

PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

November 2018

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 improvements, 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 Developments 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 and selecting the Active Developments 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 Village, NW Quadrant

Acreage: ~3 Acres

Proposed Use: Office

Applicant: Reinsurance Group of America

Request: ~250,000 square foot office building



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

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

DEVELOPMENT PROJECT UPDATES

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The Pearl at Wildhorse Creek

Acreage: 7.3Acres

Proposed Use: Mixed Use (Residential, Commercial, Restaurant)

Request: ~292,000 square foot mixed use building



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

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

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Little Sunshine's Playhouse
Acreage: 1.27 Acres
Proposed Use: Preschool
Request: 9,726 square foot
preschool



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

Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

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Chesterfield Village, NW Quadrant

Acreage: ~3 Acres

Proposed Use: Daycare / Kindergarten

Applicant: Keller Ventures, LLC

Request: Allow daycare and kindergarten uses



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

Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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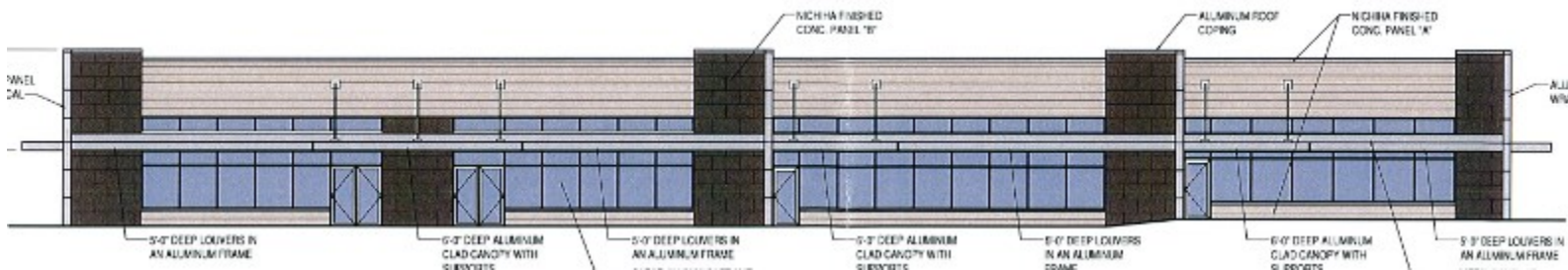
15320 Conway Road

Acreage: 0.93 Acres

Proposed Use: Commercial / Office

Applicant: SMS Group, LLC

Size: ~11,000 sq. ft.



Zoning: **Approved**
 Site Development Plan: **Forthcoming**

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

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Residence Inn

Acreage: 3.7 Acres

of Units: 128 Units

Bldg. Size: 86,198 sq. ft.

Proposed Use: Hotel

Applicant: Plaza Inn, LLC



Zoning: Permitted

Site Development Plan: Approved

Improvement Plans:

Municipal Zoning Approval:

Occupancy Permit:

Under Review

Forthcoming

Forthcoming

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Chesterfield Fence and Deck

Acreage: 6.2 Acres
Bldg. Size: 57,600 sq. ft.
Proposed Use: Office / Warehouse Addition
Applicant: Chesterfield Fence and Deck Co.

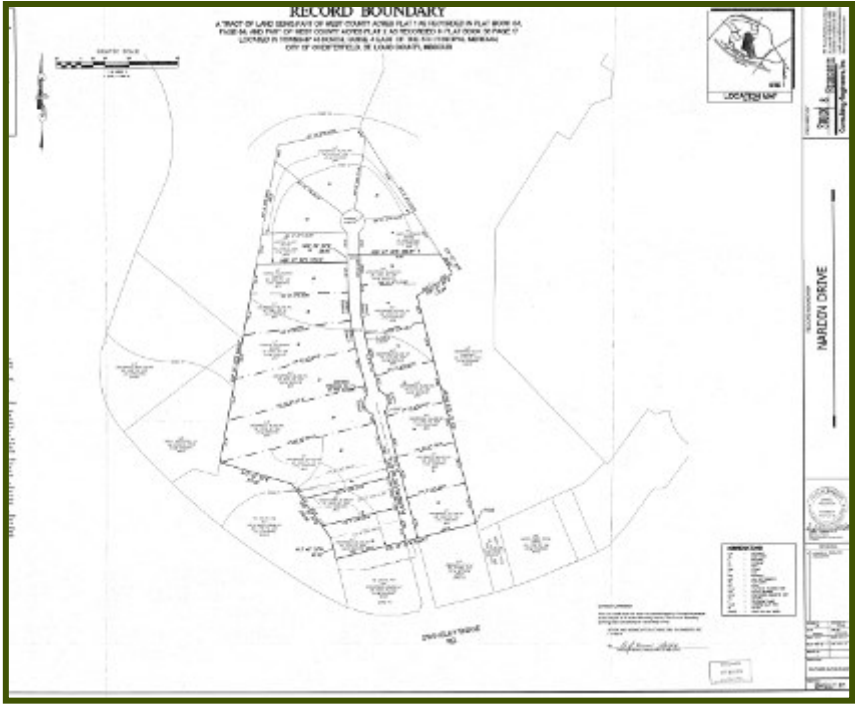


Zoning: Permitted
Site Development Plan: Approved

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

DEVELOPMENT PROJECT UPDATES

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West County Acres

Acreage: 21.7 Acres

Proposed Use: Single-Family Residential

Applicant: Payne Family



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

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

DEVELOPMENT PROJECT UPDATES

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Northwest Tire and Auto

Acreage: 0.49 Acres
Bldg. Size: 1,911 sq. ft. (existing)
1,343 sq. ft. (addition)
Proposed Use: Auto Repair
Applicant: Northwest Tire and Auto



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

Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Chesterfield Hockey

- Acreage: 10.49 Acres
- Bldg. Size: 71,797 sq. ft.
- Proposed Use: Ice Rink
- Applicant: Chesterfield Hockey Association, Inc.



Zoning: Approved
Site Development Plan: Approved
Record Plat: Under Review

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

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Shelbourne Senior Living—A proposed senior living facility at the intersection of Chesterfield Parkway and Lydia Hill. The proposed facility would include 96 independent, 37 assisted, and 17 memory care living units.

- Acreage: 8.2 Acres
- # of Units: 150 Units
- Bldg. Size: 187,263 sq. ft.
- Proposed Use: Senior Living Facility
- Applicant: Shelbourne Healthcare Development Group



Zoning: Approved
Site Development Plan: Approved

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

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Aventura at Wild Horse Creek

- Acreage: 12.6 acres
- # of Units: 169
- Proposed Use: Multi-family
- Applicant: Above All Development



Zoning: Approved
 Preliminary Plat: Under Review
 Boundary Adjustment Plat: Under Review

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

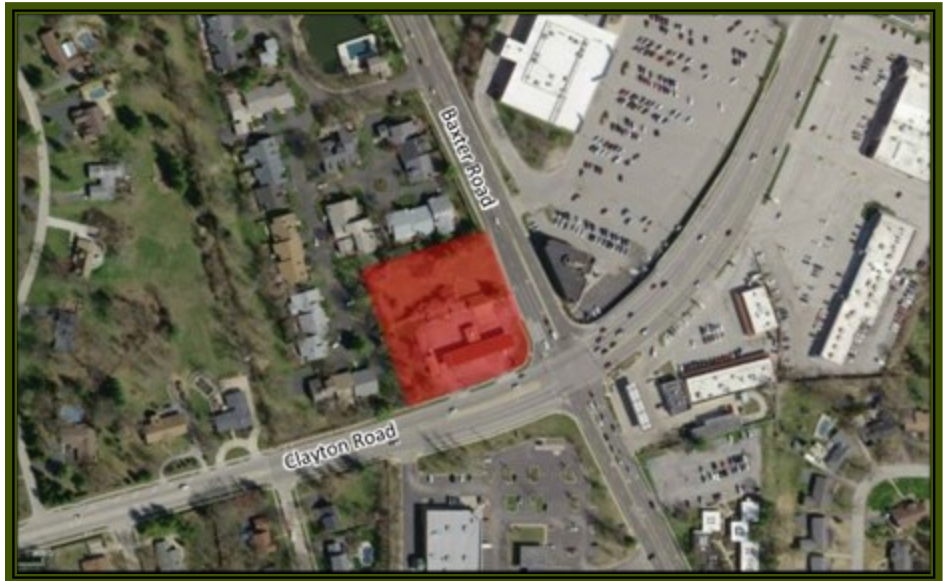
DEVELOPMENT PROJECT UPDATES

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Wallis Companies is in the process of developing a Brite Worx car wash at the intersection of Clayton Rd. and Baxter Rd. The zoning request has been approved and the site development plan, landscape plan, lighting plan, and architectural elevations have been submitted and are under review.



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



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

Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Fienup Farms — A residential subdivision containing 223 single family lots on 223 acres.

The PUD zoning request was approved in 2017 and the site development plan, landscape plan, and lighting plan were approved by the Planning Commission at the February 12, 2018 meeting. The next step in the development process is for the land to be subdivided into individual lots via Record Plats.

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



Zoning: Approved
Site Development Plan: Approved
Plat: Under Review

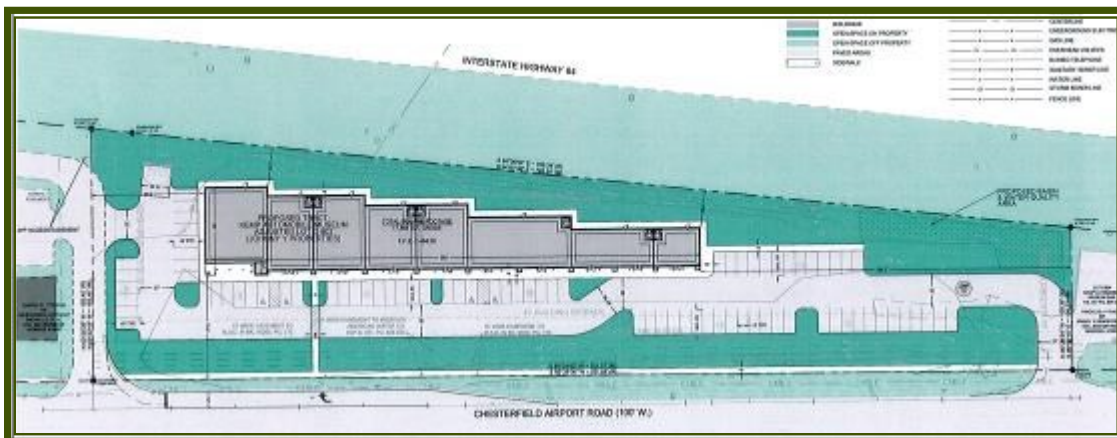
Improvement Plans: Approved
Municipal Zoning Approval: Forthcoming
Occupancy Permit: Forthcoming

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Yoon Strip Center is a proposed multi-tenant retail building located at 16835 Chesterfield Airport Road. Typical uses anticipated for the building include retail, restaurant, and office uses.

- Acreage: 2.6 acres
- Building Size: 17,667 square feet
- Proposed Use: Strip Commercial Center
- Owner: Johnny Y Properties



Zoning: Permitted
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 subdivision of 34 single family residential lots on a 12.6-acre tract of land.

Proposed Use: Single-family detached housing
of Lots: 37 (3 for future development)
Development Size: 12.6 acres
Development Intensity: 2.78 du / acre
Applicant: Hardesty Homes



Zoning: Approved
Preliminary Plat: Approved
Improvement Plans: Approved

Record Plat: Approved
of MZAs for Homes Issued: 6
Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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



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: Approved
 Improvement Plans: Approved

Municipal Zoning Approval: Approved
 Occupancy Permit: Forthcoming

DEVELOPMENT PROJECT UPDATES

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Progress Property Group is nearing completion of construction on the approved Lot 2 of the 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>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>Temporary</u>
Plat:	<u>Approved</u>		

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:	<u>4.07 acres</u>
Existing Use:	<u>Former Auto Museum</u>
Proposed Use:	<u>Automobile sales and service / repair</u>
Building Size:	<u>25,920 sq. ft. (existing)</u>
Applicant:	<u>Tesla Motors</u>



Zoning:	<u>Approved</u>
Site Development Concept Plan:	<u>Approved</u>
Site Development Section Plan:	<u>Approved</u>
Plat:	<u>Approved</u>

Demolition Permit:	<u>Approved</u>
Improvement Plans:	<u>Approved</u>
Municipal Zoning Approval:	<u>Approved</u>
Occupancy Permit:	<u>Forthcoming</u>

DEVELOPMENT PROJECT UPDATES

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Progress Property Group is nearing completion of construction on the Lot 1 of the Canaan Crossing development.

Acreage: 1.06 acres
 Existing Use: Vacant
 Proposed Use: Office / Commercial
 Proposed Intensity: 10,048 sq. ft.



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

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

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Silverstone Hotel, LLC has submitted development plans to construct TownePlace Suites. The hotel will become the newest addition in Chesterfield Blue Valley, joining St. Louis Premium Outlets, Gander Outdoor, 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:
 Site Development Concept Plan:
 Site Development Section Plan:
 Grading Permit:

Permitted
Conforms
Approved
Approved

Improvement Plans:
 Municipal Zoning Approval:
 Occupancy Permit:

Approved
Approved
Forthcoming

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Pfizer has begun construction of a new research laboratory at the intersection of Olive Boulevard and Chesterfield Parkway.

- 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: Approved
- Municipal Zoning Approval: Approved
- Occupancy Permit: Forthcoming

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:	<u>12.96 acres</u>	Proposed Use:	<u>Multi-family residential</u>
Existing Use:	<u>Vacant</u>	Proposed Intensity:	<u>345 dwelling units</u>
		Applicant:	<u>Watermark Residential</u>



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

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
 # of Lots: 10
 Development Size: 8.31 acres
 Applicant: Fischer and Frichtel



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

Municipal Zoning Approval: Approved
 # of MZAs for Homes Issued: 8
 # of Occupancy Permits: 3 Final
1 Temporary

DEVELOPMENT PROJECT UPDATES

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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 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: 37
- # of Occupancy Permits: 24 Final
7 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 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: 51
 # of Occupancy Permits: 39 Final

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 is located on the north side of Wild Horse Creek Road and will be a neighborhood of 35 homes.

- Acreage: 21.876 acres
- # of 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: 18
- # of Occupancy Permits: 12 Final
0 Temporary

DEVELOPMENT PROJECT UPDATES

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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 Lots: 31
 Proposed Use: Single-family detached
 Builders: Benton Homebuilders & Prestige Custom Homebuilders



Zoning: Approved
 Site Development Plan: Approved
 Plat: Approved

Improvement Plans: Approved
 # of MZAs for Homes Issued: 16
 # of Occupancy Permits: 9 Final
1 Temporary



Municipal Zoning Approvals (MZA)

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

Number of MZAs:

August — 120

September — 124

October — 143

Common types of MZAs reviewed include (August — October):

127 interior finishes (33% of MZAs)

18 new construction and additions (5% of MZAs)

58 signs (15% of MZAs)

78 exterior residential (porch, deck, retaining wall) (20% of MZAs).

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

43 business licenses

231 occupancy permits

31 special activity permits

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.

