

PLANNING DEPT. ACTIVITY REPORT



Monthly Development Activity Report from the Department of Planning

June 2020

Development Project Trends

The Department of Planning 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 Planning Activity Report presents information on projects reviewed by the Planning Commission, Architectural Review Board, and Staff. While these do not represent the totality of work and projects reviewed by the Department of Planning, they capture significant portions of the workflow and provide insight into trends about current and anticipated workloads.

*Justin Wyse, AICP
Director of Planning*



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:

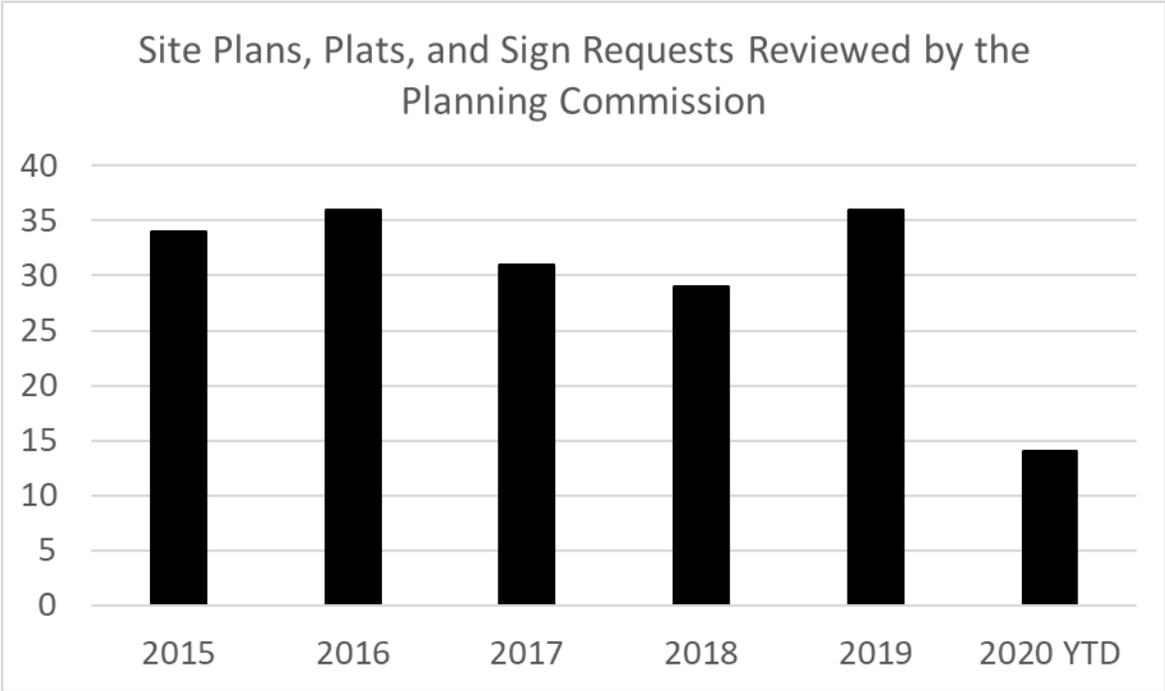
636-537-4733

or email at

POD@chesterfield.mo.us

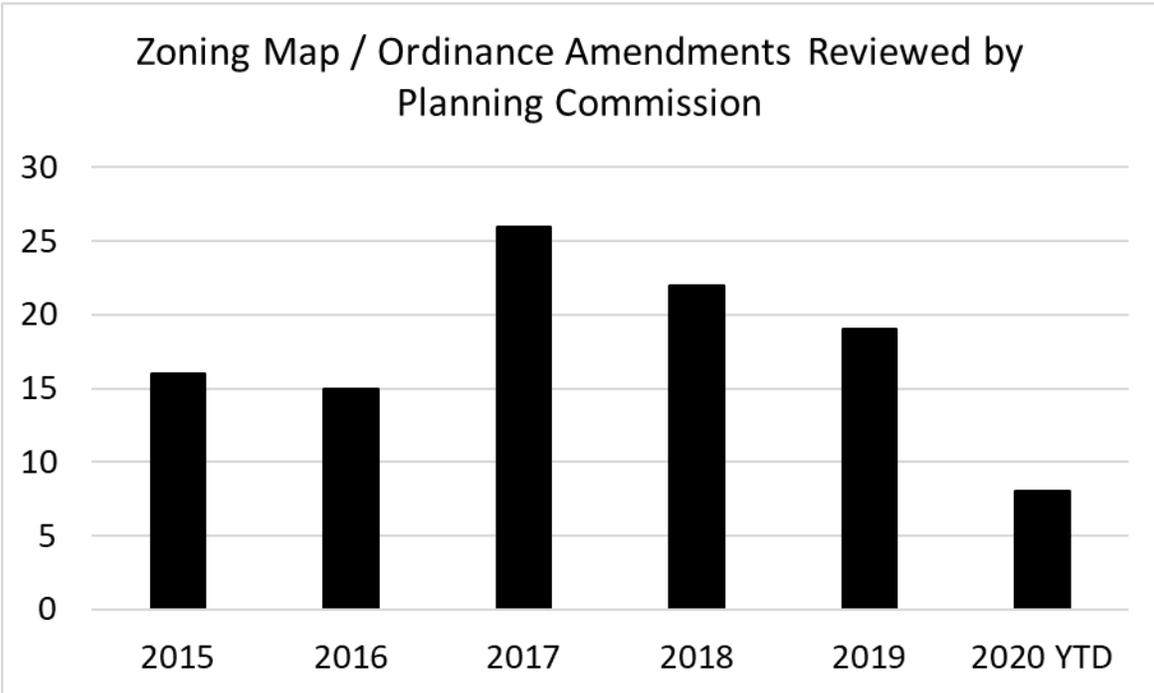
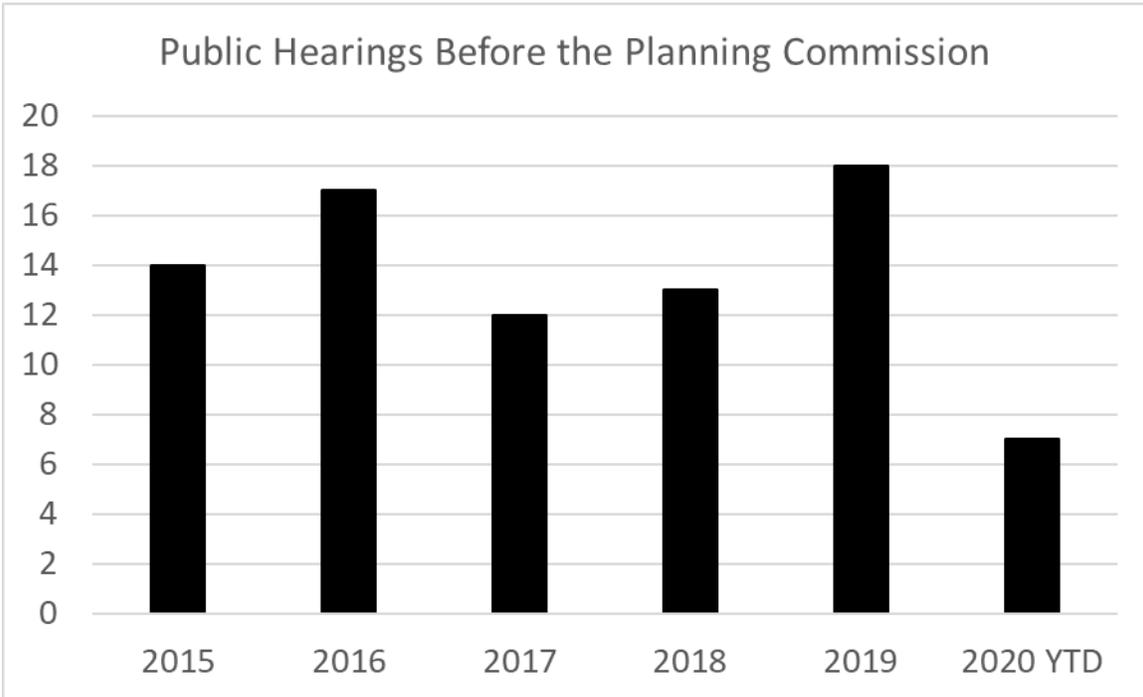
PLANNING COMMISSION REVIEWS

Trends during the first five months are slightly below average numbers. Construction activity frequently runs in cycles and it appears that we are moving into a cycle where final permitting and construction will dominate while the market absorbs activity. Additionally, impacts of COVID-19 on new development will continue to emerge.



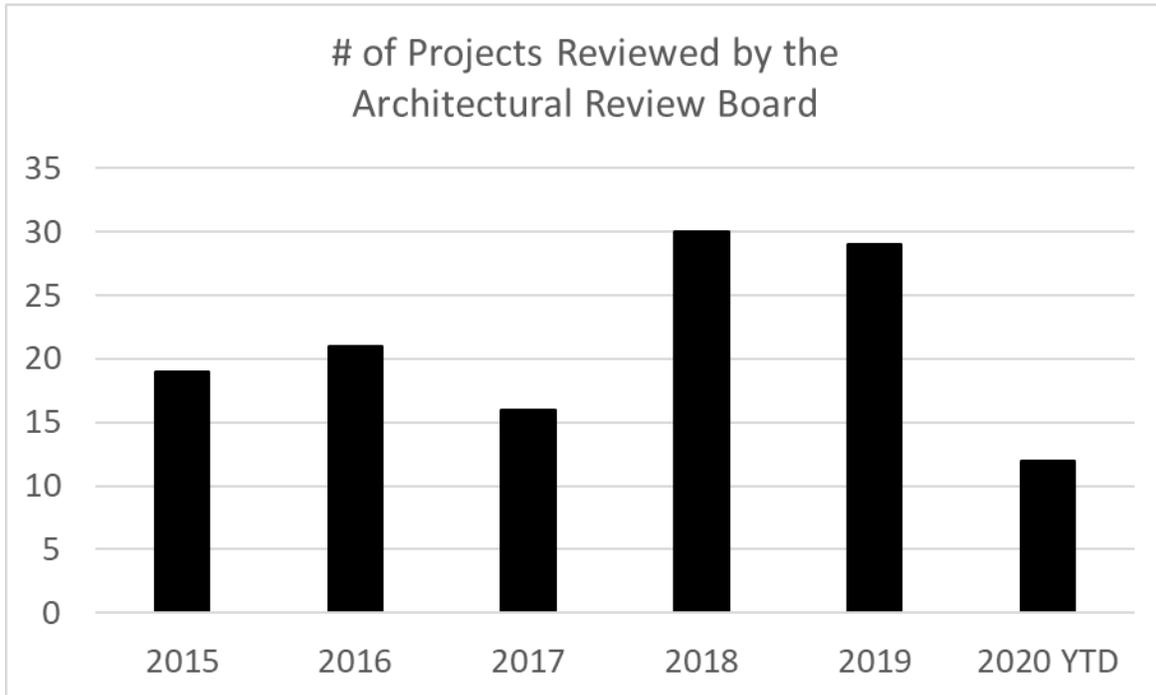
PLANNING COMMISSION REVIEWS

Projections , accounting for COVID-19 related impacts, for Public Hearings held by the Planning Commission show below average reviews for 2020. It should be noted that while numbers are low, an amendment has been submitted for development of 77 acres of land and the number of petitions does not tell the whole story.



ARCHITECTURAL REVIEW BOARD

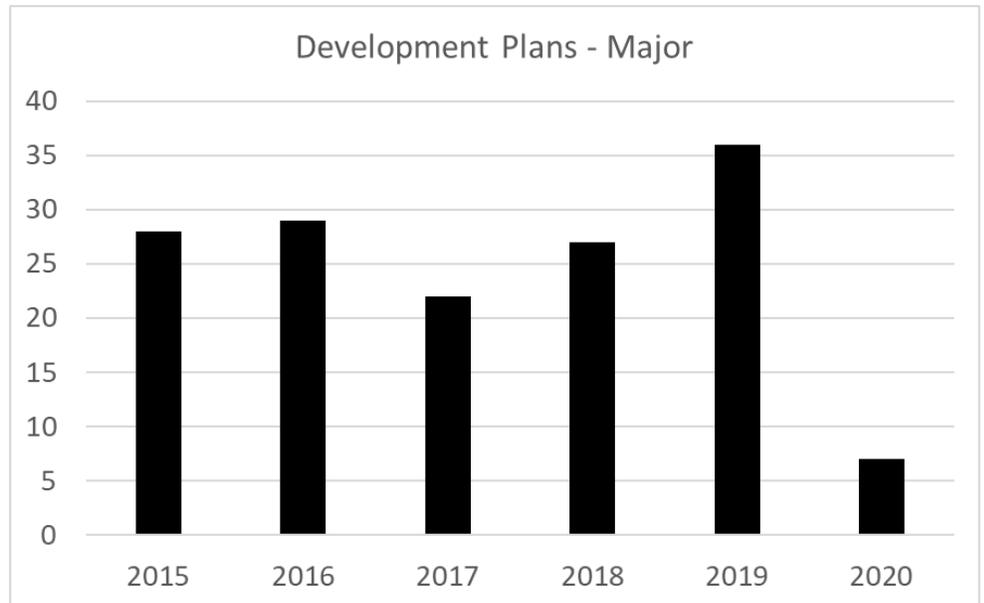
The Architectural Review Board (ARB) reviews projects for consistency with the architectural standards in the Unified Development Code. Current levels are consistent with activity from 2018, and 2019 which showed higher activity compared to previous years. The Architectural Review Board generally reviews proposed new construction and significant modifications to existing buildings.



DEVELOPMENT PROJECTS

Major development plans have slowed since the last activity report focused on submittals, which closely follows the COVID-19 closures.

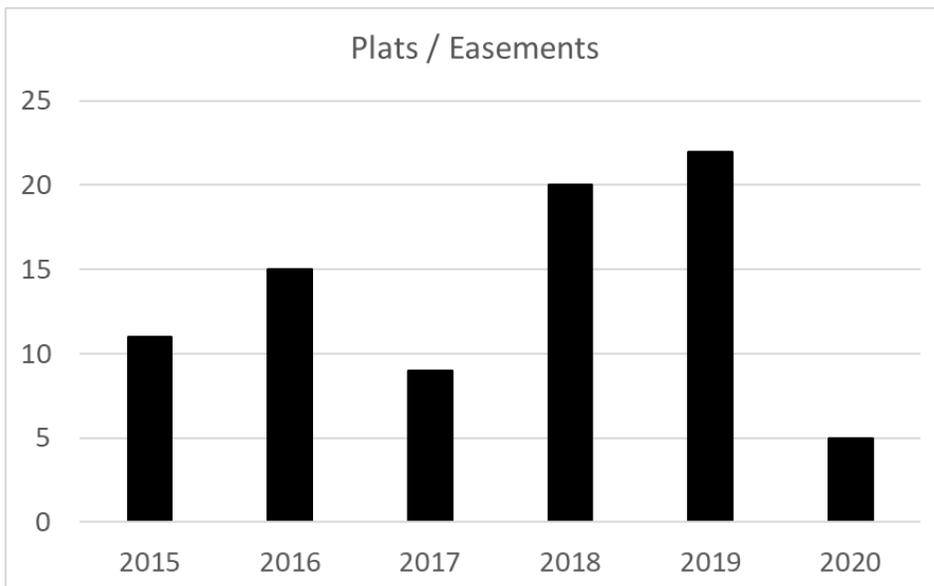
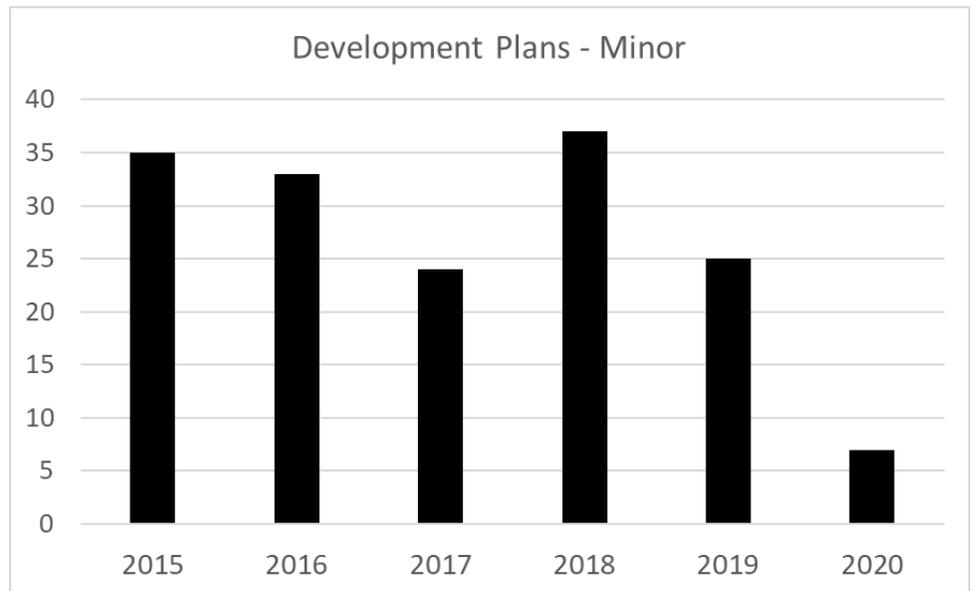
Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. 2020 appears to be lower than the recent trends for major development projects. The Department processed three times the number of major development plans in 2019 compared to 2010 .



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.

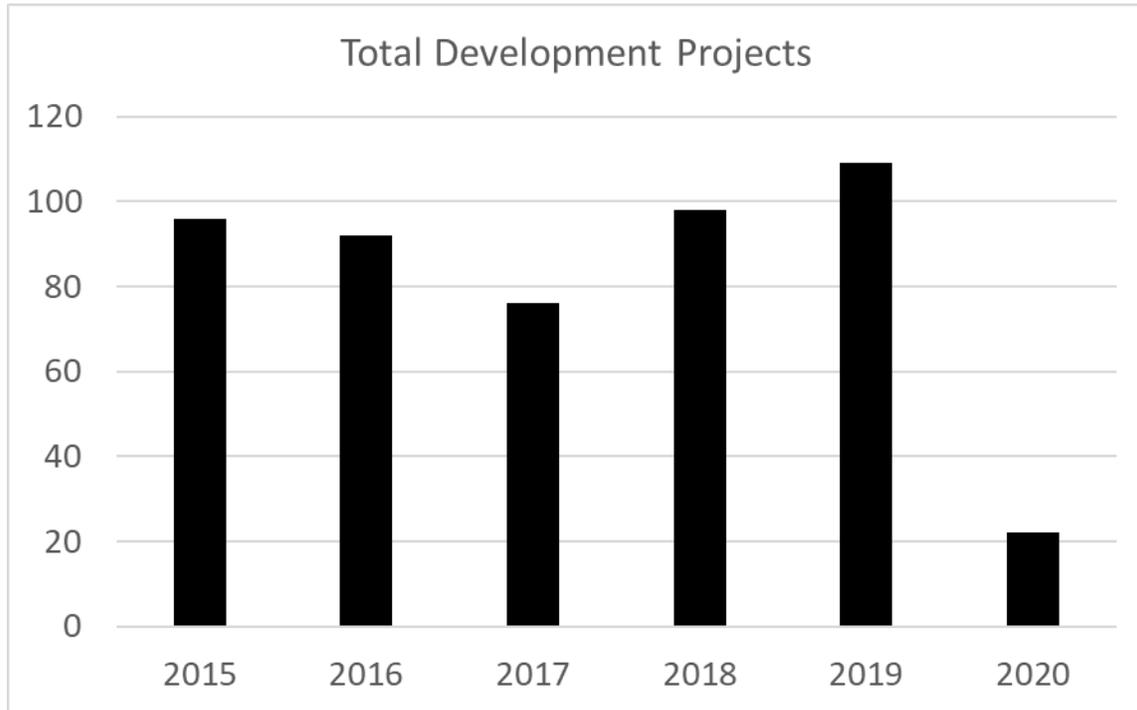
Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2020 shows minor amendments will be lower than prior year trends.



Submittals for plats and easement vacations have shown variability over the years. 2020 is on track for an average number of projects within this category.

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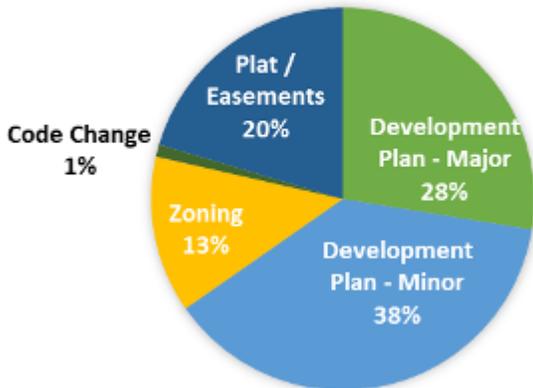


Projections for total number of development related projects project to be on pace for lower than average number of projects (2015-2019). When analyzing recent project loads being processed by the Department of Planning, the total number of reviews has been stabilizing over the past several years following a sharp increase starting in 2013 / 2014. 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 in number of projects.

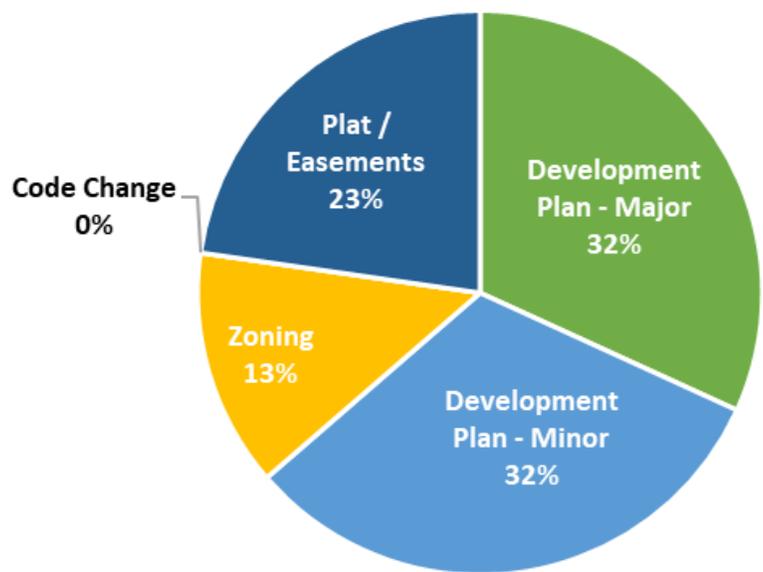
DEVELOPMENT PROJECTS

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

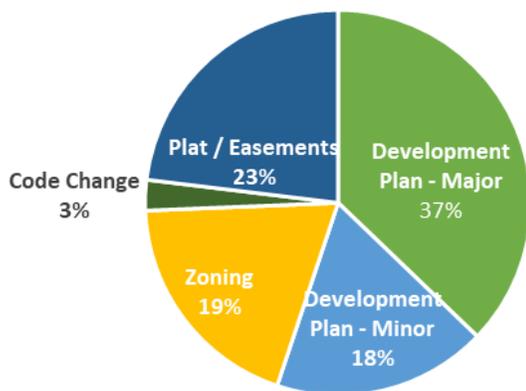
2018 - Project Distribution by Type



2020 - Project Distribution by Type



2019 - 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 and includes contact information for the staff reviewing the 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.