

PDS ACTIVITY REPORT



Monthly Development Activity Report from Planning and Development Services

January 2018

2017 Development Review

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 construction activity for 2017. As can be seen in the historic trends, construction activity is variable by quarter and year. Additionally, data is reported when building permits are issued for work which can create a perceived lag in the data as large projects can take multiple years for construction.

The fourth quarter showed slightly below average construction costs across residential, multi-family, and non-residential development; however, the year as a whole ended well above average with nearly \$400 million in investments. 2017 ended with the highest construction costs in the City over the analysis period (since 2010).

*-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

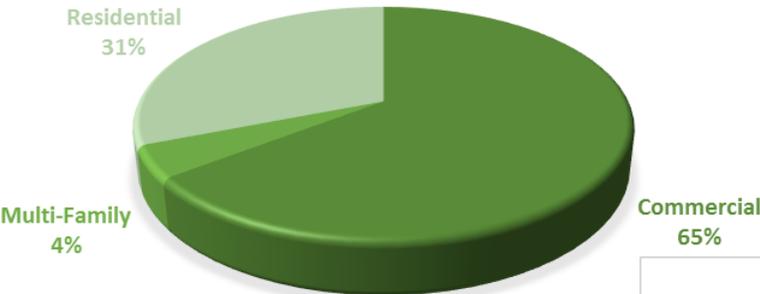
or email at

POD@chesterfield.mo.us

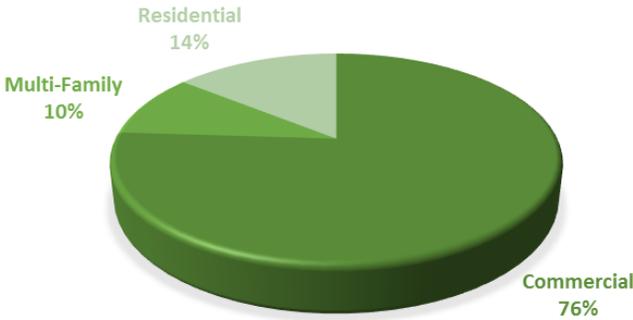
CONSTRUCTION COSTS BY SECTOR

Below is a summary of construction costs by quarter for the fourth quarter of 2017 and the previous eight quarters, as well as information for all of 2017. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector. The third quarter showed a sharp increase in construction costs, outpacing previous quarters within the time period included.

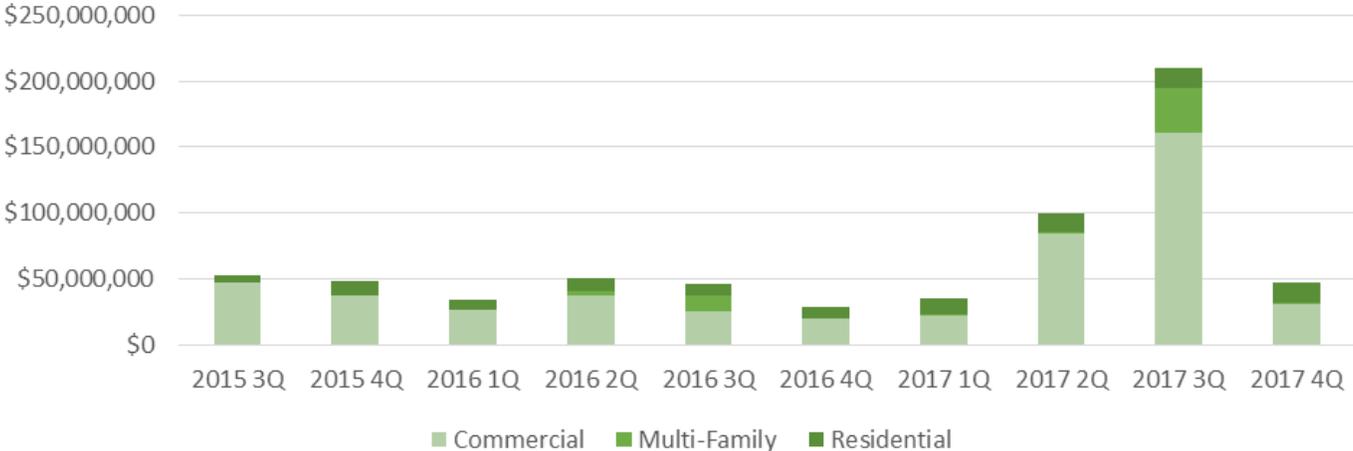
CONSTRUCTION COSTS BY SECTOR - 4TH QUARTER 2017



CONSTRUCTION COSTS BY SECTOR - 2017

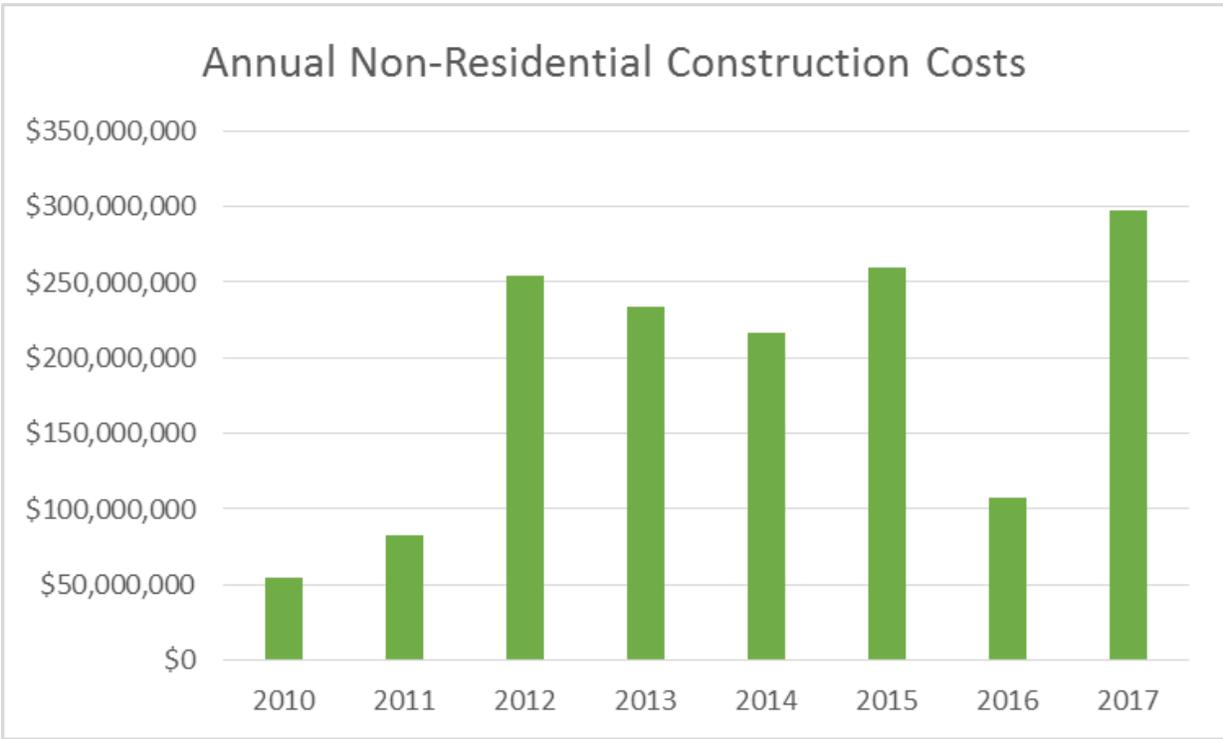
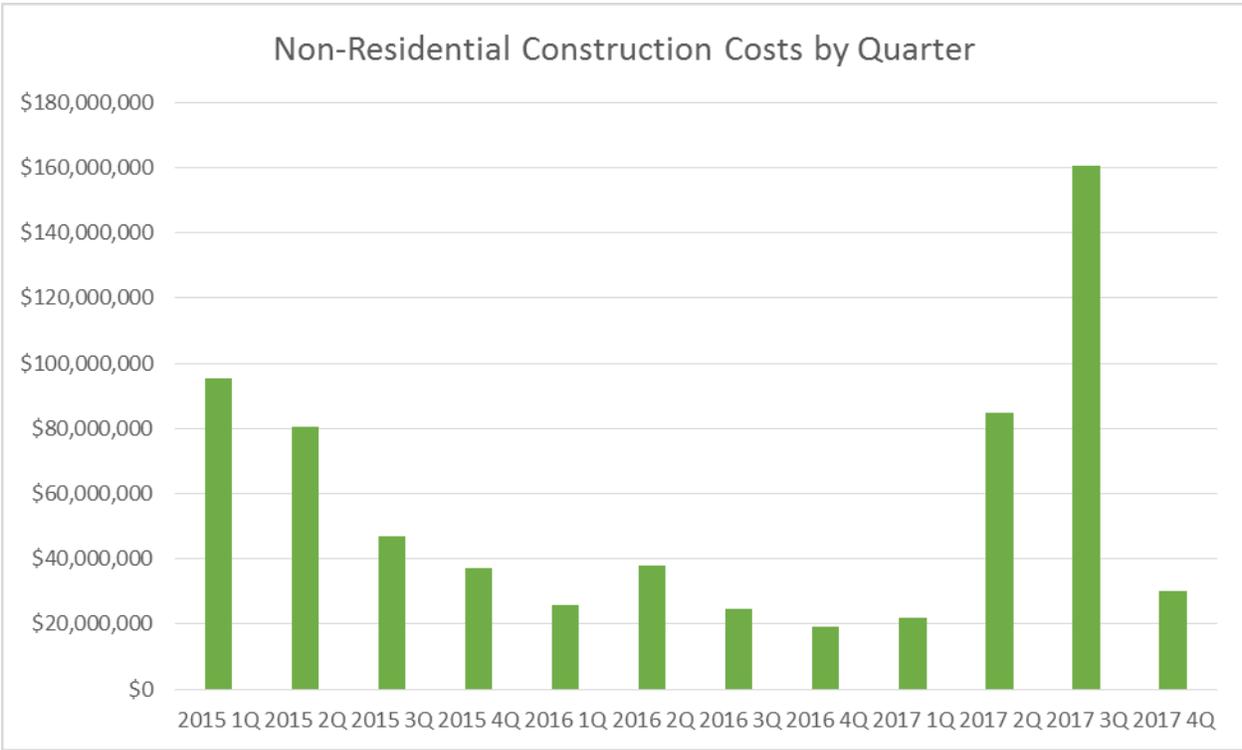


Quarterly Construction Costs by Sector



NON-RESIDENTIAL CONSTRUCTION

Below is a breakdown of non-residential construction costs. Data is presented by quarter and annually. Construction costs for non-residential were below average in the fourth quarter, following a very high third quarter. Non-residential construction costs for 2017 exceeded annual construction costs since 2010.



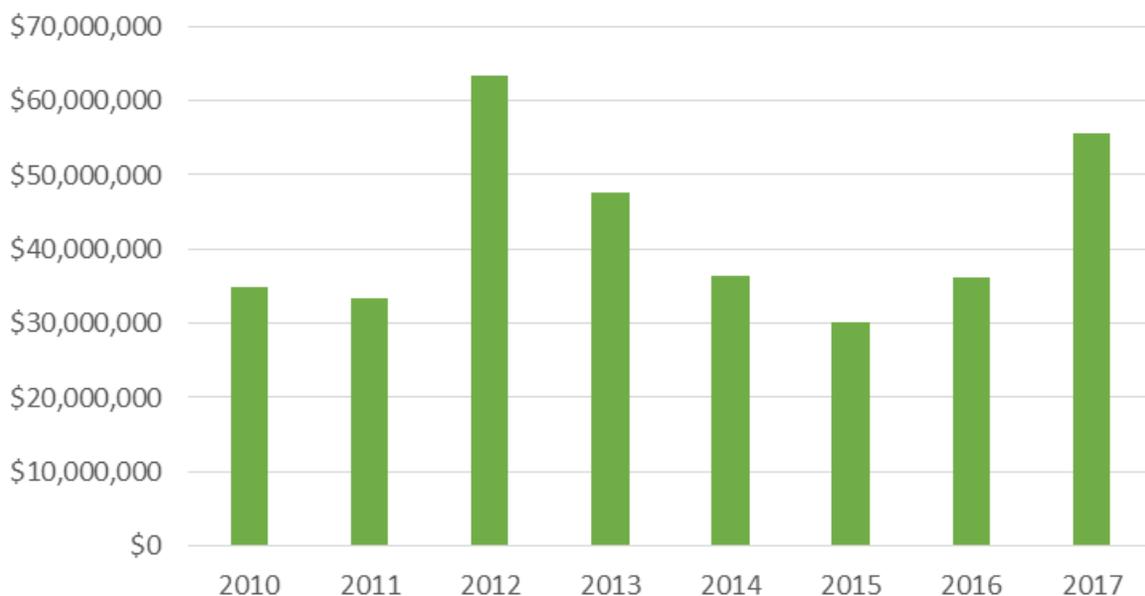
RESIDENTIAL CONSTRUCTION

Below is a breakdown of residential construction costs. Data is presented by quarter and annually. The current trend for residential construction costs (including work to both new construction and existing buildings) surpassed the 2016 annual costs by 150%. New construction made up approximately 66% of the construction costs for the fourth quarter and 61% for the year.

Residential Construction Costs by Quarter

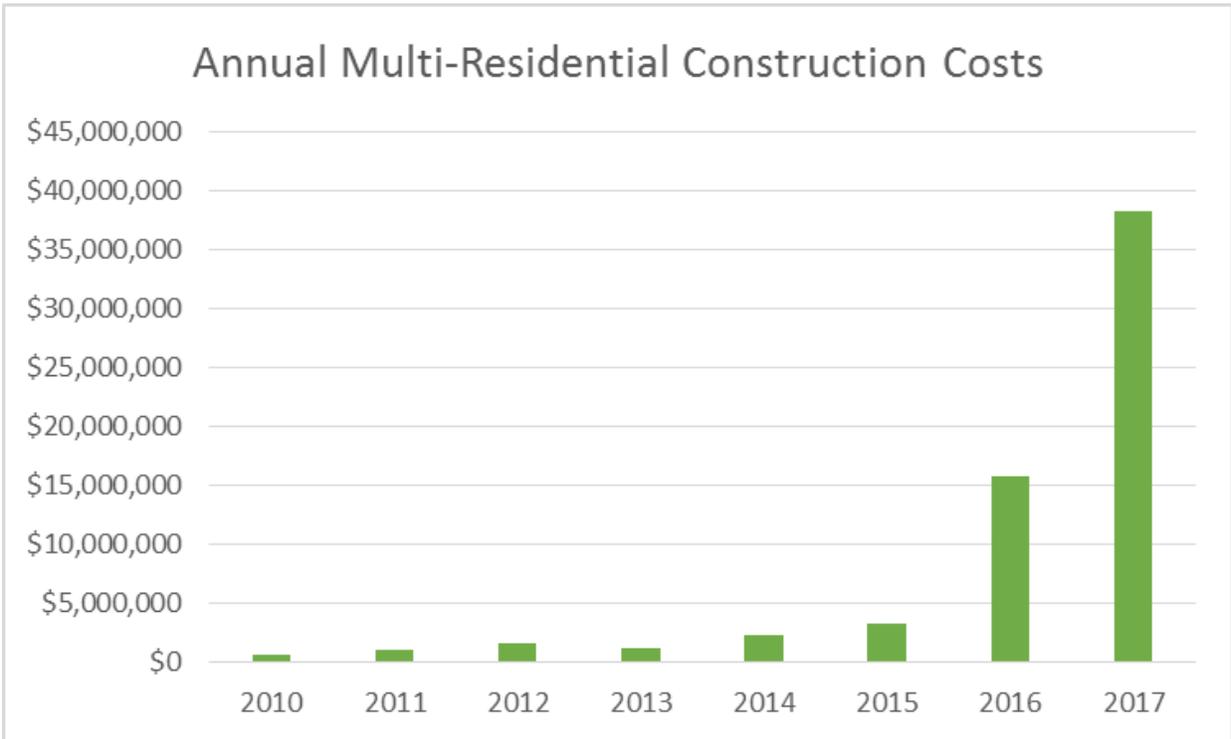
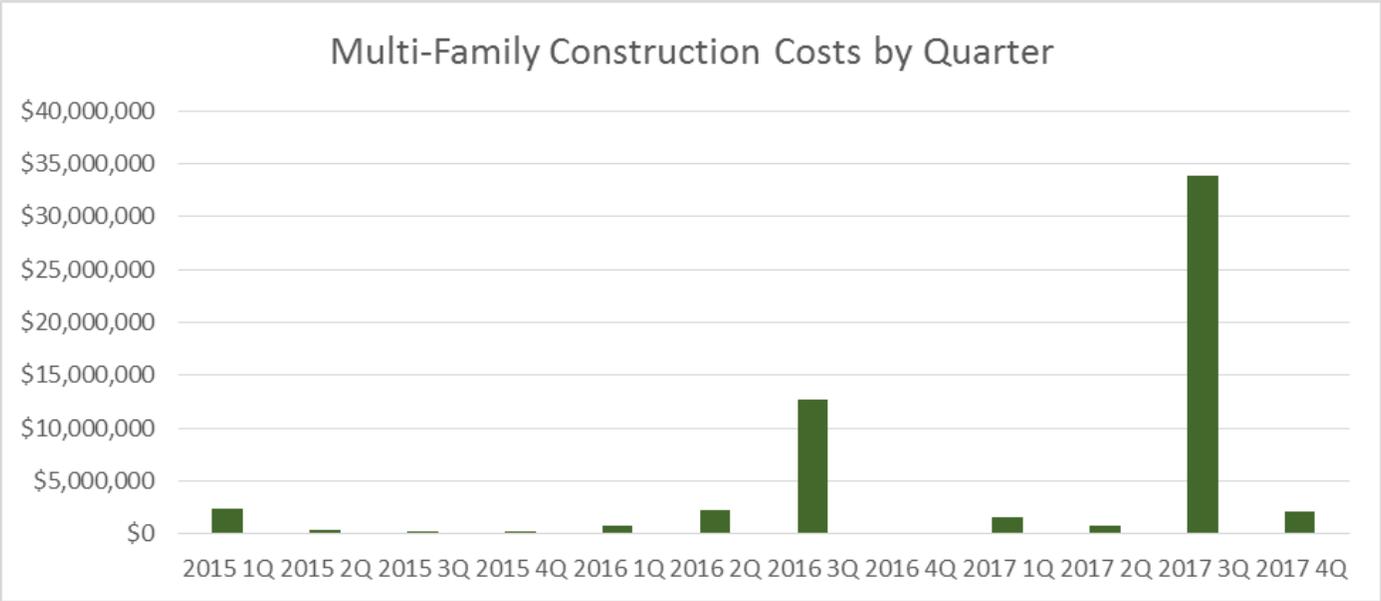


Annual Residential Construction Costs



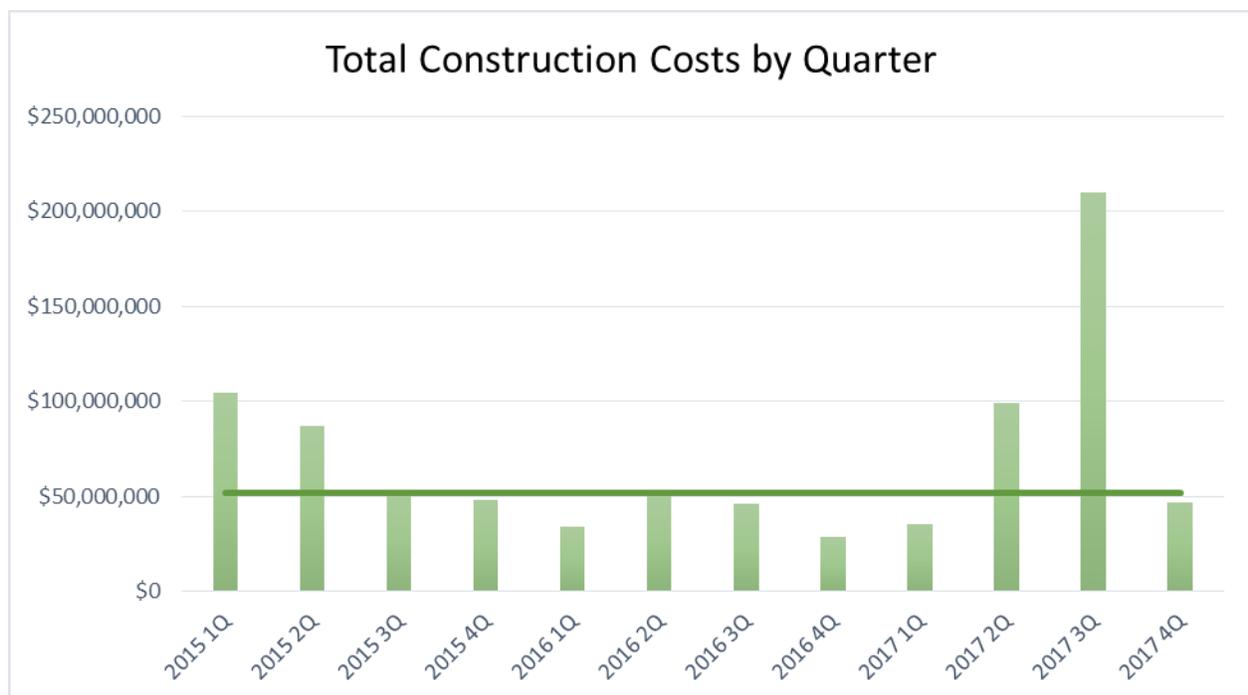
MULTI-FAMILY CONSTRUCTION

Below is a breakdown of multi-family residential construction costs. Data is presented by quarter and annually. Multi-family developments make up a small portion of the development within the City . The fourth quarter returned to more normal trends for construction costs that were previously driven by new development within the sector.



TOTAL CONSTRUCTION

Below is a summary of total development costs. Data is presented by quarter and annually. Construction costs for 2017 exceed the annual average over the past seven years by 145%. The second and third quarters of 2017 exceeded the median construction, accounting for the large increase for the year.





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.



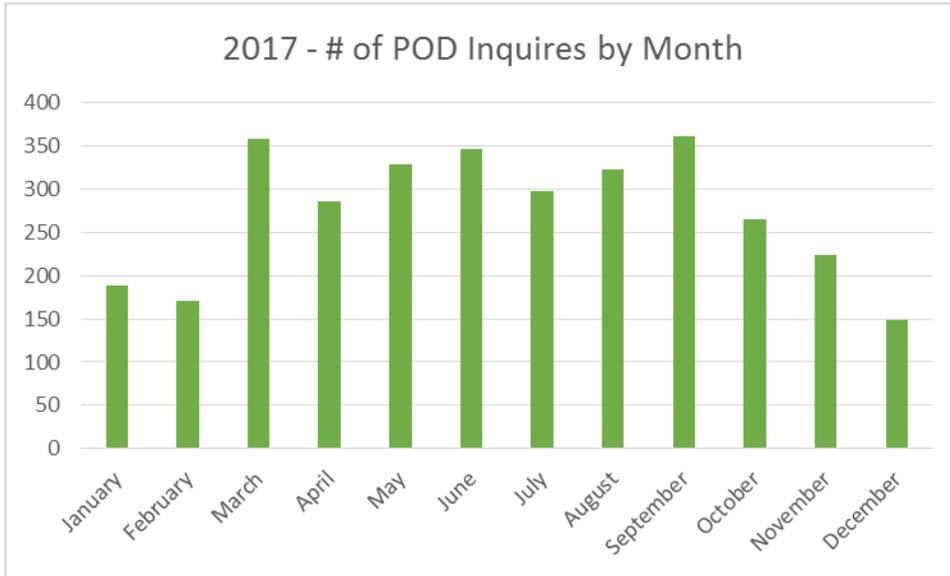
Other Approvals

The Department of Planning & Development Services reviews applications for compliance with many of the City's development requirements. Below is a summary of some of the activity from the 4th Quarter of 2017 and 2017 total numbers.

Permit Type	4 th Quarter	2017 Total
Occupancy	278	1,019
Business License	43	197
New Construction – Non-Residential	2	11
New Construction – Residential	15	58
Signs	48	168

Planner of the Day

The Planner of the Day (POD) program is designed to provide timely, accurate information from the Department of Planning and Development Services to the residents and business community. A planner is available between the hours of 8:30 am and 5:00 pm to assist with any questions about development requirements, projects under review, or any other requirements that are covered by the City’s Unified Development Code (UDC). The direct line for the Planner of the Day is 636-537-4733. The email address for the Planner of the Day is pod@chesterfield.mo.us

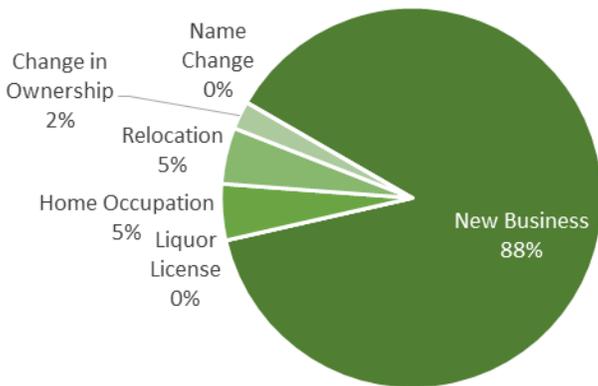


2017
Total POD Inquiries =
3,253 calls, walk-ins and
emails!

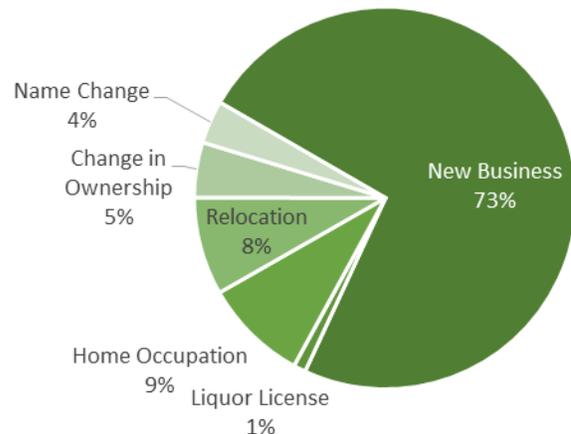
Business Licenses

In the fourth quarter of 2017, 42 business licenses were reviewed by the Department of Planning and Development Services. 197 business licenses were reviewed in total in 2017.

Business Licenses - 4th Quarter 2017



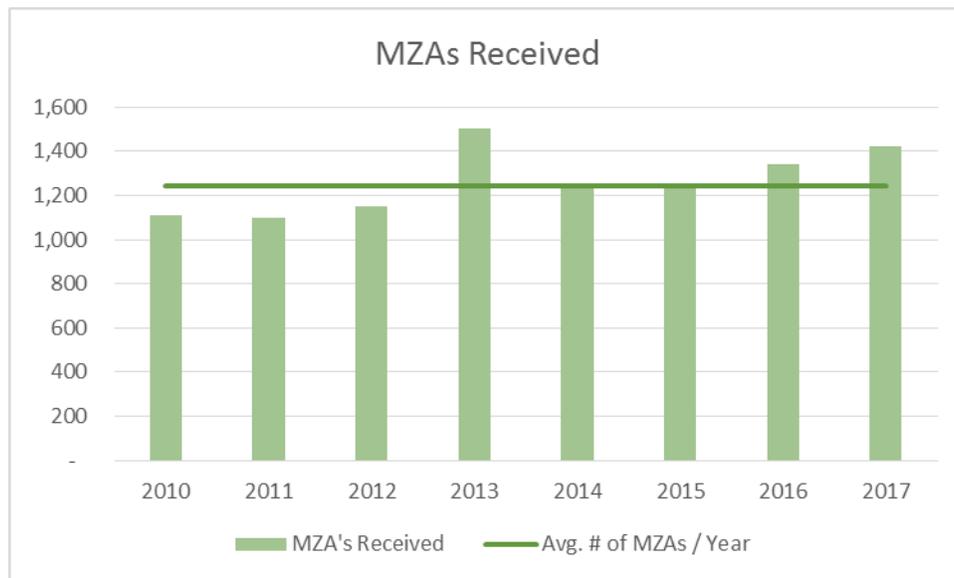
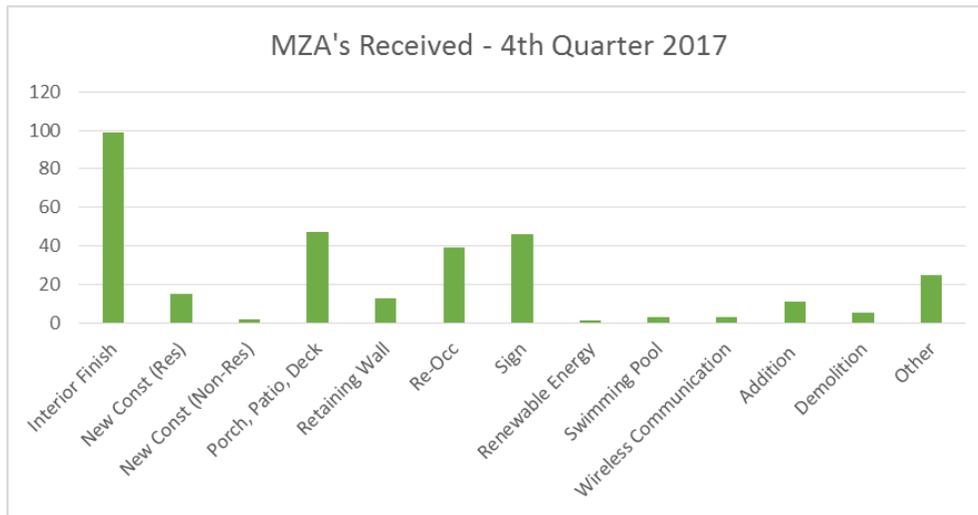
Business Licenses - 2017



Municipal Zoning Approvals (MZA)

Prior to issuance of a building permit, property owners are required to submit for Municipal Zoning Approval to verify compliance with all zoning regulations. The Department received 333 Municipal Zoning Applications in the fourth quarter of 2017:

- 177 MZA's were for residential projects
- 156 MZA's were for commercial projects



Active Development Database

Did you know you can access a full list of projects currently under review by the Department? The Active Development 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 Development Database on the City's website at www.chesterfield.mo.us.