

# PDS ACTIVITY REPORT



Monthly Development Activity Report from Planning and Development Services

July 2017

## Development Project Trends

The Department of Planning and Development Services provides staff support to the Planning and Public Works Committee, Planning Commission, Architectural Review Board, Board of Adjustment, and Chesterfield Historic and Landmark Preservation Committee. Each of these committees has a role in reviewing new development within the City.

This installment of the PDS Activity Report presents information on projects reviewed by Planning Commission, the Architectural Review Board, and Staff. While these do not represent the totality of work and projects reviewed by the Department of Planning and Development Services, they capture significant portions of the workflow and provide insight into trends about current and anticipated workloads.

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



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

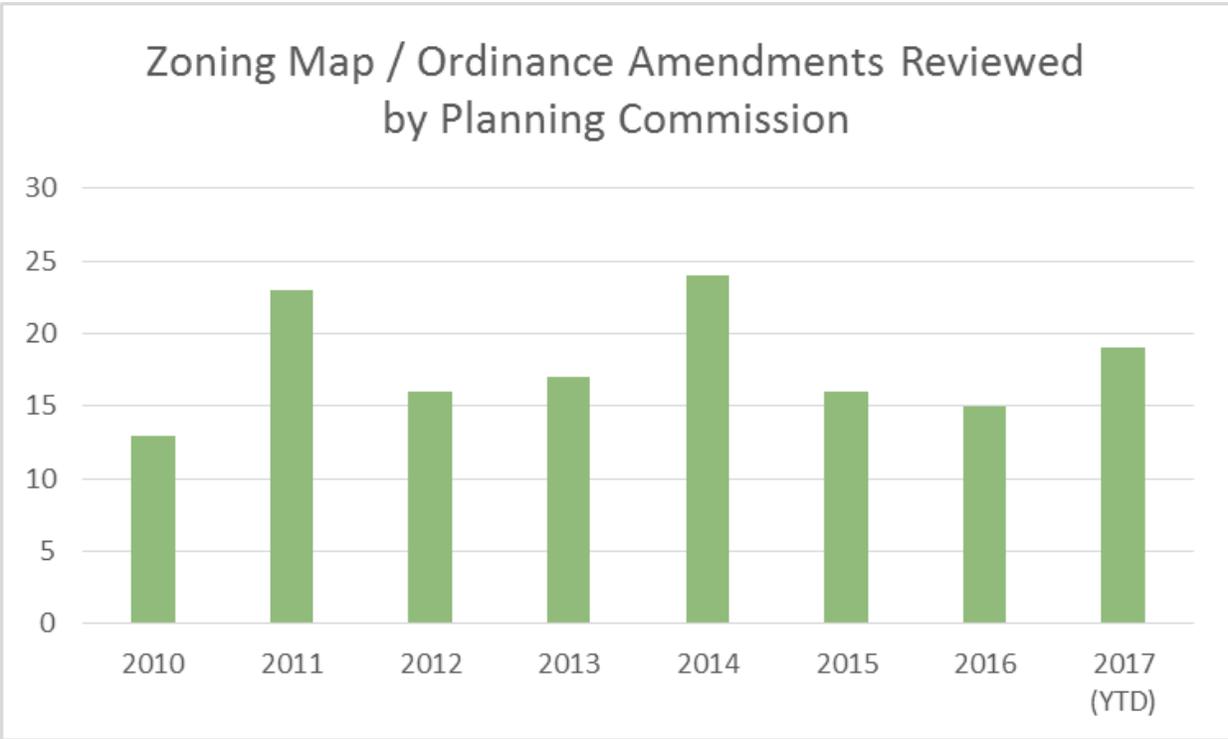
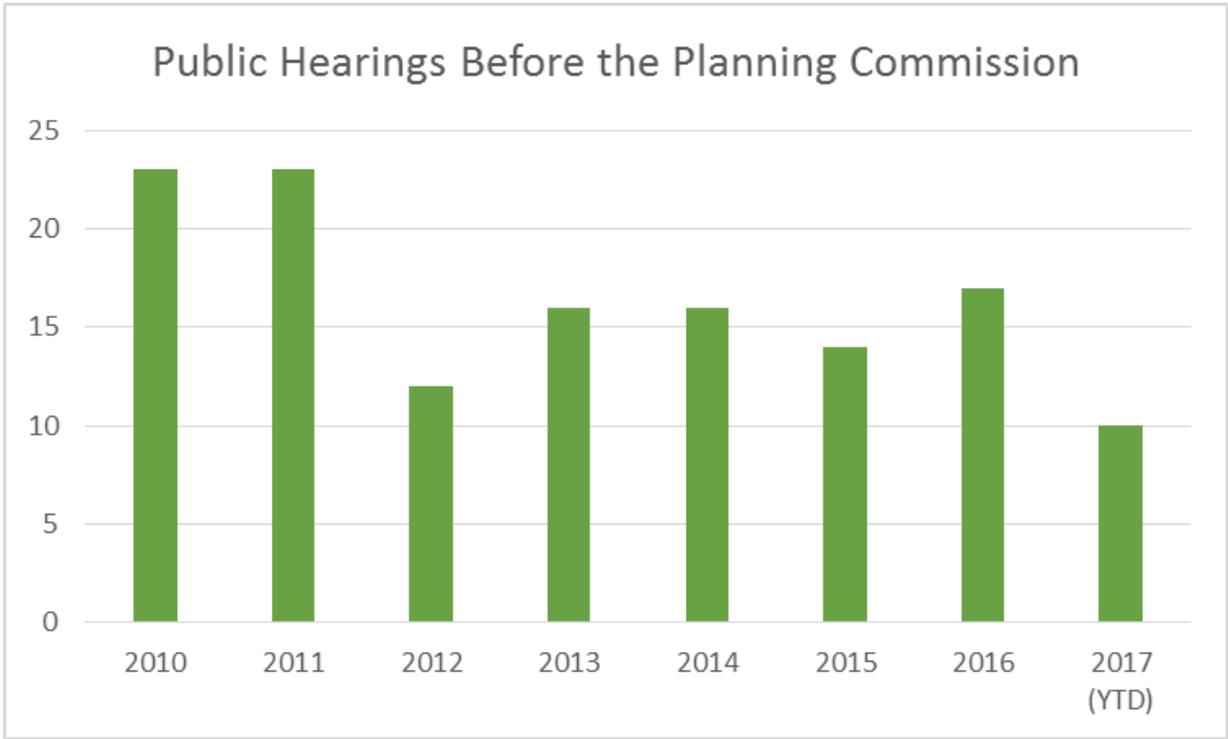
**636-537-4733**

*or email at*

**[POD@chesterfield.mo.us](mailto:POD@chesterfield.mo.us)**

# PLANNING COMMISSION REVIEWS

The Unified Development Code (UDC) identifies the Planning Commission as a recommending body for requests for zoning map amendments. Trends for projects in 2017 continue to show increasing numbers of requests. If trends continue across the year, the Planning Commission will hold more Public Hearings than last year and may review more requests than any year since 2010.



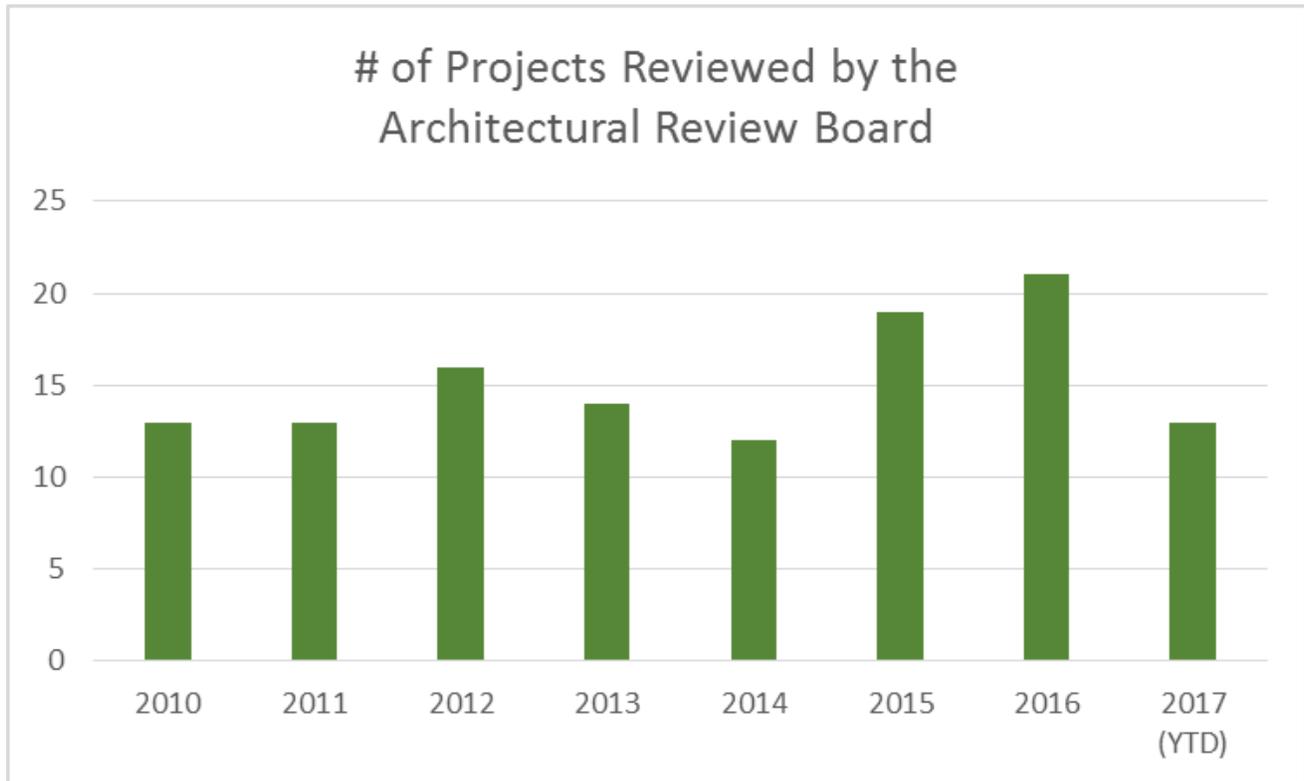
# PLANNING COMMISSION REVIEWS

The Planning Commission is the approval authority for many site plans and sign requests and the Commission provides recommendations on several types of subdivision plats to the City Council. If current levels continue, 2017 will slightly exceed 2016 reviews by the Planning Commission in terms of number of plans reviewed.



# ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) reviews projects for consistency with the architectural standards in the Unified Development Code. Current levels project similar activity to previous years. The Architectural Review Board generally reviews proposed new construction and significant modifications to existing buildings.



# DEVELOPMENT PROJECTS

In addition to projects that require review by City Council, Planning Commission, or the Architectural Review Board, Staff reviews numerous other project proposals to ensure compliance with all City regulations. In general, the City is seeing more projects related to zoning, while development plans are trending to fewer projects in 2017.

Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. Data for 2017 suggests that a new baseline may be establishing. The Department is currently processing three times the number of major development plans than in 2010 and 2017 data is tracking very similar to levels of 2015 and 2016.

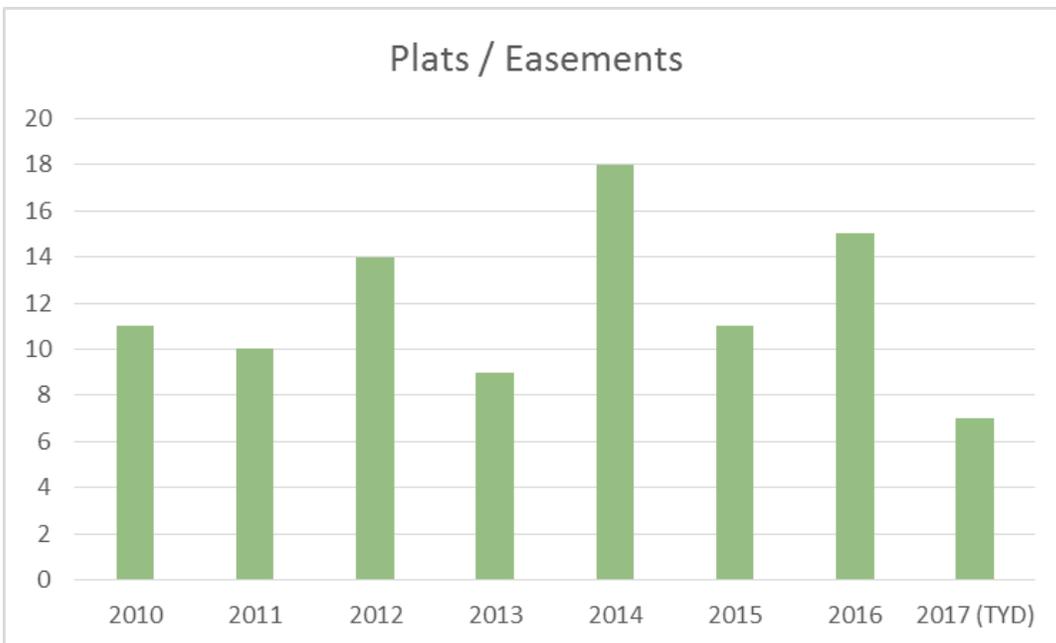
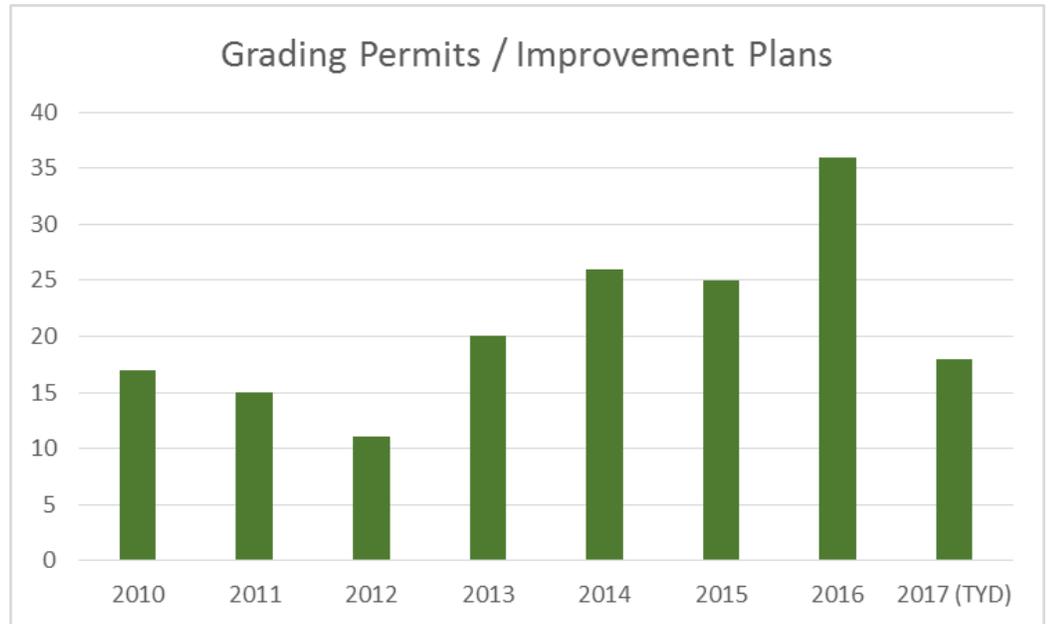


Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2017 suggests minor amendments will be lower than prior years.

# DEVELOPMENT PROJECTS

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Submittals for Improvement Plans and Grading Permits are closely related to major development plans and have been following the same trend over the past several years. Twice the number of Improvement Plan and Grading Permit submittals were processed in 2016 compared to 2010. 2017 levels are projected to come in between 2015 levels and 2016 levels.



Submittals for plats and easement vacations have shown variability over the years. 2017 continues to appear to be a lower year for the number of proposed projects in this category.

# DEVELOPMENT PROJECTS

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Projections for total number of development related projects are expected to be consistent with, or slightly below 2016 levels. When analyzing 2017 project loads being processed by the Department of Planning and Development Services, the total number of reviews has been increasing over the past several years. Additionally, the projects being reviewed are larger in nature than those under review in 2010 and current trends appear to be holding generally consistent in 2017 (see page 8). Projects requiring establishment of a new planned district or an ordinance amendment have increased from 2016 to 2017 with zoning related projects making up an additional 5% of projects.

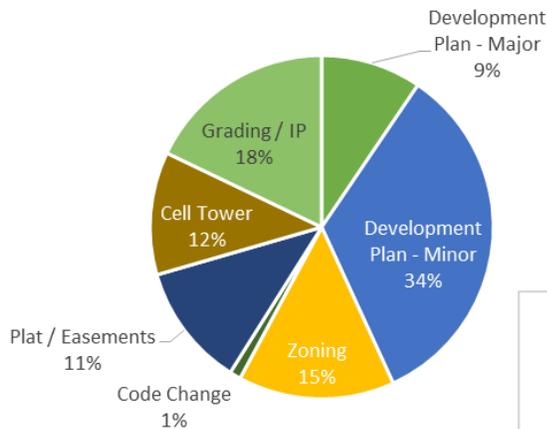
As mentioned in the last installment looking at project workload, continued changes in State law have drastically reduced the number of wireless telecommunication facilities that are reviewed by the City of Chesterfield. Even accounting for this reduction in projects, 2016 saw a 35% increase in projects reviewed compared to 2010. Projections for 2017 show an anticipated level approximately 17% above 2010 levels.

Private development data about the number and type of projects reviewed by the Planning Commission, Architectural Review Board, and Staff shows a clear trend in more projects being reviewed and more complex (e.g. major vs. minor development plan) over the past seven years.

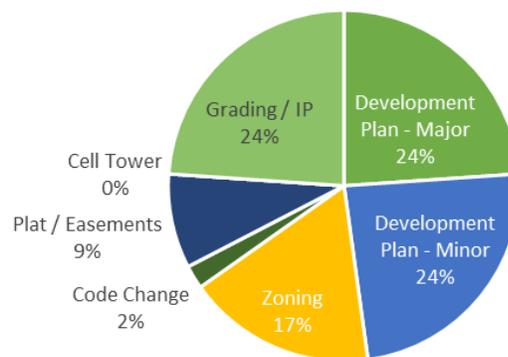
# DEVELOPMENT PROJECTS

Types of projects fluctuate over time as planned developments move through the approval process. In general, the City is seeing more projects related to zoning compared to prior years. Development plans make up a smaller percentage of overall projects, but appear to remain at actual numbers consistent with the past several years.

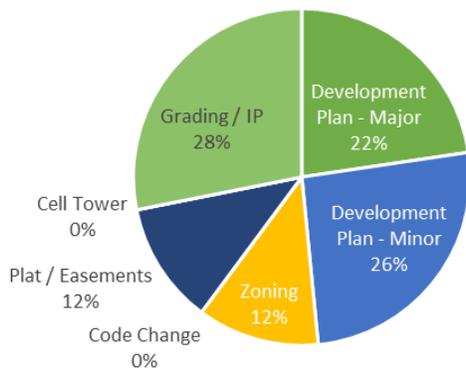
2010 - Project Distribution by Type



2017 (TYD) - Project Distribution by Type



2016 - Project Distribution by Type



## Active Developments Database

Did you know you can access a full list of projects currently under review by the Department? The Active Developments Database includes information on all projects under review by the Department, includes contact information for the staff reviewing the project, and information about who has submitted the application.

***For a complete, up to date list of all projects under review with the Department, please visit the Active Developments Database on the City's website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us).***