

PDS ACTIVITY REPORT



Monthly Development Activity Report from Planning and Development Services

April 2018

2018 1st Quarter 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 the first quarter of 2018. 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 first 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:

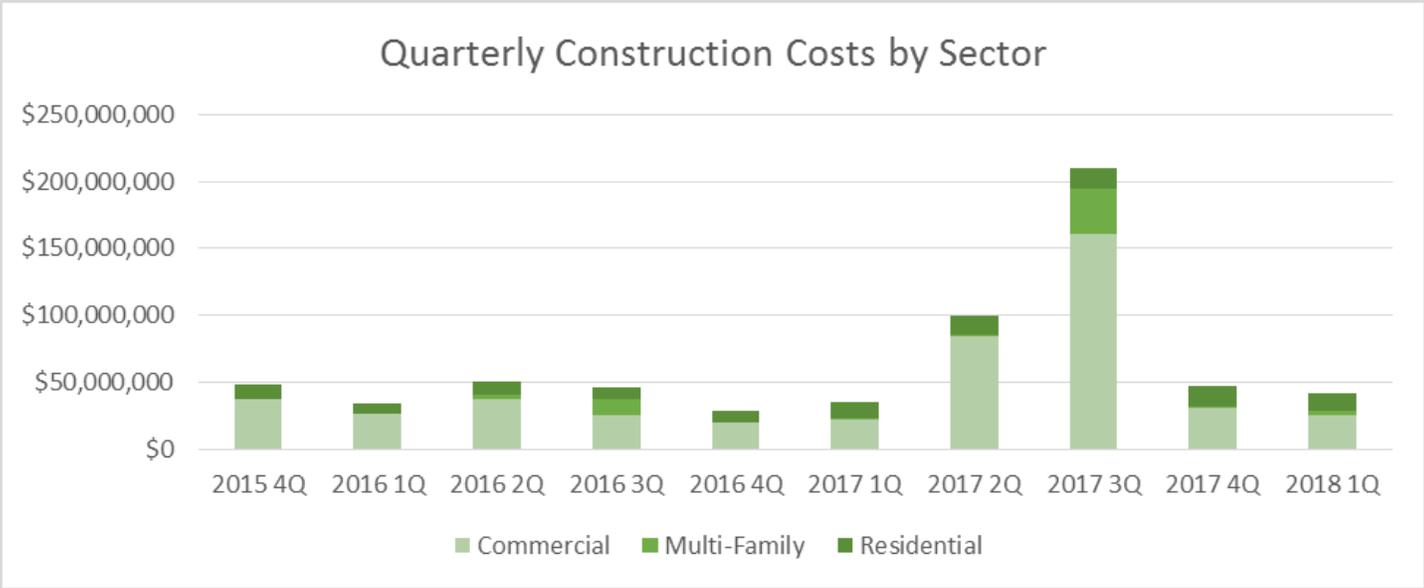
636.537.4733

or email at

POD@chesterfield.mo.us

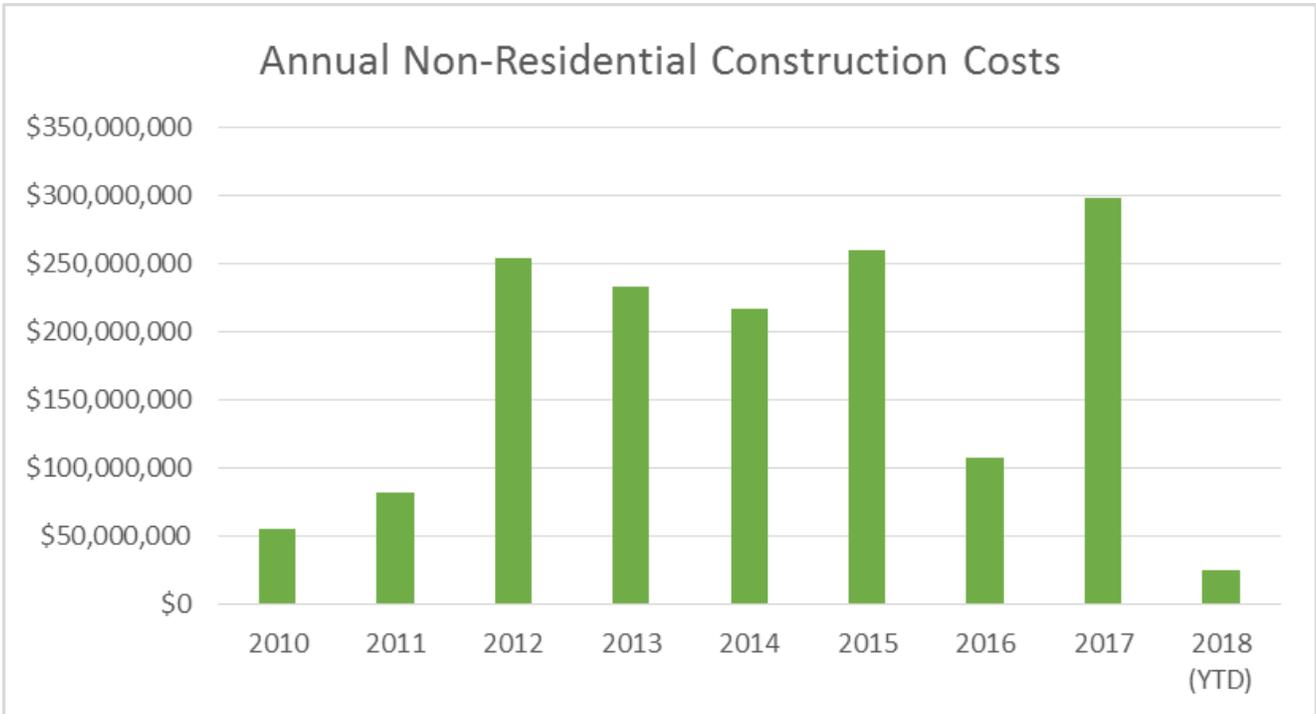
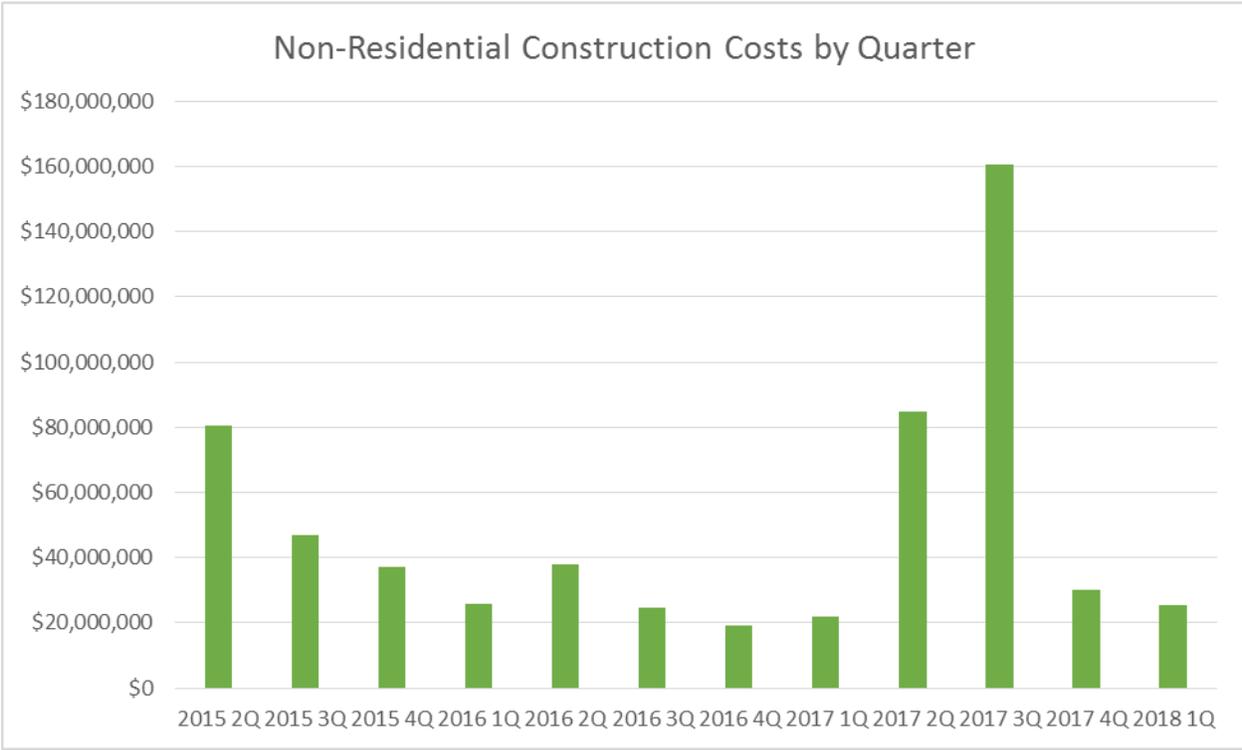
CONSTRUCTION COSTS BY SECTOR

Below is a summary of construction costs by quarter for the first quarter of 2018 and the previous nine quarters. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector. The first quarter showed average construction costs when looking at all sectors.



NON-RESIDENTIAL CONSTRUCTION

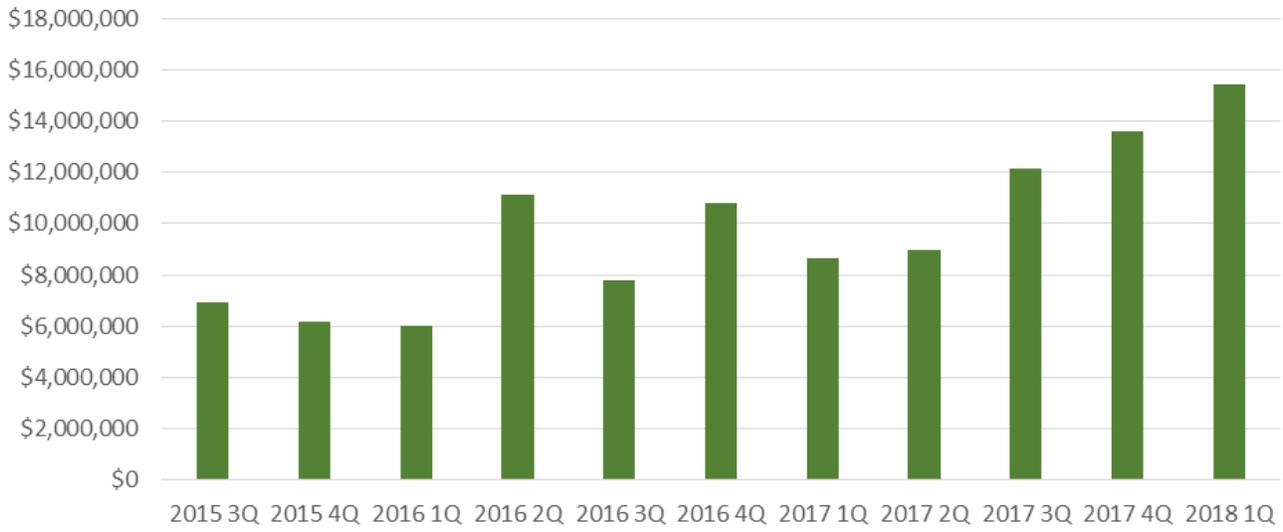
Below is a breakdown of non-residential construction costs. Data is presented by quarter and annually. Construction costs for non-residential were below average in the first quarter, following a very high third prior year. Non-residential construction costs for 2017 exceeded annual construction costs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



RESIDENTIAL CONSTRUCTION

Below is a breakdown of residential construction costs. Data is presented by quarter and annually. The current quarterly trend for residential construction costs (including work to both new construction and existing buildings) continues to slowly increase. New construction made up approximately 71% of the construction costs for the first quarter.

Residential Construction Costs by Quarter

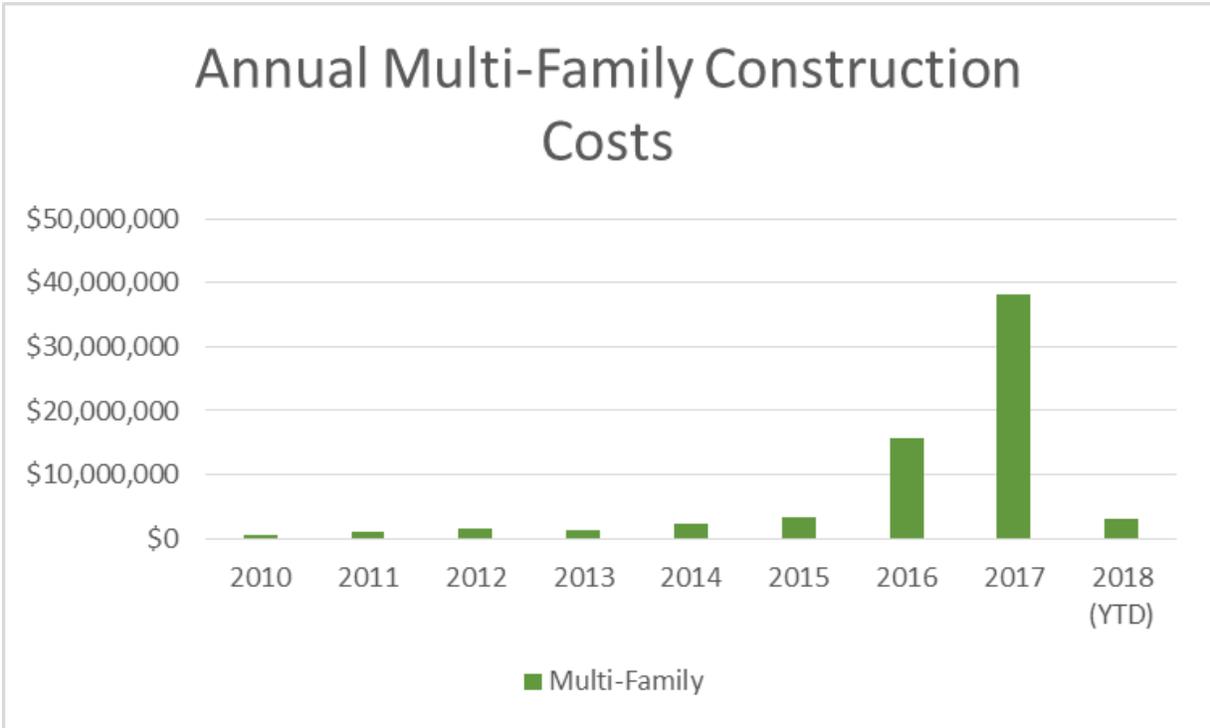
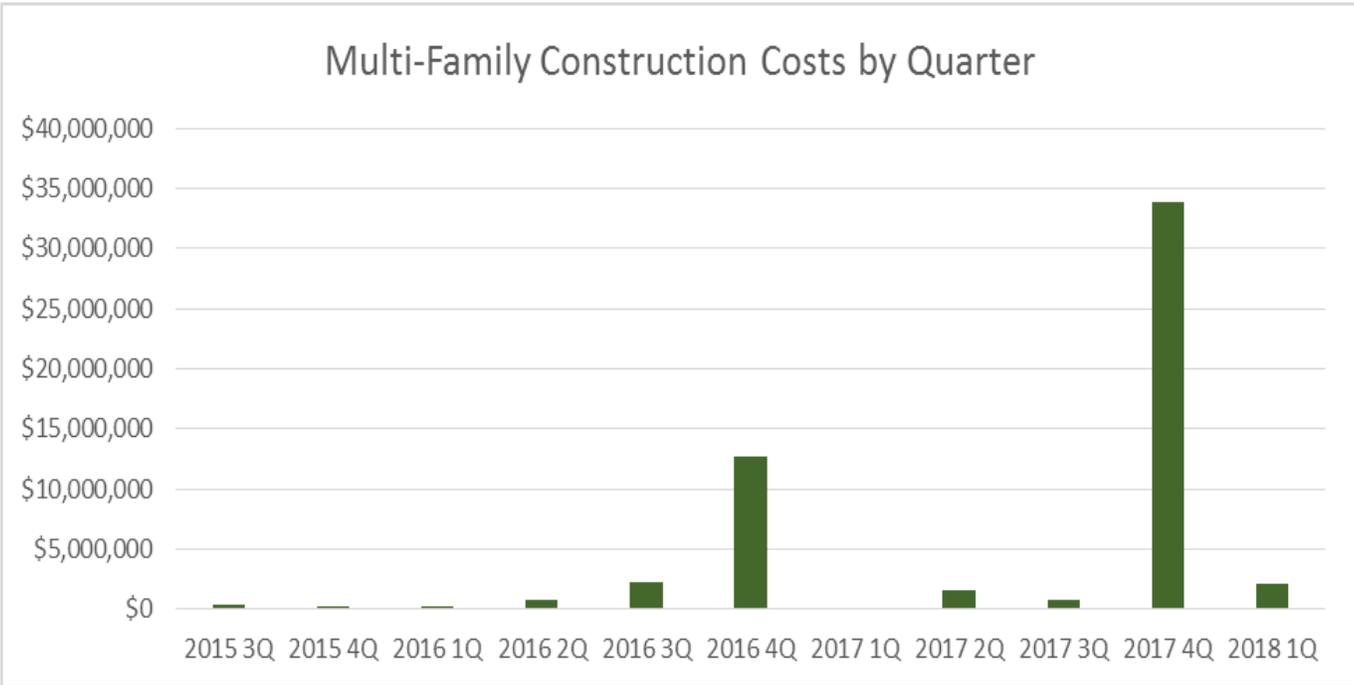


Annual Residential Construction Costs



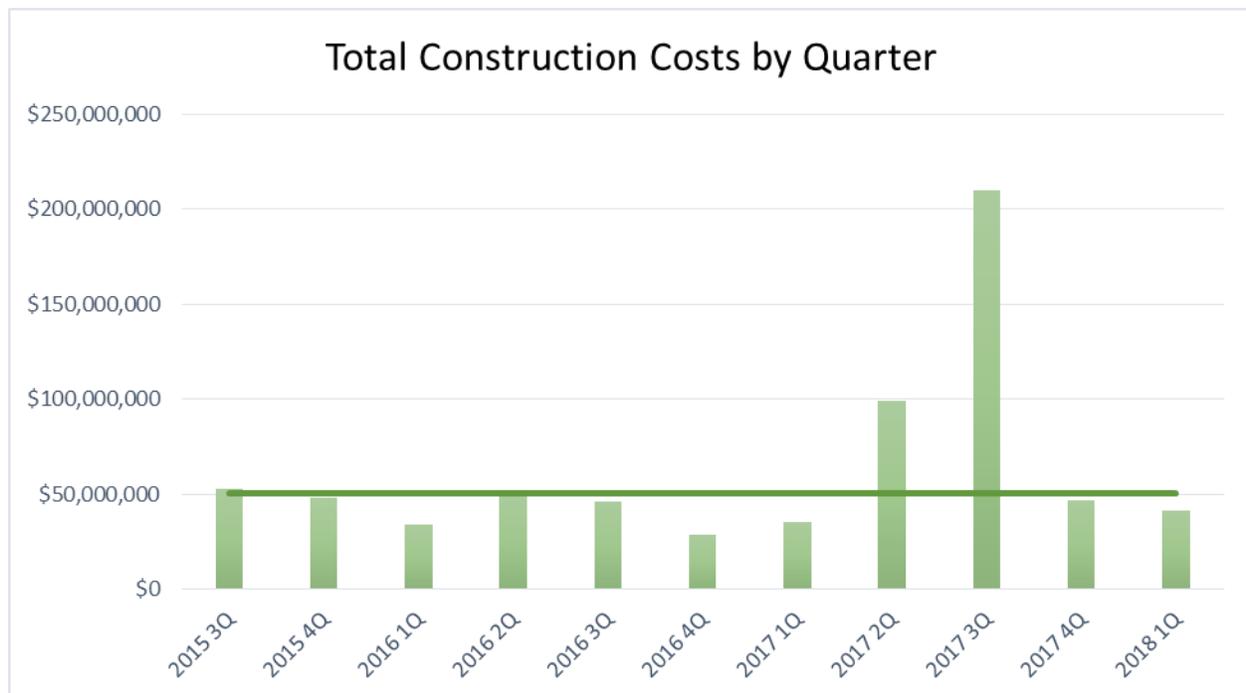
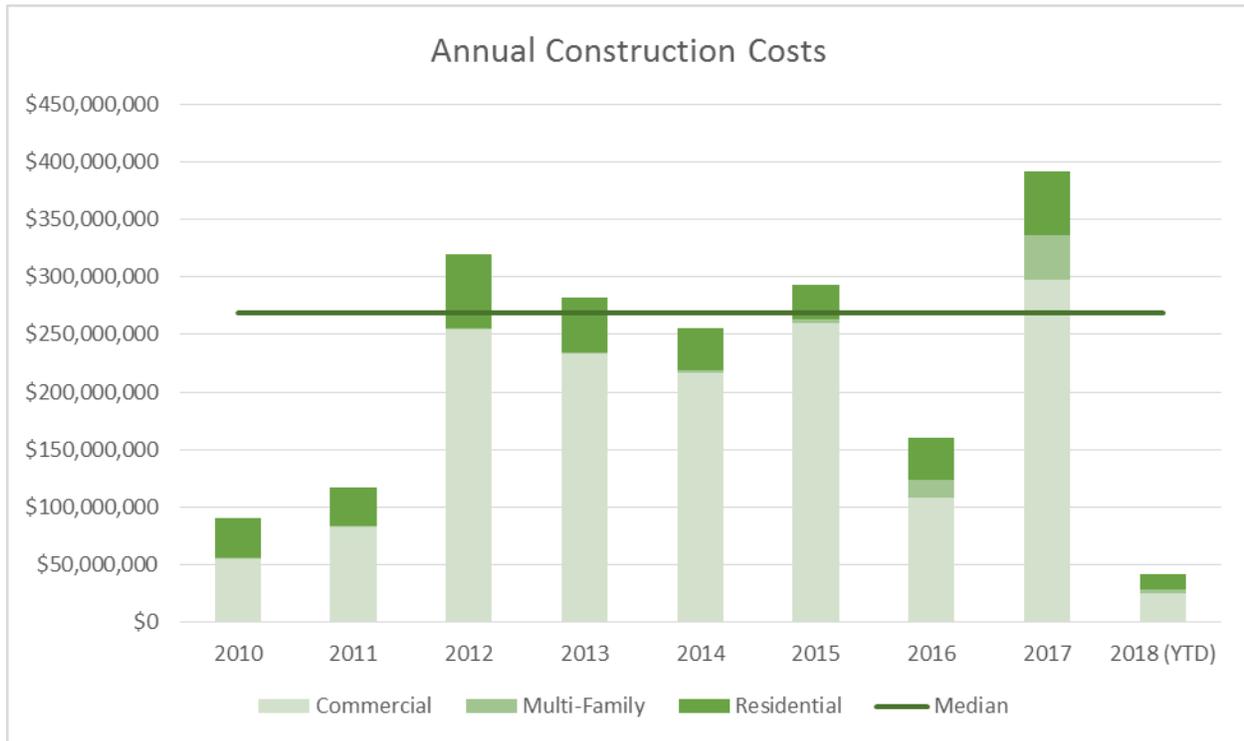
MULTI-FAMILY CONSTRUCTION

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.



TOTAL CONSTRUCTION

Below is a summary of total development costs. Data is presented by quarter and annually. Construction costs for the first quarter of 2018 were slightly lower than the median over the past ten quarters. The majority of construction costs were in the non-residential sector.





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.



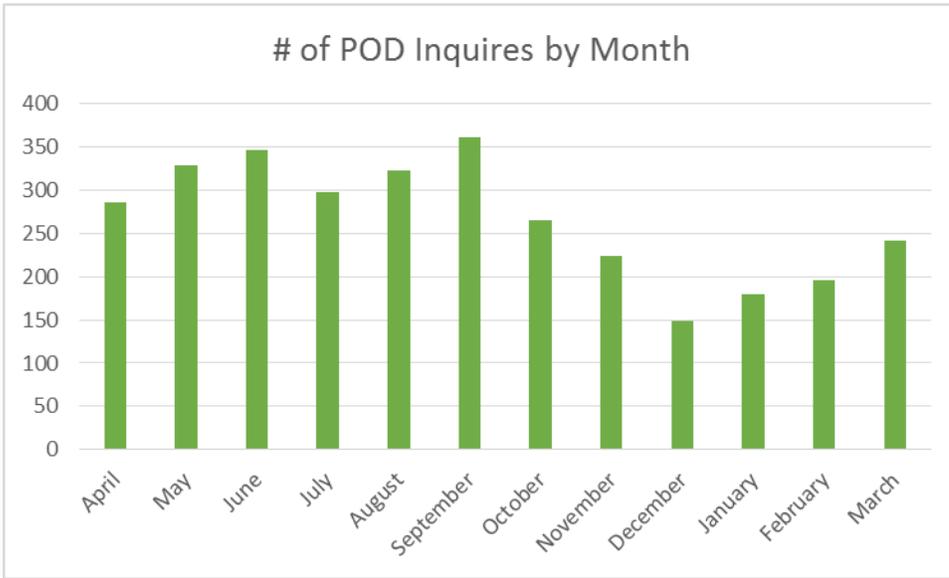
Other Approvals

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 1st Quarter of 2018 and 2017 total numbers.

Permit Type	2018 1 st Quarter	2017 Total
Occupancy	242	1,019
Business License	38	197
New Construction – Non-Residential	1	11
New Construction – Residential	16	58
Signs	63	168

Planner of the Day

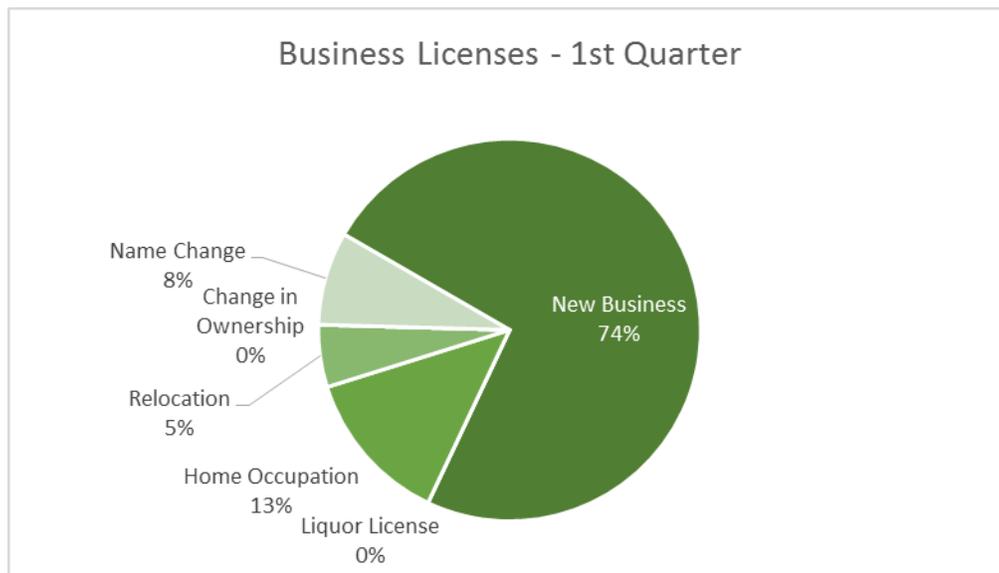
The Planner of the Day (POD) program is designed to provide timely, accurate information from the Department of Planning and Development Services to the residents and business community. A planner is available between the hours of 8:30 am and 5:00 pm to assist with any questions about development requirements, 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



**1st Quarter
Total POD Inquiries =
618 calls, walk-ins and
emails!**

Business Licenses

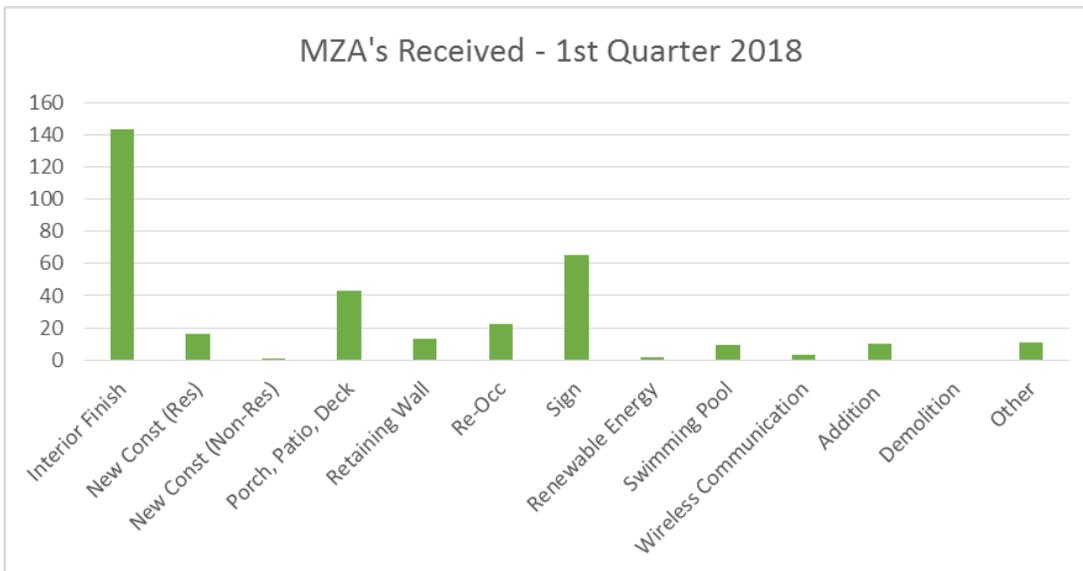
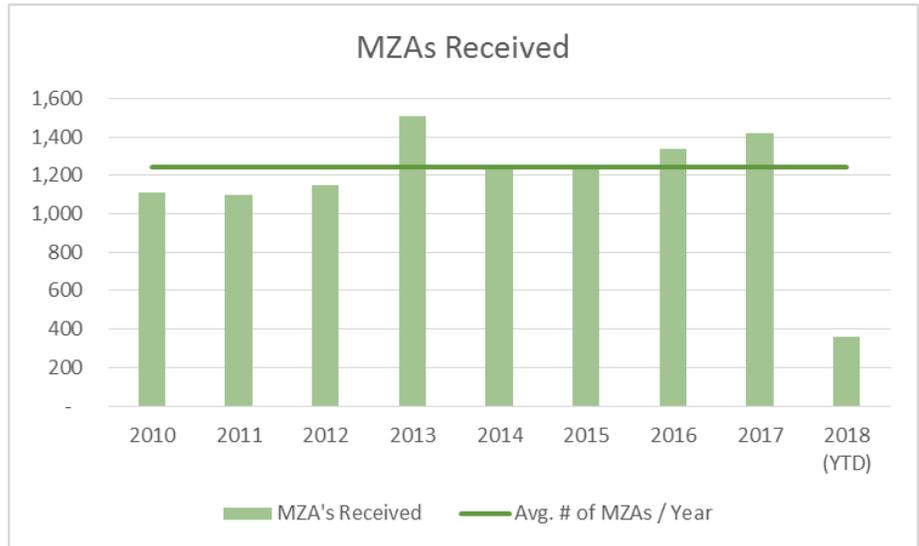
In the first quarter of 2018, 38 business licenses were reviewed by the Department of Planning and Development Services. 197 business licenses were reviewed in total in 2017.



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 368 Municipal Zoning Applications in the first quarter of 2018:

- 201 MZA’s were for residential projects
- 167 MZA’s were for non-residential 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.