



PLANNING DEPARTMENT

ACTIVITY

REPORT 2022

JULY

DIRECTORY

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CONSTRUCTION COST BY SECTOR

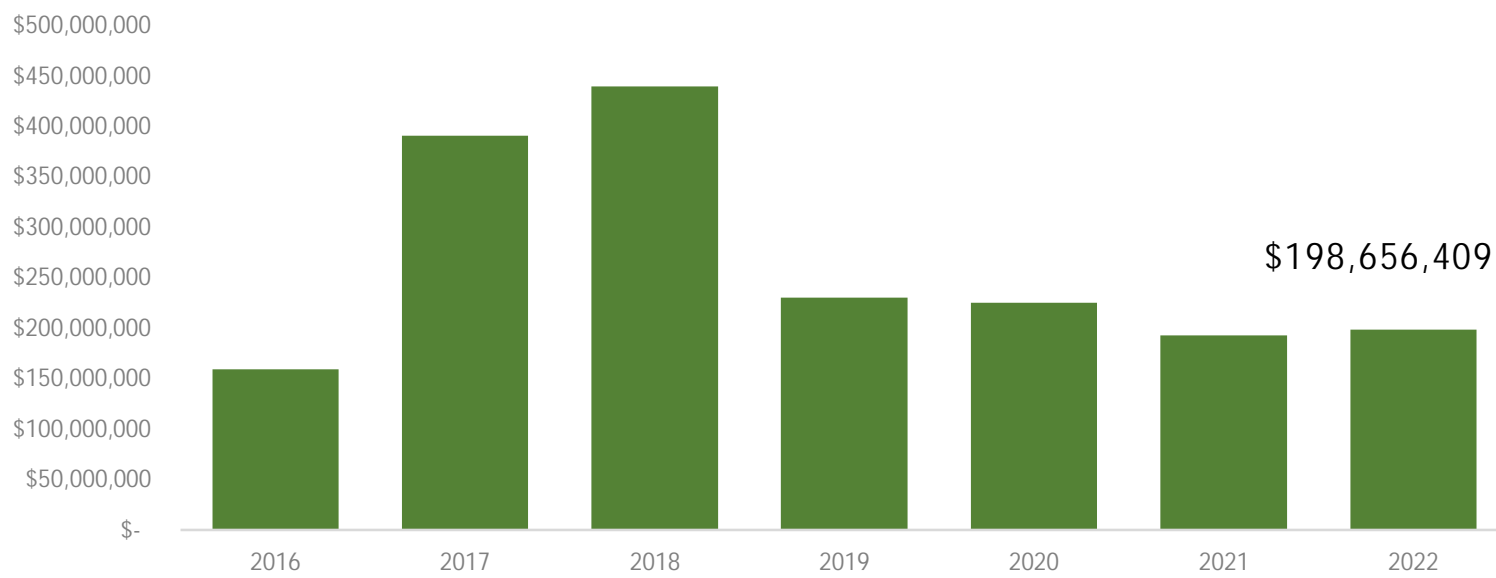
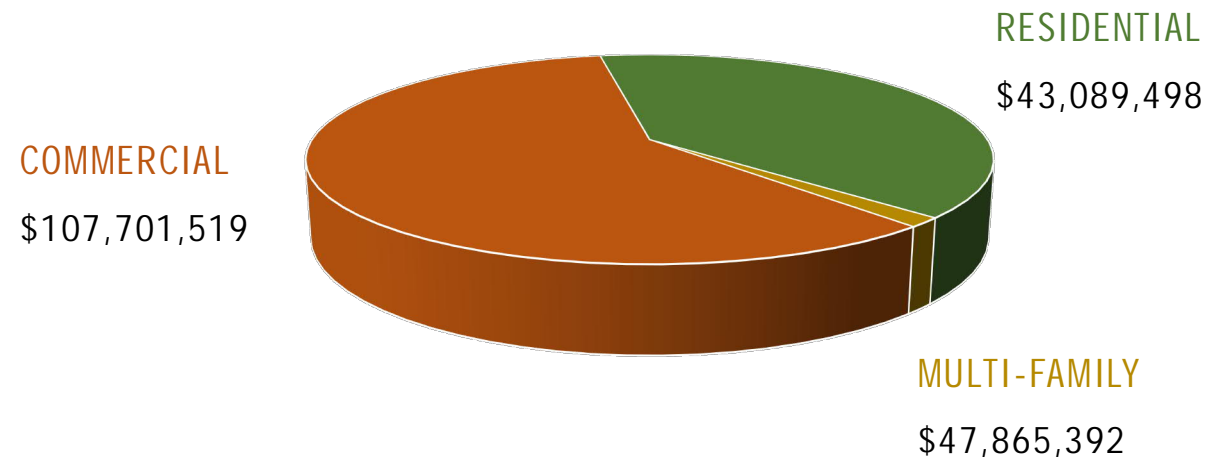
Below is a summary of year to date construction costs for 2022. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.

INCREASE OF \$76+ MILLION SINCE LAST REPORT

MUNICIPAL ZONING APPROVAL (MZA)

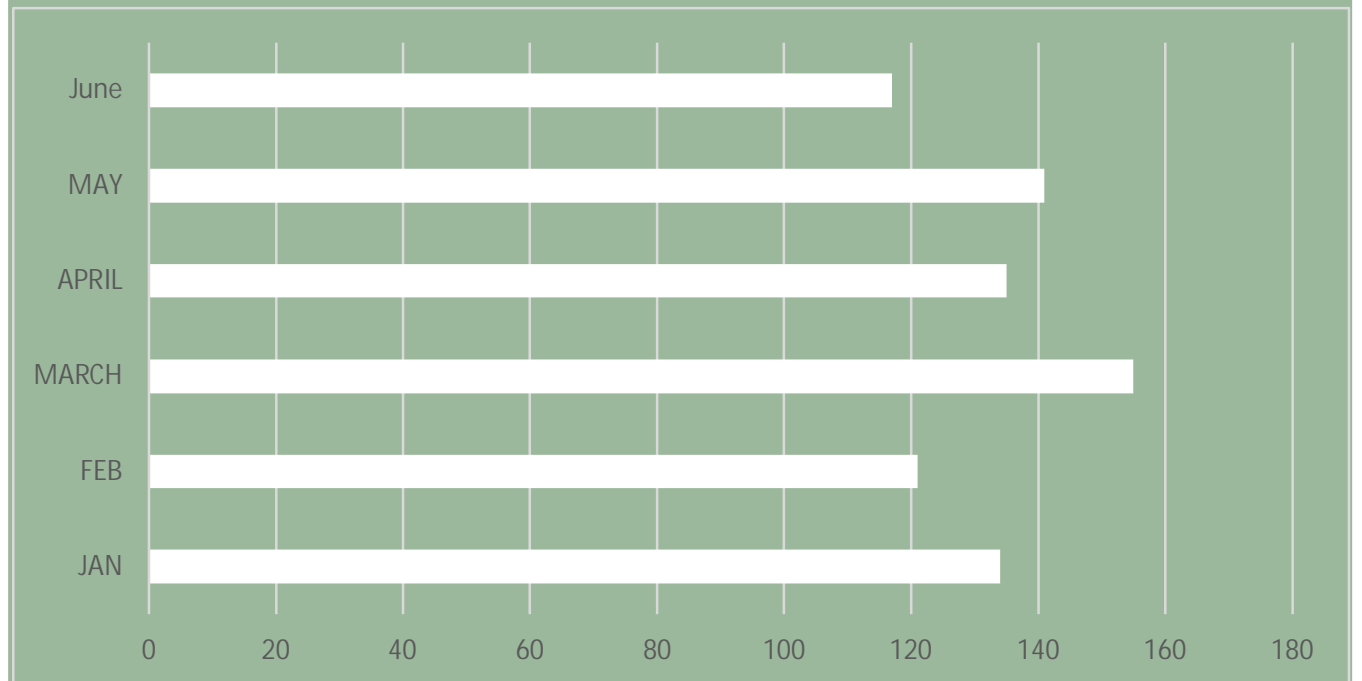
Prior to issuance of building permit, property owners are required to submit for Municipal Zoning Approval to verify compliance with all zoning regulations.

YTD CONSTRUCTION COST BY SECTOR



TOTAL CONSTRUCTION COST BY YEAR

TOTAL MUNICIPAL ZONING APPROVALS RECEIVED YEAR TO DATE: 803



IN THE PAST 6 MONTHS, THE CITY OF CHESTERFIELD AVERAGED 6.5 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 no PC meeting between 6/15 and 7/15 2022. Below is a list of agenda items from the last meeting.

PC AGENDA (6/13)

PUBLIC HEARINGS

- P.Z.01-2022 KEMP AUTOMOBILE MUSEUM (JOHNNY Y PROPERTIES LLC)

SITE PLANS

- 633 S. GODDARD AVE. (LIGHTING PLAN)
- CHESTERFIELD COMMONS, LOT 14 (HAWAIIAN BROS) ASDSP
- CRAZY BOWLS & WRAPS (AAE)
- ENTERPRISE (ASDP)
- THE DISTRICT (ASDP)
- WILDHORSE VILLAGE, LOT 2A-2 (TERRACES AT WILDHORSE VILLAGE) SDSP

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 meetings scheduled between 6/15 and 7/15. Below is a list of agenda items.

ARB AGENDA (7/14)

NEW BUSINESS

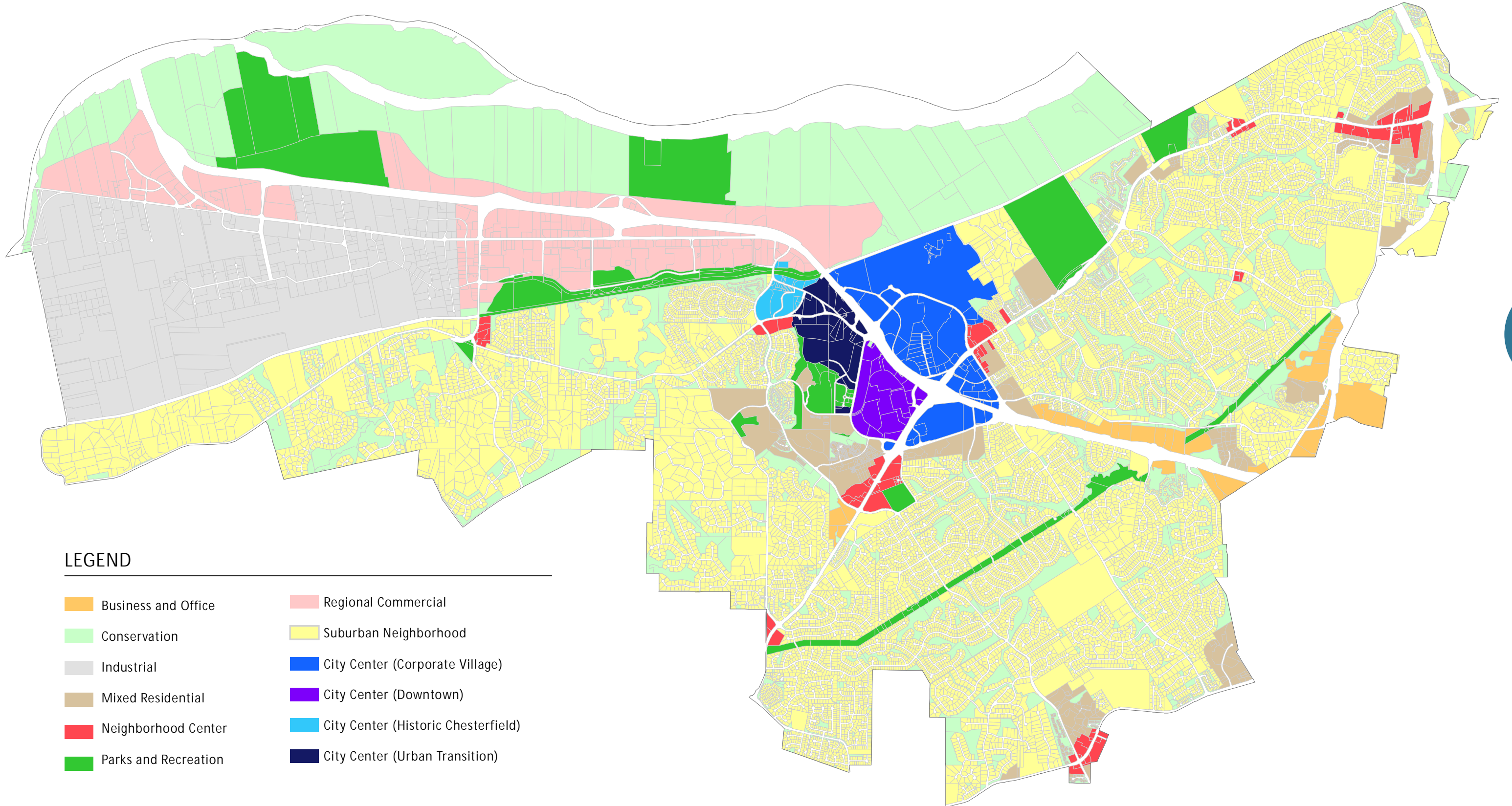
- SPIRIT VALLEY BUSINESS PARK, LOT 15 (VERMEER) ASDSP



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) |

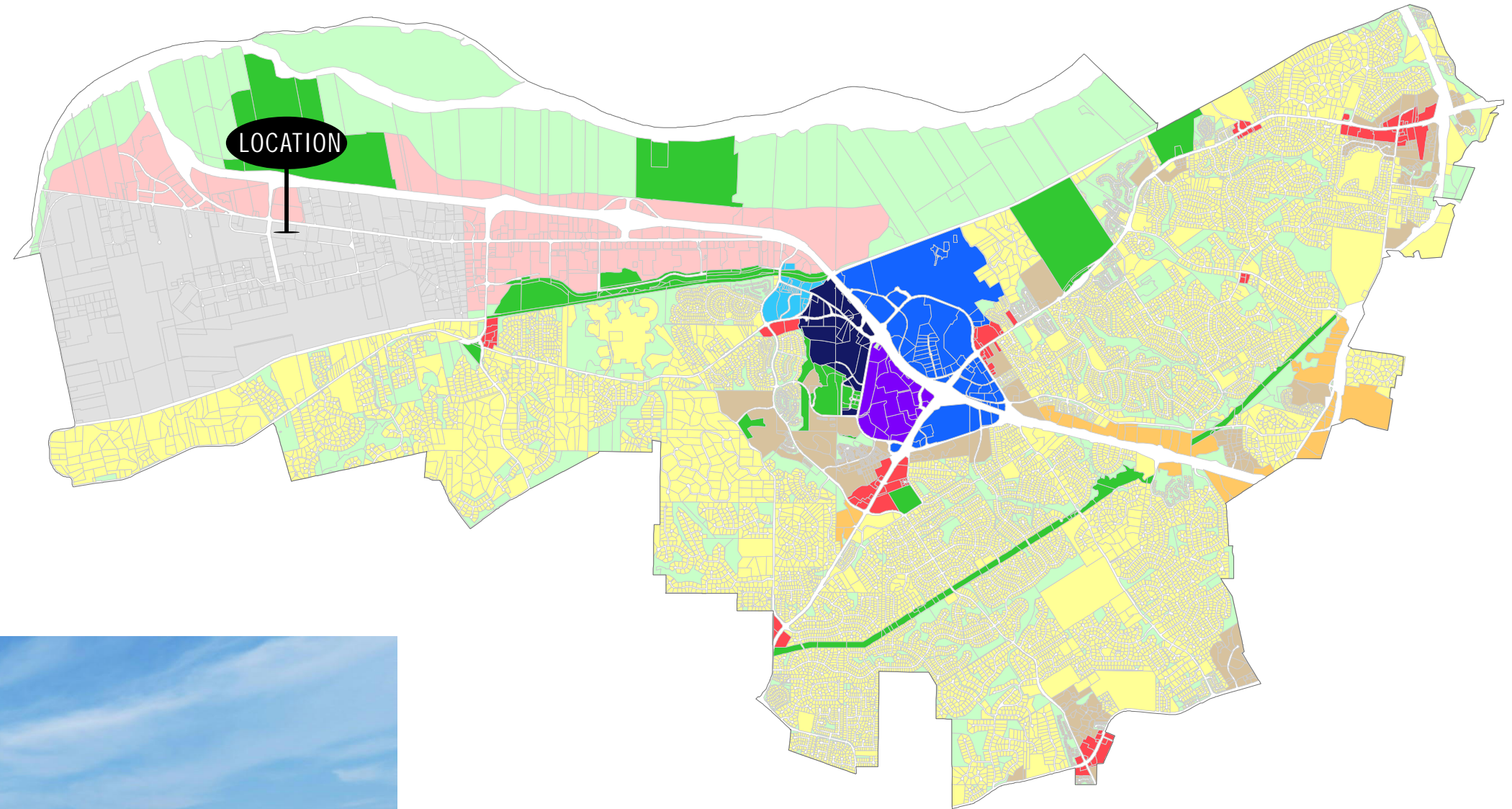
18122 CHESTERFIELD AIRPORT ROAD

Acreage: 12.0 acres

Proposal: Four buildings for office/retail/warehouse uses

Applicant: Scott Properties Commercial Real Estate

Land Use Designation: Industrial



APPROVALS

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

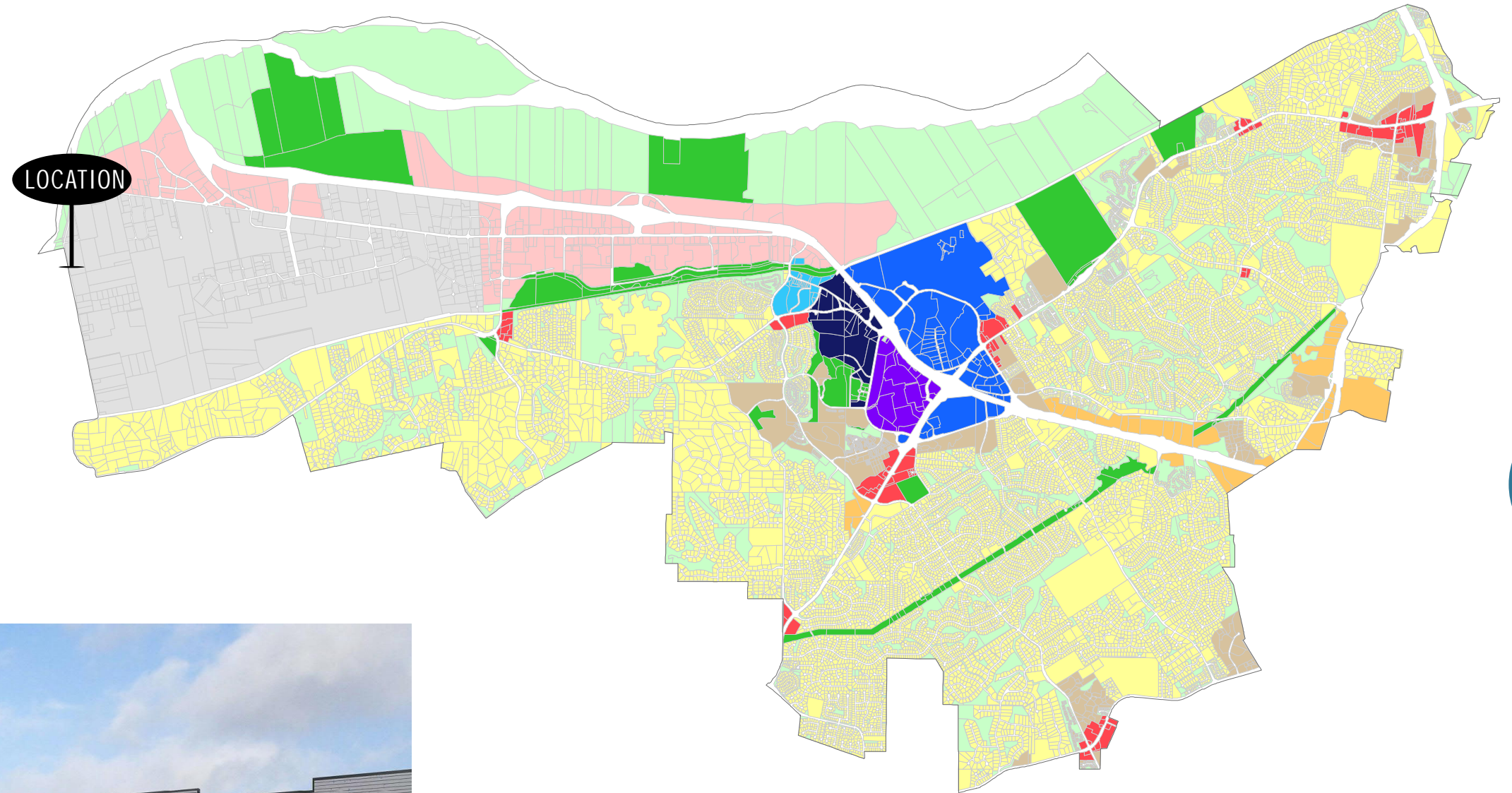
RISE DEVELOPMENT

Acreage: 16.6 acres

Proposal: 21 office and warehouse buildings

Applicant: RISE Chesterfield MO, LLC

Land Use Designation: Industrial



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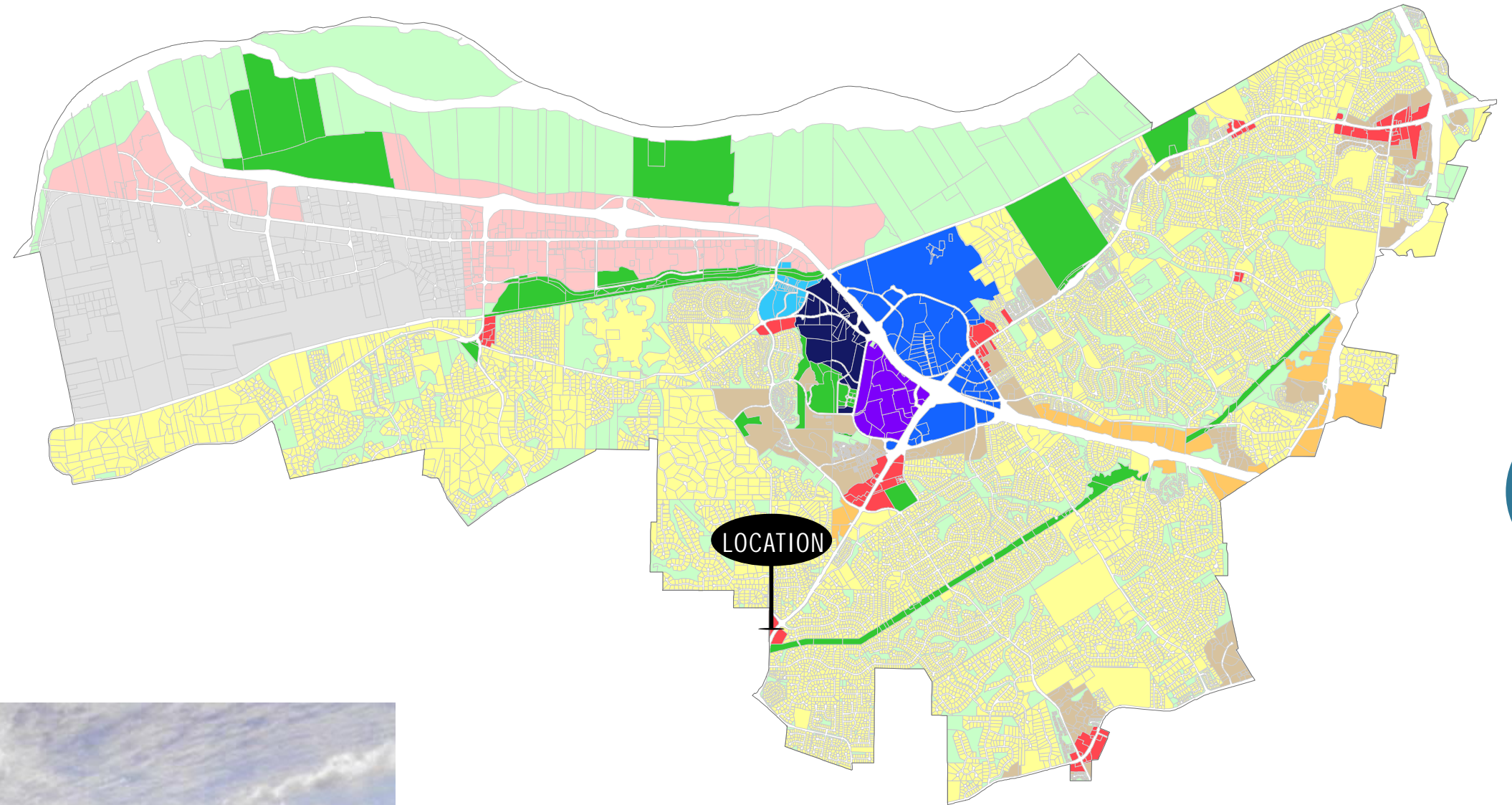
2272 CLARKSON ROAD

Acreage: 1.0 acres

Proposal: Office building

Applicant: SMS Group LLC

Land Use Designation: Neighborhood Center



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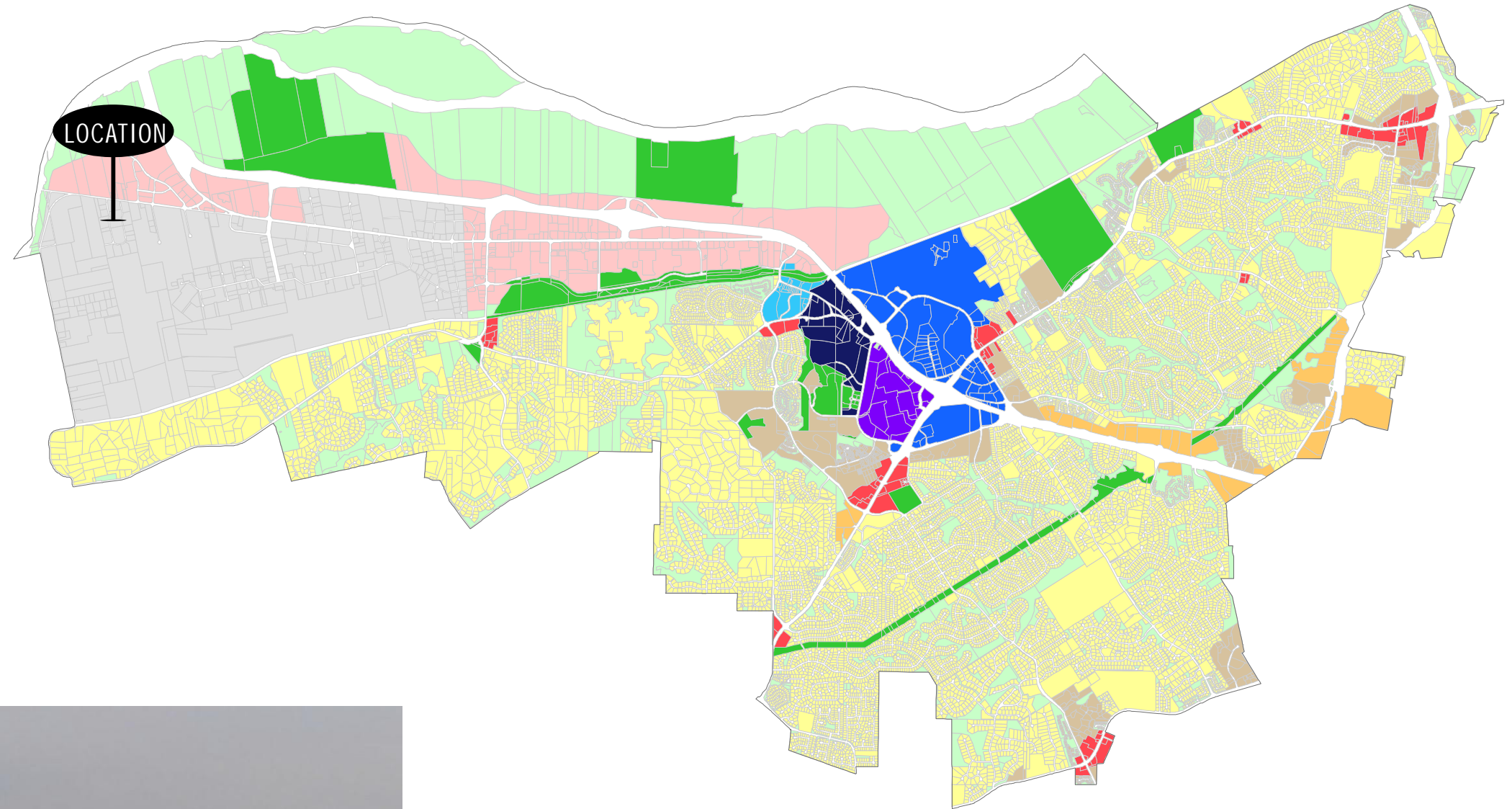
VERMEER SALES AND SERVICE FACILITY

Acreage: 6.8 acres

Proposal: Building addition with storage and display

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Industrial



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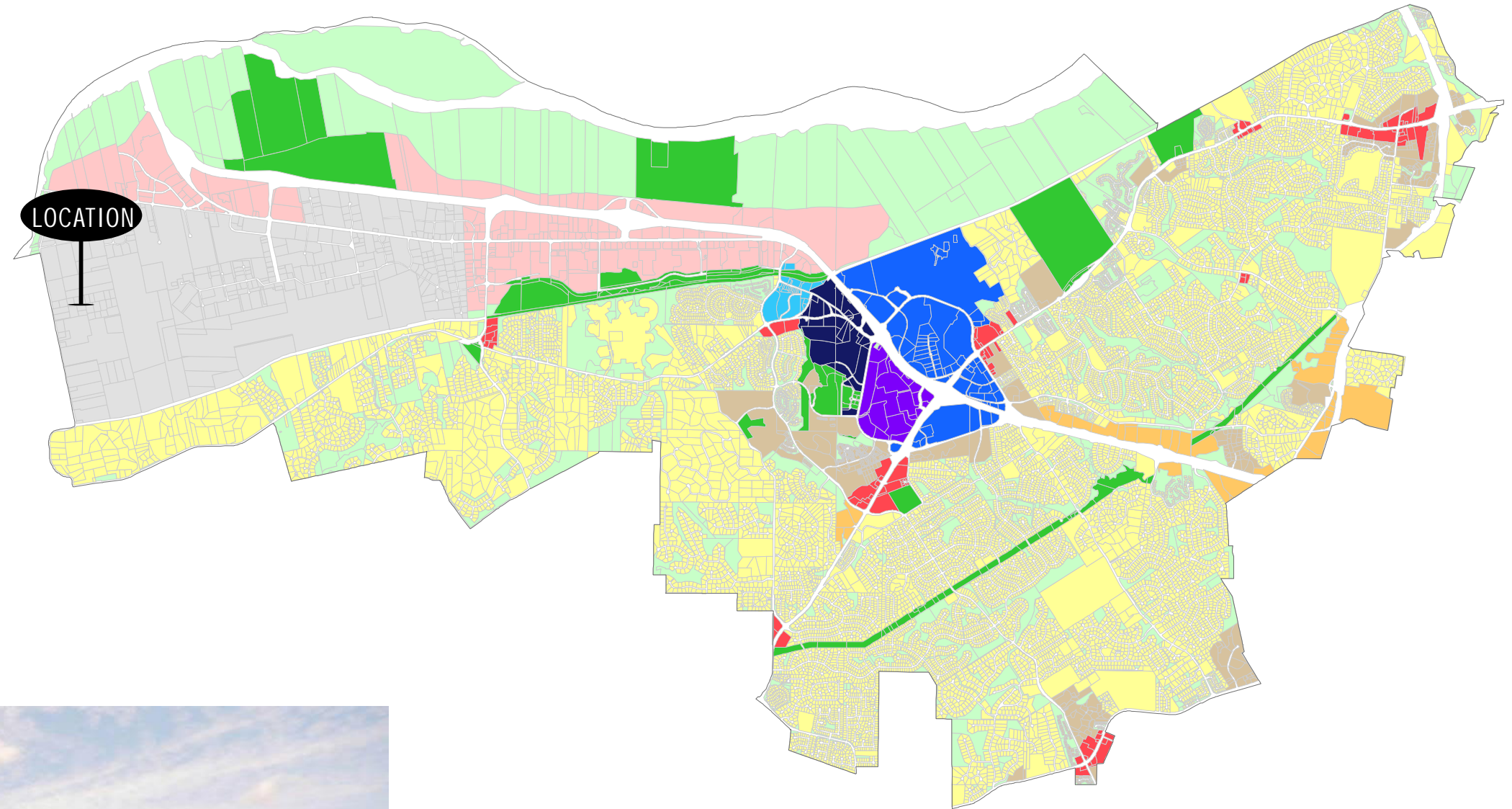
KNOEBEL CONSTRUCTION

Acreage: 1.6 acres

Proposal: Office building with warehouse storage

Applicant: CASCO Diversified Corporation

Land Use Designation: Industrial



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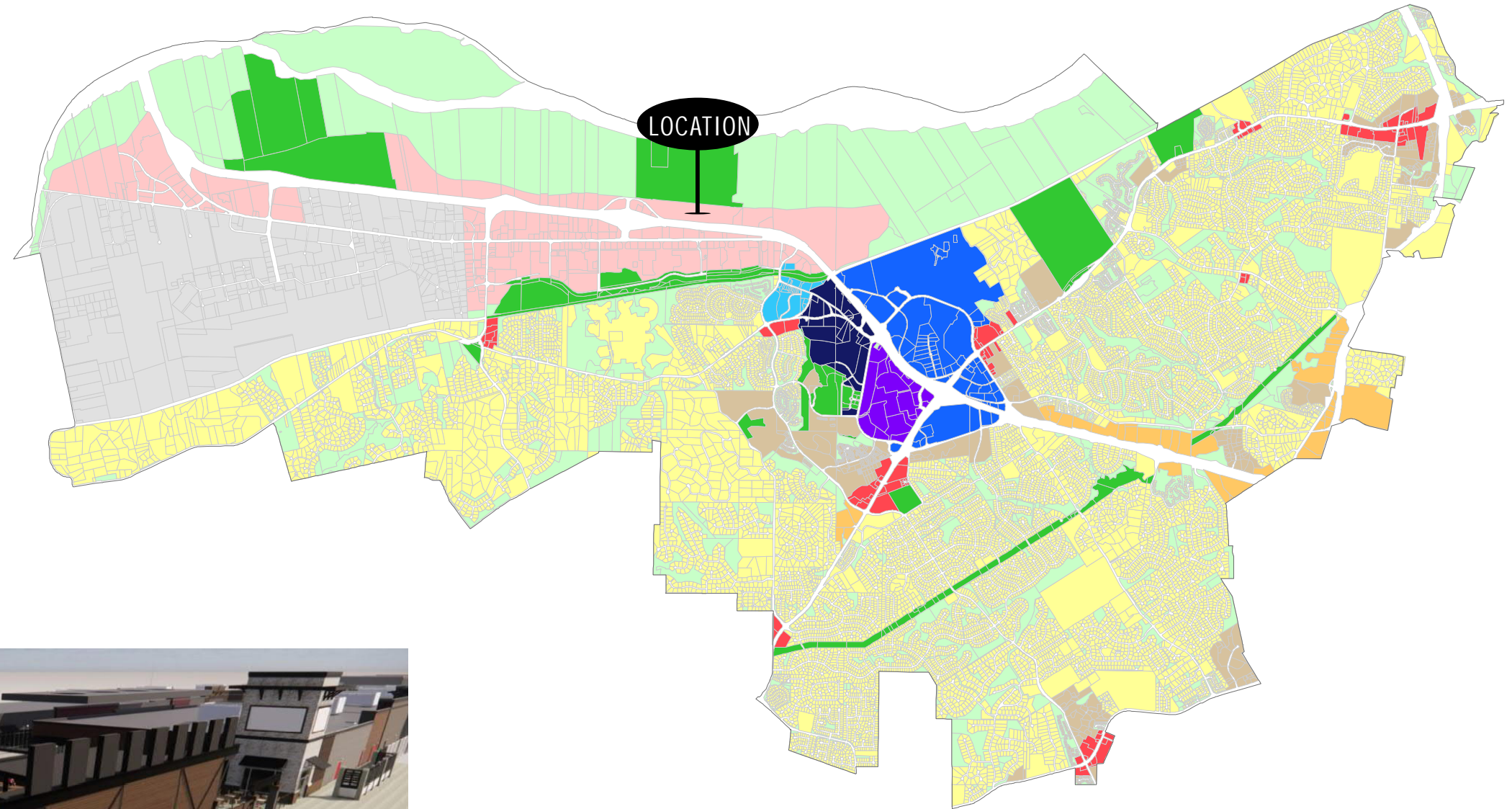
THE DISTRICT

Acreage: 48.2 acres

Proposal: Update site plan to create "The Hub"

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Regional Commercial



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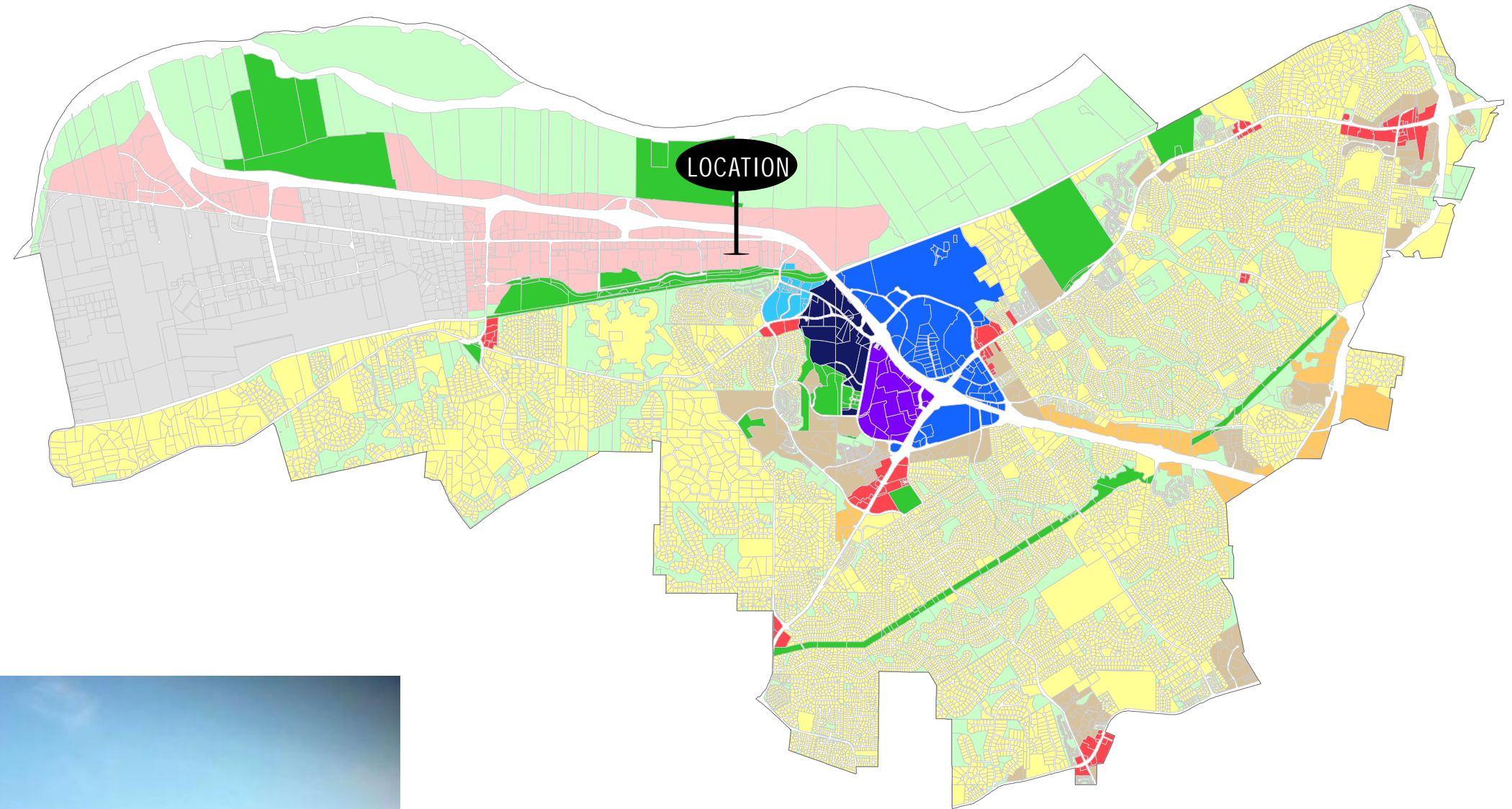
HAWAIIAN BROTHERS

Acreage: 1.9 acres

Proposal: Update exterior restaurant elevations

Applicant: Hawaiian Brothers

Land Use Designation: Regional Commercial



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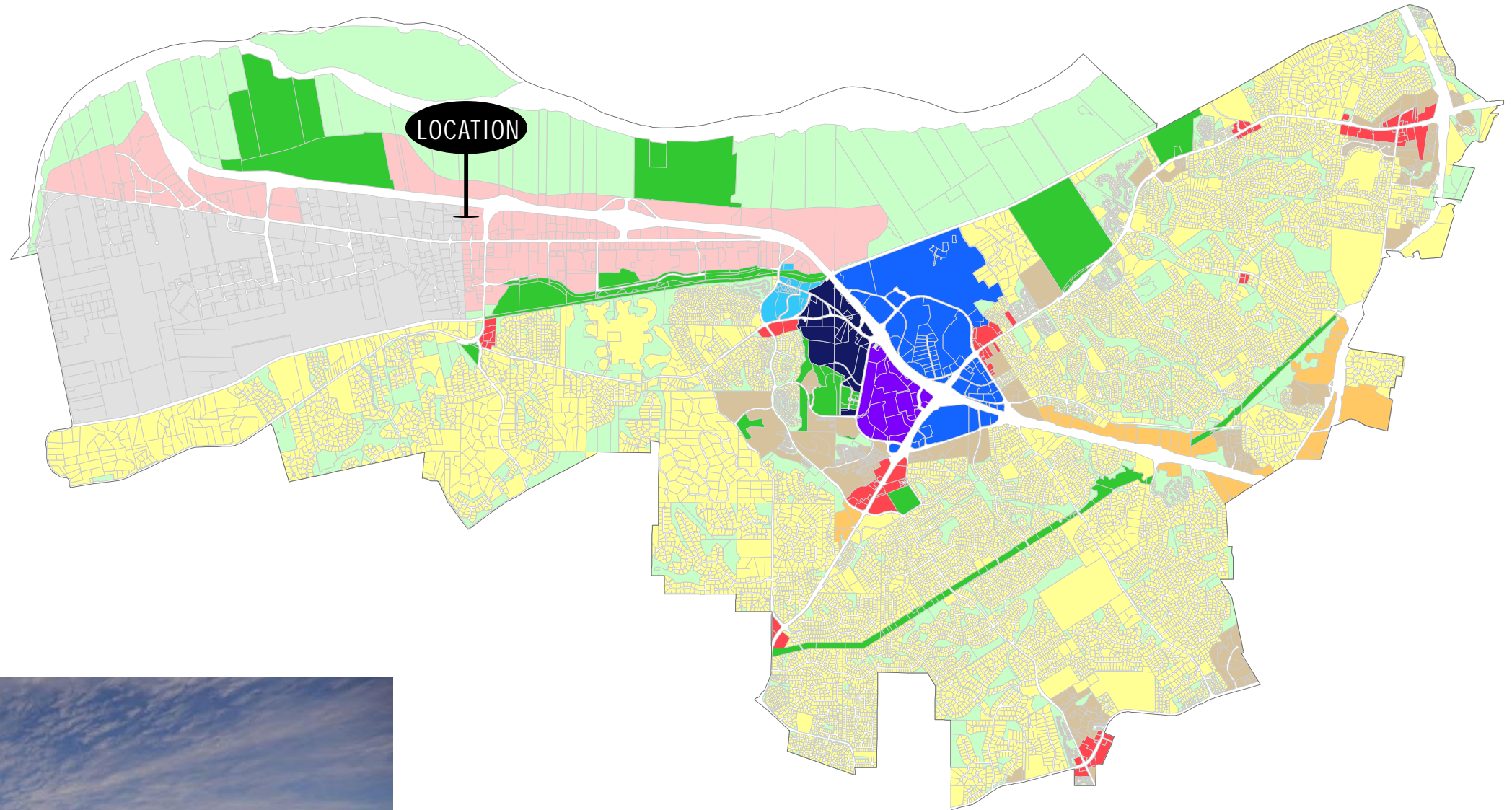
JIM BUTLER KIA

Acreage: 1.9 acres

Proposal: A 3,744 square foot addition to the north elevation

Applicant: Michael E. Bauer Architecture, LLC

Land Use Designation: Regional Commercial



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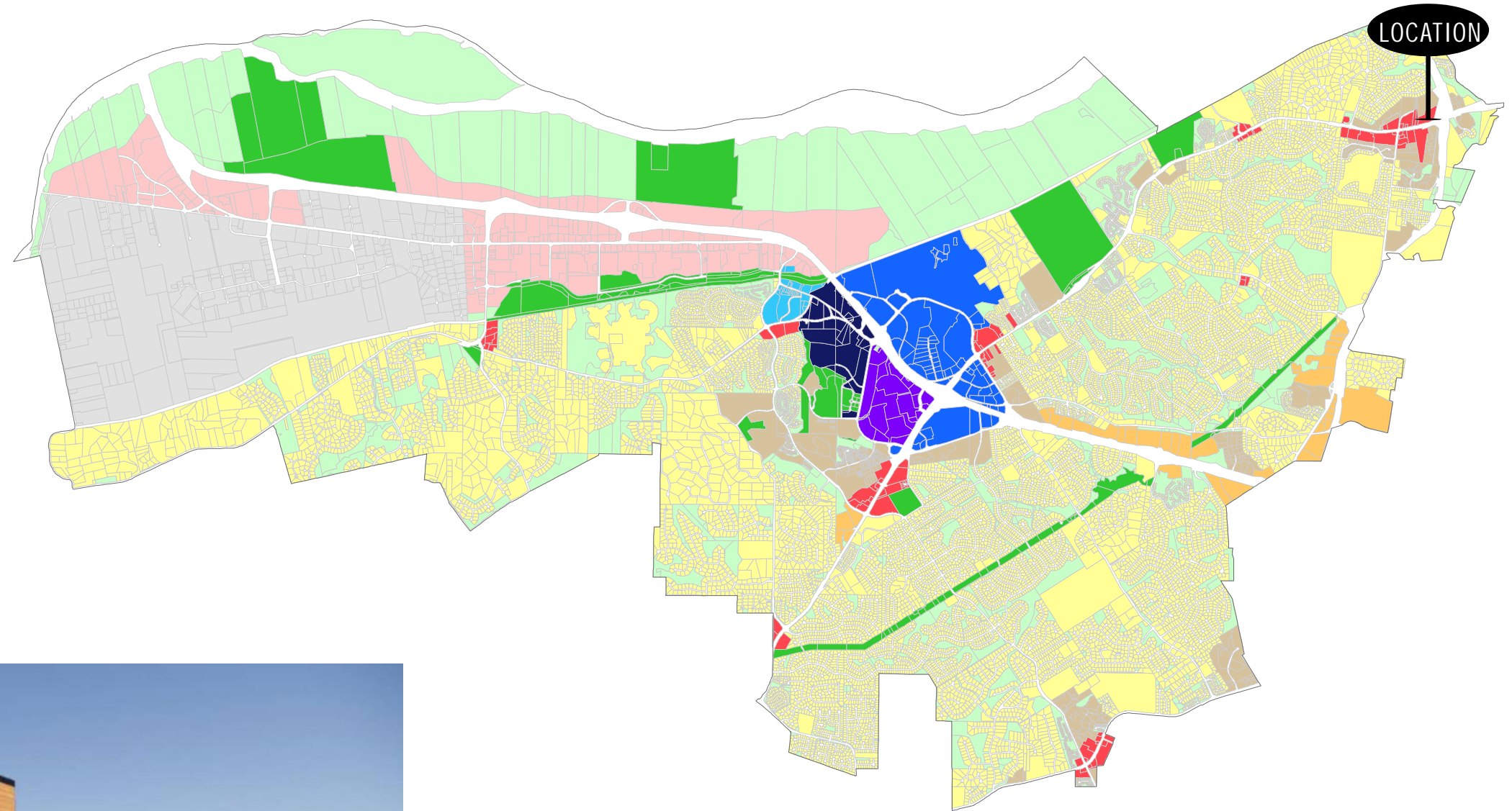
CRAZY BOWLS & WRAPS

Acreage: 0.3 acres

Proposal: Update exterior restaurant elevations

Applicant: Crazy Bowls and Wraps

Land Use Designation: Neighborhood Center



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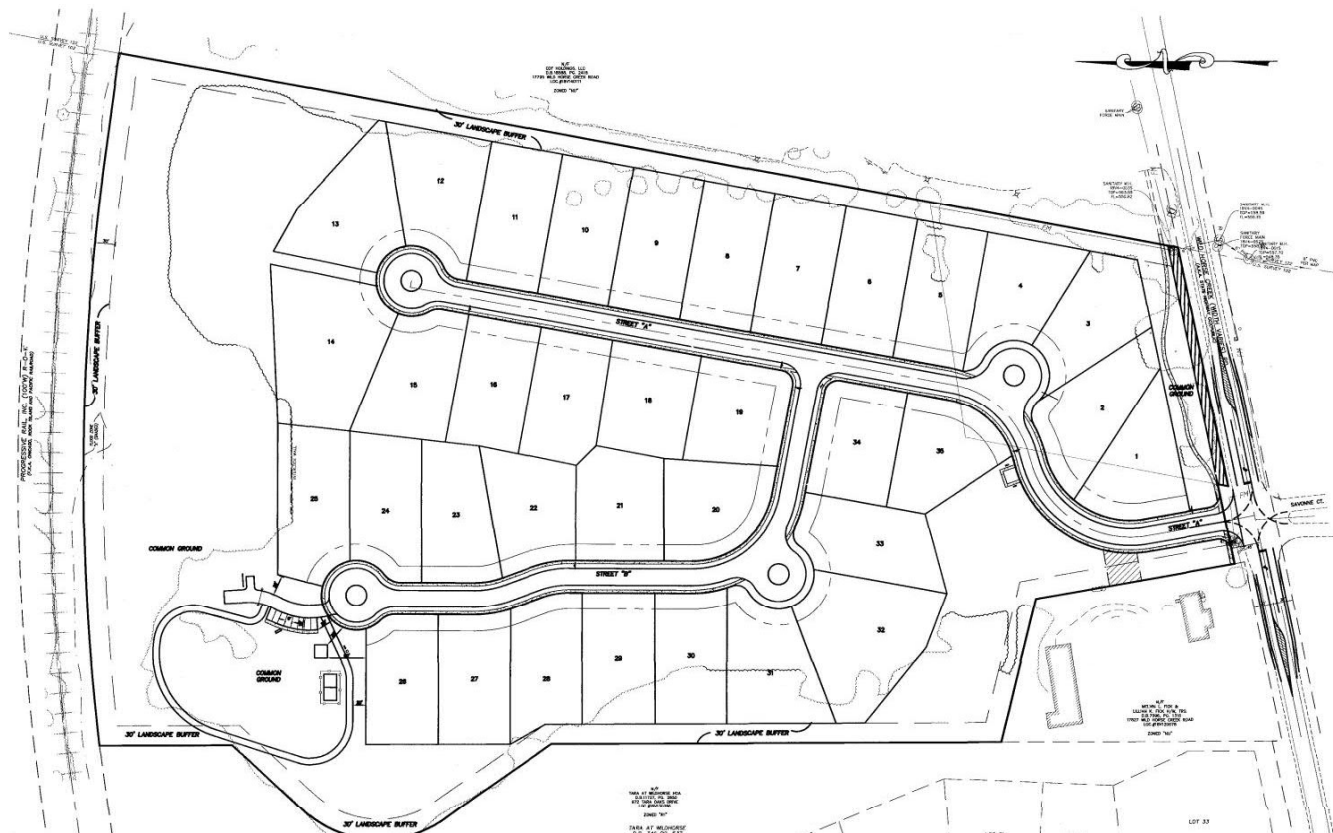
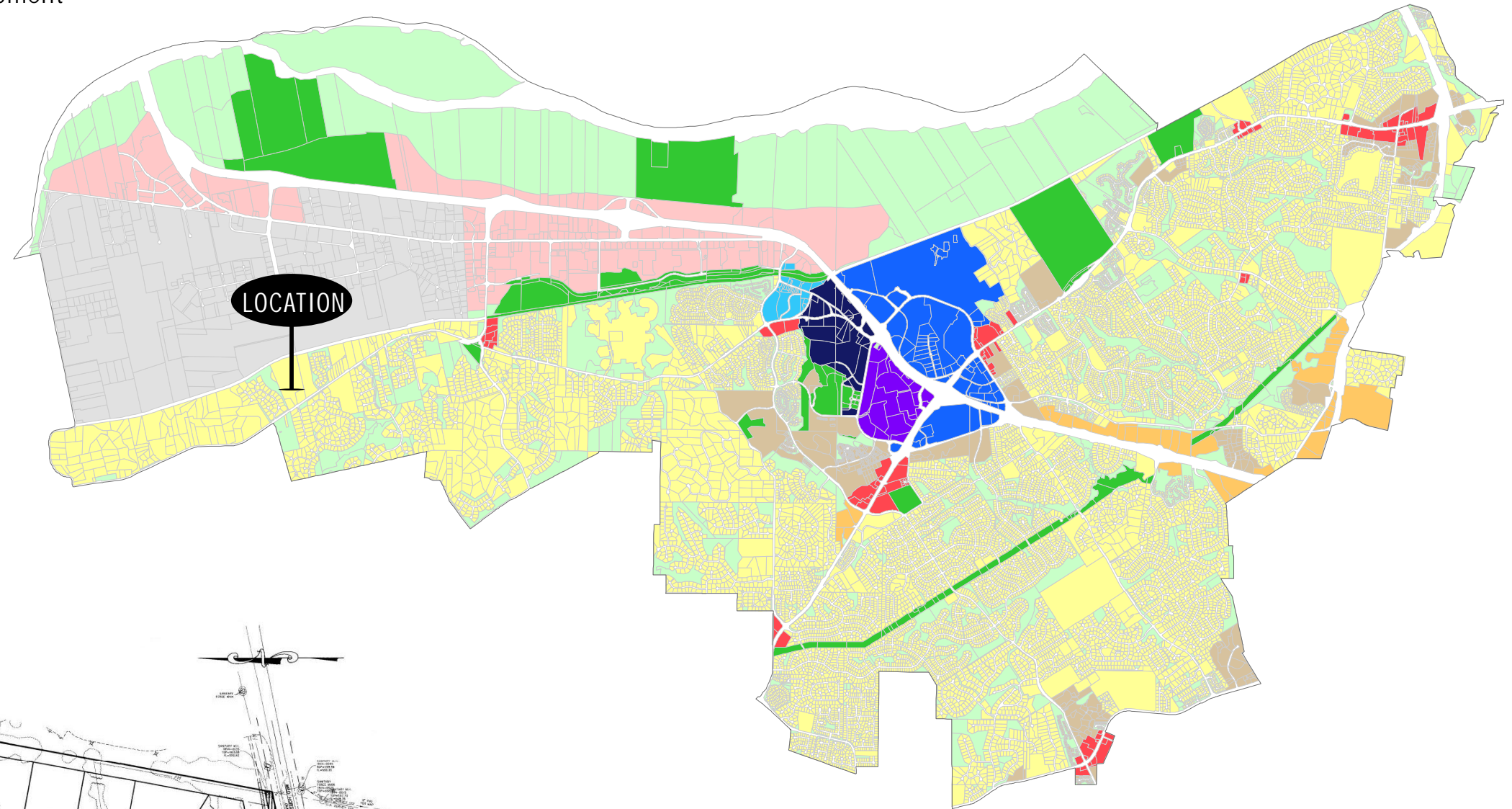
ESTATES AT FIRE ROCK

Acreage: 35 acres

Proposal: Proposed 35 single family home residential development

Applicant: McBride Berra Land Company, LLC

Land Use Designation: Suburban Neighborhood



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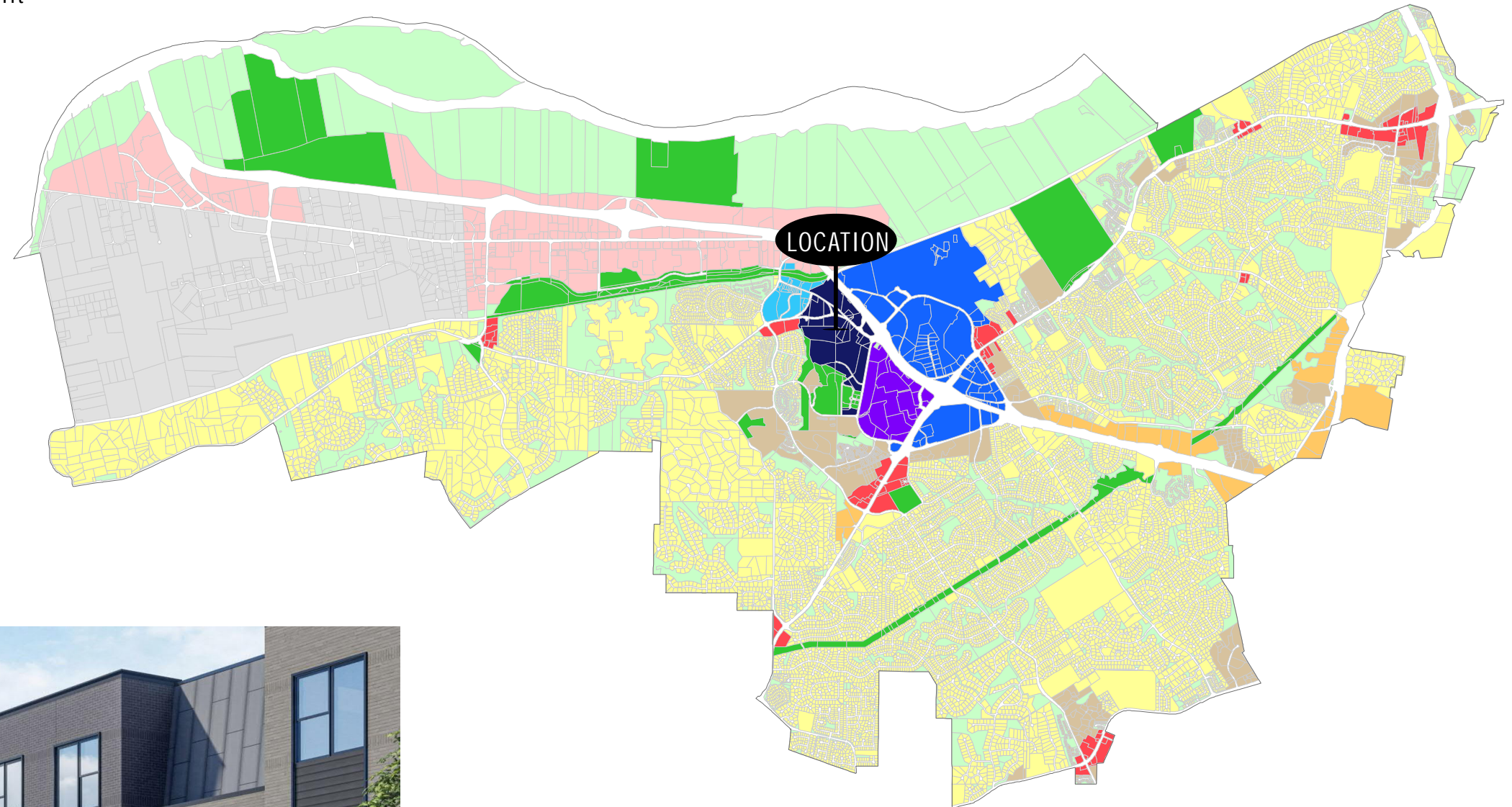
WILDHORSE TOWNHOMES

Acreage: 3.6 acres

Proposal: Proposed 70 unit residential townhome development

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



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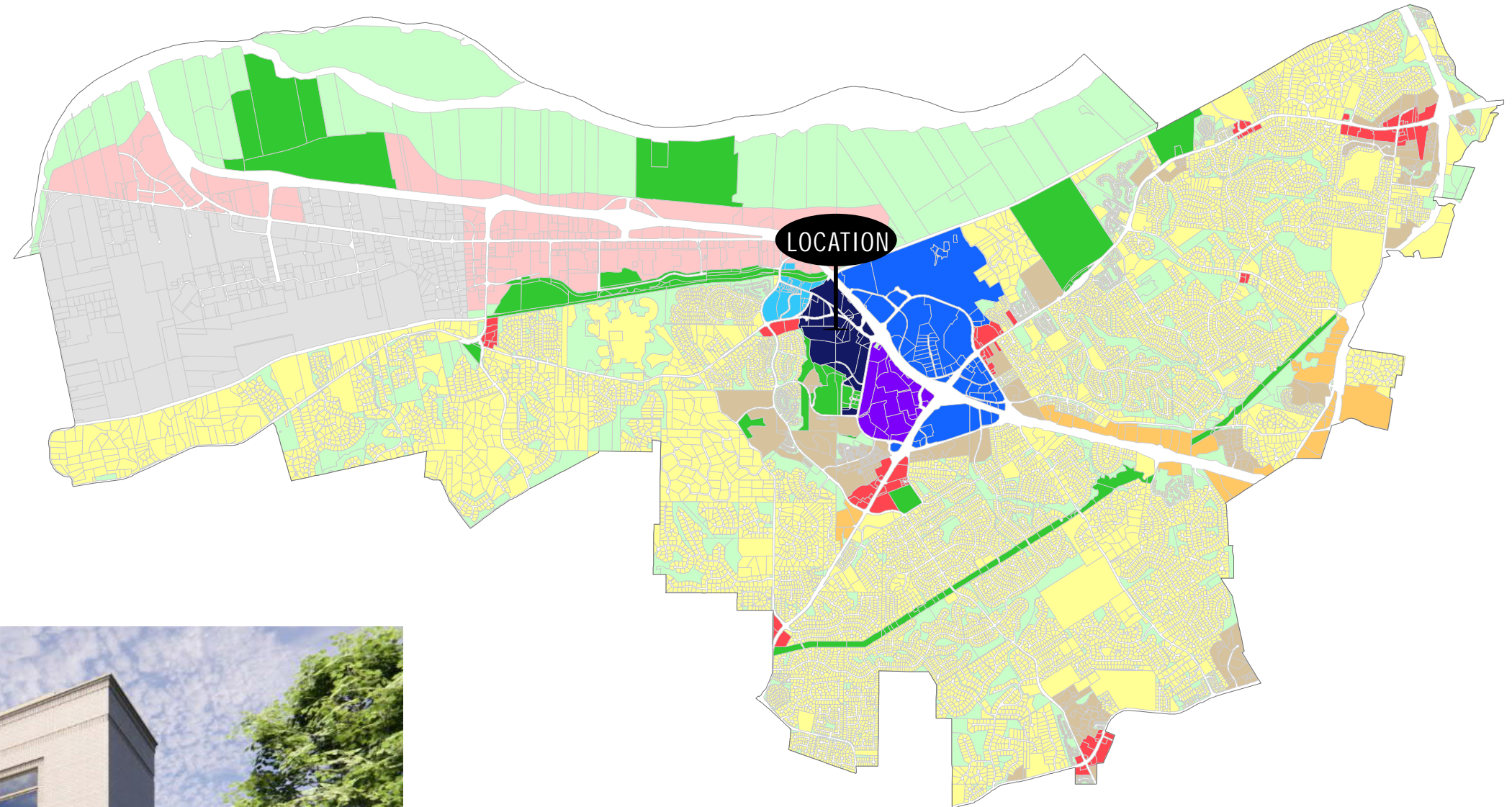
WILDHORSE VILLAGE CONDOS

Acreage: 0.8 acres

Proposal: Proposed 16 unit residential condo development

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: City Center (Urban Transition)



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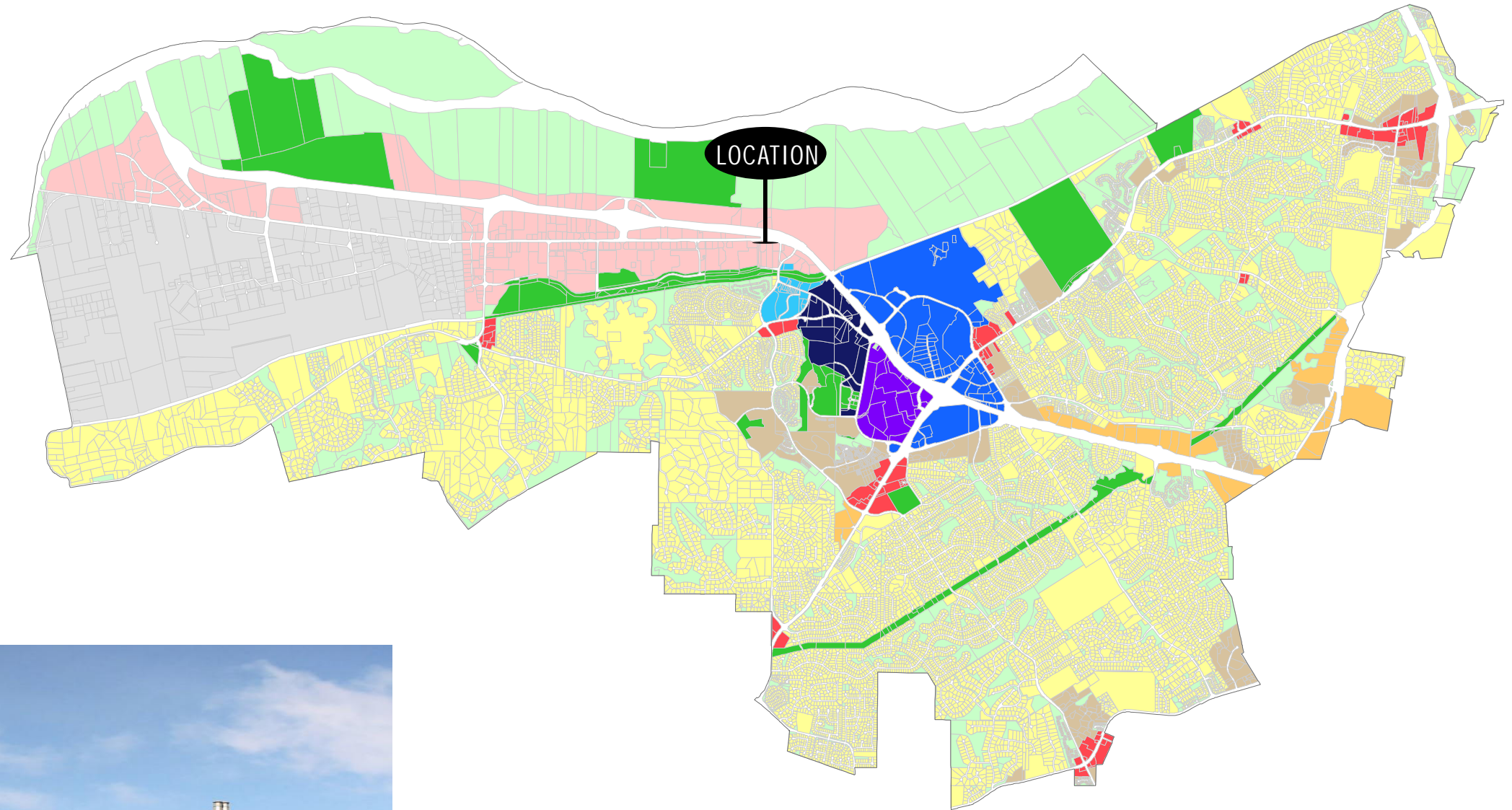
ANNIE GUNN'S

Acreage: 2.5 acres

Proposal: A 11,441 square foot business expansion

Applicant: The Thomas P. Sehnert Revocable Trust

Land Use Designation: Regional Commercial



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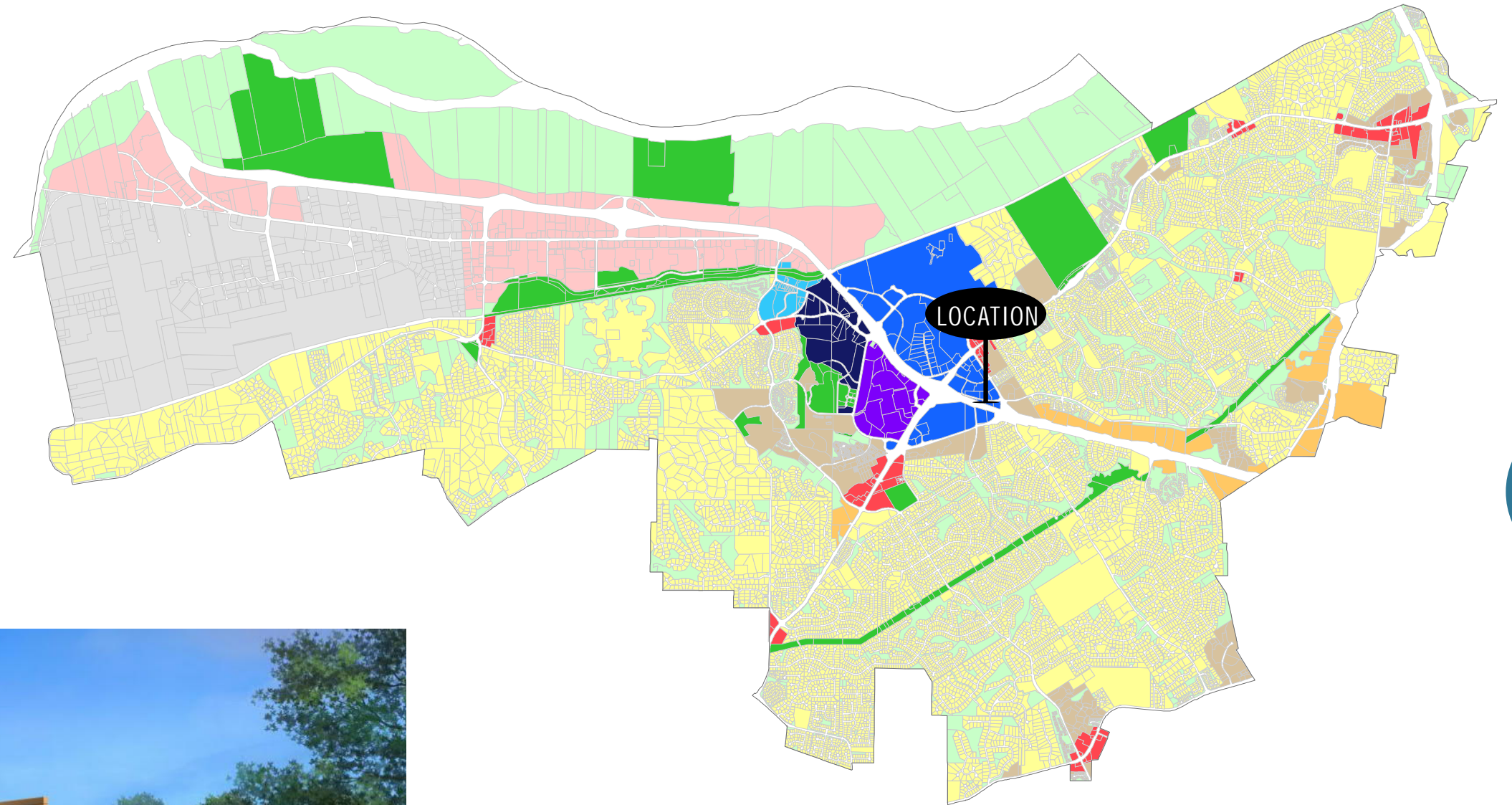
CHABAD OF CHESTERFIELD

Acreage: 1.5 acres

Proposal: Chabad of Chesterfield

Applicant: Daniel F. Conway

Land Use Designation: City Center (Corporate Village)



APPROVALS

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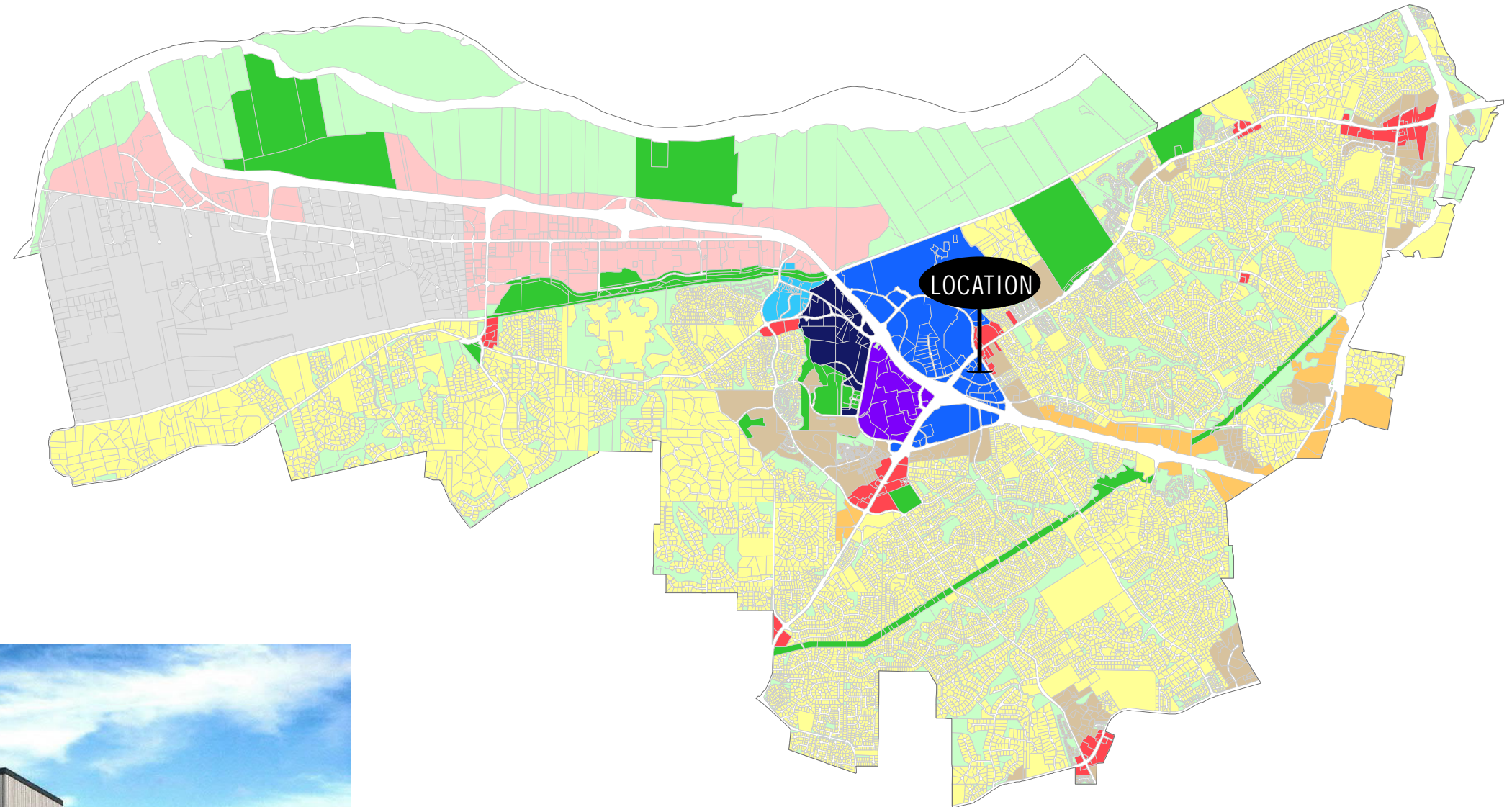
STARBUCKS

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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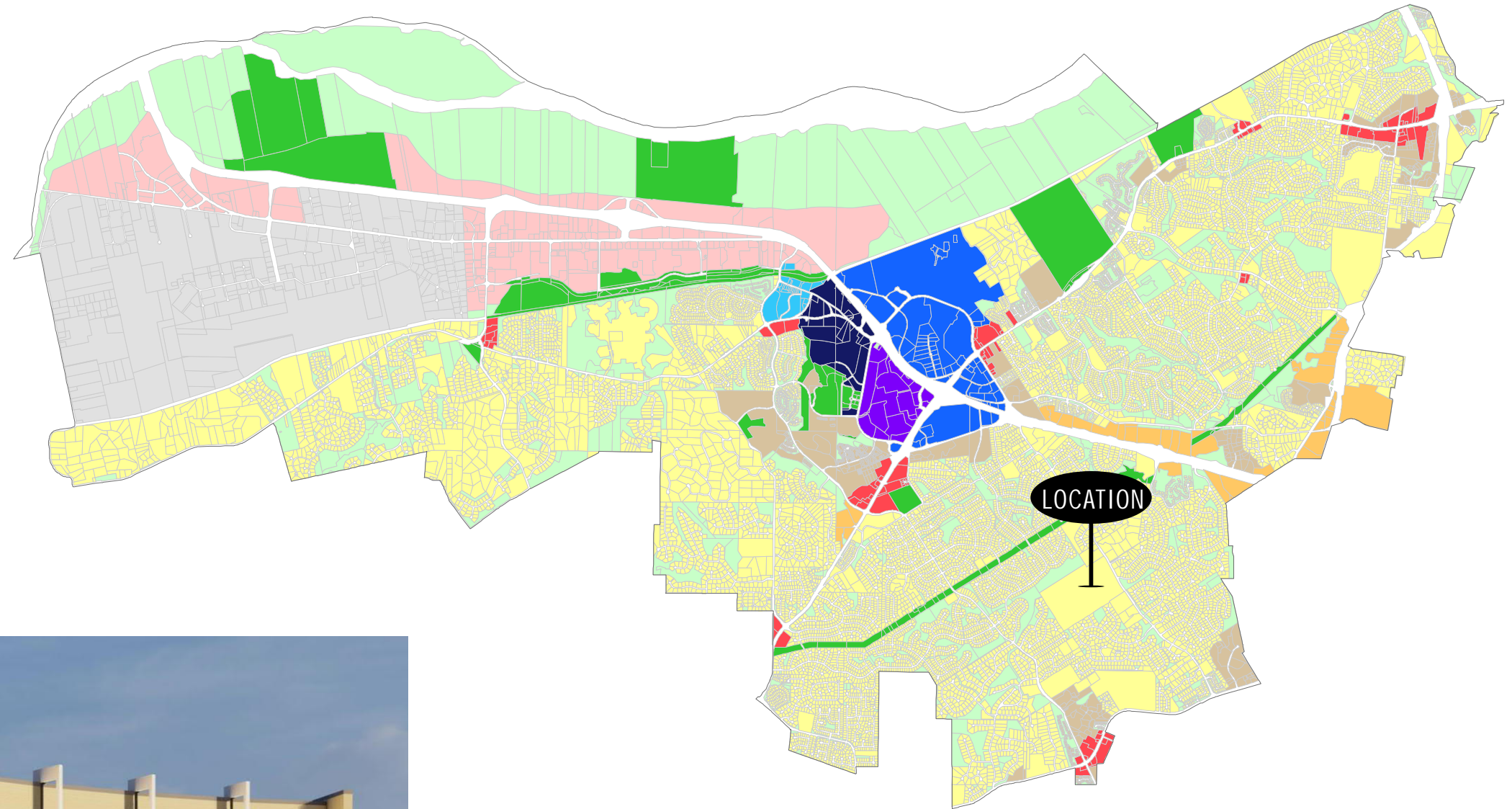
LOGAN UNIVERSITY

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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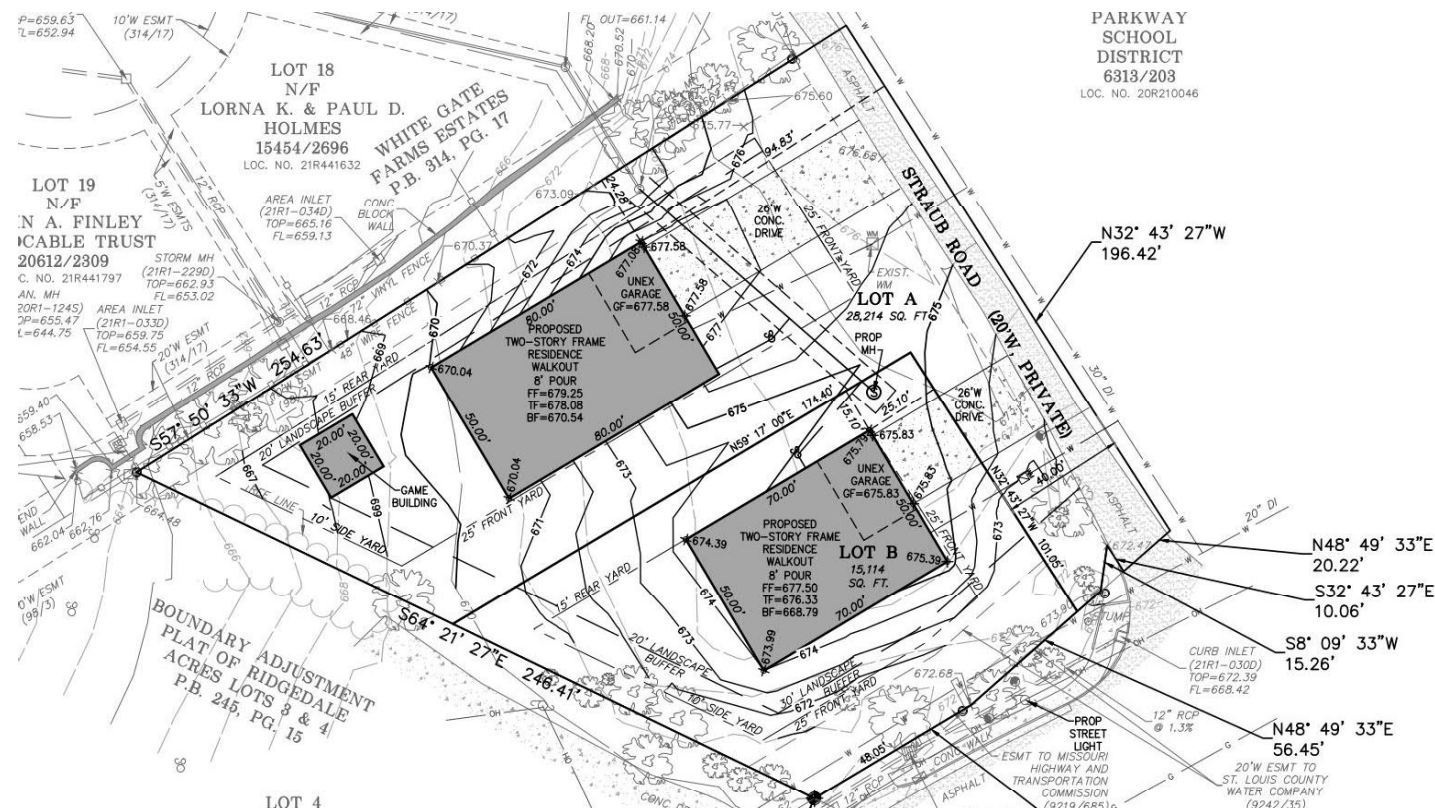
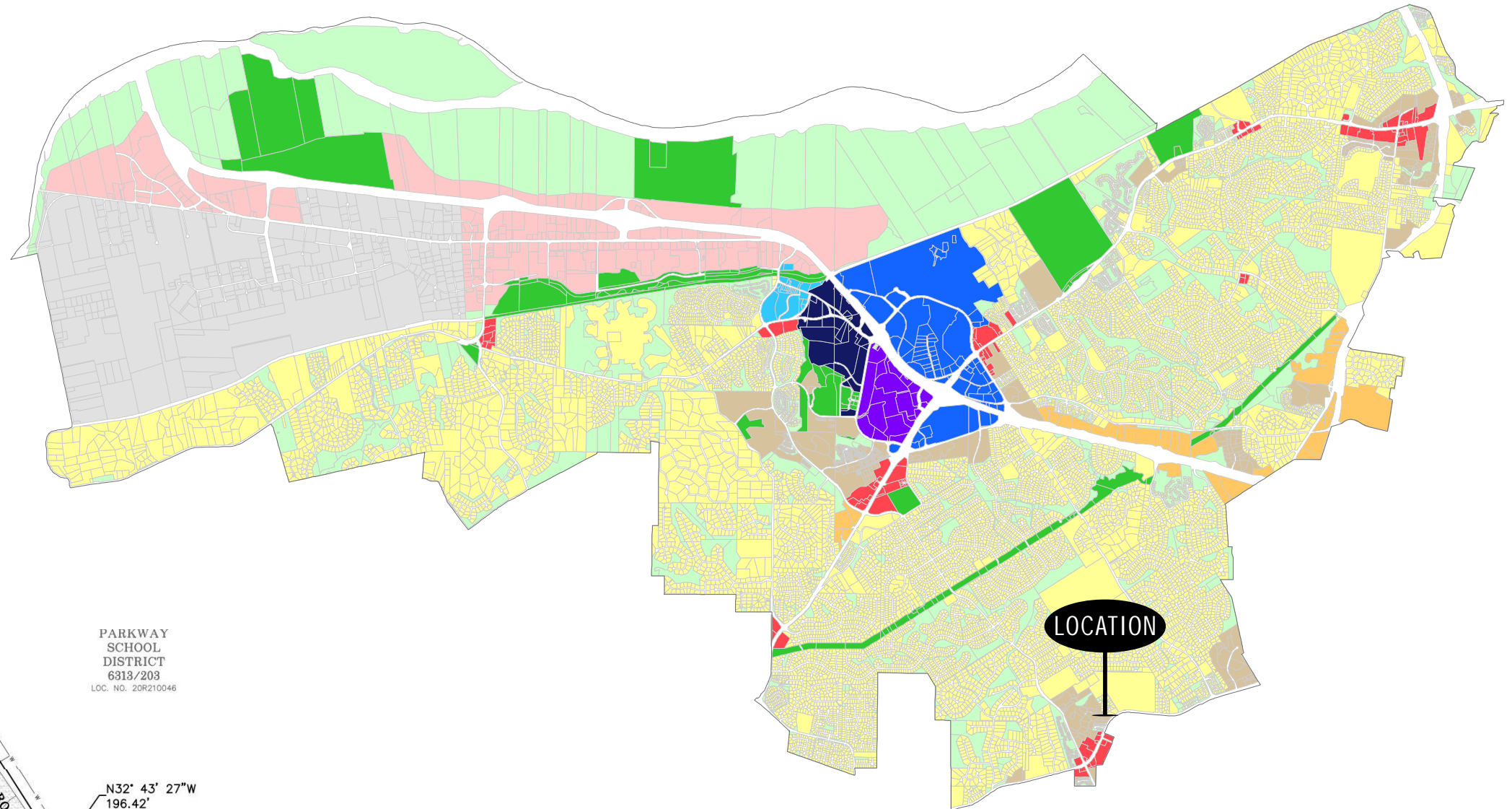
ANNE ESTATES

Acreage: 1.0 Acre

Proposal: 2 single family homes

Applicant: ACP Realty, LLC

Land Use Designation: Suburban Neighborhood



APPROVALS

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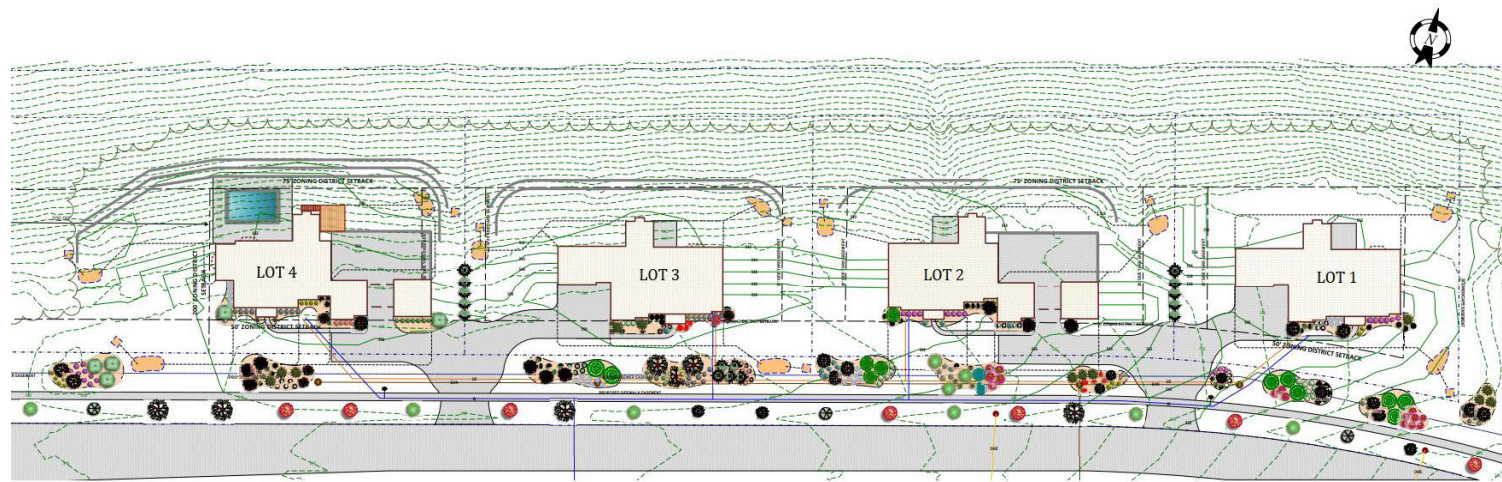
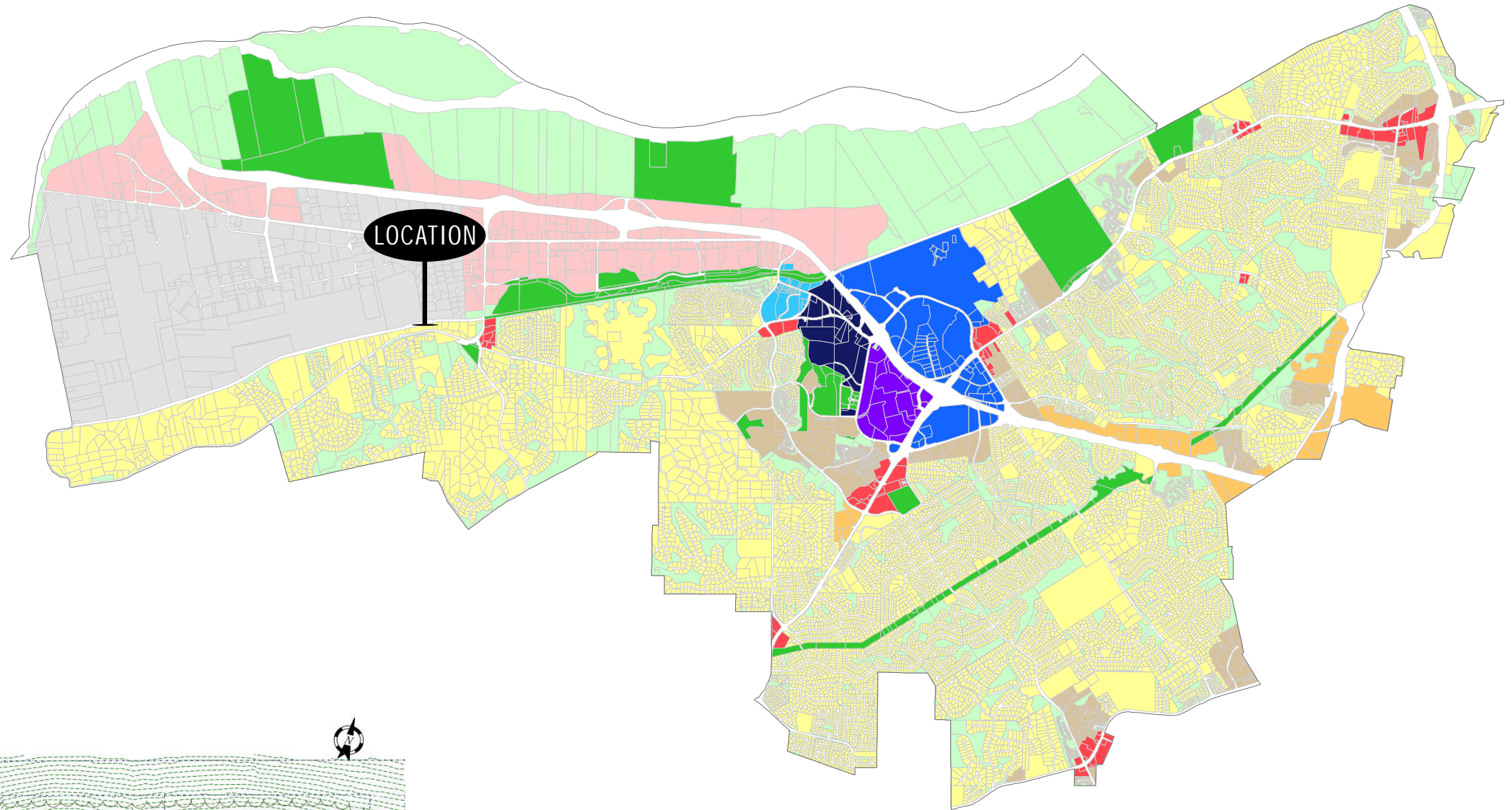
WILD HORSE BLUFFS

Acreage: 4.9 Acres

Proposal: 4 single family homes

Applicant: Adams Development

Land Use Designation: Suburban Neighborhood



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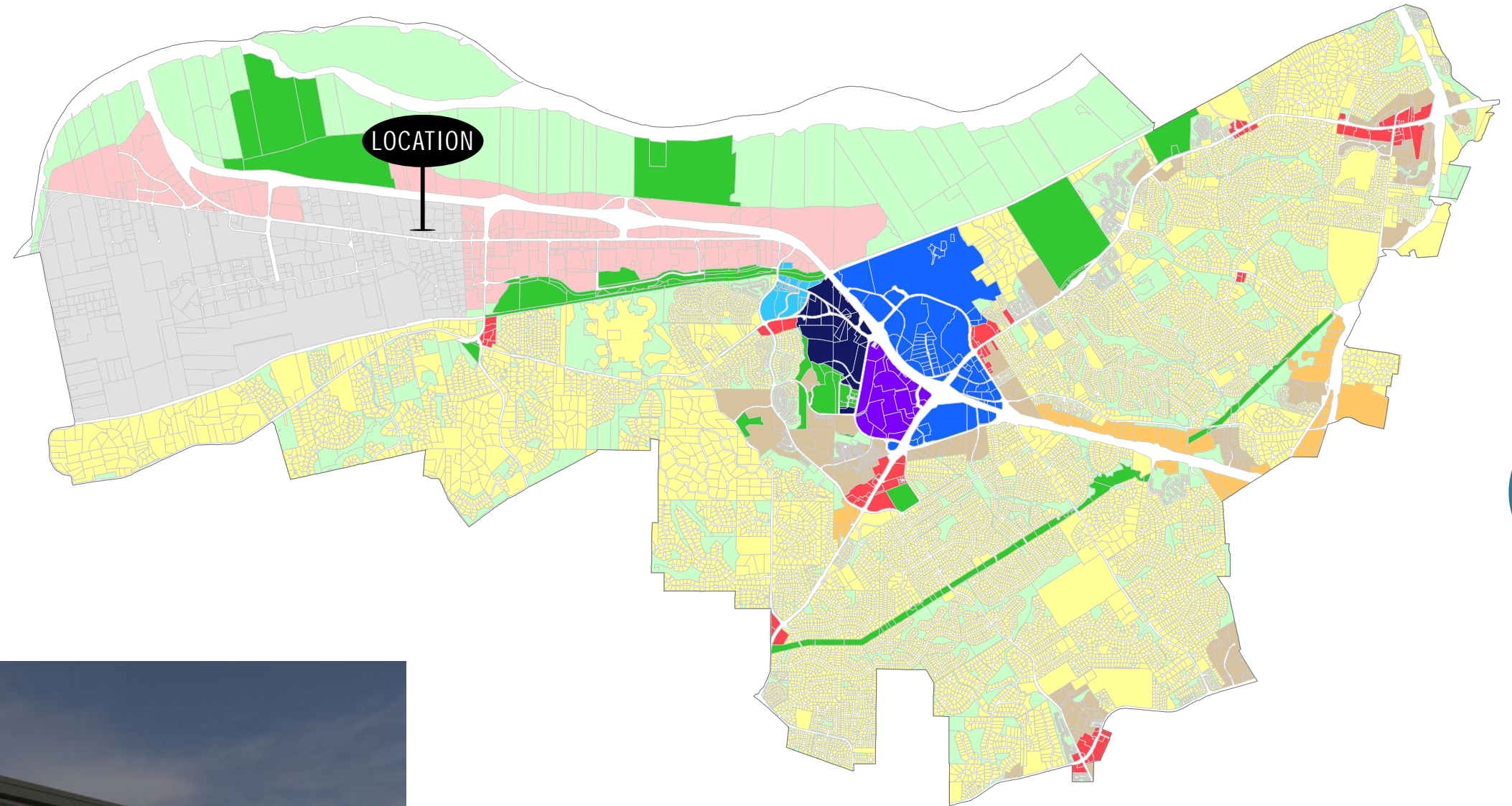
SCOOTER'S COFFEE

Acreage: 0.84 acres

Proposal: Drive-through only coffee shop

Applicant: Sherrill Associates, Inc.

Land Use Designation: Industrial



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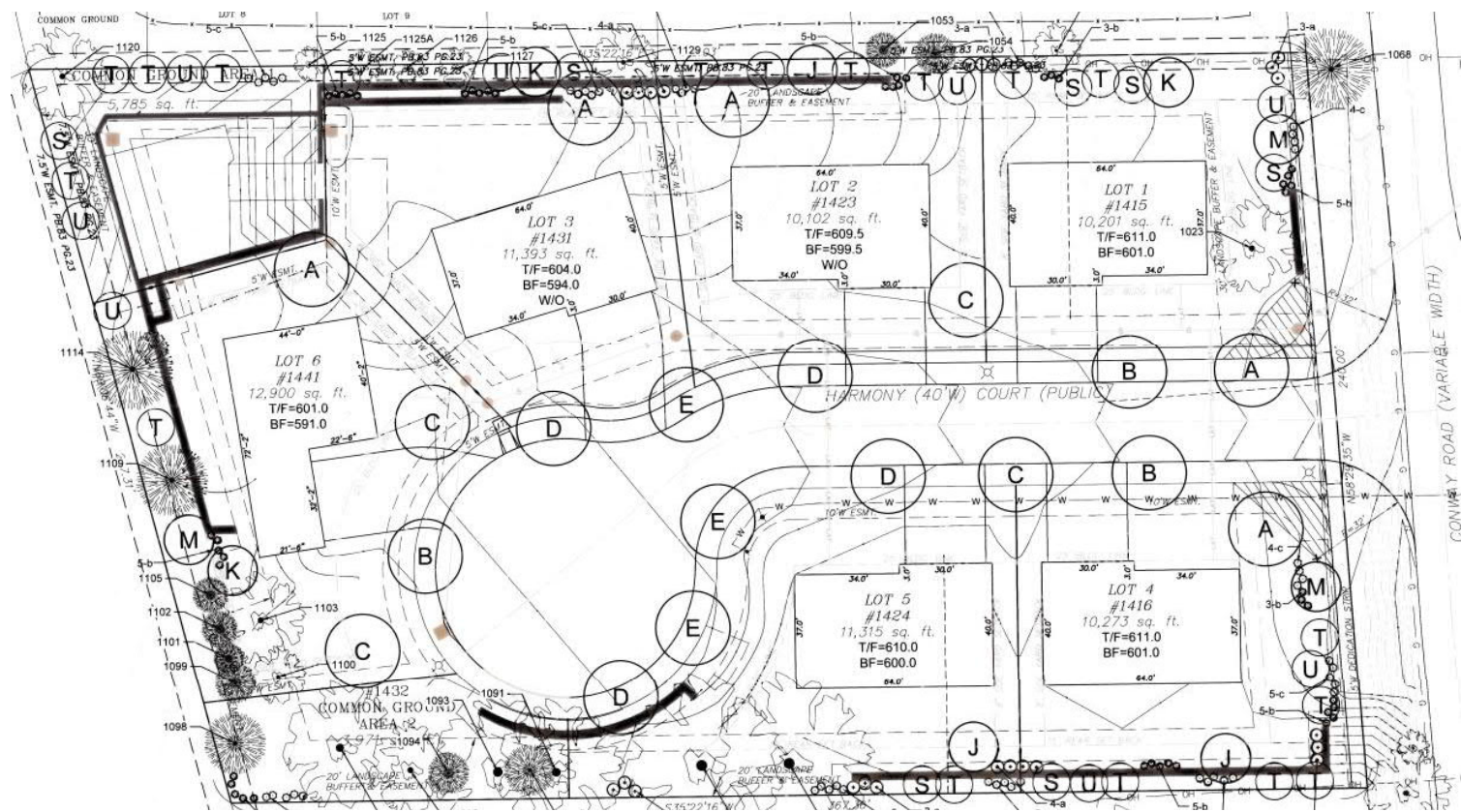
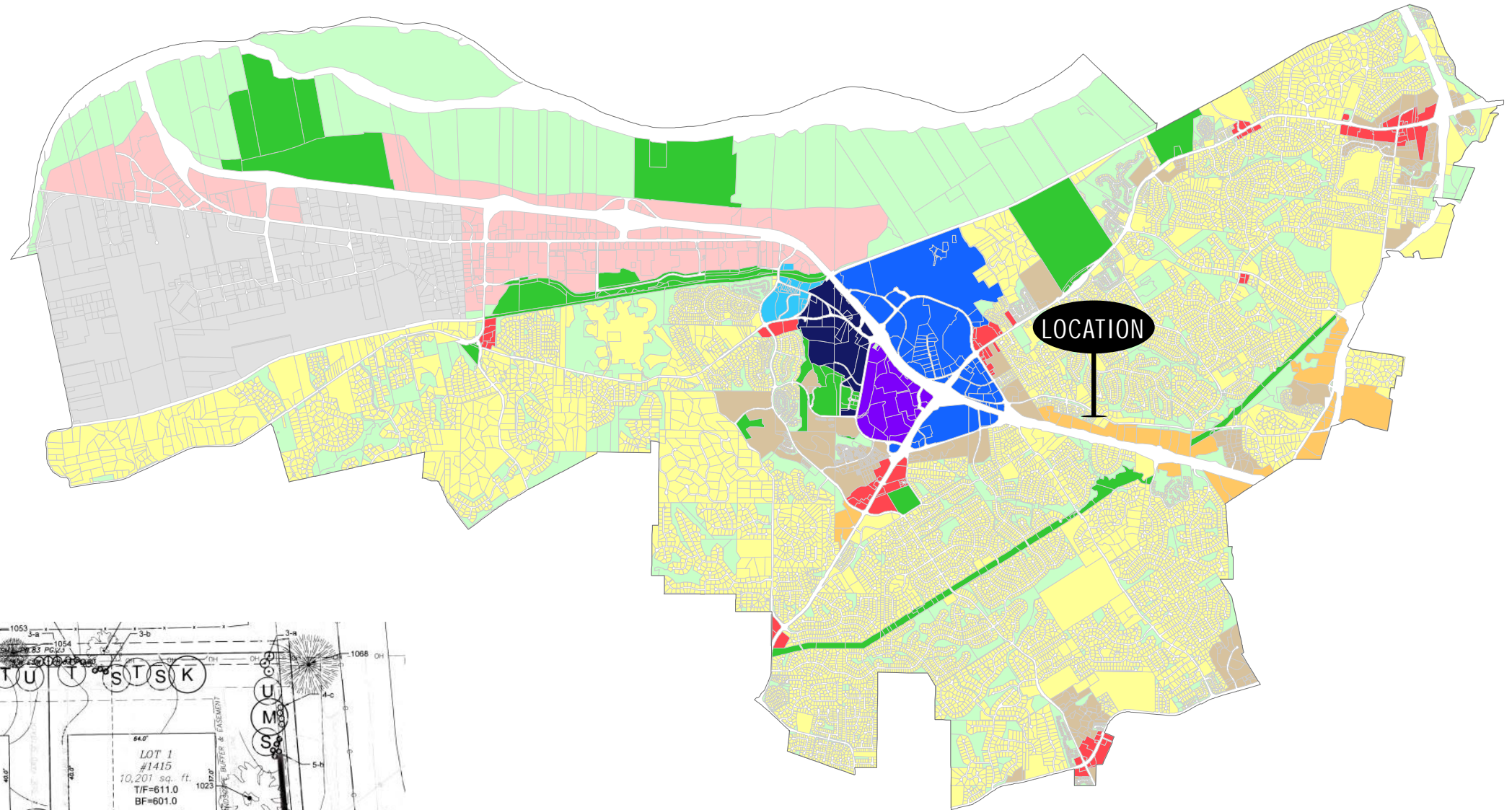
ESTATES AT CONWAY

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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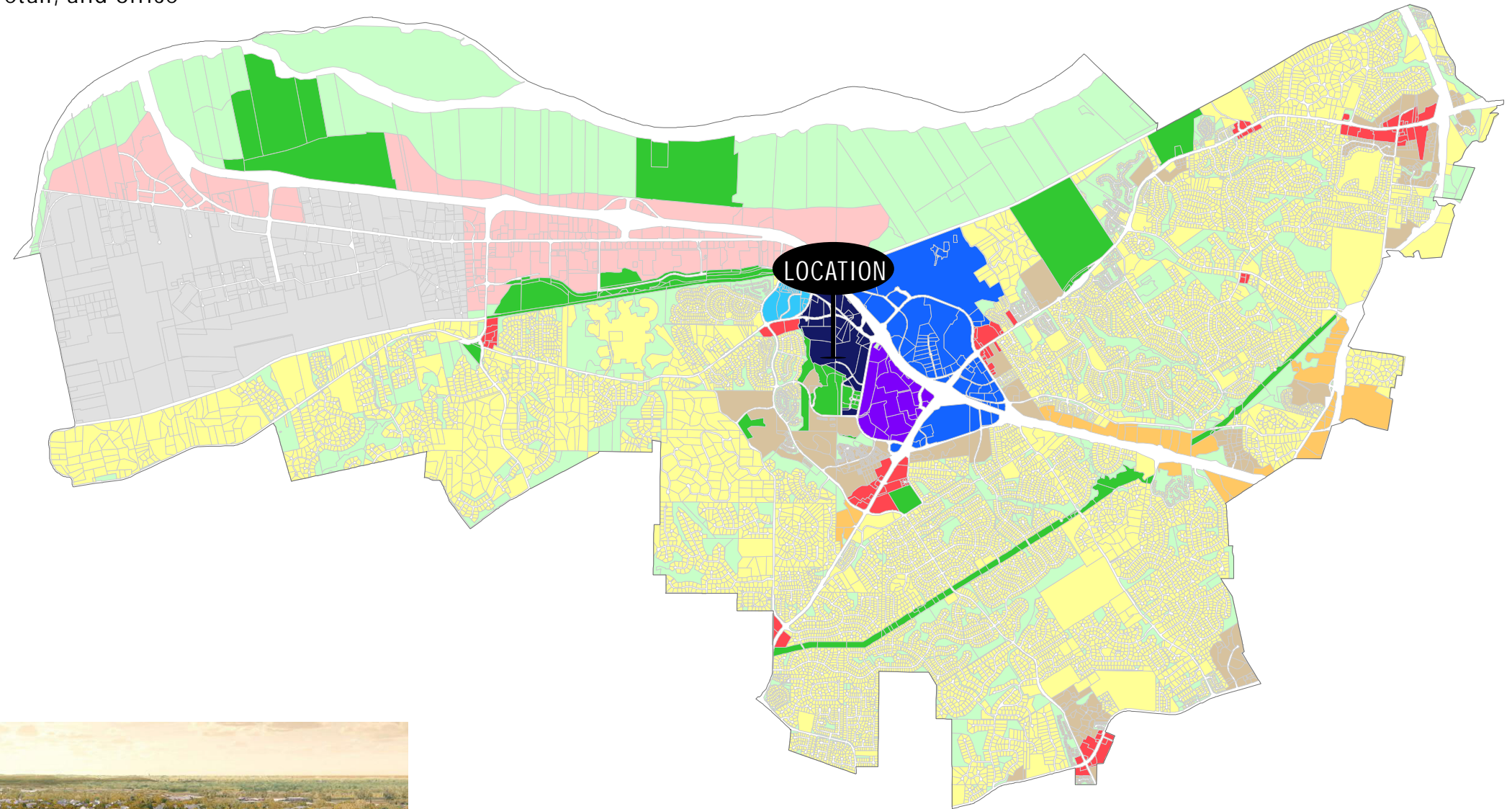
WILDHORSE VILLAGE INFRASTRUCTURE AND COMMON GROUND

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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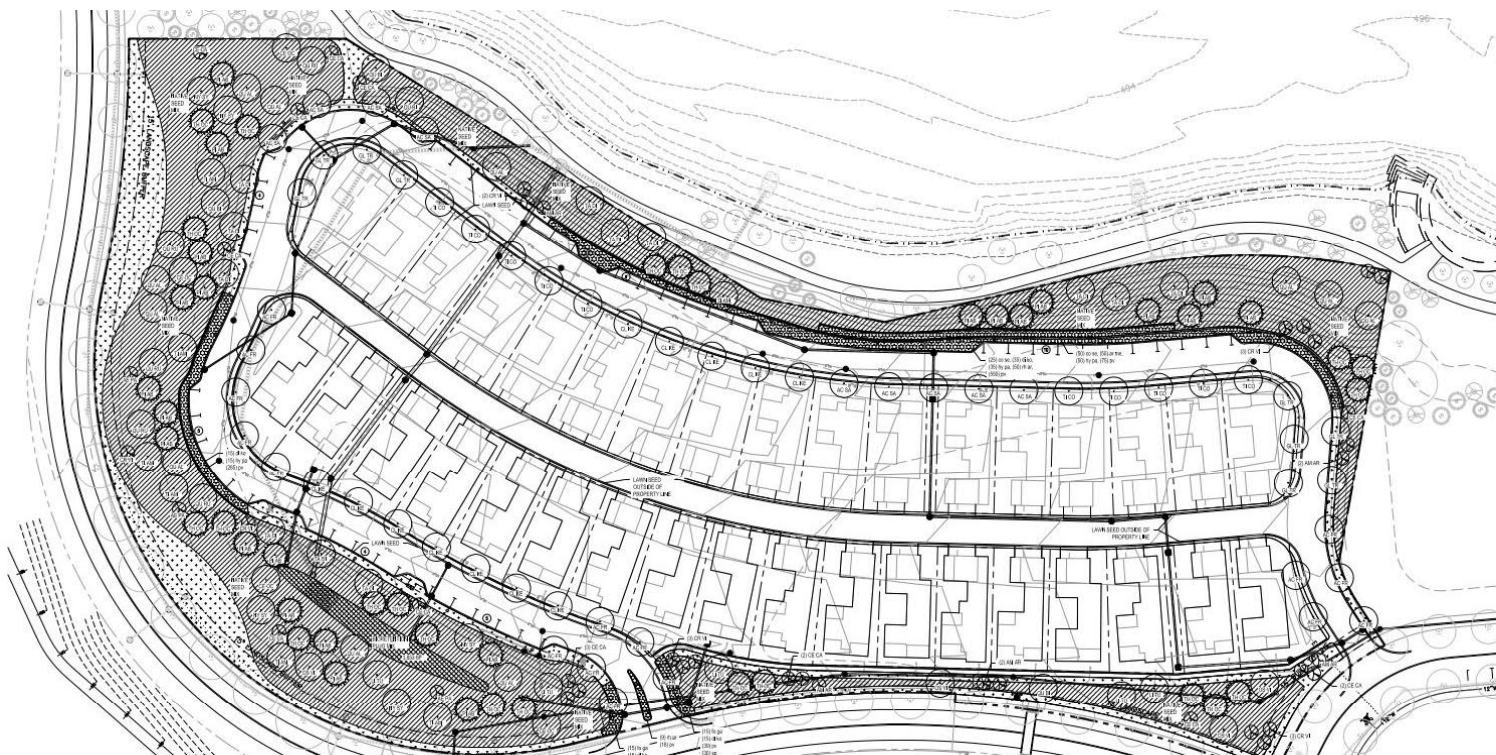
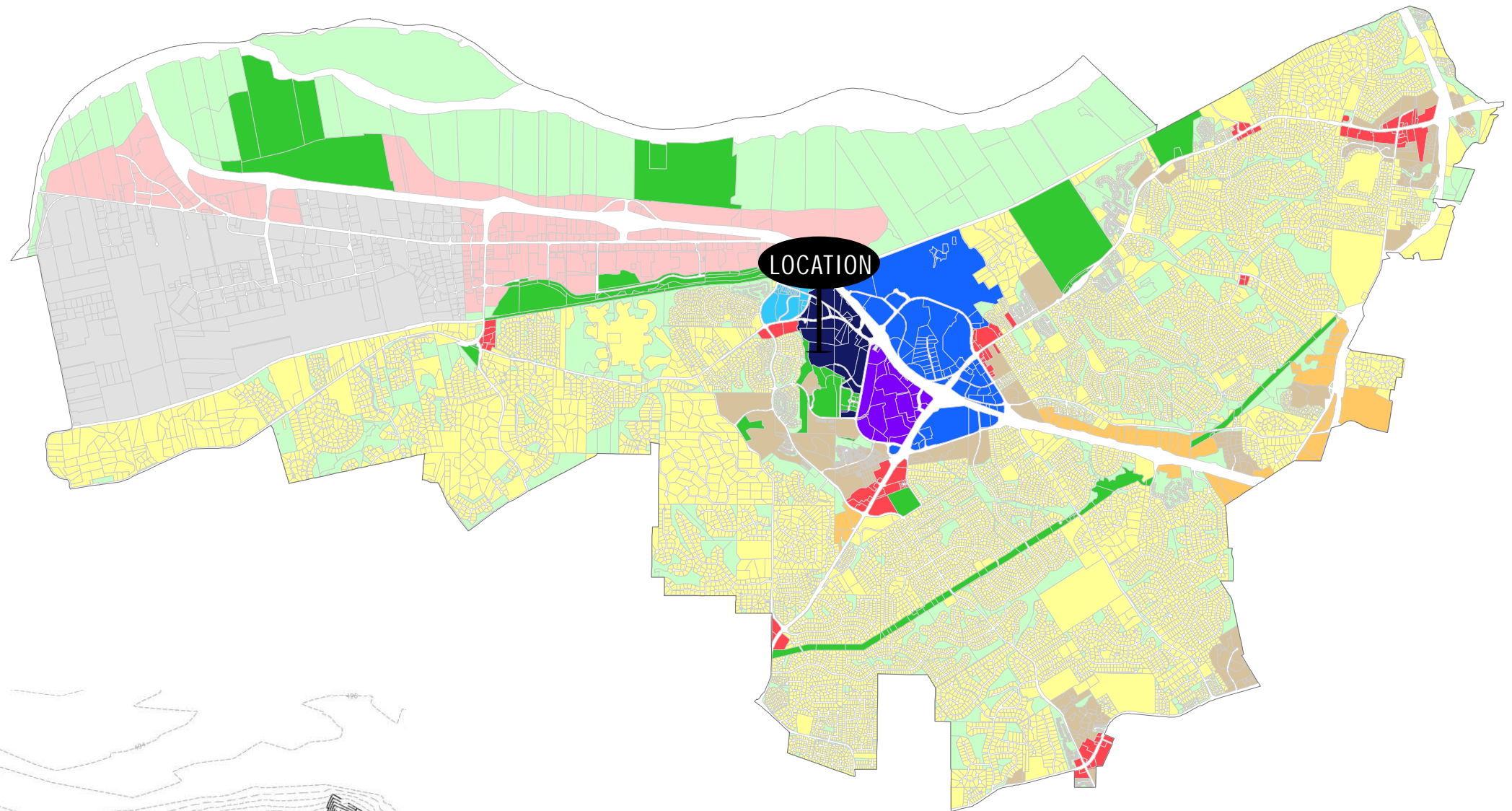
WATERFRONT AT WILDHORSE VILLAGE

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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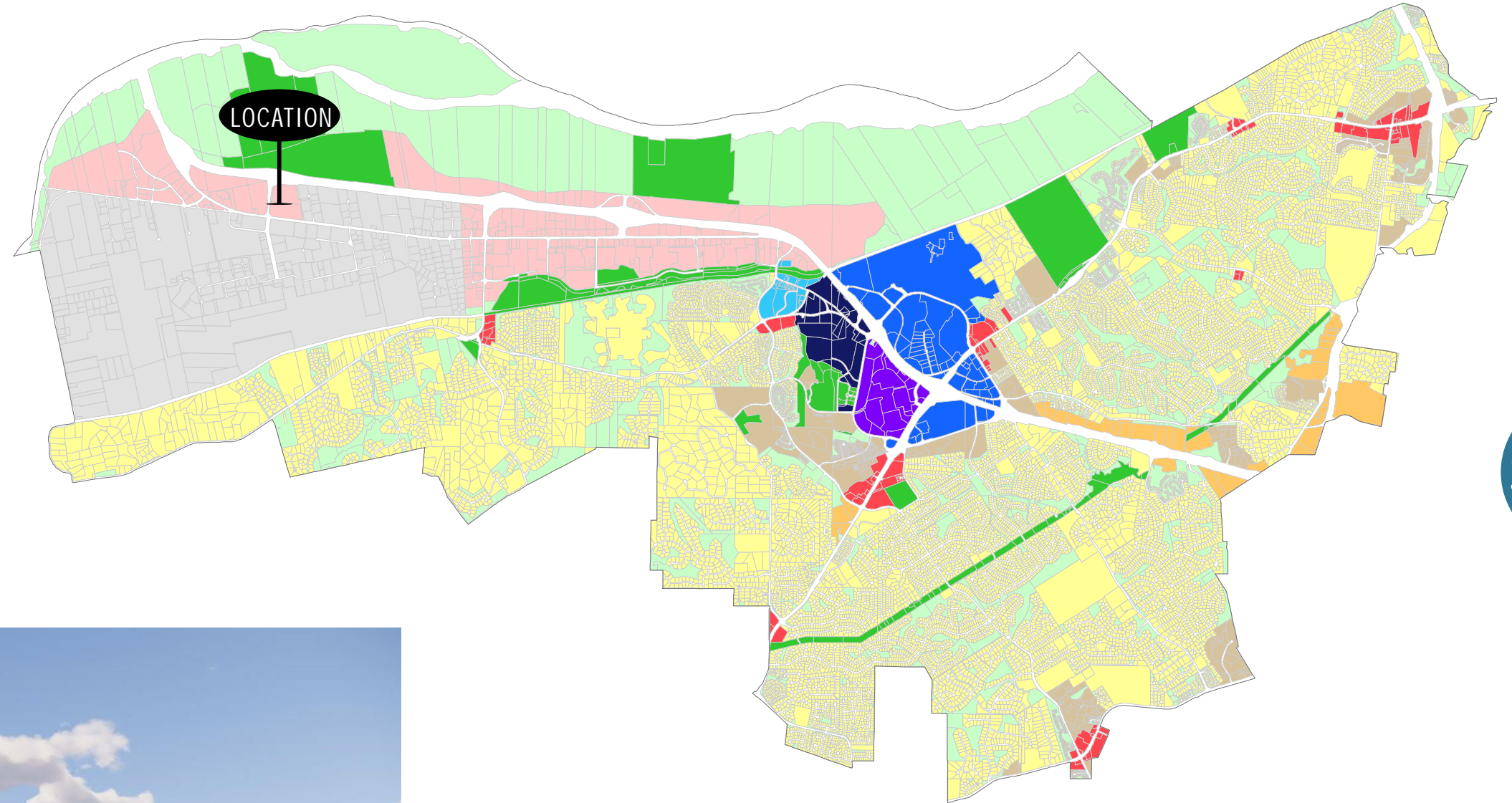
SPIRIT HOTEL

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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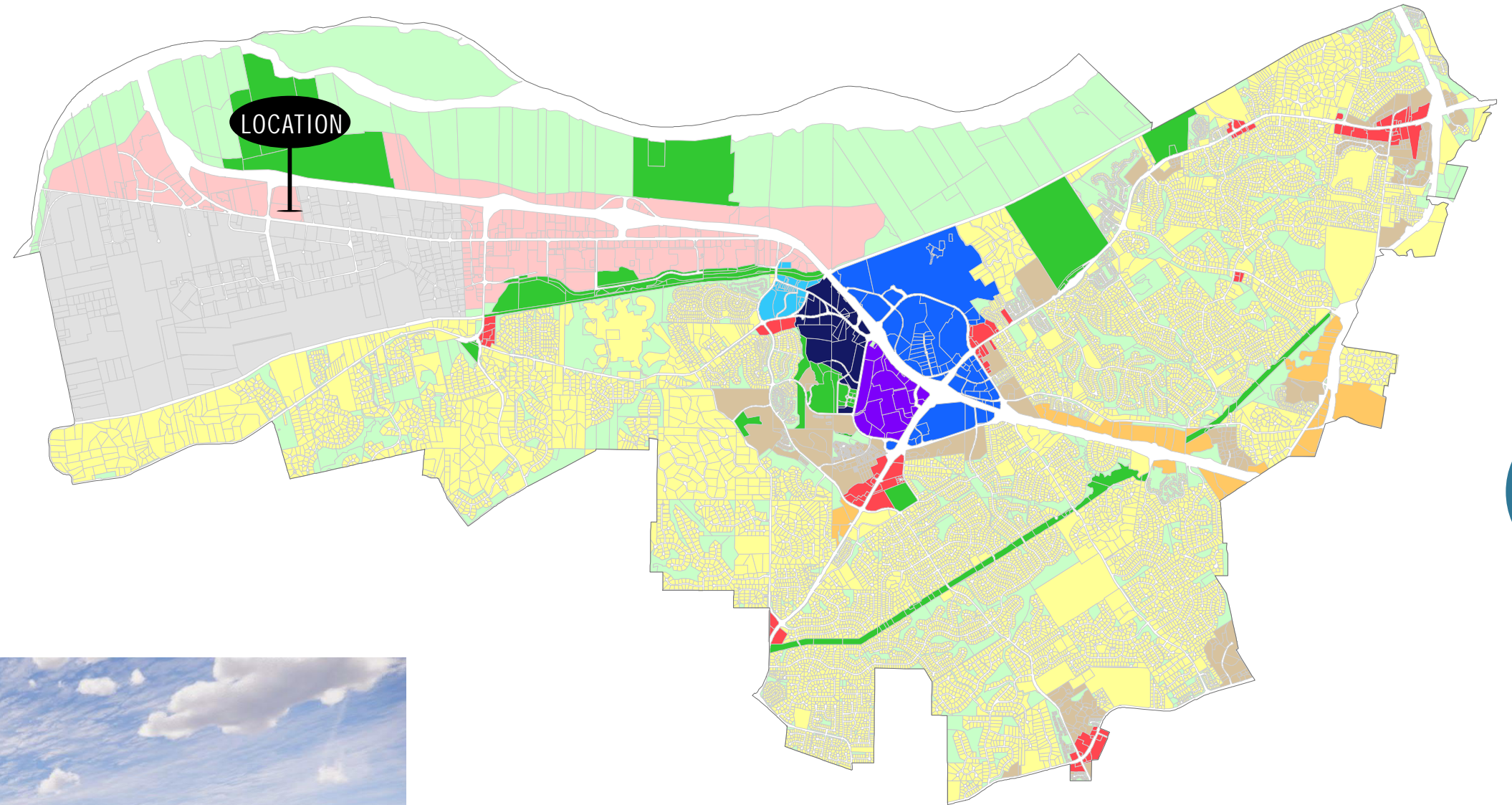
GATEWAY STUDIOS

Acreage: 24 acres

Proposal: Proposed Art Studios

Applicant: Gateway Studios, LLC

Land Use Designation: Regional Commercial



APPROVALS

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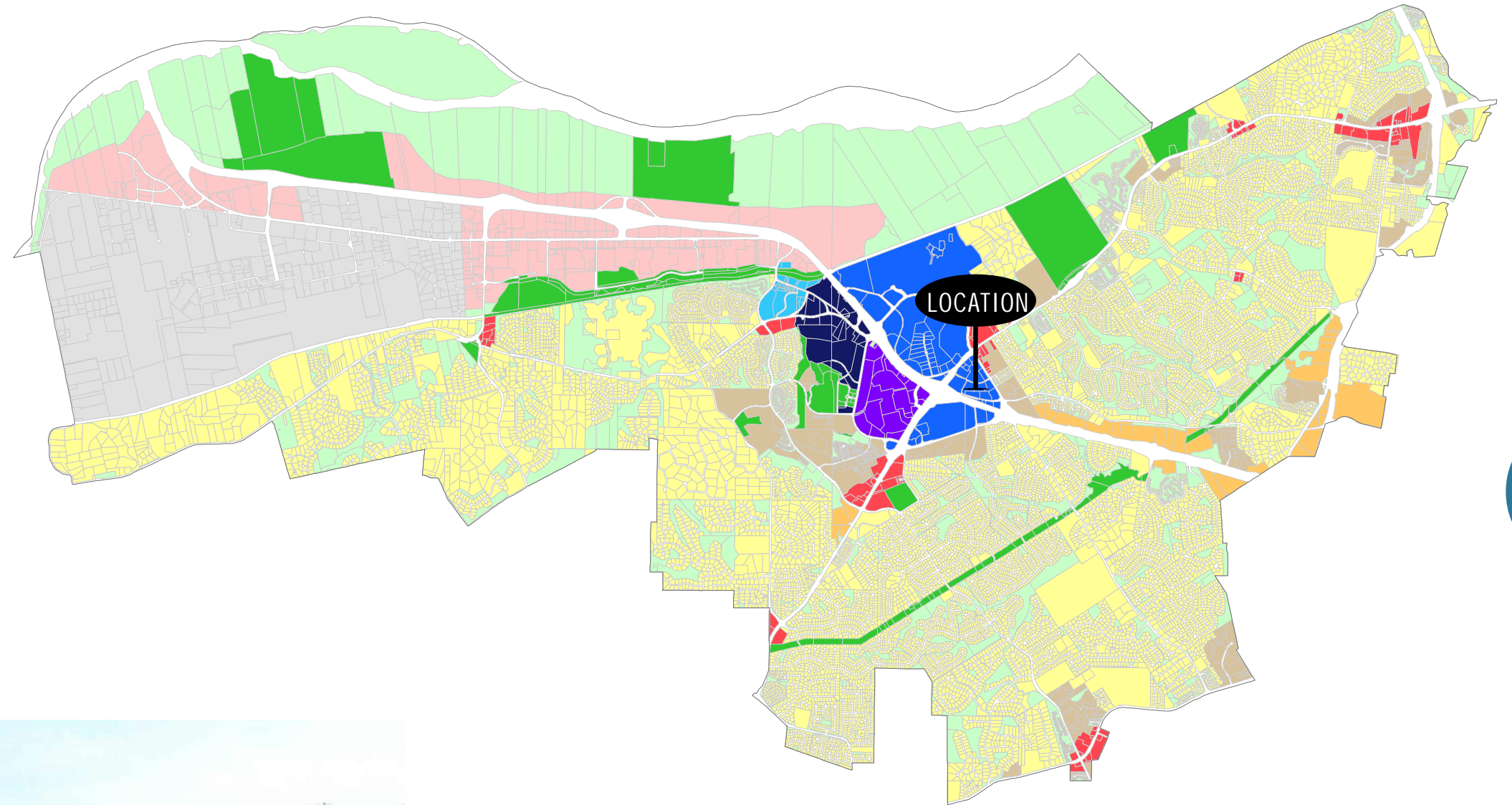
FAIRFIELD SUITES

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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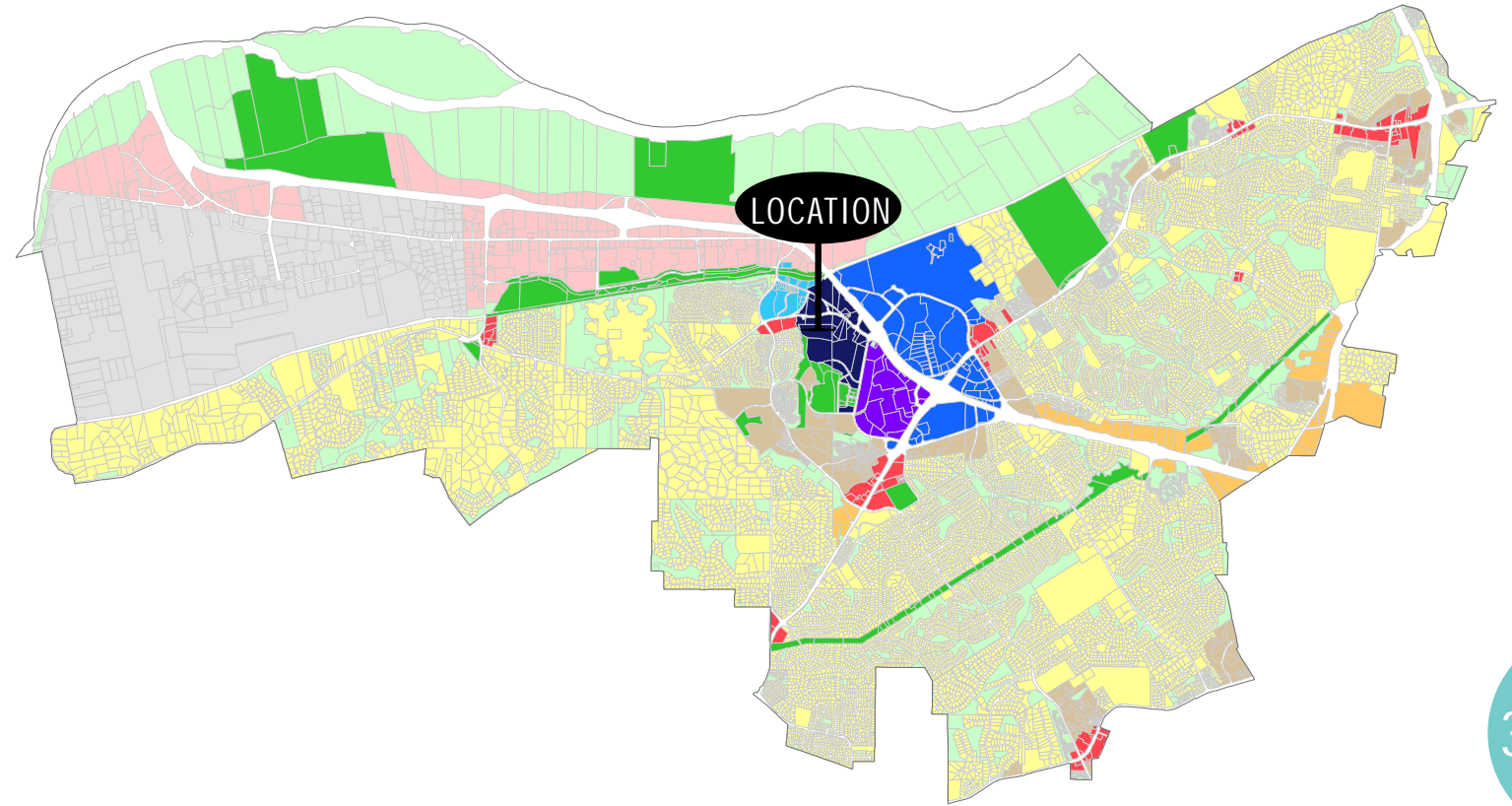
UNDER
CONSTRUCTION

THE TOWNES AT WILDHORSE VILLAGE

Acreage: 8.6 Acres

Proposal: 72 single family residential town-home development

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

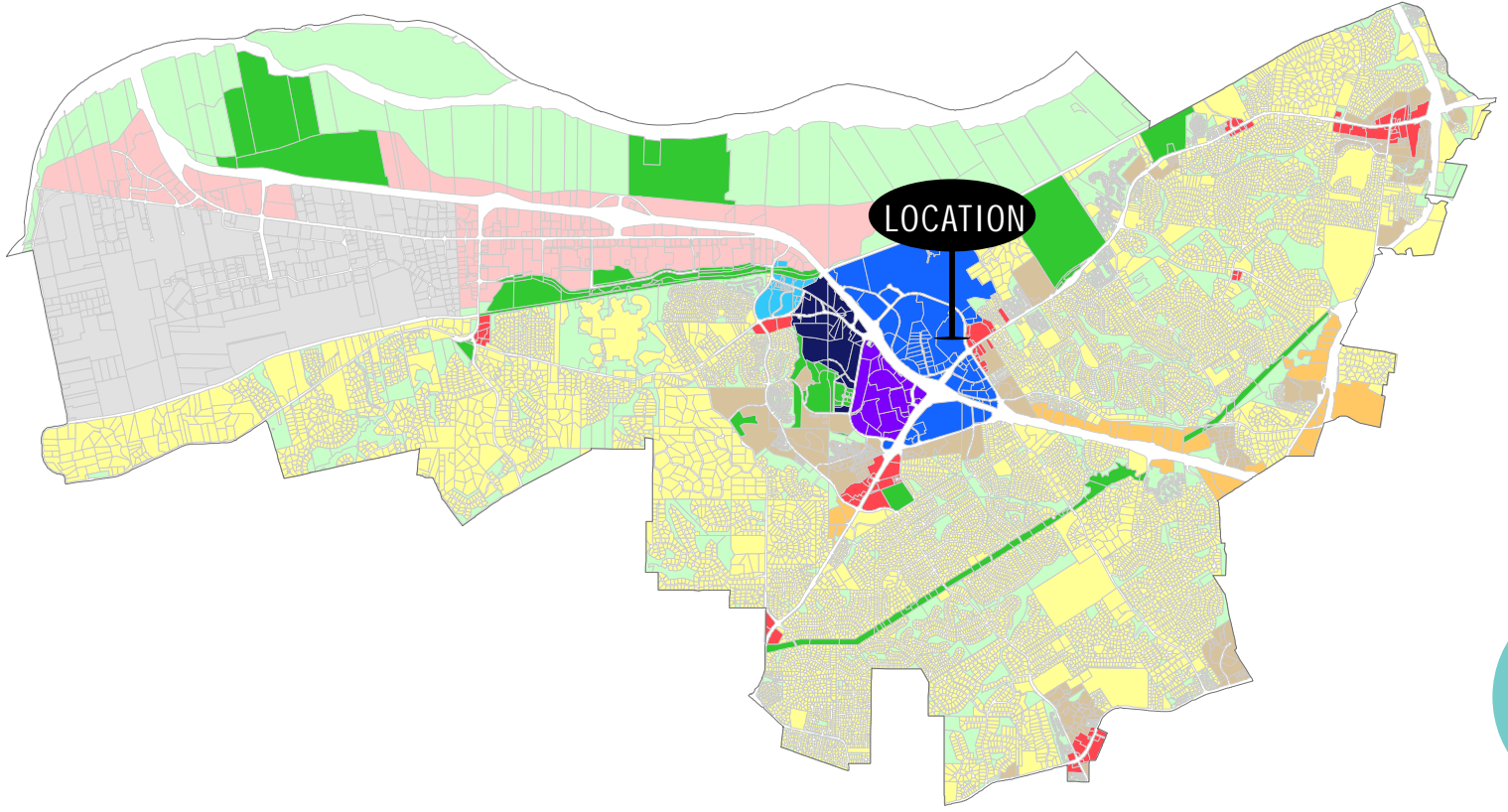
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- OCCUPANCY - FORTHCOMING

PFIZER

Acreage: 31.8 acres

Proposal: An addition to the rear of the existing facility

Applicant: Stock & Associates Consulting Engineers INC



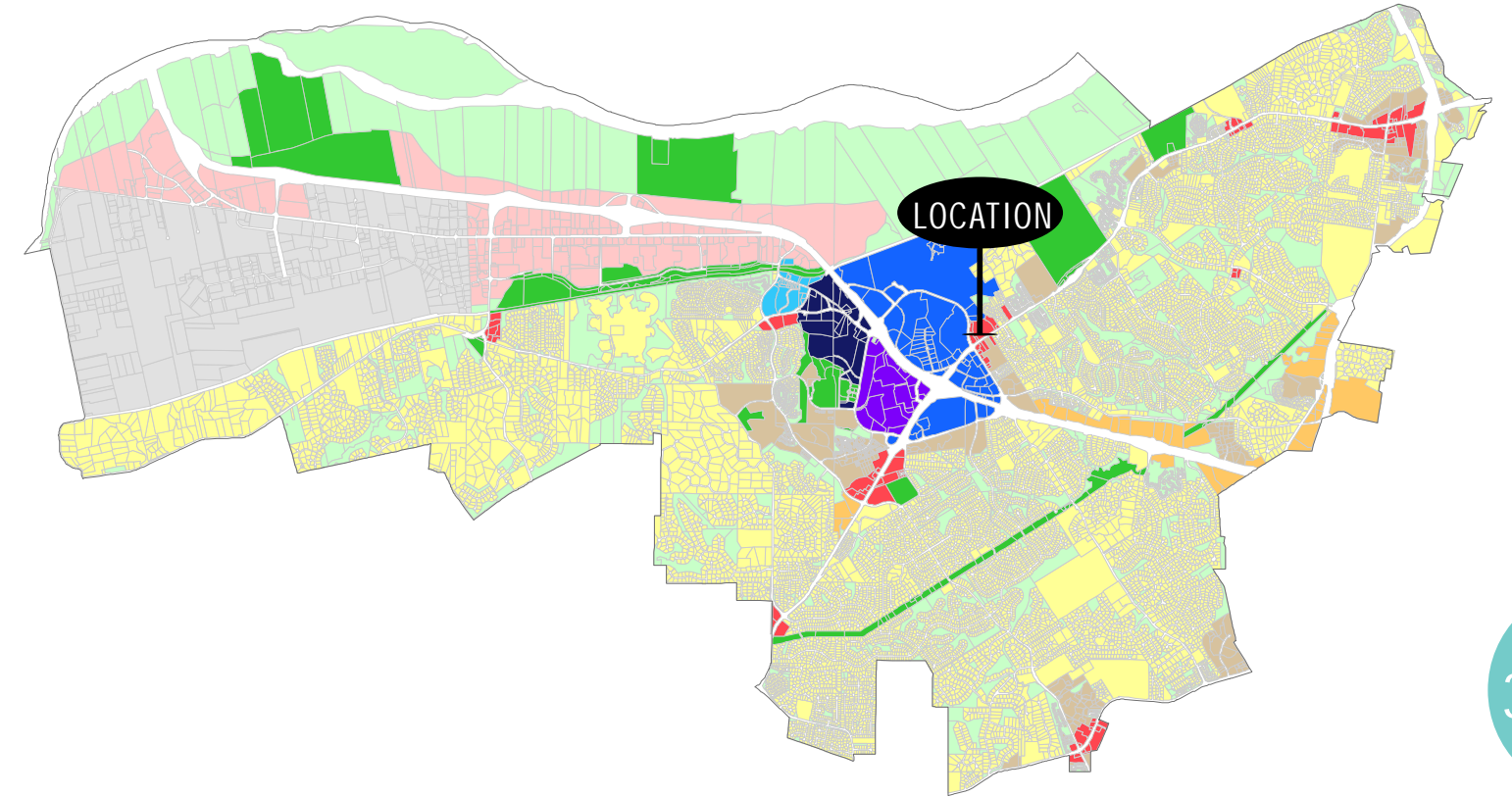
- APPROVALS
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MELLOW MUSHROOM

Acreage: 1.5 acres

Proposal: New Restaurant in an Existing Building

Applicant: Mellow Mushroom St. Louis



APPROVALS

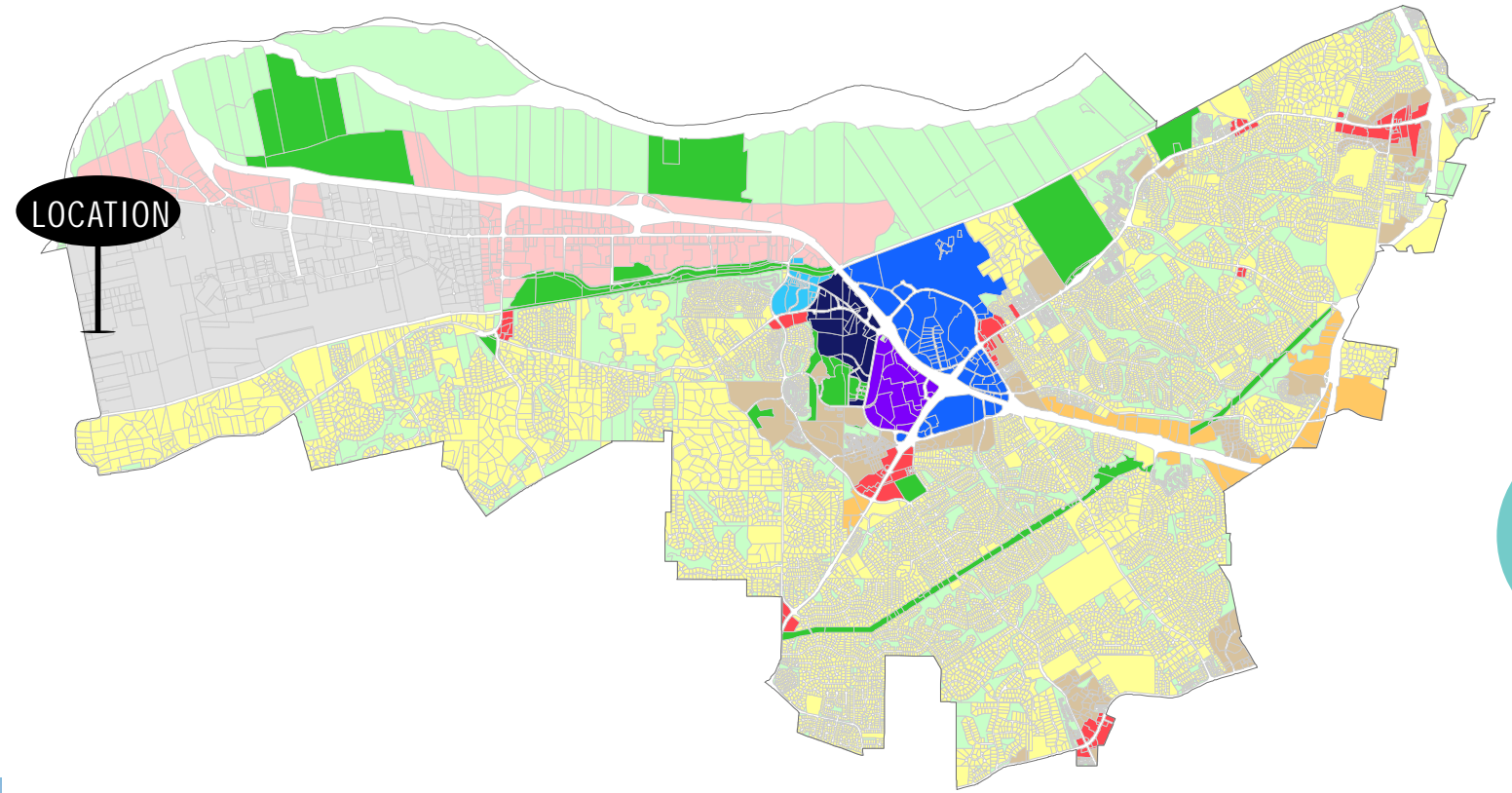
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CHESTERFIELD FIELDHOUSE

Acreage: 10.8 Acres

Proposal: 88,400 square foot gymnasium

Applicant: Chesterfield Sports Association



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APPROVALS

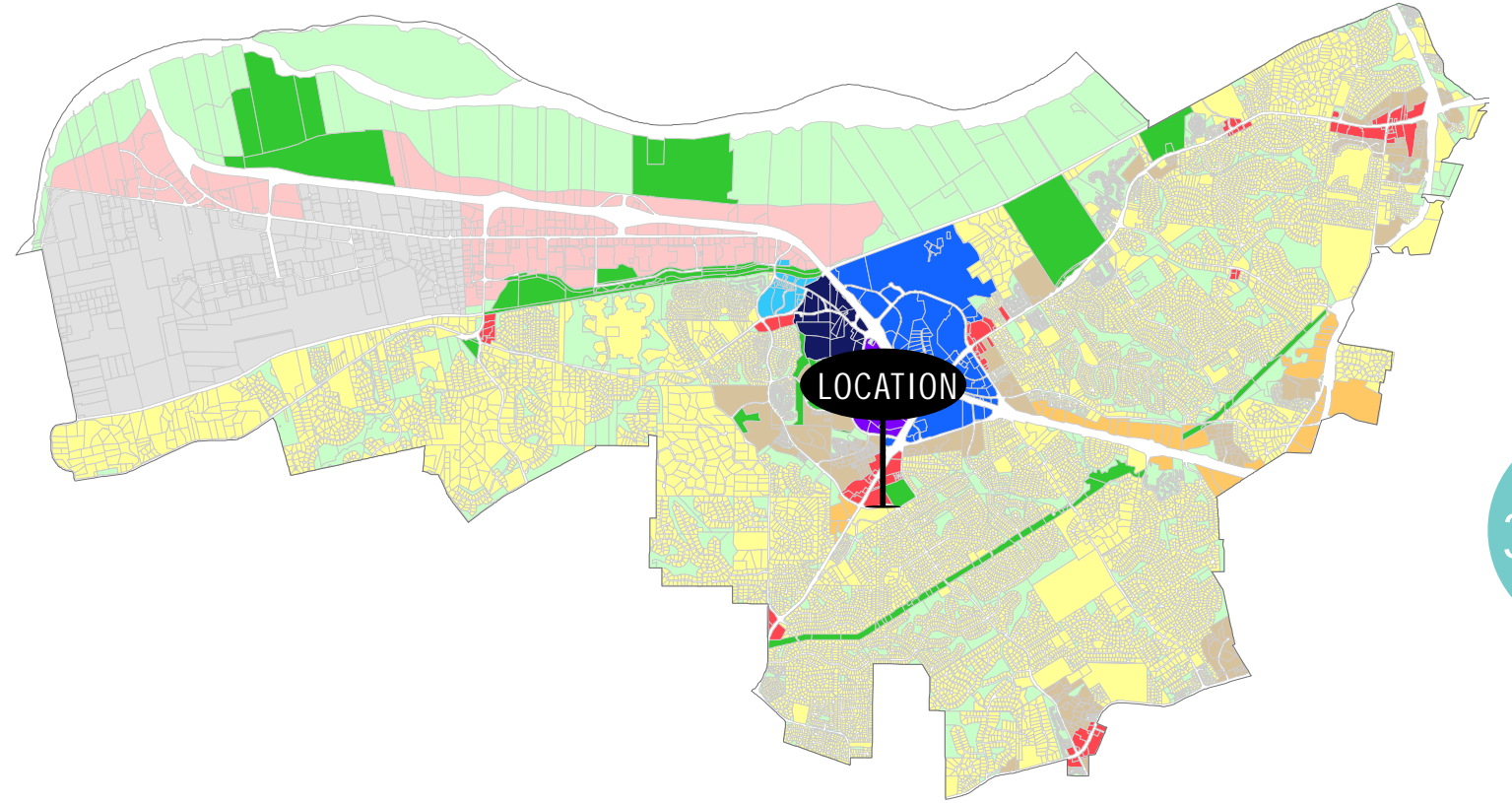
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- OCCUPANCY - FORTHCOMING

BILLY G'S

Acreage: 11.4 acres (Entire Dierbergs Lot)

Proposal: Restaurant

Applicant: Jack Reynolds, The CD Companies



APPROVALS

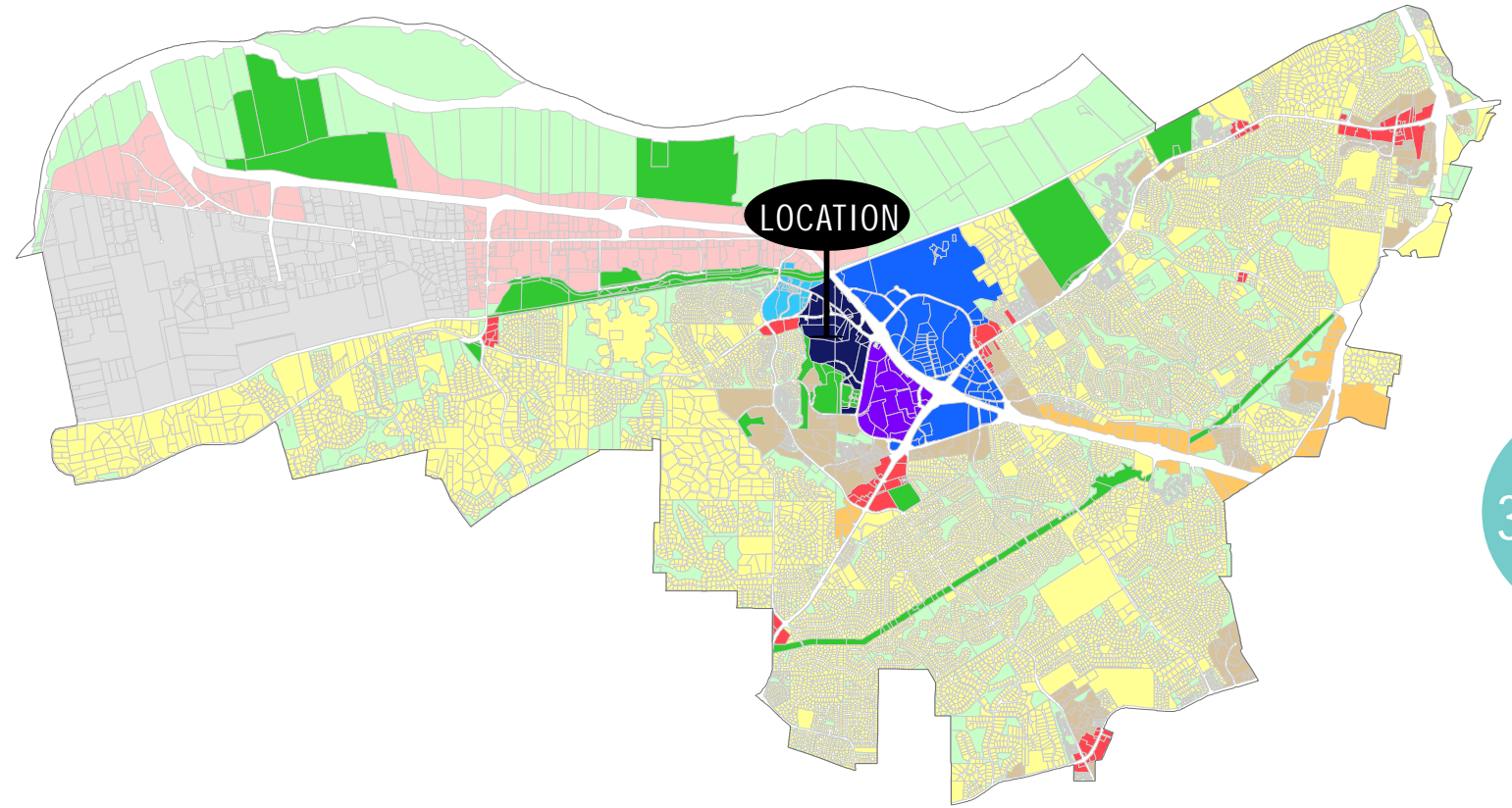
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- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

THE FLATS AT WILDHORSE VILLAGE

Acreage: 4.91 acres

Proposal: A 266 unit multi-family residential building

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

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

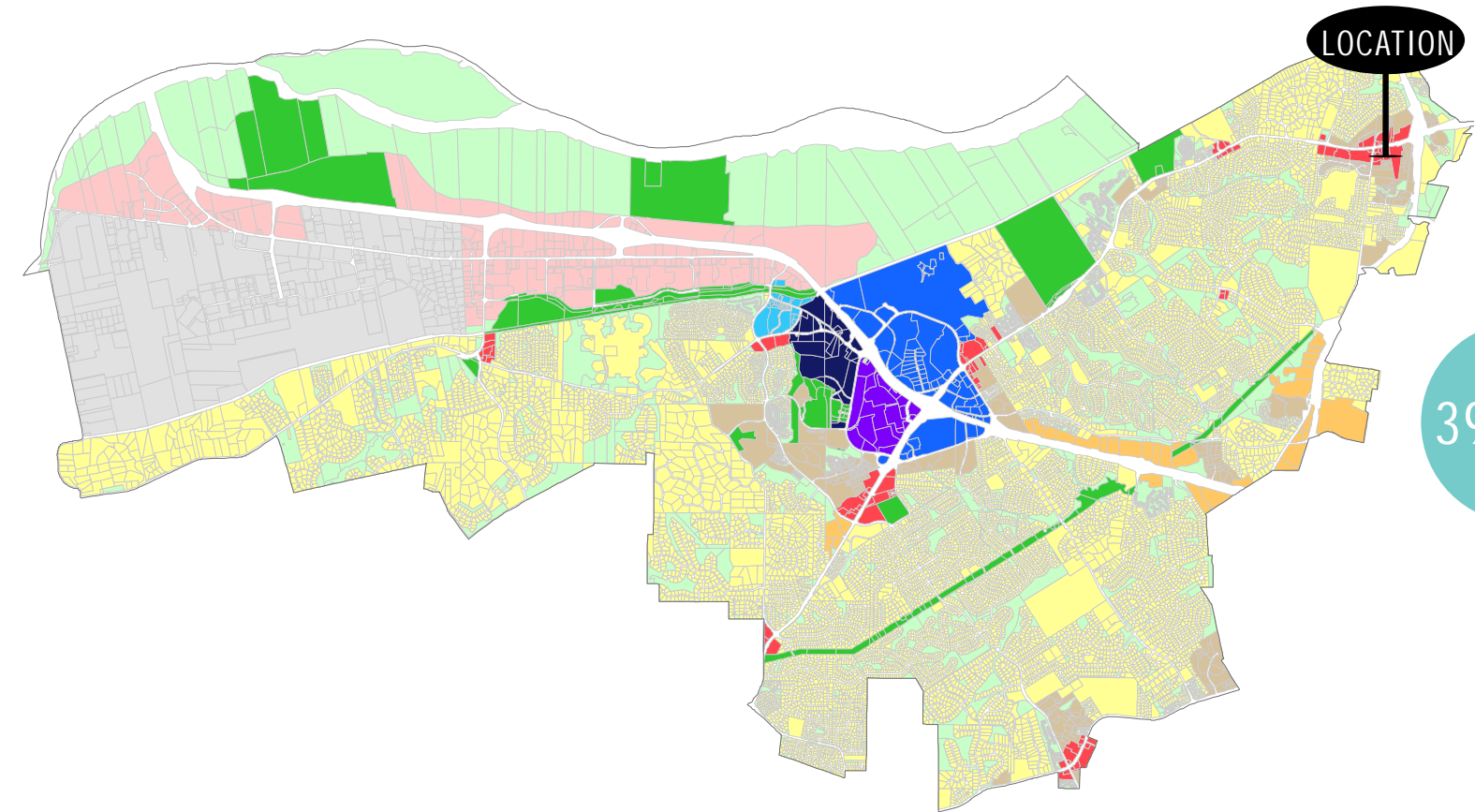
TOTAL ACCESS URGENT CARE

Acreage: 3.2 Acres

Proposal: 5,080 square foot medical office building

Applicant: TAUC Properties, LLC

Land Use Designation: Neighborhood Center



APPROVALS

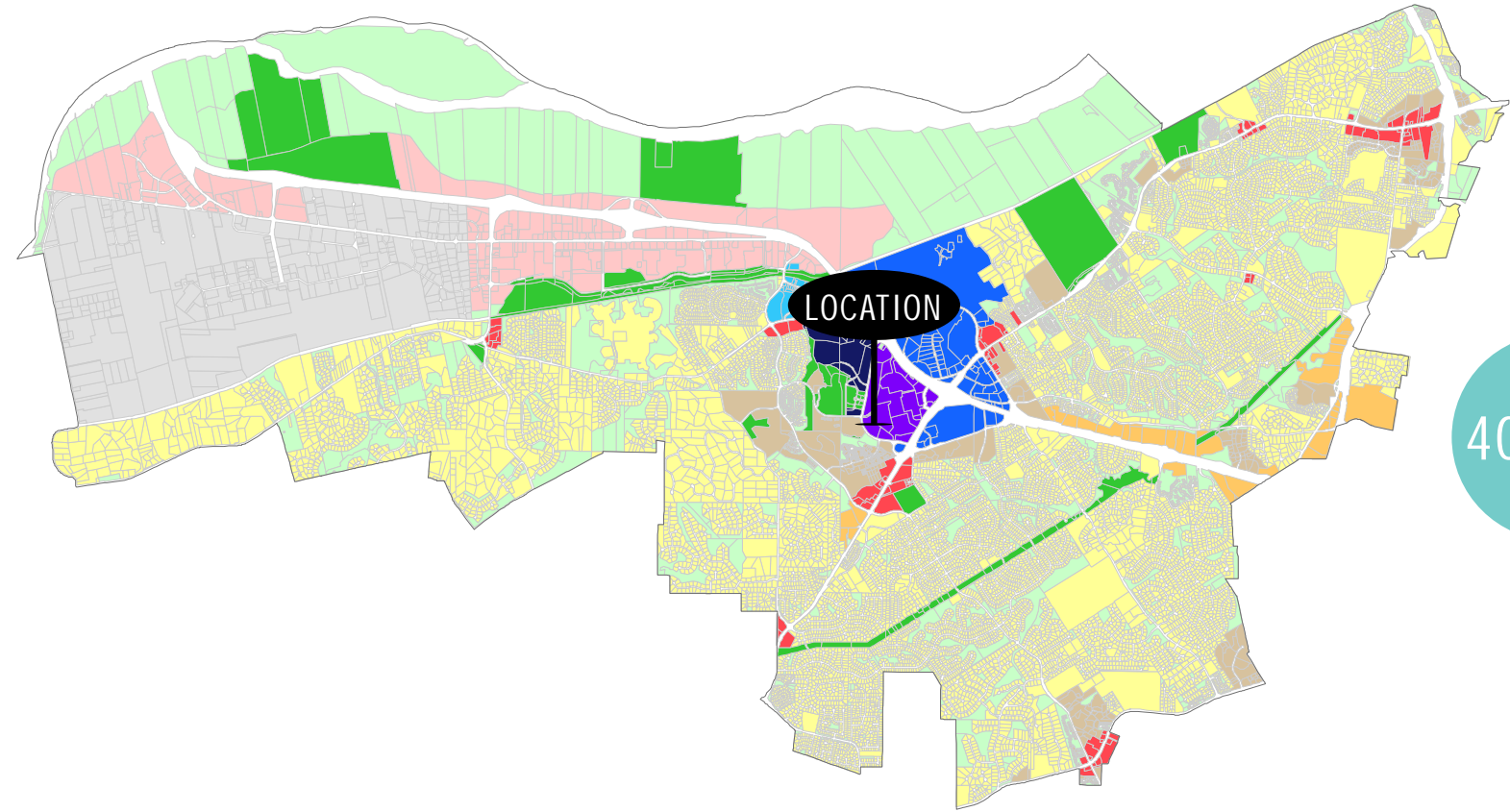
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

SHELBOURNE SENIOR LIVING

Acreage: 8.2 acres

Proposal: Proposed 150 unit Senior Living Facility

Applicant: Shelbourne Healthcare Development Group, LLC



APPROVALS

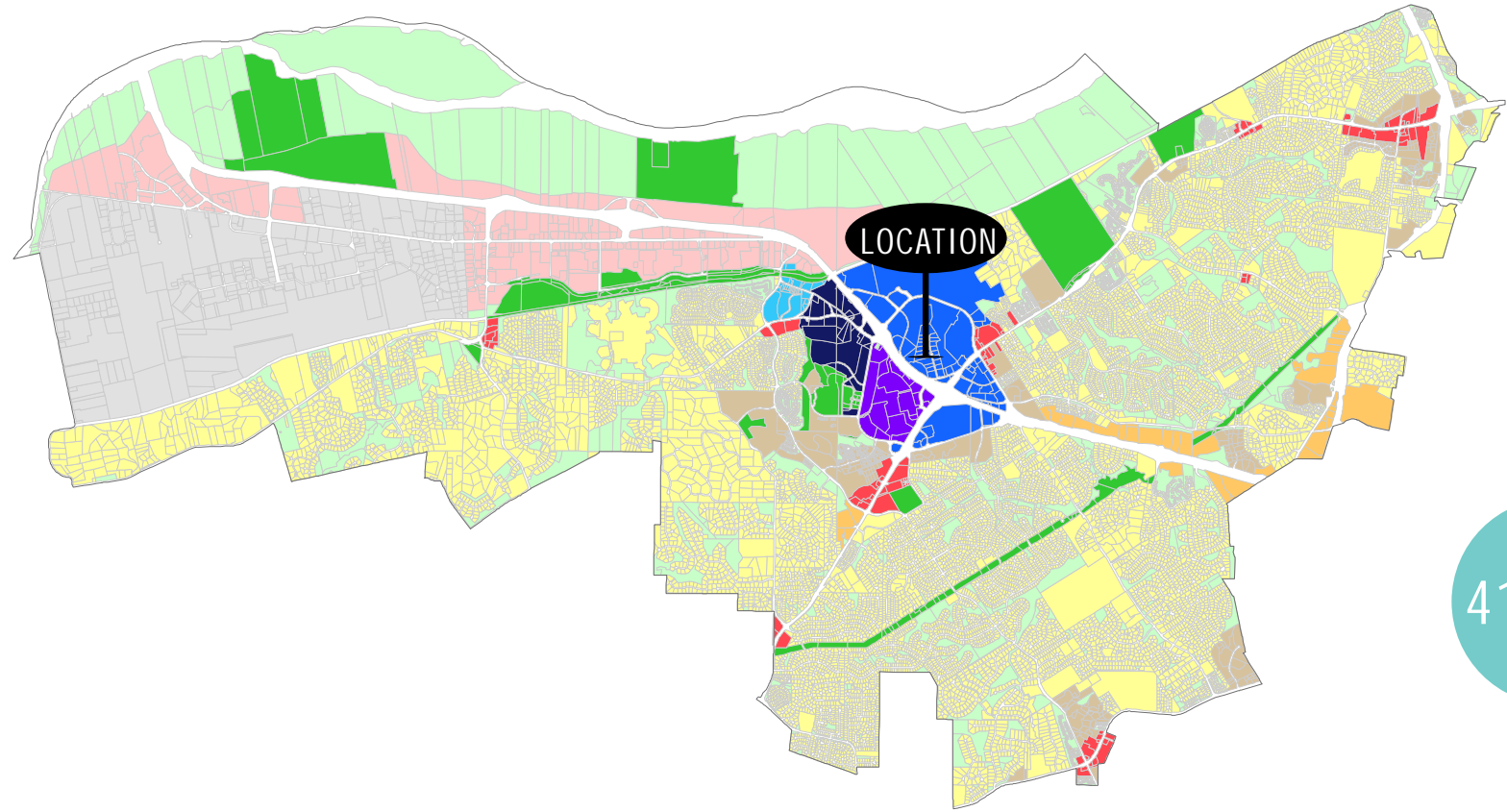
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

ALEXANDER WOODS

Acreage: 21.7 acres

Proposal: 37 single family home subdivision

Applicant: Fischer Homes



APPROVALS

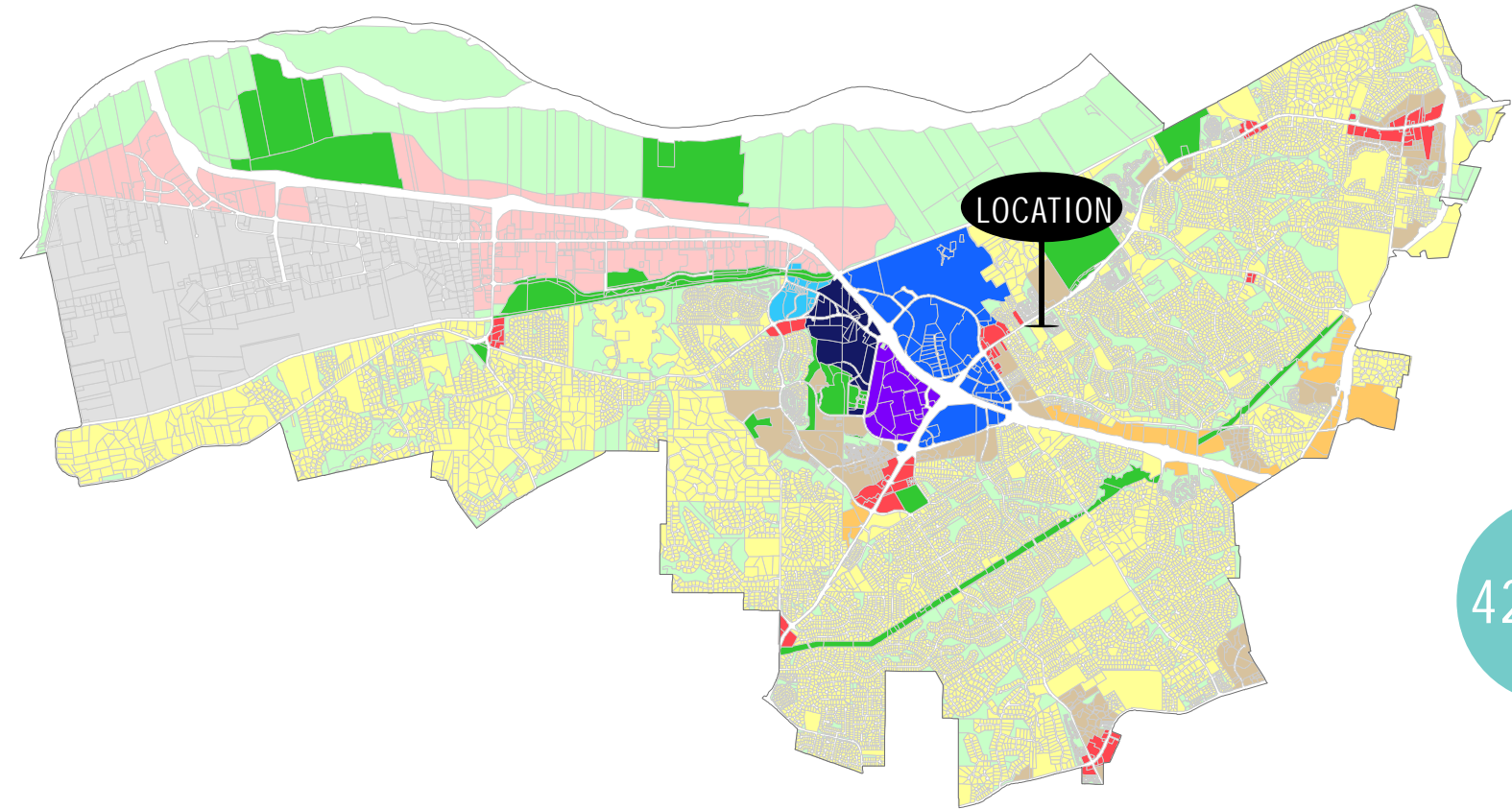
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 35/37

GRAND RESERVE

Acreage: 12 acres

Proposal: 36 single family home subdivision

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

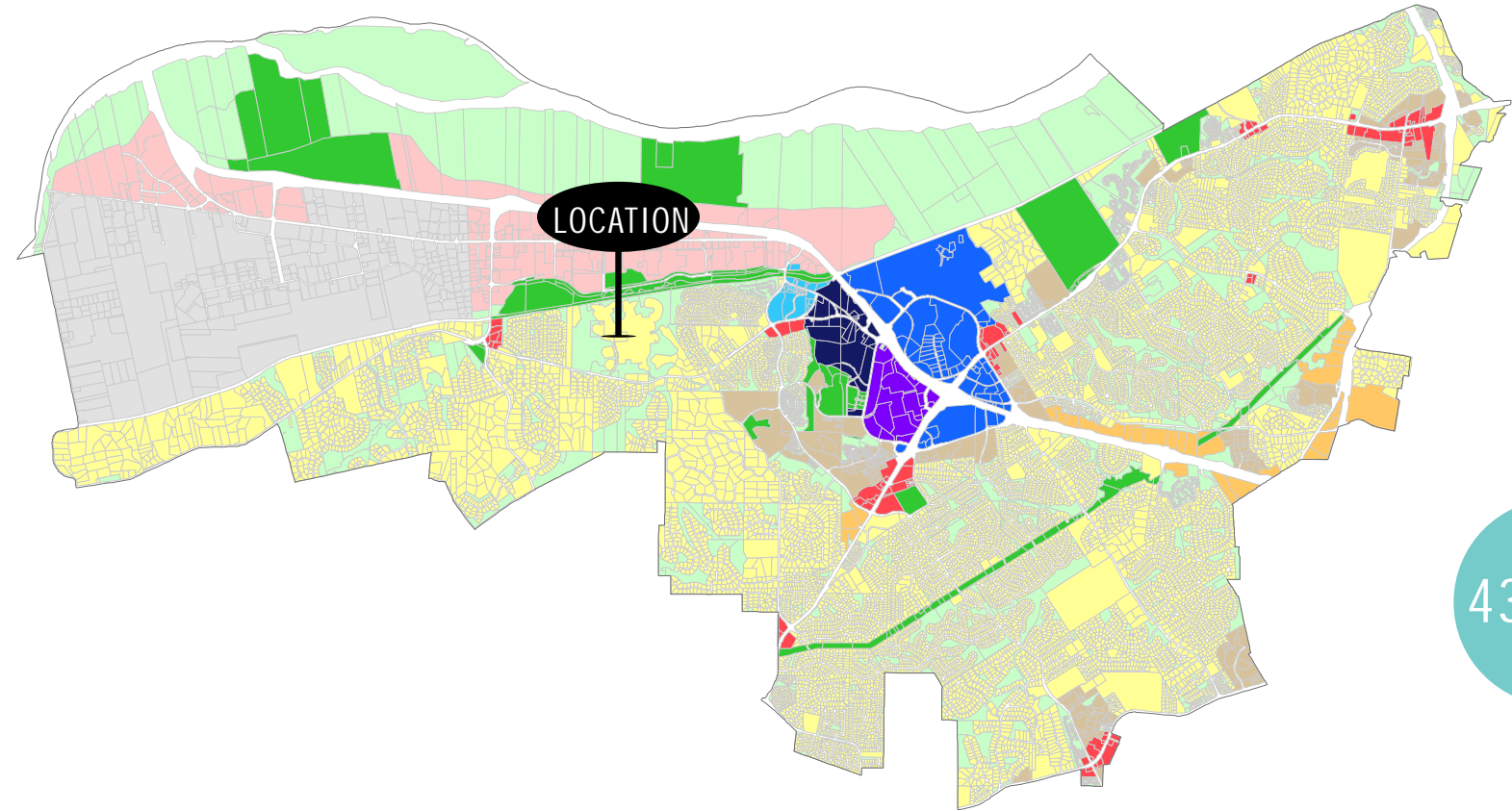
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 35/37

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 - 212/223



ZONING PETITIONS

ZONING PETITIONS

There are currently 6 active zoning petitions within the City of Chesterfield. Below is a list of the zoning petitions followed by a brief description.

PZ 07-2021 15201 CONWAY ROAD

- PUBLIC HEARING - 04-11-2022
- PLANNING COMMISSION - 05-09-2022
- P&PW - 06-23-2022
- CITY COUNCIL - 07-18-2022
- CITY COUNCIL - FORTHCOMING

A petition to rezone land from a R4 Residence District to a R6 Residence District

PZ 06-2022 17733 N. OUTER FORTY ROAD (GATEWAY STUDIOS, LLC)

- PUBLIC HEARING - 07-25-2022
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A petition to rezone land from a M3 Planned Industrial district to a PC Planned Commercial district

PZ 01-2022 KEMP AUTO (JOHNNY Y)

- PUBLIC HEARING - 06-13-2022
- 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 07-2022 300 N.EATHERTON (FOLLMER REAL ESTATE LLC)

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

A zoning map amendment to update the legal description of an existing PI District

PZ 05-2022 GATEWAY GOLF CENTER (GATEWAY STUDIOS, LLC)

- PUBLIC HEARING - 07-25-2022
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A petition to rezone the property from an existing PC district to a new PC district and establish new uses and update the Preliminary Development Plan

PZ 08-2022 TSG CAR (STOCK & ASSOCIATES)

- 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 update permitted uses