



PLANNING DEPARTMENT

ACTIVITY

REPORT 2022

MARCH

DIRECTORY

Development Totals.....Page 1

Meeting Summary.....Pages 2-3

Development Review.....Pages 4-26

Under Construction.....Pages 27-34

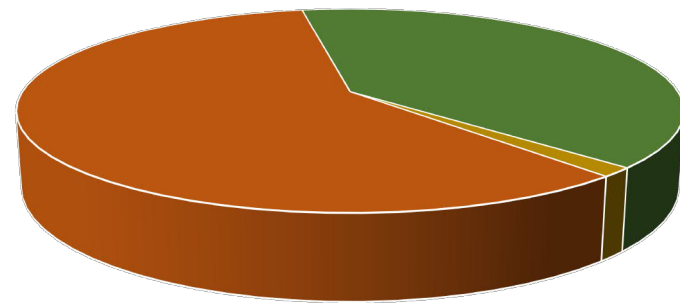
Zoning.....Pages 35-37

CONSTRUCTION COST BY SECTOR

Below is a summary of year to date construction costs for 2022. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.

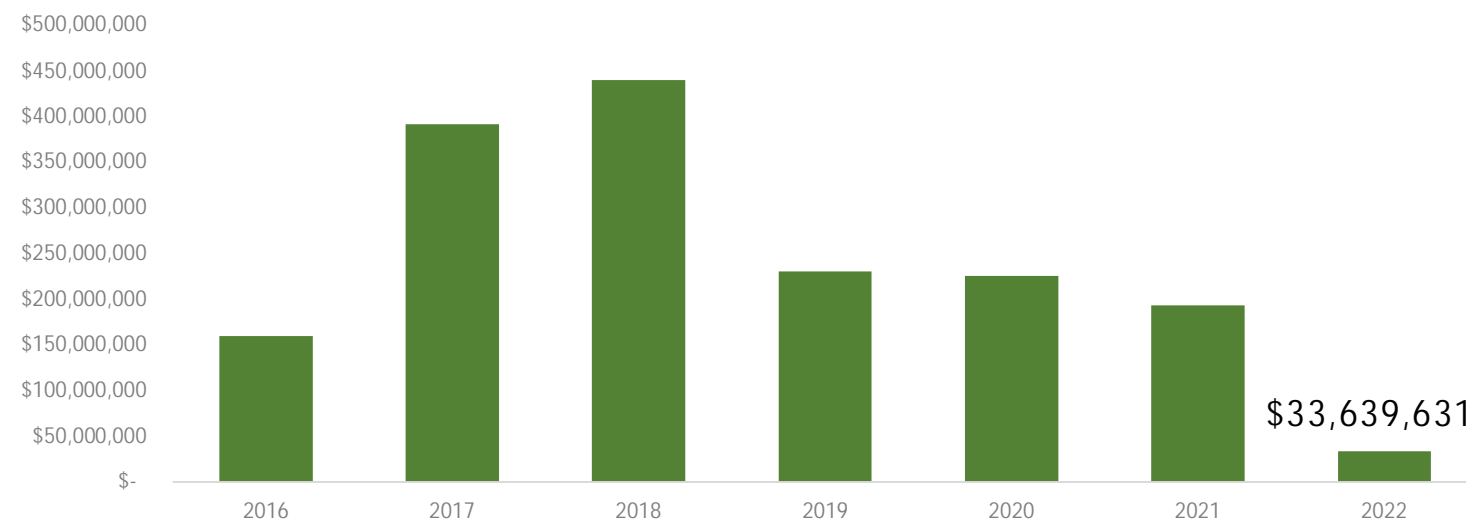
YTD CONSTRUCTION COST BY SECTOR

COMMERCIAL
\$24,890,241



RESIDENTIAL
\$8,536,729

MULTI-FAMILY
\$212,661

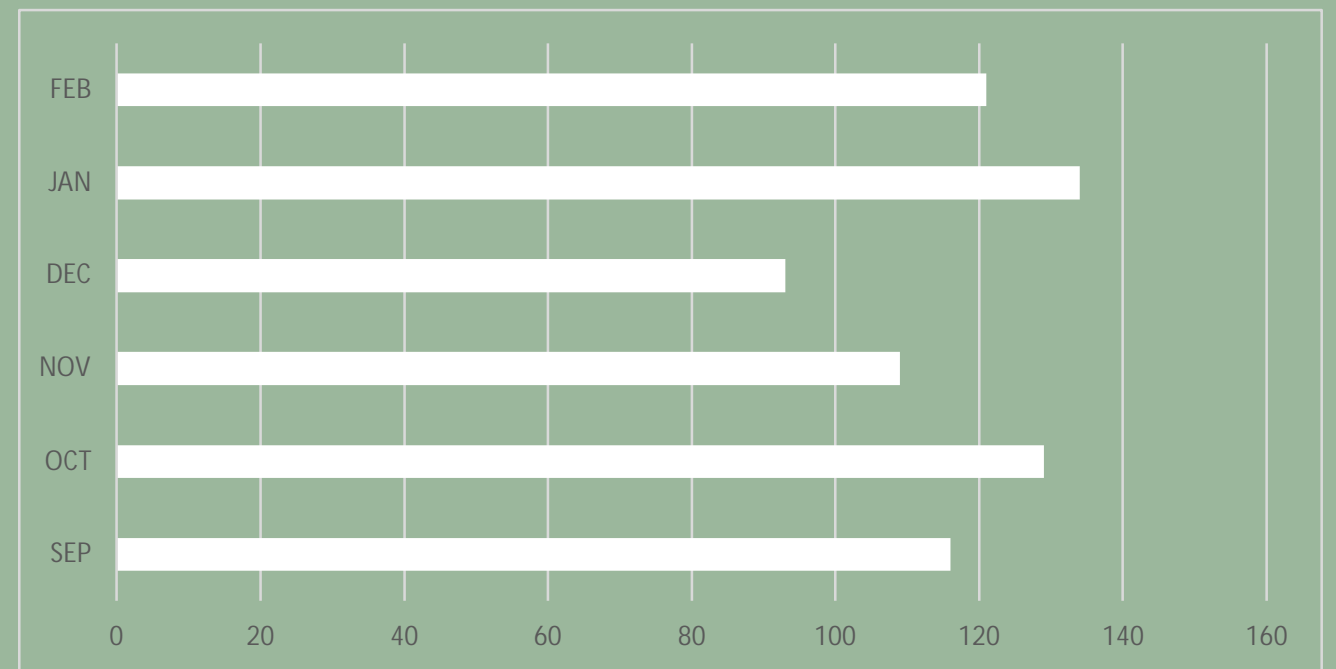


TOTAL CONSTRUCTION COST BY YEAR

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 YEAR TO DATE: 295



IN THE PAST 6 MONTHS, THE CITY OF CHESTERFIELD AVERAGED 5.9 MZA'S PER BUSINESS DAY



MEETING SUMMARY

PLANNING COMMISSION

This Commission serves as an advisory board to the City Council on rezoning requests and is responsible for adoption of the City’s Comprehensive Plan. The Commission addresses such issues as revision of the Unified Development Code, architectural review and site plan review. Members serve for a period of four years and are appointed by the Mayor with approval by the City Council. City staff attends each meeting to present agenda items, communicate petitions and serve as a staff liaison.

There were two PC meetings between 2/15 and 3/15 2022. Below is a list of agenda items

PC AGENDA (2/28)

PUBLIC HEARINGS

- P.Z. 17-2021 LEGENDS AT SCHOETTLER POINTE (STOCK AND ASSOCIATES)
- P.Z. 18-2021 LEGENDS AT SCHOETTLER POINTE (STOCK AND ASSOCIATES)

PC AGENDA (3/14)

PUBLIC HEARINGS

- P.Z. 02-2022 RIVER CROSSINGS (HOLMAN MOTORCARS ST. LOUIS)
- P.Z. 03-2022 530 N. EATHERTON (RISE DEVELOPMENT)

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board serves as an advisory and recommending body to the Planning Commission. The Board reviews the architectural elements of proposed development projects against a set of established Architectural Review Design Standards to promote good quality architecture for commercial and residential development projects under review by the City. Members serve for a period of two (2) years and are appointed by the Mayor with approval by the City Council. City staff attends each meeting to present agenda items, answer any questions as they relate to the Unified Development Code and serve as a staff liaison.

There was one ARB meeting scheduled between 2/15 and 3/15, and it was cancelled. The next scheduled meeting is on 4/14.

ARB AGENDA (3/10)

CANCELLATION

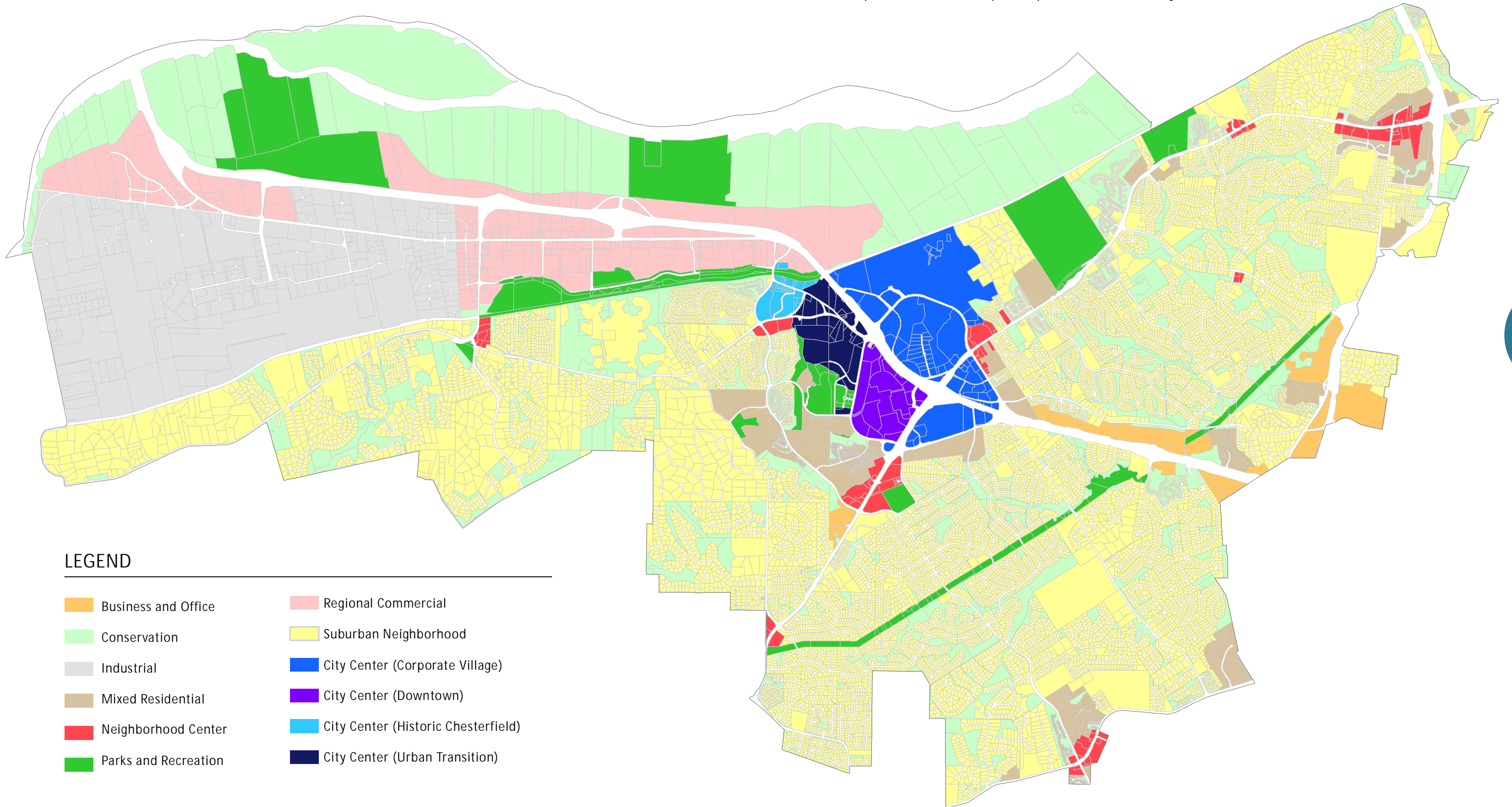
- NEXT SCHEDULED MEETING IS APRIL 14, 2022



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) |

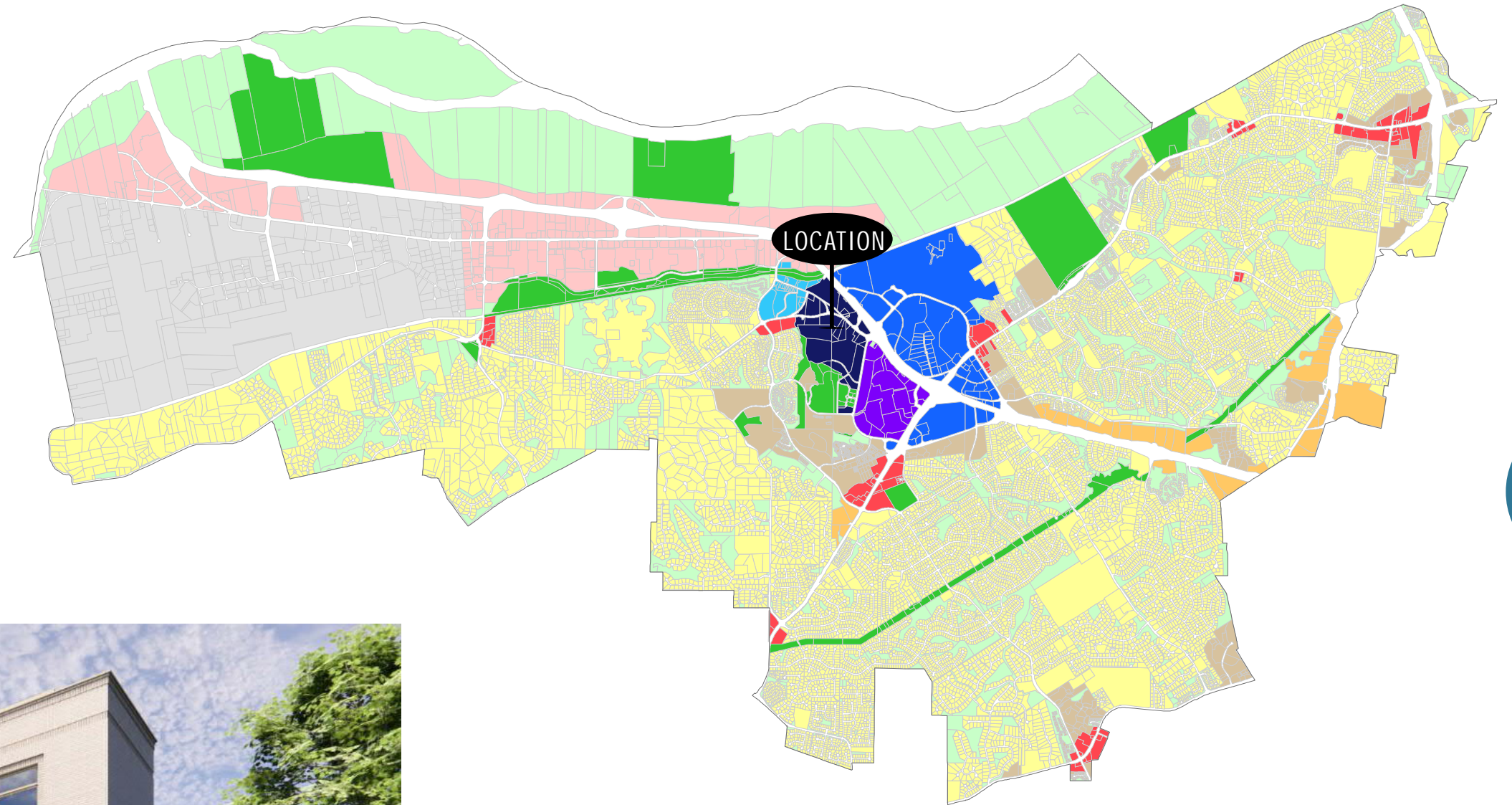
WILDHORSE VILLAGE CONDOS

Acreage: 1.5 acres

Proposal: Proposed 16 unit residential condo development

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



APPROVALS

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

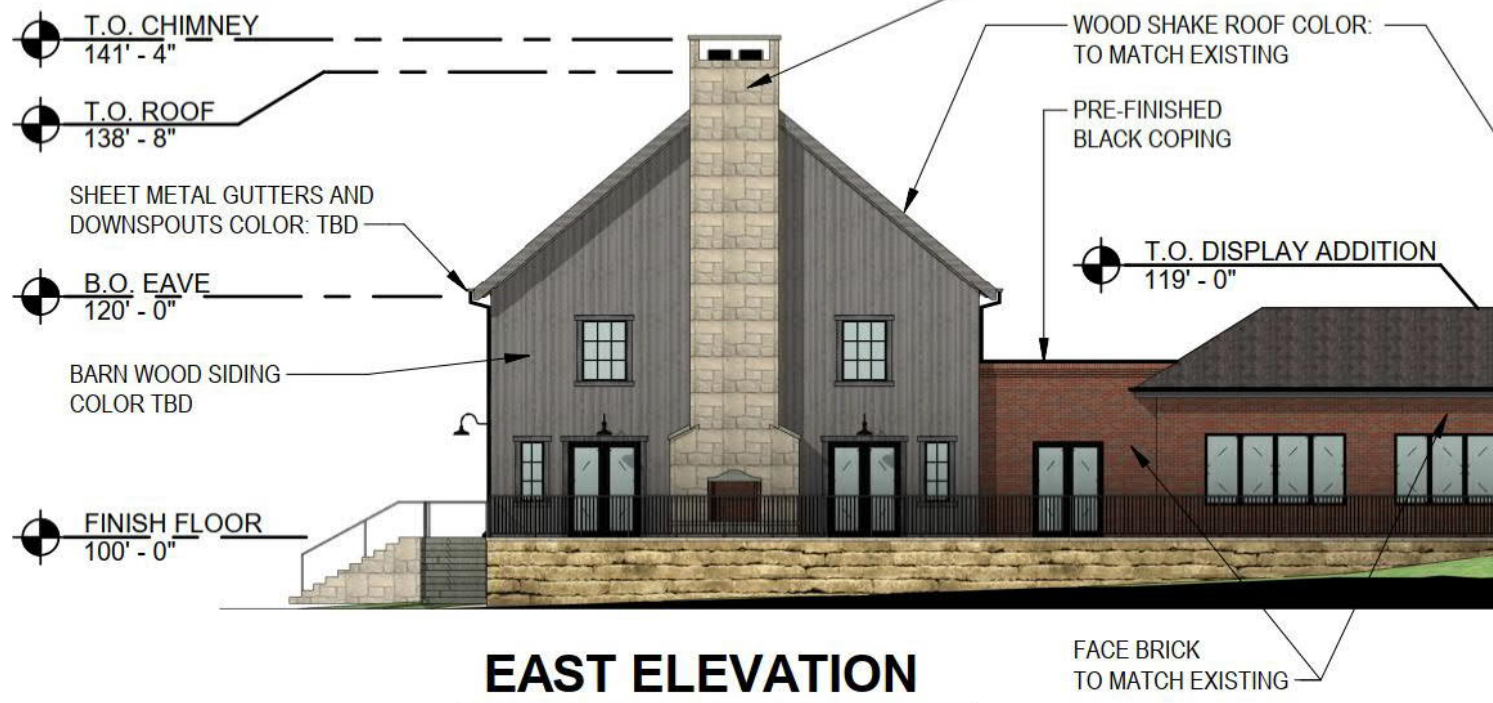
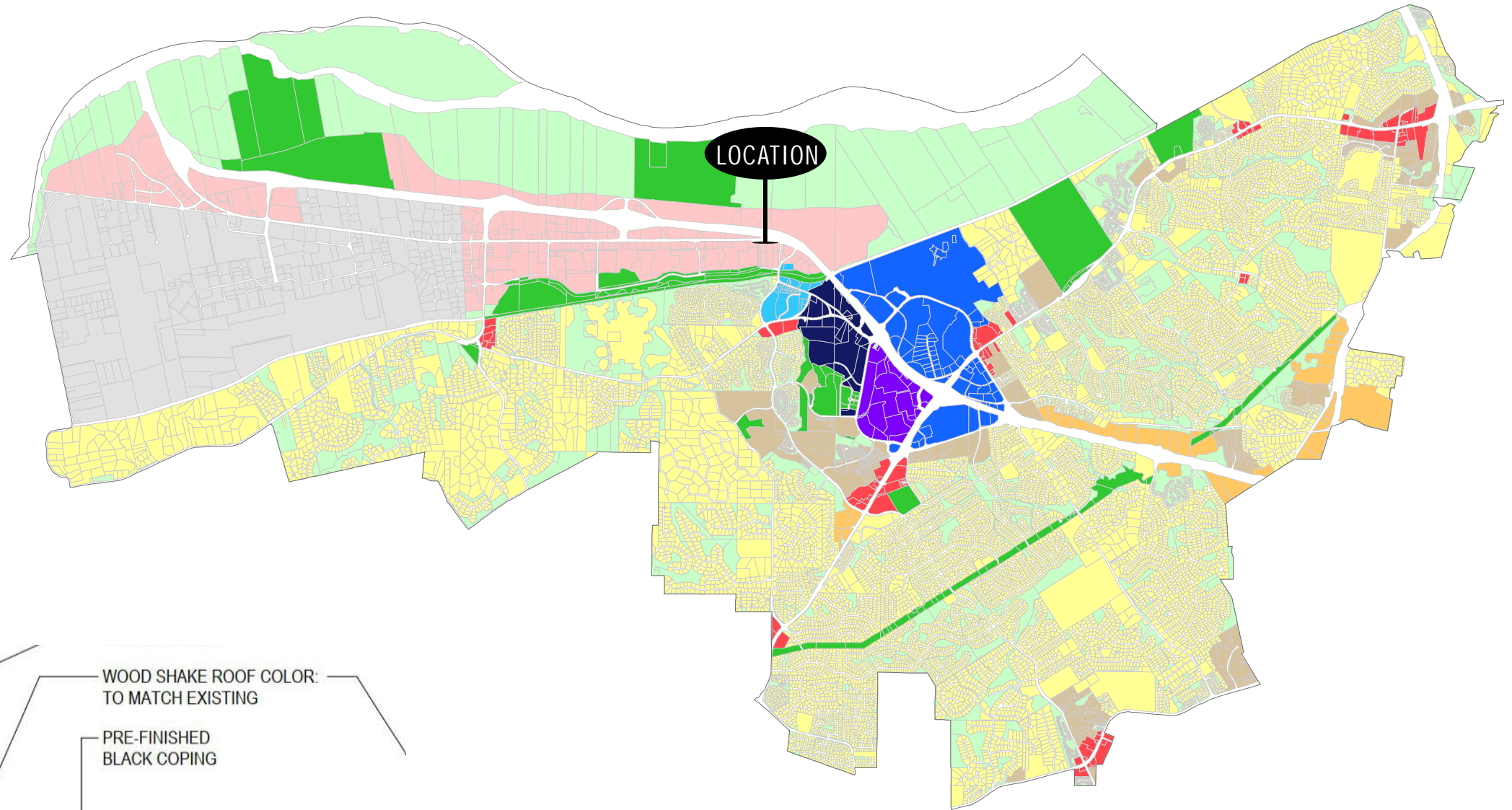
ANNIE GUNN'S

Acreage: 2.5 acres

Proposal: A 11,441 square foot business expansion

Applicant: The Thomas P. Sehnert Revocable Trust

Land Use Designation: Regional Commercial



APPROVALS

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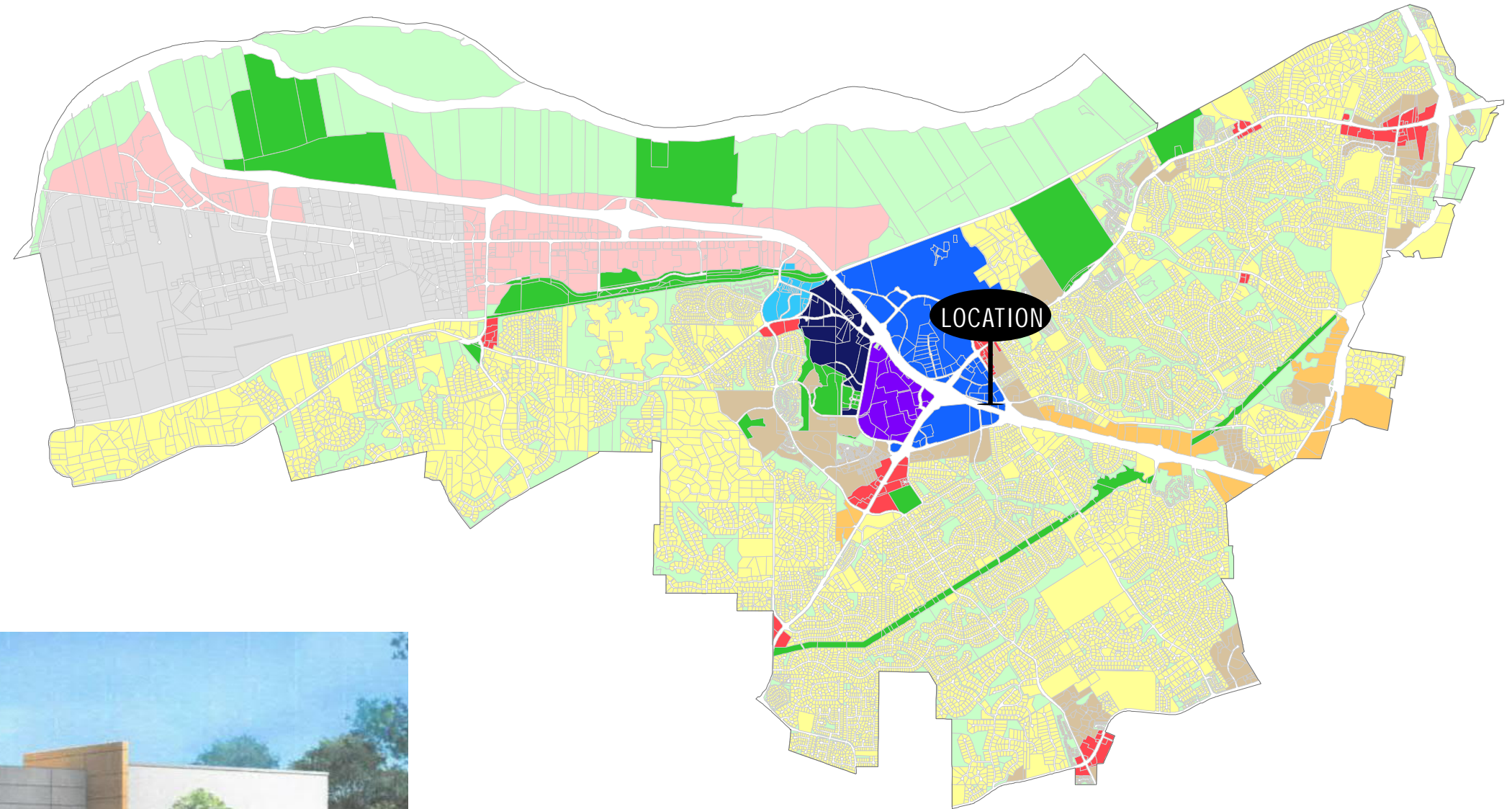
CHABAD OF CHESTERFIELD

Acreage: 1.5 acres

Proposal: Proposed Chabad of Chesterfield

Applicant: Daniel F. Conway

Land Use Designation: City Center (Corporate Village)



APPROVALS

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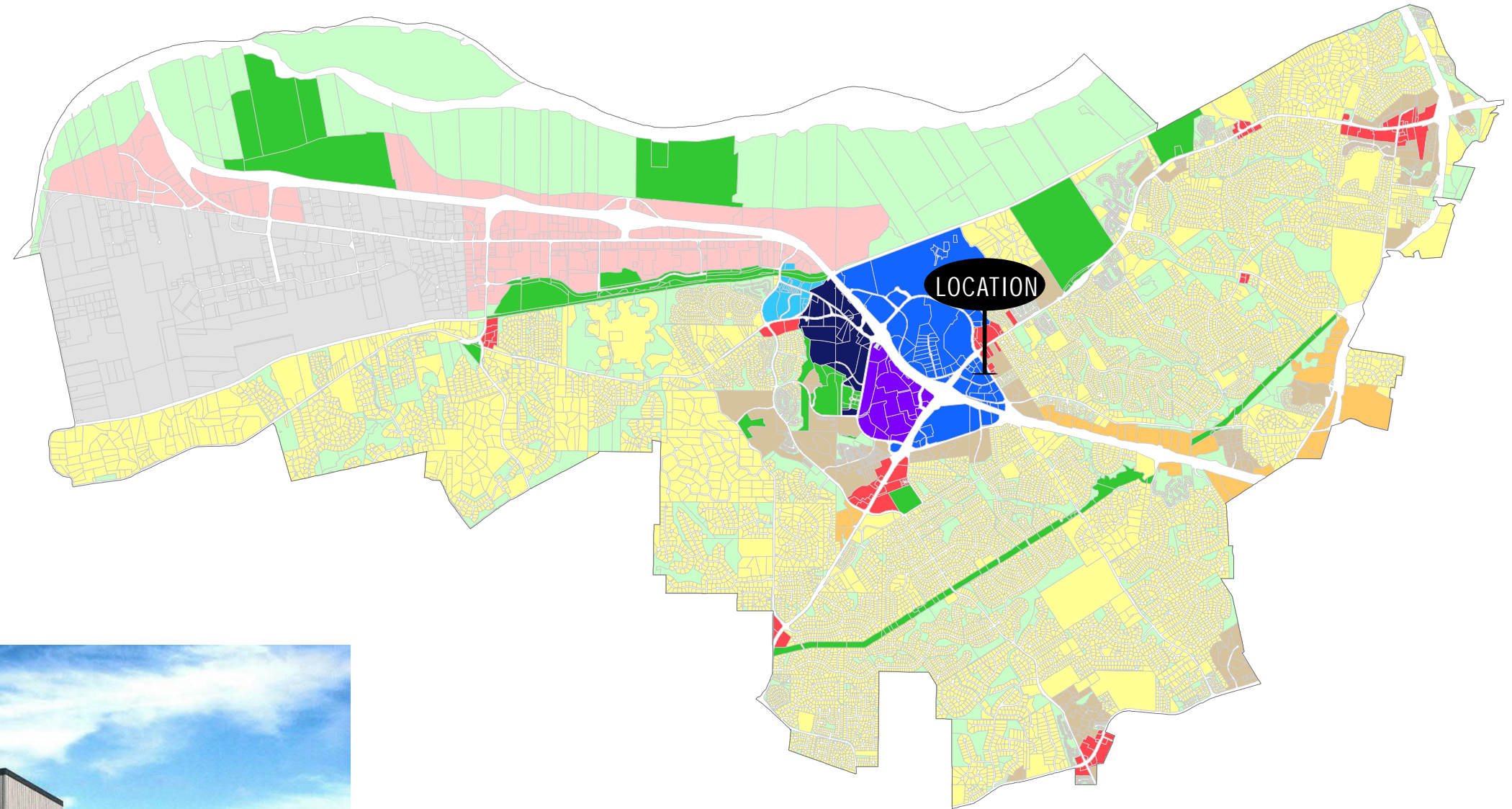
STARBUCKS

Acreage: 1.1 acres

Proposal: Update previous Taco Bell into a Starbucks

Applicant: Maroon Bells Capital LLC

Land Use Designation: City Center (Corporate Village)



APPROVALS

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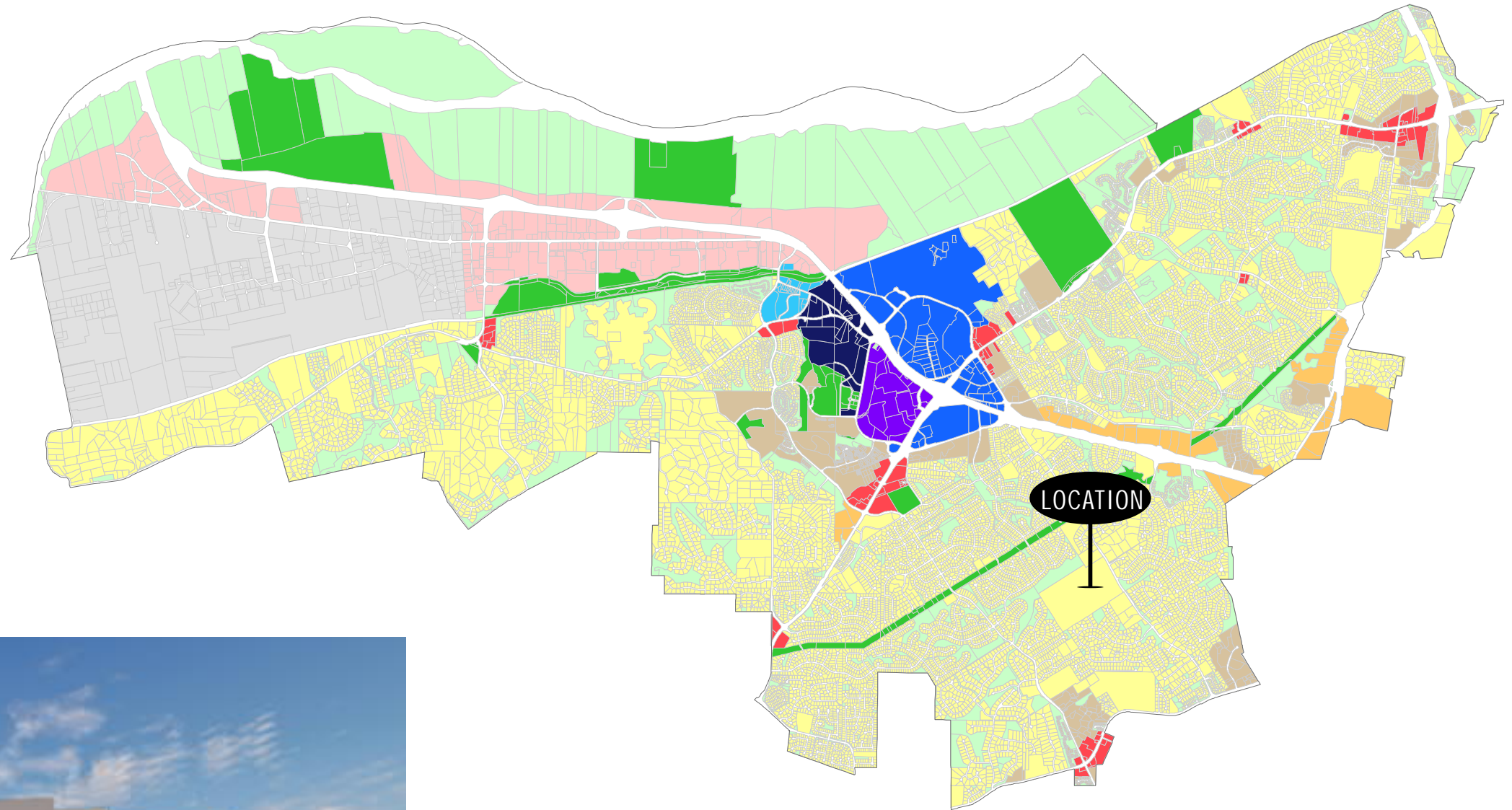
LOGAN UNIVERSITY

Acreage: 102.4 acres

Proposal: An addition to the front of the Science Building

Applicant: Ittner Architects, Inc.

Land Use Designation: Suburban Neighborhood



APPROVALS

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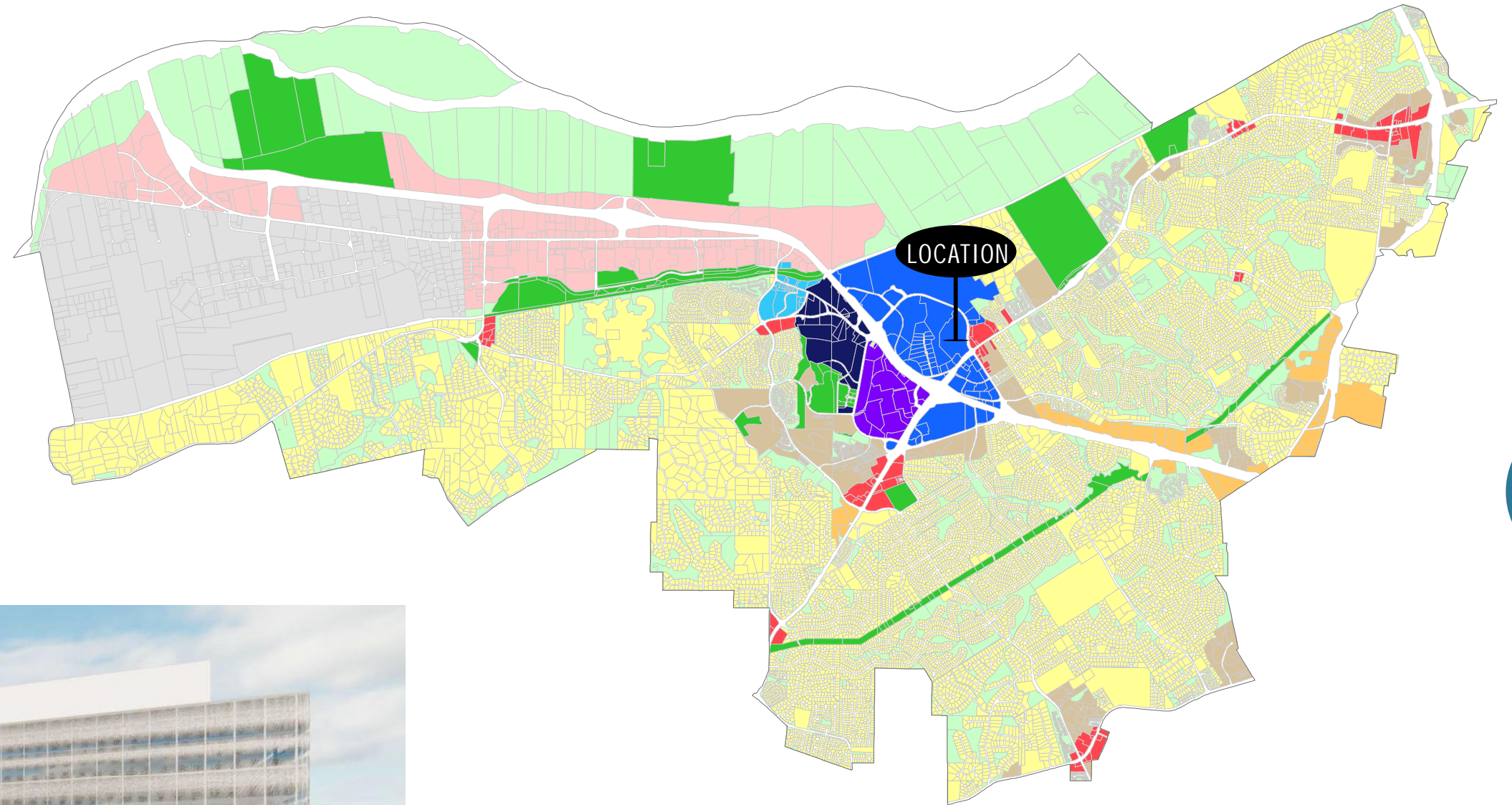
PFIZER

Acreage: 31.8 acres

Proposal: An addition to the rear of the existing facility

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Corporate Village)



APPROVALS

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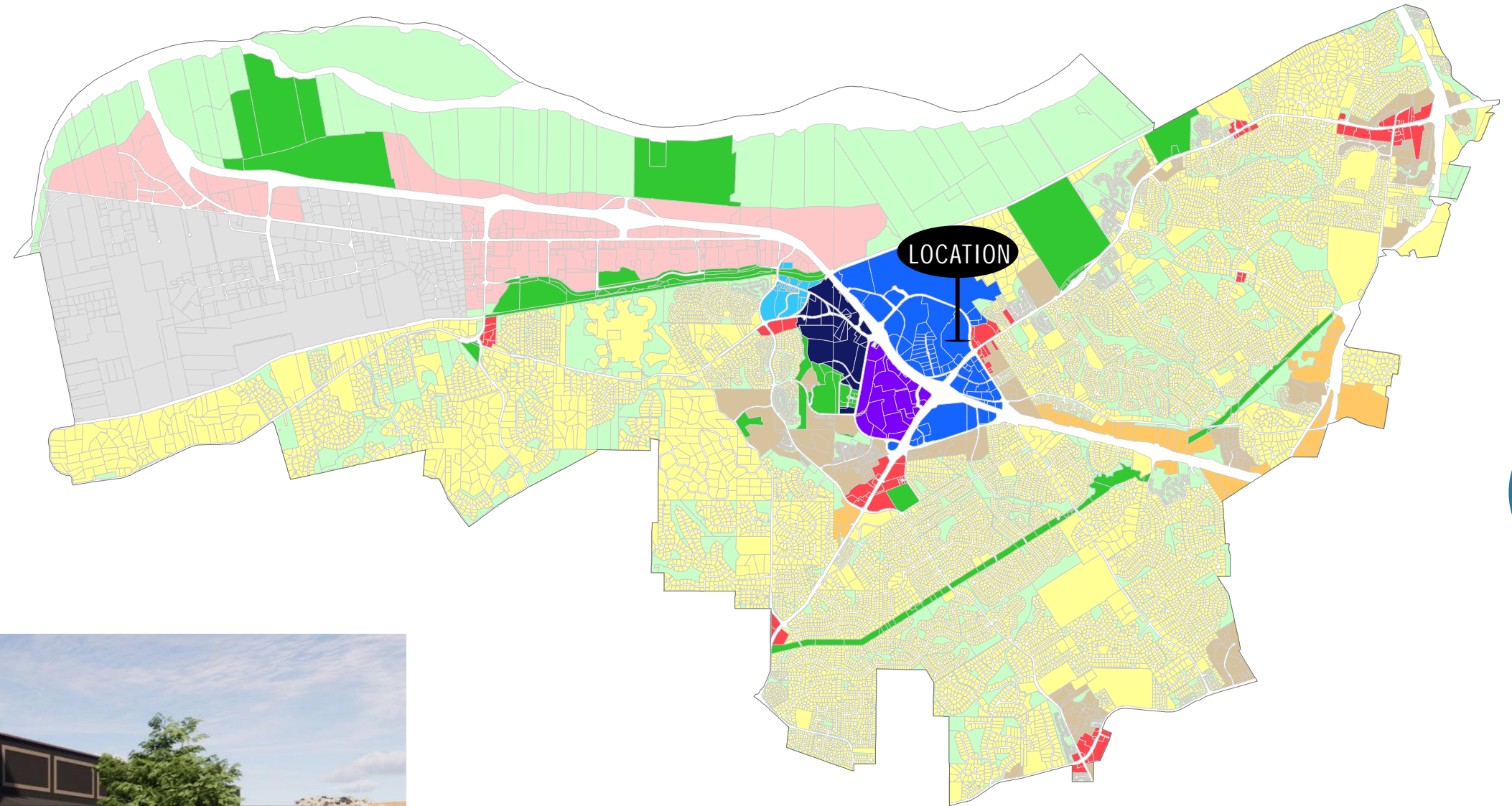
MELLOW MUSHROOM

Acreage: 1.5 acres

Proposal: New Restaurant in an Existing Building

Applicant: Mellow Mushroom St. Louis

Land Use Designation: Neighborhood Center



APPROVALS

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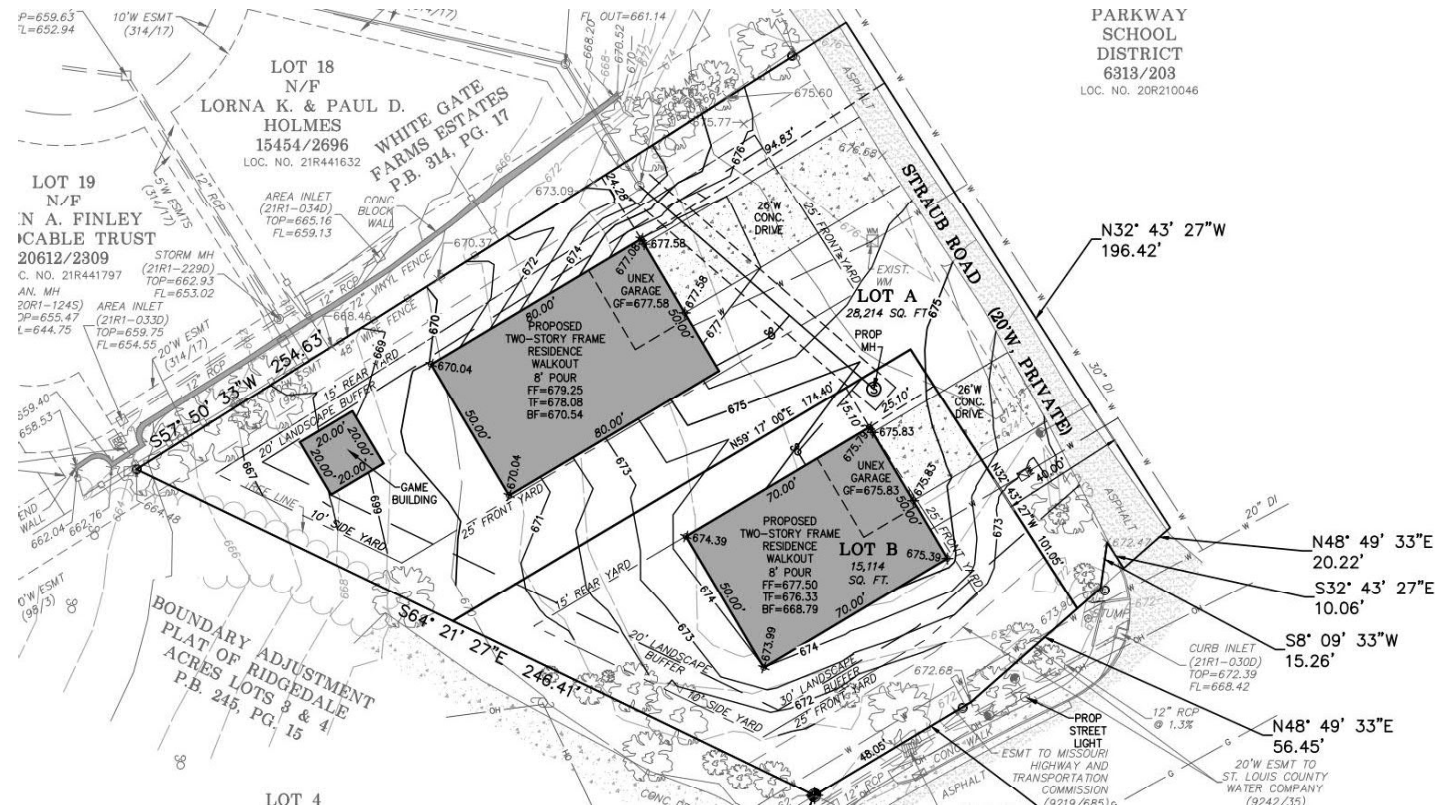
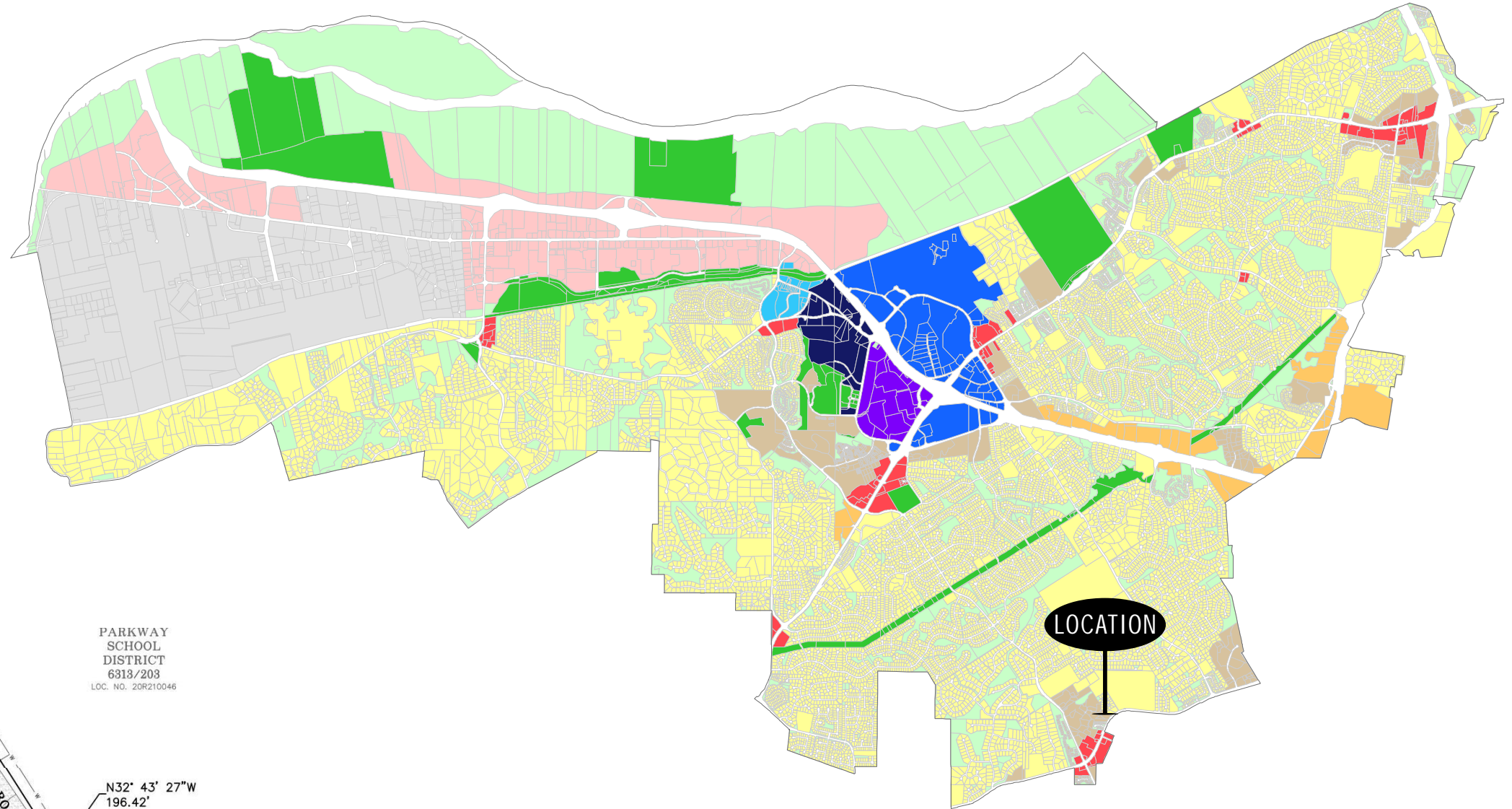
ANNE ESTATES

Acreage: 1.0 Acre

Proposal: 2 single family homes

Applicant: ACP Realty, LLC

Land Use Designation: Suburban Neighborhood



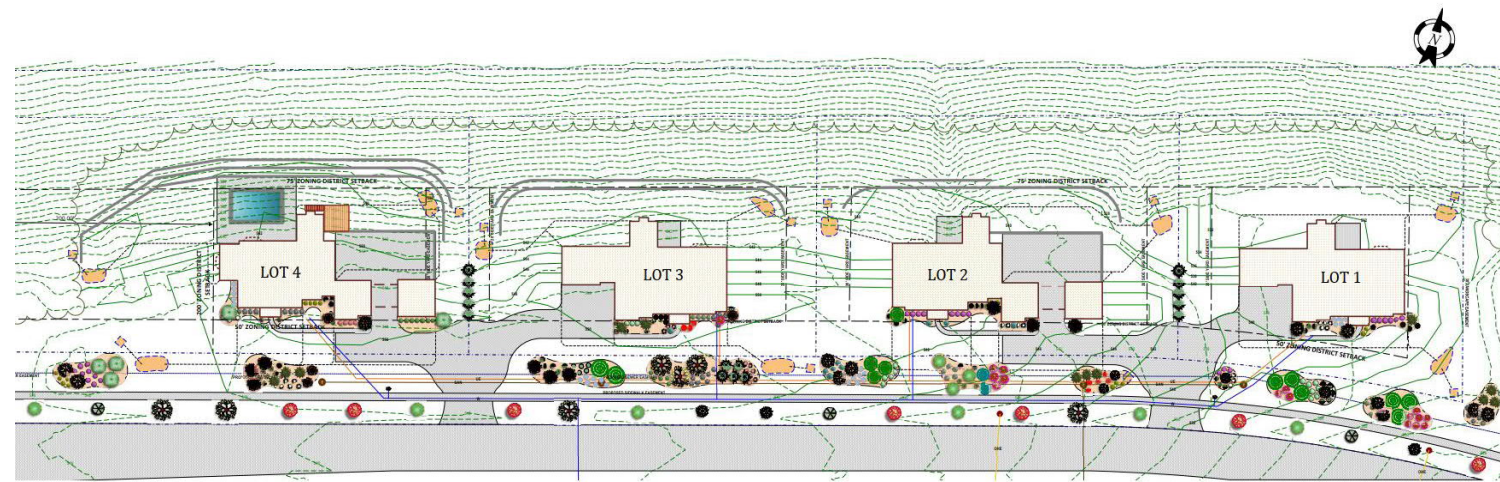
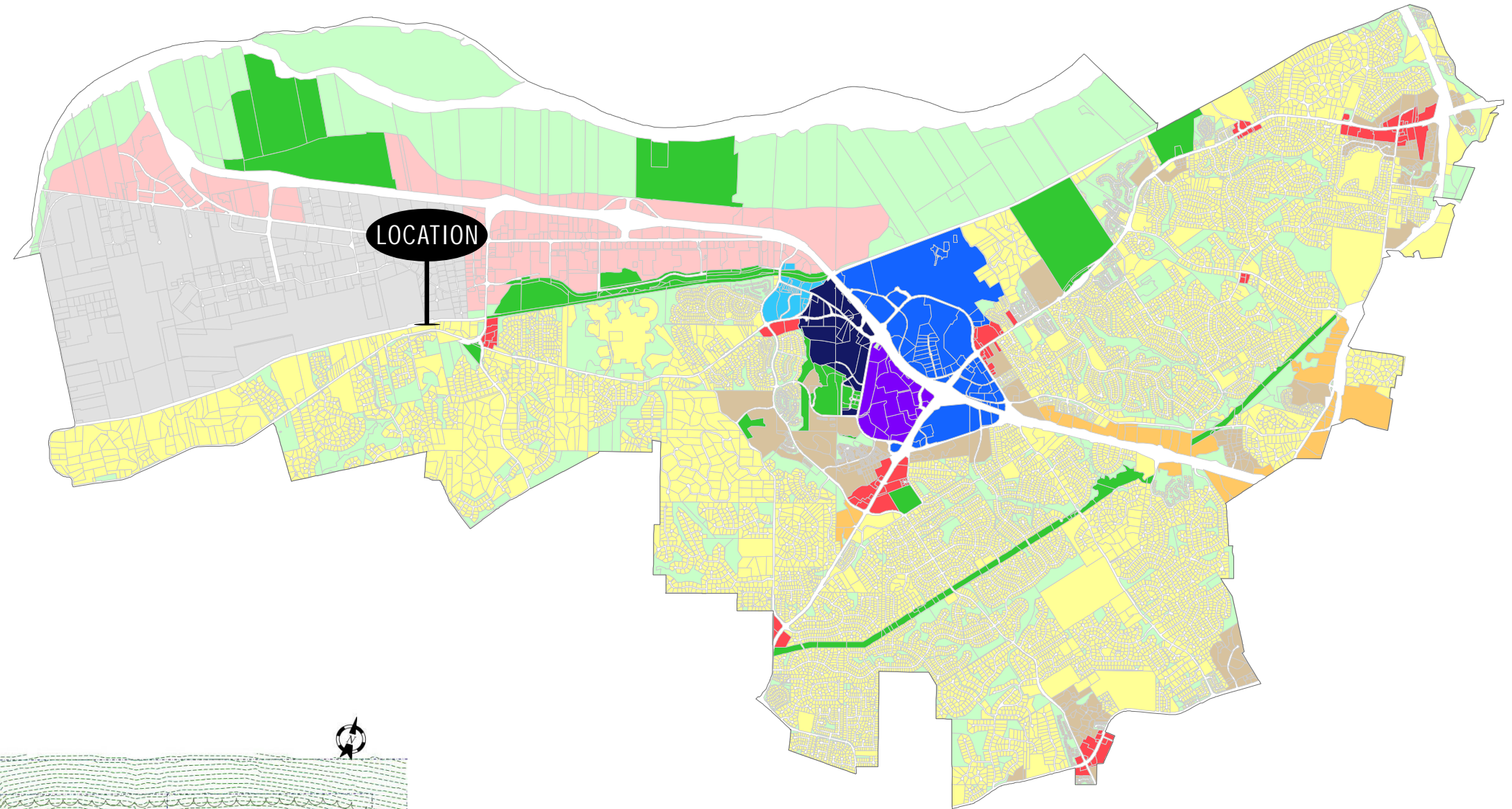
WILD HORSE BLUFFS

Acreage: 4.9 Acres

Proposal: 4 single family homes

Applicant: Adams Development

Land Use Designation: Suburban Neighborhood



APPROVALS

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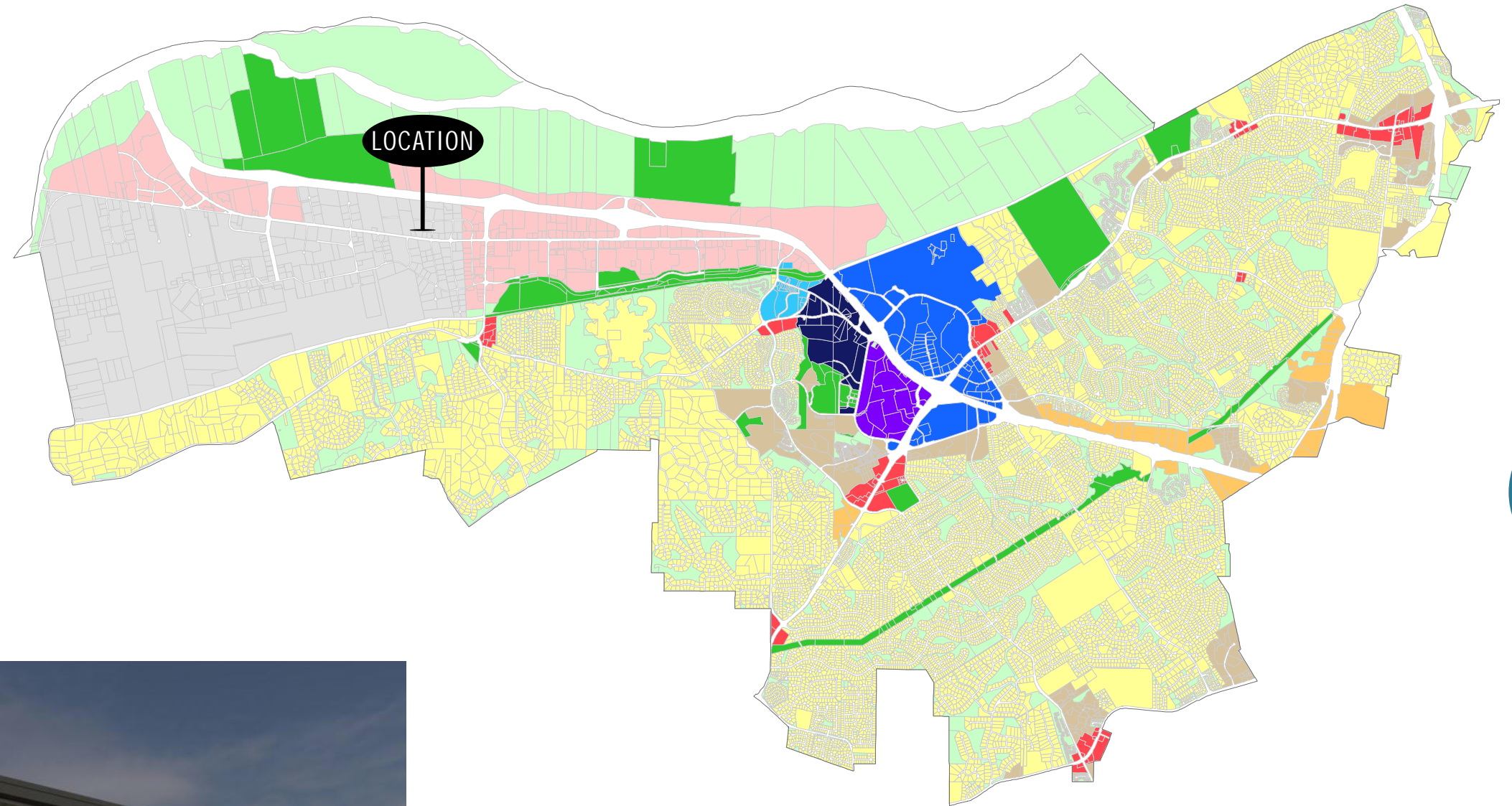
SCOOTER'S COFFEE

Acreage: 0.84 acres

Proposal: Drive-through only coffee shop

Applicant: Sherrill Associates, Inc.

Land Use Designation: Industrial



APPROVALS

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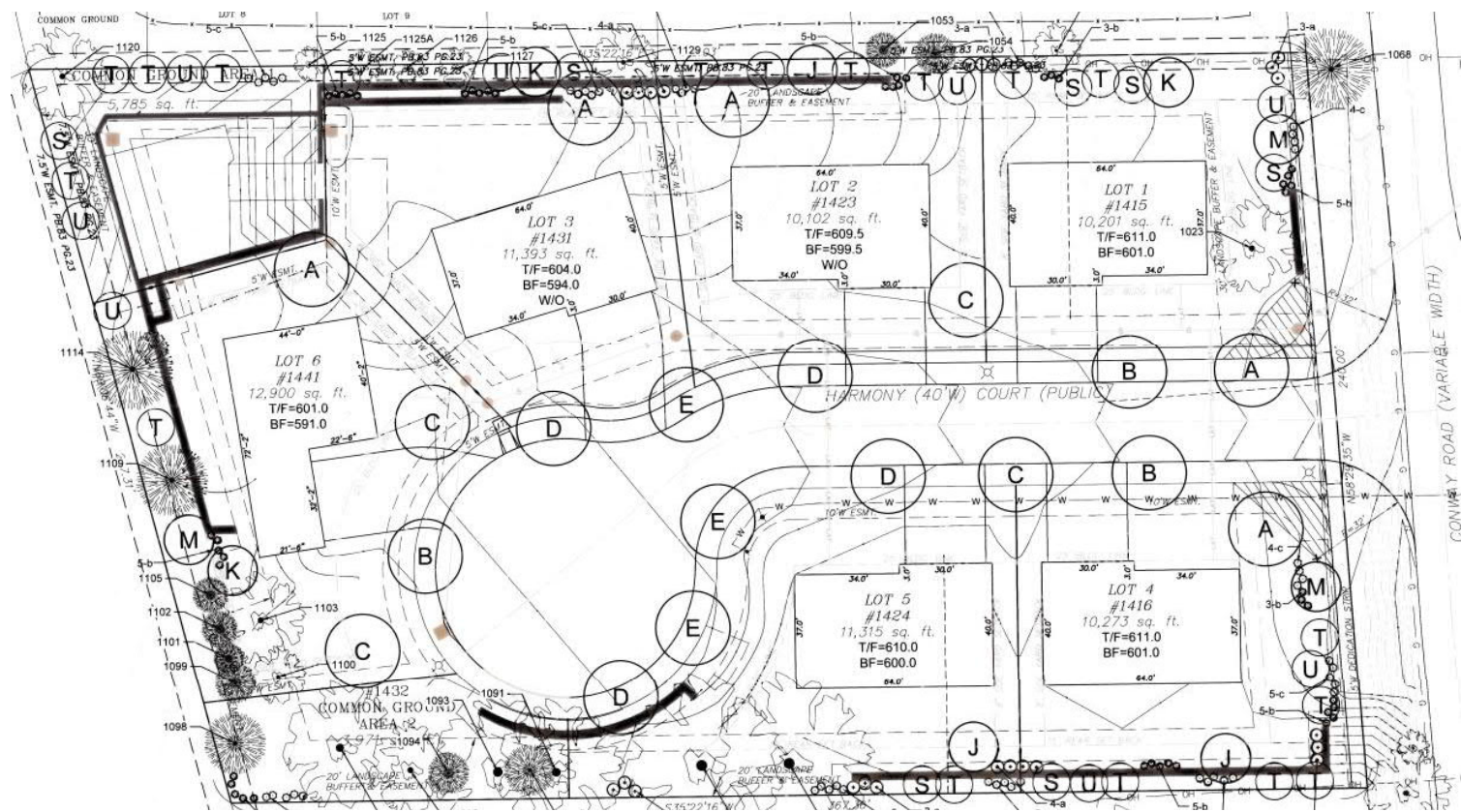
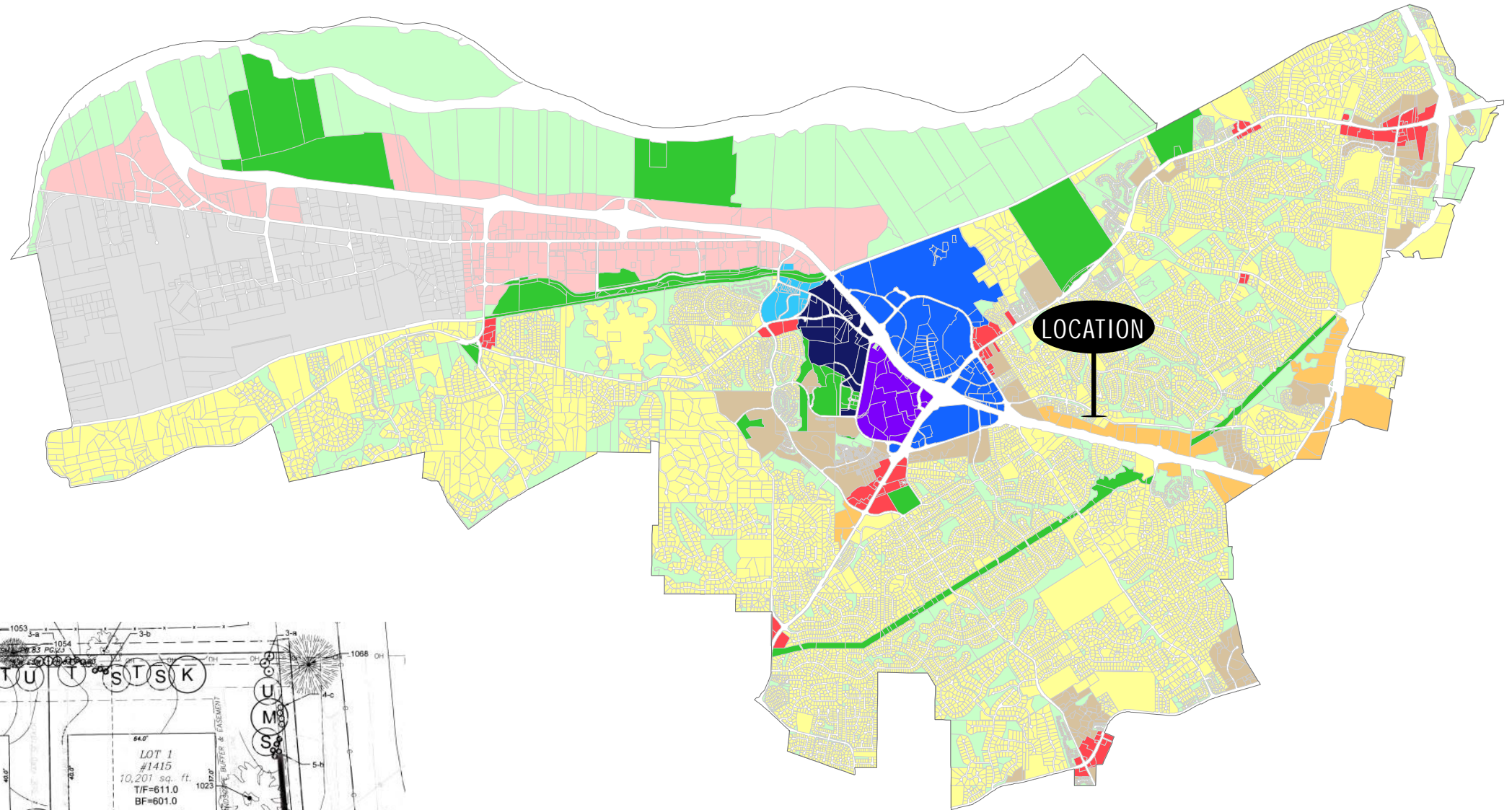
ESTATES AT CONWAY

Acreage: 2.1 acres

Proposal: A proposed 6 lot single family home development

Applicant: Kumara S. Vadivelu

Land Use Designation: Suburban Neighborhood



APPROVALS

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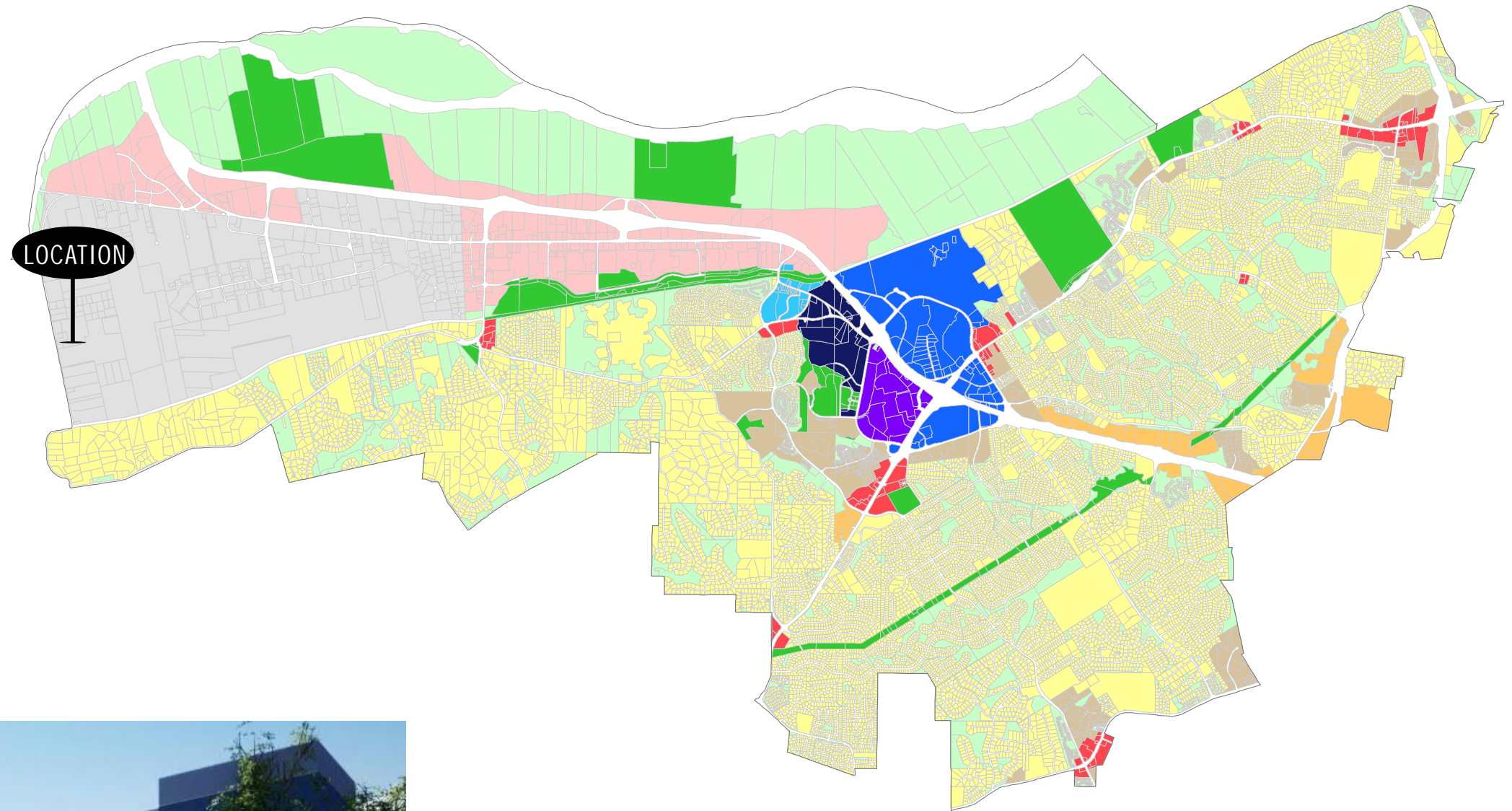
CHESTERFIELD FIELDHOUSE

Acreage: 10.8 Acres

Proposal: 88,400 square foot gymnasium

Applicant: Chesterfield Sports Association

Land Use Designation: Industrial



APPROVALS

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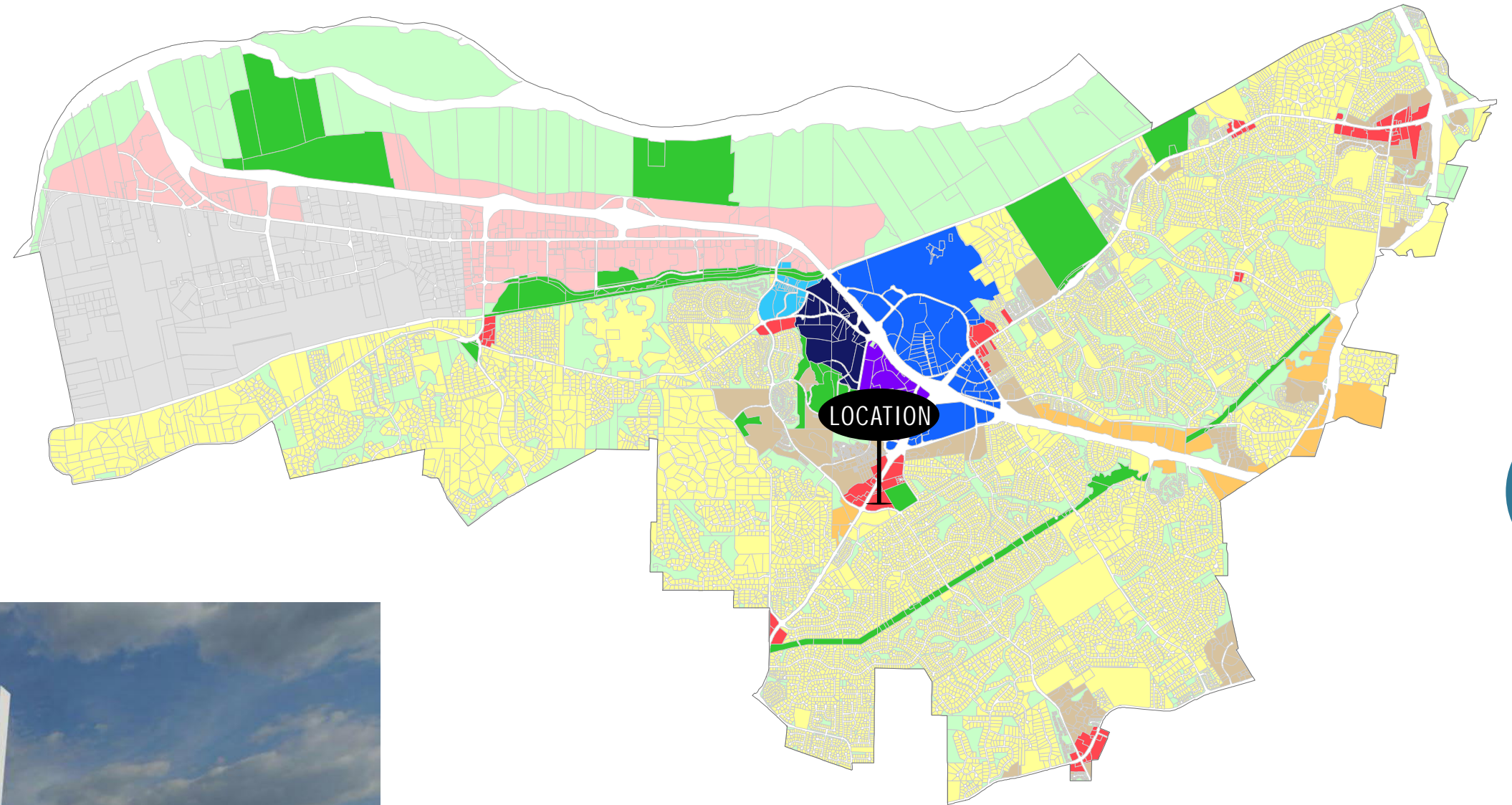
BILLY G'S

Acreage: 11.4 acres (Entire Dierbergs Lot)

Proposal: Restaurant

Applicant: Jack Reynolds, The CD Companies

Land Use Designation: Neighborhood Center



APPROVALS

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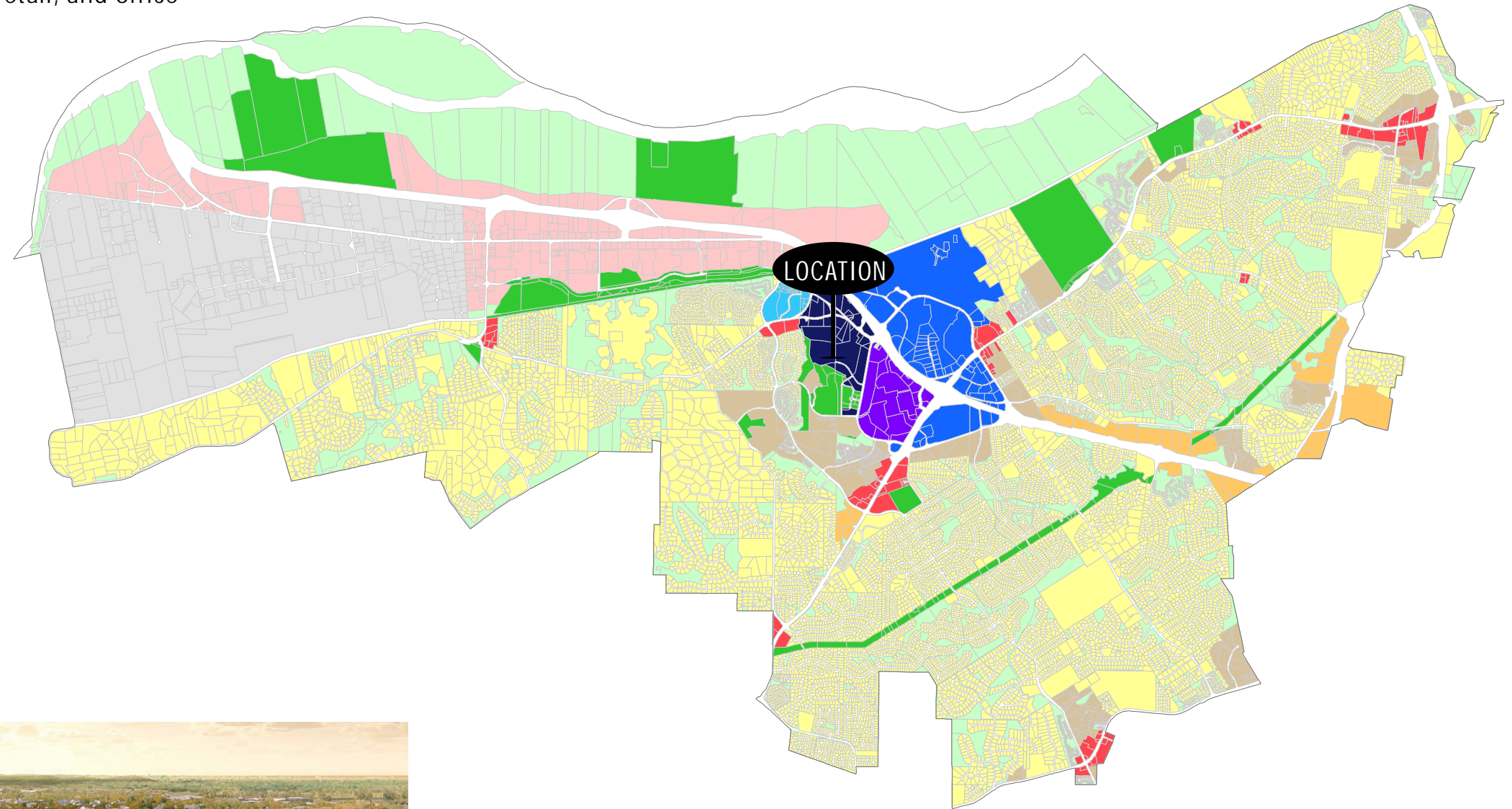
WILDHORSE VILLAGE

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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- SITE PLAN - PERMITTED
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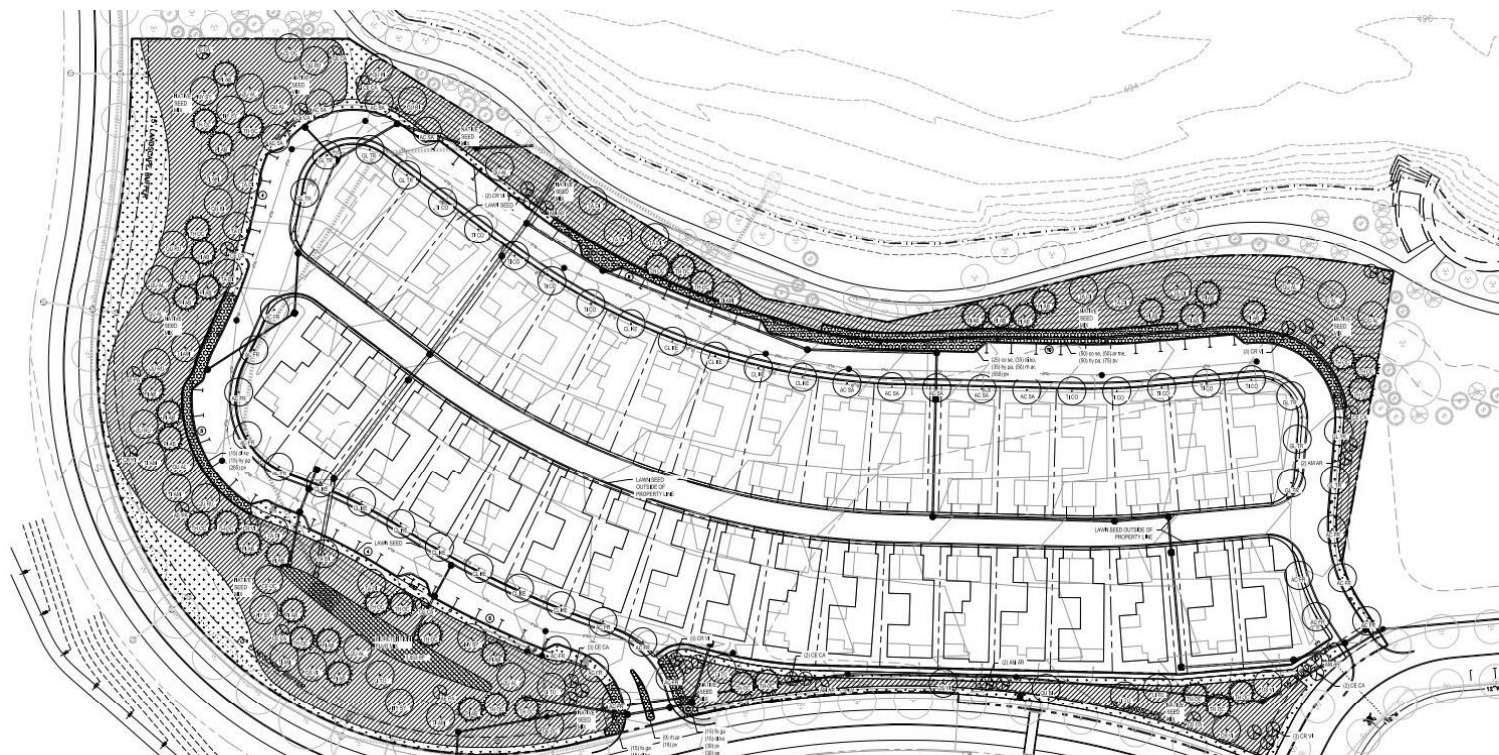
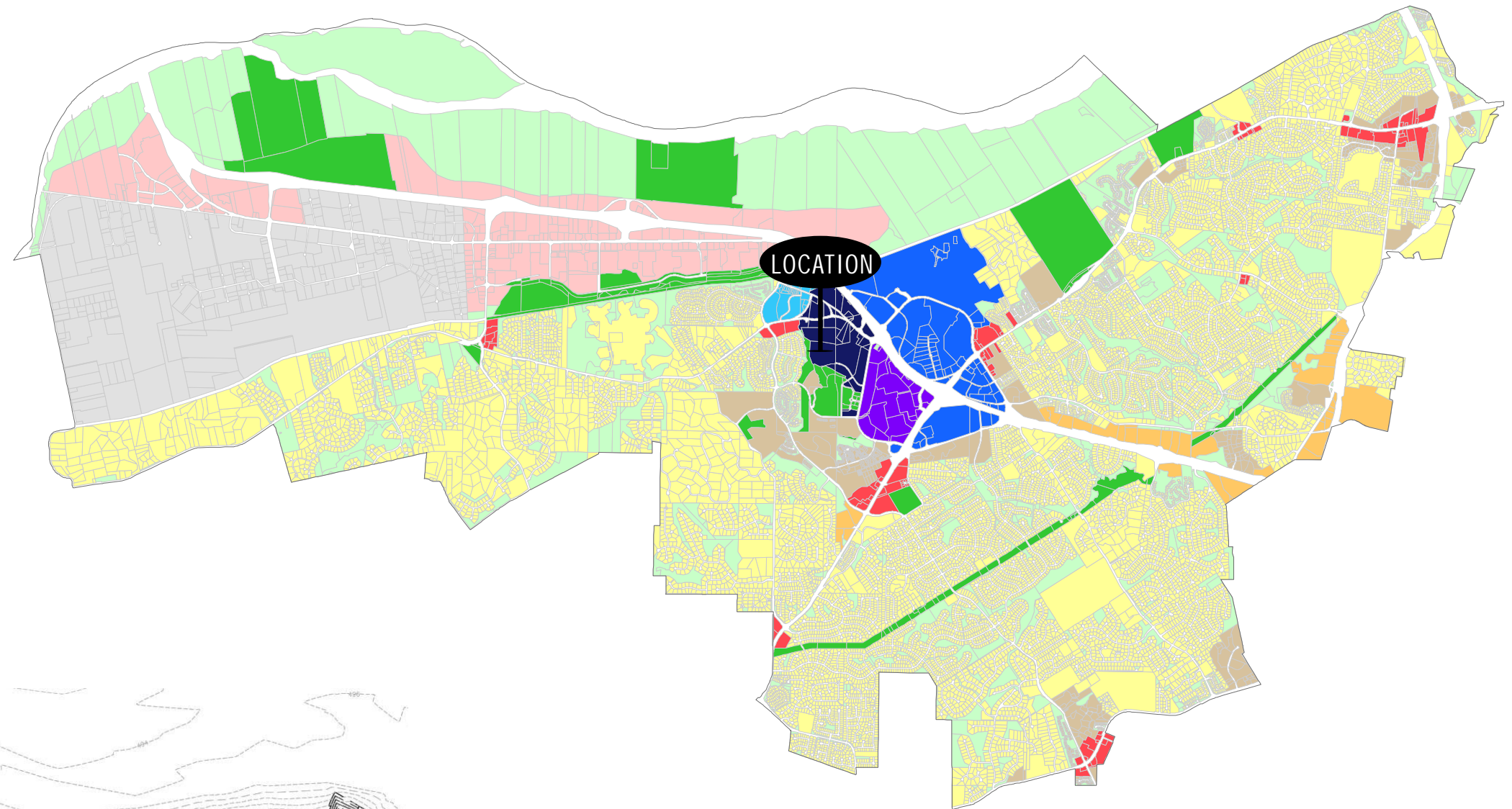
WATERFRONT AT WILDHORSE VILLAGE

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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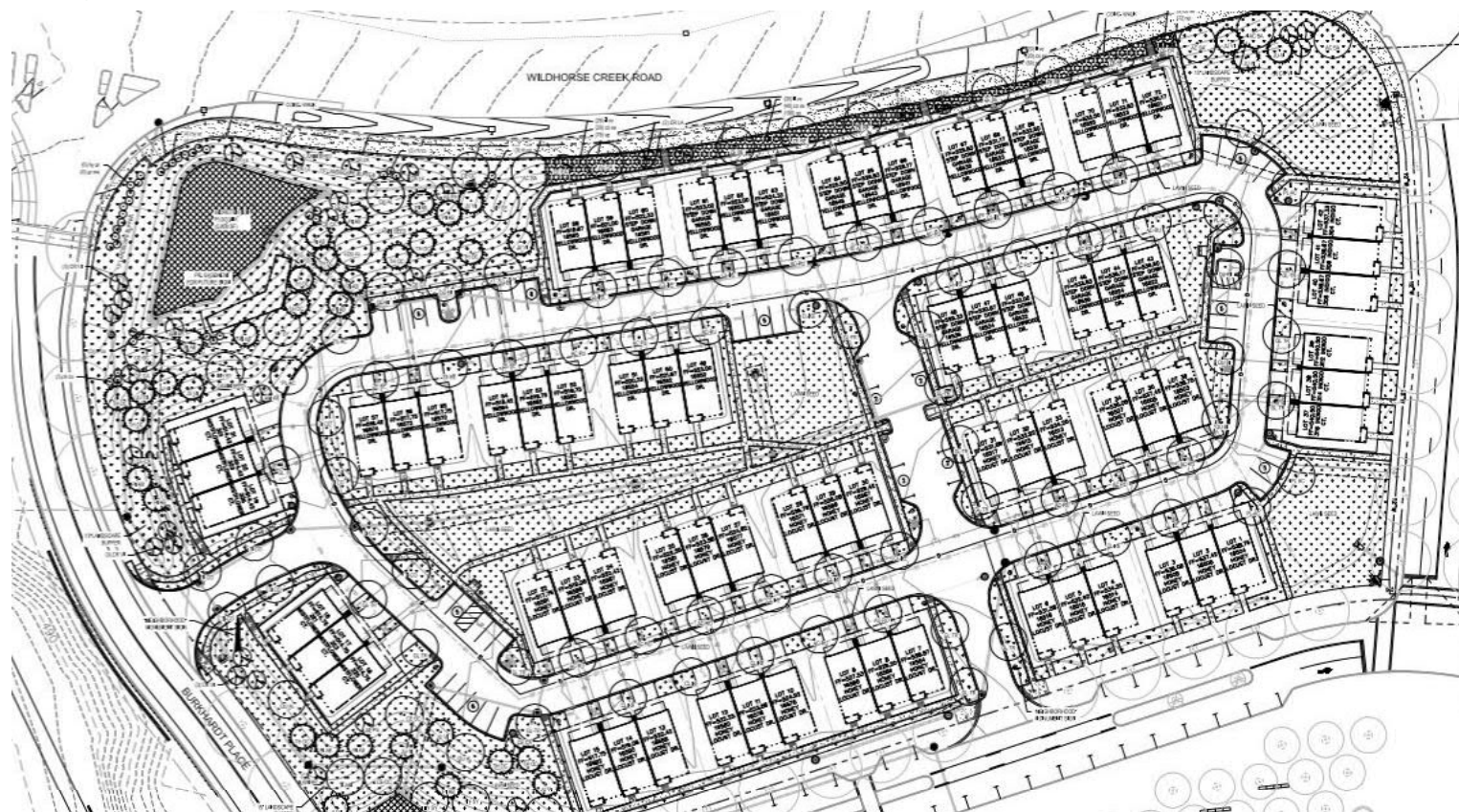
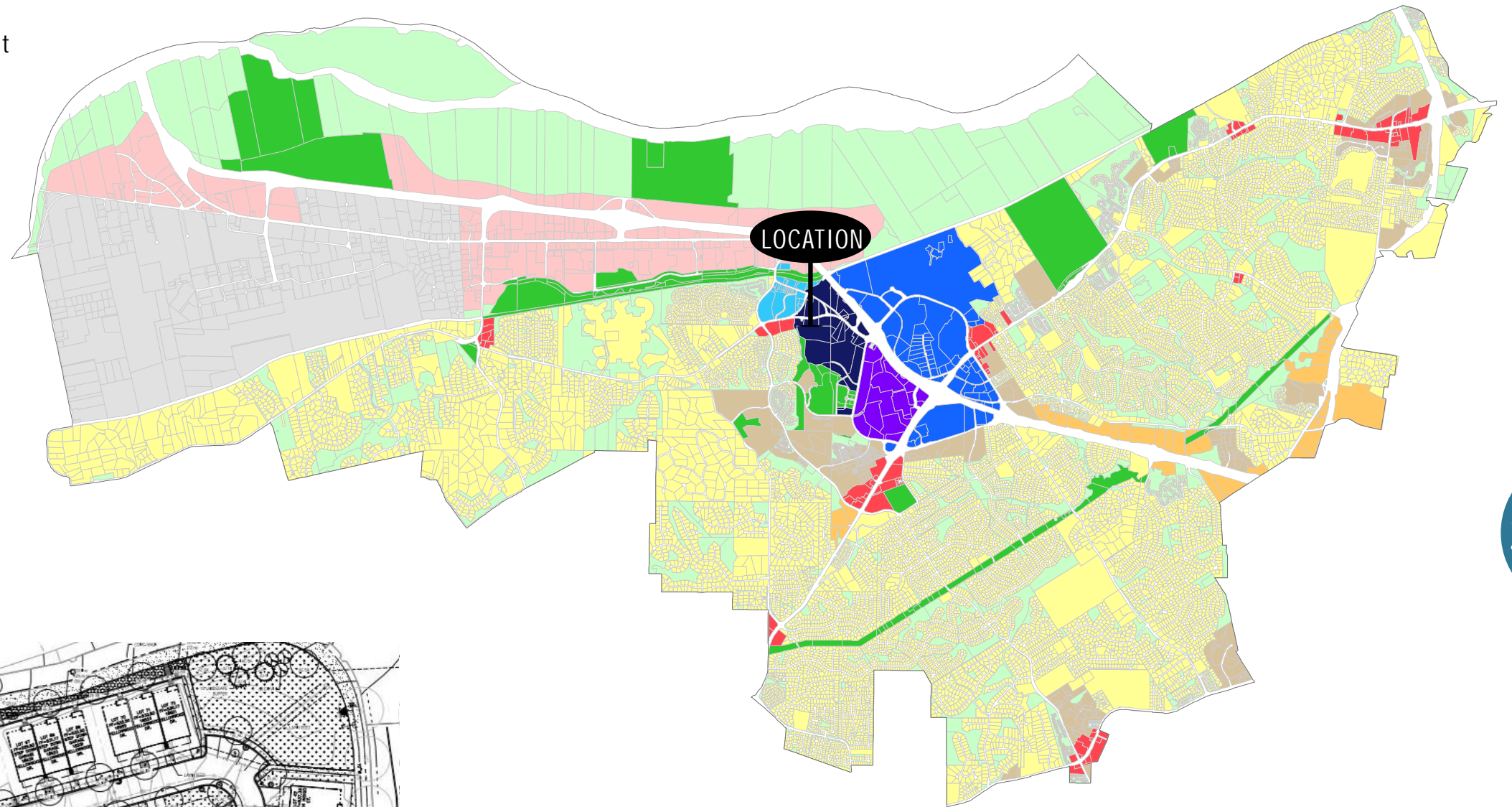
THE TOWNES AT WILDHORSE VILLAGE

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)



APPROVALS

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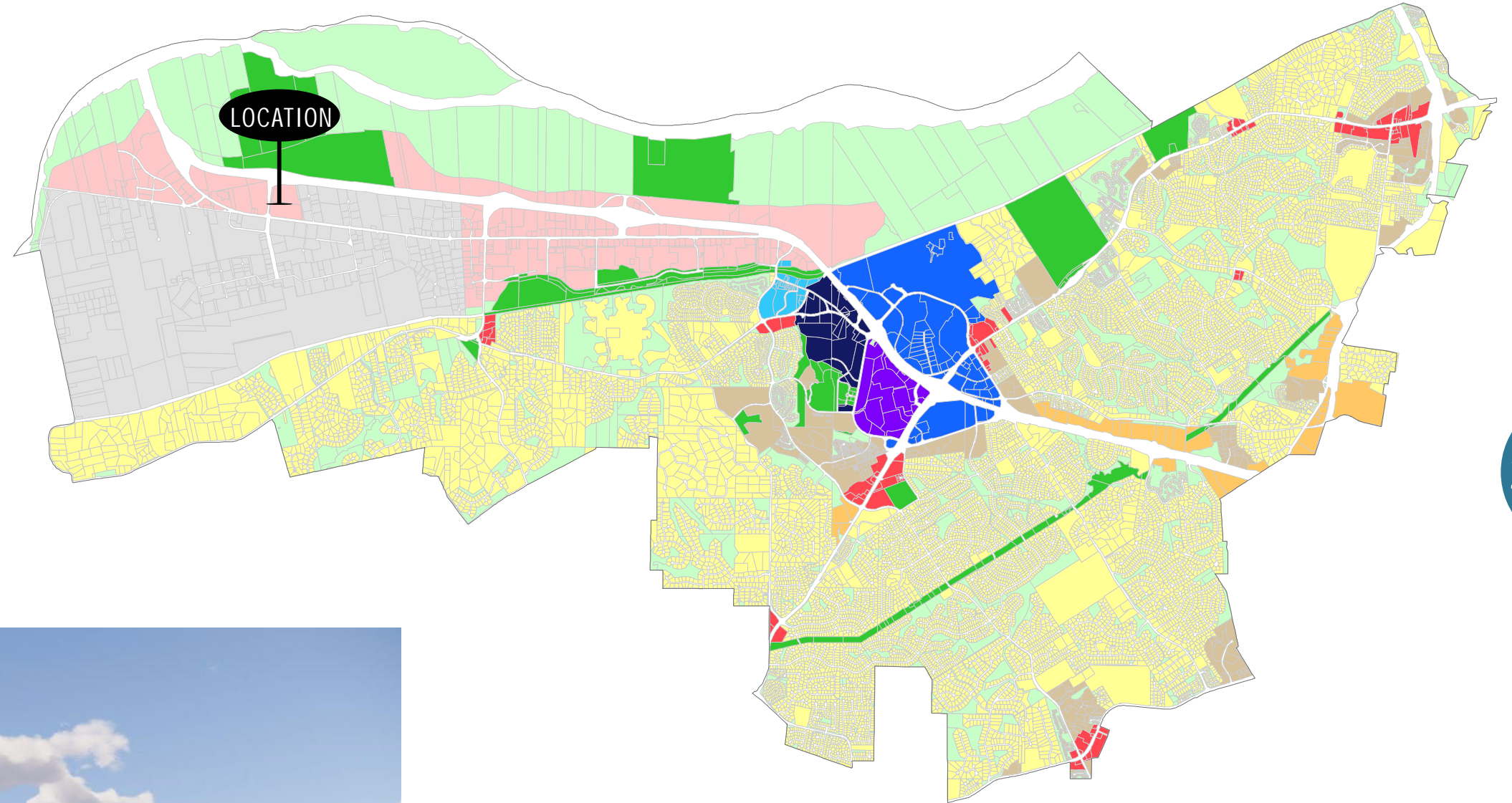
SPIRIT HOTEL

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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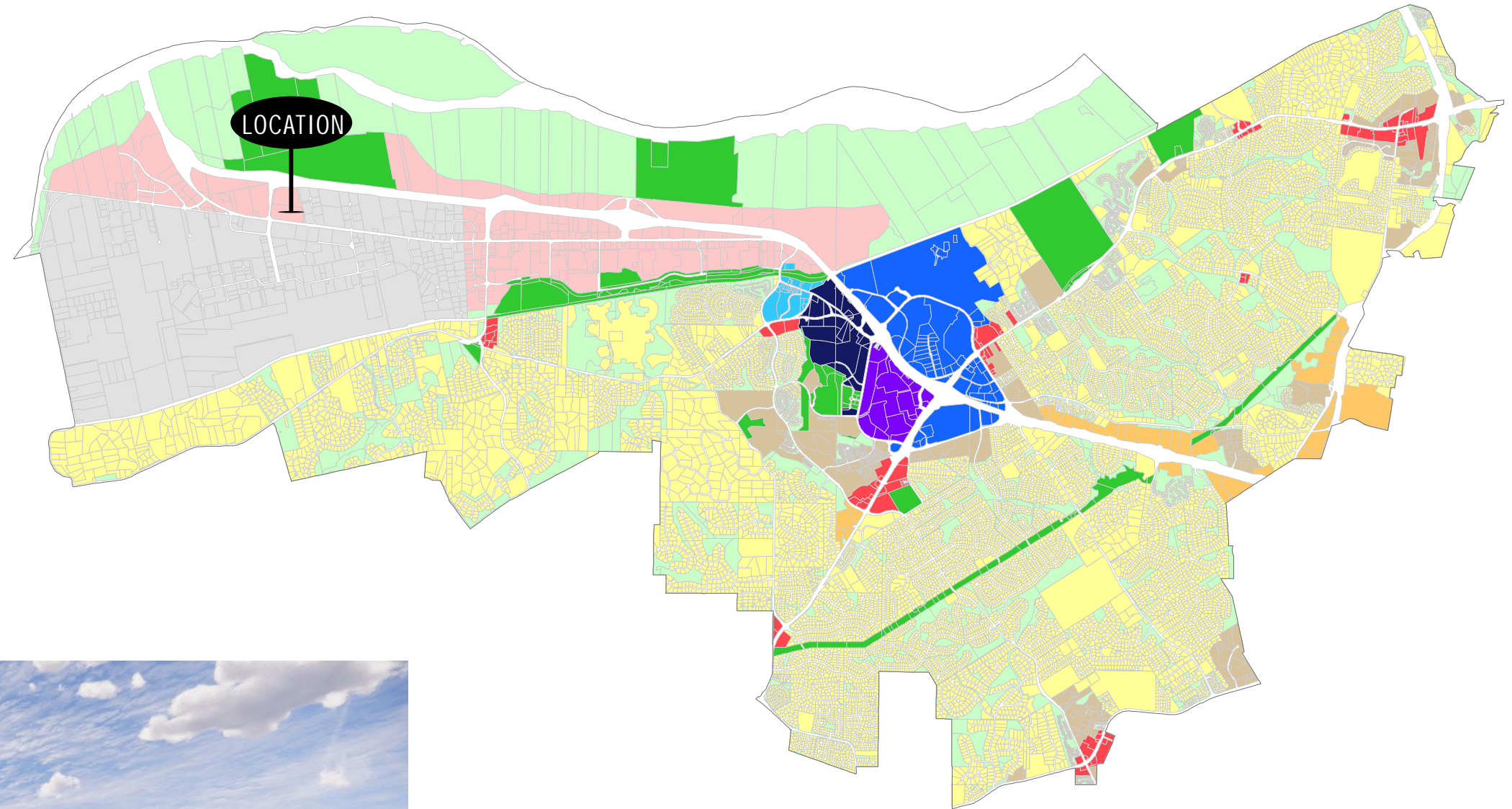
GATEWAY STUDIOS

Acreage: 24 acres

Proposal: Proposed Art Studios

Applicant: Gateway Studios, LLC

Land Use Designation: Regional Commercial



APPROVALS

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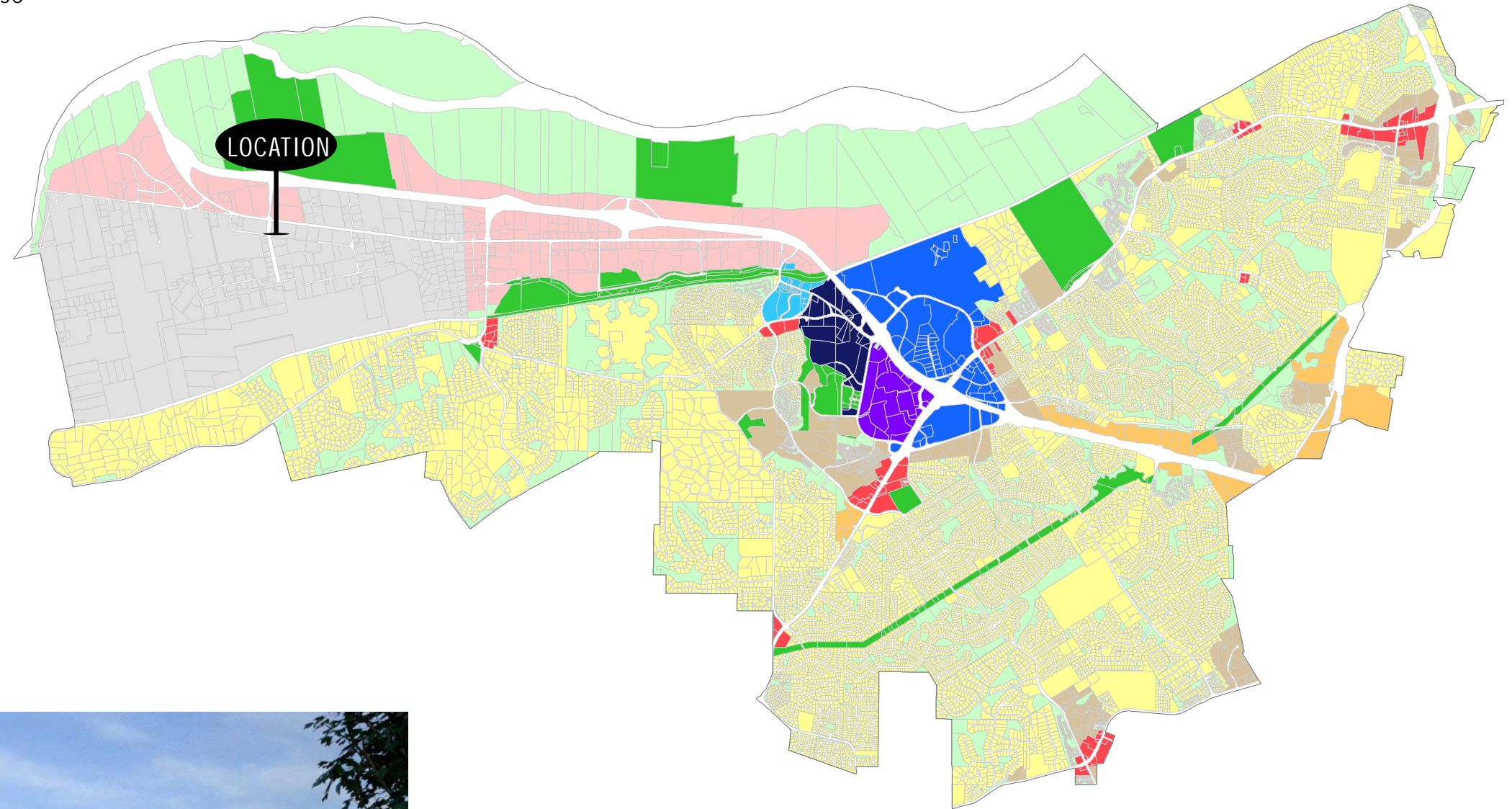
18122 CHESTERFIELD AIRPORT ROAD

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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- OCCUPANCY - FORTHCOMING

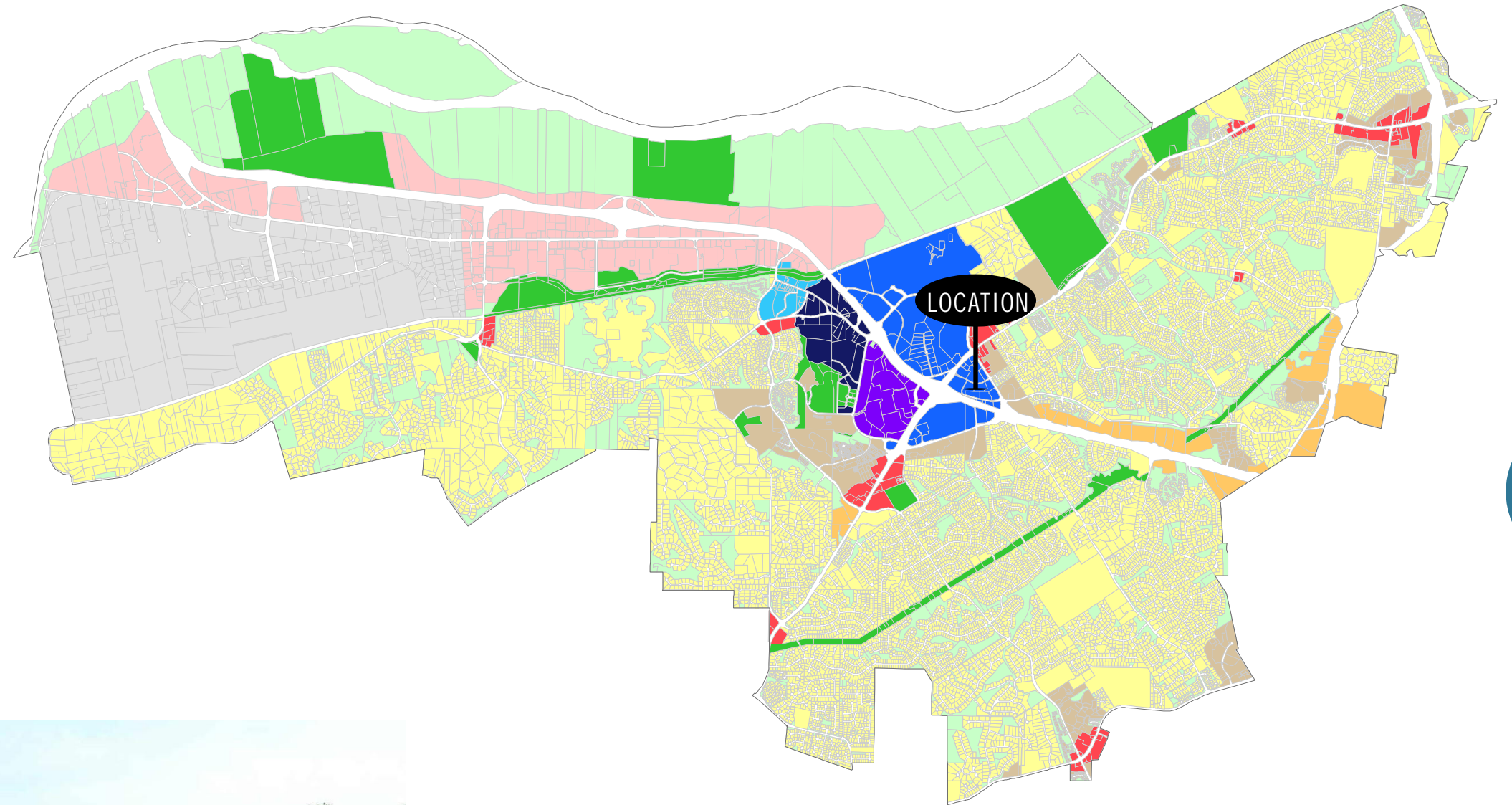
FAIRFIELD SUITES

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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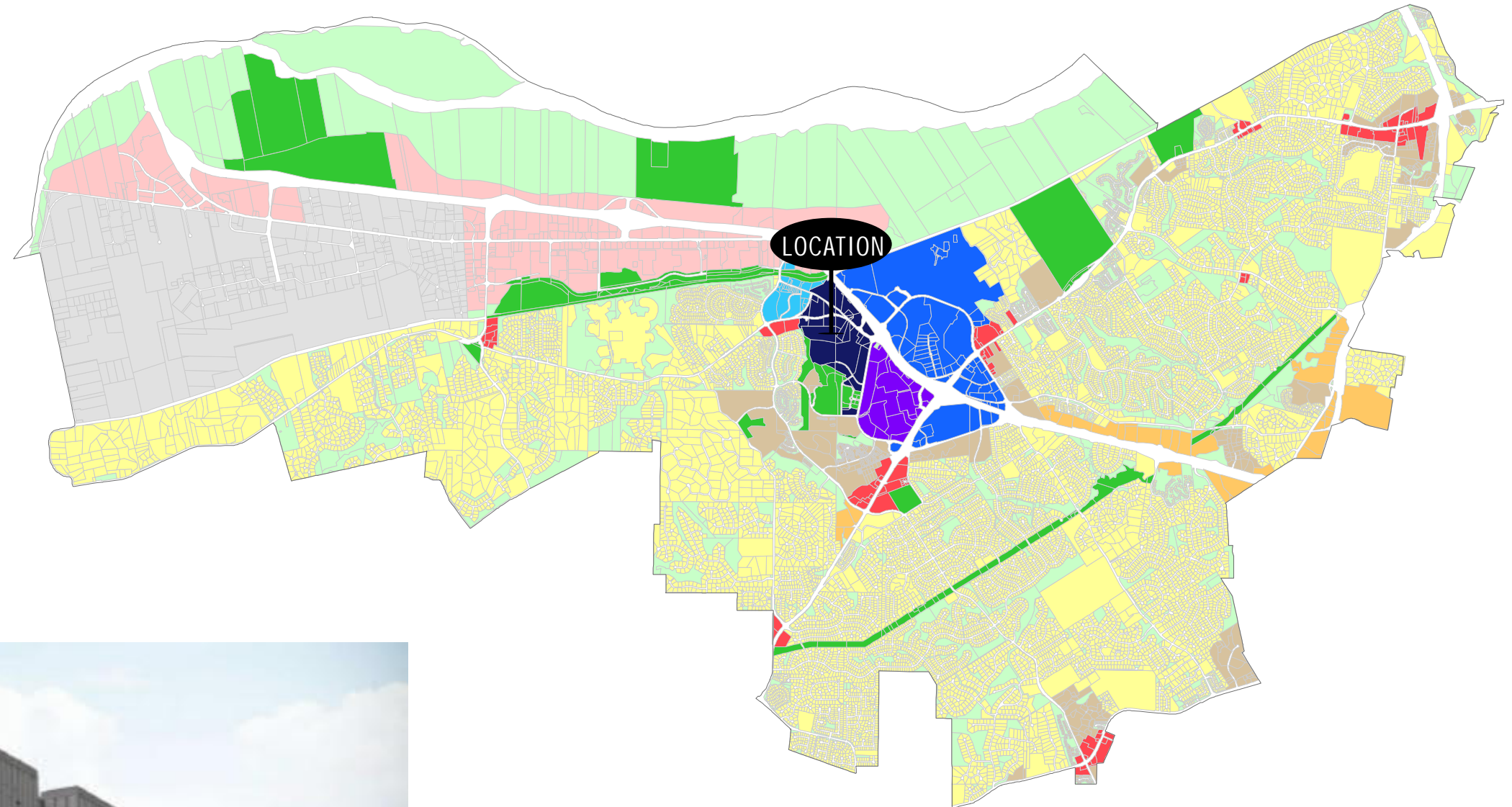
THE FLATS AT WILDHORSE VILLAGE

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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- SITE PLAN - PERMITTED
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- OCCUPANCY - FORTHCOMING



UNDER
CONSTRUCTION

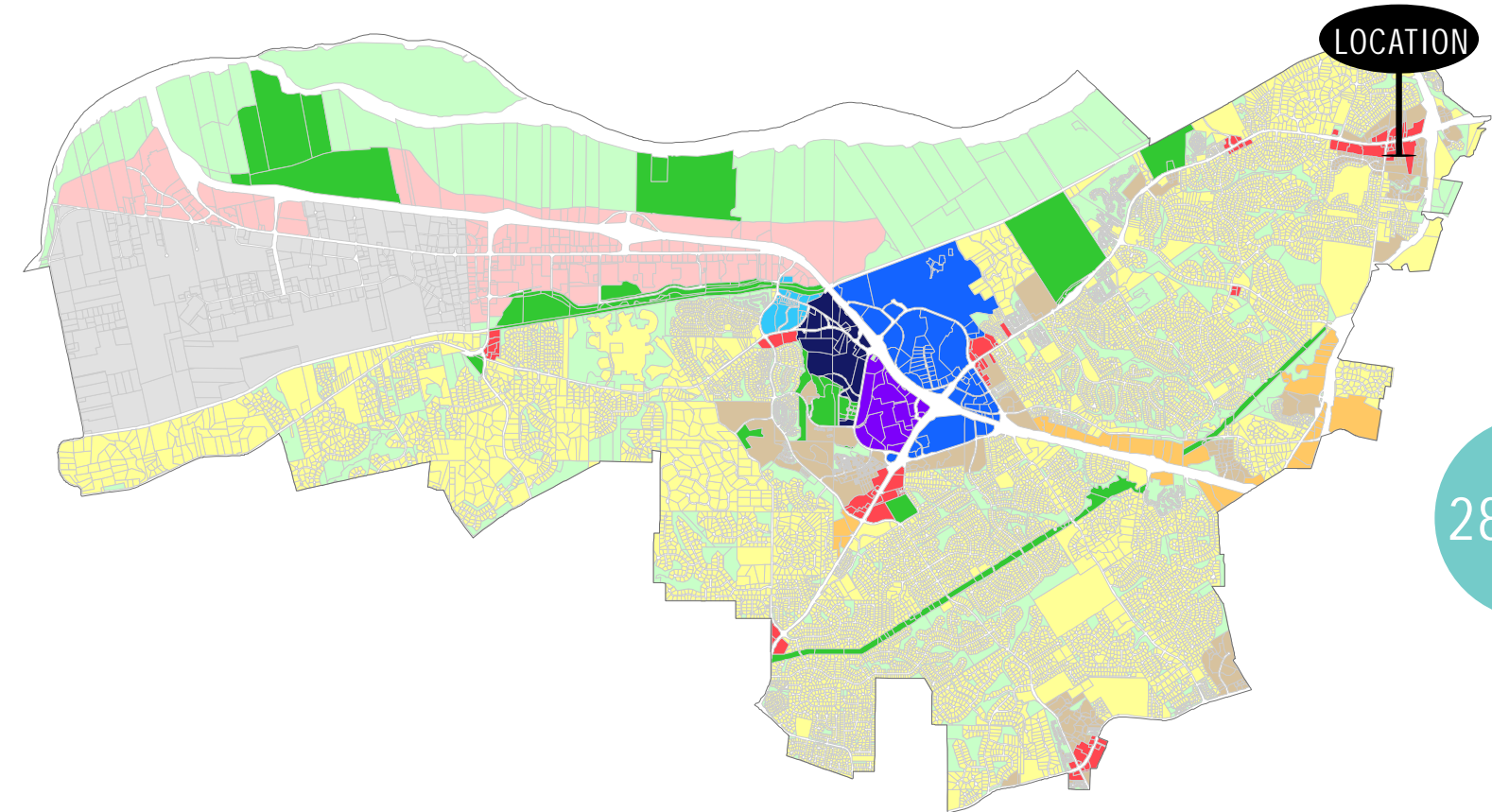
TOTAL ACCESS URGENT CARE

Acreage: 3.2 Acres

Proposal: 5,080 square foot medical office building

Applicant: TAUC Properties, LLC

Land Use Designation: Neighborhood Center



APPROVALS

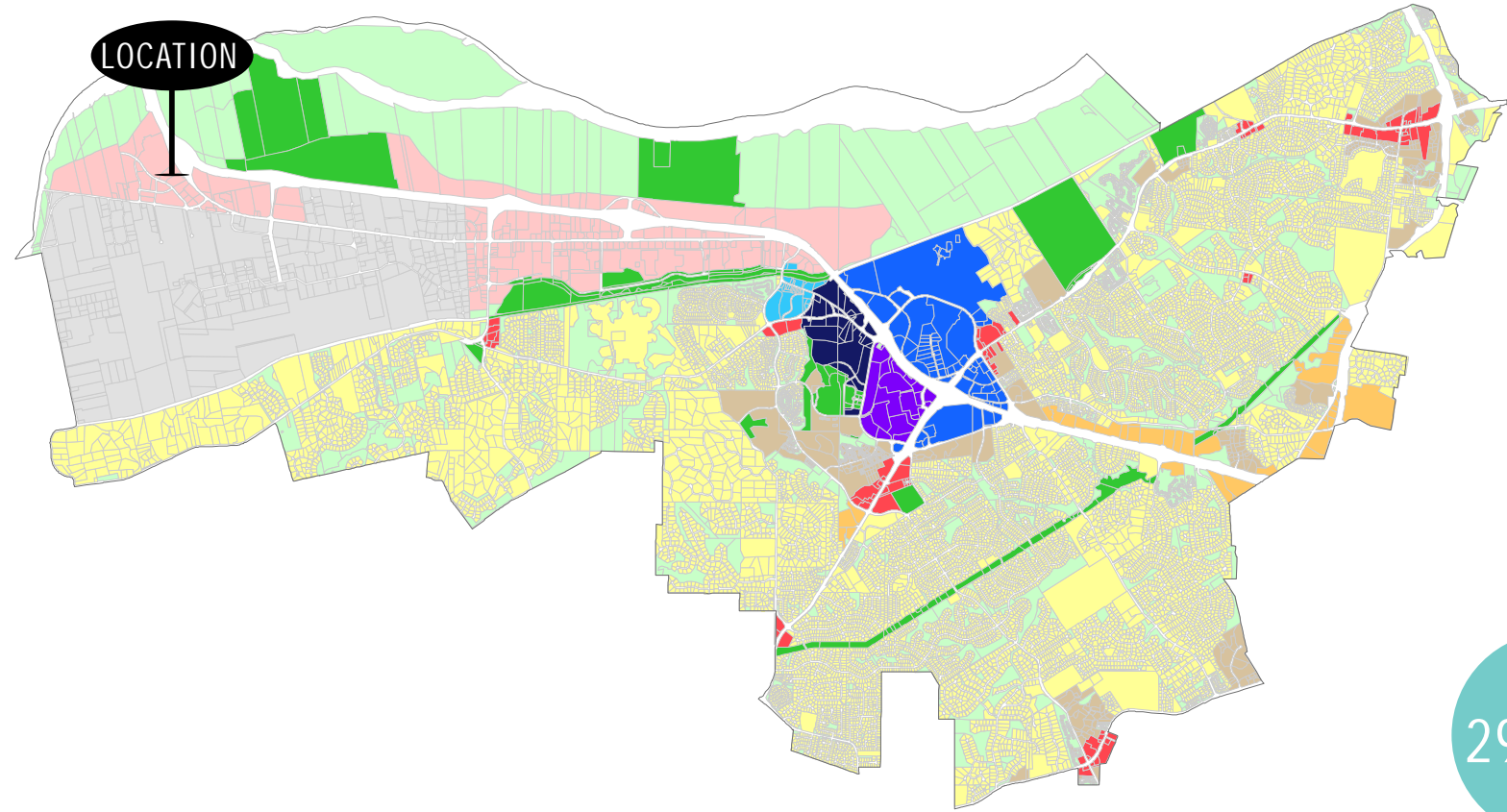
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

ECHO PARK

Acreage: 10.3 acres

Proposal: A 2 lot development with an auto dealership and vehicle storage

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

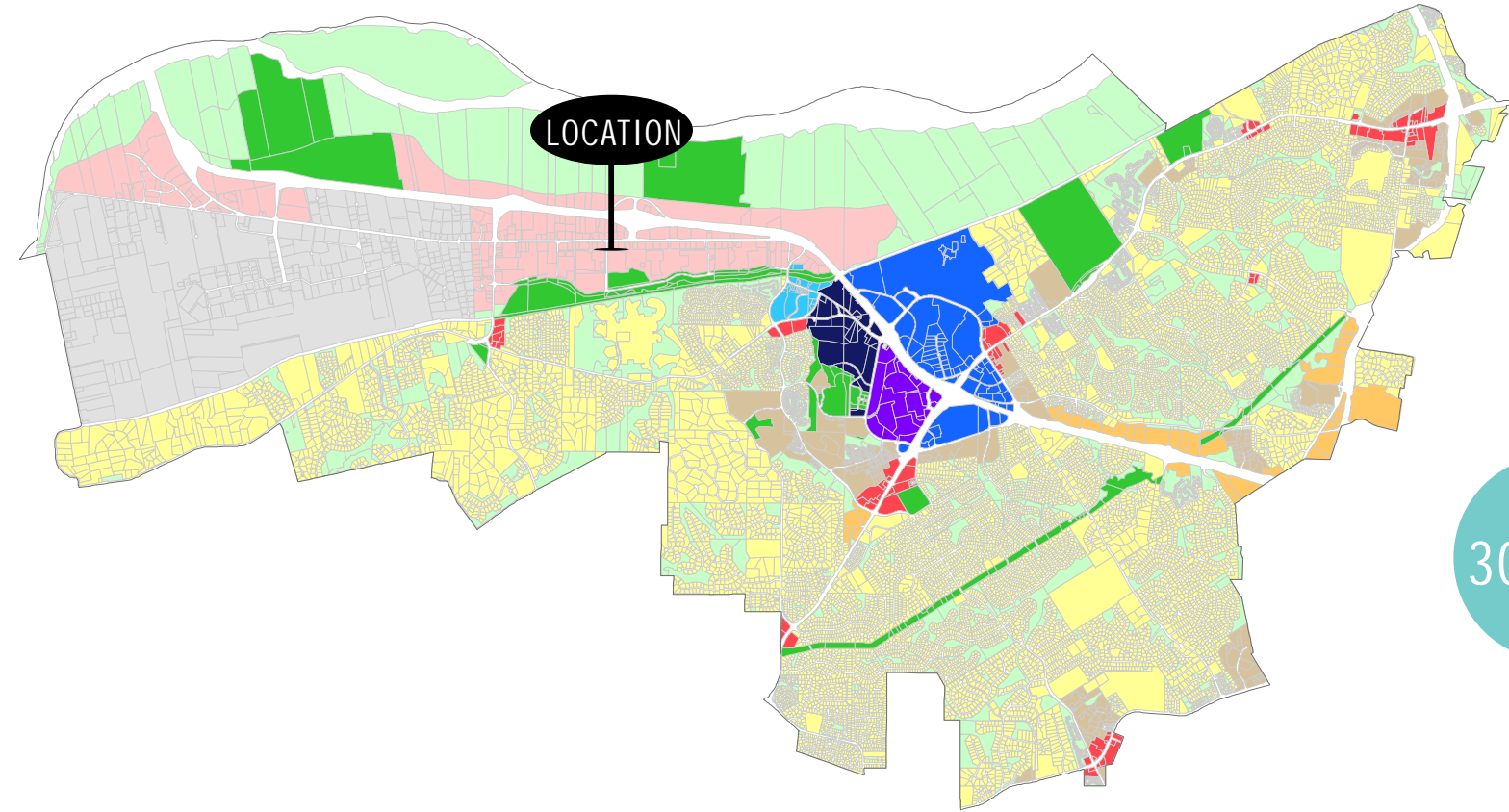
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

SHAKE SHACK

Acreage: 1.05 Acres

Proposal: 3,275 square foot restaurant

Applicant: Cochran Engineering



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APPROVALS

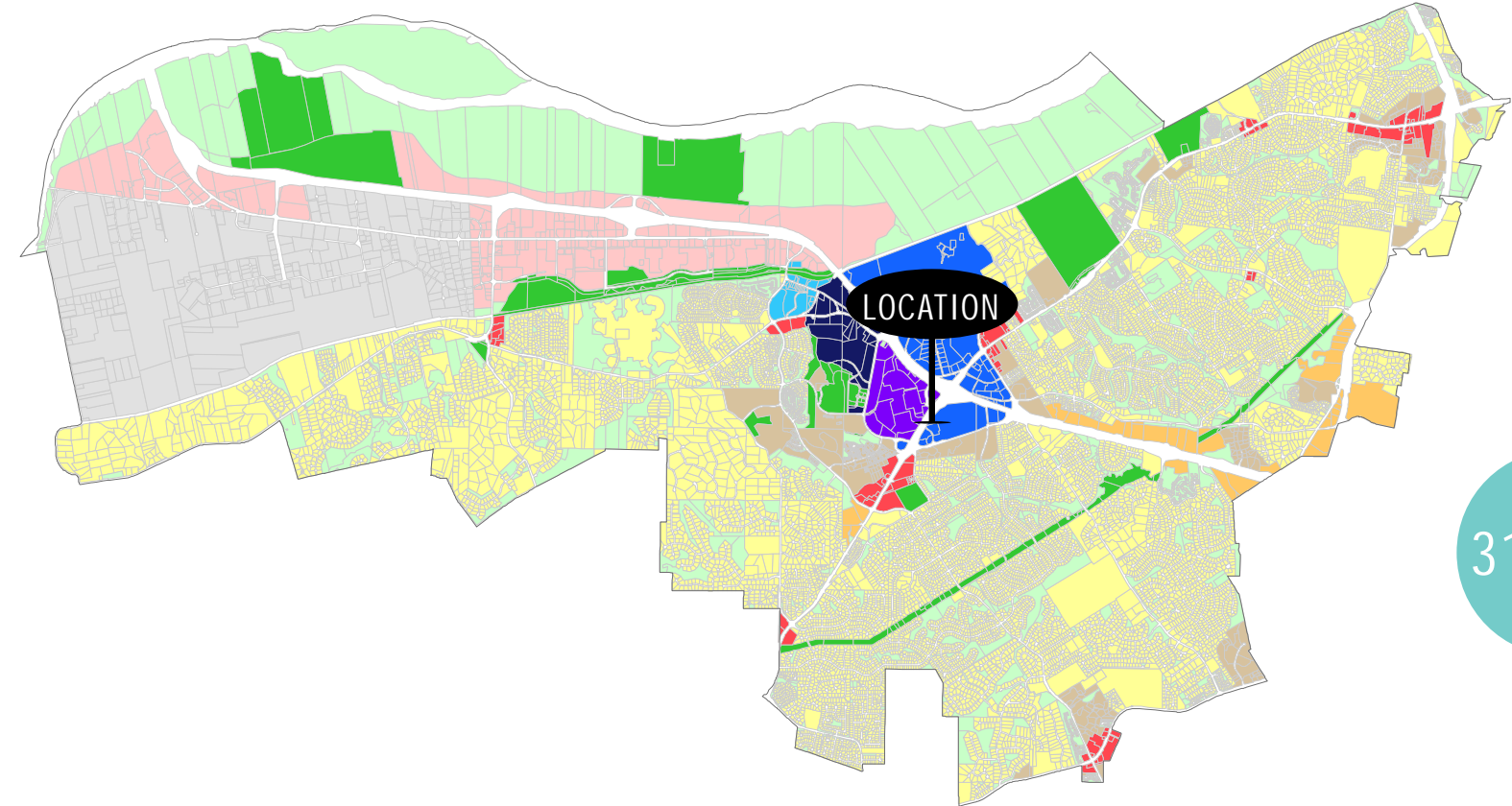
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

SHELBOURNE SENIOR LIVING

Acreage: 8.2 acres

Proposal: Proposed 150 unit Senior Living Facility

Applicant: Shelbourne Healthcare Development Group, LLC



APPROVALS

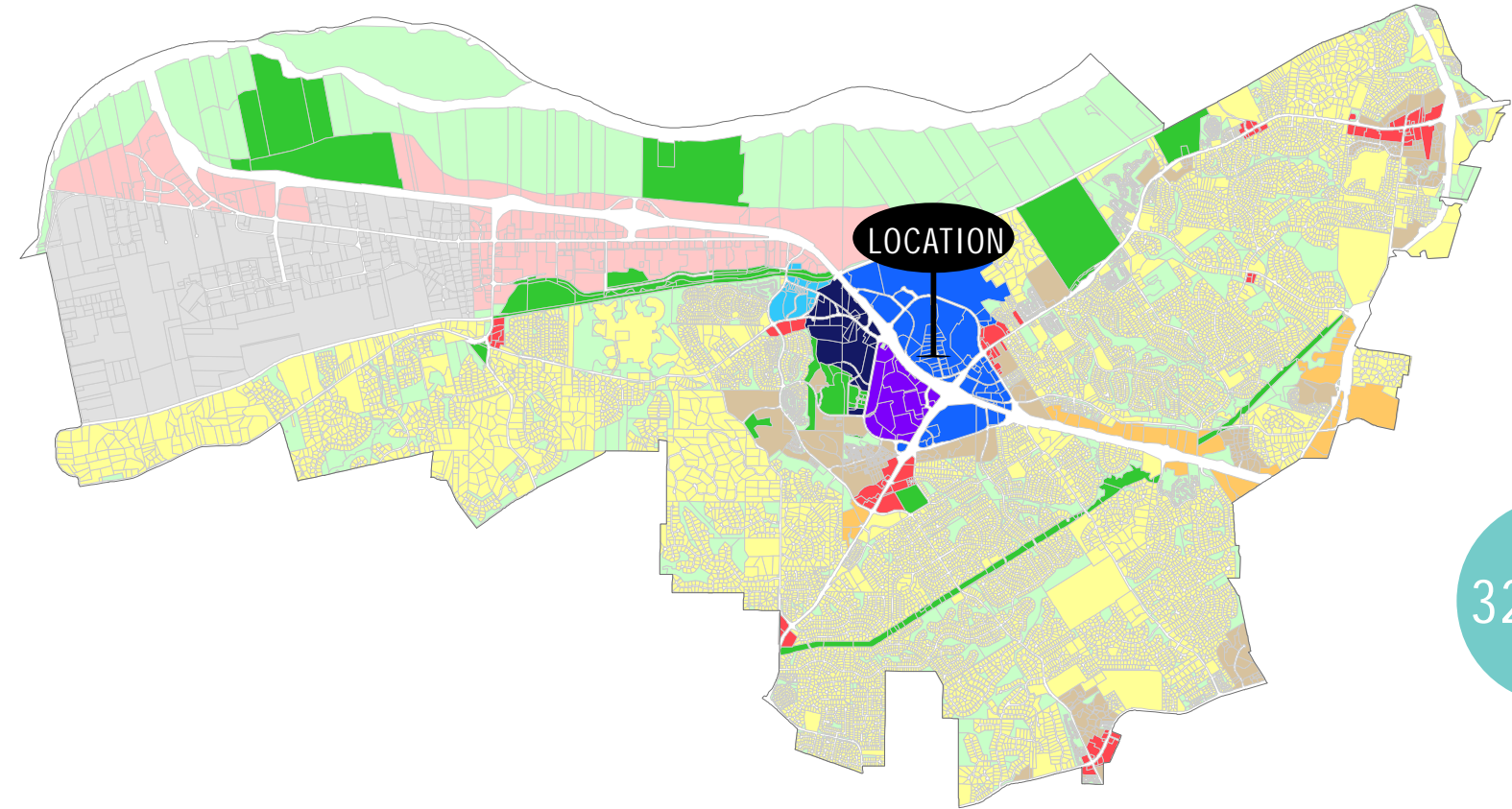
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

ALEXANDER WOODS

Acreage: 21.7 acres

Proposal: 37 single family home subdivision

Applicant: Fischer Homes



APPROVALS

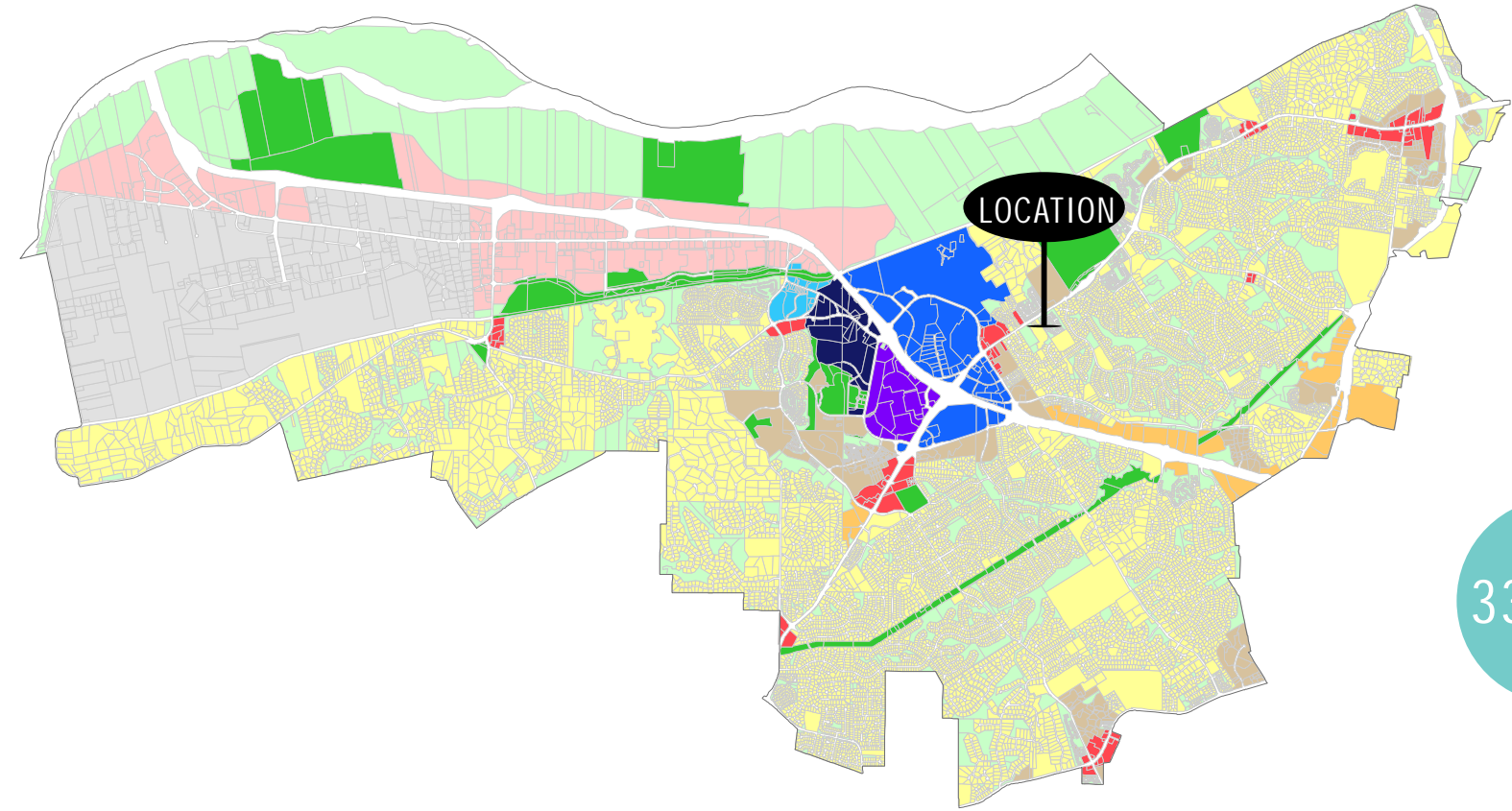
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 31/37

GRAND RESERVE

Acreage: 12 acres

Proposal: 36 single family home subdivision

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

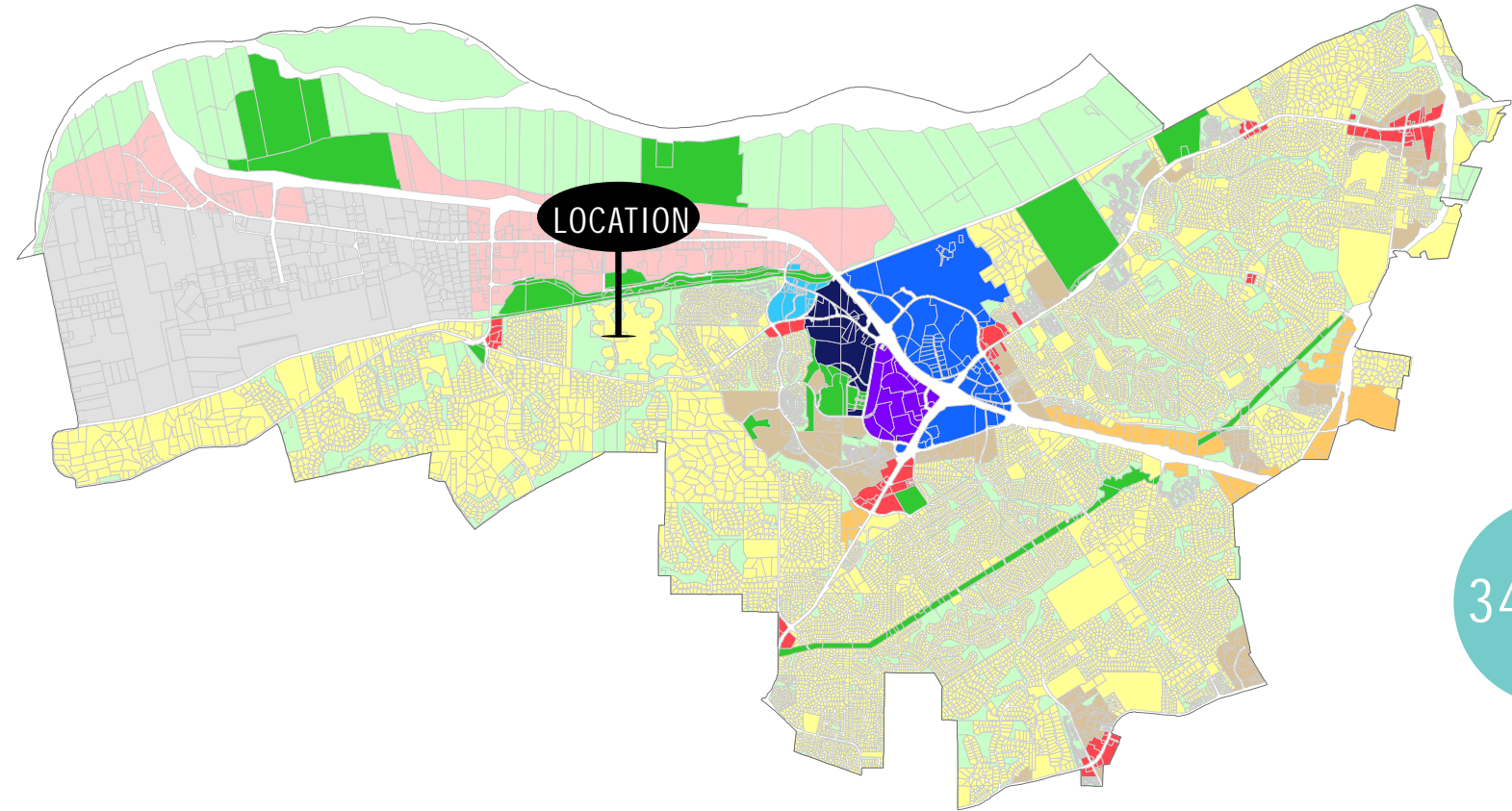
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 33/36

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 - 207/223



ZONING PETITIONS

ZONING PETITIONS

There are currently 12 active zoning petitions within the City of Chesterfield. Below is a list of the zoning petitions followed by a brief description.

PZ 08-2021 MCBRIDE BYRNE LLC (BOONE'S RIDGE)

- PUBLIC HEARING - 12-13-2021
- PLANNING COMMISSION - 2-14-2022
- P&PW - 03-10-2022
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

Zoning map amendment to allow for the development of 36 single family homes

PZ 10-2021 ORDINANCE 1430 (CITY OF CHESTERFIELD)

- PUBLIC HEARING - 10-11-2021
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request to bring a planned district ordinance into compliance with the City of Chesterfield Comprehensive Plan

PZS 11&12-2021 ESTATES AT FIRE ROCK

- PUBLIC HEARING - 10-25-2021
- PLANNING COMMISSION - 2-14-2022
- P&PW - 03-10-2022
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A two petition zoning request to establish a new Planned Unit Development (PUD) to permit 35 single family homes on 35 acres

PZ 16-2021 CITY OF CHESTERFIELD (UDC-ARTICLES 4&10)

- PUBLIC HEARING - 11-08-2021
- PLANNING COMMISSION - 2-14-2022
- P&PW - 03-10-2022
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amending Article 4 and Article 10 of the Unified Development Code to revise language pertaining to sign regulations

PZS 17&18-2021 LEGENDS AT SCHOETTLER POINTE

- PUBLIC HEARING - 12-13-2021
- PLANNING COMMISSION - 02-28-2022
- P&PW - 03-10-2022
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A two petition zoning request to establish a new Planned Unit Development (PUD) to permit 13 single family homes on 9 acres

PZ 19-2021 2030 CLARKSON ROAD

- PUBLIC HEARING - 2-14-2022
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A petition to rezone land from a NU Non-Urban District to a R5 Residence District

PZ 01-2022 KEMP AUTO (JOHNNY Y)

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

A zoning map amendment to an existing PC District to allow the drive-through use and apply revisions to the Preliminary Development Plan

PZ 02-2022 RIVER CROSSINGS

- PUBLIC HEARING - 03-14-2022
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amendment to modify signage criteria of a site specific ordinance

PZ 03-2022 530 NORTH EATHERTON

- PUBLIC HEARING - 03-14-2022
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A petition to re-zone a 16.6 acre tract of land from NU Non-Urban District to LI Light Industrial District

PZ 07-2021 15201 CONWAY ROAD

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

A petition to re-zone a 1 acre tract of land from a R4 to a R6 Residence District