

PDS ACTIVITY REPORT



Monthly Development Activity Report from Planning and Development Services

December 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

Stay Tuned!

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

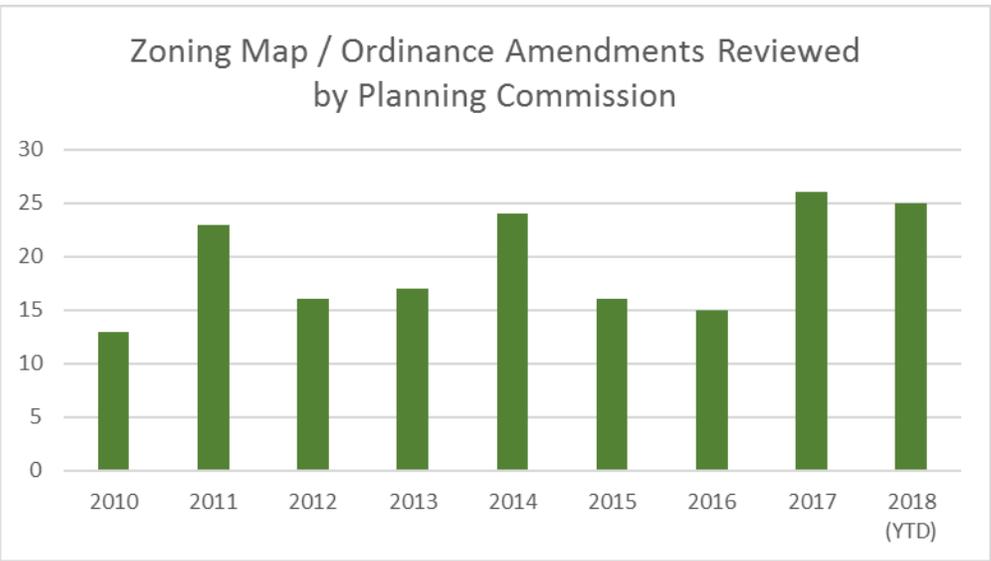
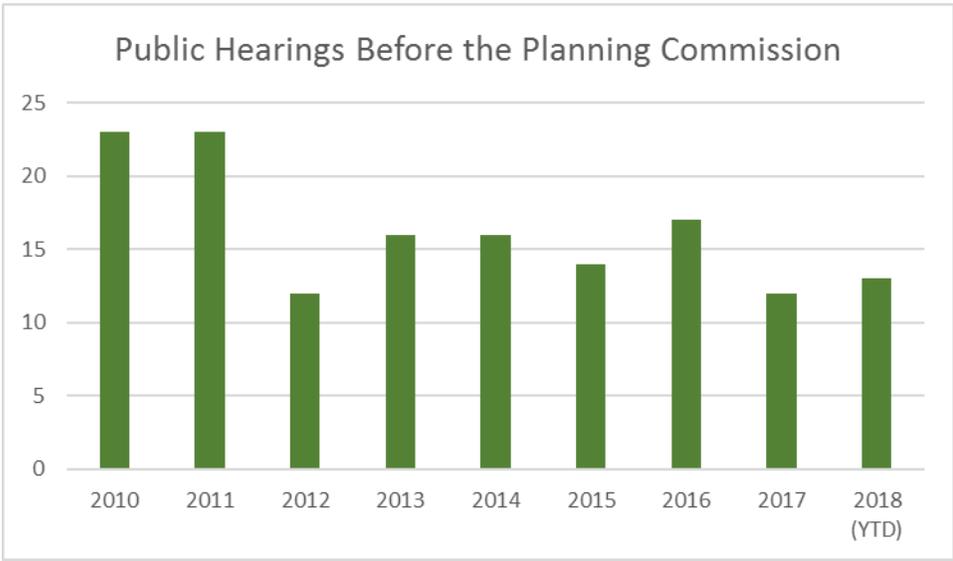
POD@chesterfield.mo.us

The Chesterfield City Council approved funding for the update to the City of Chesterfield Comprehensive Plan. The Comprehensive Plan sets forth goals, policies, and guidelines for physical, social, and economic development within the City. The Plan serves as a guide for zoning and addresses both short and long term planning concerns.

The Community Kick-off meeting will be held on January 29th, 2019 at 6:00 p.m. at City Hall. We hope to see you there!

PLANNING COMMISSION REVIEWS

The Unified Development Code (UDC) identifies the Planning Commission as a recommending body for requests for zoning map amendments (ZMA). Projections for projects in 2018, accounting for seasonal fluctuation, show numbers of reviews for all development reviews slightly below the average number since 2010.



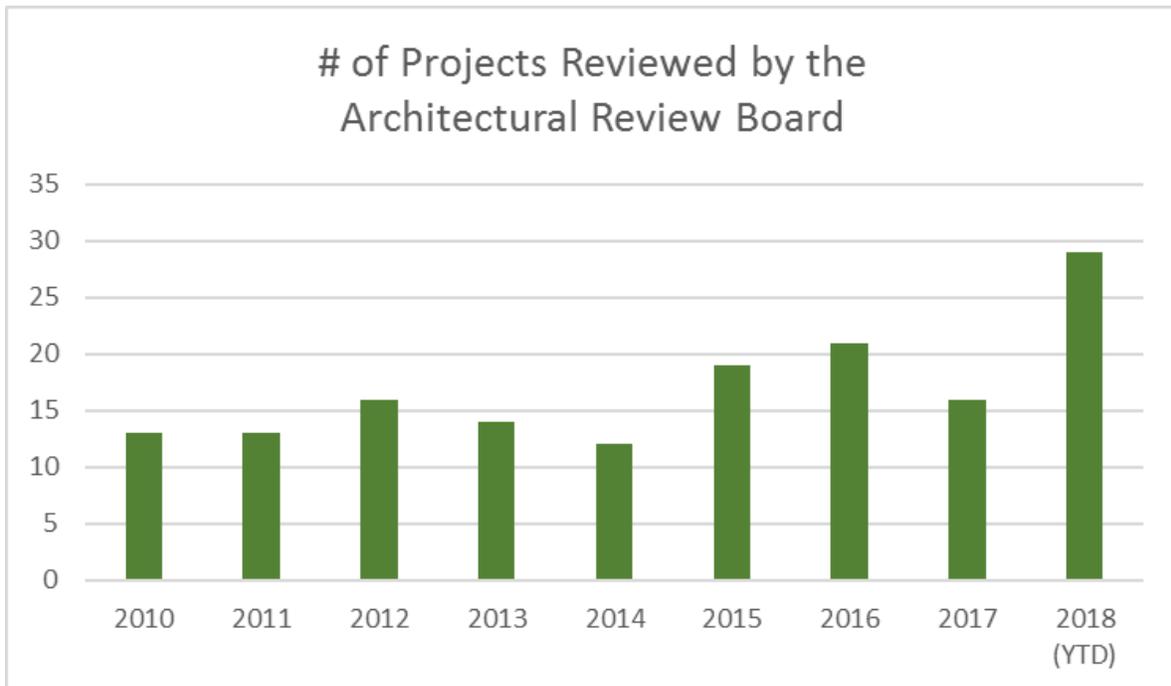
PLANNING COMMISSION REVIEWS

Trends during the first eight months for plans reviewed by the Commission are below average numbers. The following pages detail submittals which account for projects currently under review.



ARCHITECTURAL REVIEW BOARD

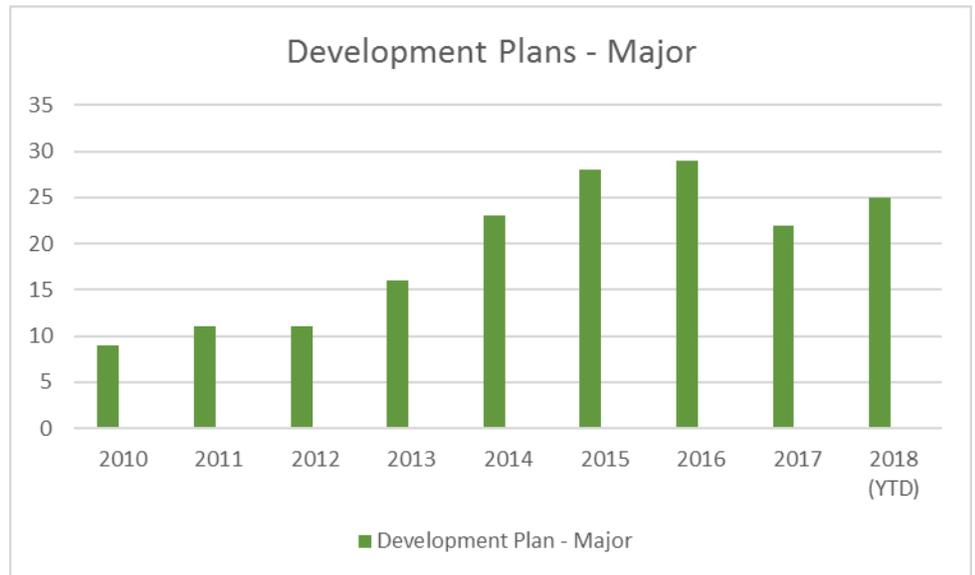
The Architectural Review Board (ARB) reviews projects for consistency with the architectural standards in the Unified Development Code. Current levels project higher activity than previous years. The Architectural Review Board generally reviews proposed new construction and significant modifications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

Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. 2018 appears to be on track for an above average year for major development projects. 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.

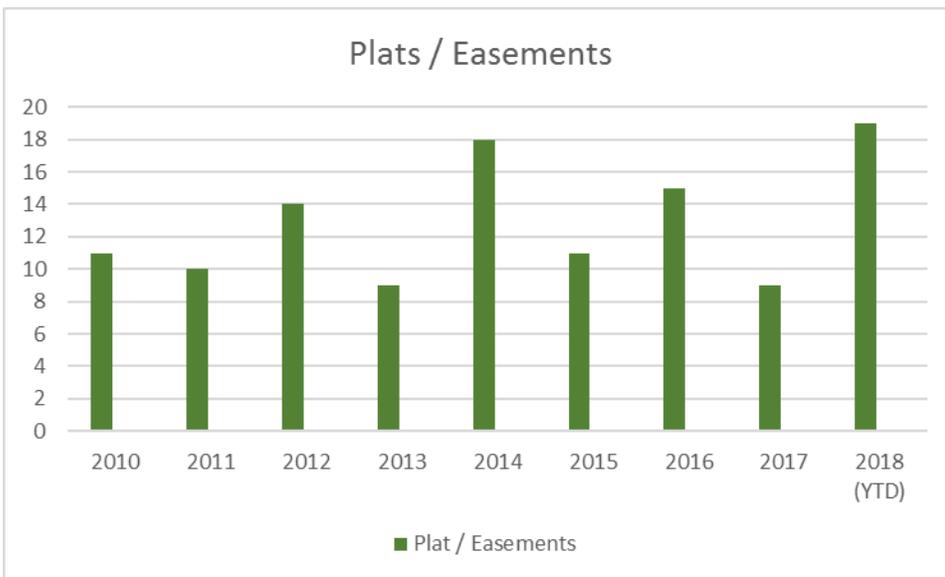
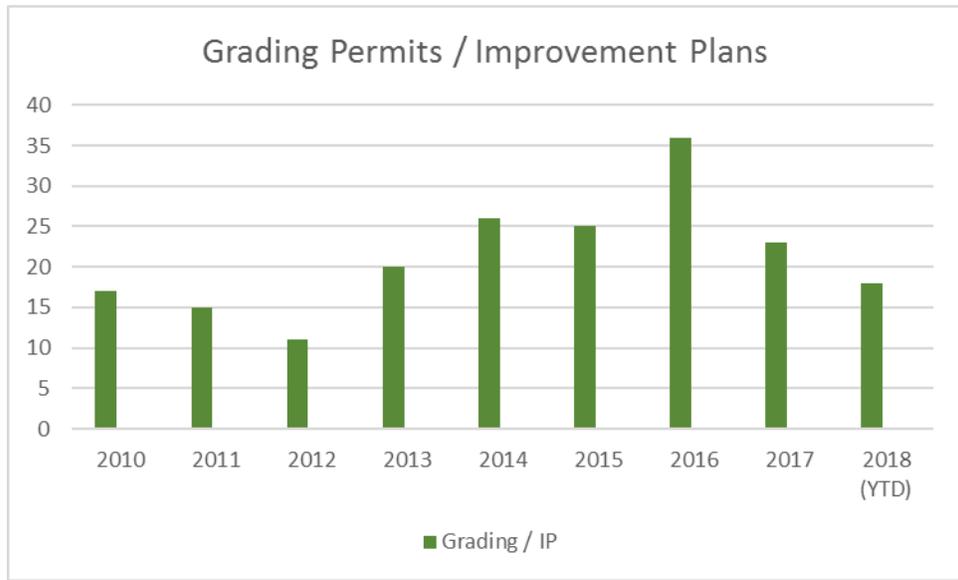


Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2018 suggests minor amendments will be slightly lower than prior years.

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. 2018 levels are projected to come in at similar levels that occurred in 2017.



Submittals for plats and easement vacations have shown variability over the years. 2018 is on track for a higher than average number of projects within this category.

DEVELOPMENT PROJECTS

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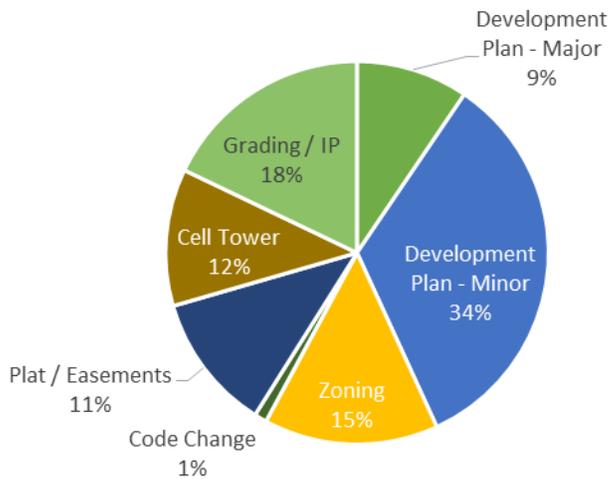
Projections for total number of development related projects are expected to be slightly lower than average numbers over the past eight years. When analyzing 2018 project loads being processed by the Department of Planning and Development Services, the total number of reviews has been increasing over the past several years with the exception of 2017 and 2018 appears to be following 2017 trends. Additionally, the projects being reviewed are larger in nature than those under review in 2010 and current trends for the number of Major Development Plans appear to be holding generally consistent.

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.

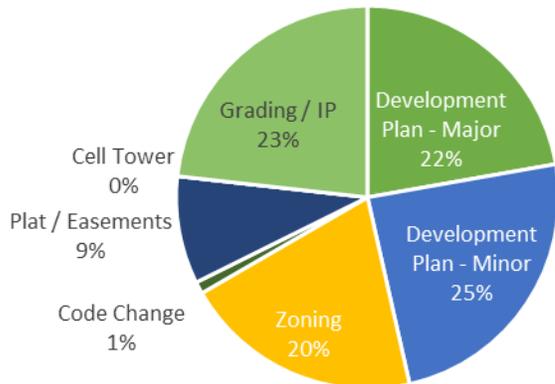
DEVELOPMENT PROJECTS

Types of projects fluctuate over time as planned developments move through the approval process. Below is a summary of project types over the years.

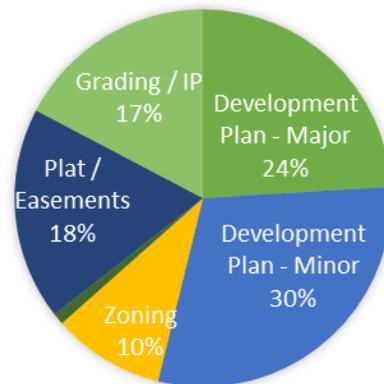
2010 - Project Distribution by Type



2017 - Project Distribution by Type



2018 - 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.