

PLANNING DEPT. ACTIVITY REPORT



Monthly Development Activity Report from the Department of Planning

December 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:

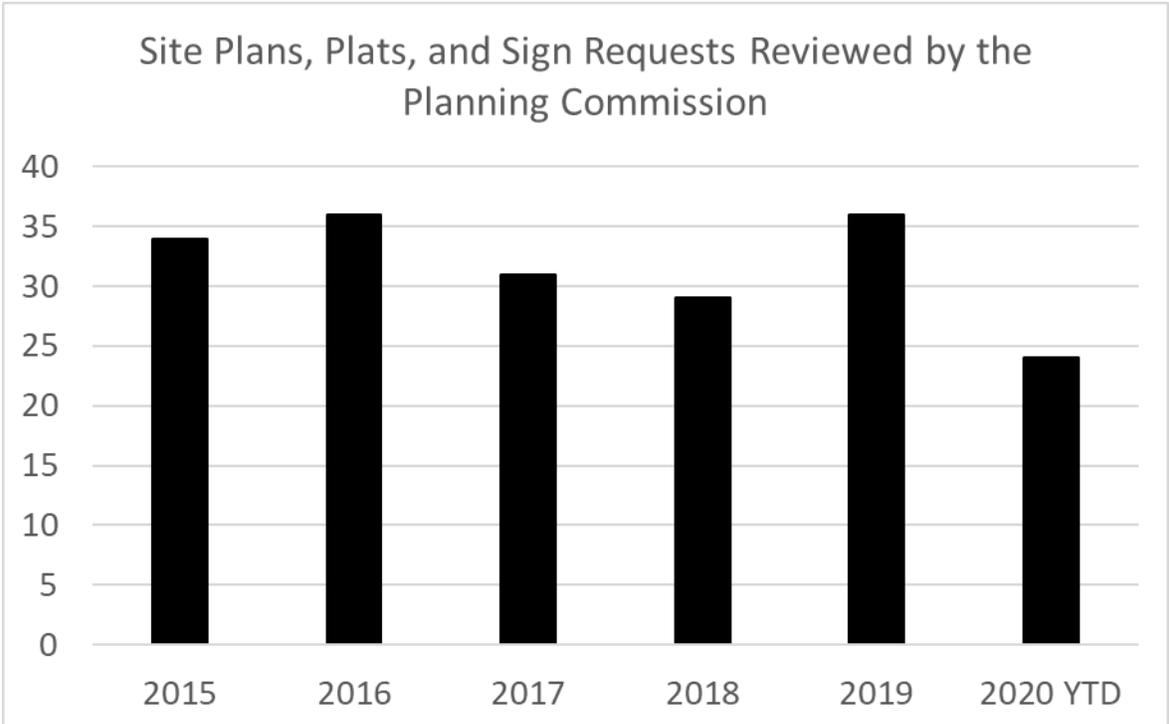
636-537-4733

or email at

POD@chesterfield.mo.us

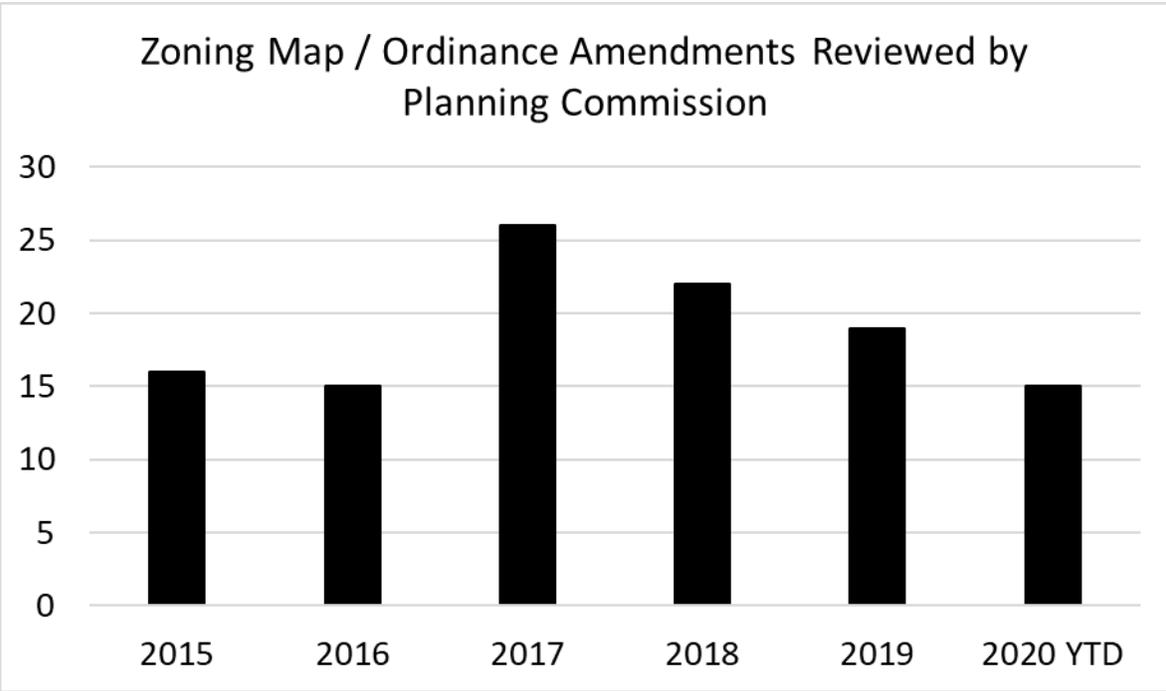
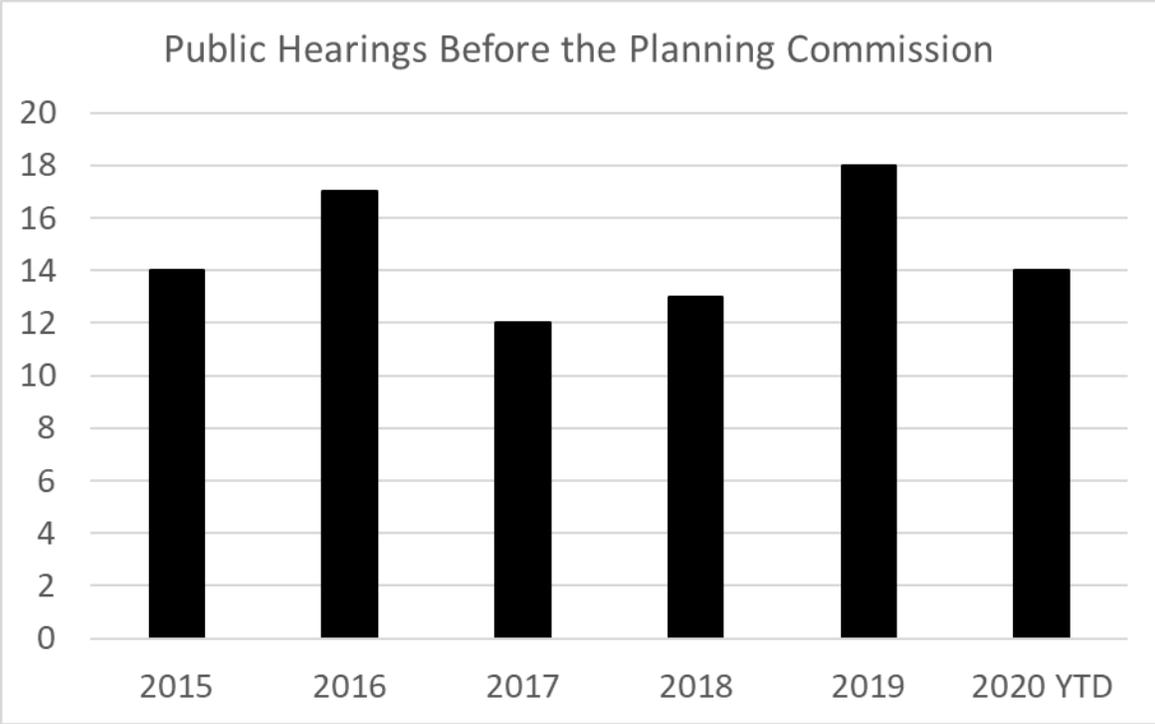
PLANNING COMMISSION REVIEWS

Trends during the first eleven months are below average numbers, reflecting what most have anticipated due to the pandemic. Prior to the pandemic, it appeared that we were moving into a phase of heavier construction compared to projects in the review cycle, which is normal.



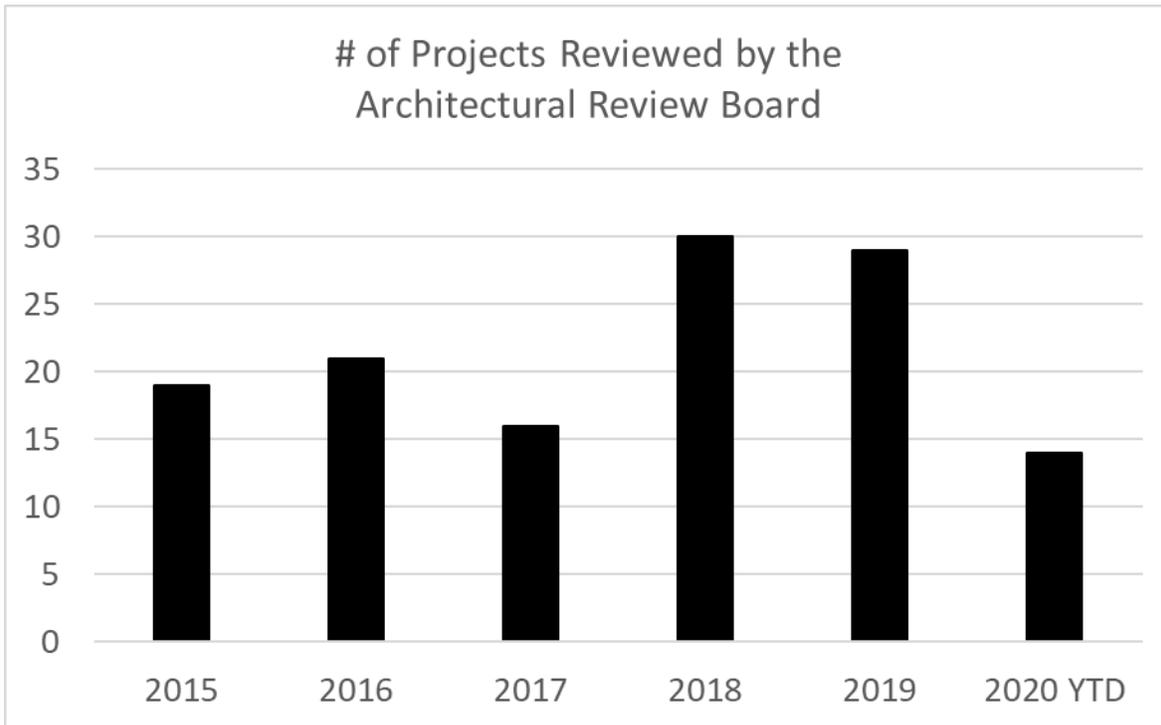
PLANNING COMMISSION REVIEWS

Projections , accounting for COVID-19 related impacts, for Public Hearings held by the Planning Commission show slightly below average reviews for 2020.



ARCHITECTURAL REVIEW BOARD

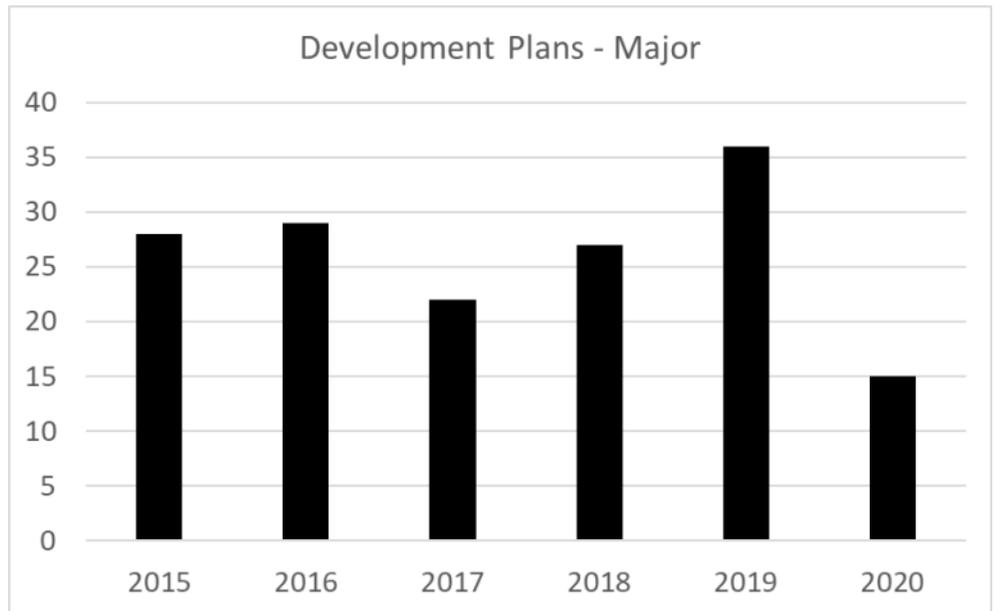
The Architectural Review Board (ARB) reviews projects for consistency with the architectural standards in the Unified Development Code. Current levels are below average activity from 2015-2019. The Architectural Review Board generally reviews proposed new construction and significant modifications to existing non-residential buildings. As noted, the residential sector has been leading the economy nationally and locally.



DEVELOPMENT PROJECTS

Major development plans have slowed over the past year, as many would have anticipated. This decrease closely follows the COVID-19 closures, which has had a significant impact on non-residential projects. However, development plans for Wild Horse Village continue to progress and infrastructure has begun being installed on the site, setting the stage for an optimistic outlook for 2021.

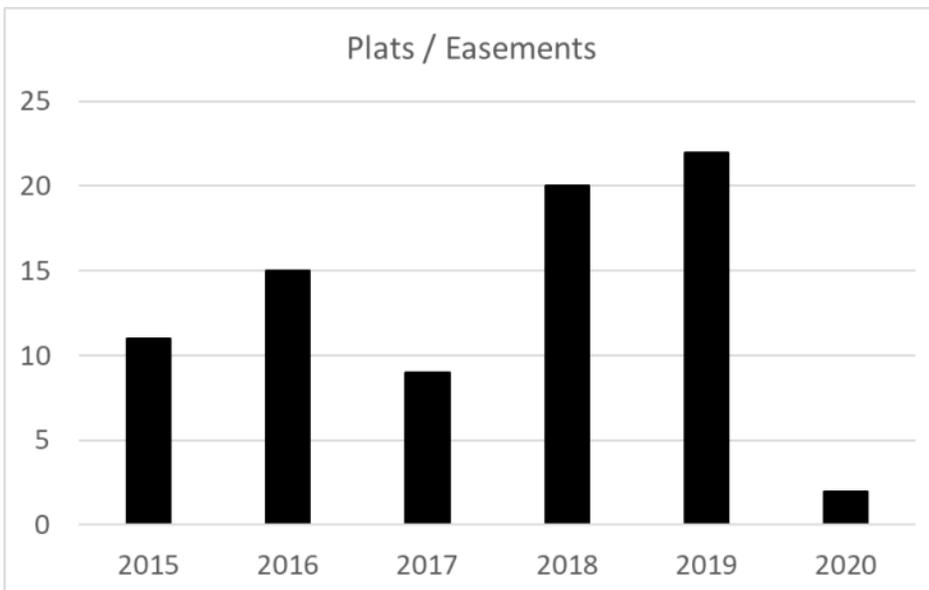
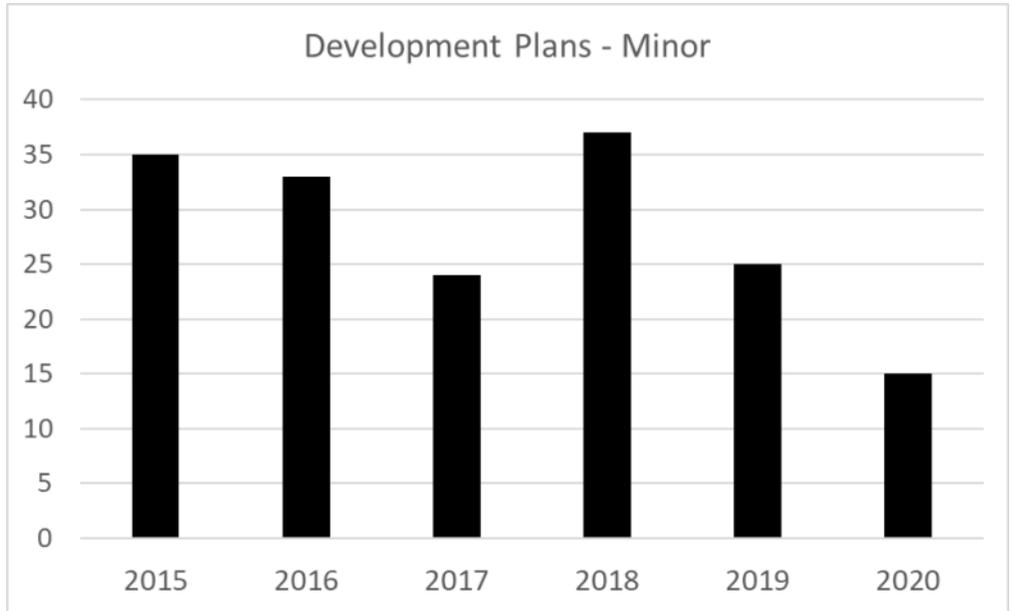
Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. 2020 is lower than the recent trends for major development projects. The Department processed three times the number of major development plans in 2019 compared to 2010.



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.

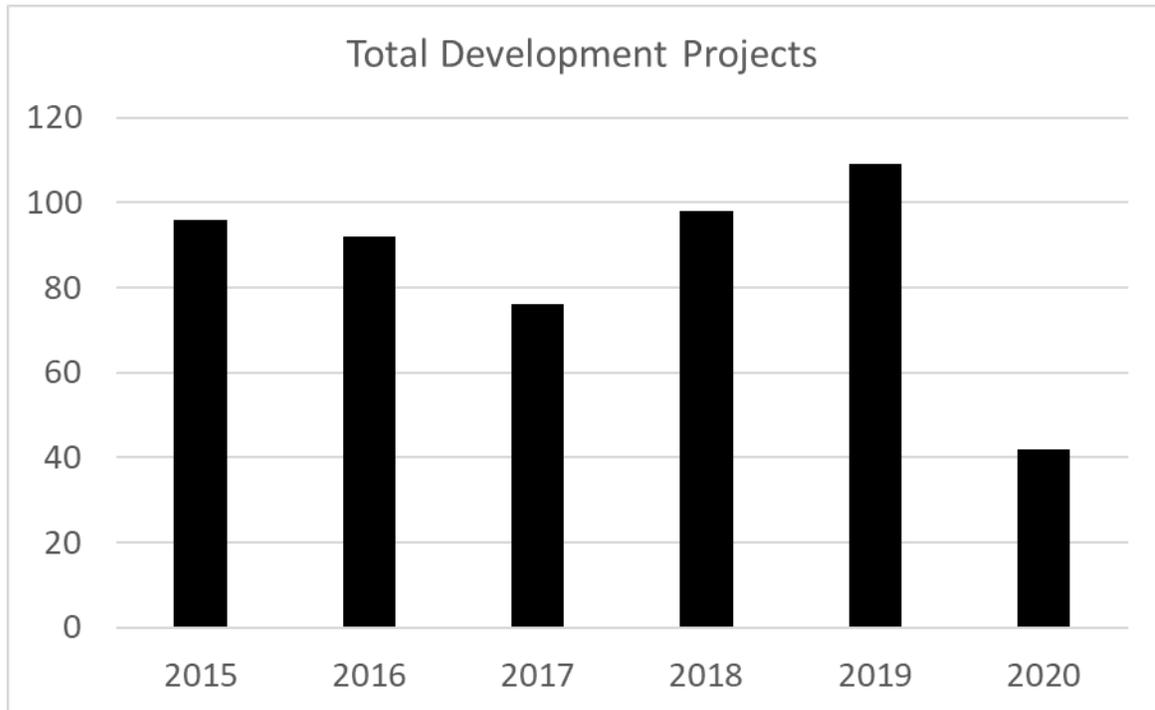
Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2020 shows minor amendments will be lower than prior year trends.



Submittals for plats and easement vacations have shown variability over the years. 2020 will have much lower number of plats; however, the initial record plat for Wild Horse Village has been submitted to subdivide the 77 acres into smaller lots for development.

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Projections for total number of development related projects will be 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. 2020 has seen a sharp decrease in non-residential activity in the City over the past year, as many would have anticipated with the disruption due to the COVID-19 pandemic.

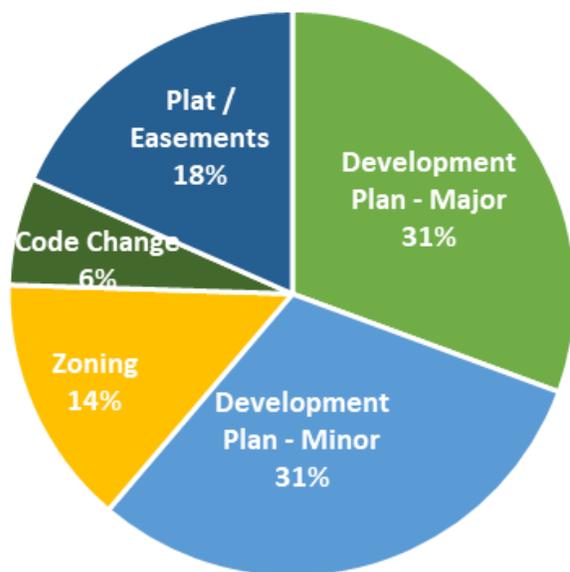
DEVELOPMENT PROJECTS

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

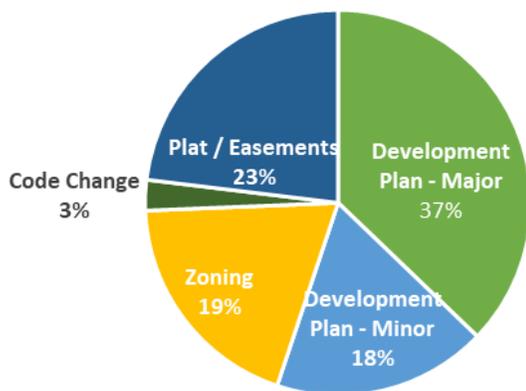
2018 - Project Distribution by Type



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.