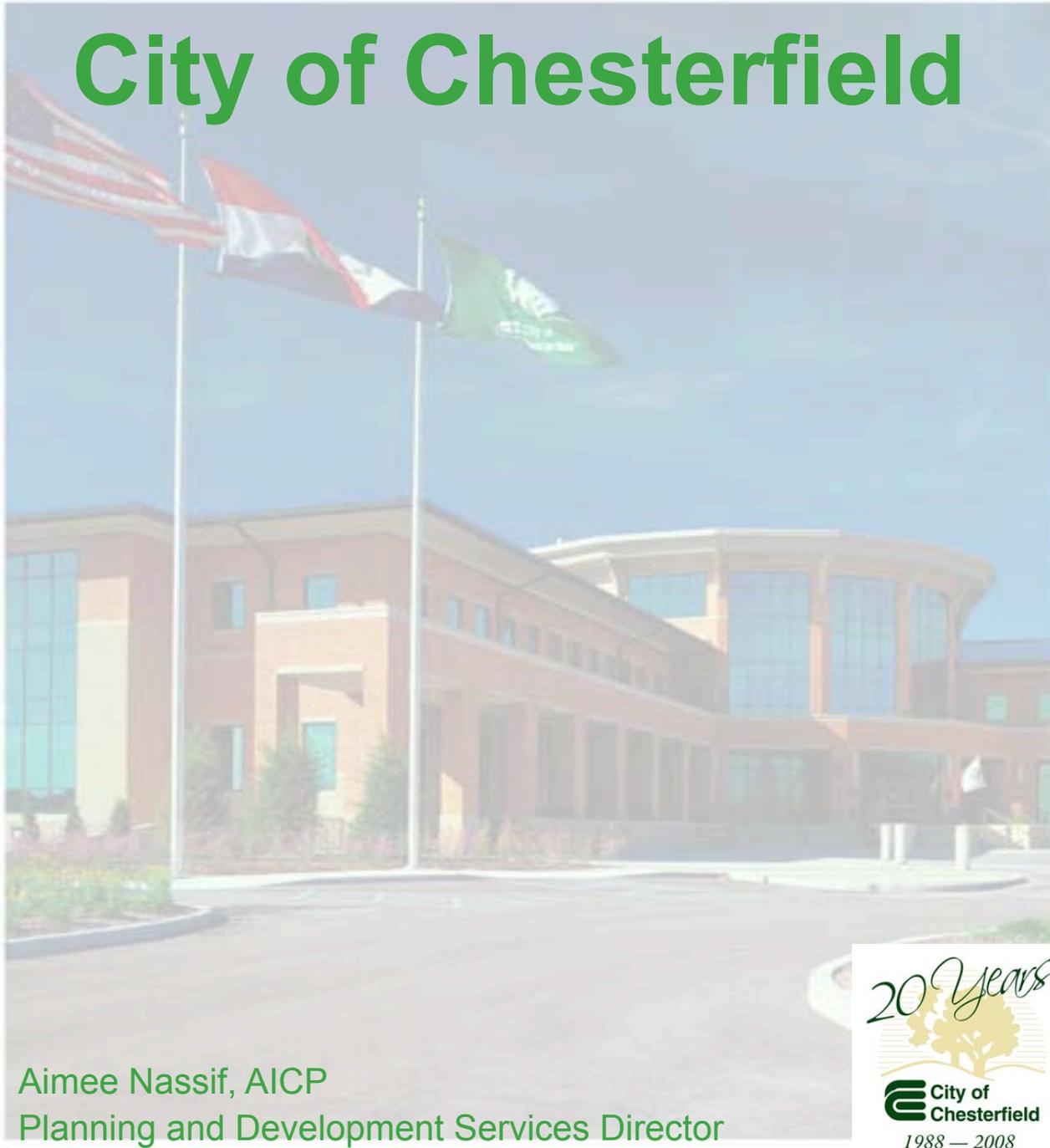


Transportation Options

- Metro Bus
- Pathway on the Parkway
- Bikeable Walkable Community Plan
- Monarch Chesterfield Levee Trail
- Great Rivers Greenway District
- Sidewalks required for all new development



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