EXECUTIVE SUMMARY

Based on the Draft Plan from 9/17/18
WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan is the county’s long-range growth, development and revitalization guide. Upon adoption by the Board of Supervisors, the Plan will be used to guide land development and public infrastructure investment decisions, and revise/align county policies, programs, services and processes.

WHAT IS THE PURPOSE OF THE PLAN?

Ensure Chesterfield County continues to be a healthy, thriving community of places providing residents with a high quality of life; employers with a supportive business climate; and visitors with positive historical, cultural, recreational and shopping experiences.

HOW WAS THE PLAN CREATED?

The current Plan was adopted in October 2012 by the Board of Supervisors after extensive community outreach as well as review and input from the Planning Commission.

HOW IS THE PLAN IMPLEMENTED?

Following adoption by the Board of Supervisors, the Plan will be used to guide rezoning, site plan, capital improvement programming and other land use and growth decisions within the county. It also contains a list of projects that will further align county operations and services to its desired vision. CHAPTER 16 contains more information on Plan implementation.

WHAT THE PLAN DOES NOT DO!

It is important to note that the Plan does not change existing legal land rights (zoning), nor does it provide funding and/or staffing for implementation of its recommendations.

HOW IS THE PLAN USED?

**Property Owners**

- Determine appropriate use of land, including rezoning and site development plan guidance

**Developers**

- Identifies where and to what intensity the county would like to see growth occur

**Residents/Citizens**

- How land should be used around you; infrastructure improvements, including public facilities investment to be expected; community revitalization efforts; better understanding of county and vision for future

**Staff & Decision-Makers**

- Provide vision for growth and development to guide decisions and recommendations for where county wants to go
PLAN UPDATE

This Plan is an update of the 2012 document, county staff and the Planning Commission have been working since 2016 on revisions to the current plan. This update process will also involve extensive community outreach and input opportunities before being recommended for approval by the Planning Commission and adoption by the Board of Supervisors via public hearings.

DRAFT PLAN PUBLIC REVIEW

Community input is an essential part of the comprehensive plan update process. Community comments will be shared with the Planning Commission. We need your input on how you think the county should best grow and develop into the future and what you think of the proposed changes.

To view the complete Draft Comprehensive Plan, including a summary of all changes to the 2012 Comprehensive Plan as well as public comments to date per chapter visit:

www.chesterfield.gov/compplanupdate

Please email us at: cp@chesterfield.gov to share your thoughts and comments regarding the draft Comprehensive Plan.

We also welcome the opportunity to speak to your organization or community group. If you would like us to present to your group, contact Steve Haasch at haaschs@chesterfield.gov or 804-796-7192.

Thank You!
WHAT ARE THE COMPONENTS OF THE PLAN?

THE PLAN IS COMPRISED OF 16 CHAPTERS THAT ARE TOPIC-BASED, OFFERING INFORMATION AND GUIDANCE TO ISSUES WITHIN THEIR FOCUS AREA.

1 PLAN OVERVIEW

The comprehensive plan provides a blueprint for the future by establishing a framework for growth and development as well as revitalization decisions. The plan coordinates transportation, utility, schools and other public infrastructure needs with anticipated growth and development.

The Comprehensive Plan For Chesterfield County recognizes the desires of the community to have the highest quality of life through attractive, orderly, fiscally-responsible, well-planned and well-designed development. The Plan will be used to protect and enhance the high quality of life our citizens enjoy today.

2 WELCOME TO CHESTERFIELD

Over the centuries, Chesterfield County has grown into an attractive, vibrant and diverse community. Today, Chesterfield County is home to approximately 340,000 people within its 437 square miles and is poised to lead the region as a fiscally sound and desirable place to live, work and shop. The county is dedicated to providing leadership, focus and defined direction to maintain the highest quality of life and to always be worthy of the public’s trust in sustaining Chesterfield County as a “First Choice” community. Chesterfield County is a nationally recognized leader in local government.
Goals are the framework for guiding county growth and development. The guidelines and desired outcomes of each chapter are based upon the principles of these goals. Achieving these goals will ensure Chesterfield County continues to be a healthy, thriving community providing residents with a high quality of life; employers with a supportive business climate; and visitors with positive historical, cultural, recreational and shopping experiences.

PUBLIC FACILITIES AND INFRASTRUCTURE
• Orderly and fiscally responsible growth through adequate public facilities and infrastructure provision
• Equitable distribution and efficient allocation of public resources and services to promote investment and reinvestment in aging and maturing areas

ECONOMY
• An expanding and diverse economy that generates well paying jobs and contributes significantly to the tax base
• An atmosphere conducive to fostering new and unique business opportunities, especially small business
• An appropriate balance between residential and business growth

COMMUNITY
• A mix of living, shopping, entertainment, recreation, employment and natural areas that are balanced and integrated to ensure a highly desired quality of life and fiscal health
• Strong and sustainable neighborhoods and business areas that are well planned, of high quality, visually attractive and well maintained
• Redevelopment and revitalization opportunities to take advantage of existing or planned public facilities and infrastructure
• Communities that are connected, both physically and socially, to their surroundings and nearby destinations, and easily accessible by walkers, cyclists and drivers
• Unique and attractive social places as the cornerstone of our thriving communities

ENVIRONMENT
• Protection of valued environmental resources
• Integration of vital environmental resources and features into development designs for enjoyment by the community

HISTORICAL AND CULTURAL
• Preservation of unique historical and cultural resources that are incorporated into the community fabric
• Tourism and educational opportunities that are provided to promote unique historical and cultural resources
It is important to understand the state of the county today, what has shaped it through the years, and how it is likely to change over time. This chapter provides general information regarding existing and projected populations, income, education, employment, development patterns, existing land uses and zoning. Demographic information assists in planning for future needs and services.

**Total Population:** 340,000

**Median Age:** 38.6

**Households with Children:** 1/3

**Between 2000 and 2015, the county experienced an average growth rate of 1.7 percent.**

**The county’s population is growing older. Between 2015 and 2016 the 65 and over age group grew by 6.3 percent, outpacing all other age groups.**

**Of the almost 119,000 households in the county, 65% do not have children.**

**Existing Residential Development by Units:**
- Single-Family: 79%
- Multifamily: 16%
- Townhouse: 3%
- Mobile Home: 1%

**Existing Non-Residential Development by Square Feet:**
- Commercial: 34%
- Office: 14%
- Industrial: 52%

**The county has more than 130,000 existing housing units of various types.**

**The county has over 79 million square feet of existing commercial, office and industrial development.**
DESIRED OUTCOMES

5
BUSINESS DEVELOPMENT
• Improved Jobs to Worker Ratio
• Business Attraction, Retention, and Expansion
• Increased Number of Higher Paying Jobs
• Increased Business to Residential Tax Base Ratio
• Strengthened Partnerships with the Business Community
• Workforce Development, Attraction, and Retention
• Revitalization and Reinvestment in Older Commercial Corridors
• Why Businesses Should Choose Chesterfield

6
NEIGHBORHOODS & HOUSING
• Promote Affordable Home ownership Opportunities
• Support a Range of Housing Options in Both Neighborhoods & Mixed Use Centers
• Connect Housing to Services, Jobs and Recreation
• Support High Quality & Innovative Community Designs
• Encourage Housing Maintenance, Rehabilitation and Affordability Programs
• Support Special Needs Housing for Elderly and Disabled Persons
• Foster Partnerships with Housing Agencies, Nonprofits and the Private Sector to Address Housing Concerns

7
REVITALIZATION
• Prevent and Address Community Decline & Blight
• Leverage Public Infrastructure Investment as a Catalyst for Private Investment
• Support Appropriate Public and Private Reinvestment in Established Communities
• Partner with the Community, Nonprofits and the Private Sector to Address Revitalization Concerns
• Create Tools, Incentives and Programs to Encourage Revitalization Efforts
• Support Enhancements to Communities Identified by Residents & Businesses
• Encourage Community Events, Celebrations & Other Social Pride-Instilling Efforts
8

HISTORICAL & CULTURAL RESOURCES

- Preservation of Historic Places and Structures
- Leverage Historic Assets to Create a Sense of Place and Foster Tourism
- Support Partnerships and Private Preservation of Historic Resources
- Utilize Historic Places for Events, Education and Other Unique Experiences

9

ENVIRONMENT

- Protection of Important Natural Resources
- Recognition and Role of Federal, State and Local Requirements
- Environmental Features Incorporated Into Development for Active and Passive Recreation
- Protection of Life and Property
- Promote Farming and Forestry as Viable Industries Along with Agri-tourism
- Recognition of the Impacts from Development on Natural Resources
- Support Protection of Green Infrastructure for Community Mental and Physical Health
The Land Use Plan chapter provides the development vision as to how the county will utilize its land resources. The Plan recognizes land as one of the county’s most valuable resources - its wise and efficient use affects the quality of life for all residents and businesses. The county is uniquely positioned to offer urban activity centers, suburban and rural lifestyle options, and this freedom of choice is protected in the Plan. The Plan seeks to protect and promote employment center areas; encourage a variety of housing options; and support reinvestment in older communities so that all are attractive, viable and thriving places for current and future citizens.
11 SPECIAL AREA PLANS

Chesterfield County has a strong and historic commitment to community and small area planning. Planning efforts driven by community stakeholder input and support have resulted in the adoption of various special area plans. These plans address the unique characteristics, opportunities and history of these various communities. New special area planning efforts should continue to emphasize, be based upon, and incorporate extensive community stakeholder input from as many perspectives as possible.

12 WATER & WASTEWATER

- Ensure a resilient, reliable and safe public water supply with growth capacity well into the future
- Support an orderly and efficient development pattern
- Ensure a reliable and environmentally compliant public wastewater system with growth capacity well into the future
- Promote wise use and conservation of treated public water through enhanced community education
- Regional cooperation in public water and wastewater provision
- Maintain fiscally fit philosophies and Utilities AAA bond rating while ensuring reasonable water and wastewater service rates

13 TRANSPORTATION

- Create a Safe & Efficient Multimodal Transportation Network Support Mobility Options for All Ages & Abilities
- Promote Context Sensitive, Innovative Designs
- Support Comprehensive Funding Strategies
- Enhance Connections Between Community Destinations
- Support Business Development Efforts

14 BIKEWAYS & TRAILS

- Create a Network of Safe & Convenient Bicycle & Pedestrian Routes Throughout the County
- Support Bicycle & Pedestrian Connections Between Live, Work, Shop and Play Areas & Public Facilities
- Promote Healthy Lifestyles & Tourism Efforts By Linking Communities to Historic/ Cultural Assets & Natural Areas
- Guide the General Location & Design of Bicycle & Pedestrian Facilities
The Public Facilities Plan makes recommendations regarding the provision of public facilities needed to serve existing and planned population growth through the efficient, equitable, safe and accessible delivery of public services in accordance with the recommendations of the Comprehensive Plan and identified levels of service.

- Support Efficient, Equitable & Effective Provision of Public Facilities and Services
- Identify Appropriate Level of Service Standards
- Provide Guidance to New, Replacement and Renovated Facilities
- Use Public Facility Provision as Catalyst for Development & Redevelopment Efforts
- Support Private Sector Efforts & Partnerships in Community Service/Facility Provision
- Provide Guidance to the Capital Improvement Program (CIP)

PUBLIC FACILITIES DEPARTMENTS
- Fire/Emergency Medical Services
- Police
- Sheriff’s Office
- Libraries
- Public Schools
- Parks and Recreation
- General Services (Government Center, Aviation Services, Solid Waste, Fleet Management)
- Mental Health and Social Services
- Telecommunication Facilities

DESIRED OUTCOMES

IMPLEMENTATION

The Comprehensive Plan provides guidance for growth and development decisions. Planning is an ongoing process; adoption of the Comprehensive Plan should not be viewed as the end of this process. Instead, the county should continuously work to align goals, policies, ordinances, processes and programs with the vision and aspirations of the Plan.

This chapter identifies projects mostly associated with land development. As departments throughout the county undertake various projects, policies and ordinances within their own spheres of influence, this plan should be used to provide direction and guidance where appropriate.

Projects are differentiated between those that are a more immediate need and should be accomplished within five years of the plan’s adoption (Phase 1), and those that, while important, could be completed as time and resources allow (Phase 2).