

PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

May 2017

Development Review

This report provides a quick snapshot of several projects at various stages of the development process.

Each of the following pages gives an overview of the request, information about the existing property and proposed development, and information on the current stage within the development process for each project.

For a complete, up-to-date list of all projects under review with the Department, please visit the Active Projects database on the City's website at www.chesterfield.mo.us.

These monthly updates provide information on projects currently going through the City's development process and where they are within the approval process.

*-Justin Wyse, AICP
Director of Planning &
Development Services*

Contact Us

For more information about these or any other projects under review with the City, you may contact us at 636.537.4733 or via email at pod@chesterfield.mo.us

Information, along with a full list of projects, is available on the City's website at www.chesterfield.mo.us by selecting the Active Projects tab.



If you are looking for info on planning and development matters which is not answered in this report, please feel free to contact the Planner of the Day at:

636.537.4733

or email at

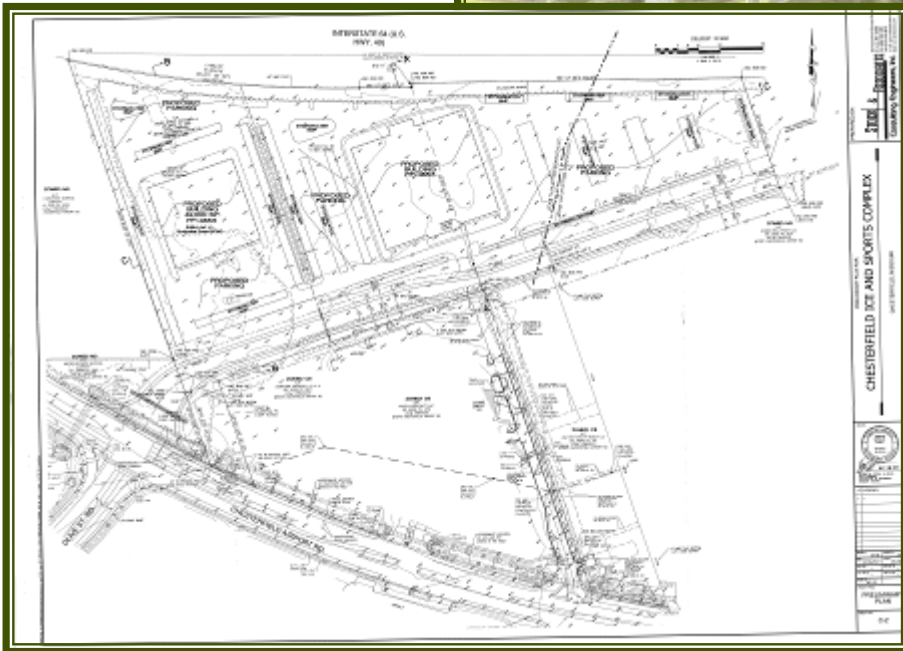
POD@chesterfield.mo.us

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City’s arborist.

Chesterfield Hockey— A request for a change in zoning from a “NU” Non-Urban District to a “PC” Planned Commercial District for a 17.9 acre area of land. The proposal seeks to permit an ice arena and a parcel for future development.

Acreage: 17.9 acres
of Proposed Lots: 2
Proposed Use: Mixed Commercial Use
Applicant: Chesterfield Hockey Association



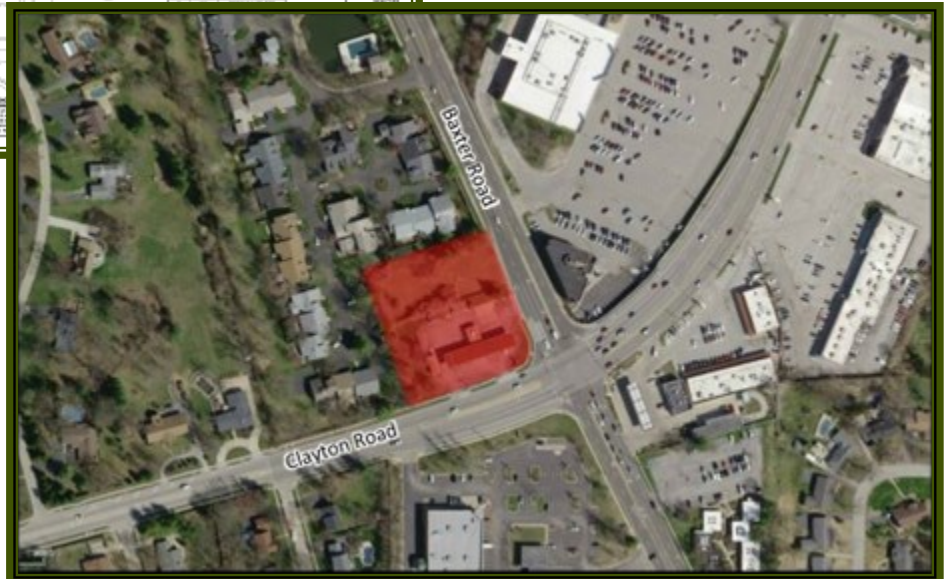
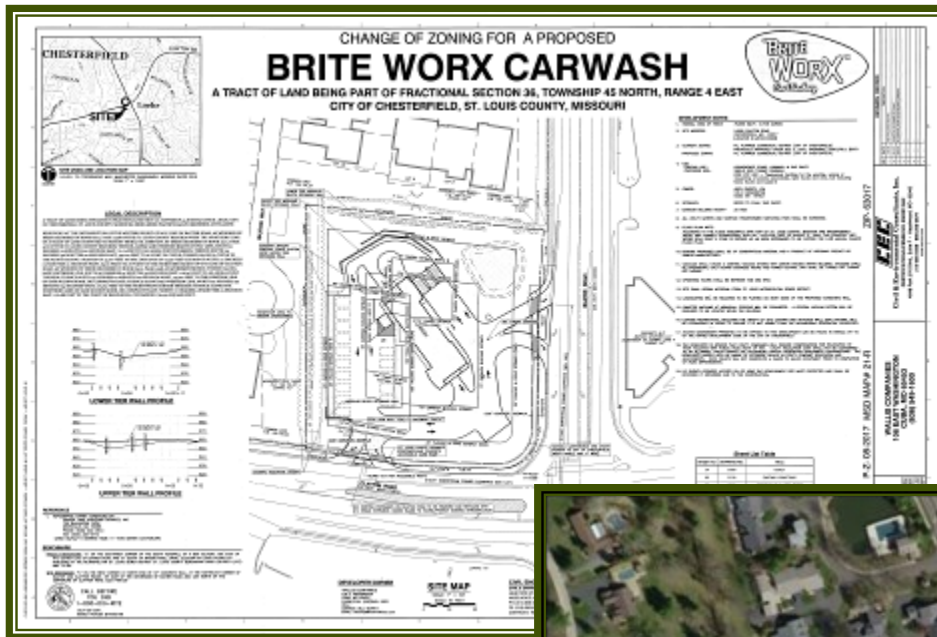
Zoning: Under Review
Site Development Plan: Forthcoming
Plat: Forthcoming
Improvement Plans: Forthcoming

Municipal Zoning Approval: Forthcoming
of Occupancy Permits: Forthcoming

DEVELOPMENT PROJECT UPDATES

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P.Z. 08-2017 Brite Worx — A request for a zoning map amendment from a “PC” Planned Commercial District to a new “PC” Planned Commercial District.



Acreage: 1.8 acres
 Proposed Use: Carwash
 Applicant: Wallis Companies

Zoning: Under Review
 Site Development Plan: Forthcoming
 Improvement Plans: Forthcoming

Municipal Zoning Approval: Forthcoming
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Villages at Bonhomme Creek — A zoning request for an 11.729-acre tract of land seeks to permit a maximum of 298 multi-family residential dwelling units to be constructed on site.



Acresage: 11.729 acres
of Proposed Units: 298
Proposed Use: Multi-family
Applicant: 704 Alrick, LLC

Zoning: Under Review
Site Development Plan: Forthcoming
Improvement Plans: Forthcoming

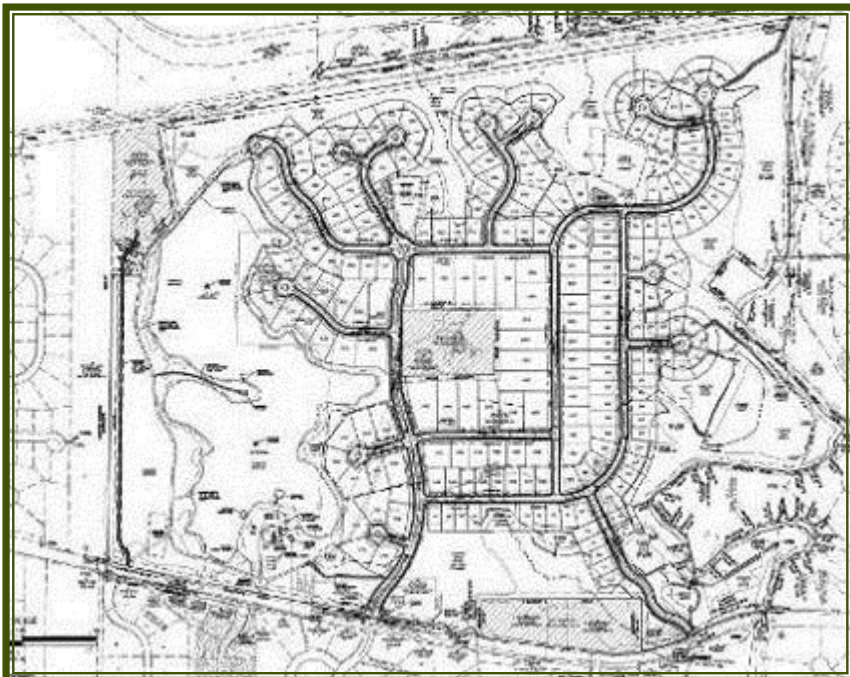
Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Fienup Farms — A request for a zoning map amendment for a 223-acre tract of land which would permit a maximum of 223 single-family residential dwelling units to be constructed on the site.



Acreage: 223 acres
of Proposed Lots: 223
Proposed Use: Single-family detached
Applicant: McBride & Son Homes

Zoning: Under Review
Site Development Plan: Forthcoming
Plat: Forthcoming
Improvement Plans: Forthcoming

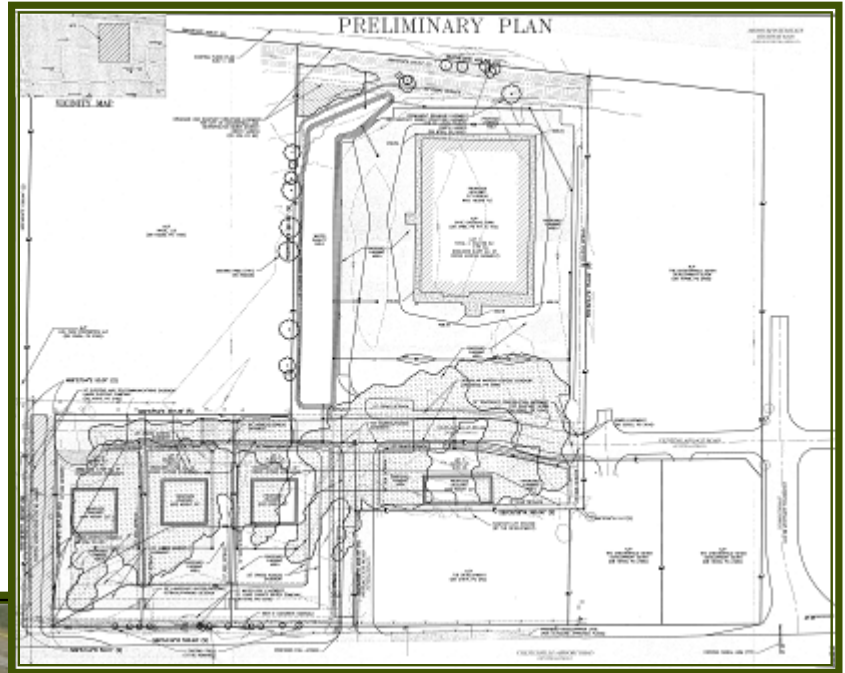
Municipal Zoning Approval: Forthcoming
of Occupancy Permits: Forthcoming

DEVELOPMENT PROJECT UPDATES

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P.Z. 18-2016 Palio Partners — A request for a zoning map amendment to create a “PC” Planned Commercial District.

Acreage: 13.01 acres
 Existing Zoning: “NU” Non-Urban District
 Proposed Zoning: “PC” Planned Commercial District
 Anticipated Density: ~75,000 square feet
 Applicant: Palio Partners



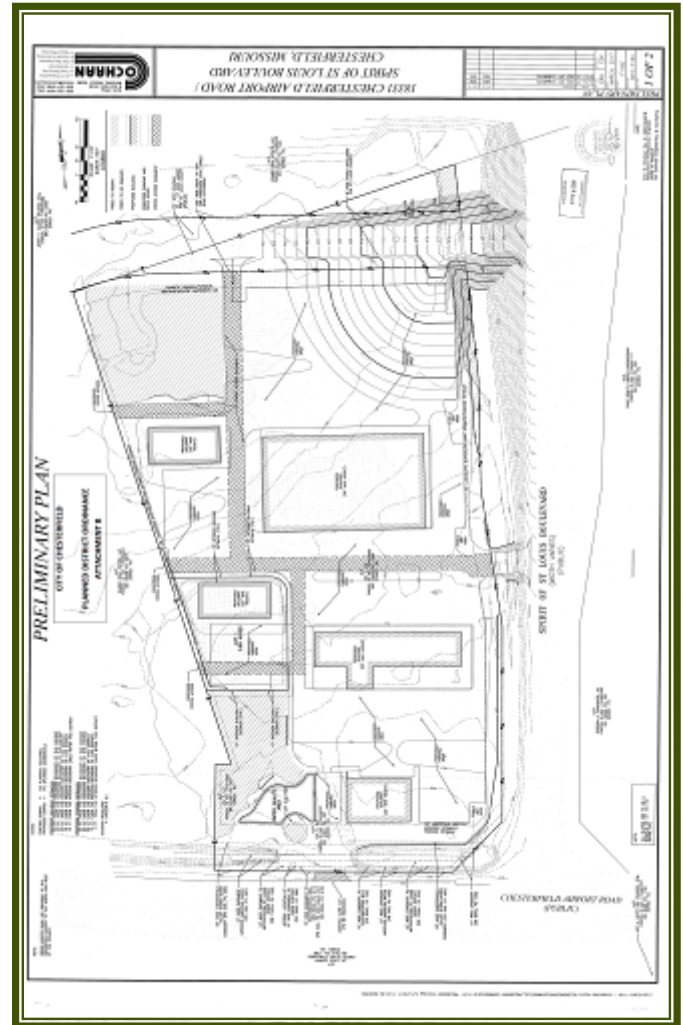
Zoning:	<u>Under Review</u>	Improvement Plans:	<u>Forthcoming</u>
Site Development Concept Plan:	<u>Forthcoming</u>	Municipal Zoning Approval:	<u>Forthcoming</u>
Site Development Section Plan:	<u>Forthcoming</u>	Occupancy Permits:	<u>Forthcoming</u>
Plat:	<u>Forthcoming</u>		

DEVELOPMENT PROJECT UPDATES

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P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Road — A request to create a “PC” Planned Commercial District.

- Acreage: 16.0 acres
- Existing Zoning: “M-3” Planned Industrial District
- Proposed Zoning: “PC” Planned Commercial District
- Anticipated Density: ~50,000 square feet & a hotel
- Applicant: Nasrallah Global RE Services



- Zoning: Under Review
- Site Development Concept Plan: Forthcoming
- Site Development Section Plan: Forthcoming
- Plat: Forthcoming

- Improvement Plans: Forthcoming
- Municipal Zoning Approval: Forthcoming
- Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Pets & Company — An Amended Site Development Plan to modify the parking and circulation on the site to allow for enlargement of the existing outdoor play area, including fencing for screening of the area.

The project is scheduled for review by the Architectural Review Board on June 8.

Acreage: 2.8 acres

Building Size: 119,749 sq. ft. (existing)

Applicant: Pets & Company

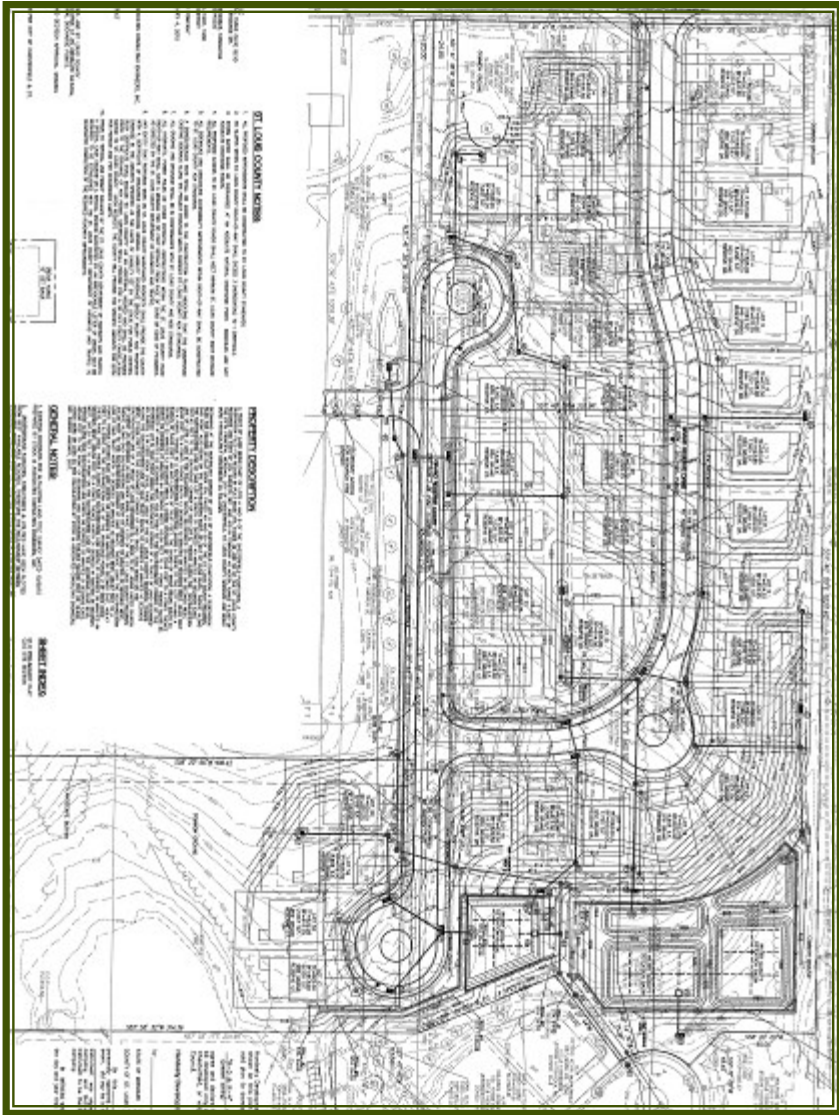


Zoning: **Existing Use**
Site Development Plan: **Under Review**
Improvement Plans: **Forthcoming**

Municipal Zoning Approval: **Forthcoming**
Occupancy Permit: **Forthcoming**

DEVELOPMENT PROJECT UPDATES

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Grand Reserve — A Preliminary Plat for a 12.6-acre tract of land for development of a new single-family residential development.

Proposed Use:	<u>Single-family detached housing</u>
# of Lots:	<u>35</u>
Development Size:	<u>12.6 acres</u>
Development Intensity:	<u>2.78 du / acre</u>
Applicant:	<u>Hardesty Homes</u>



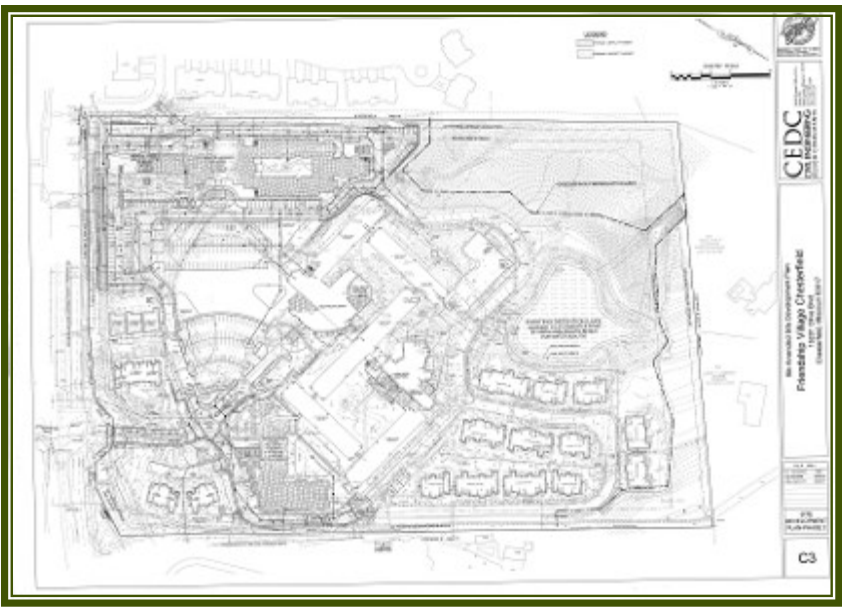
Zoning: Approved
 Preliminary Plat: Under Review
 Record Plat: Forthcoming
 Improvement Plans: Forthcoming

Municipal Zoning Approval: Forthcoming
 # of MZAs for Homes Issued: Forthcoming
 # of Occupancy Permits: Forthcoming

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Friendship Village of West County — An Amended Site Development Plan for construction of a new entry drive, guardhouse, four (4)-story independent living building, new two (2)-story skilled nursing building, and a new four (4)-story assisted living / memory care building, along with associated site work including retaining walls, parking lots and utilities.



Acreage:	<u>34.5 acres</u>
Existing Use:	<u>Senior Living / Nursing Home</u>
Proposed Use:	<u>Senior Living / Nursing Home</u>
Proposed Intensity:	<u>20 units / acre</u>
Applicant:	<u>Friendship Village of West County</u>

Zoning: **Approved**
 Site Development Section Plan: **Under Review**
 Improvement Plans: **Forthcoming**

Municipal Zoning Approval: **Forthcoming**
 Occupancy Permit: **Forthcoming**

DEVELOPMENT PROJECT UPDATES

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Tesla Motors has proposed renovations to an existing building along Chesterfield Airport Road. The proposal would renovate the former Kemp Auto Museum to accommodate the new user.

Acreage: 4.07 acres
 Existing Use: Former Auto Museum
 Proposed Use: Automobile sales and service / repair
 Anticipated Density: 25,920 sq. ft. (existing)
 Applicant: Tesla Motors

The Concept and Section Plans are scheduled for review by the Planning Commission on June 12.



Zoning: **Approved**
 Site Development Concept Plan: **Under Review**
 Site Development Section Plan: **Under Review**
 Plat: **Under Review**

Improvement Plans: **Forthcoming**
 Municipal Zoning Approval: **Forthcoming**
 Occupancy Permit: **Forthcoming**

DEVELOPMENT PROJECT UPDATES

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Progress Property Group has submitted for development of the first lot in the recently approved Canaan Crossing development.

- Acreage: 1.06 acres
- Existing Use: Vacant
- Proposed Use: Office / Commercial
- Proposed Intensity: 10,048 sq. ft.
- Applicant: Progress Property Group



- | | | | |
|--------------------------------|-----------------|----------------------------|---------------------|
| Zoning: | <u>Approved</u> | Improvement Plans: | <u>Under Review</u> |
| Site Development Concept Plan: | <u>Approved</u> | Municipal Zoning Approval: | <u>Forthcoming</u> |
| Site Development Section Plan: | <u>Approved</u> | Occupancy Permit: | <u>Forthcoming</u> |
| Plat: | <u>Approved</u> | | |

DEVELOPMENT PROJECT UPDATES

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Progress Property Group has submitted for development of the second lot in the recently approved Canaan Crossing development.

- Acreage: 1.02 acres
- Existing Use: Vacant
- Proposed Use: Office / Commercial
- Proposed Intensity: 10,048 sq. ft.
- Applicant: Progress Property Group



- | | | | |
|--------------------------------|---------------------|----------------------------|--------------------|
| Zoning: | <u>Approved</u> | Improvement Plans: | <u>Forthcoming</u> |
| Site Development Concept Plan: | <u>Approved</u> | Municipal Zoning Approval: | <u>Forthcoming</u> |
| Site Development Section Plan: | <u>Under Review</u> | Occupancy Permit: | <u>Forthcoming</u> |
| Plat: | <u>Approved</u> | | |

DEVELOPMENT PROJECT UPDATES

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McBride & Son Homes has submitted for a new building along North Outer 40 Road in the Chesterfield Valley. Phase I of the project will include a design center for the homebuilder. A future phase is expected to include new office space.

- Acreage: 3.1 acres
- Existing Use: Vacant
- Proposed Use: Design Center
- Proposed Intensity: 10,018 sq. ft.
- Applicant: McBride & Son Homes



- Zoning: Permitted
- Site Development Concept Plan: Approved
- Site Development Section Plan: Approved
- Plat: Approved

- Improvement Plans: Under Review
- Municipal Zoning Approval: Forthcoming
- Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Development plans for a vacant lot on the southeast corner of Ladue Road and Greentrails Drive have been submitted for a retail/multi-tenant building.

- Acreage: 3.6 acres
- Existing Use: Vacant
- Proposed Use: Multi-tenant retail
- Proposed Intensity: 4,000 sq. ft.
- Applicant: Onofrio Serra



- Zoning: Permitted
- Site Development Concept Plan: Approved
- Site Development Section Plan: Approved
- Plat: Approved

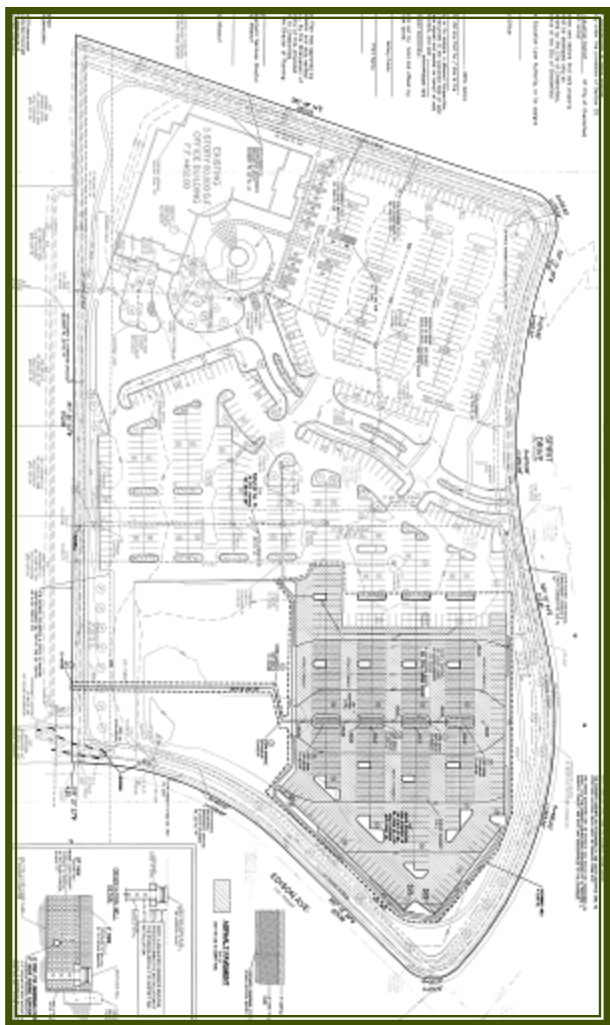
- Improvement Plans: Under Review
- Municipal Zoning Approval: Forthcoming
- Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Mohela has received approval for construction of a parking lot expansion. The proposed parking expansion will be an initial step in preparing the site for continued growth and development at their current location. Construction is anticipated to begin in July.

Acreage: 14.3 acres
 Existing Use: Office
 Proposed Use: Office
 Proposed Intensity: 80,000 sq. ft. (existing)
 Applicant: Higher Education Loan Authority of the State of Missouri



Zoning: Permitted
 Site Development Section Plan: Approved
 Parking Demand Study: Approved

Improvement Plans: Approved
 Municipal Zoning Approval: Forthcoming
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Topgolf is a 66,300-square-foot entertainment complex including a golf driving-range, restaurant, bar, meeting space, and game area located on the north side of North Outer 40 Road and east of Boone’s Crossing. This building will be 3 stories in height with the rear building opening into an expansive outfield with poles and netting reaching 170 feet in height.



Zoning: Approved
Site Development Concept Plan: Approved
Site Development Section Plan: Approved
Plat: Approved

Grading Permit: Approved
Improvement Plans: Under Review
Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Pfizer has submitted development plans for the construction of a new research laboratory at the intersection of Olive Boulevard and Chesterfield Parkway. Initial site work began in June.

Acreage: 31.8 acres
 Existing Use: Vacant
 Proposed Use: Research laboratory and Office
 Proposed Intensity: 254,041 sq. ft.
 Applicant: CRG Real Estate Solutions / Pfizer



Zoning: Approved
 Site Development Concept Plan: Approved
 Site Development Section Plan: Approved
 Grading Permit: Approved

Improvement Plans: Under Review
 Municipal Zoning Approval: Under Review
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Silverstone Hotel, LLC has submitted development plans to construct TownePlace Suites. The hotel will join Chesterfield Blue Valley as the newest addition in the development. The hotel will join St. Louis Premium Outlets, Gander Mountain, Cavender's, Gas Mart, Pecan Legacy Park and Burlington.



Acreage: 2.17 acres
 Existing Use: Vacant
 Proposed Use: Hotel
 Proposed Intensity: 112 rooms (94,584 sq. ft.)



Zoning: Permitted
 Site Development Concept Plan: Conforms
 Site Development Section Plan: Approved
 Grading Permit: Approved

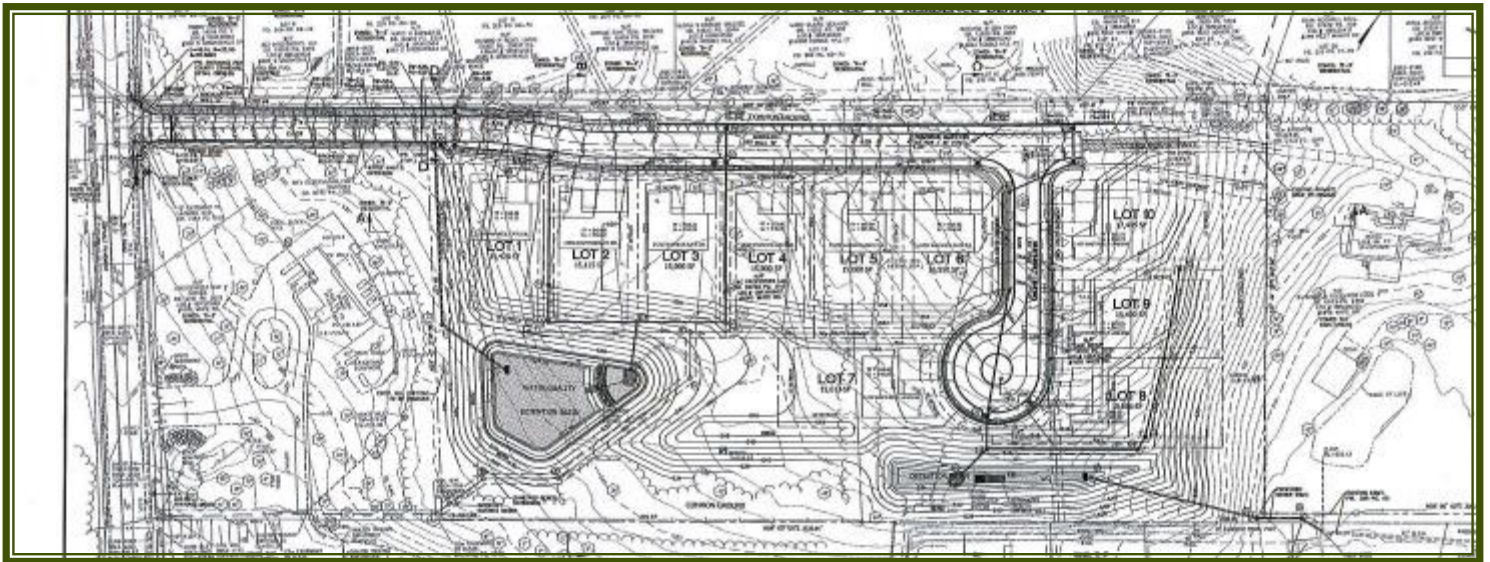
Improvement Plans: Approved
 Municipal Zoning Approval: Under Review
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Warwick on White Road — Fischer and Frichtel Custom Homes, LLC has begun construction on a new single-family detached residential subdivision. The development will consist of ten (10) homes located on the east side of White Road, south of its intersection with Greentrails Drive.

Proposed Use: Single-family detached housing
 # of Lots: 10
 Development Size: 8.31 acres
 Development Intensity: 1.2 du / acre
 Applicant: Fischer and Frichtel



Zoning:	<u>Approved</u>	Municipal Zoning Approval:	<u>Under Review</u>
Site Plan:	<u>Approved</u>	# of MZAs for Homes Issued:	<u>0</u>
Record Plat:	<u>Approved</u>	# of Occupancy Permits:	<u>Forthcoming</u>
Improvement Plans:	<u>Approved</u>		

DEVELOPMENT PROJECT UPDATES

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Façade improvements have been approved for a renovation of the existing Hilltown Village Center located on the southwest corner of Olive Boulevard and Chesterfield Parkway. Construction is planning to start in June and is anticipated to be completed within six months.

Acreage: 13.0 acres
 Existing Use: Retail
 Proposed Use: Retail
 Proposed Intensity: No change
 Applicant: Montgomery Management



Zoning: Permitted
 Amended Architectural Elevations: Approved

Municipal Zoning Approval: Forthcoming
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Façade improvements have been approved for a renovation to the existing Hampton Inn located at 16201 Swingley Ridge Road. Construction is anticipated to begin in mid-June for the anticipated four-month renovation project.

- Acreage: 1.92 acres
- Existing Use: Hotel
- Proposed Use: Hotel
- Proposed Intensity: No change
- Applicant: Chesterfield Hotels, LLC

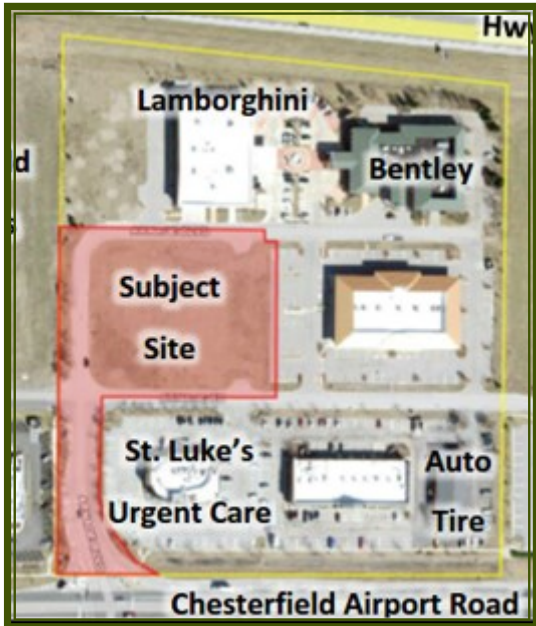


Zoning: Permitted
Amended Architectural Elevations: Approved

Municipal Zoning Approval: Approved
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Holiday Inn Express has begun site work at 11 Arnage Road in the River Crossings development.

Acreage: 3.17 acres
 Existing Use: Vacant
 Proposed Use: Hotel
 Proposed Intensity: 91 Rooms (52,278 sq. ft.)
 Applicant: PGB Investments



Zoning:	<u>Permitted</u>	Improvement Plans:	<u>Approved</u>
Site Development Concept Plan:	<u>Approved</u>	Municipal Zoning Approval:	<u>Approved</u>
Site Development Section Plan:	<u>Approved</u>	Occupancy Permit:	<u>Forthcoming</u>

DEVELOPMENT PROJECT UPDATES

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Watermark Residential has begun construction on Watermark at Chesterfield Village. Once completed, the development will include 345 new multi-family units in three buildings.

- Acreage: 12.96 acres
- Existing Use: Vacant
- Proposed Use: Multi-family residential
- Proposed Intensity: 345 dwelling units
- Applicant: Watermark Residential



Zoning: Permitted
 Site Development Plan: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 Occupancy Permits: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Aero Charter has begun construction of an addition to their facility by the Spirit of St. Louis Airport. The addition will add 4,887 square feet to the existing building.

Acreage: 8.69 acres
Existing Use: Office / Hangar
Proposed Use: Office / Hangar
Proposed Intensity: 39,178 sq. ft.
Applicant: Aero Charter



Zoning: Permitted
Site Development Plan: Approved

Municipal Zoning Approval: Approved
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Opus Development Company continues to make progress on the new headquarters location for Bunge North America. The 149,669-square-foot office building is anticipated to be ready for occupancy by November of 2017. The development is expected to bring 550 jobs to Chesterfield with plans to grow over the next ten years.

Acreage: 14.41 acres
 Existing Use: Vacant
 Proposed Use: Office
 Proposed Intensity: 149,669 sq. ft.
 Applicant: Opus Development Company
 Tenant: Bunge North America



Zoning:	<u>Permitted</u>	Improvement Plans:	<u>Approved</u>
Site Development Concept Plan:	<u>Approved</u>	Municipal Zoning Approval:	<u>Approved</u>
Site Development Section Plan:	<u>Approved</u>	Occupancy Permit:	<u>Forthcoming</u>

DEVELOPMENT PROJECT UPDATES

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Delmar Gardens continues to make progress on the new location for Rabo AgriFinance. Once completed, the site will include 126,760 square feet of office space. The development plans to bring 220 jobs to Chesterfield.

Acreage: 5.29 acres
 Existing Use: Vacant
 Proposed Use: Office
 Proposed Intensity: 126,760 sq. ft.
 Applicant: Delmar Gardens
 Primary Tenant: Rabo AgriFinance



Zoning:	<u>Permitted</u>	Improvement Plans:	<u>Approved</u>
Site Development Concept Plan:	<u>Approved</u>	Municipal Zoning Approval:	<u>Approved</u>
Site Development Section Plan:	<u>Approved</u>	Occupancy Permit:	<u>Forthcoming</u>

DEVELOPMENT PROJECT UPDATES

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Spirit Valley Condos is quickly progressing to be the next addition to Sprit Valley Business Park. Construction on the project is anticipated to be completed by the end of the month. Keystone Construction will be the first tenant in the building with the space scheduled to close in mid-June.

Acreage: 3.492 acres
 Existing Use: Vacant
 Proposed Use: Office / Warehouse
 Proposed Intensity: 35,000 sq. ft.
 Applicant: Spirit Valley Development, LLC



Zoning: Permitted
 Site Development Concept Plan: Approved
 Site Development Section Plan: Approved
 Plat: Approved

Improvement Plans: Approved
 Municipal Zoning Approval: Approved
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Construction on Beyond Self-Storage Chesterfield, located on N. Outer 40 Road in the Chesterfield Valley, continues. The 130,247-square-foot self-storage facility is anticipated to be completed by mid-July. In addition to the climate controlled storage units, the facility will also be used for truck rentals.

Acreage: 2.99 acres
 Existing Use: Vacant
 Proposed Use: Self-Storage
 Proposed Intensity: 130,247 sq. ft.
 Applicant: North Point Development



Zoning: Permitted
 Site Development Concept Plan: Approved
 Site Development Section Plan: Approved
 Plat: Approved

Improvement Plans: Approved
 Municipal Zoning Approval: Approved
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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The Sheridan at Chesterfield is a new assisted living facility located at the intersection of Justus Post and Chesterfield Parkway West. This facility will include 96 beds for assisted living and memory care. The facility is expected to open in Summer 2017.

Acreage: 3.6 acres
Existing Use: Vacant
Proposed Use: Senior Living
Proposed Intensity: 91 assisted and
memory care units
Applicant: Senior Lifestyle



Zoning: Approved
Site Development Plan: Approved
Improvement Plans: Approved

Municipal Zoning Approval: Approved
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Gas Mart will include a 4,807-square-foot convenience store, 1,405-square-foot car wash, and 1,600-square-foot fast food provider. The location is nearing completion and is anticipated to open this summer.

Acreage: 2.066 acres
 Existing Use: Vacant
 Proposed Use: Gas Station with car wash and fast food
 Proposed Intensity: 7,812 sq. ft.
 Applicant: Mike Jabbar



Zoning:	<u>Permitted</u>	Municipal Zoning Approval:	<u>Approved</u>
Site Development Section Plan:	<u>Approved</u>	Occupancy Permit:	<u>Forthcoming</u>
Improvement Plans:	<u>Approved</u>		

DEVELOPMENT PROJECT UPDATES

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Harmony Seven — Development of a 12.6-acre tract of land will include six new single-family residential homes and is underway on Olive Boulevard, west of Stablestone Drive.

Proposed Use:	<u>Single-family detached housing</u>
# of Lots:	<u>6</u>
Development Size:	<u>2.75 acres</u>
Development Intensity:	<u>2.18 du / acre</u>
Applicant:	<u>KSG Enterprises</u>



Zoning:	<u>Permitted</u>
Site Plan:	<u>Approved</u>
Record Plat:	<u>Approved</u>
Improvement Plans:	<u>Approved</u>

Municipal Zoning Approval:	<u>Approved</u>
# of MZAs for Homes Issued:	<u>6</u>
# of Occupancy Permits:	<u>Forthcoming</u>

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.



Construction on new homes at the Arbors at Wilmas Farm has begun. Located on Wild Horse Creek Road, this neighborhood will ultimately contain 47 single-family homes. The homes are being built by McBride & Son Homes and Claymont Development, LLC.

- Acreage: 50 acres
- # of Proposed Lots: 47 Lots
- Proposed Use: Single-family detached
- Builders: McBride & Son Homes & Claymont Development



- Zoning: Approved
- Site Development Plan: Approved
- Plat: Approved
- Improvement Plans: Approved

- Municipal Zoning Approval: Approved
- # of MZAs for Homes Issued: 7
- # of Occupancy Permits: Forthcoming

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Construction on Midwest Regional Bank's new Chesterfield Valley location continues to progress. Construction is anticipated to be completed in the near future for the 4,700-square-foot building with drive-thru and ATM lanes.

Acreage: 1.18 acres
 Existing Use: Vacant
 Proposed Use: Financial
 Proposed Intensity: 4,700 sq. ft.
 Applicant: Midwest Regional Bank



Zoning: Permitted
 Site Development Concept Plan: Approved
 Site Development Section Plan: Approved
 Plat: Approved

Improvement Plans: Approved
 Municipal Zoning Approval: Approved
 Occupancy Permit: Temporary

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

The Arbors at Kehrs Mill has several occupied homes and homes nearing completion. Homebuilders include McBride & Son Homes and Claymont Development. Once completed, the neighborhood will include 44 single-family homes.



Acreage: 58.149 acres
 # of Proposed Lots: 44
 Proposed Use: Single-family detached
 Applicant: McBride & Son Homes and Claymont Development

Zoning: Approved
 Site Development Plan: Approved
 Plat: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 # of MZAs for Homes Issued: 32
 # of Occupancy Permits: 9 Final
2 Temporary

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.



Bur Oaks, developed by Pulte Homes, is located on the north side of Wild Horse Creek Road and will be a neighborhood of 35 homes.

Acreage: 21.876 acres

of Proposed Lots: 35

Proposed Use: Single-family detached

Builder: Pulte Homes



Zoning: Approved
 Site Development Plan: Approved
 Plat: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 # of MZAs for Homes Issued: 11
 # of Occupancy Permits: Under Review

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Schoettler Grove, located at the intersection of Schoettler and Clayton Roads, also has homes under construction. Once completed by homebuilders Prestige Custom Homebuilders and Benton Homebuilders, the community will include a total of 31 single-family homes.



Acreage: 21.876 acres

of Proposed Lots: 35

Proposed Use: Single-family detached

Builders: Benton Homes & Prestige Custom Homebuilders



Zoning: Approved
Site Development Plan: Approved
Plat: Approved
Improvement Plans: Approved

Municipal Zoning Approval: Approved
of MZAs for Homes Issued: 7
of Occupancy Permits: 3

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Raising Cane's has completed their construction of a new location within the Chesterfield Valley with only site work items remaining to be closed out for final occupancy. The new restaurant includes a 3,618-square-foot restaurant building with a drive-thru.



Acreage: 2.08 acres
 Existing Use: Sit Down Restaurant
 Proposed Use: Fast food restaurant with drive-thru
 Proposed Intensity: 3,618 sq. ft.
 Applicant: Raising Cane's

Zoning: Permitted
 Site Development Section Plan: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 Occupancy Permit: Temporary

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Edison Express, an 11,932-square-foot convenience store, gas station, Tidal Wave carwash, and McArthur's Bakery which is located at the intersection of Long and Edison Roads, is now open.



Acreage: 2.58 acres
Existing Use: Vacant
Proposed Use: Gas station, carwash convenience store, and restaurant
Proposed Intensity: 11,932 sq. ft.
Applicant: JLA Development



Zoning: Permitted
Site Development Section Plan: Approved
Improvement Plans: Approved

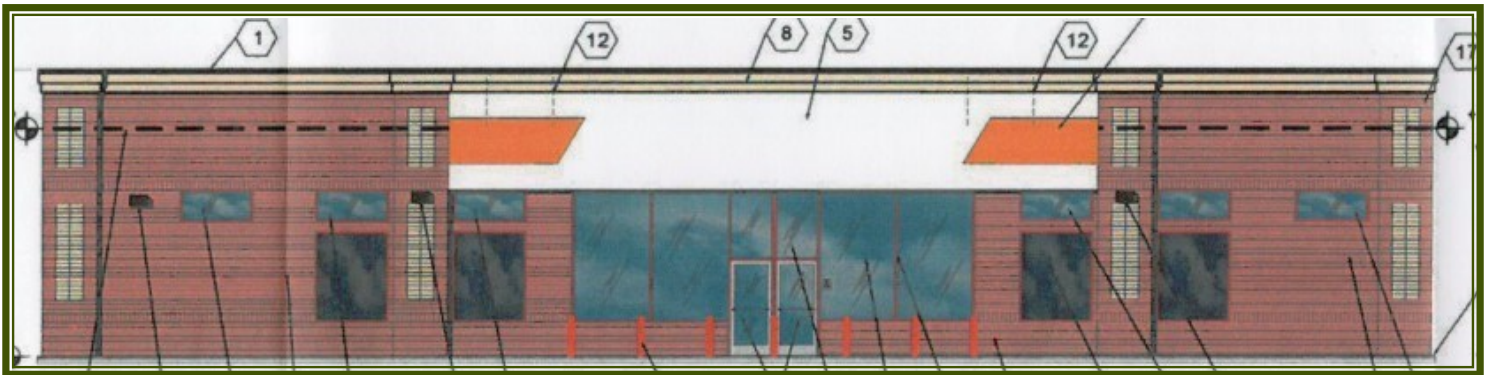
Municipal Zoning Approval: Approved
Occupancy Permit: Temporary

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

AutoZone is now open. Temporary occupancy has been issued for the new 6,000-square-foot automotive retail store on Chesterfield Airport Road.

Acreage:	<u>0.88 acres</u>
Existing Use:	<u>Vacant</u>
Proposed Use:	<u>Retail</u>
Proposed Intensity:	<u>6,000 sq. ft.</u>
Applicant:	<u>AutoZone</u>



Zoning: Approved
 Site Development Plan: Approved
 Improvement Plans: Approved

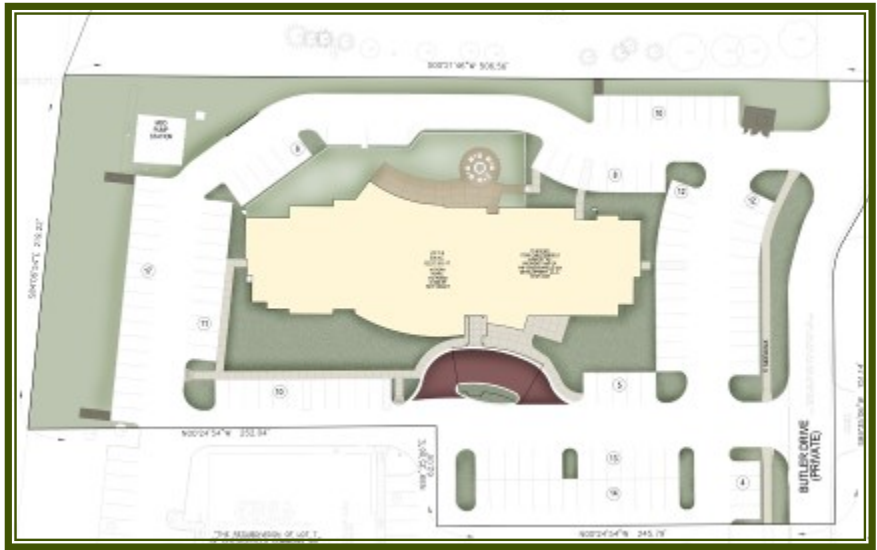
Municipal Zoning Approval: Approved
 Occupancy Permit: Temporary

DEVELOPMENT PROJECT UPDATES

A City planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Courtyard by Marriot was issued final occupancy for a new, 112-room hotel in the Chesterfield Commons Six development on May 16th, 2017.

Acreage: 2.8 acres
 Existing Use: Vacant
 Proposed Use: Hotel
 Proposed Intensity: 112 rooms
(61,668 sq ft)
 Applicant: Jay Koshiy



Zoning: Permitted
 Site Development Section Plan: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 Occupancy Permit: Approved



Same Day MZA

The City of Chesterfield offers same day review for interior finish and interior renovation work for residential structures. So whether you are remodeling your home, finishing your basement, or updating your kitchen, we can review those plans for you the same day.

All you need is a completed MZA (municipal zoning approval) which is available on our website along with 5 plan sets. Submit those to the City prior to 10 am and we can have them back to you by 3 pm the same day. Once approved, you will take your drawings to St. Louis County for building permits, including any electrical and plumbing permits as well.

For questions about the same day MZA review, call the City of Chesterfield at 636.537.4733.

Municipal Zoning Approvals (MZA)

A Municipal Zoning Approval (MZA) is required prior to obtaining a building permit at St Louis County.

Number of MZAs:

May — 137

April — 119

March — 138

Common types of MZAs reviewed include:

120 interior finishes (30% of MZAs)

42 new construction and additions (11% of MZAs)

40 signs (10% of MZAs)

65 exterior residential (porch, deck) (16% of MZAs).

The Department also reviews liquor licenses, home occupations, special activity permits, business licenses and occupancy permits. The reviews for March through May were as follows:

54 business licenses

255 occupancy permits

20 special activity permits

