

PDS ACTIVITY REPORT



Monthly Development Activity Report from Planning and Development Services

March 2018

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:*

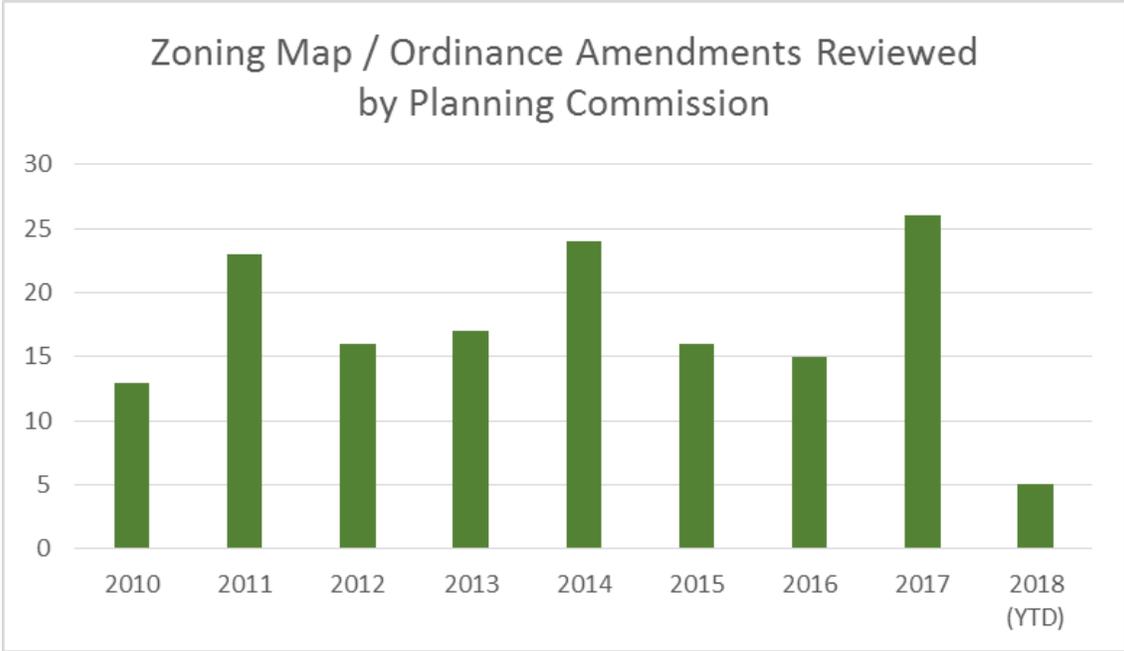
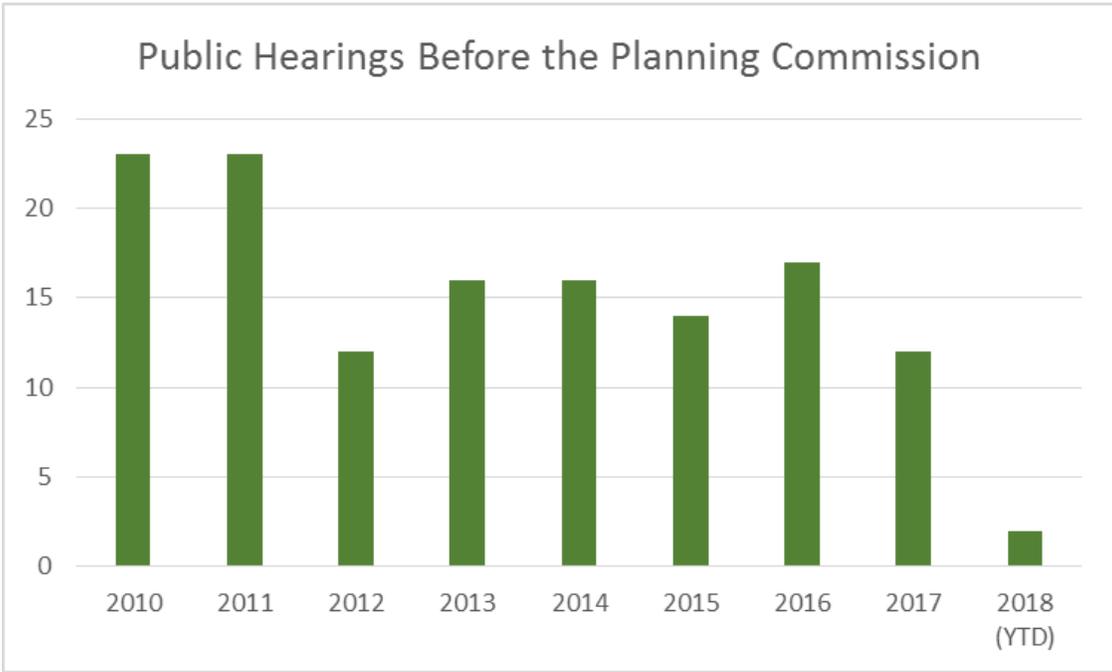
636-537-4733

or email at

POD@chesterfield.mo.us

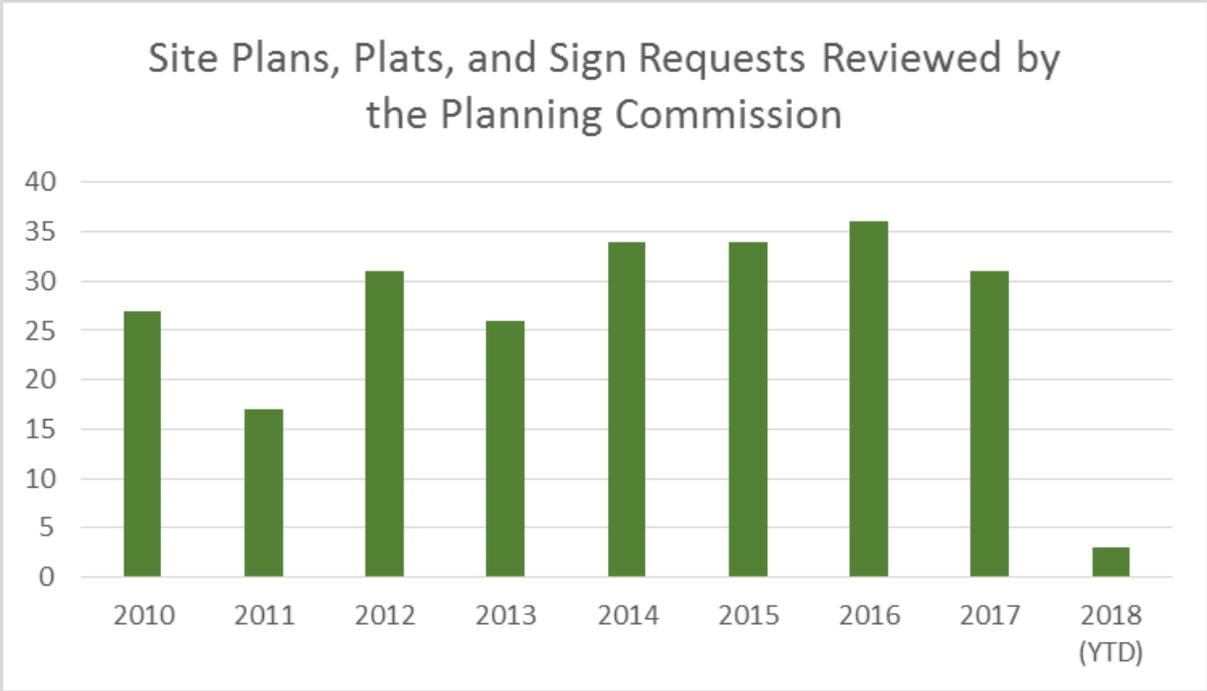
PLANNING COMMISSION REVIEWS

The Unified Development Code (UDC) identifies the Planning Commission as a recommending body for requests for zoning map amendments (ZMA). Early trends for projects in 2018, accounting for seasonal fluctuation, show numbers of requests likely to be consistent with the past several years.



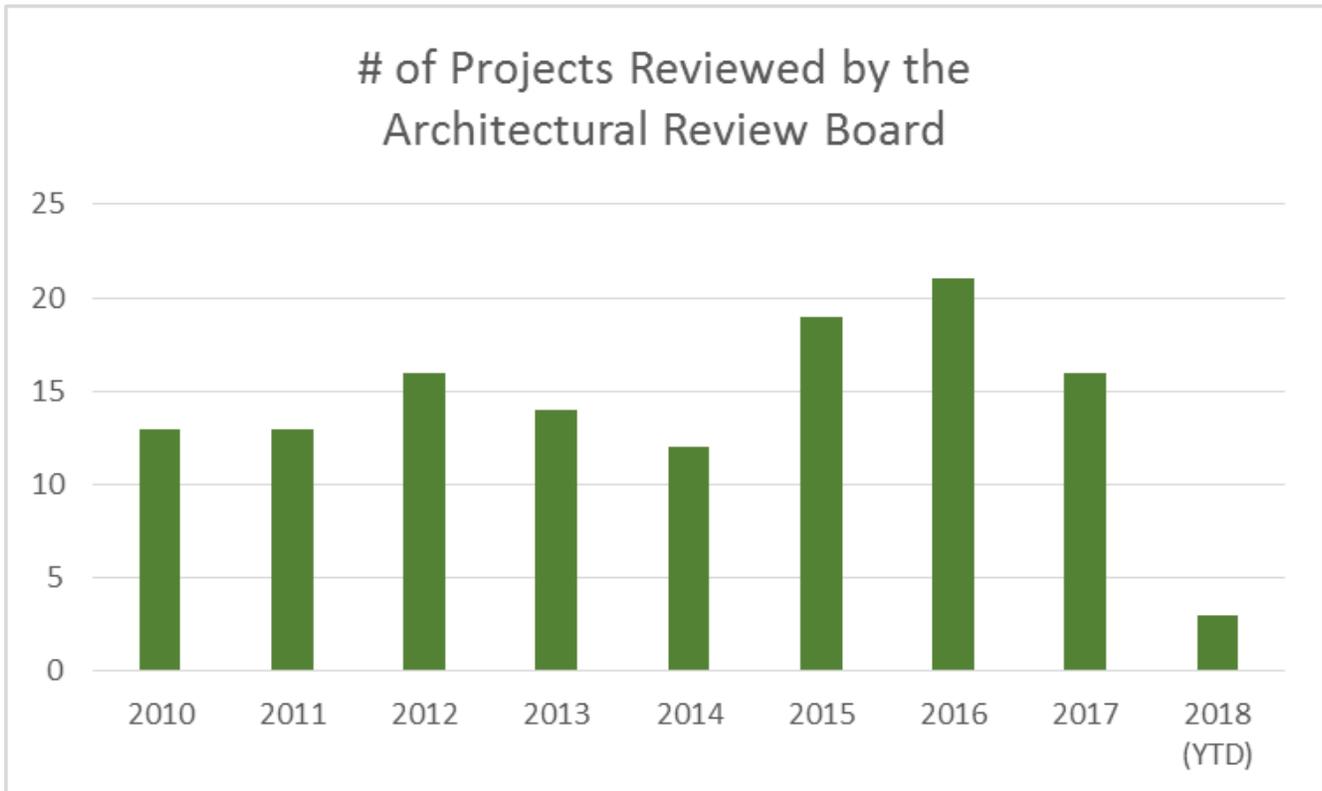
PLANNING COMMISSION REVIEWS

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. Early trends during the first two months for plans reviewed by the Commission are below average numbers; however, plan reviews typically increase in the second and third quarters of the year.



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 and reinforce that other areas (i.e. site plans review by Planning Commission) will increase in the coming months. 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.

Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. Early data for the first two months of 2018 suggests similar levels to the last several years. The Department is currently processing three times the number of major development plans compared to 2010 and 2018 data is tracking very similar to levels of 2015, 2016 and 2017.

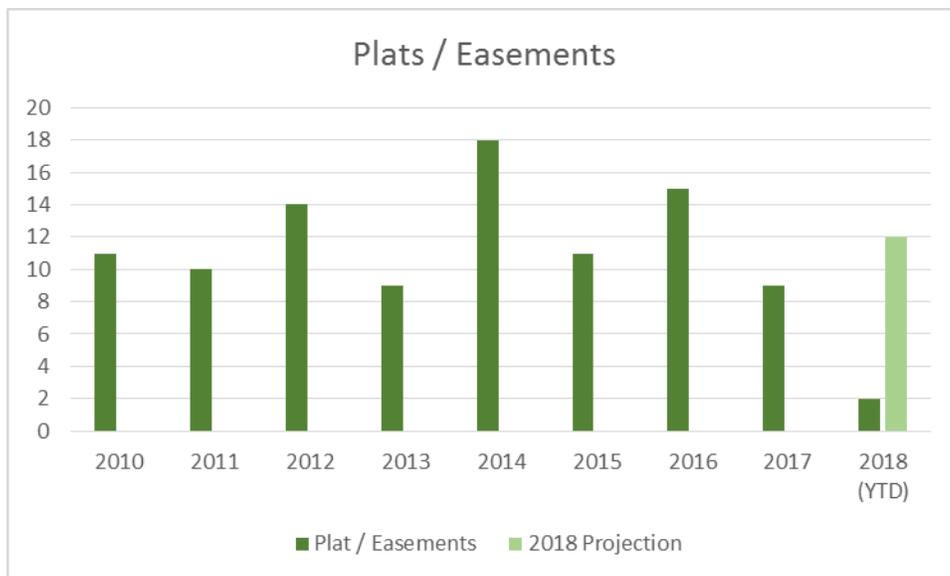
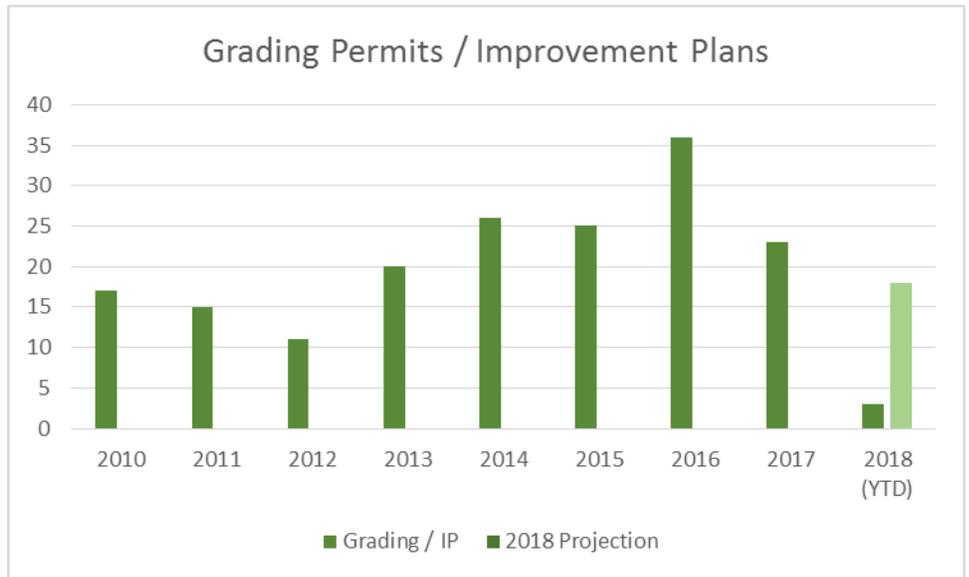


Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2018 suggests minor amendments will be very similar to prior years.

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 compared to 2017.

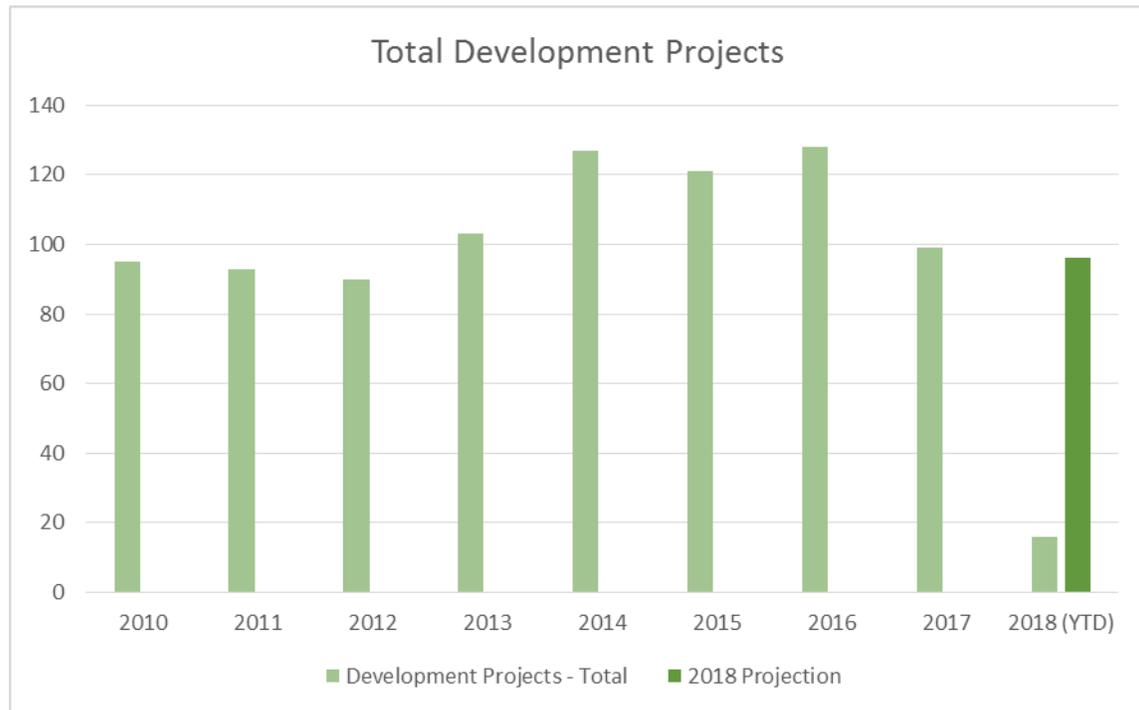
Submittals for Improvement Plans and Grading Permits are closely related to major development plans and have been following the same trend over the past several years. Twice the number of Improvement Plan and Grading Permit submittals were processed in 2016 compared to 2010. 2018 levels are projected to come in slightly lower than 2017. However, projects in the review process will likely bring levels closer to or exceed 2017 levels.



Submittals for plats and easement vacations have shown variability over the years. 2018 appears to be on track for an average number of projects within this category.

DEVELOPMENT PROJECTS

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Projections for total number of development related projects are expected to be consistent with average numbers over the past eight years. When analyzing 2018 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 with the exception of 2017. Additionally, the projects being reviewed are larger in nature than those under review in 2010 and current trends appear to be holding generally consistent. Projects requiring establishment of a new planned district or an ordinance amendment have increased in prior years and support the claim of larger projects in general.

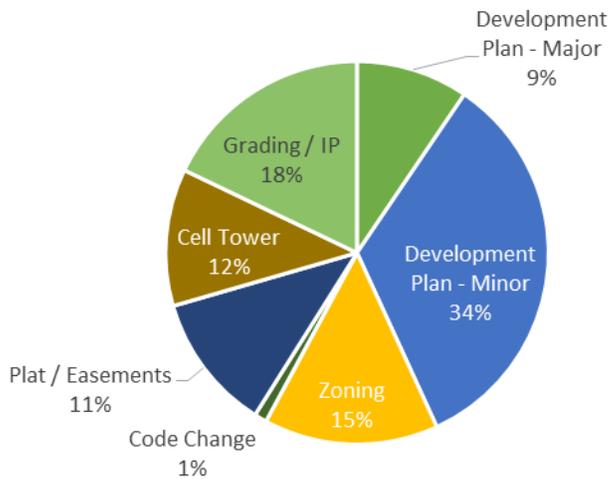
As mentioned in prior installments of the PDS Activity Report, continued changes in State law have drastically reduced the number of wireless telecommunication facilities that are reviewed by the City of Chesterfield. Even accounting for this reduction in projects, 2018 levels are on pace to be average in terms of total projects.

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 complex (e.g. major vs. minor development plan) projects being completed in the City.

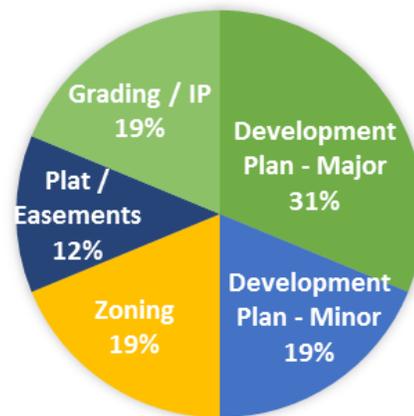
DEVELOPMENT PROJECTS

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.

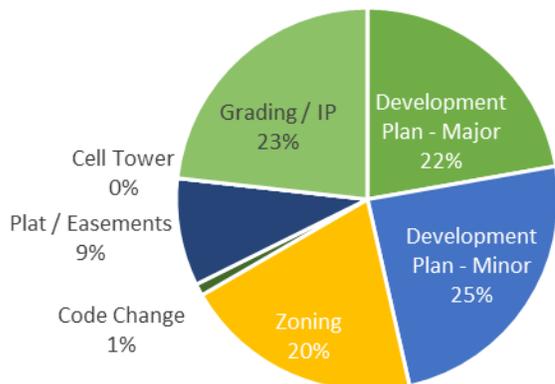
2010 - Project Distribution by Type



2018 - PROJECT DISTRIBUTION BY TYPE



2017 - 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.