



PLANNING DEPARTMENT

ACTIVITY

REPORT 2021

MAY

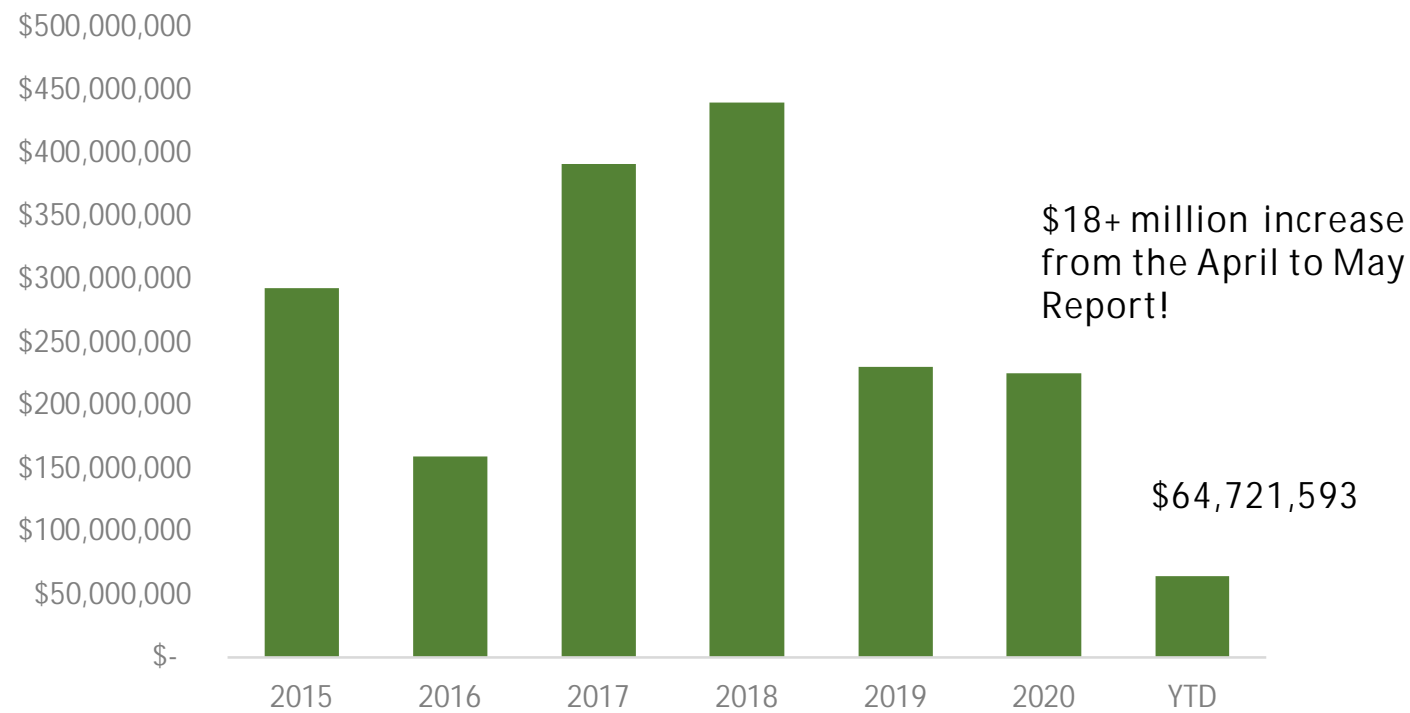
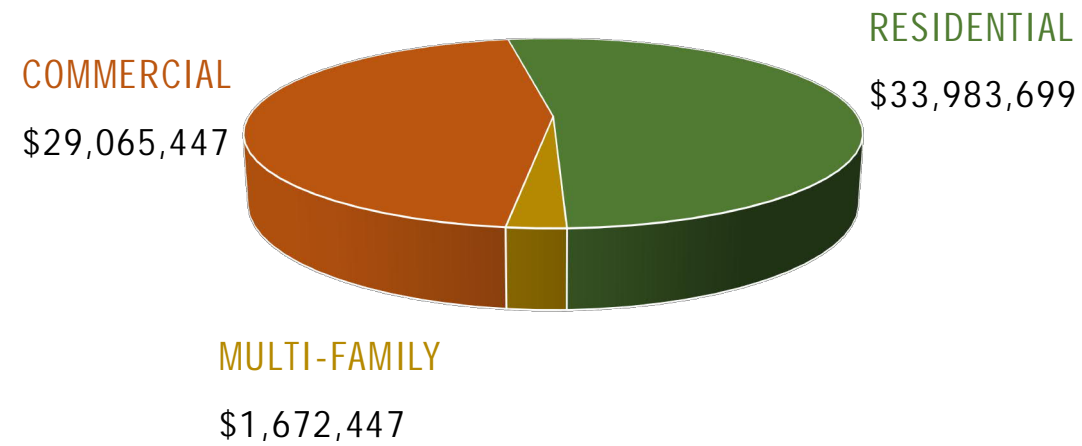
DIRECTORY

Development Totals.....	Pages 1-2
Development Review.....	Pages 3-30
Under Construction.....	Pages 31-54
Zoning.....	Pages 55-58

CONSTRUCTION COST BY SECTOR

Below is a summary of year to date construction costs for 2021. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.

YTD CONSTRUCTION COST BY SECTOR

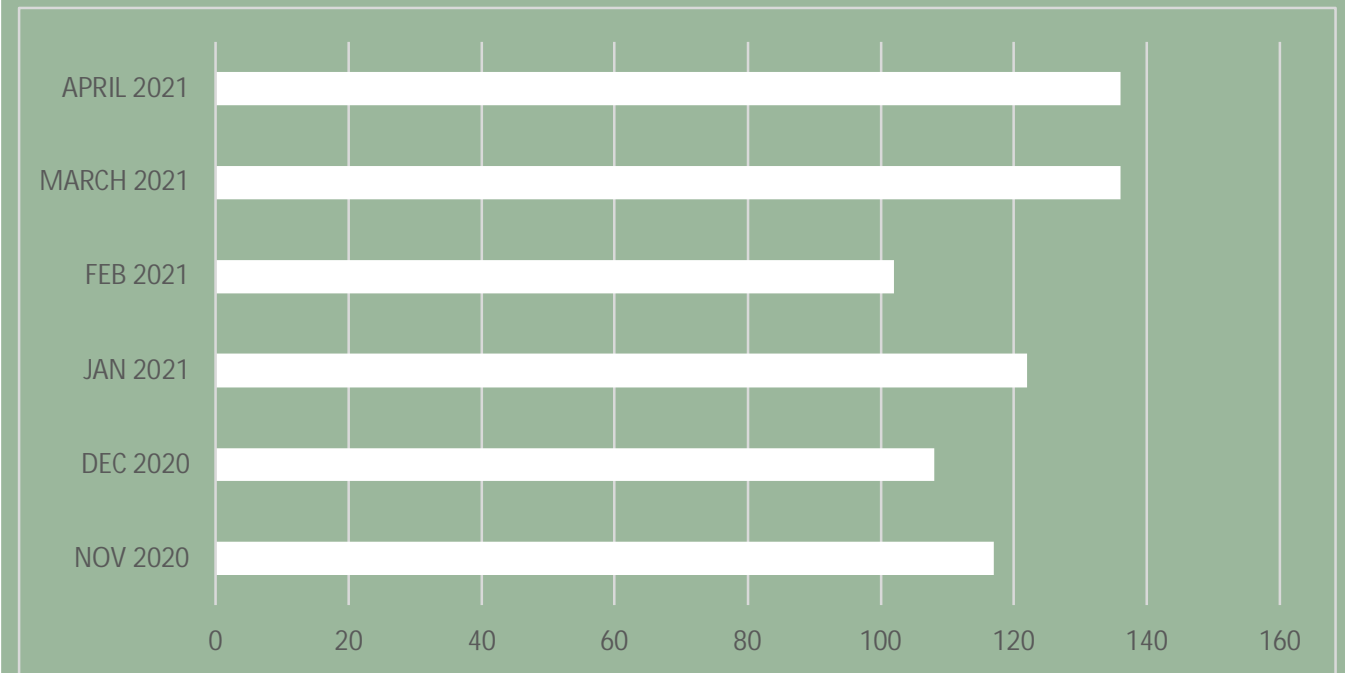


TOTAL CONSTRUCTION COST BY YEAR

MUNICIPAL ZONING APPROVAL (MZA)

Prior to issuance of building permit, property owners are required to submit for Municipal Zoning Approval to verify compliance with all zoning regulations.

TOTAL MUNICIPAL ZONING APPROVALS RECEIVED IN THE LAST 6 MONTHS: 721



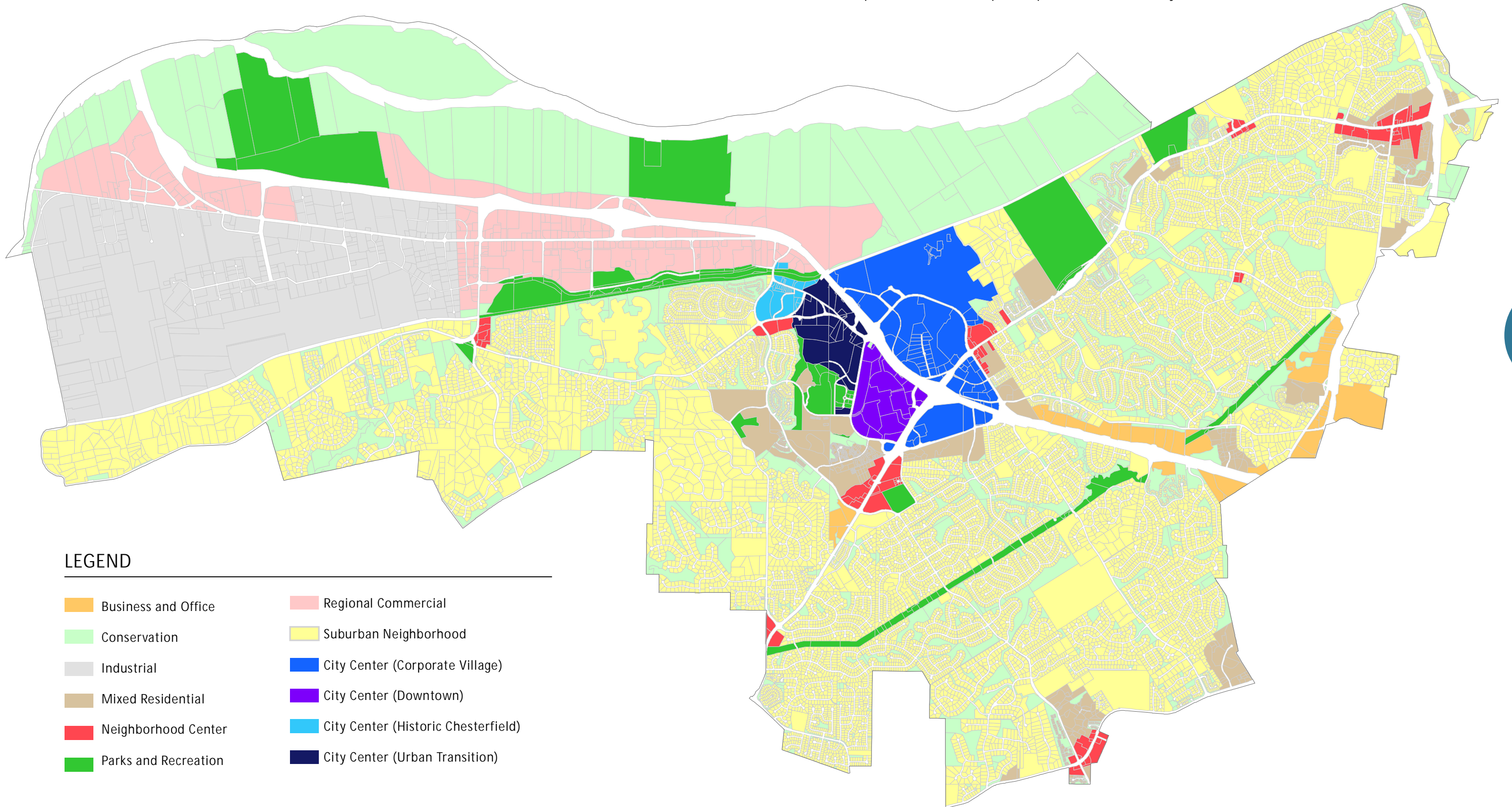
IN APRIL OF 2021 THE CITY OF CHESTERFIELD AVERAGED 6.2 MZA'S PER BUSINESS DAY



THE DEVELOPMENT REVIEW

COMPREHENSIVE LAND USE PLAN

The Land Use Plan depicts the development pattern envisioned by and for the Chesterfield community. Reflective of citizens' expectations, each color on the Land Use Plan represents one of 12 character areas, which are listed within the Legend. The use of character areas defined for each land use designation describes existing and future development. In addition to land use, they convey development policies that promote the development pattern envisioned by Chesterfield.



LEGEND

- | | |
|----------------------|-------------------------------------|
| Business and Office | Regional Commercial |
| Conservation | Suburban Neighborhood |
| Industrial | City Center (Corporate Village) |
| Mixed Residential | City Center (Downtown) |
| Neighborhood Center | City Center (Historic Chesterfield) |
| Parks and Recreation | City Center (Urban Transition) |

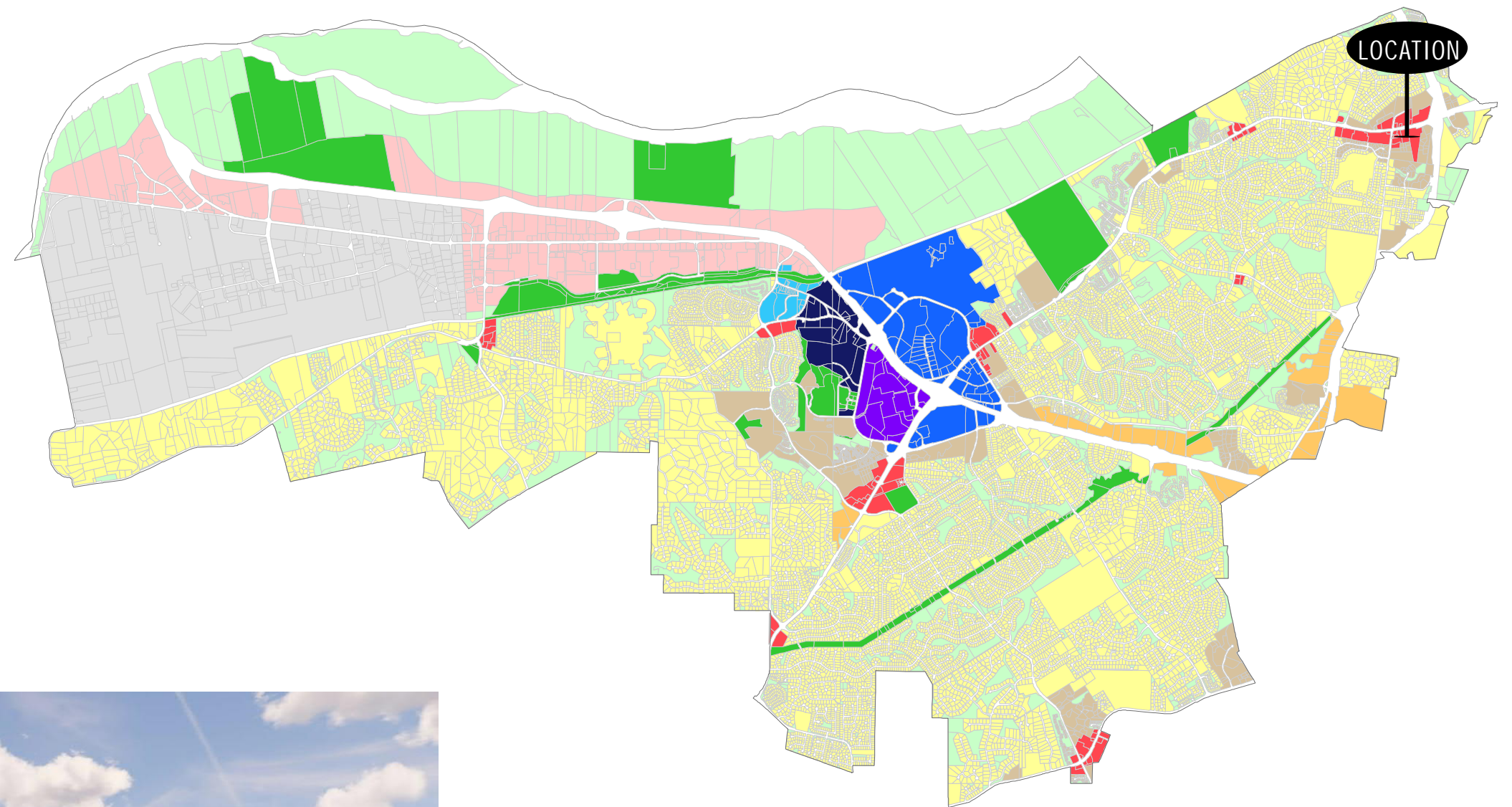
TOTAL ACCESS URGENT CARE

Acreage: 3.2 Acres

Proposal: 5,080 square foot medical office building

Applicant: TAUC Properties, LLC

Land Use Designation: Neighborhood Center



APPROVALS

- ZONING - PERMITTED
- SITE PLAN - UNDER REVIEW
- IMPROVEMENT PLANS - FORTHCOMING
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- OCCUPANCY - FORTHCOMING

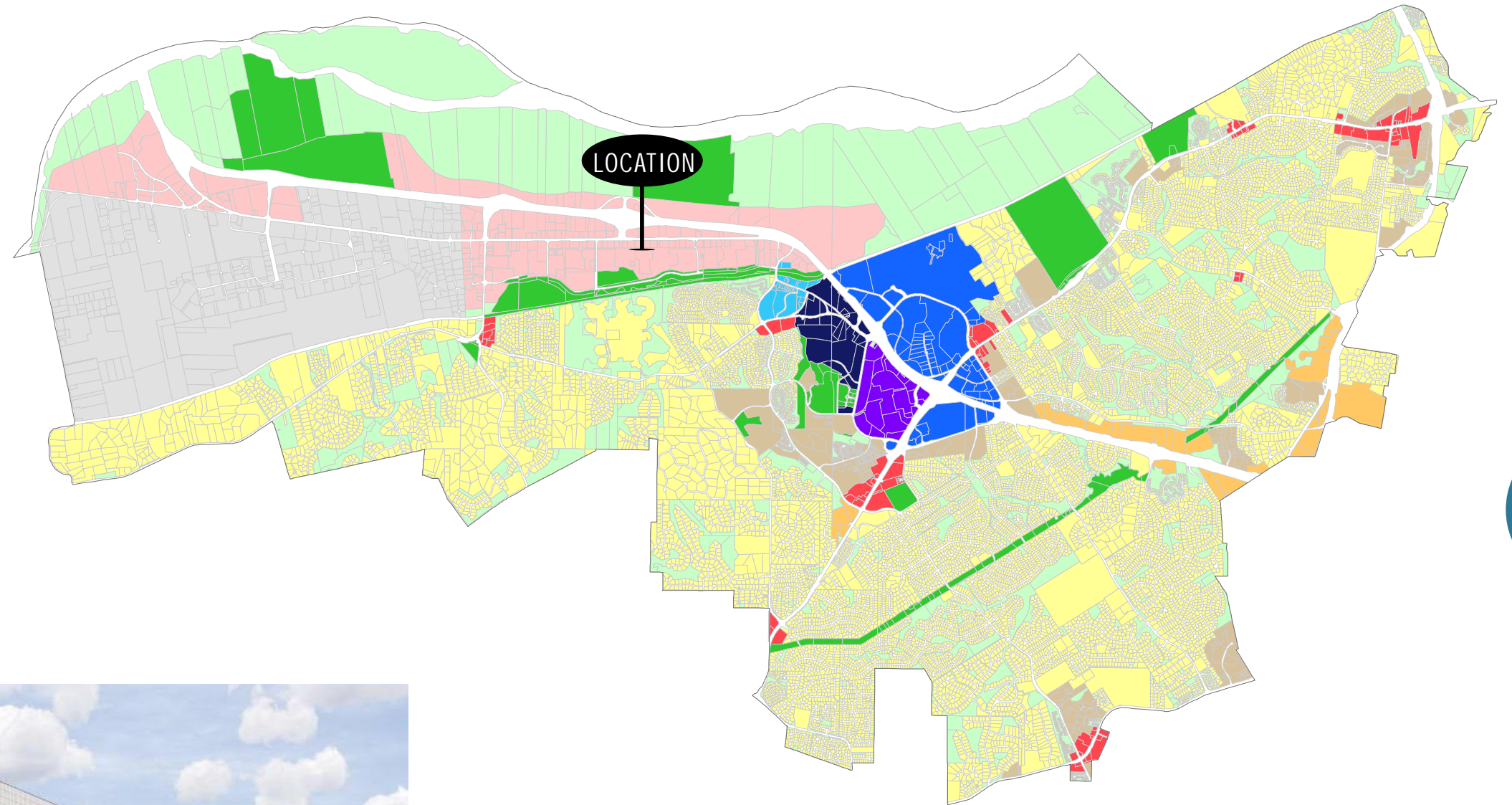
SHAKE SHACK

Acreage: 1.05 Acres

Proposal: 3,275 square foot restaurant

Applicant: Cochran Engineering

Land Use Designation: Regional Commercial



APPROVALS

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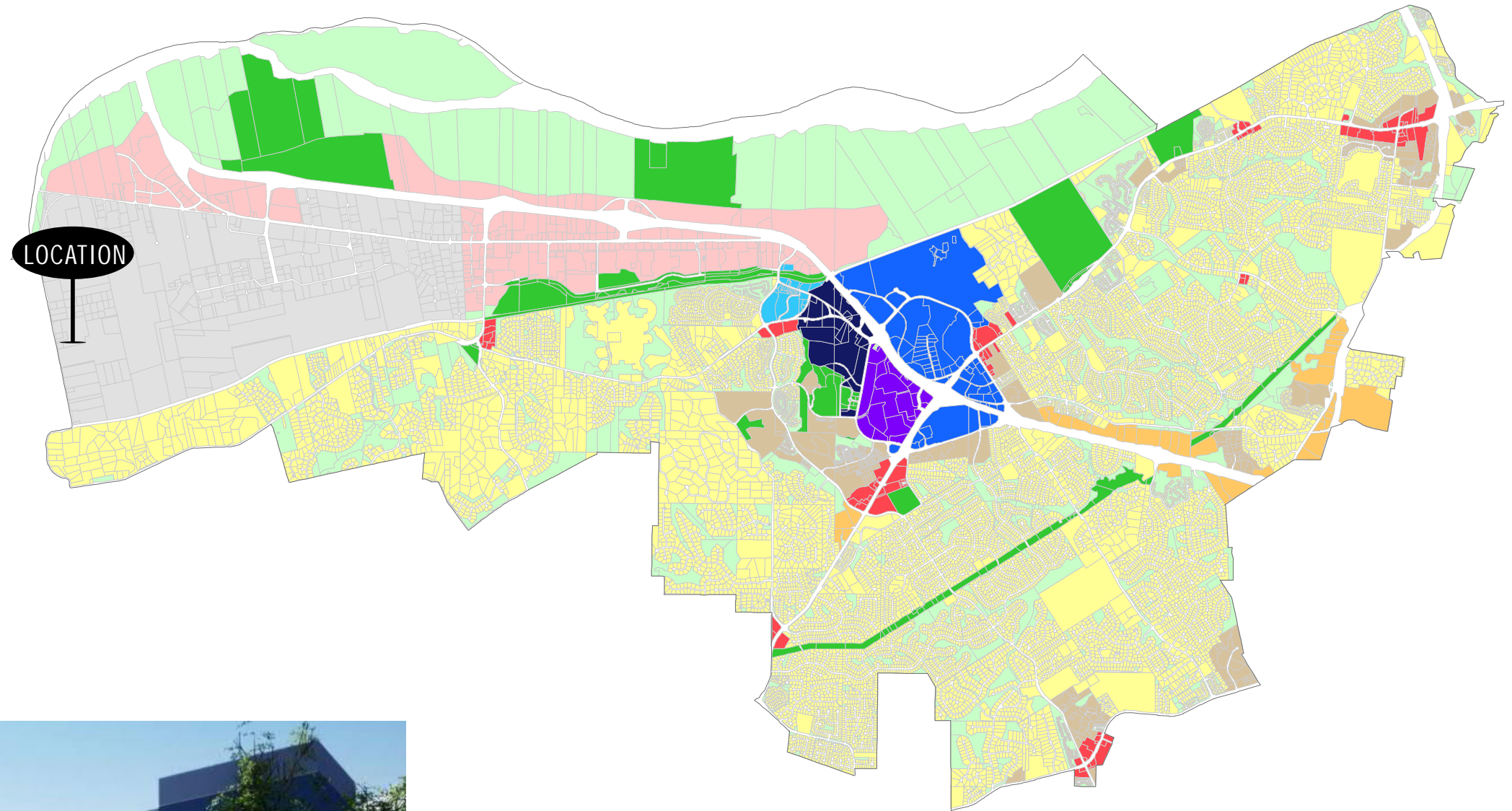
CHESTERFIELD FIELDHOUSE

Acreage: 10.8 Acres

Proposal: 88,400 square foot gymnasium

Applicant: Chesterfield Sports Association

Land Use Designation: Industrial



APPROVALS

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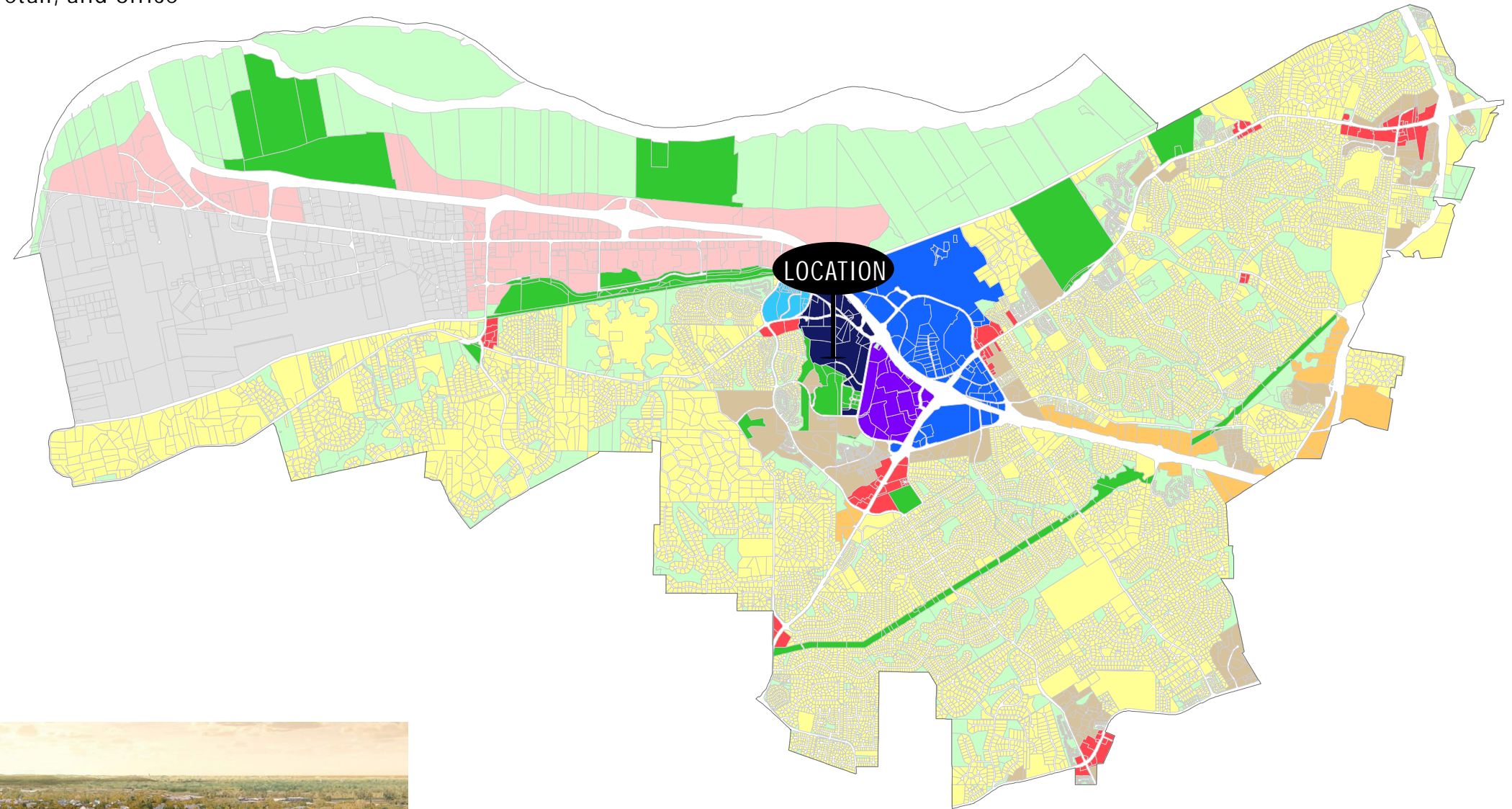
WILDHORSE VILLAGE

Acreage: 78 acres

Proposal: Multi-use development with potential residential, retail, and office

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



APPROVALS

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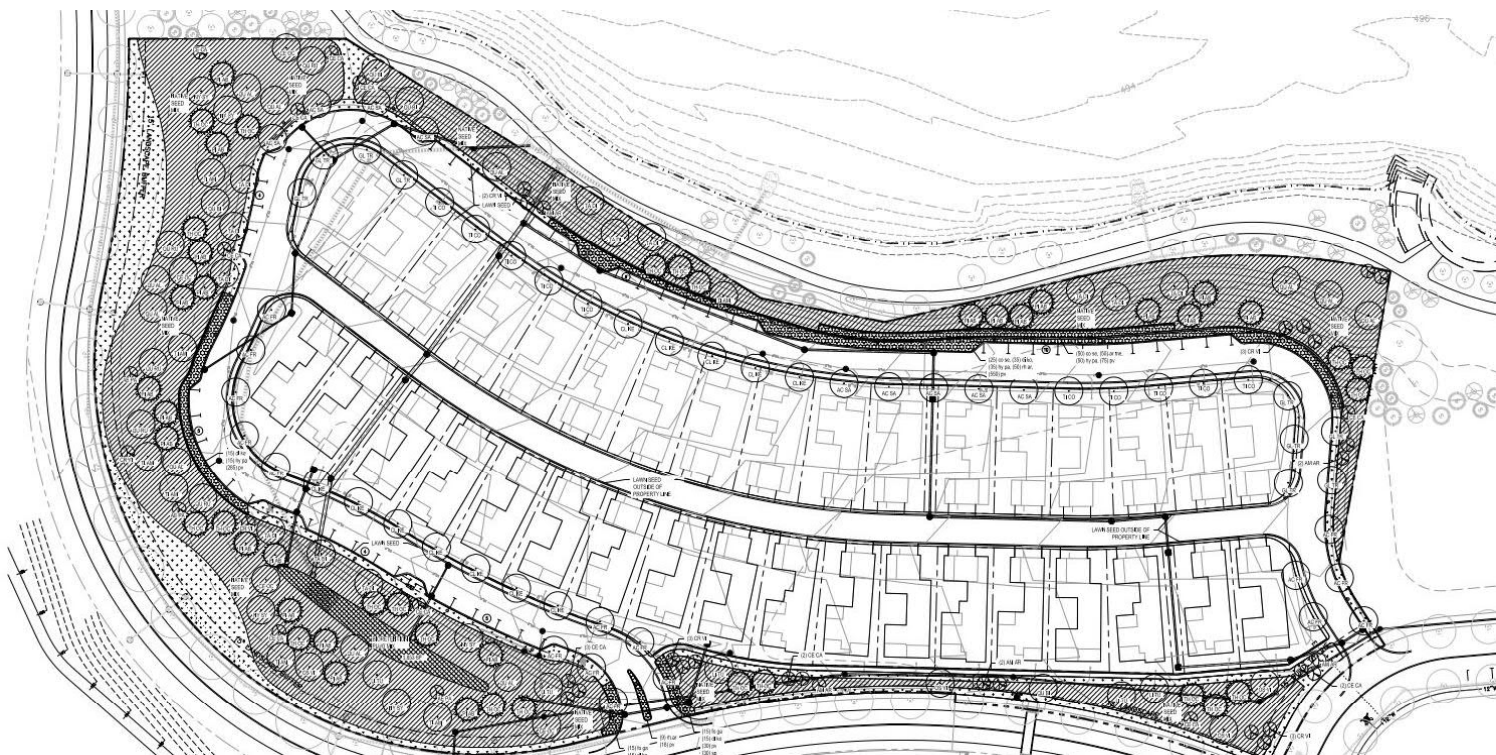
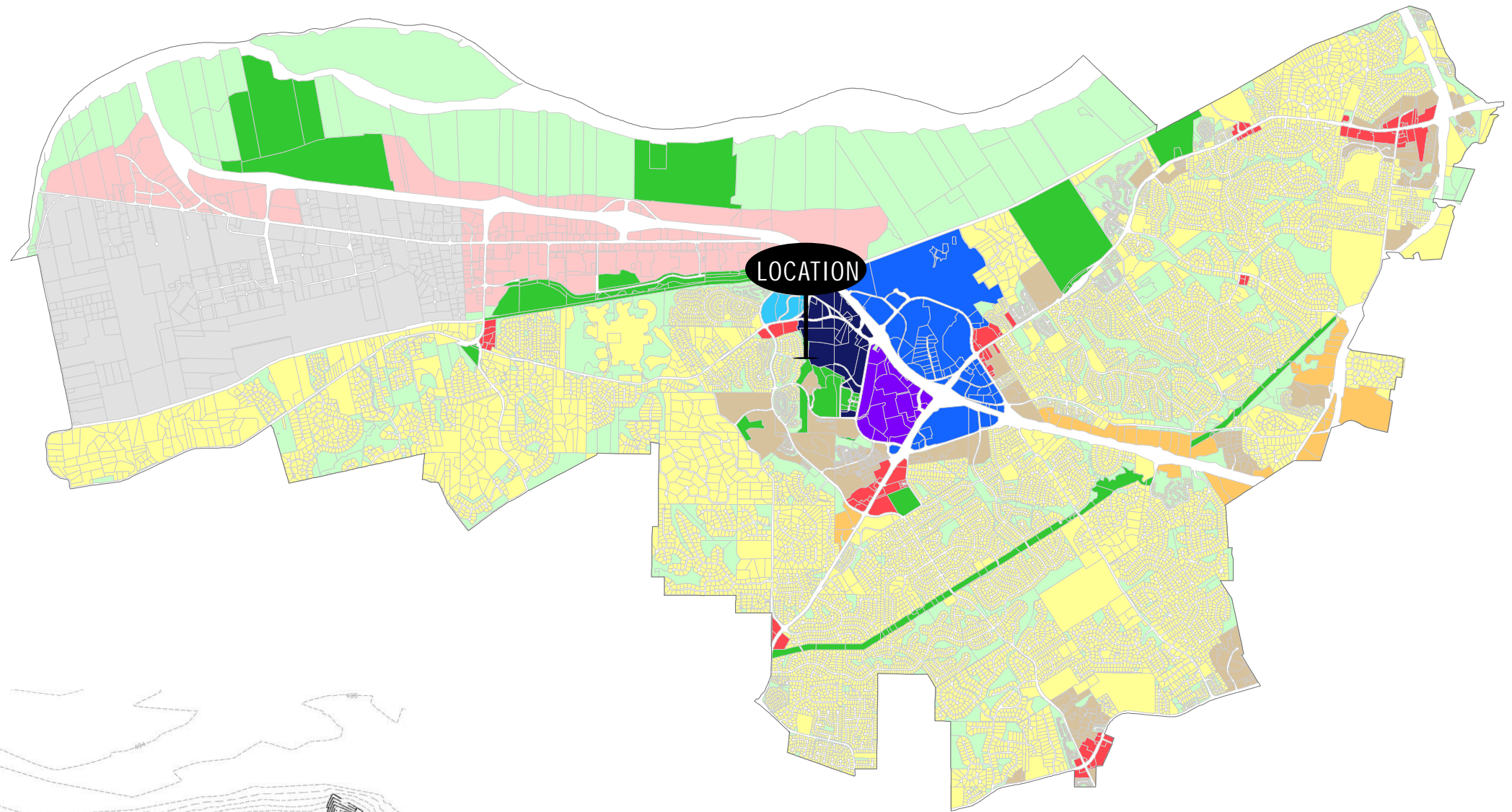
WATERFRONT AT WILDHORSE VILLAGE

Acreage: 11.6 Acres

Proposal: 35 detached single family homes

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



APPROVALS

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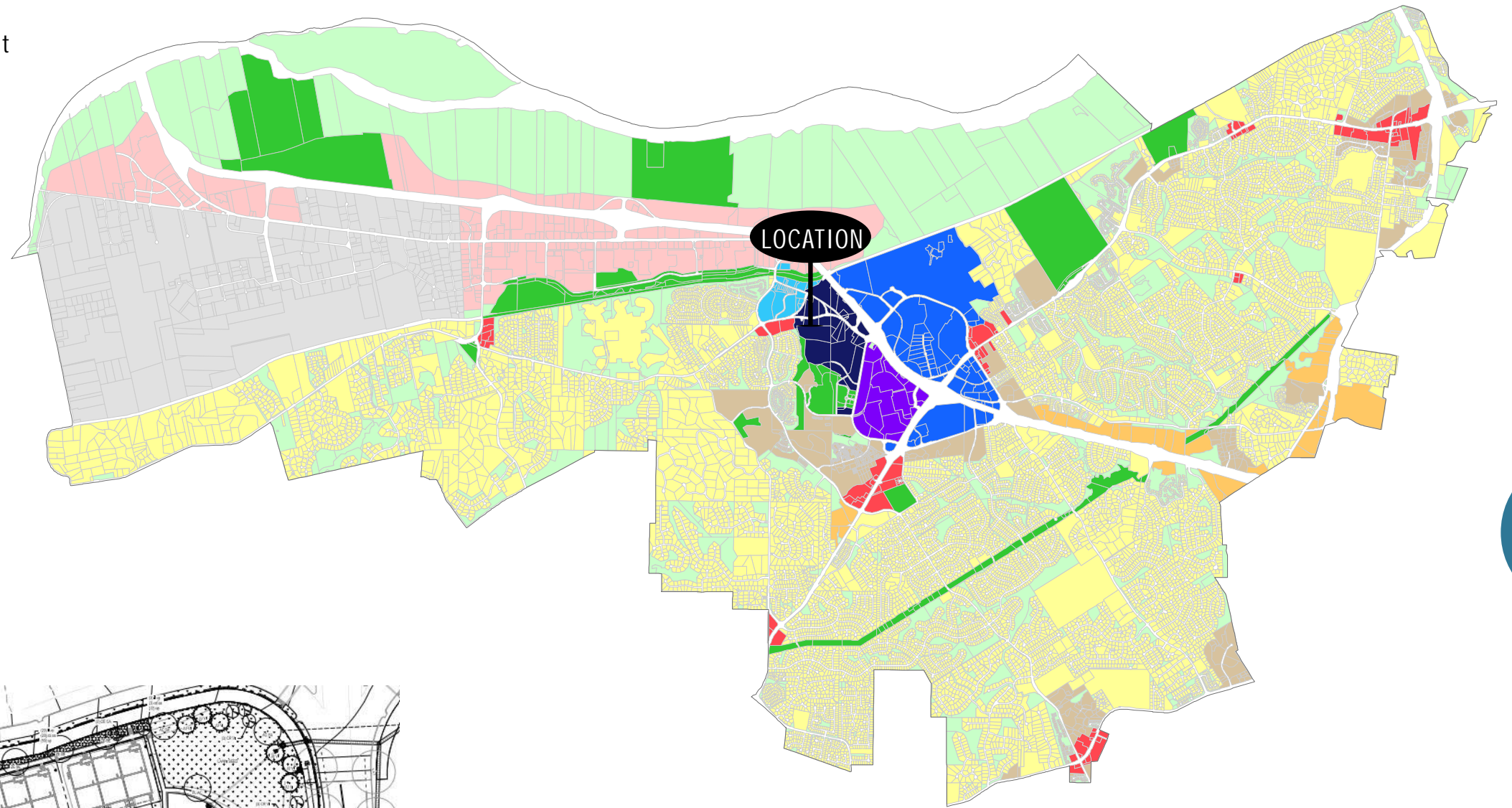
THE TOWNES AT WILDHORSE VILLAGE

Acreage: 8.6 Acres

Proposal: 72 single family residential town-home development

Applicant: Stock & Associates Consulting Engineers INC

Land Use designation: City Center (Urban Transition)



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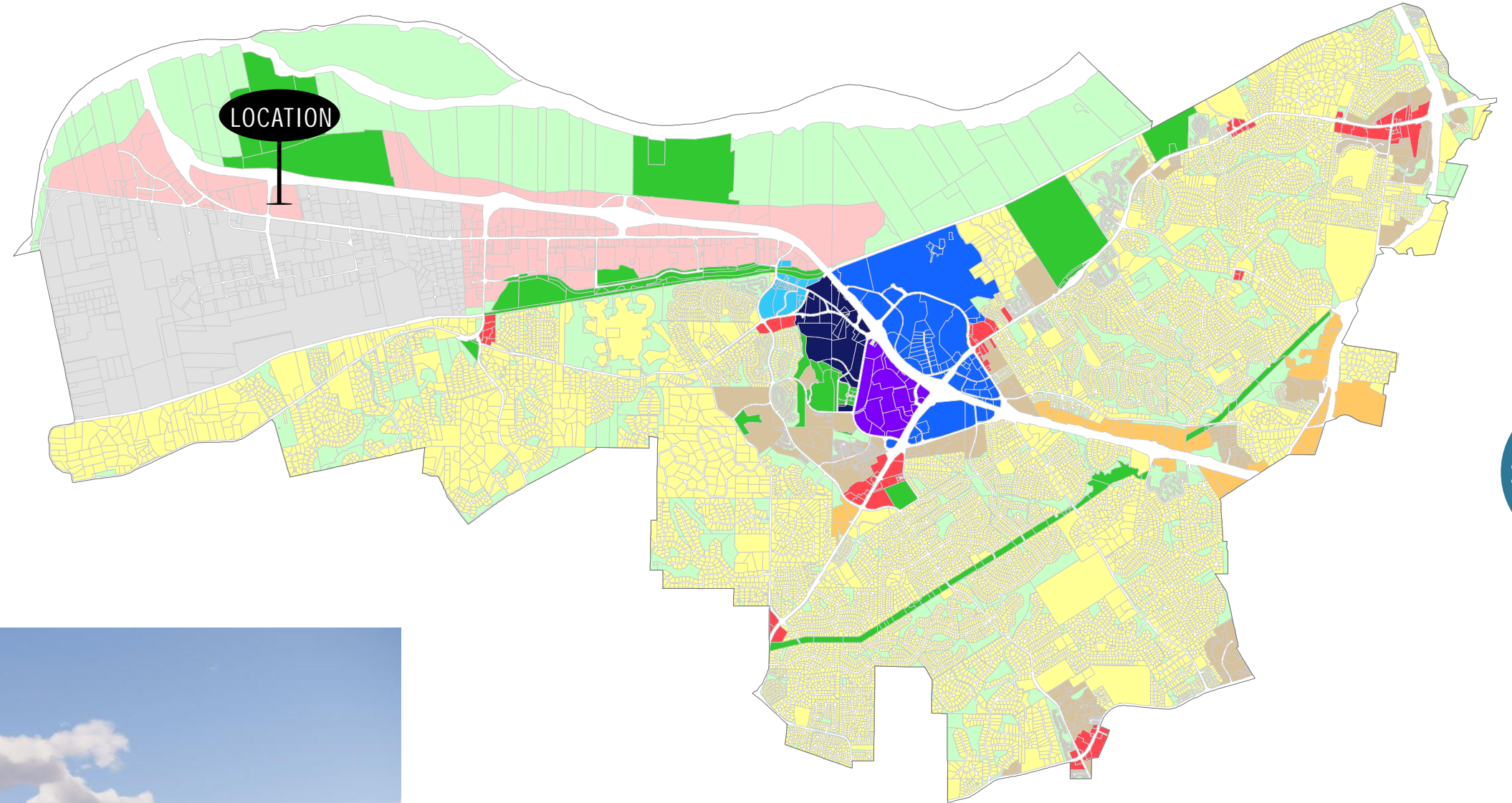
SPIRIT HOTEL

Acreage: 7 acres

Proposal: 5 story hotel with 168 rooms

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Regional Commercial



APPROVALS

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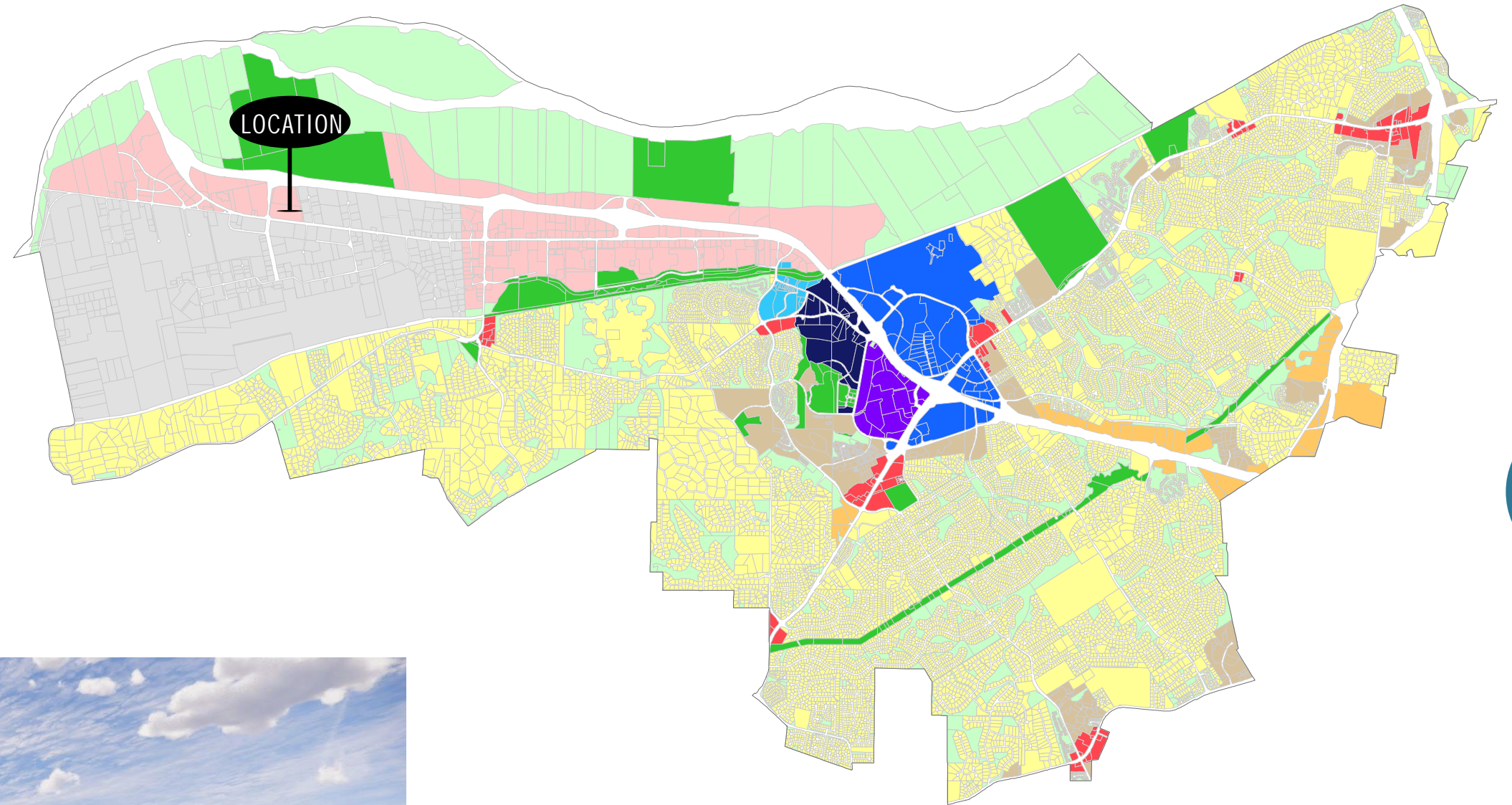
GATEWAY STUDIOS

Acreage: 7 acres

Proposal: Proposed Art Studios

Applicant: Gateway Studios, LLC

Land Use Designation: Regional Commercial



APPROVALS

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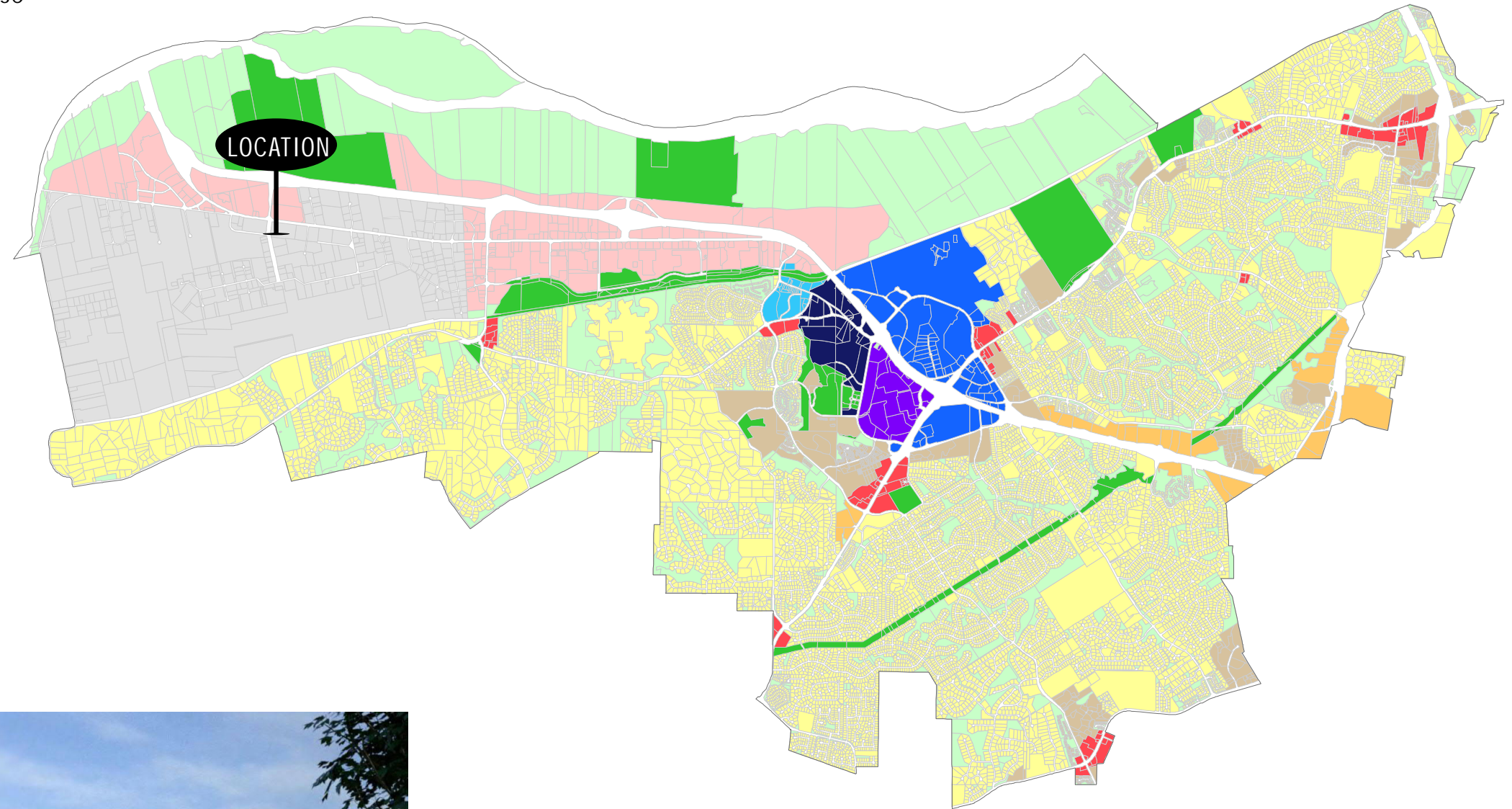
18122 CHESTERFIELD AIRPORT ROAD

Acreage: 12 acres

Proposal: Four buildings including retail, office, and warehouse

Applicant: Scott Properties Commercial Real Estate

Land Use Designation: Industrial



APPROVALS

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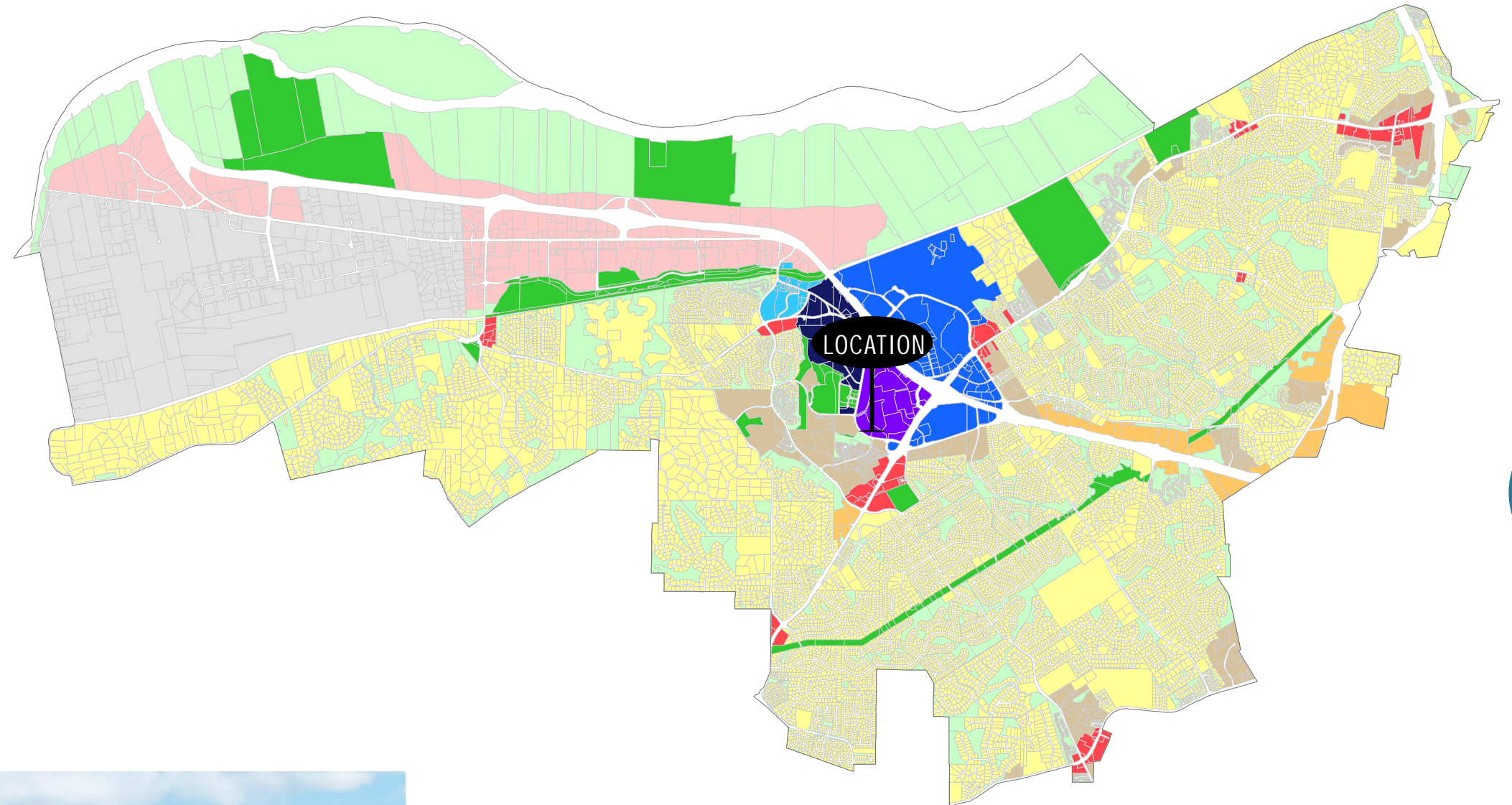
SHELBOURNE SENIOR LIVING

Acreage: 8.2 acres

Proposal: Proposed 150 unit Senior Living Facility

Applicant: Shelbourne Healthcare Development Group, LLC

Land Use Designation: City Center (Downtown)



APPROVALS

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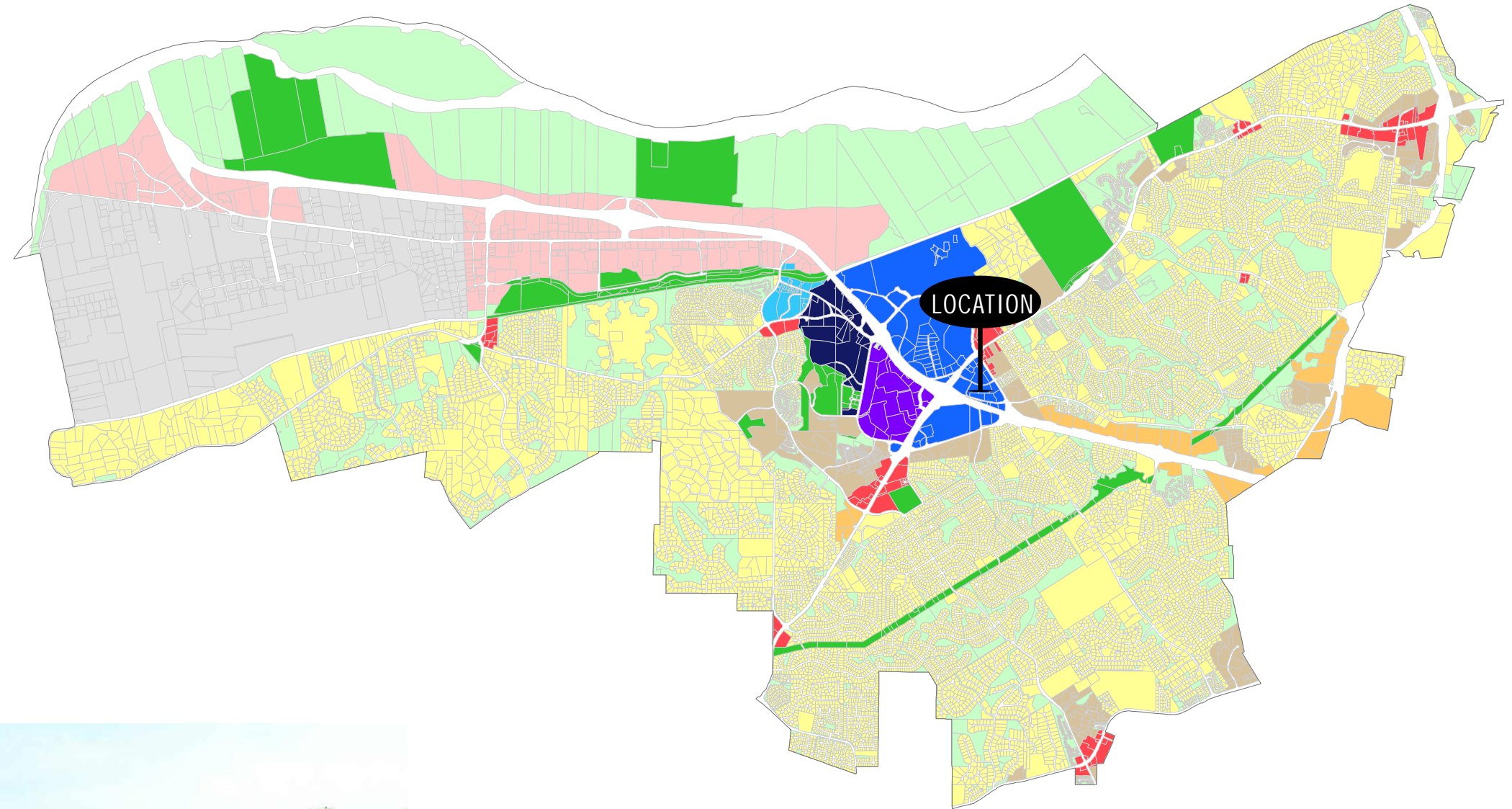
FAIRFIELD SUITES

Acreage: 2.84 acres

Proposal: Hotel addition including parking structure

Applicant: Chesterfield Village Lodging, LLC

Land Use Designation: City Center (Corporate Village)



APPROVALS

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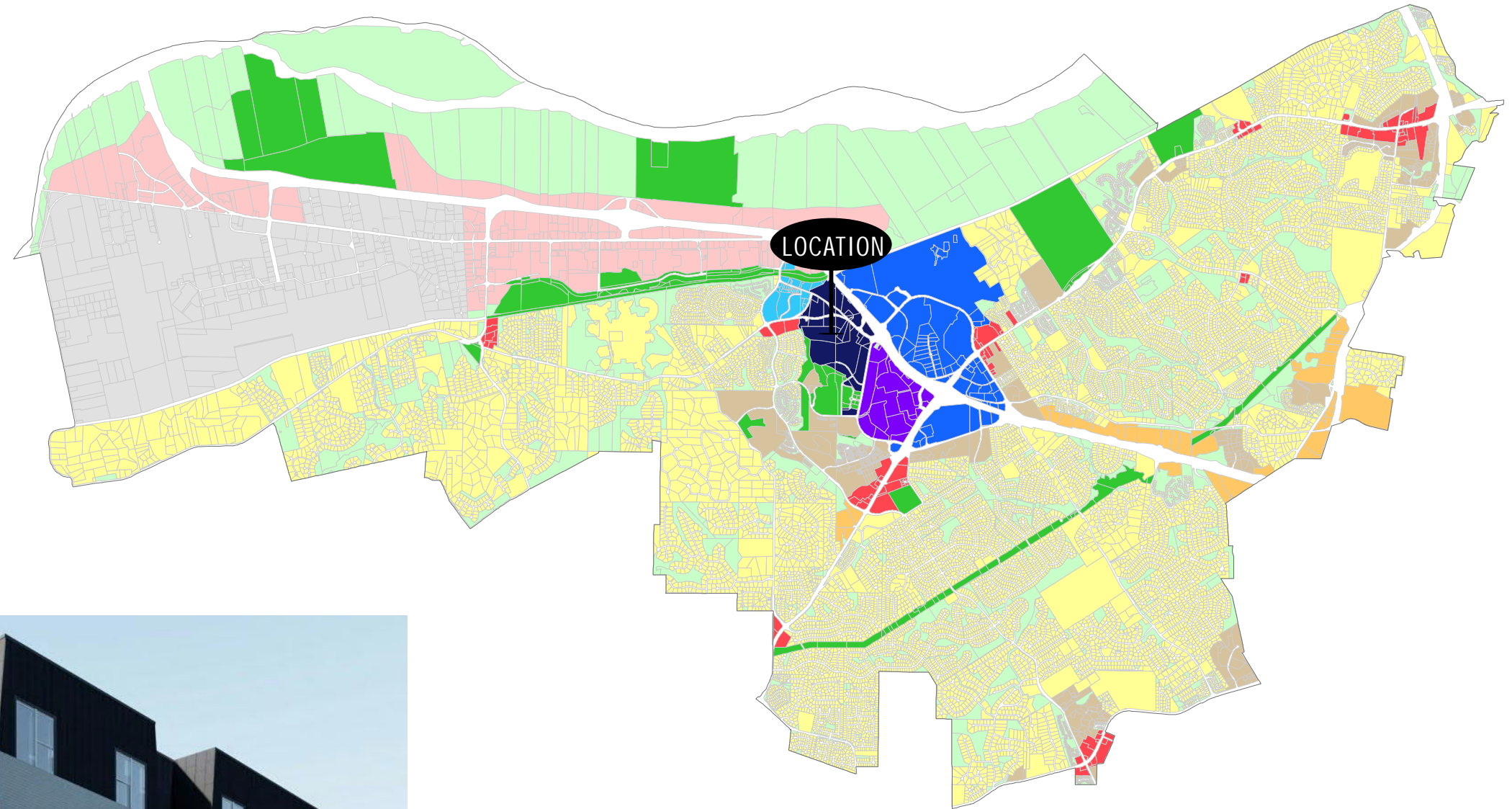
THE FLATS AT WILDHORSE VILLAGE

Acreage: 4.91 acres

Proposal: A 266 unit multi-family residential building

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



APPROVALS

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UNDER
CONSTRUCTION

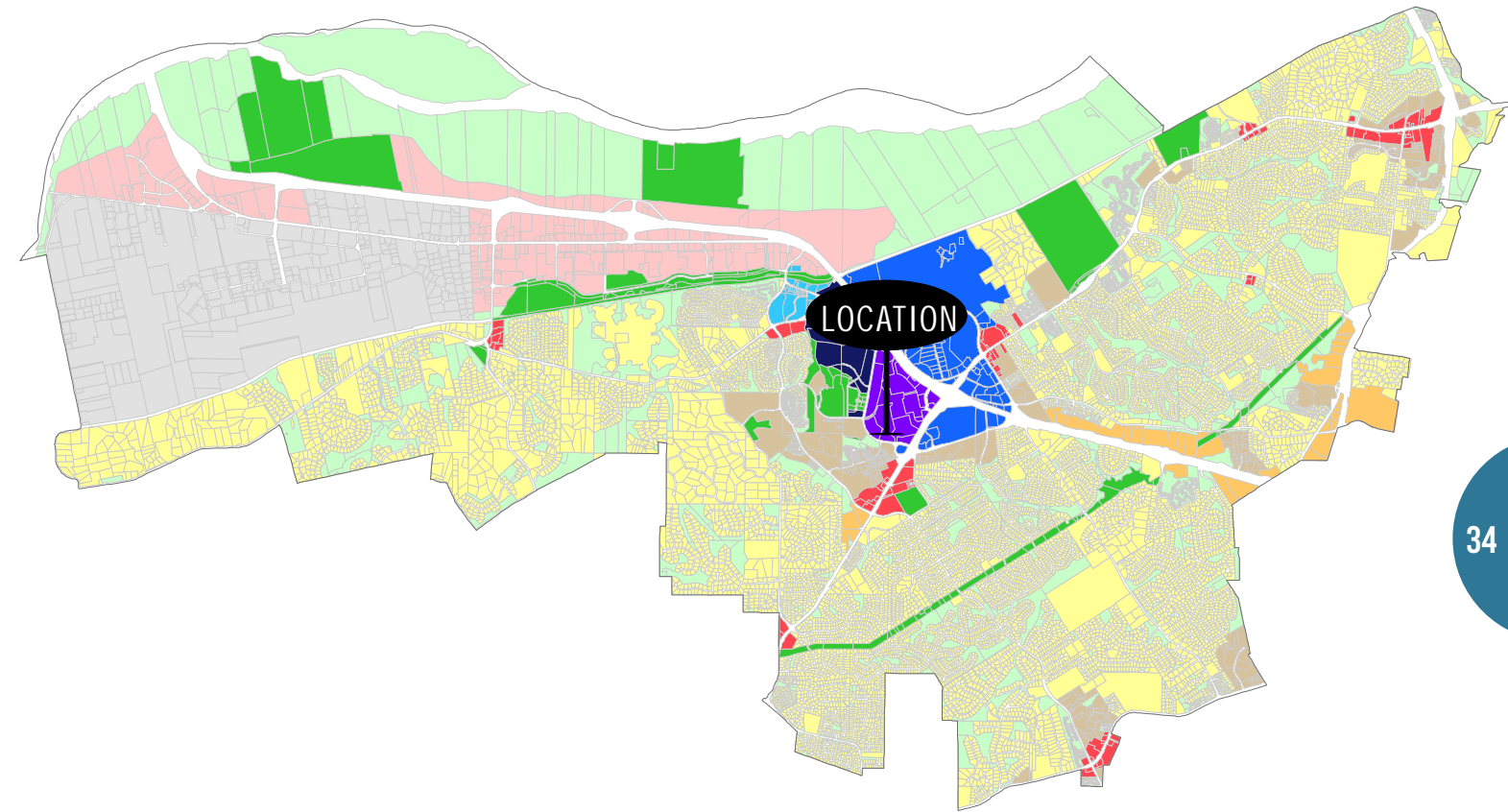
BISHOP'S POST

Acreage: 3.7 acres

Proposal: Patio addition near existing building

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Downtown)



APPROVALS

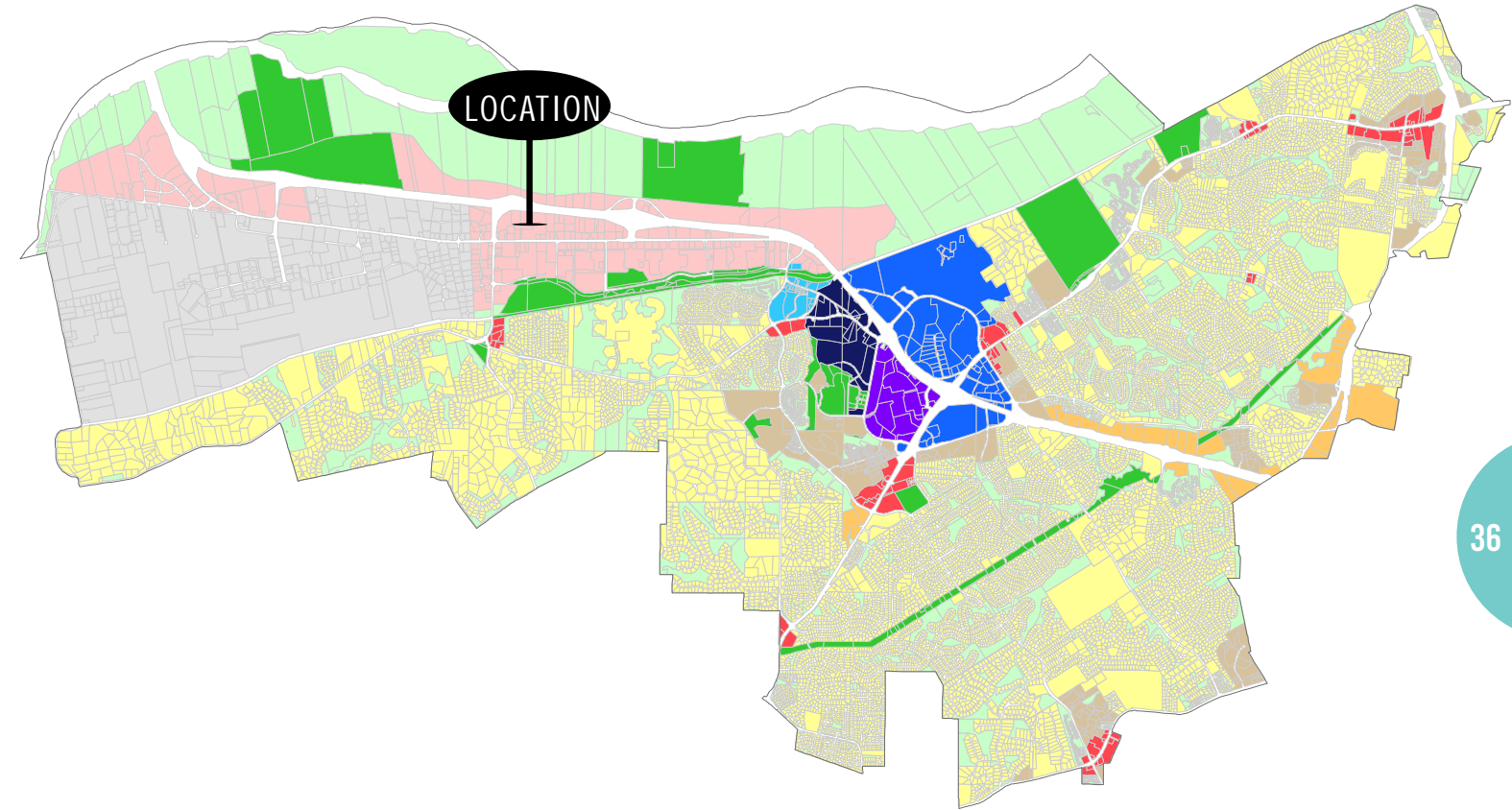
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- IMPROVEMENT PLANS - PERMITTED
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- OCCUPANCY - FORTHCOMING

JAGUAR LAND ROVER CHESTERFIELD

Acreage: 8.7 acres

Proposal: 25,000 square foot car dealership

Applicant: Green Bay Properties, LLC



APPROVALS

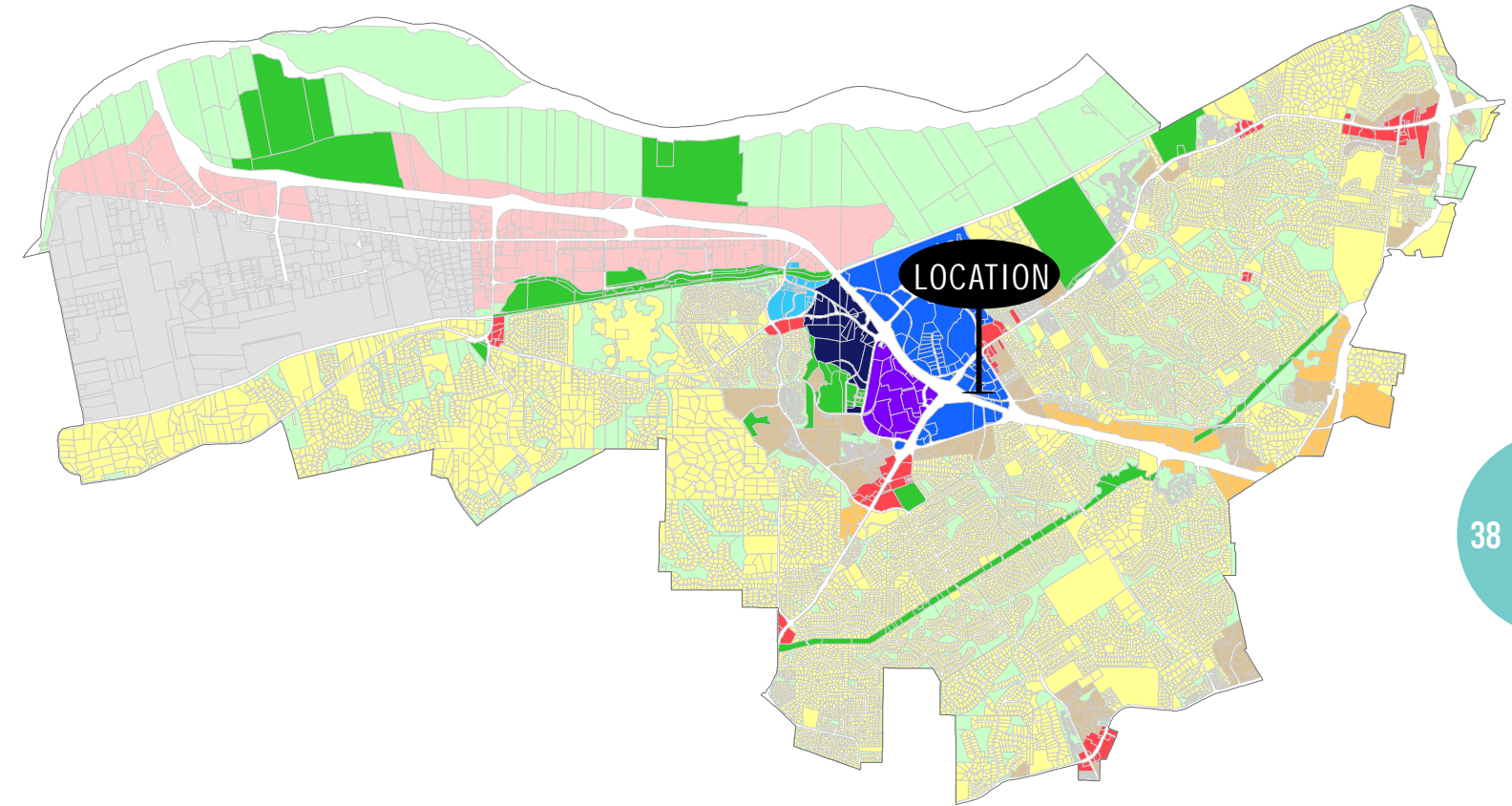
- ZONING - PERMITTED
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- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

15320 CONWAY ROAD

Acreage: .9 acres

Proposal: Construction of an 11,000 SF medical office building

Applicant: SMS Group LLC



APPROVALS

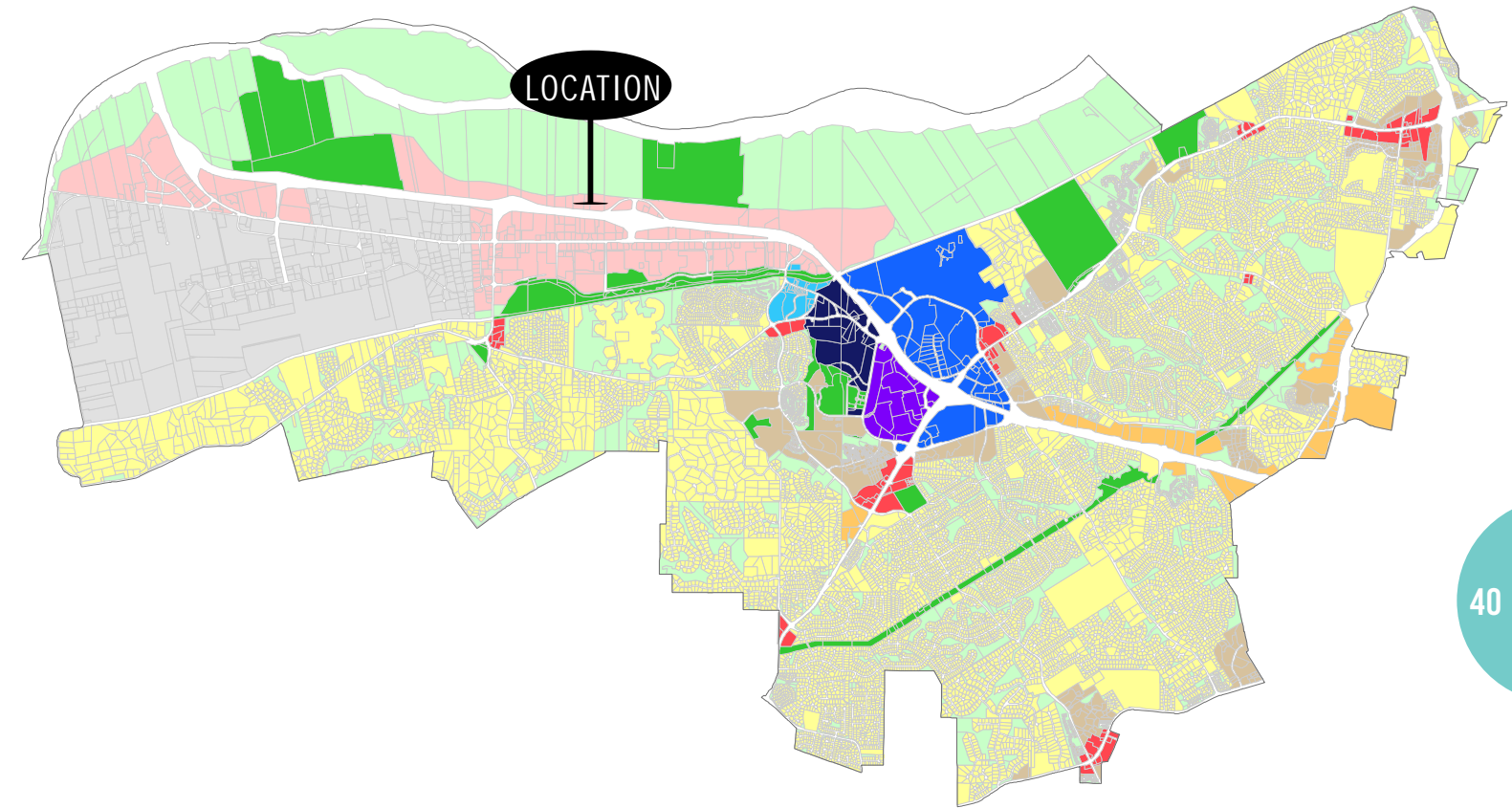
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

MCB DESIGN LLC SHOWROOM

Acreage: 3.1 acres

Proposal: 25,000 square foot showroom and office

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

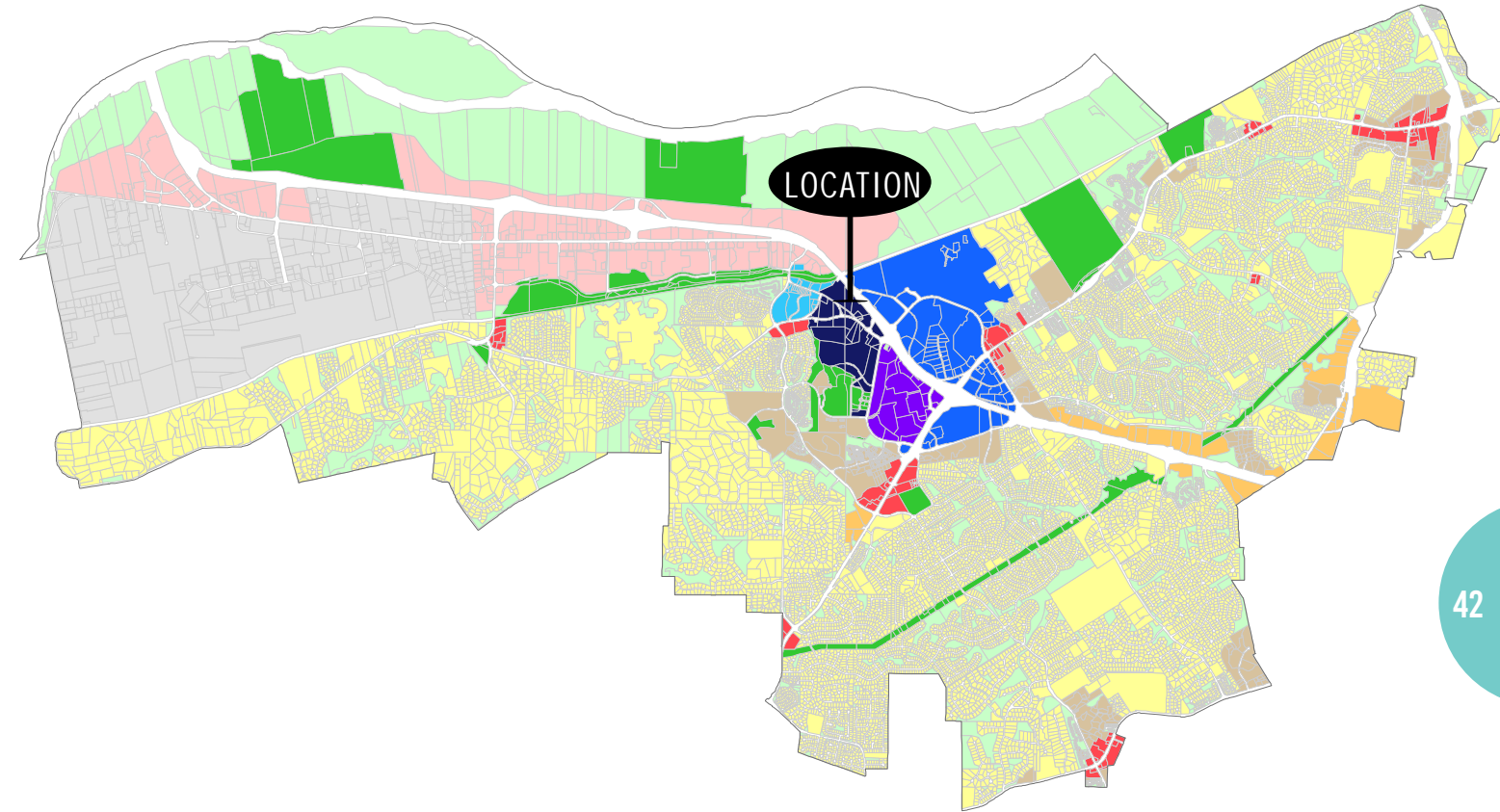
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

AC HOTEL

Acreage: 3.5 acres

Proposal: 5 story 128 room hotel

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

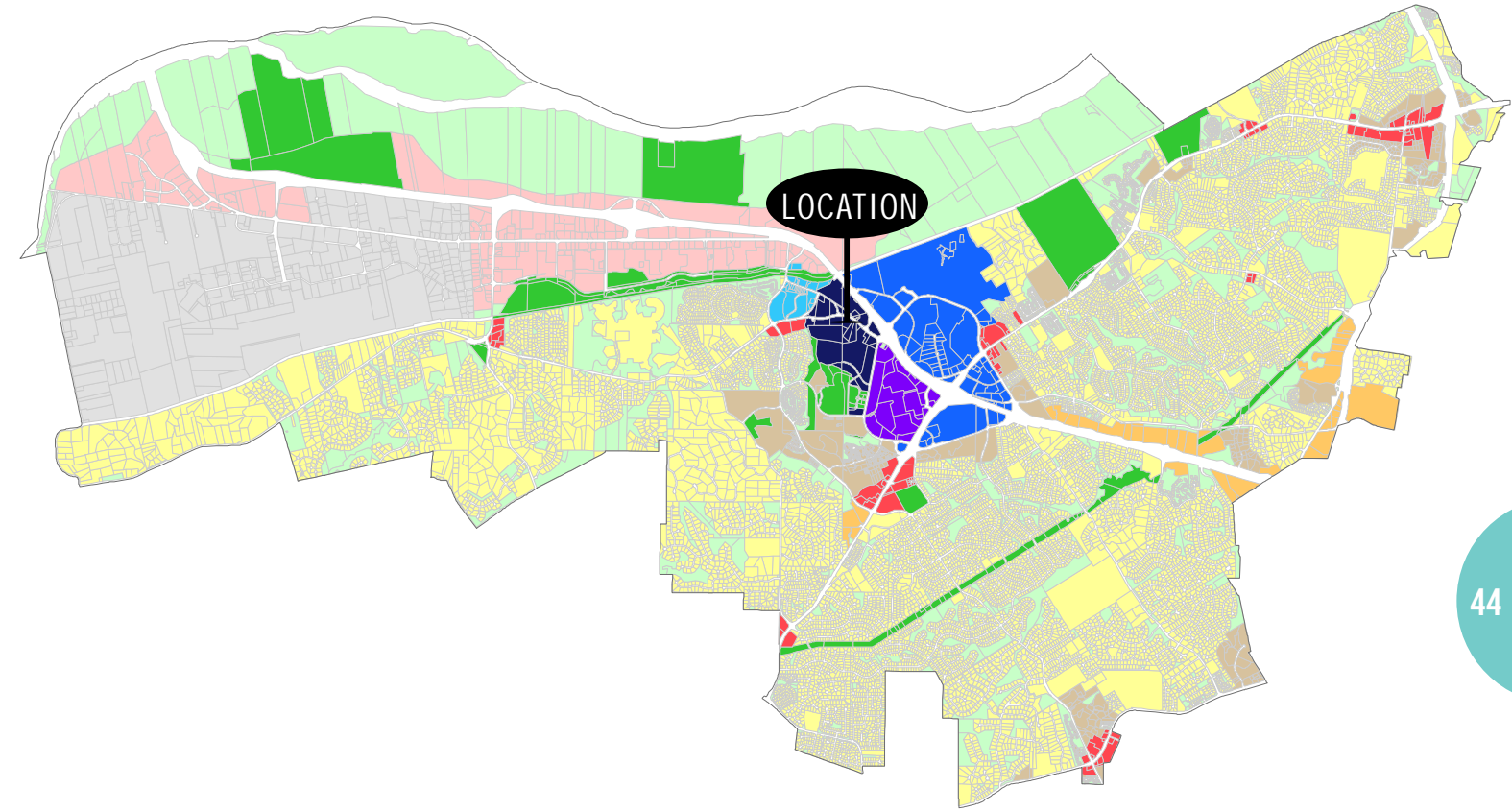
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

WILDHORSE

Acreage: 7.3 acres

Proposal: Mixed Use Development consisting of retail, restaurant, and apartments

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

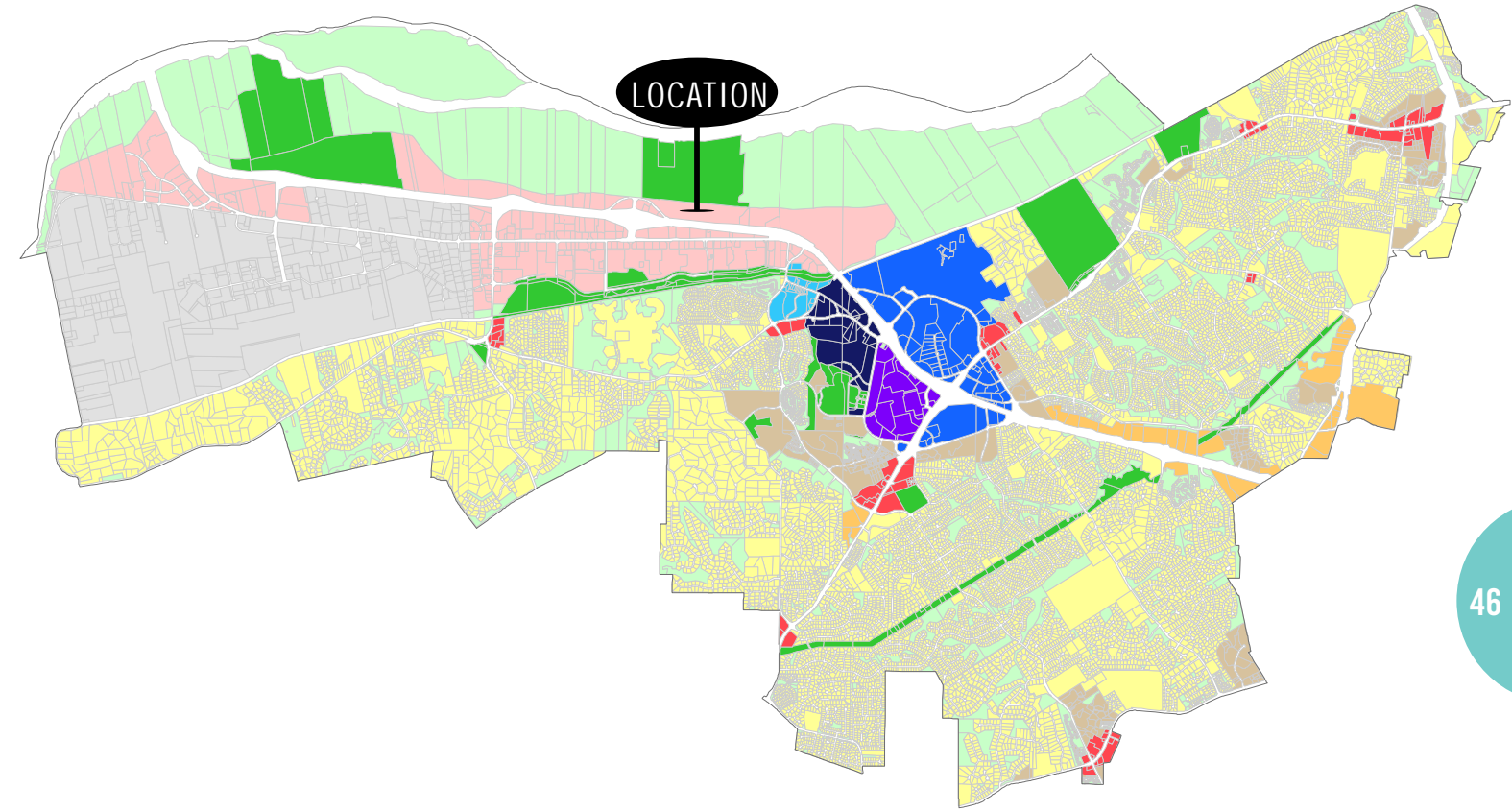
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

THE DISTRICT

Acreage: 48 acres

Proposal: Phase one of an entertainment district

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

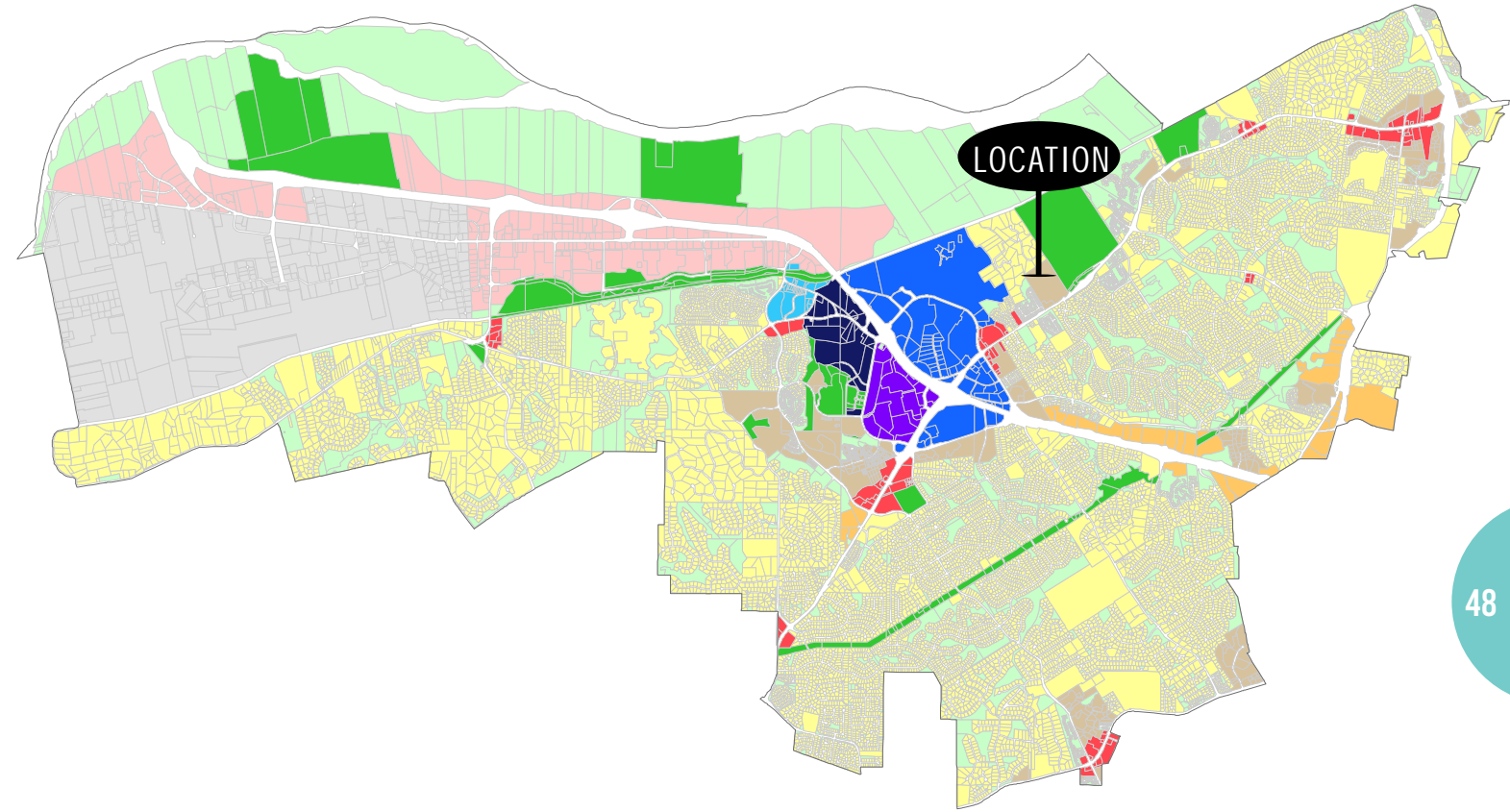
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

FRIENDSHIP VILLAGE

Acreage: 34.5 acres

Proposal: Expansion of senior living and nursing home services

Applicant: Friendship Village of West County



APPROVALS

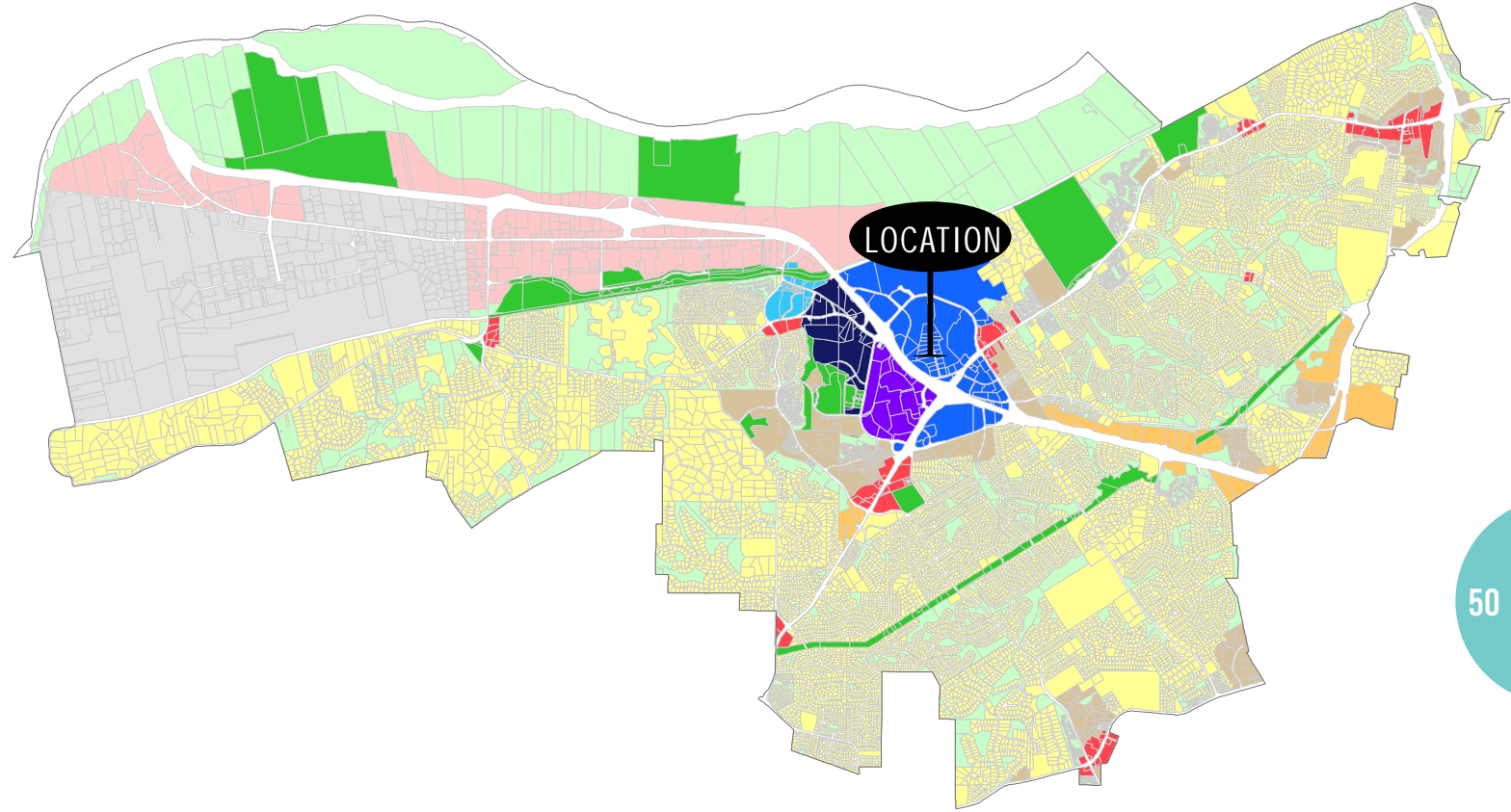
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

ALEXANDER WOODS

Acreage: 21.7 acres

Proposal: 37 single family home subdivision

Applicant: Payne Family Homes



APPROVALS

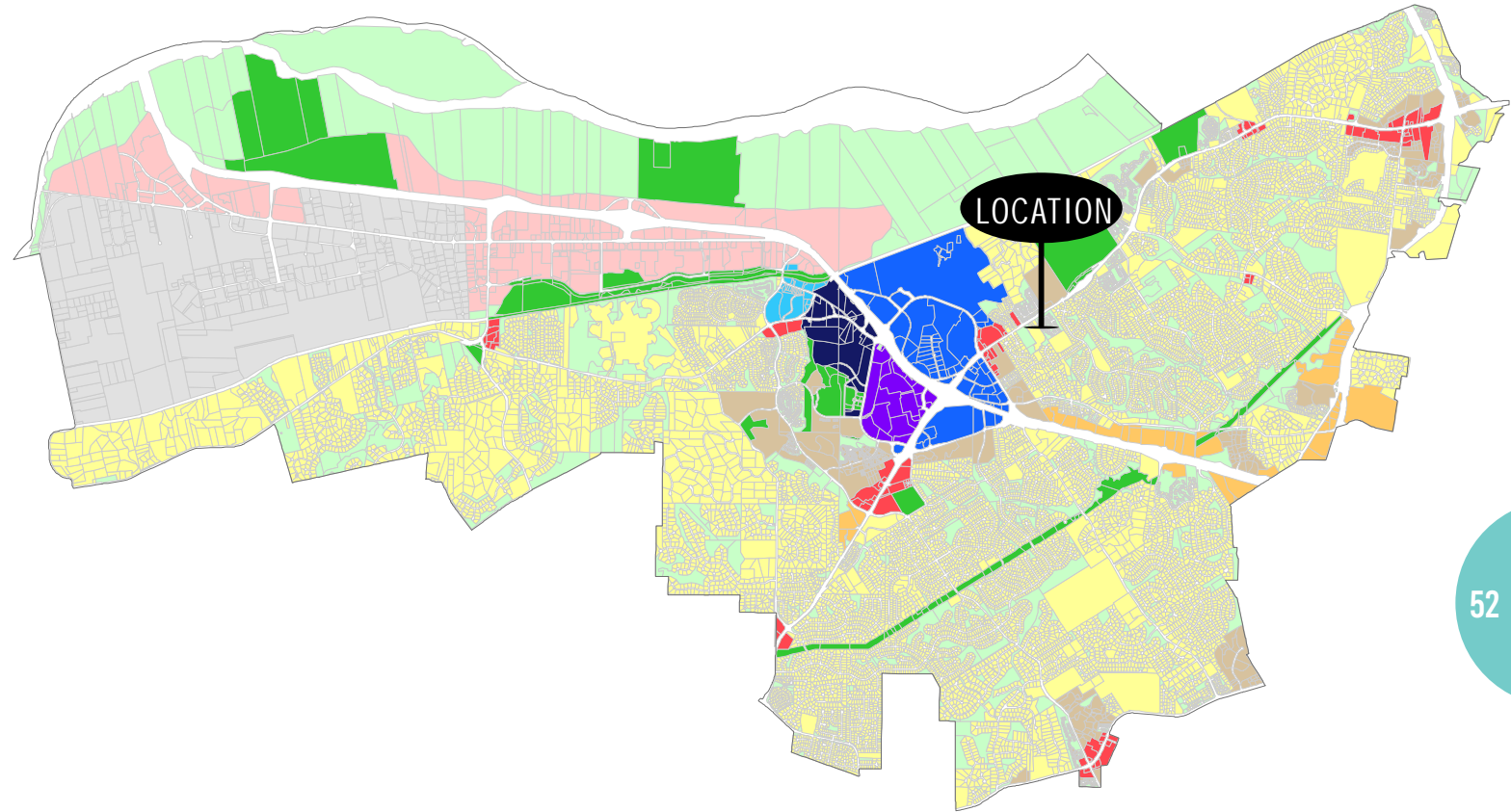
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 22/37

GRAND RESERVE

Acreage: 12 acres

Proposal: 36 single family home subdivision

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

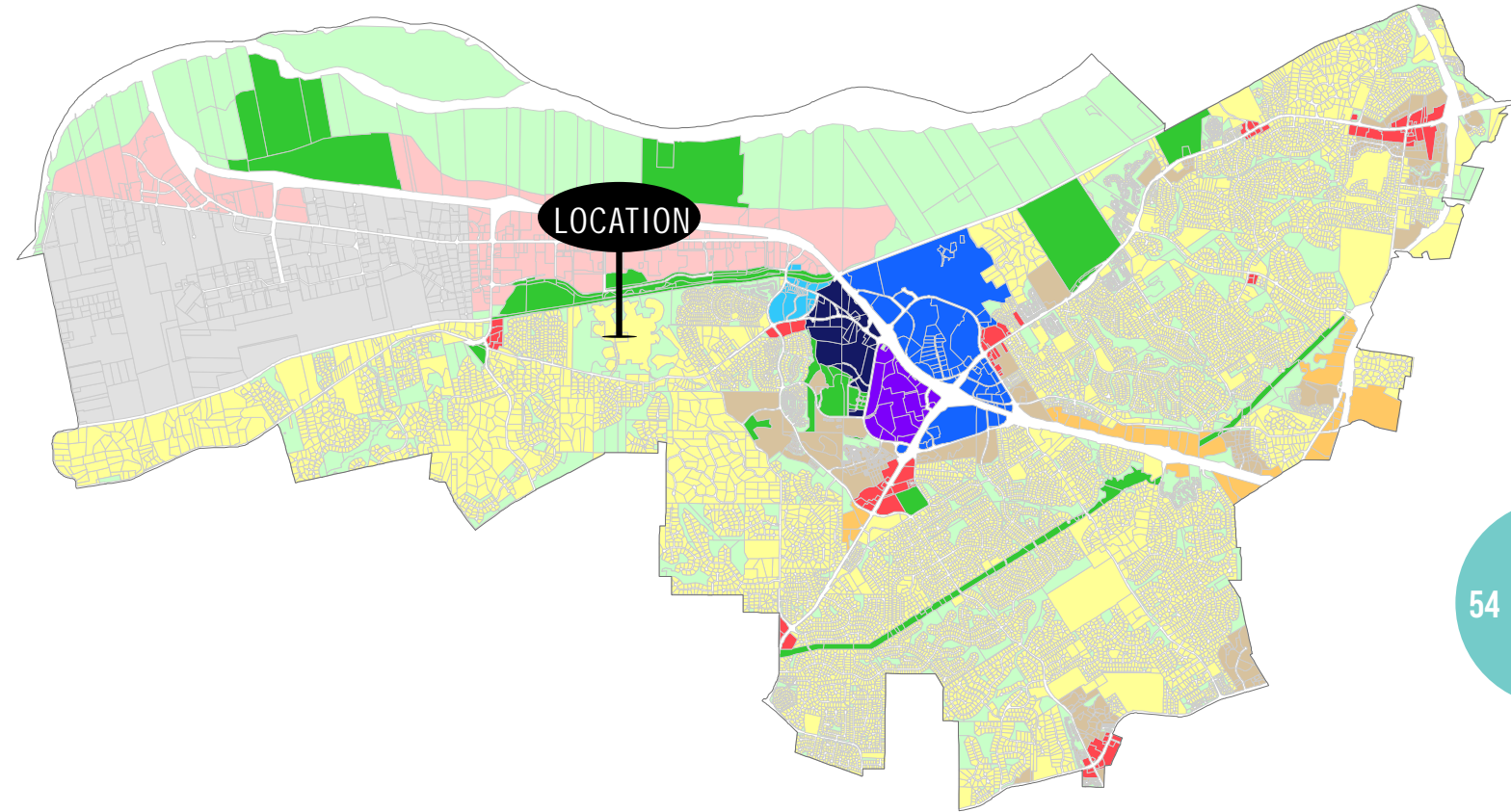
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 26/36

FIENUP FARMS

Acreage: 223 acres

Proposal: 223 single family home subdivision

Applicant: Wild Horse Residential, LLC



APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 197/223



ZONING PETITIONS

ZONING PETITIONS

There are currently 5 active zoning petitions within the City of Chesterfield. Below is a list of the zoning petitions followed by a brief description.

PZ 14-2020 84 LUMBER

- PUBLIC HEARING- FORTHCOMING
- PLANNING COMMISSION -FORTHCOMING
- P&PW -FORTHCOMING
- CITY COUNCIL -FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amendment to modify development criteria contained in City of Chesterfield Ordinance 2575

PZ 03-2021 DOWNTOWN CHESTERFIELD (WILDHORSE VILLAGE)

- PUBLIC HEARING- FORTHCOMING
- PLANNING COMMISSION -FORTHCOMING
- P&PW -FORTHCOMING
- CITY COUNCIL -FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amendment to modify development criteria contained in City of Chesterfield Ordinance 3114

PZ 01-2021 CITY OF CHESTERFIELD (UDC)

- PUBLIC HEARING- 03-22-2021
- PLANNING COMMISSION -04-26-2021
- P&PW -FORTHCOMING
- CITY COUNCIL -FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amending Article 4 and Article 10 of the Unified Development Code pertaining to window signs.

PZ 04-2021 WINGS CORPORATE ESTATES, LOTS 14 & 16

- PUBLIC HEARING - FORTHCOMING
- PLANNING COMMISSION - FORTHCOMING
- P&PW -FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request to establish a new "PI" Planned Industrial District

PZ 02 -2021 CONWAY POINT OFFICE (15310 CONWAY RD)

- PUBLIC HEARING- 04-26-2021
- PLANNING COMMISSION - FORTHCOMING
- P&PW -FORTHCOMING
- CITY COUNCIL -FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An amendment to Ordinance 3127 to modify permitted uses.