



PLANNING DEPARTMENT

ACTIVITY REPORT

MARCH 2023

DIRECTORY

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Development Review.....Pages 4-22

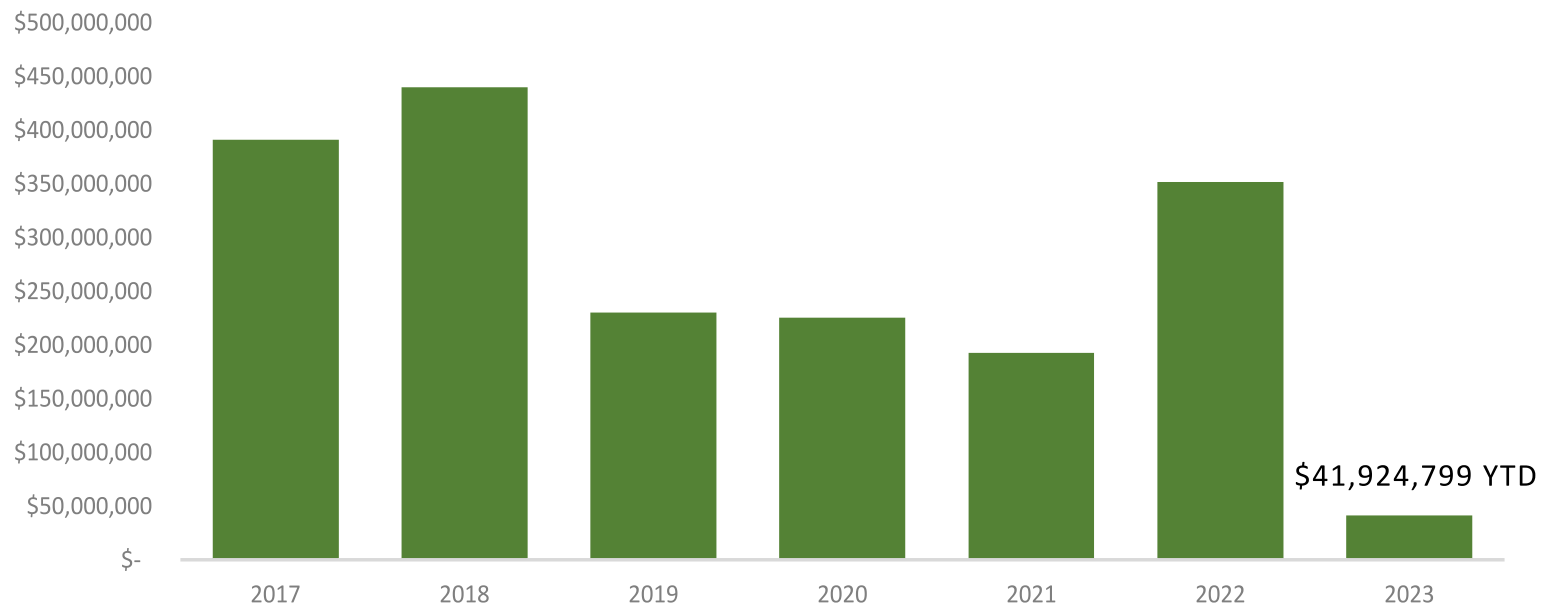
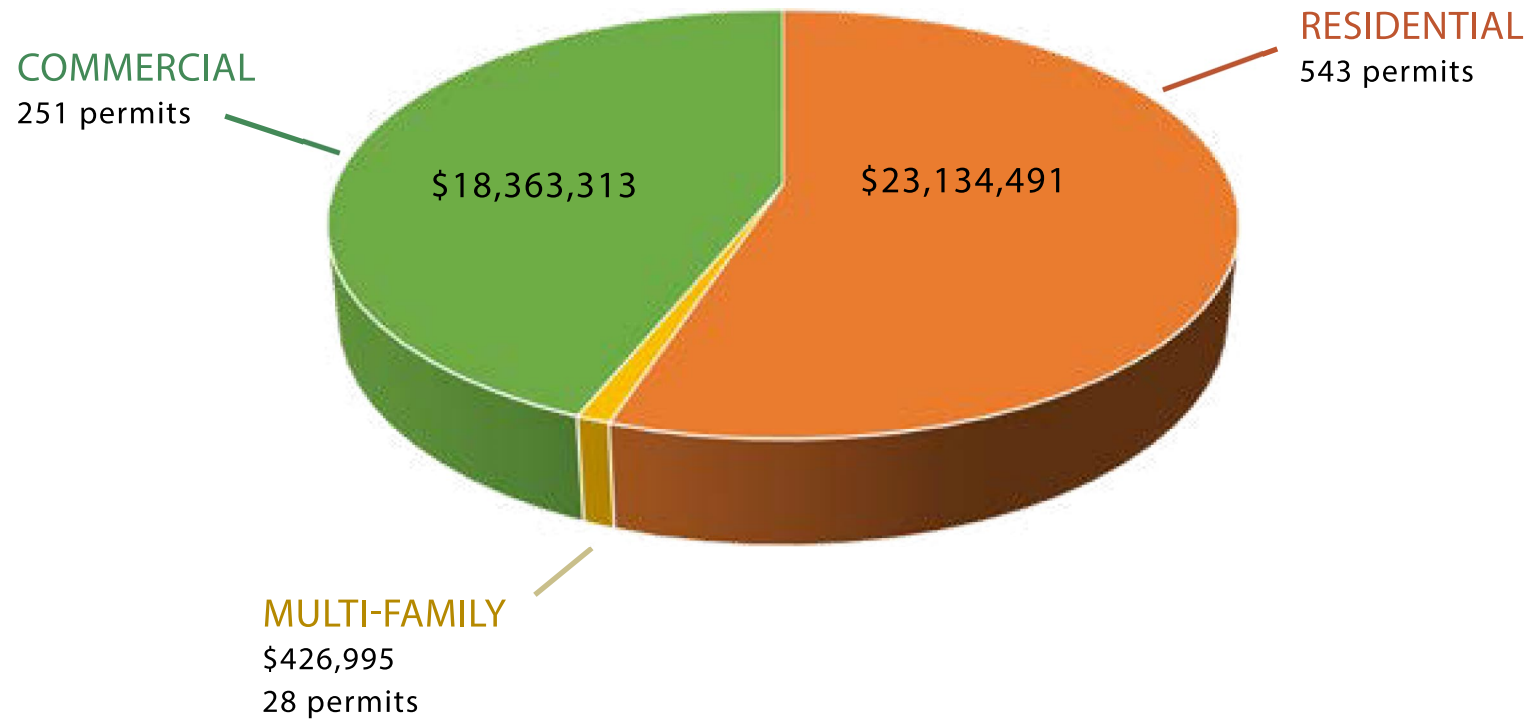
Under Construction.....Pages 23-49

Zoning.....Pages 50-51

CONSTRUCTION COST BY SECTOR

Below is a summary of year to date construction costs for 2023. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.

YTD CONSTRUCTION COST BY SECTOR

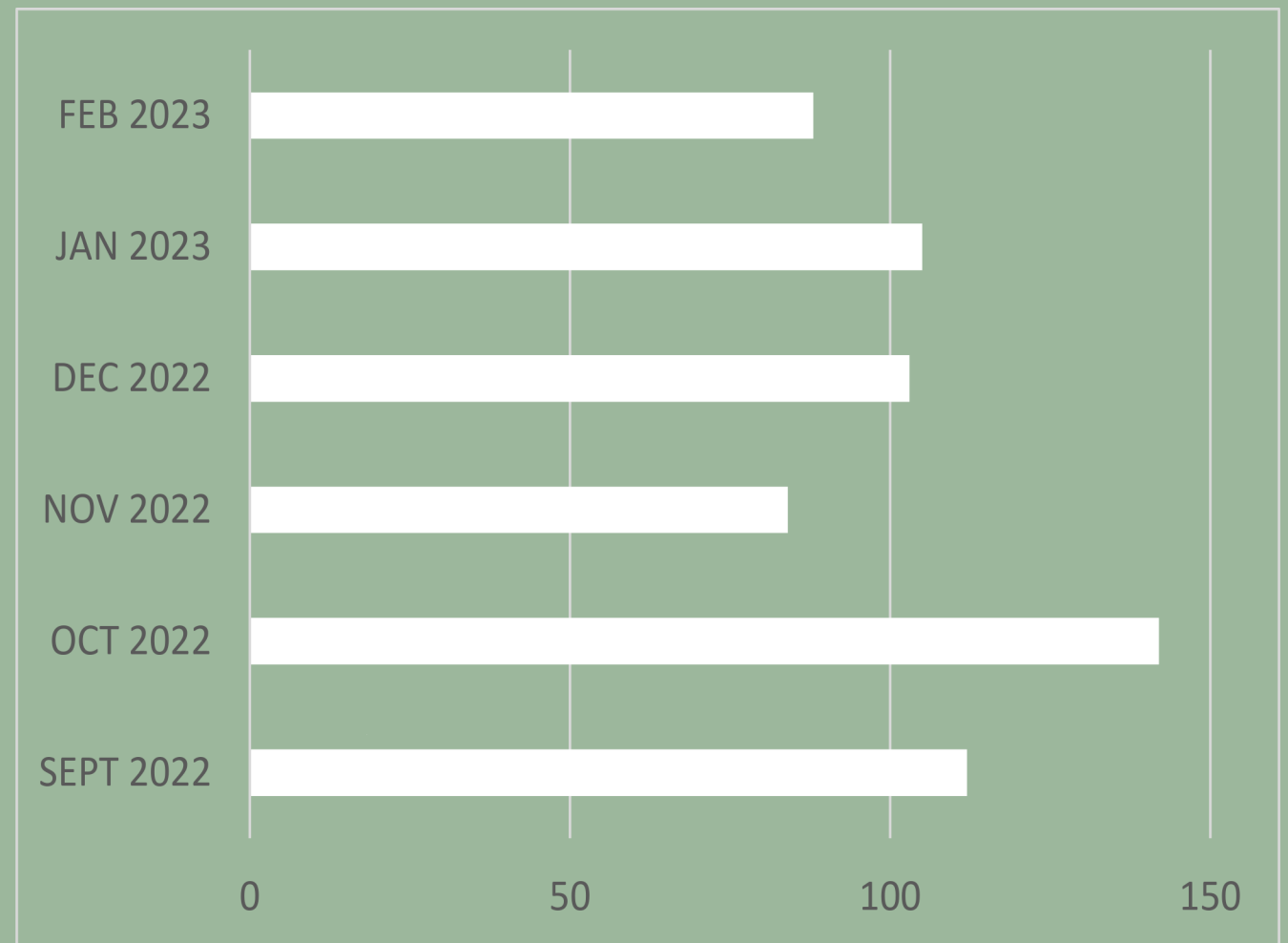


TOTAL CONSTRUCTION COST BY YEAR

MUNICIPAL ZONING APPROVAL (MZA)

Prior to issuance of building permit by St. Louis County, property owners are required to submit for Municipal Zoning Approval to the City to verify compliance with all zoning regulations.

MUNICIPAL ZONING APPROVALS





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 three PC meetings between 2/1/2023 and 3/15/2023. Below is a list of agenda items from the last three meetings.

PC AGENDA (2/13)

PUBLIC HEARINGS

- P.Z. 03-2023 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE - ARTICLE 4)

SITE PLANS

- 14319 OLIVE BLVD (QUEATHAM HOUSE, LLC) SDP

UNFINISHED BUSINESS

- P.Z. 04-2022 14319 OLIVE BLVD (QUEATHAM HOUSE, LLC)
- P.Z. 03-2023 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE - ARTICLE 4)

PC AGENDA (2/27)

SITE PLANS

- LEGENDS AT SCHOETTLER POINTE (SDP)
- SCHAEFFER'S GROVE, SIGN PACKAGE

UNFINISHED BUSINESS

- P.Z. 13-2022 17955, 17965, & 17995 N. OUTER 40 RD. (GATEWAY STUDIOS, LLC)

PC AGENDA (3/13)

SITE PLANS

- DIERBERGS THE MARKET PLACE (BILLYS G'S) SIGN PACKAGE
- GATEWAY STUDIOS, LOT 2 (SPIRIT HOTEL) ASDSP
- THE DISTRICT (ASDP)

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 2/15/2022 and 3/15/2023.

ARB AGENDA (3/9)

THE DISTRICT (ASDP)

UPCOMING ARB MEETING (4/20)

FINALIZED AGENDA TO BE POSTED THE FRIDAY PRIOR TO THE MEETING



THE
DEVELOPMENT
REVIEW

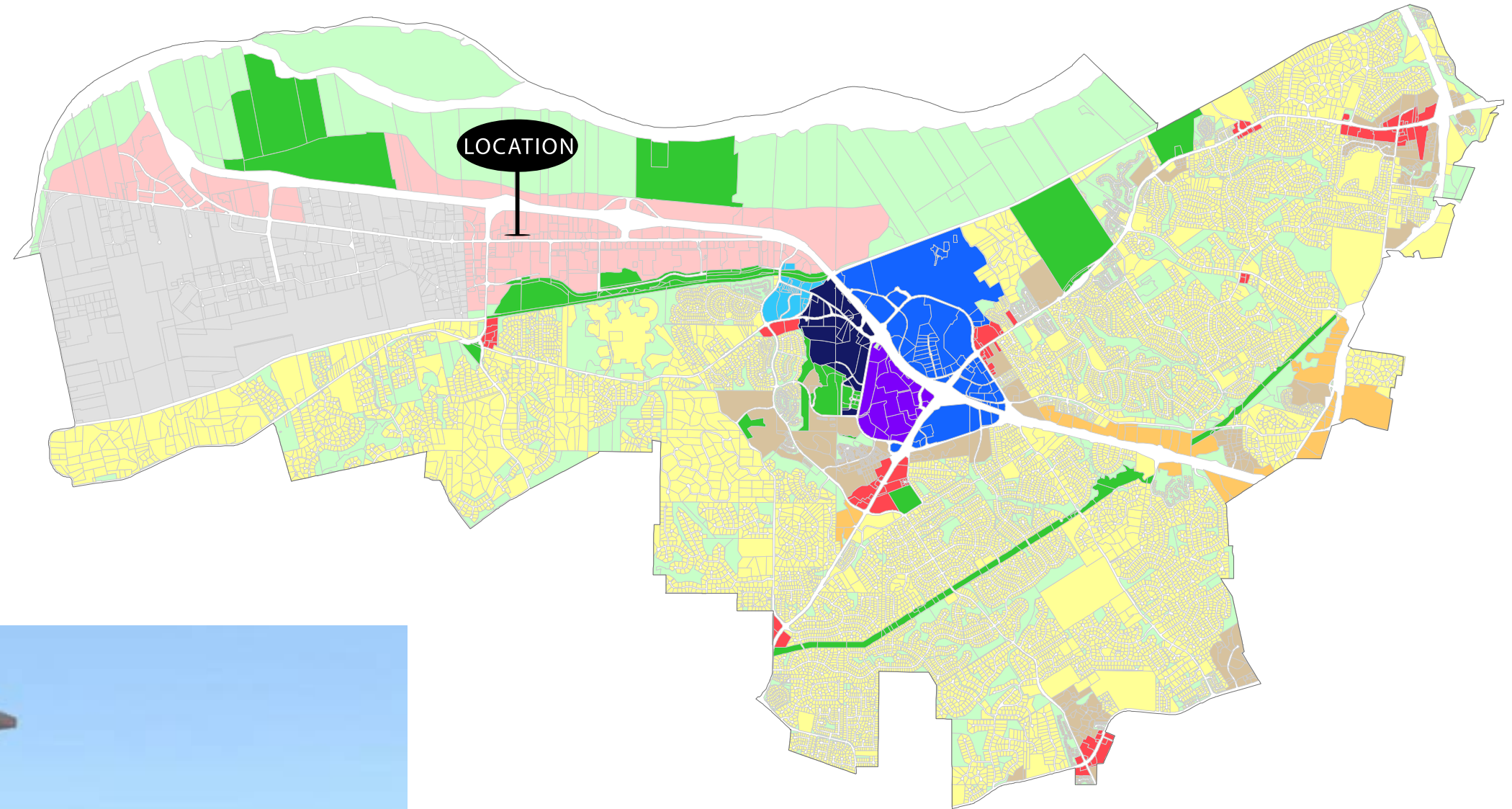
SCRUBBLES EXPRESS WASH

Acreage: 1.4 acres

Proposal: A new 5,396 square foot car wash

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: Regional Commercial



APPROVALS

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

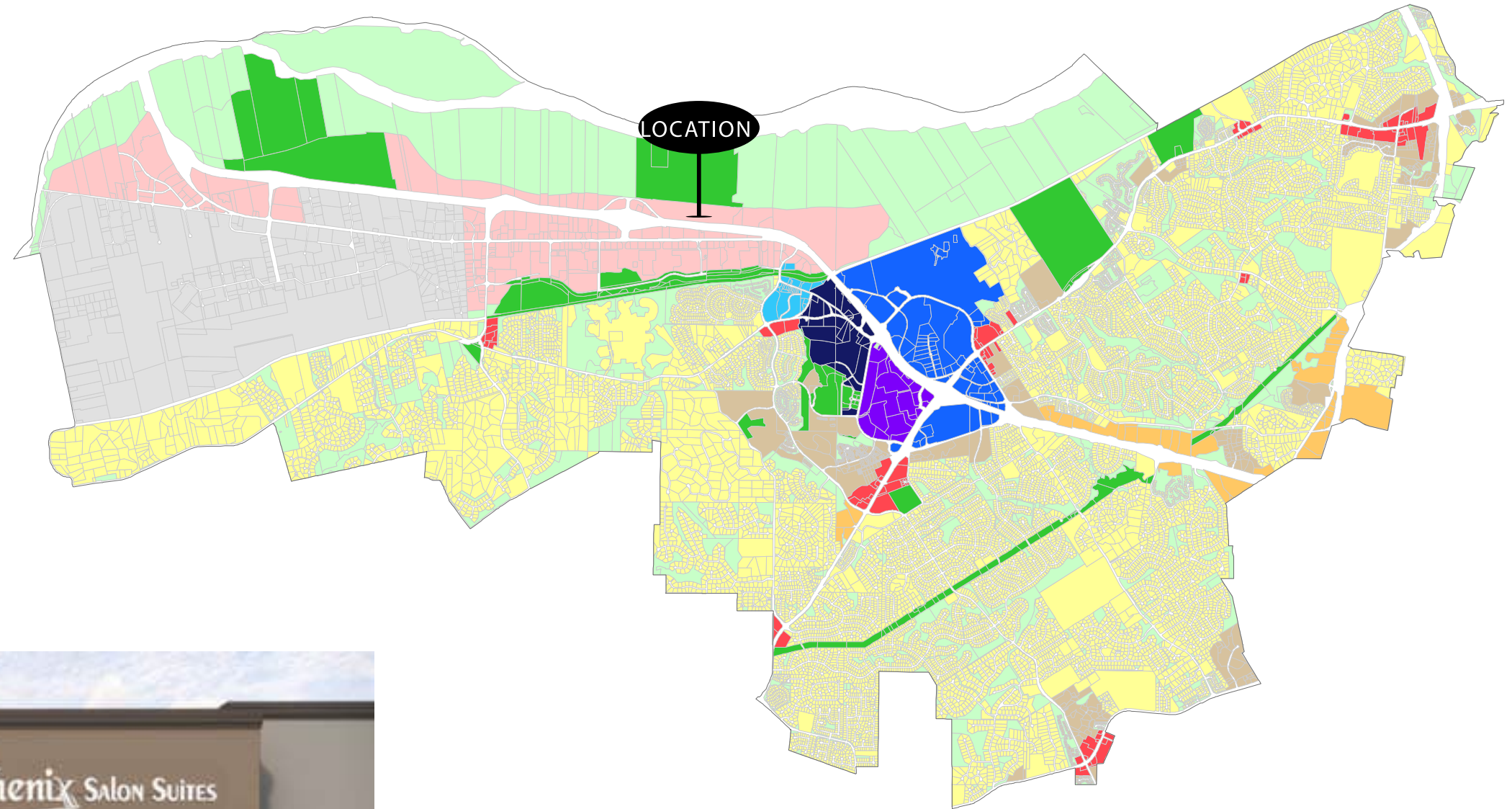
PHENIX SALON SUITES

Acreage: 48 acres

Proposal: Amended elevations for a proposed salon

Applicant: Icon Contracting

Land Use Designation: Regional Commercial



APPROVALS

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

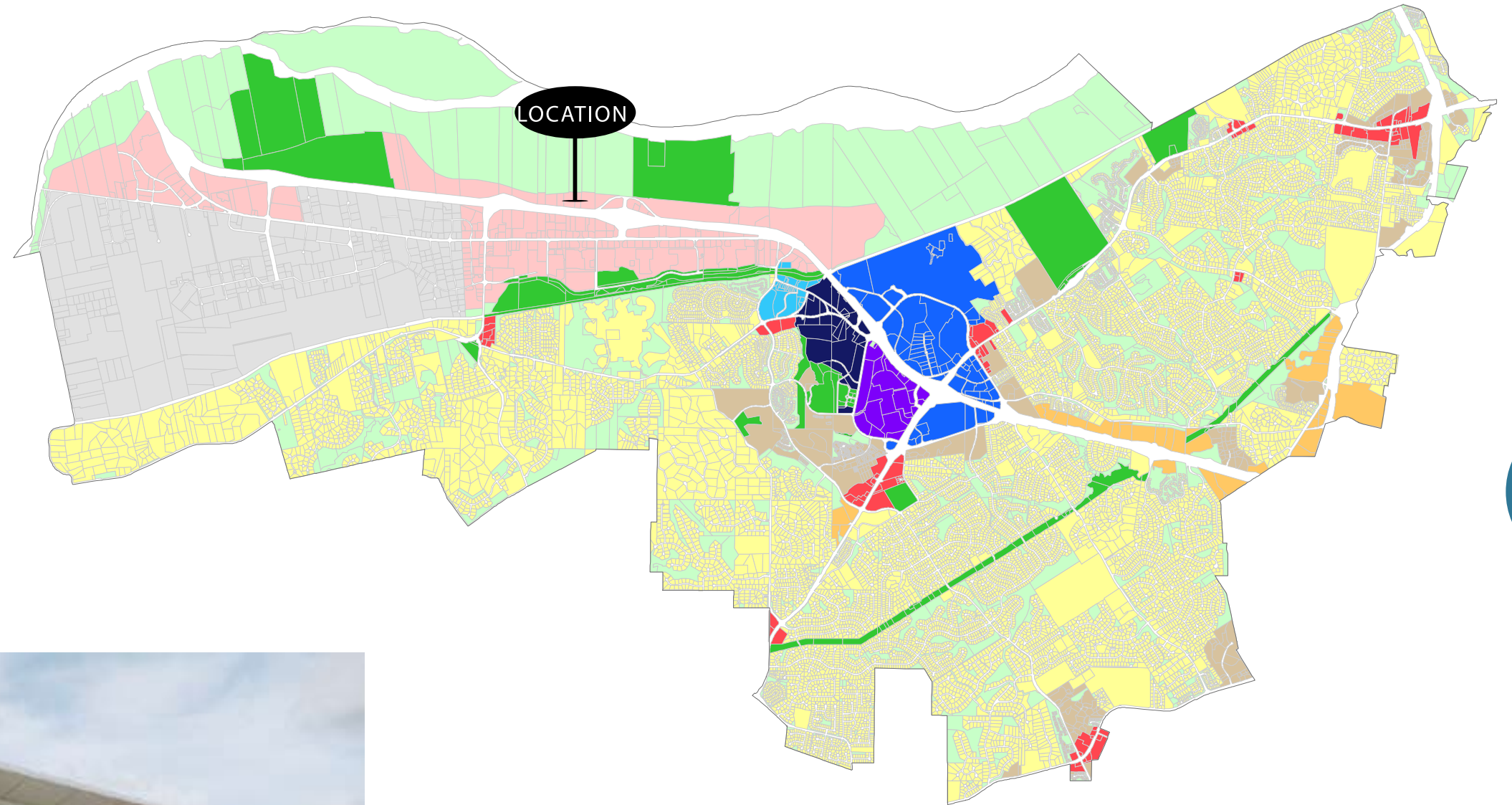
ROLLS ROYCE

Acreage: 1.42 acres

Proposal: Amended elevations for an existing car dealership

Applicant: ACI Boland

Land Use Designation: Regional Commercial



APPROVALS

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

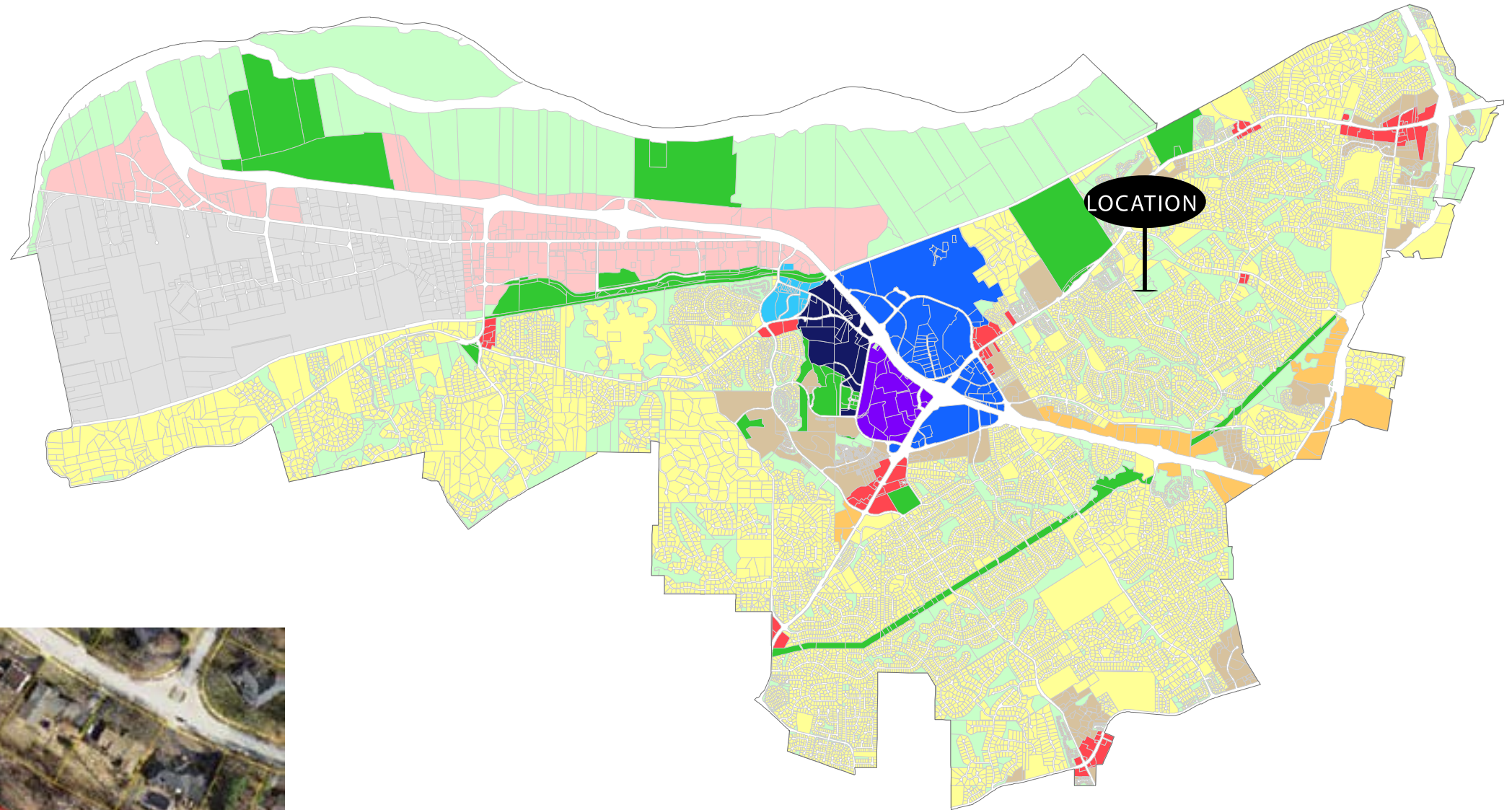
TPHERIS ISRAEL CHEVRA KADISHA

Acreage: 5 acres

Proposal: Boundary adjustment for existing congregation

Applicant: Tpheris Israel Chevra Kadisha

Land Use Designation: Suburban Neighborhood



APPROVALS

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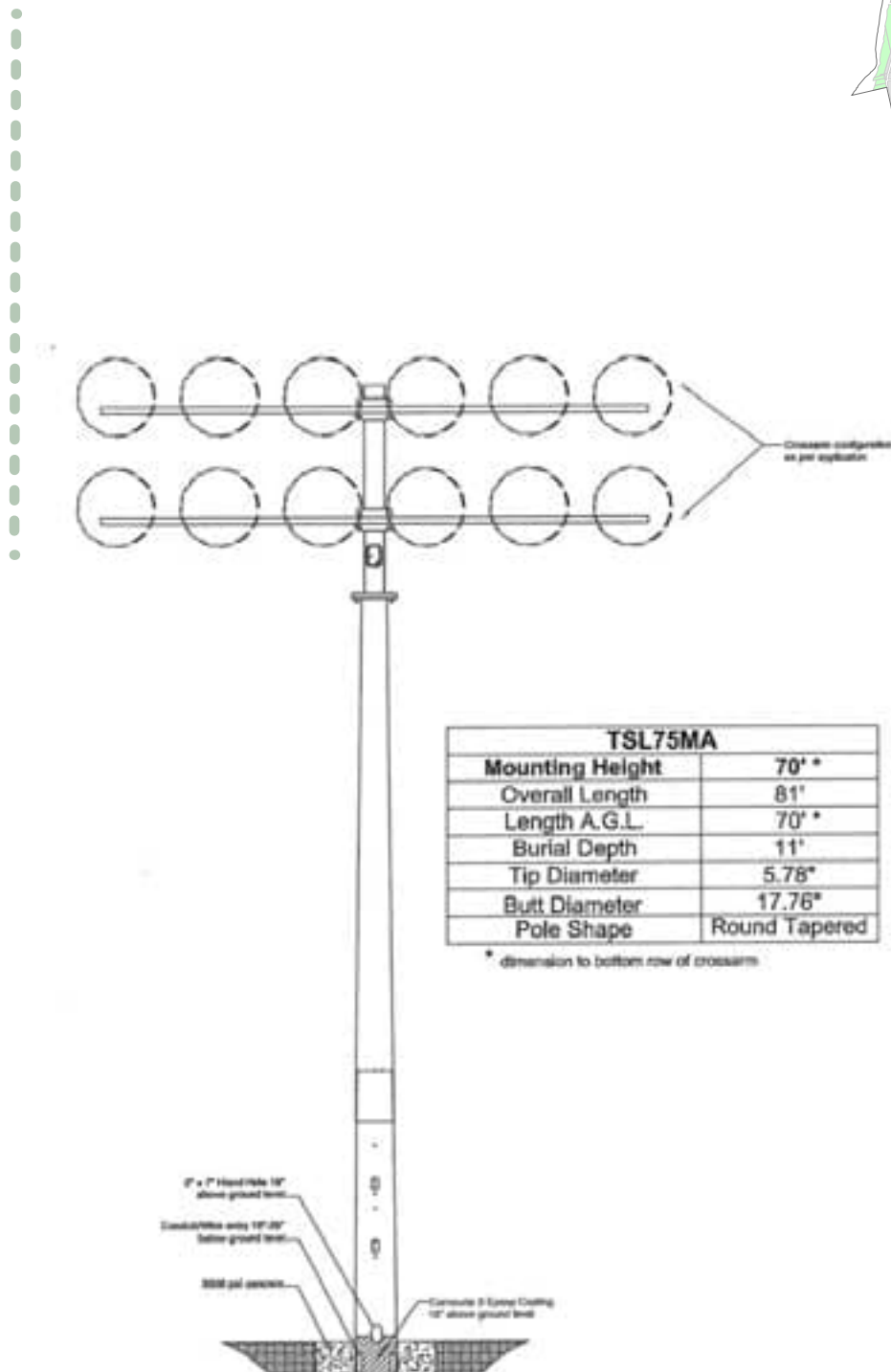
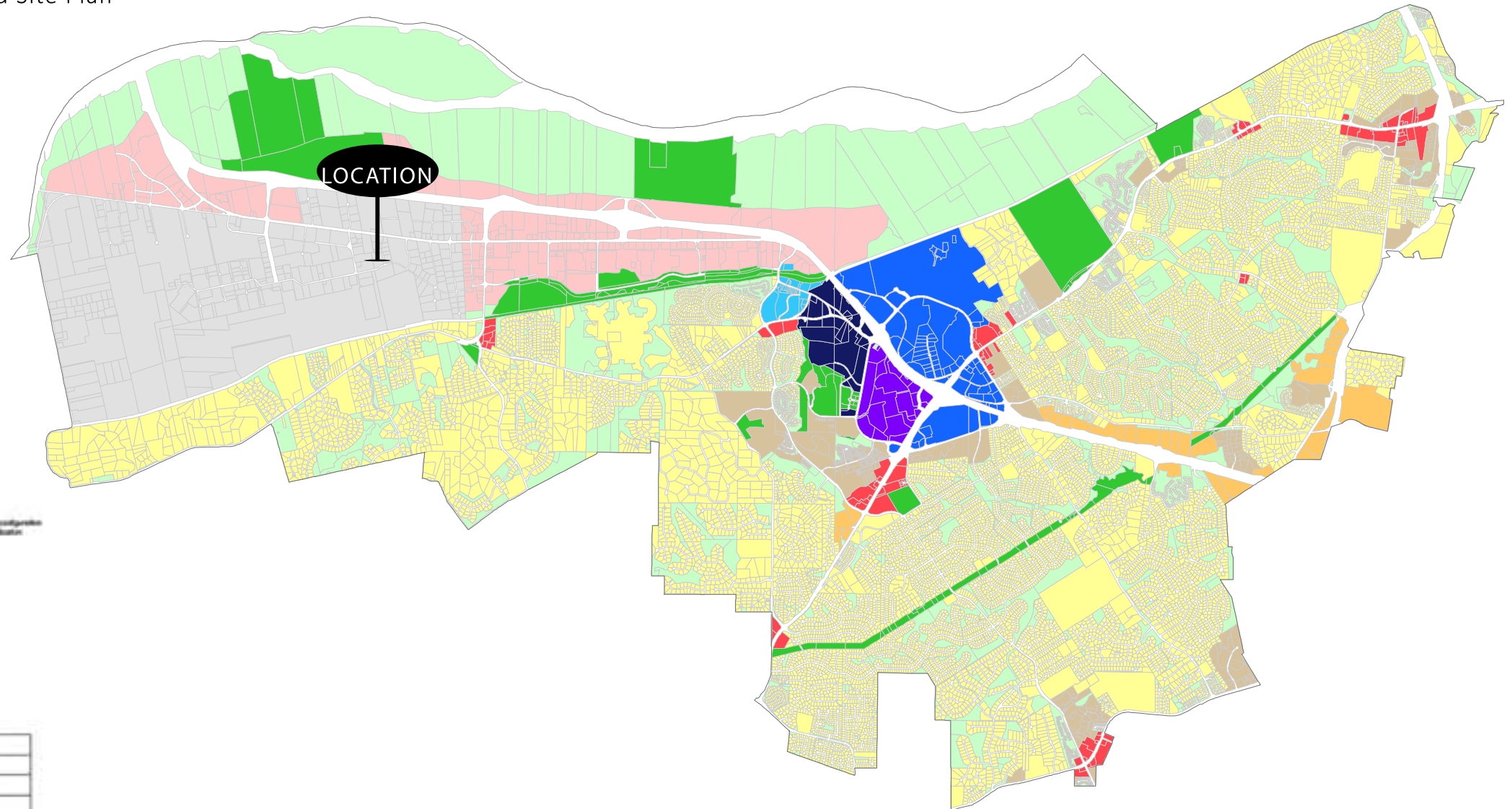
LEGACY PERFORMANCE ZONE

Acreage: 5.5 acres

Proposal: Architectural Specialty Lighting Package & Amended Site Plan

Applicant: Legacy Performance Zone LLC

Land Use Designation: Industrial



APPROVALS

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- OCCUPANCY - FORTHCOMING

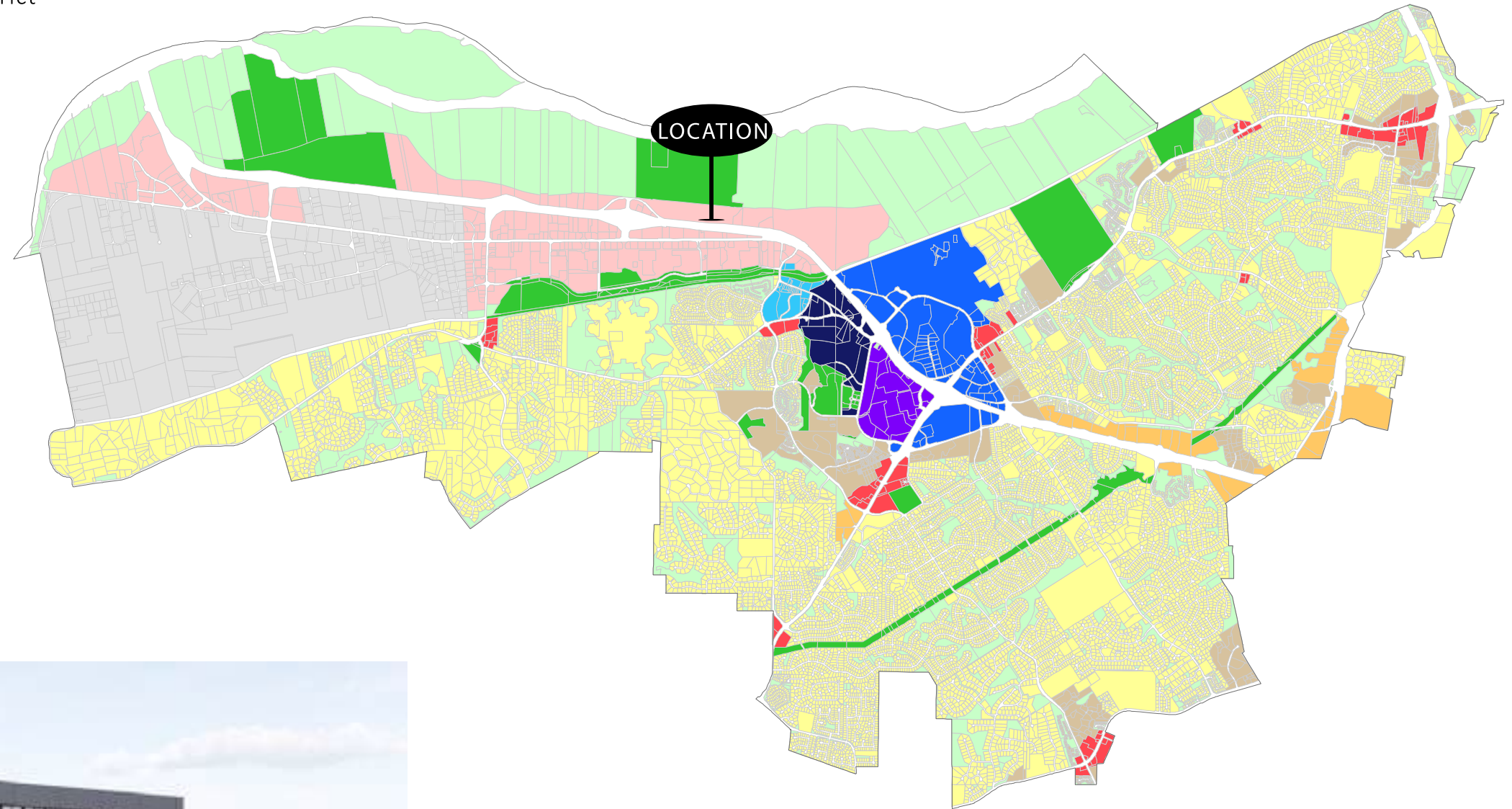
THE REAL DILL

Acreage: 48.2 acres

Proposal: New building for a recreational facility at "The District"

Applicant: Aimwell Development

Land Use Designation: Regional Commercial



APPROVALS

- ZONING - PERMITTED
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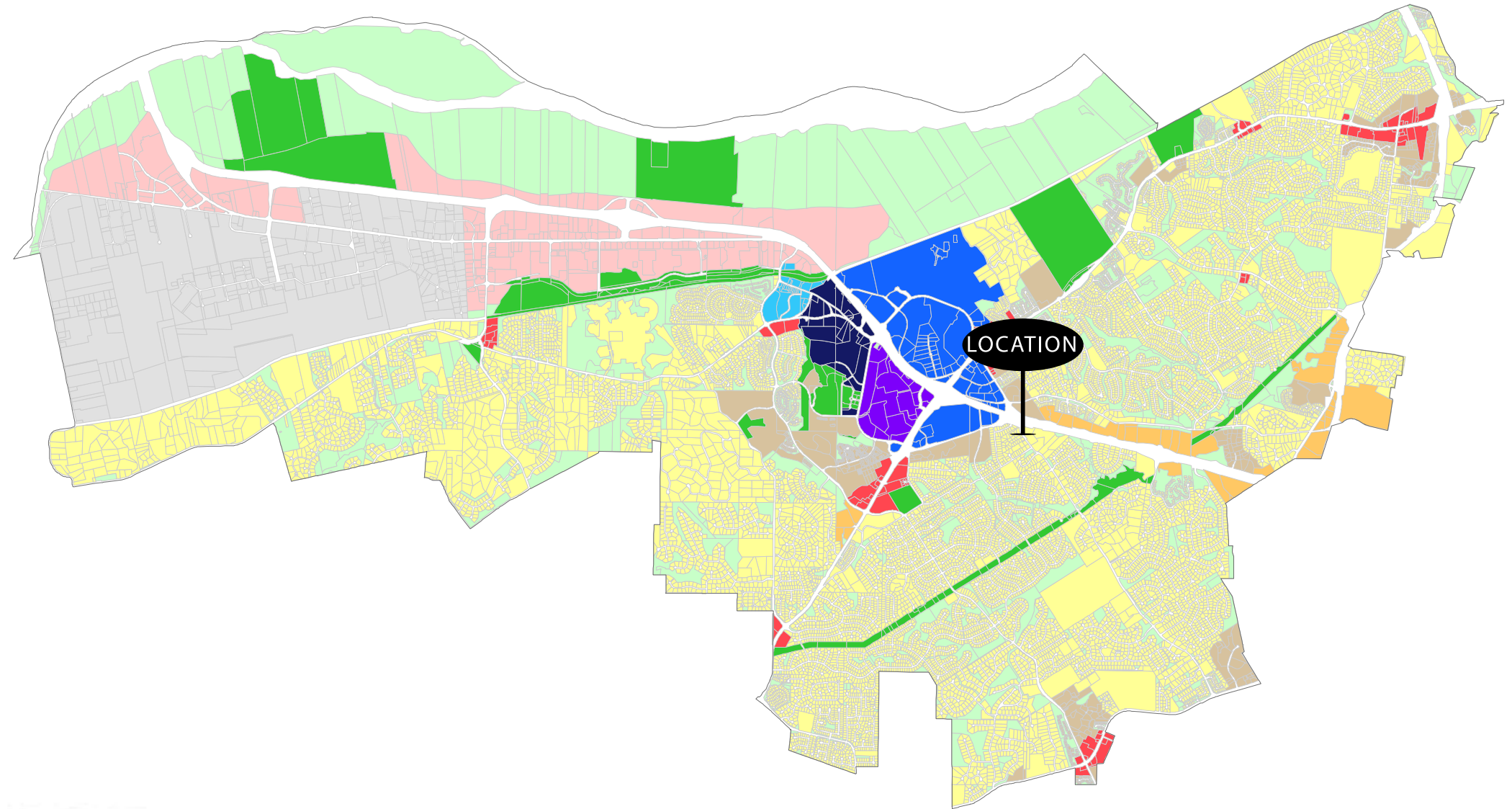
CHURCH OF THE RESURRECTION

Acreage: 5.2 acres

Proposal: Rear addition to an existing building

Applicant: Design Alliance Architects

Land Use Designation: Suburban Neighborhood



APPROVALS

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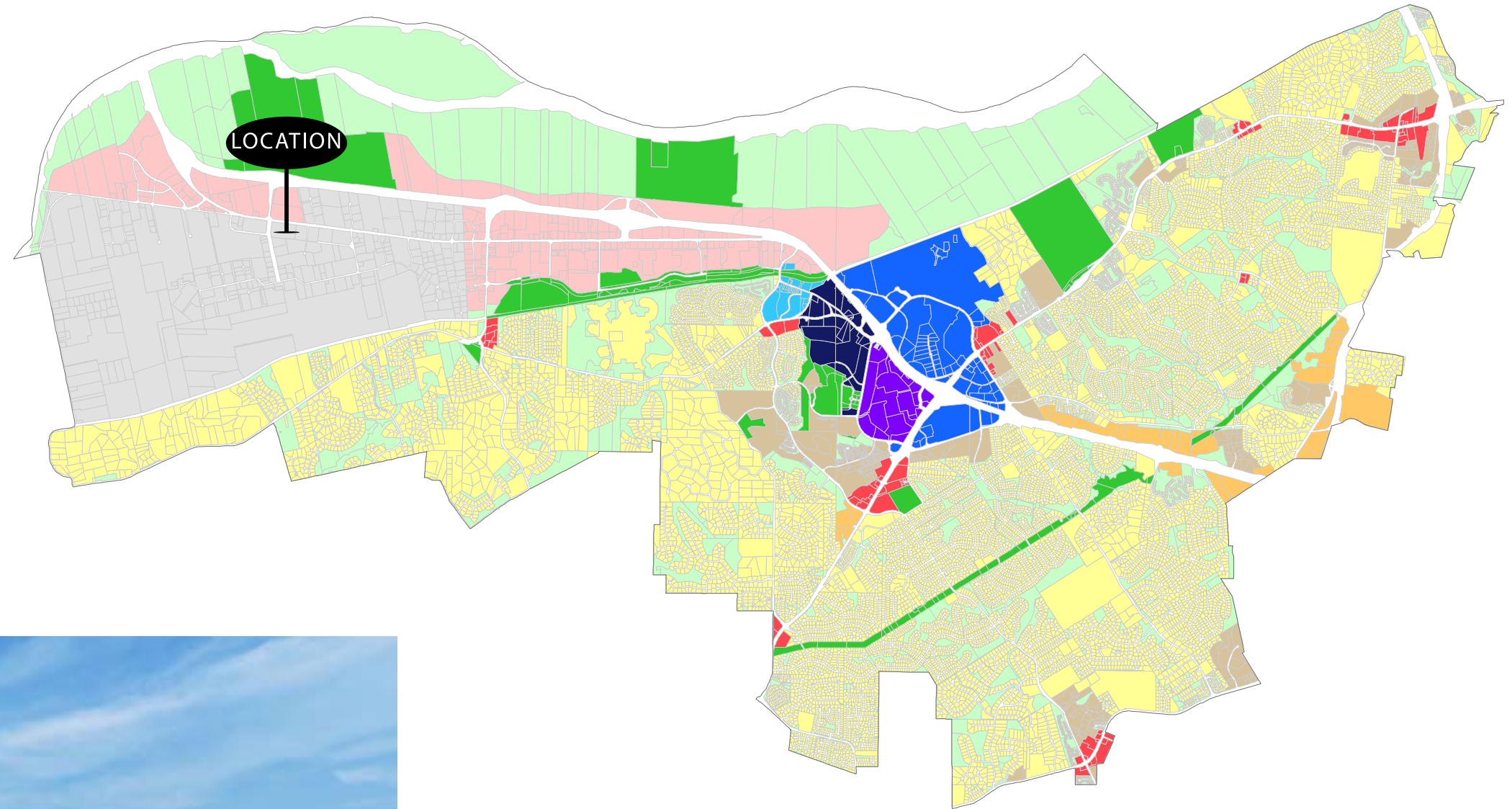
18122 CHESTERFIELD AIRPORT ROAD

Acreage: 12.0 acres

Proposal: Four buildings for office/retail/warehouse uses

Applicant: Scott Properties Commercial Real Estate

Land Use Designation: Industrial



APPROVALS

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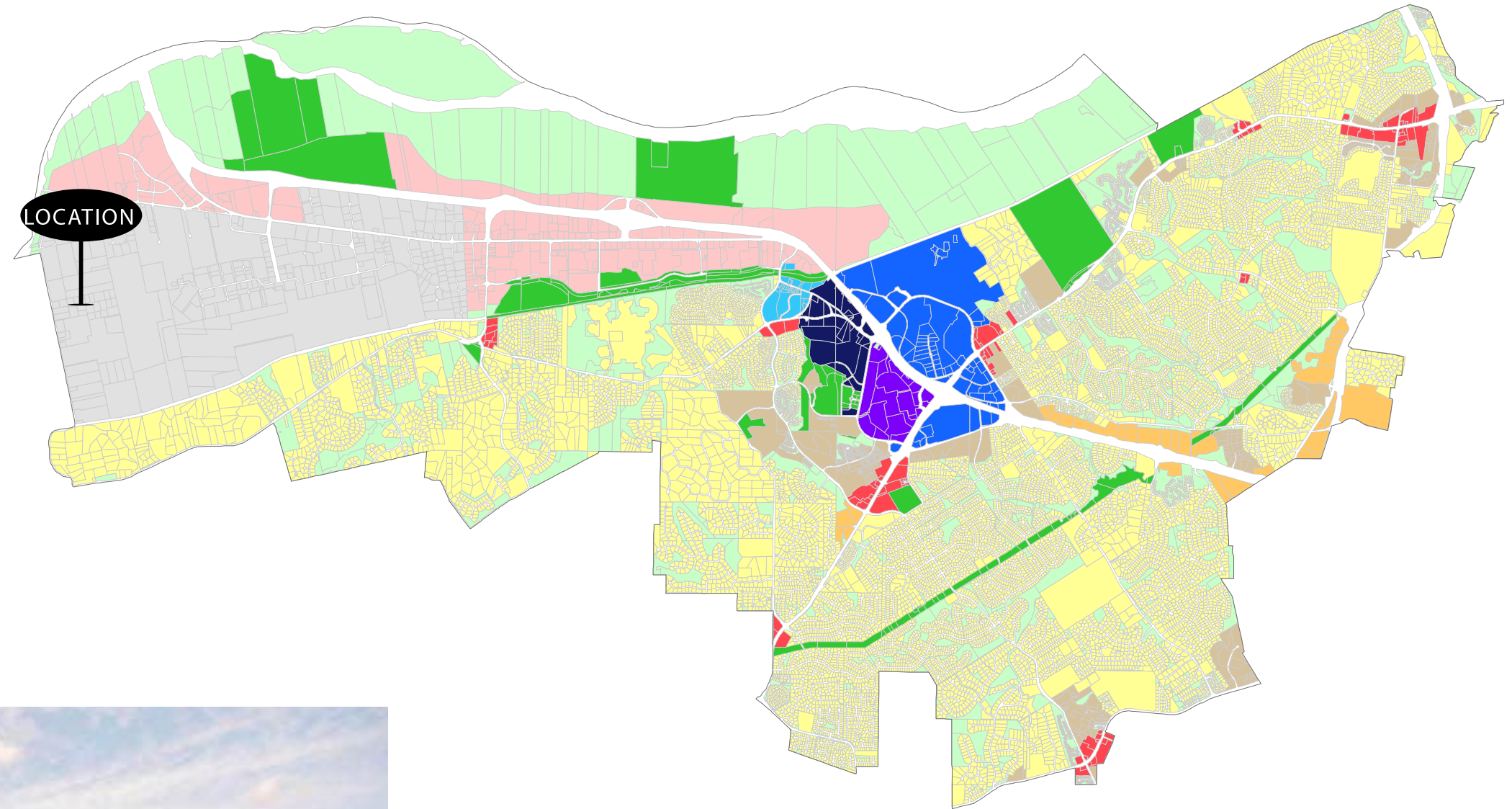
KNOEBEL CONSTRUCTION

Acreage: 1.6 acres

Proposal: Office building with warehouse storage

Applicant: CASCO Diversified Corporation

Land Use Designation: Industrial



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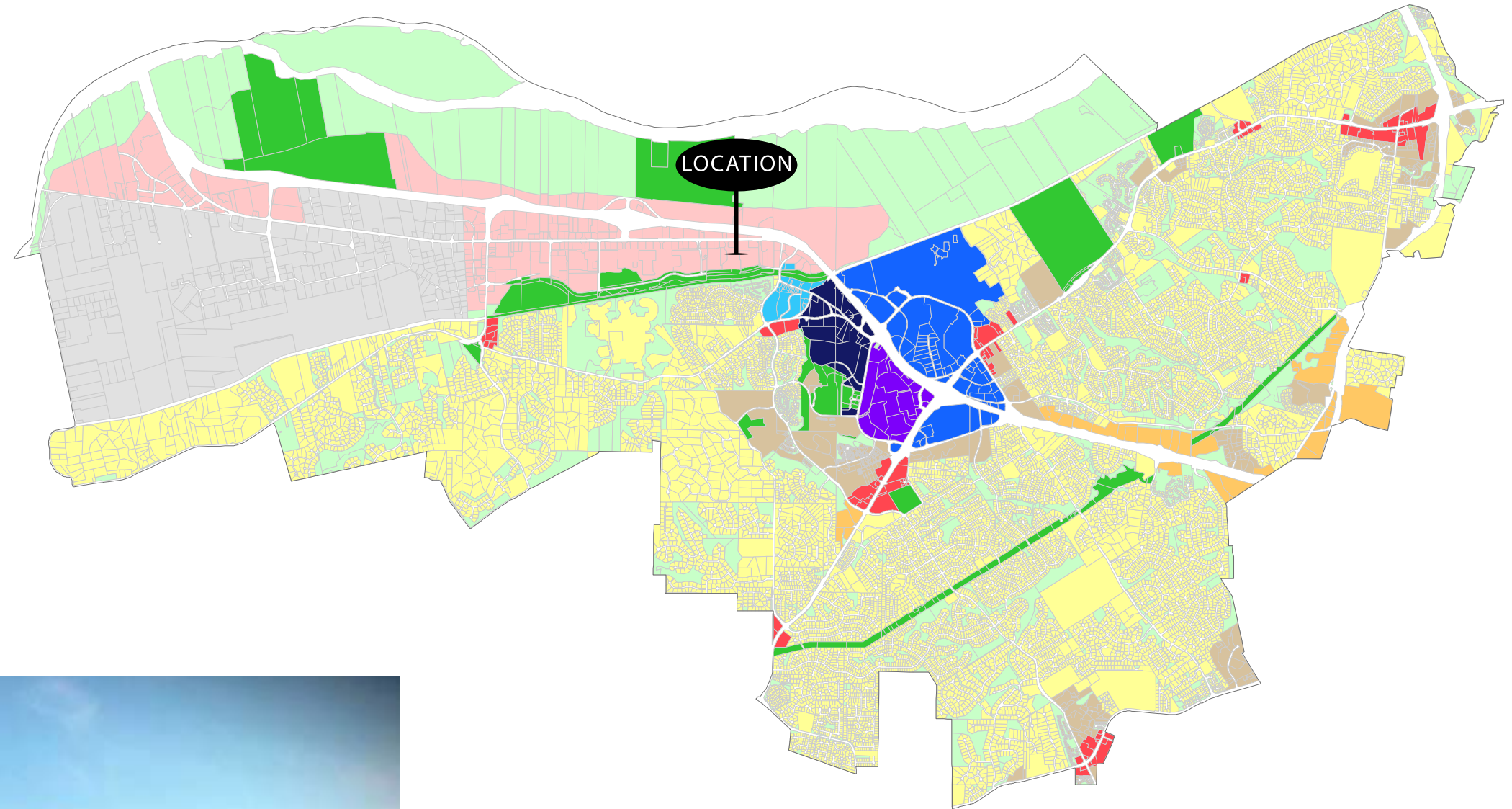
HAWAIIAN BROS

Acreage: 1.9 acres

Proposal: Update exterior restaurant elevations

Applicant: Hawaiian Bros

Land Use Designation: Regional Commercial



APPROVALS

- ZONING - PERMITTED
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- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

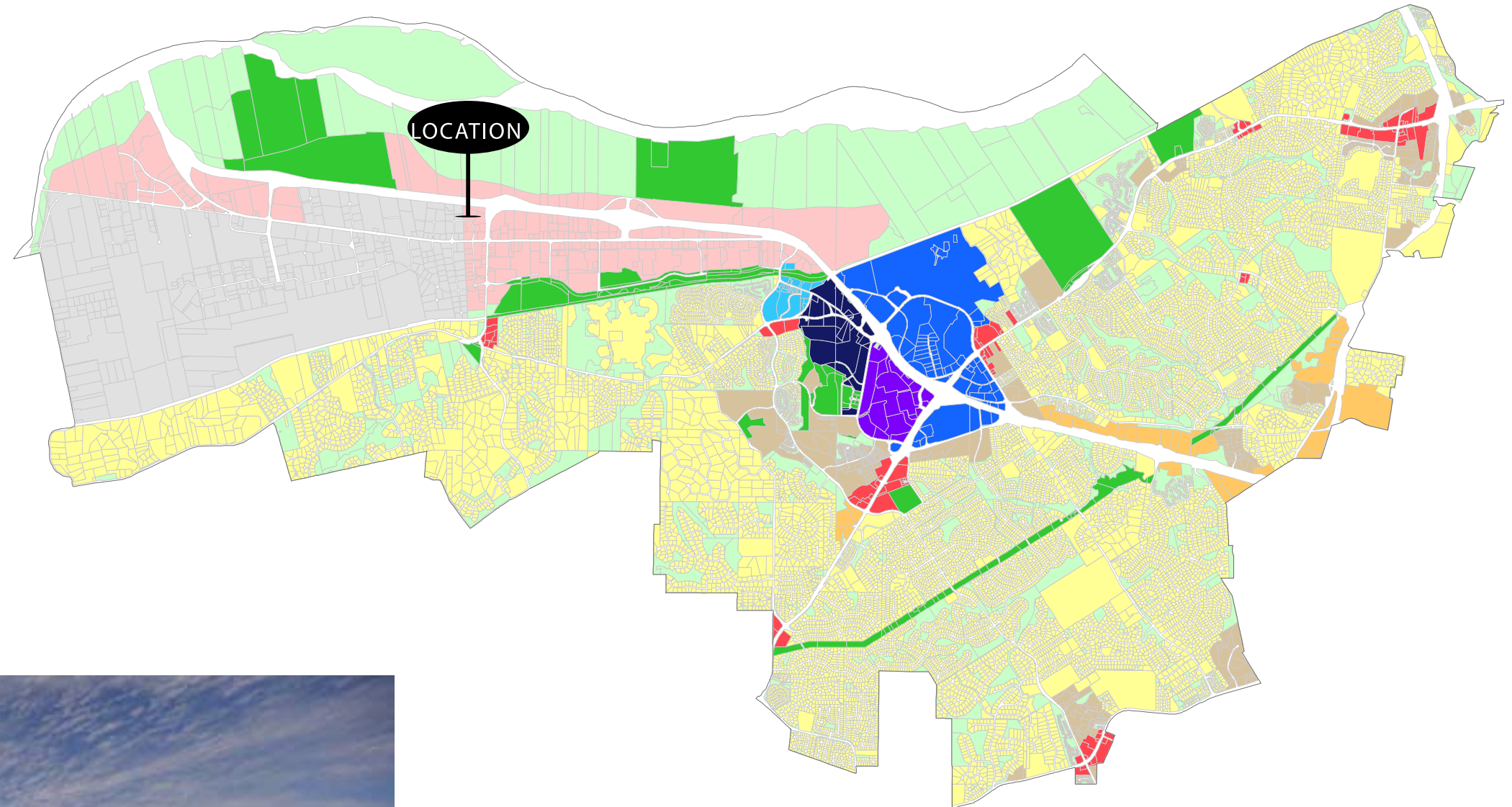
JIM BUTLER KIA

Acreage: 1.9 acres

Proposal: A 3,744 sq ft addition to an existing car dealership

Applicant: Michael E. Bauer Architecture, LLC

Land Use Designation: Regional Commercial



APPROVALS

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- OCCUPANCY - FORTHCOMING

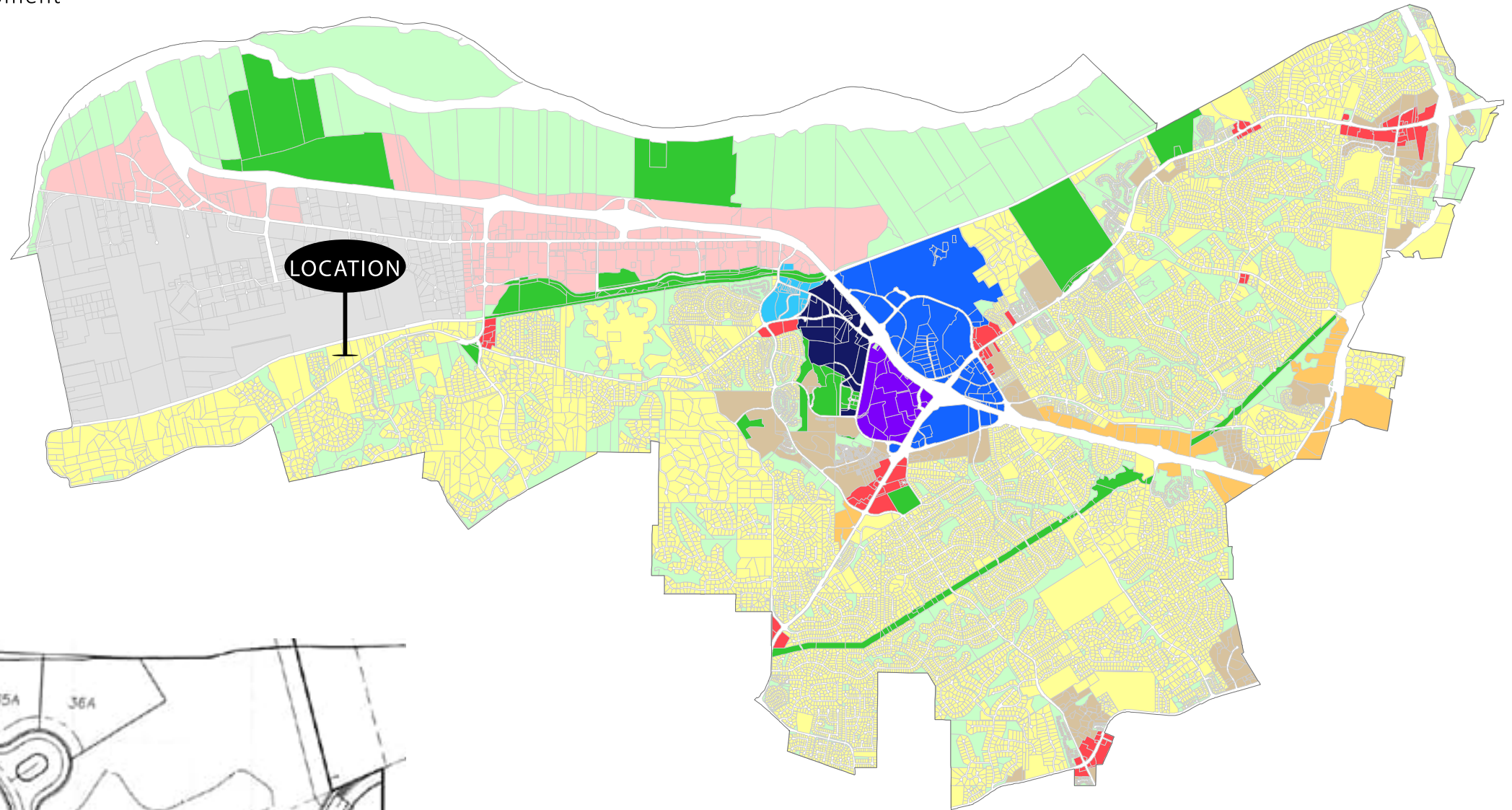
SCHAEFFER'S GROVE

Acreage: 26.8 acres

Proposal: Proposed 36 single family home residential development

Applicant: McBride Byrne, LLC

Land Use Designation: Suburban Neighborhood



APPROVALS

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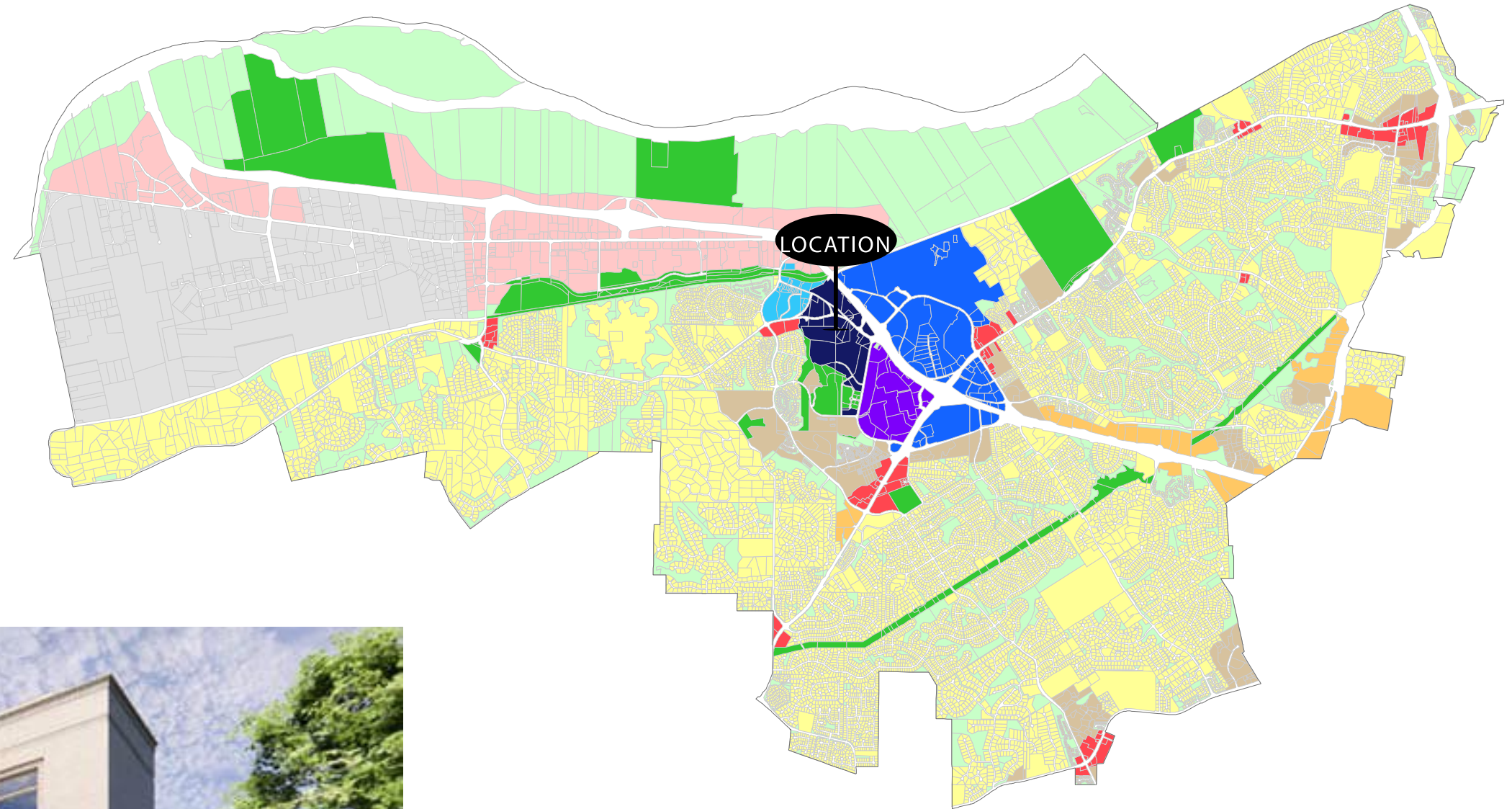
WILDHORSE VILLAGE CONDOS

Acreage: 0.8 acres

Proposal: Proposed 16 unit residential condo development

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: City Center (Urban Transition)



APPROVALS

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- SITE PLAN - PERMITTED
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- MUNICIPAL ZONING APPROVAL - PERMITTED
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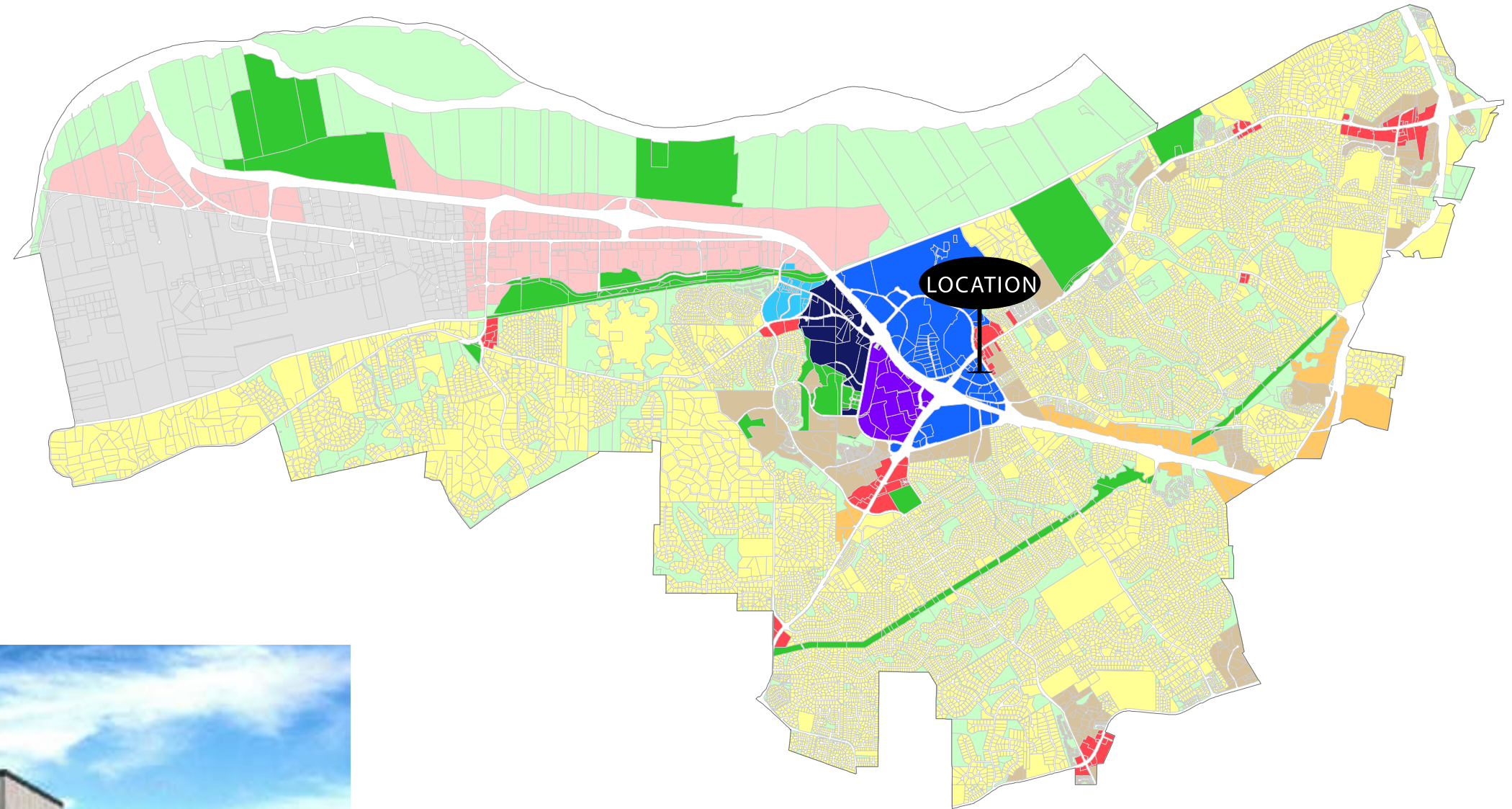
STARBUCKS

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

- ZONING - PERMITTED
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- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

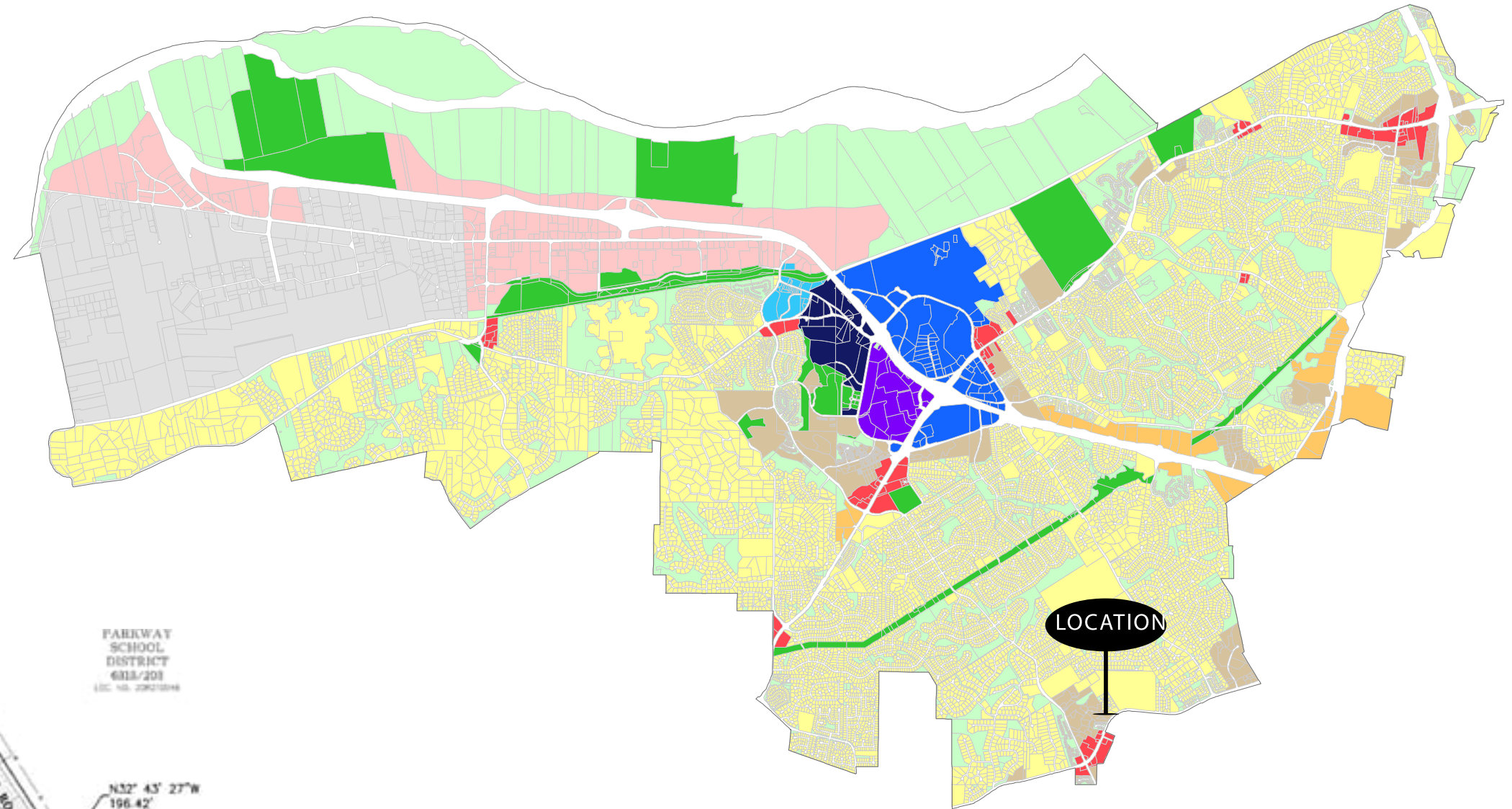
ANNE ESTATES

Acreage: 1.0 Acre

Proposal: 2 single family homes

Applicant: ACP Realty, LLC

Land Use Designation: Suburban Neighborhood



APPROVALS

- ZONING - PERMITTED
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- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- OCCUPANCY - FORTHCOMING

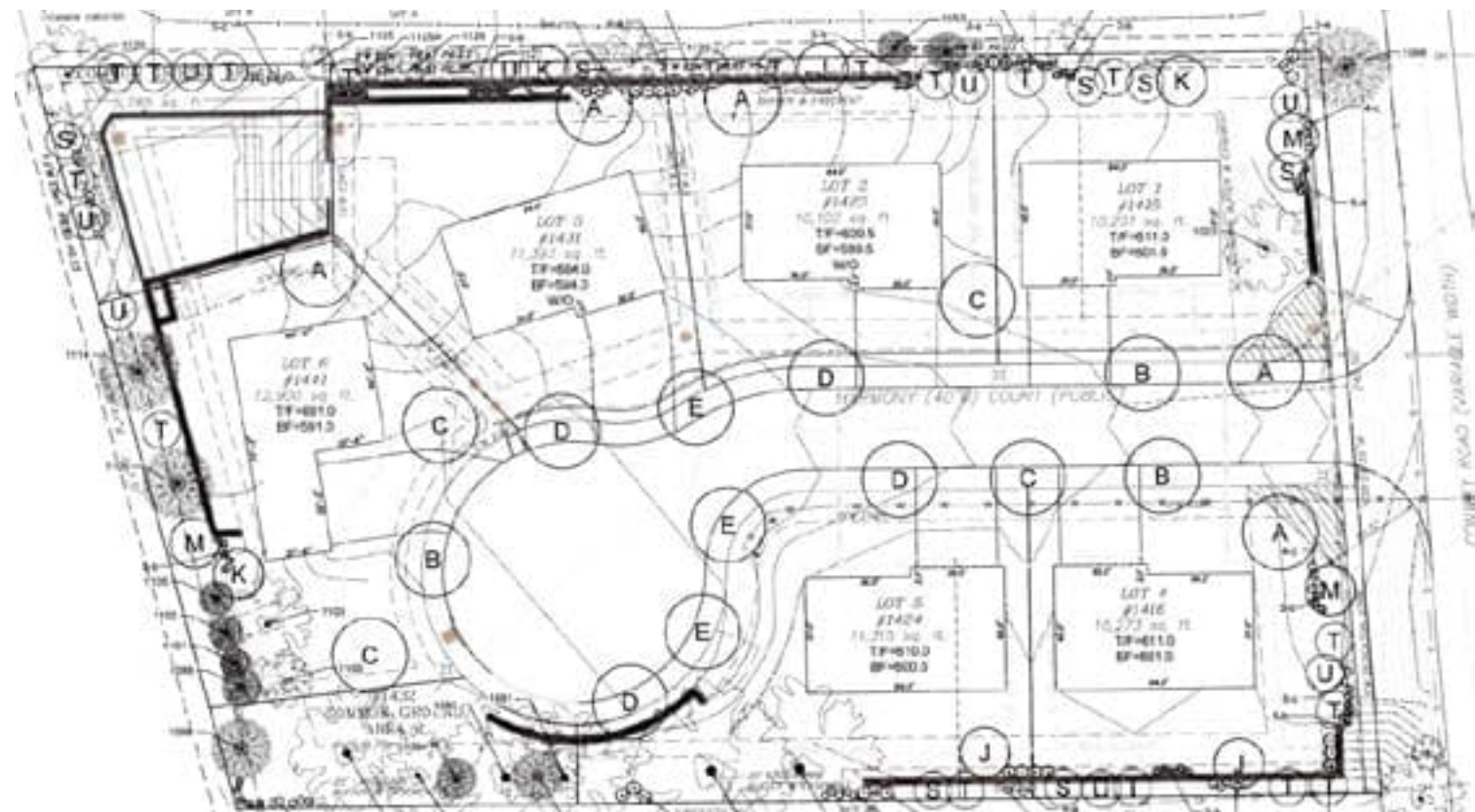
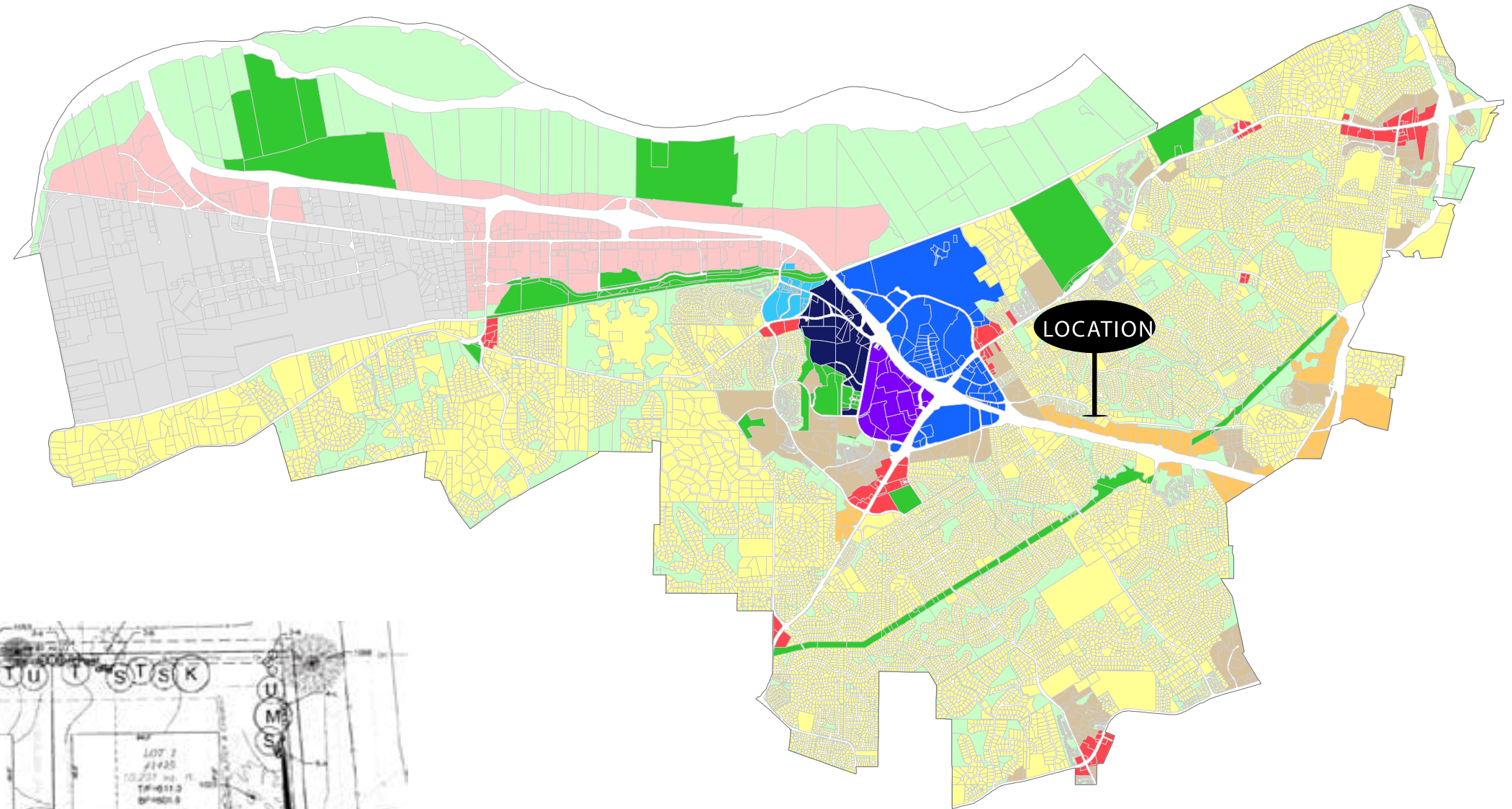
ESTATES AT CONWAY

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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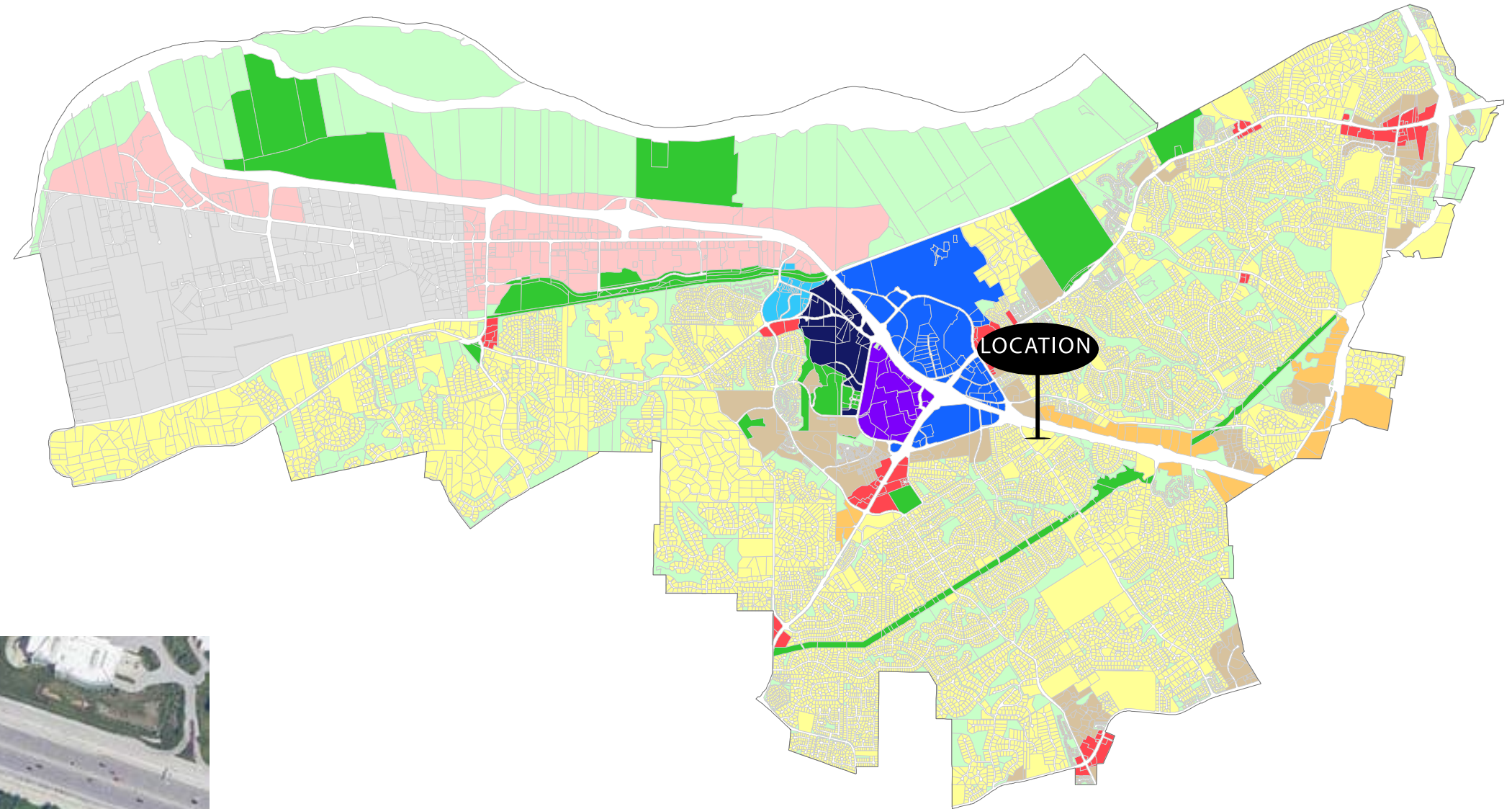
LEGENDS AT SCHOETTLER POINTE

Acreage: 9.1 acres

Proposal: 13 single family home development

Applicant: Lombardo Homes of St. Louis, LLC

Land Use Designation: Suburban Neighborhood



APPROVALS

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

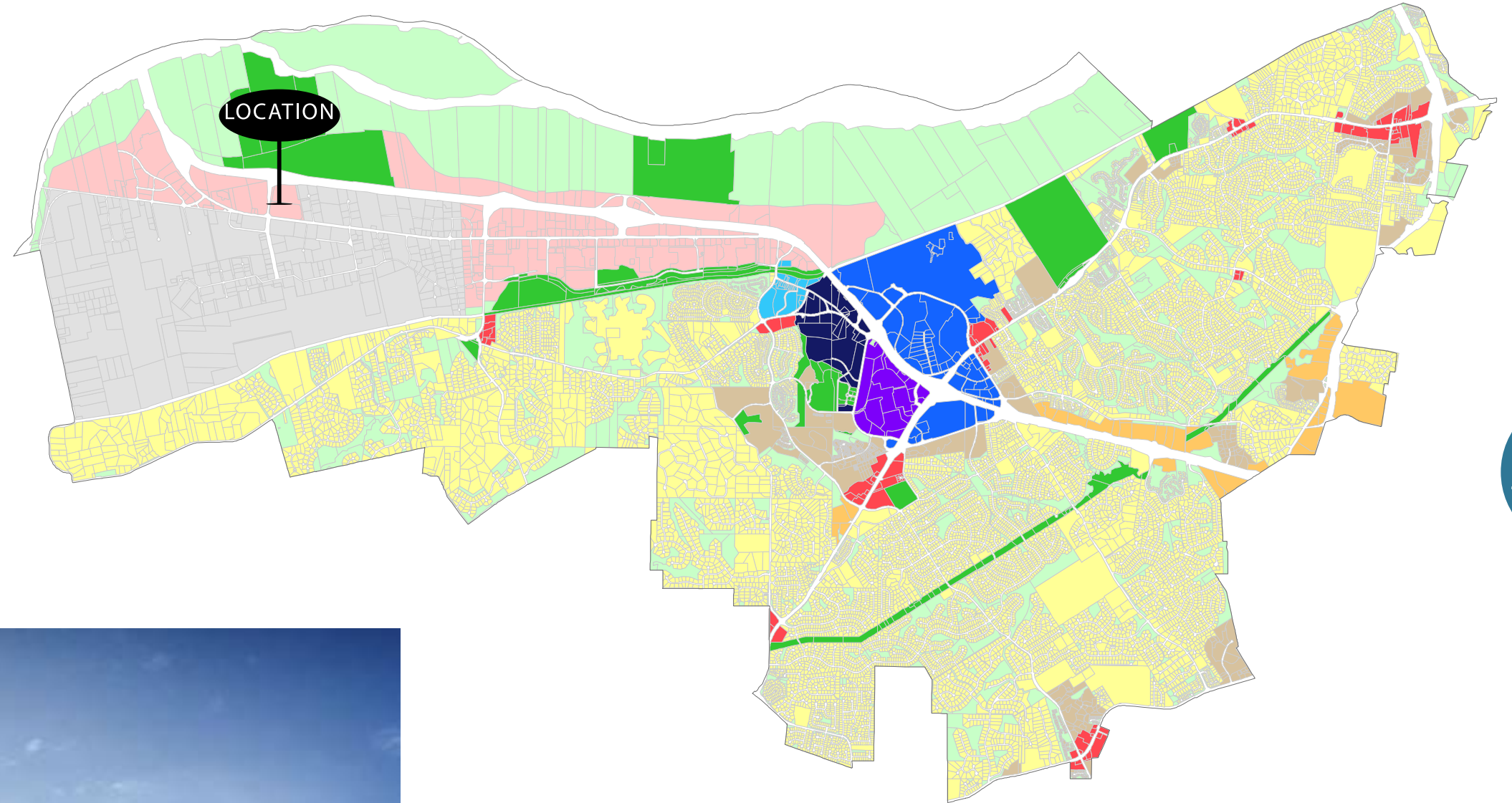
SPIRIT HOTEL

Acreage: 7 acres

Proposal: 5 story hotel with 168 rooms

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Regional Commercial



APPROVALS

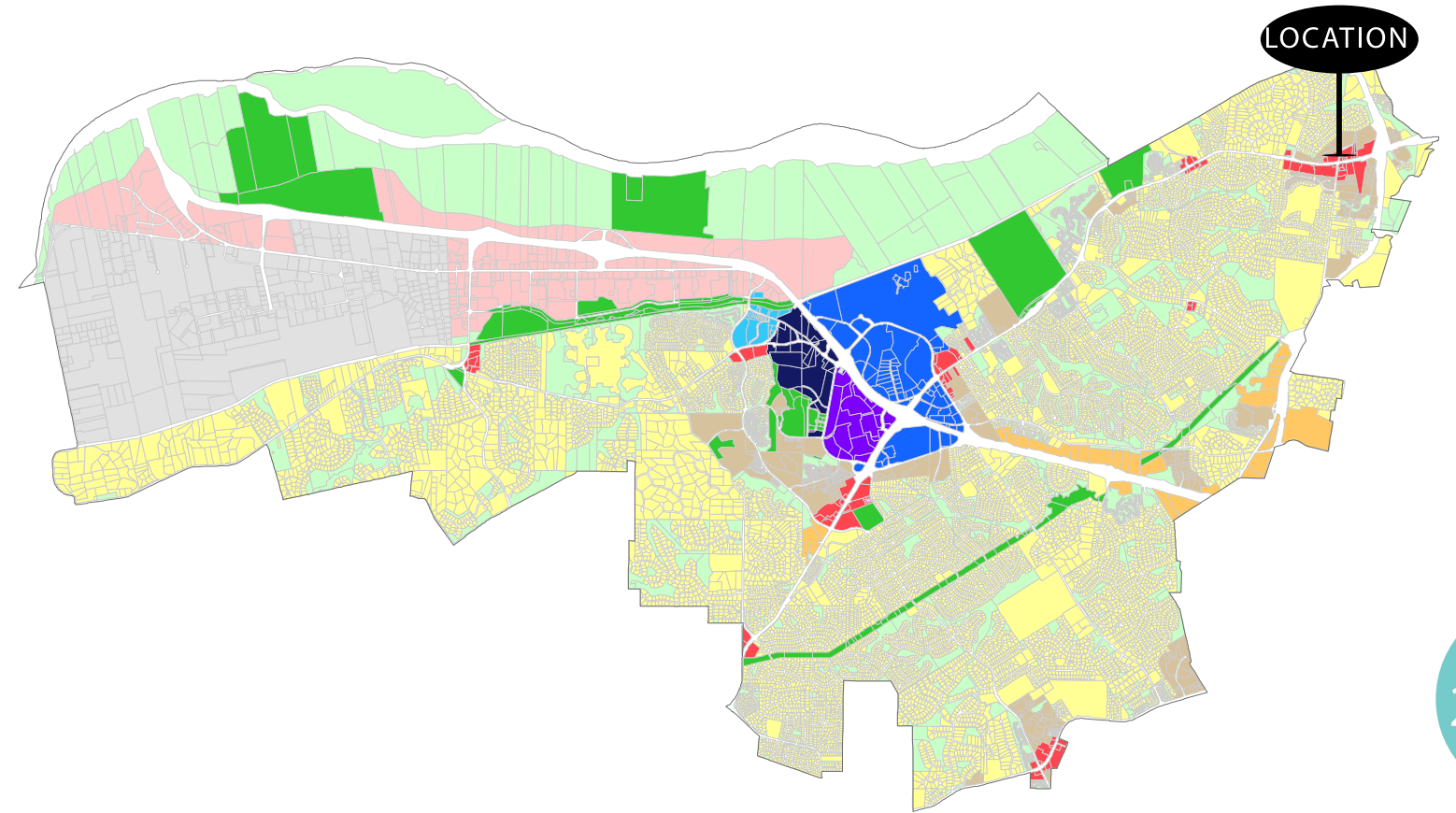
- ZONING - PERMITTED
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- IMPROVEMENT PLANS - FORTHCOMING
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- OCCUPANCY - FORTHCOMING

UNDER
CONSTRUCTION

CRAZY BOWLS & WRAPS

Acreage: 0.3 acres

Proposal: Update exterior restaurant elevations



APPROVALS

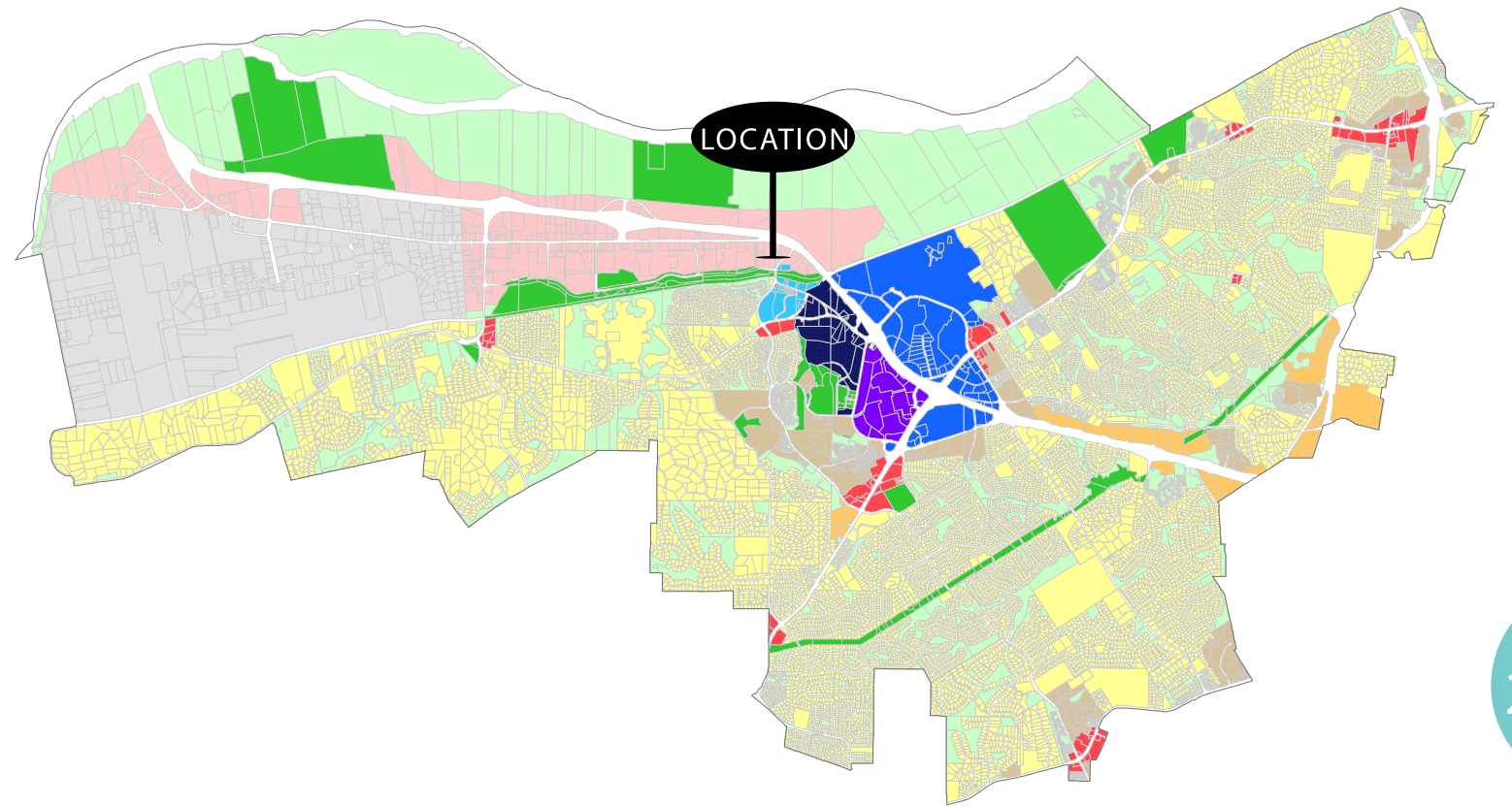
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL -PERMITTED
- OCCUPANCY - FORTHCOMING

ANNIE GUNN'S

Acreage: 2.5 acres

Proposal: A 11,441 square foot business expansion

Applicant: The Thomas P. Sehnert Revocable Trust



APPROVALS

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

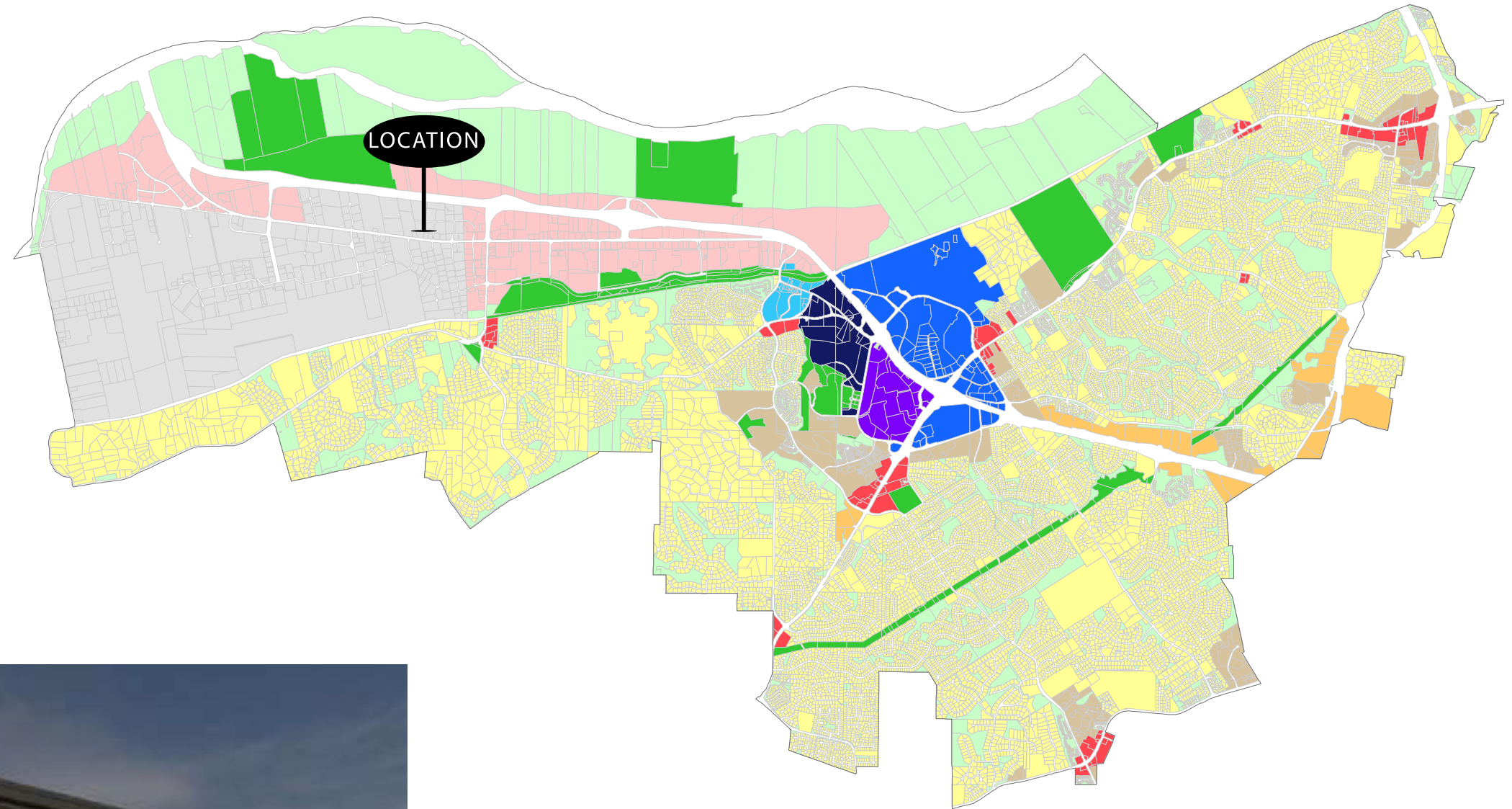
SCOOTER'S COFFEE

Acreage: 0.84 acres

Proposal: Drive-through only coffee shop

Applicant: Sherrill Associates, Inc.

Land Use Designation: Industrial



APPROVALS

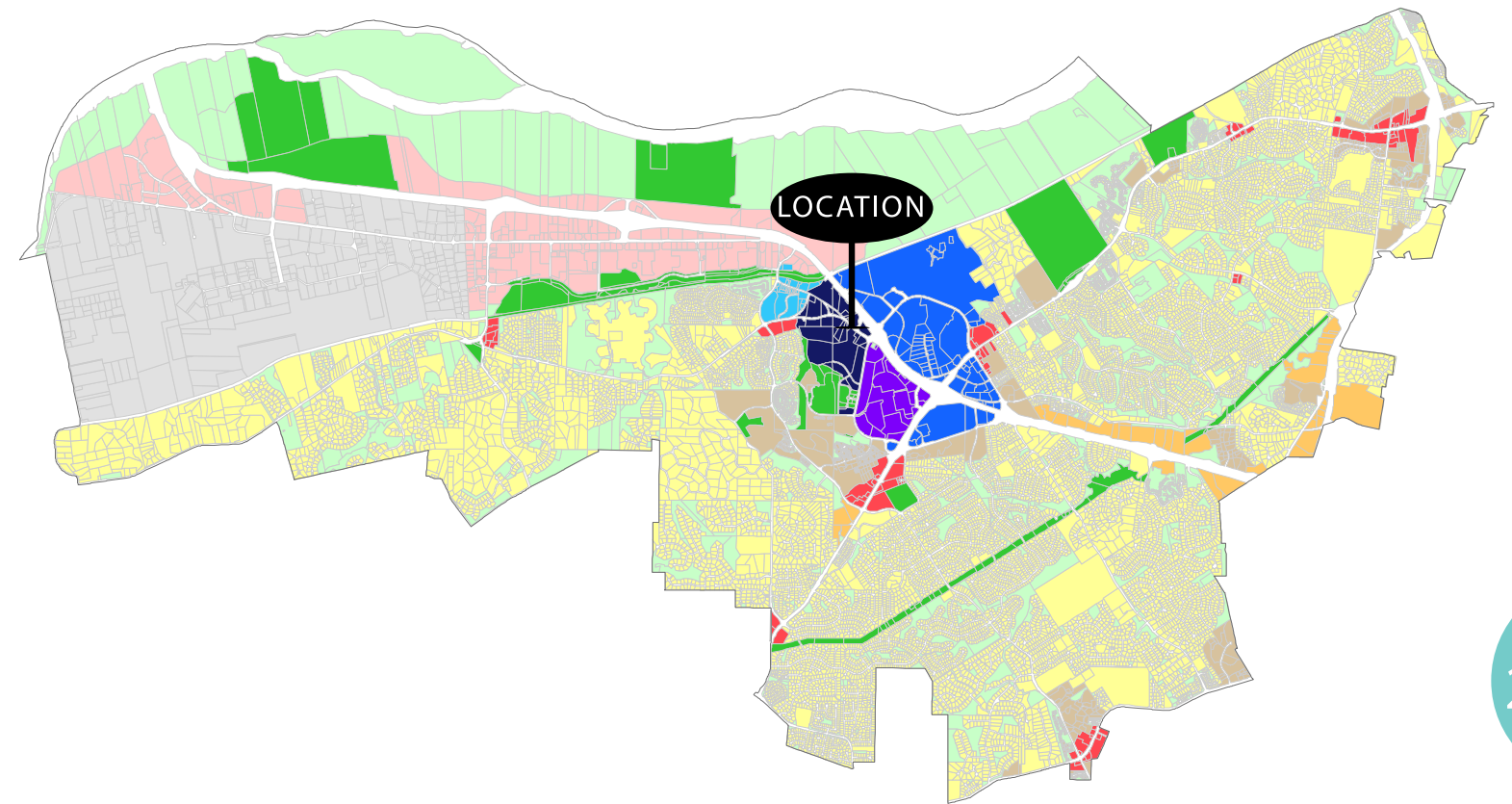
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

THE TOWNES AT WILDHORSE VILLAGE

Acreage: 3.6 acres

Proposal: Proposed 70 unit residential townhome development

Applicant: Stock & Associates Consulting Engineers Inc.



APPROVALS

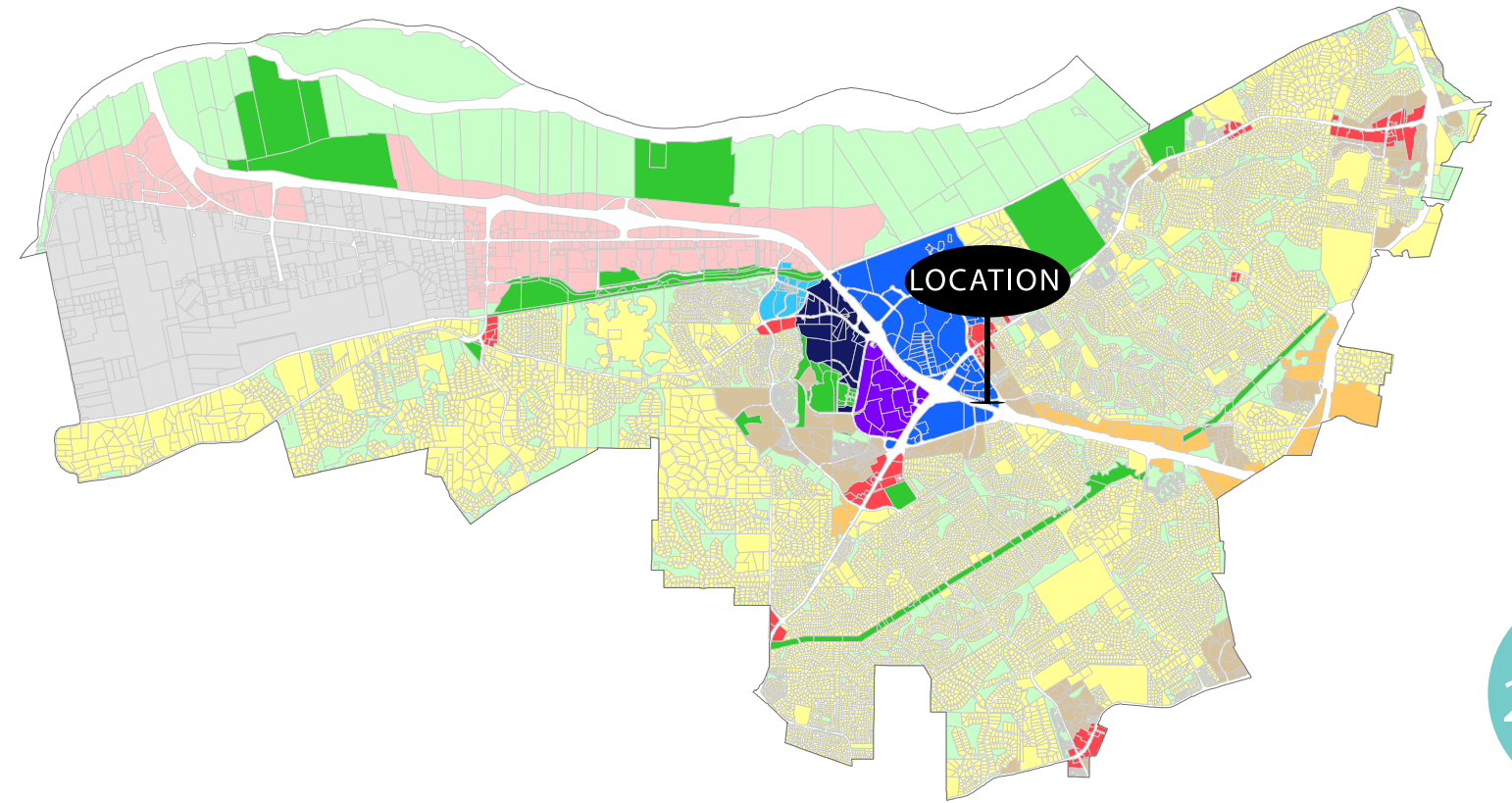
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL -PERMITTED
- OCCUPANCY - FORTHCOMING

CHABAD OF CHESTERFIELD

Acreage: 1.5 acres

Proposal: Chabad of Chesterfield

Applicant: Daniel F. Conway



APPROVALS

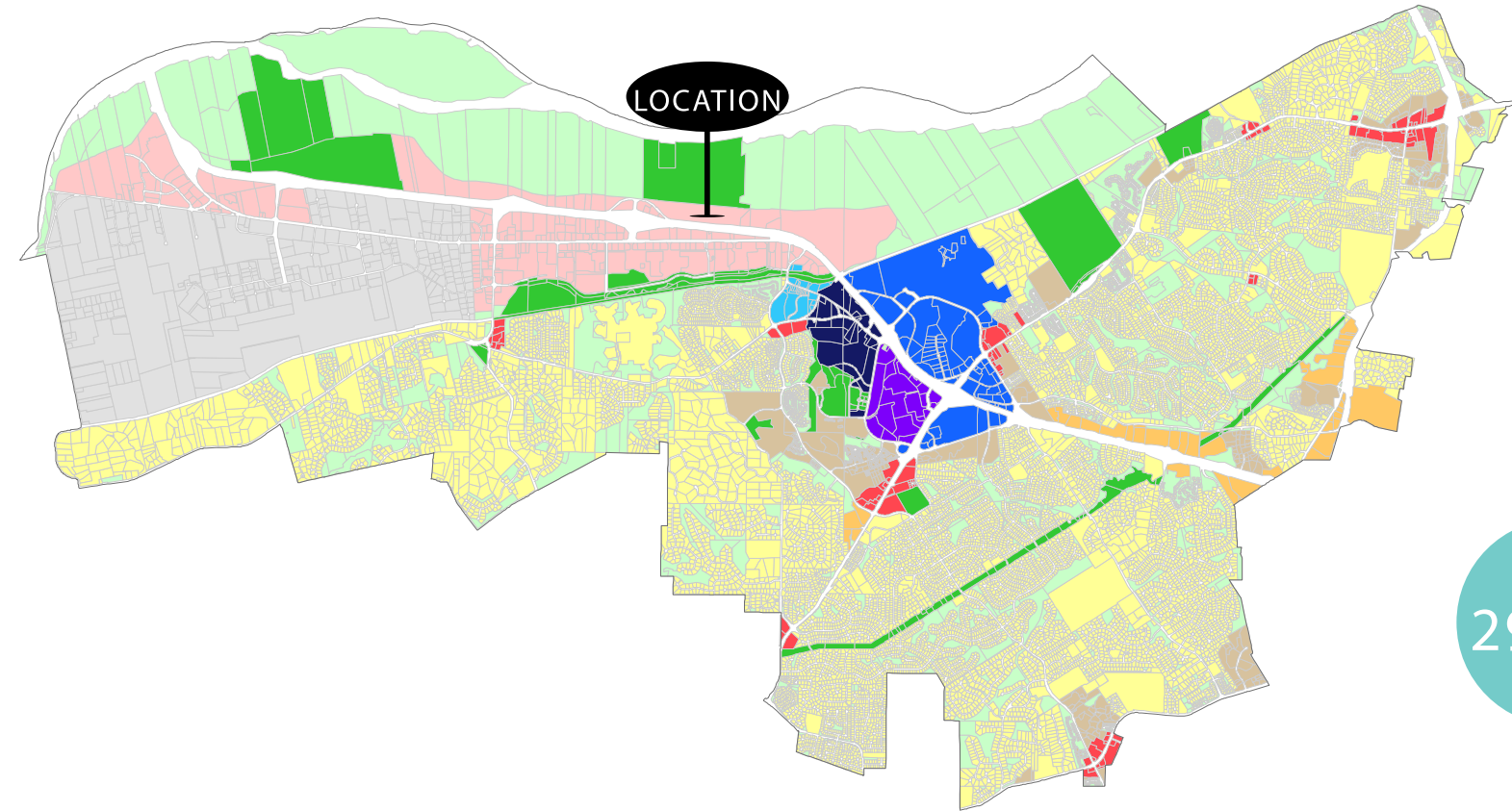
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- OCCUPANCY - FORTHCOMING

THE HUB AT THE DISTRICT

Acreage: 48.2 acres

Proposal: Update site plan to create "The Hub"

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

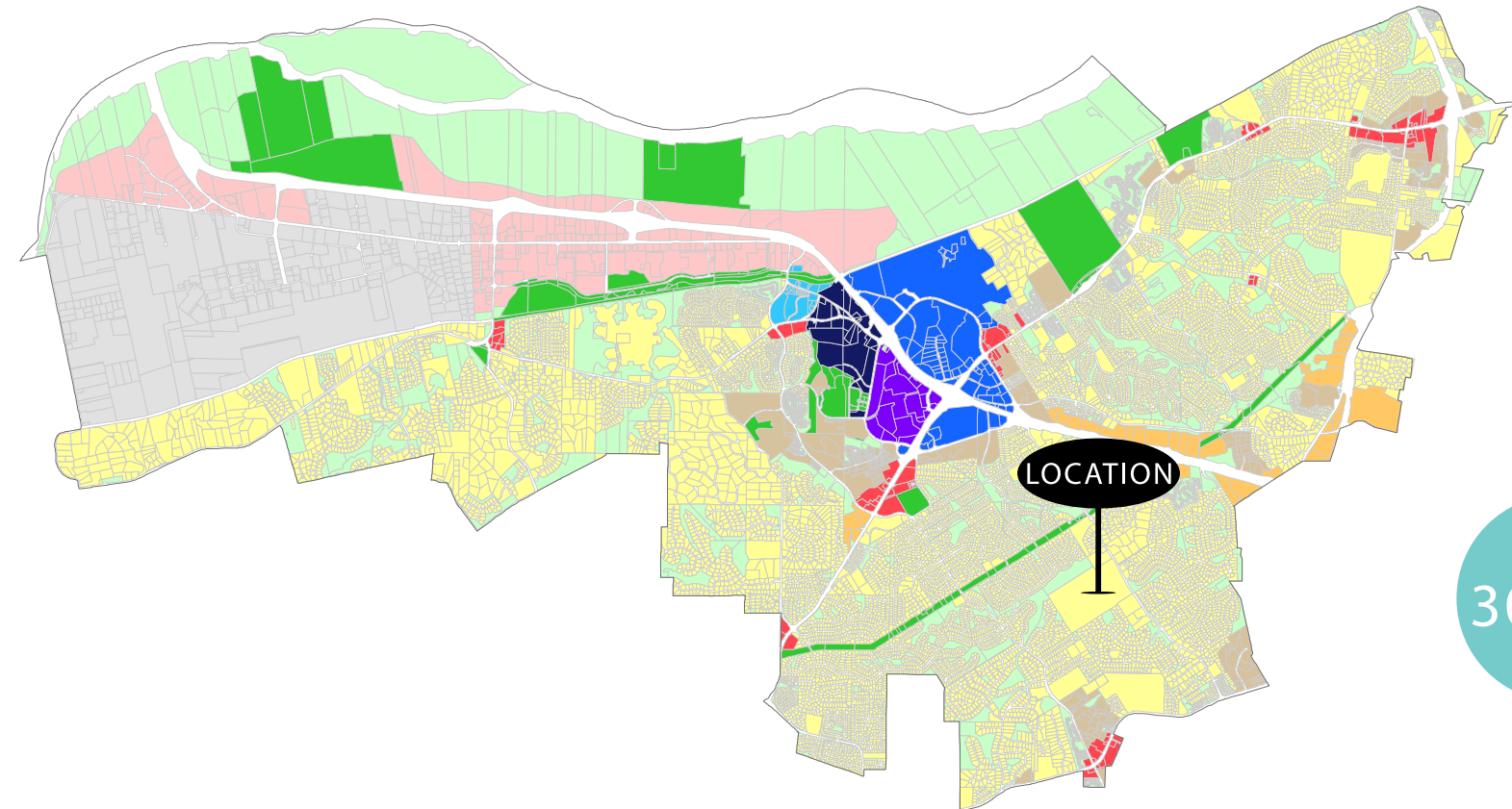
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

LOGAN UNIVERSITY

Acreage: 102.4 acres

Proposal: An addition to the front of the Science Building

Applicant: Ittner Architects, Inc.



APPROVALS

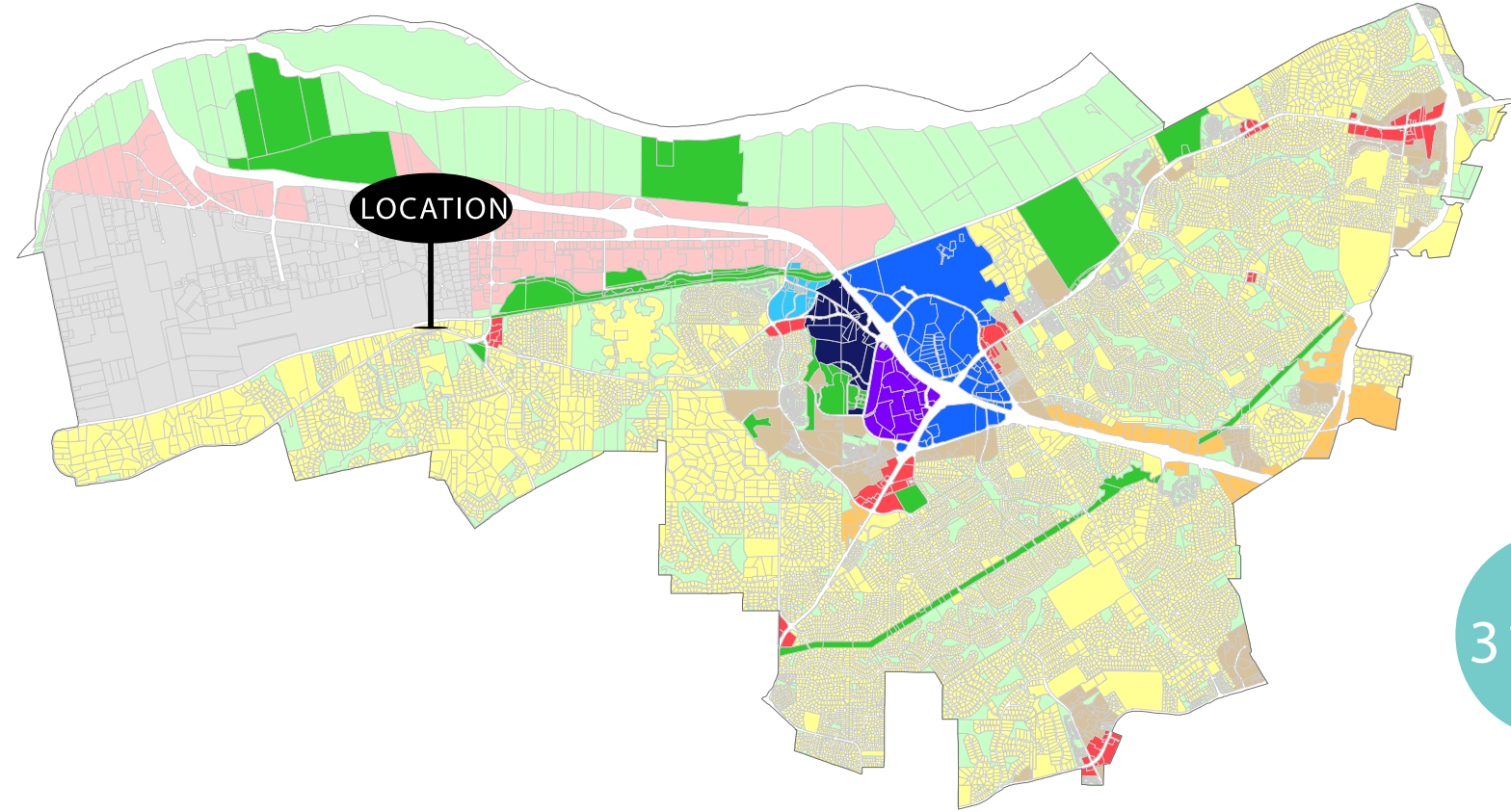
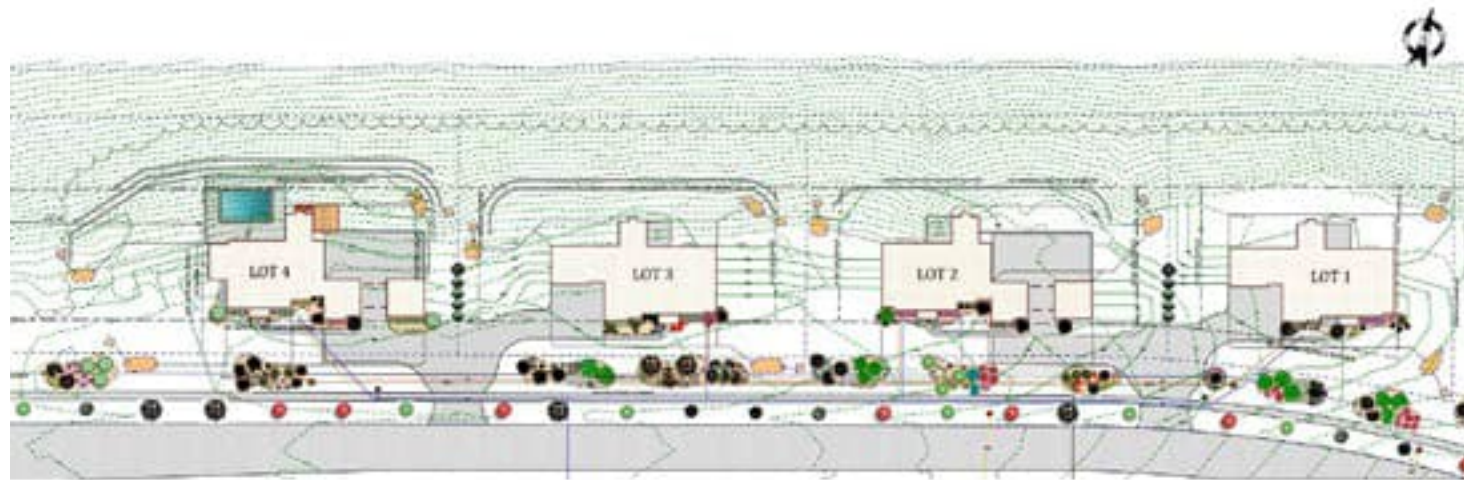
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

WILDHORSE BLUFFS

Acreage: 4.9 Acres

Proposal: 4 single family homes

Applicant: Adams Development



APPROVALS

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

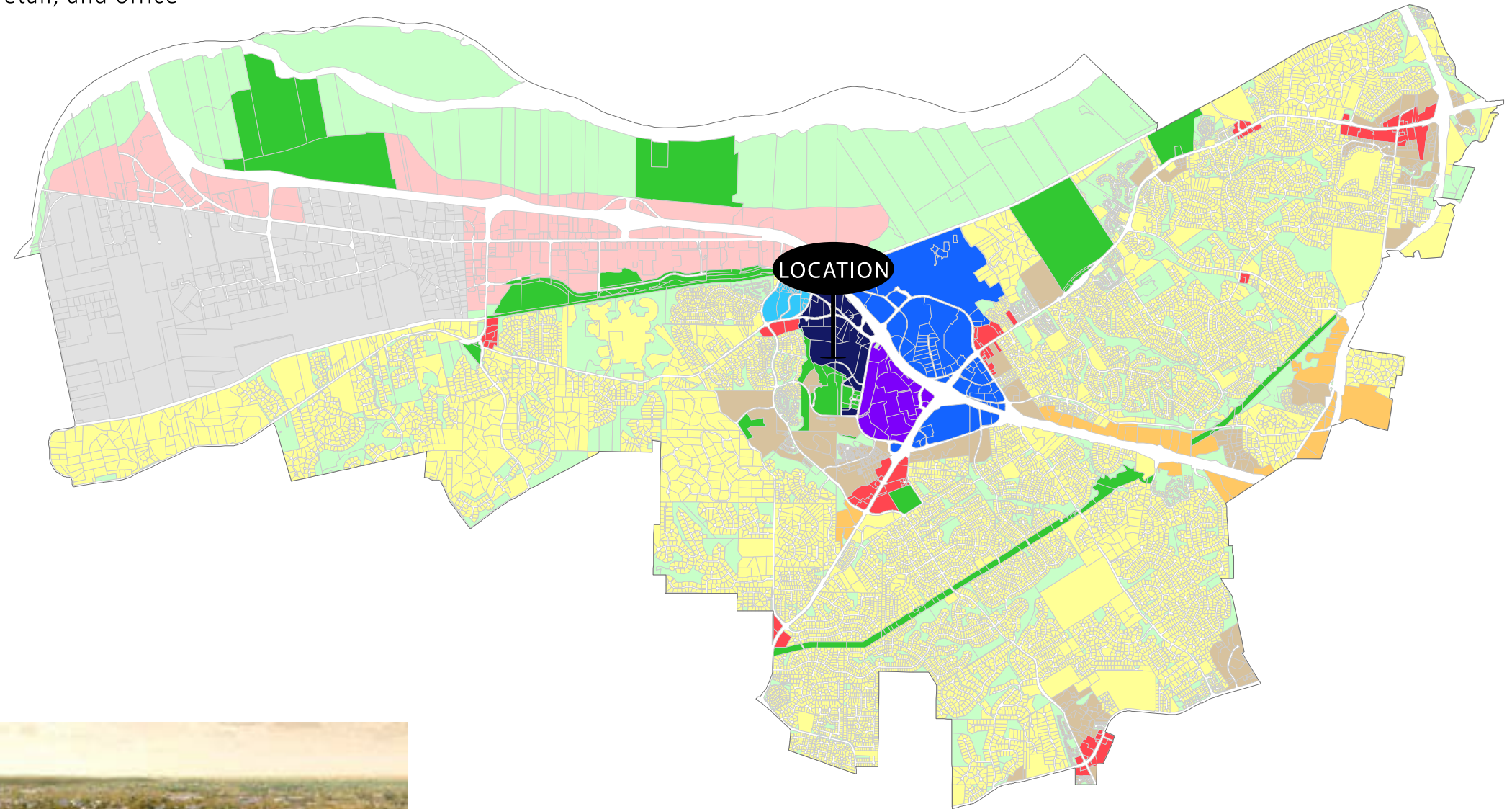
WILDHORSE VILLAGE INFRASTRUCTURE AND COMMON GROUND

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

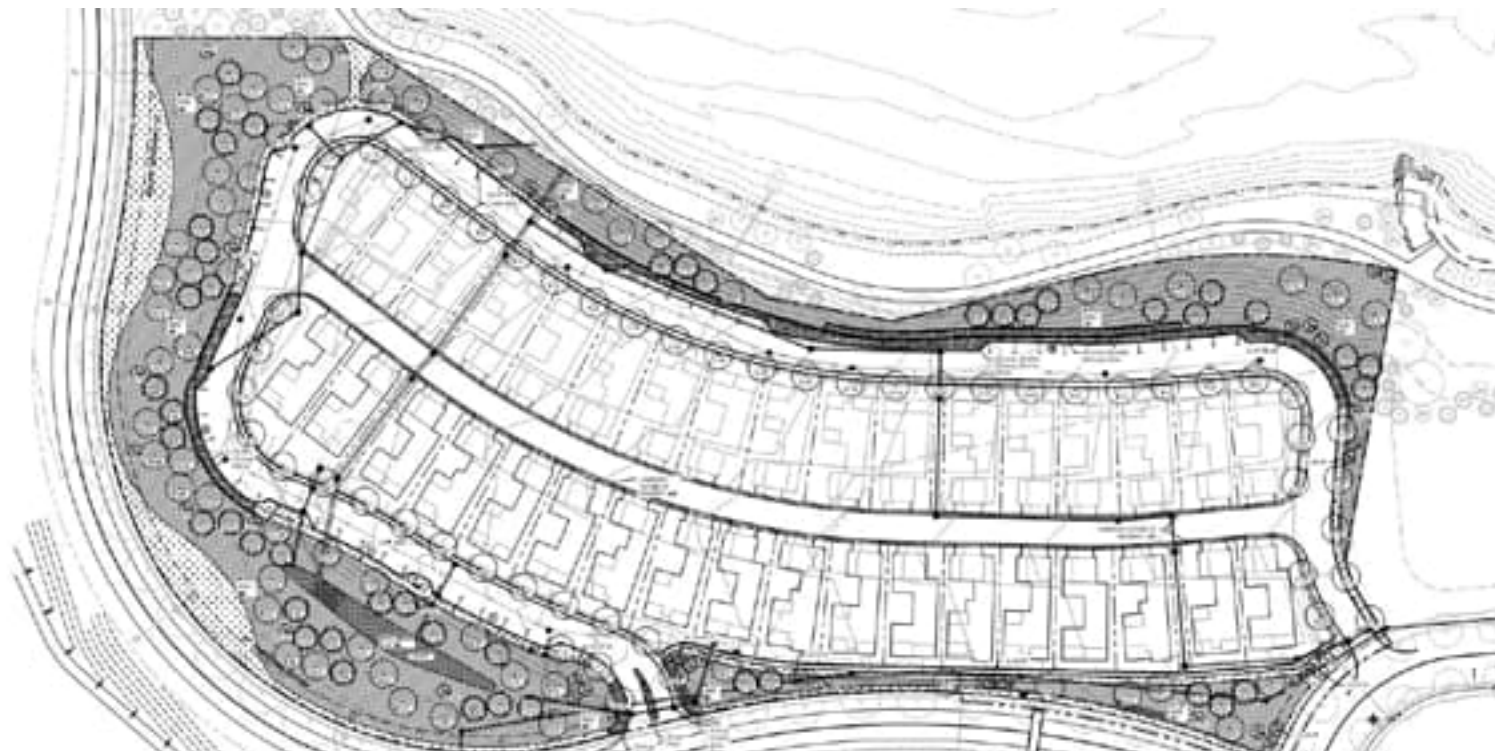
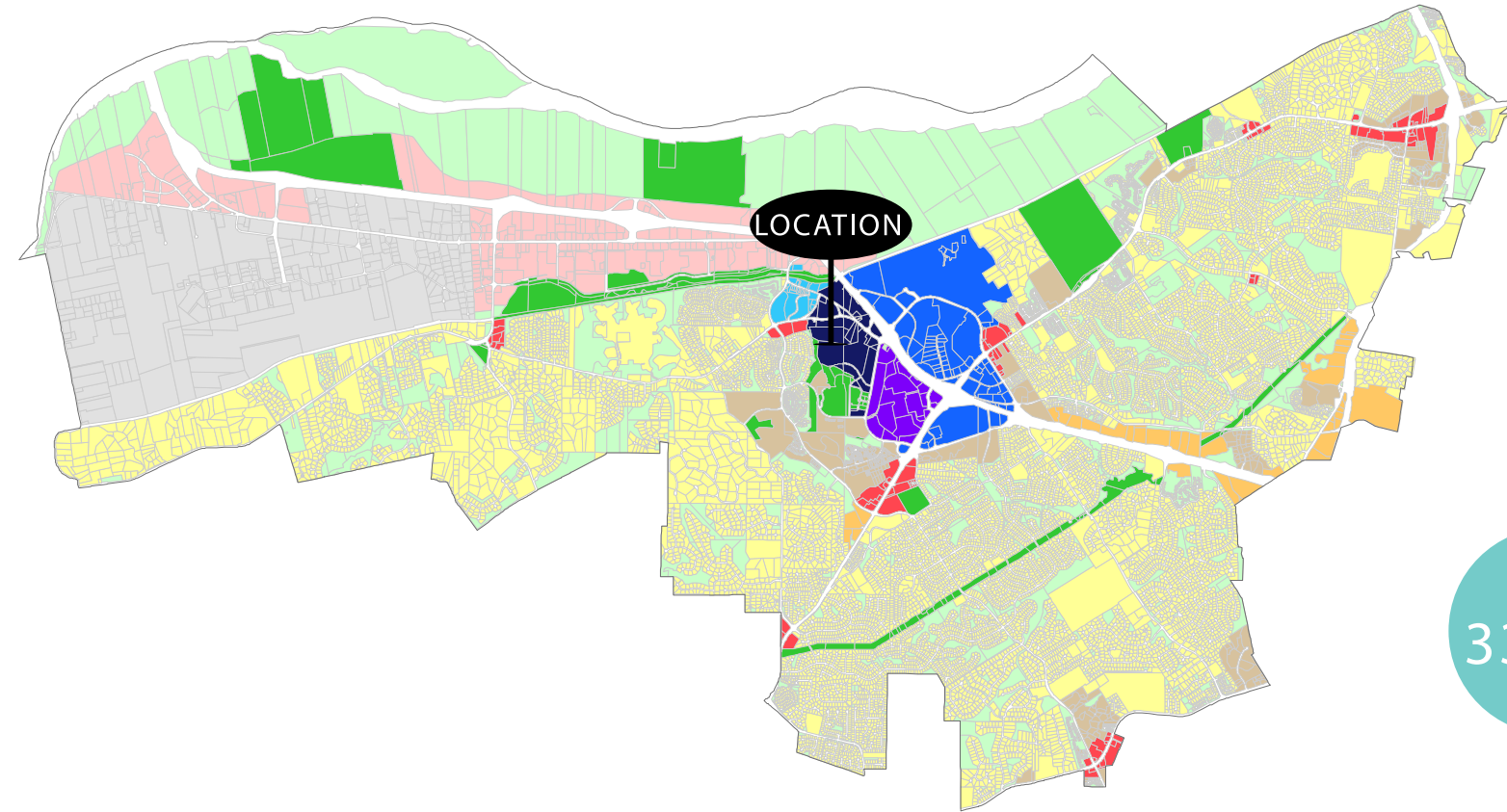
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- OCCUPANCY - FORTHCOMING

WATERFRONT AT WILDHORSE VILLAGE

Acreage: 11.6 Acres

Proposal: 35 detached single family homes

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 11 OF 35
- OCCUPANCY - FORTHCOMING

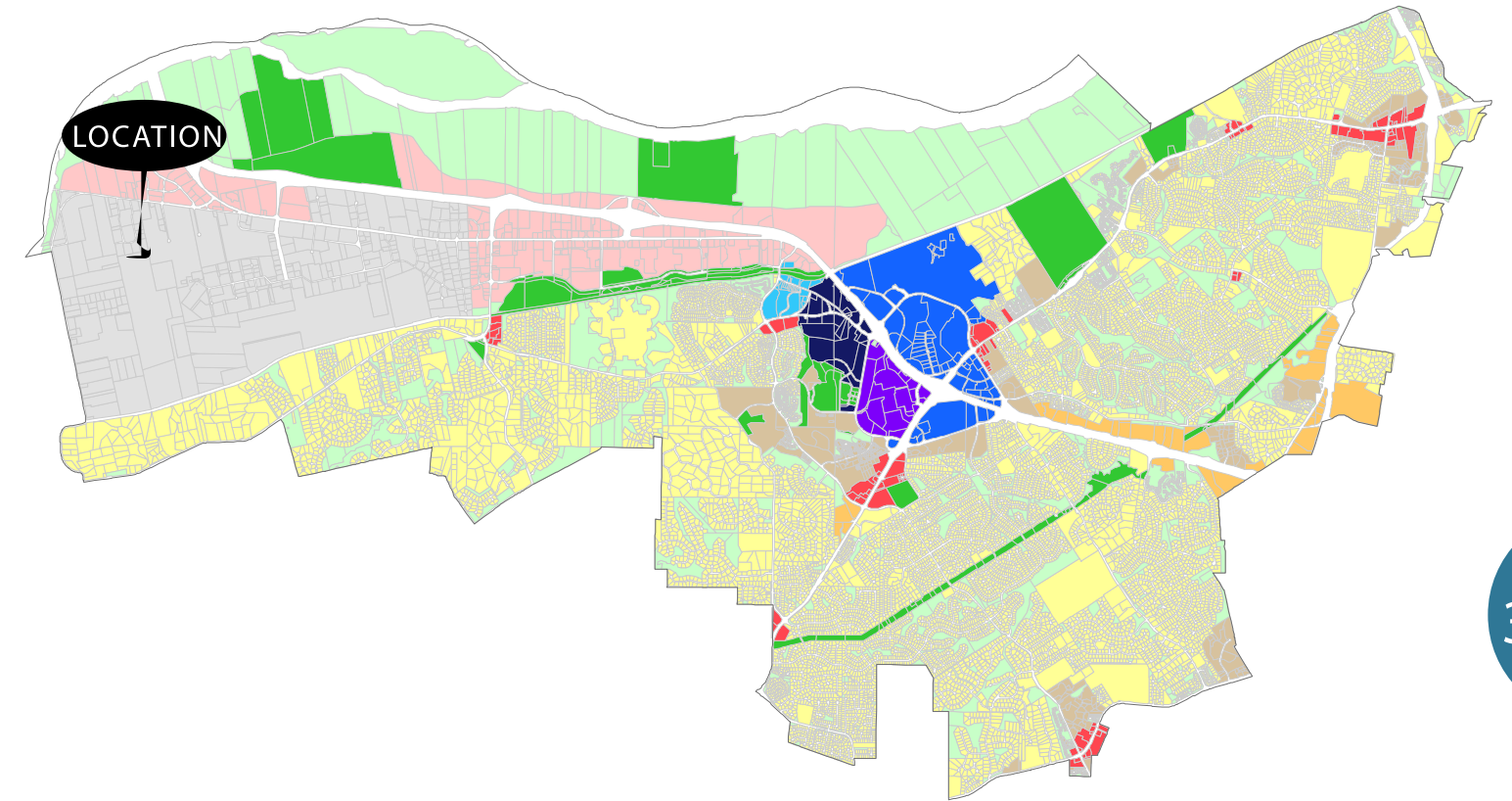
ENTERPRISE LEASING

Acreage: 1 acre

Proposal: Building renovation and storage lot addition

Applicant: Enterprise

Land Use Designation: Regional Commercial



APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
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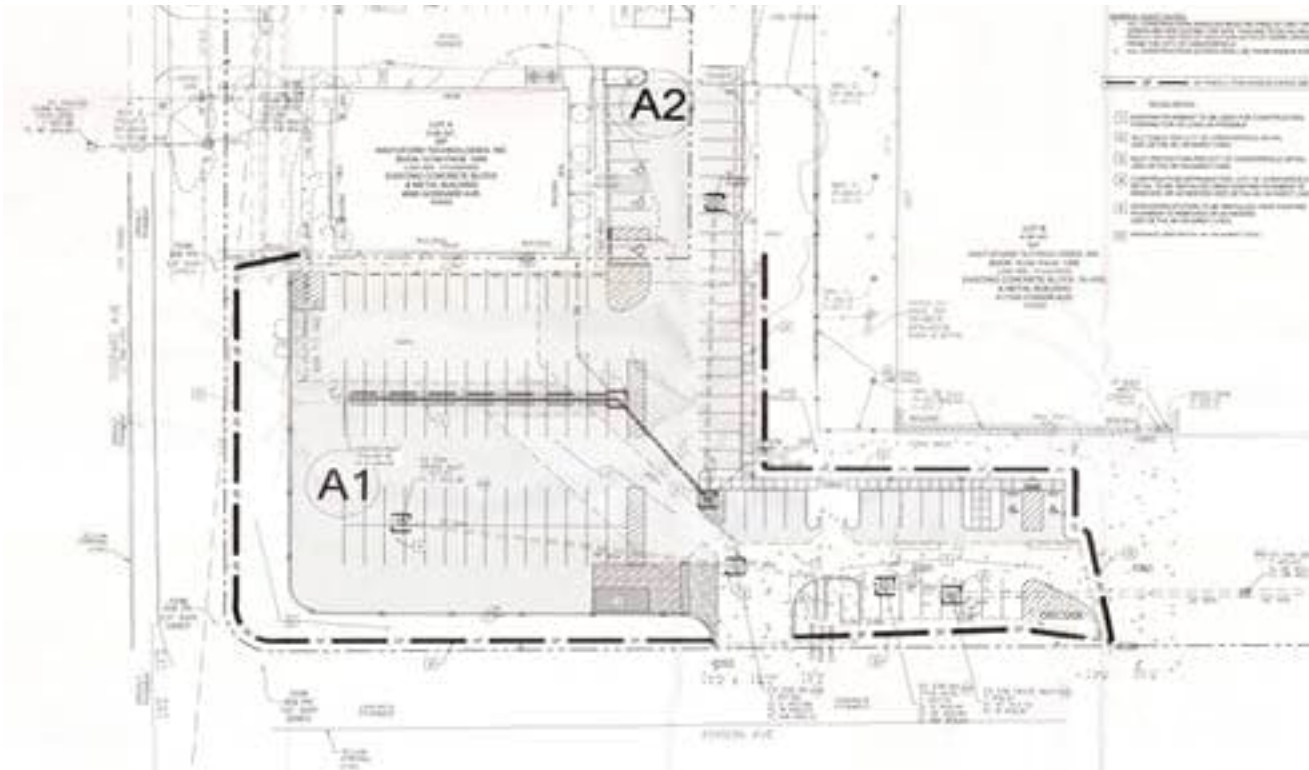
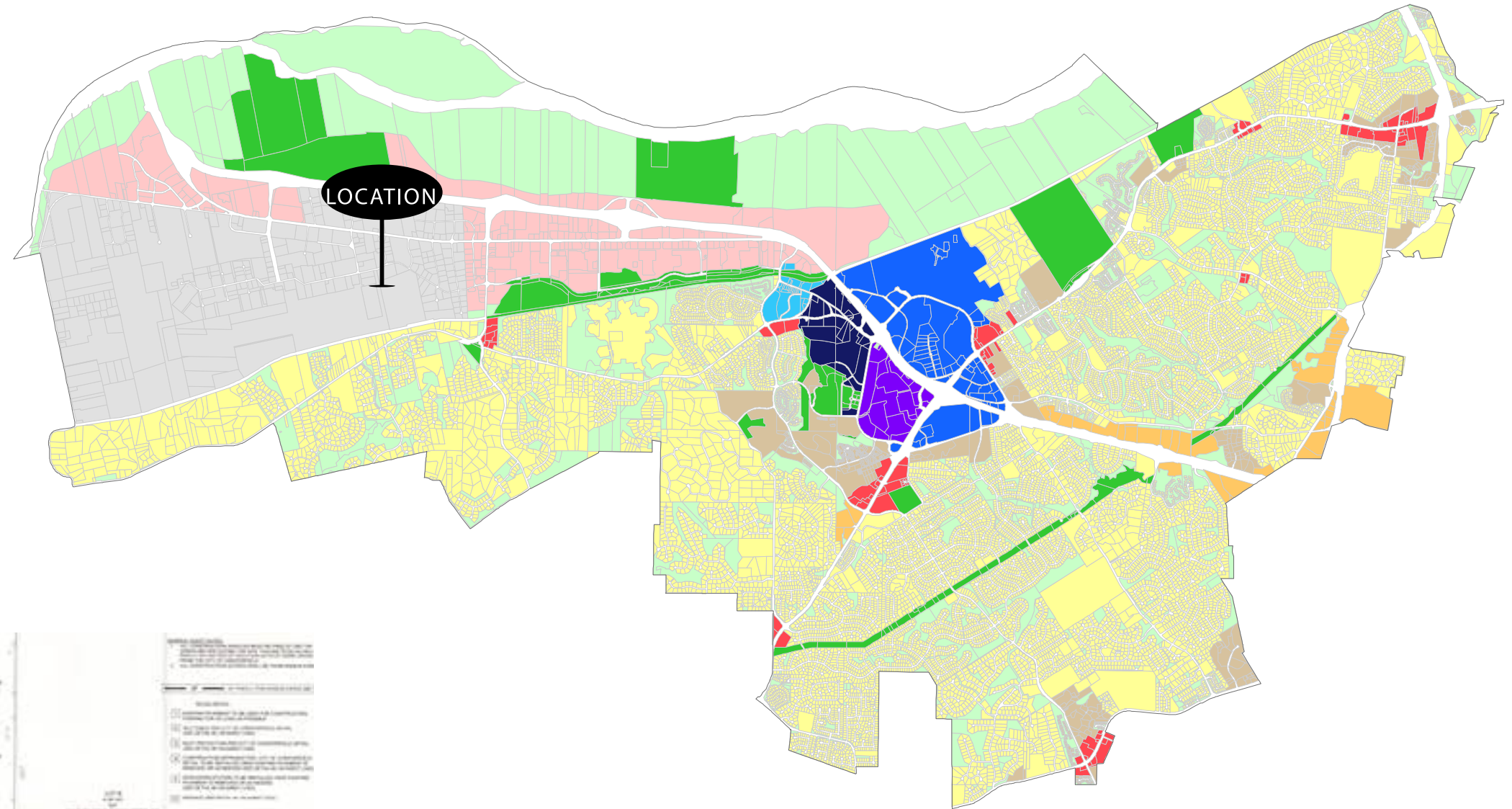
INSITUFORM (AEGION)

Acreage: 4.5 acres

Proposal: Parking lot improvements

Applicant: Insituform

Land Use Designation: Industrial



APPROVALS

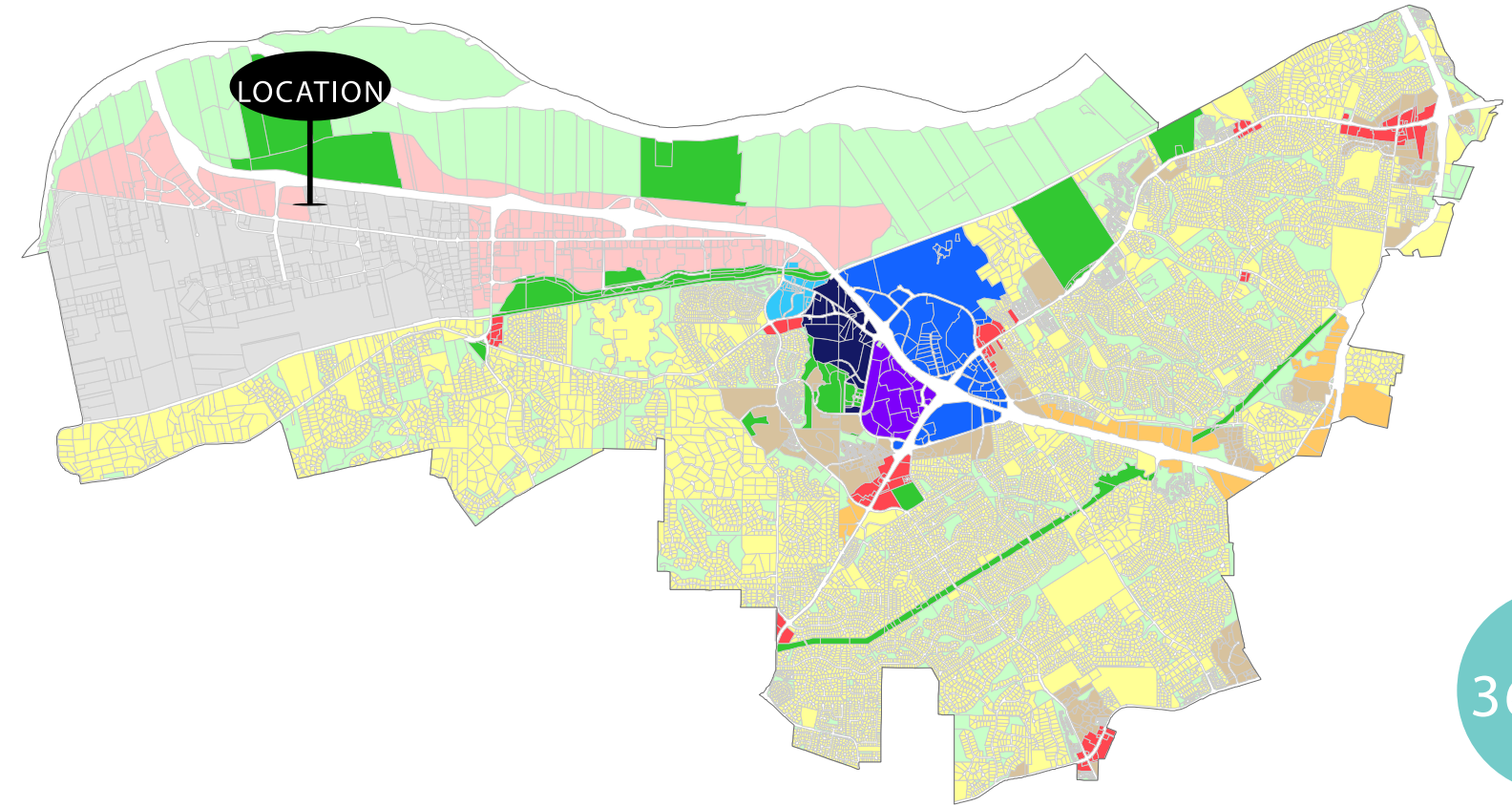
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

GATEWAY STUDIOS

Acreage: 24 acres

Proposal: Proposed music studio

Applicant: Gateway Studios, LLC



APPROVALS

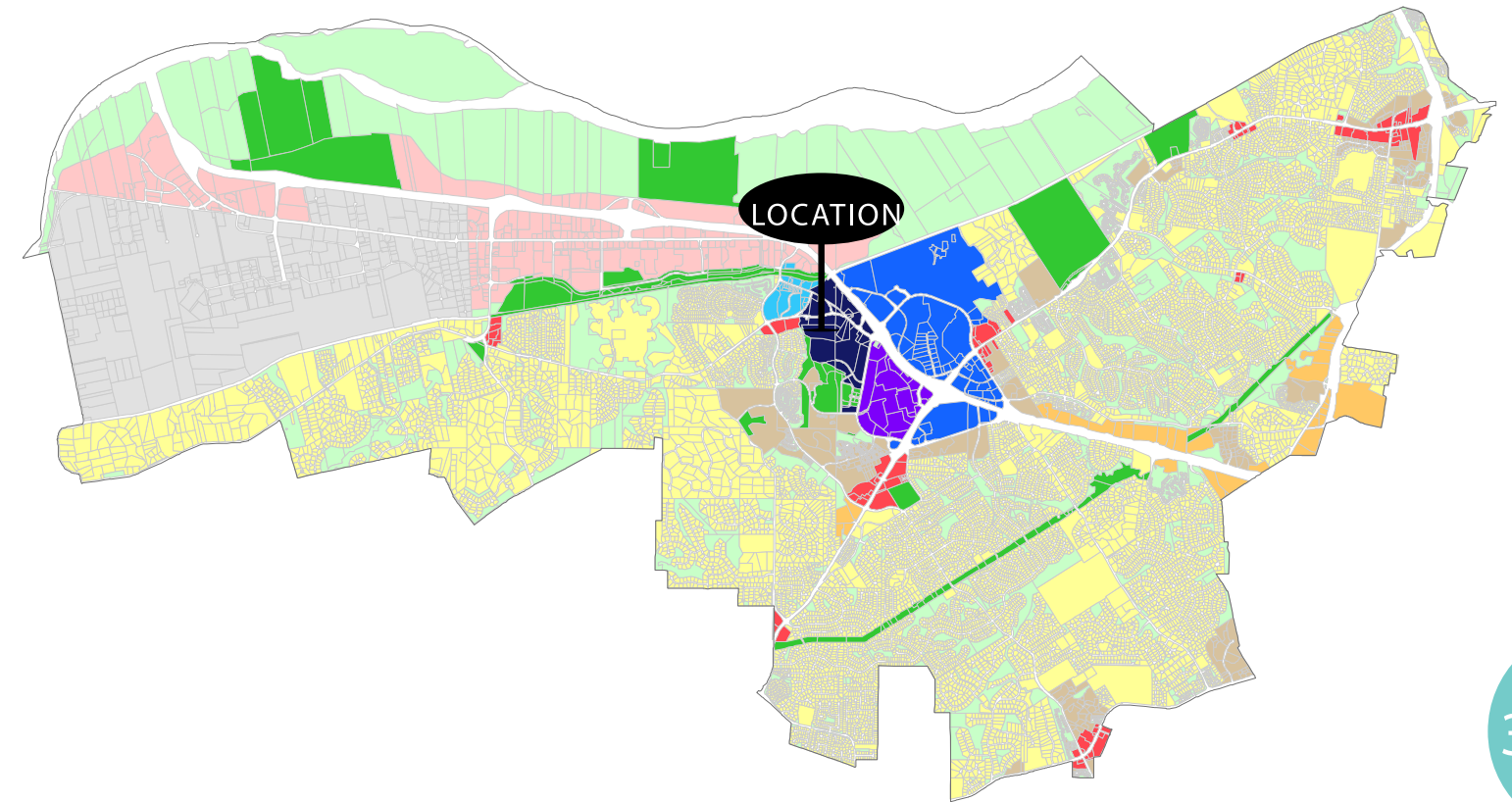
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

THE TOWNES AT WILDHORSE VILLAGE

Acreage: 8.6 Acres

Proposal: 72 single family residential town-home development

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

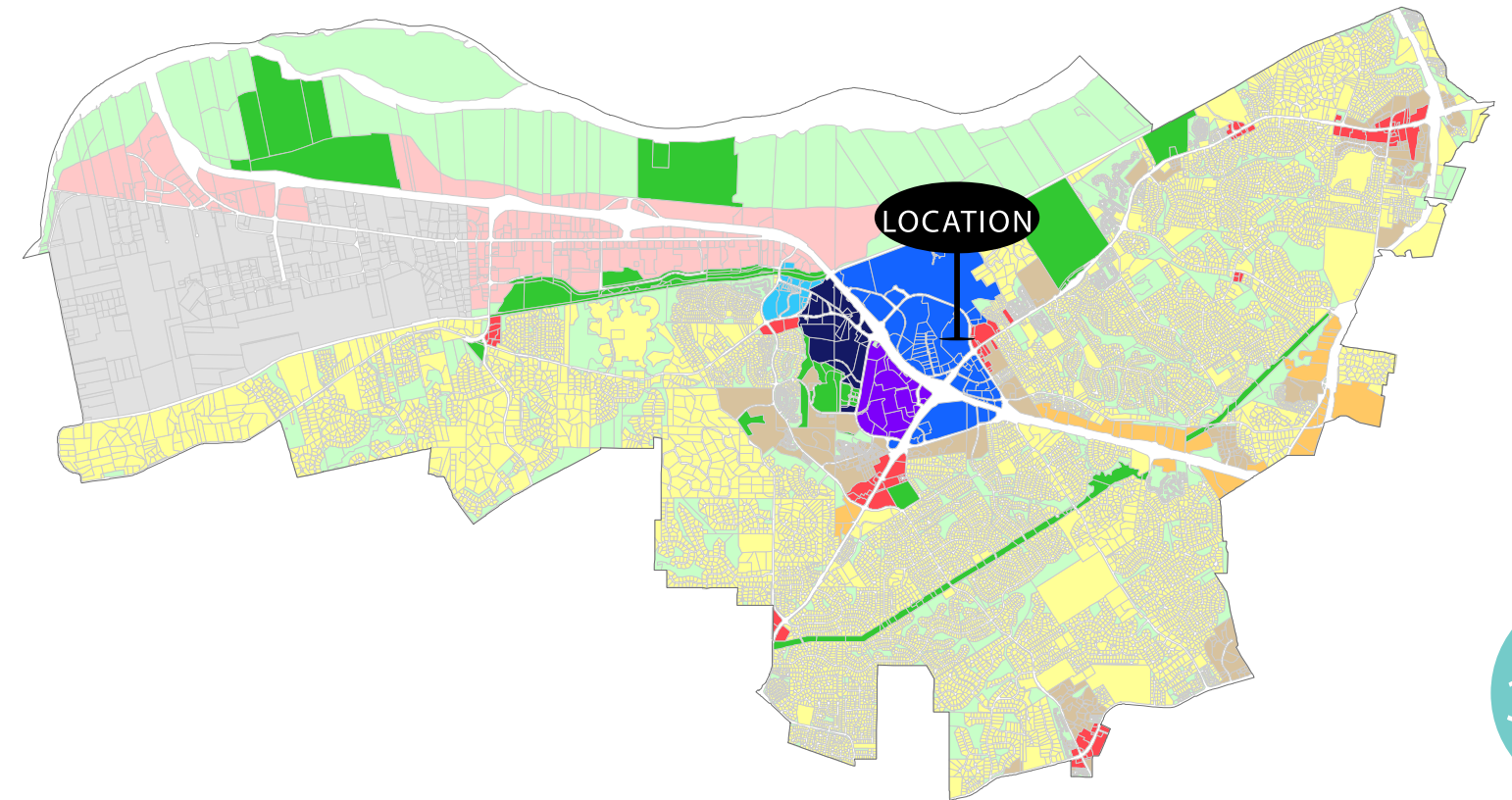
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 3 OF 72
- OCCUPANCY - FORTHCOMING

PFIZER

Acreage: 31.8 acres

Proposal: An addition to the rear of the existing facility

Applicant: Stock & Associates Consulting Engineers, Inc.



APPROVALS

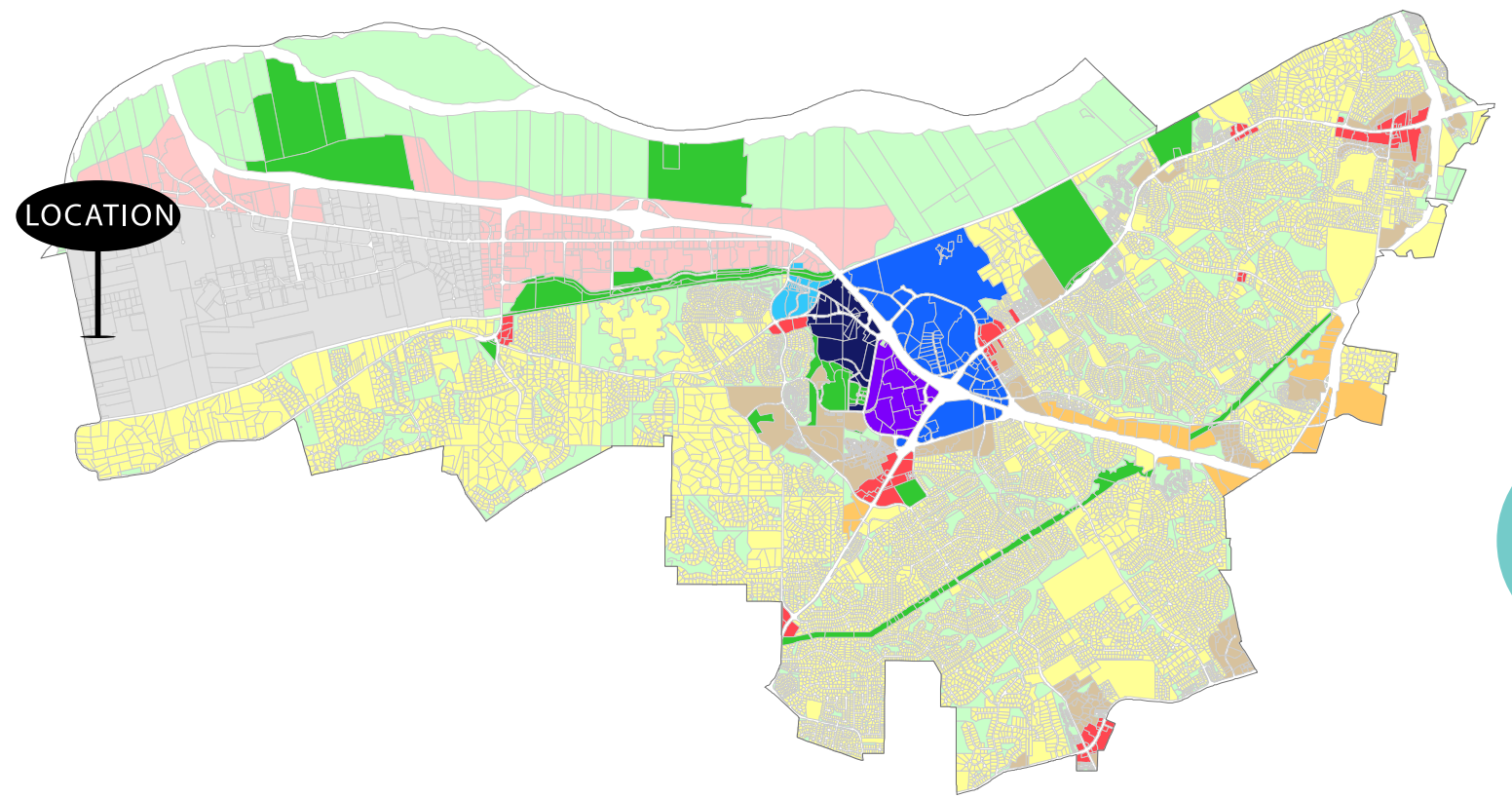
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

CHESTERFIELD FIELDHOUSE

Acreage: 10.8 Acres

Proposal: 88,400 square foot gymnasium

Applicant: Chesterfield Sports Association



APPROVALS

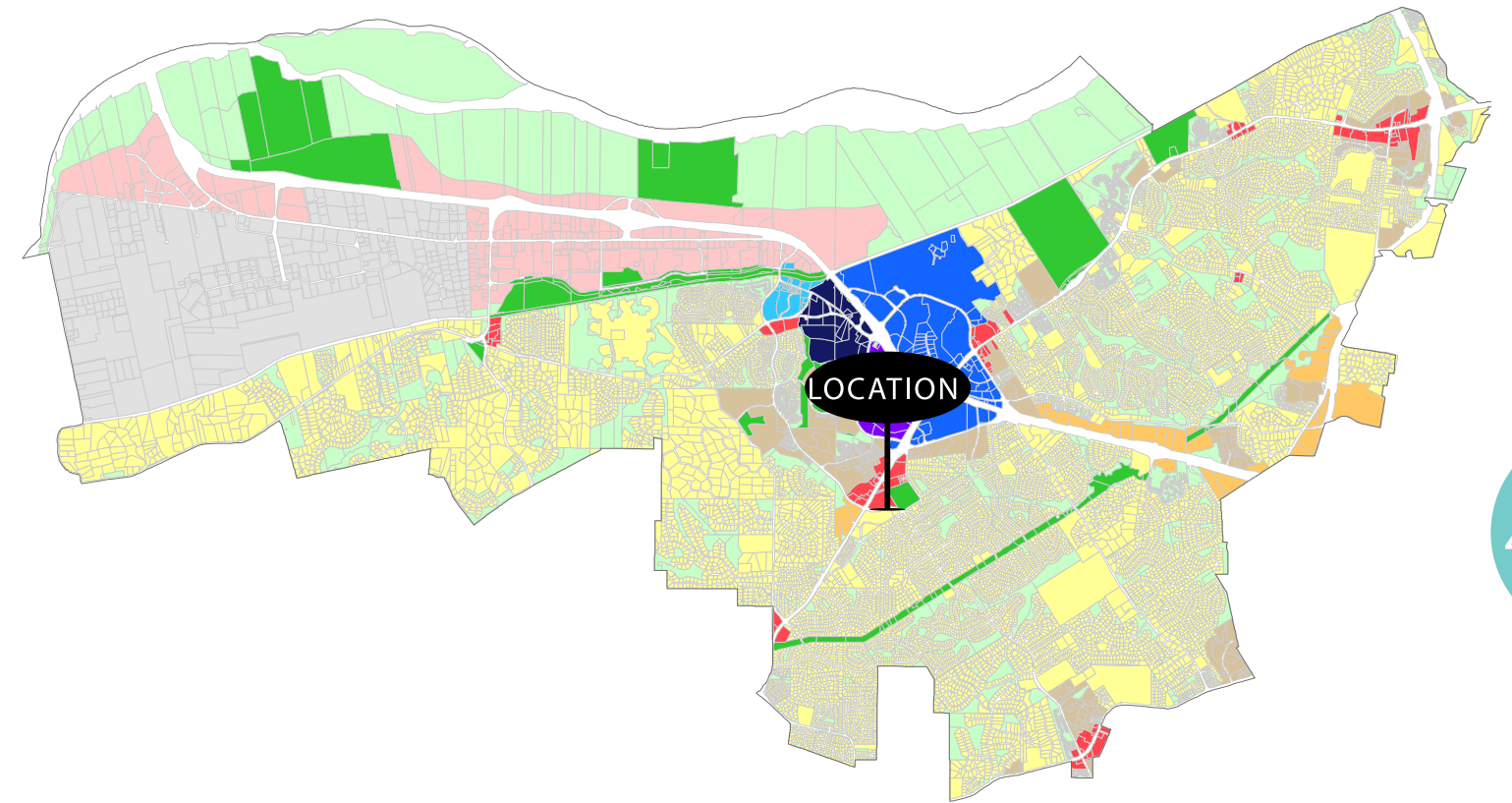
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

BILLY G'S

Acreage: 11.4 acres (Entire Dierbergs Lot)

Proposal: Restaurant

Applicant: Jack Reynolds, The CD Companies



APPROVALS

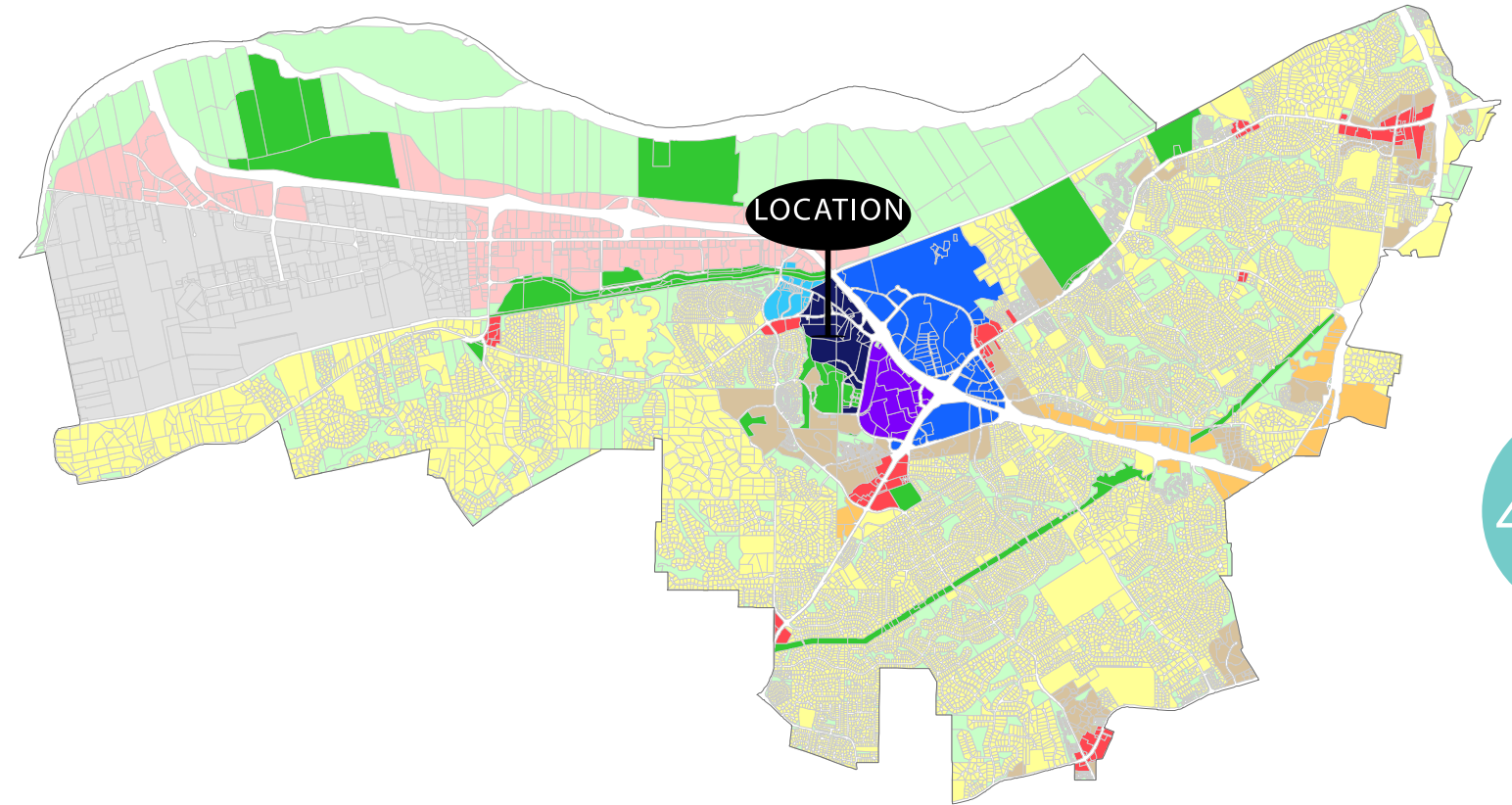
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL -PERMITTED
- OCCUPANCY - FORTHCOMING

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

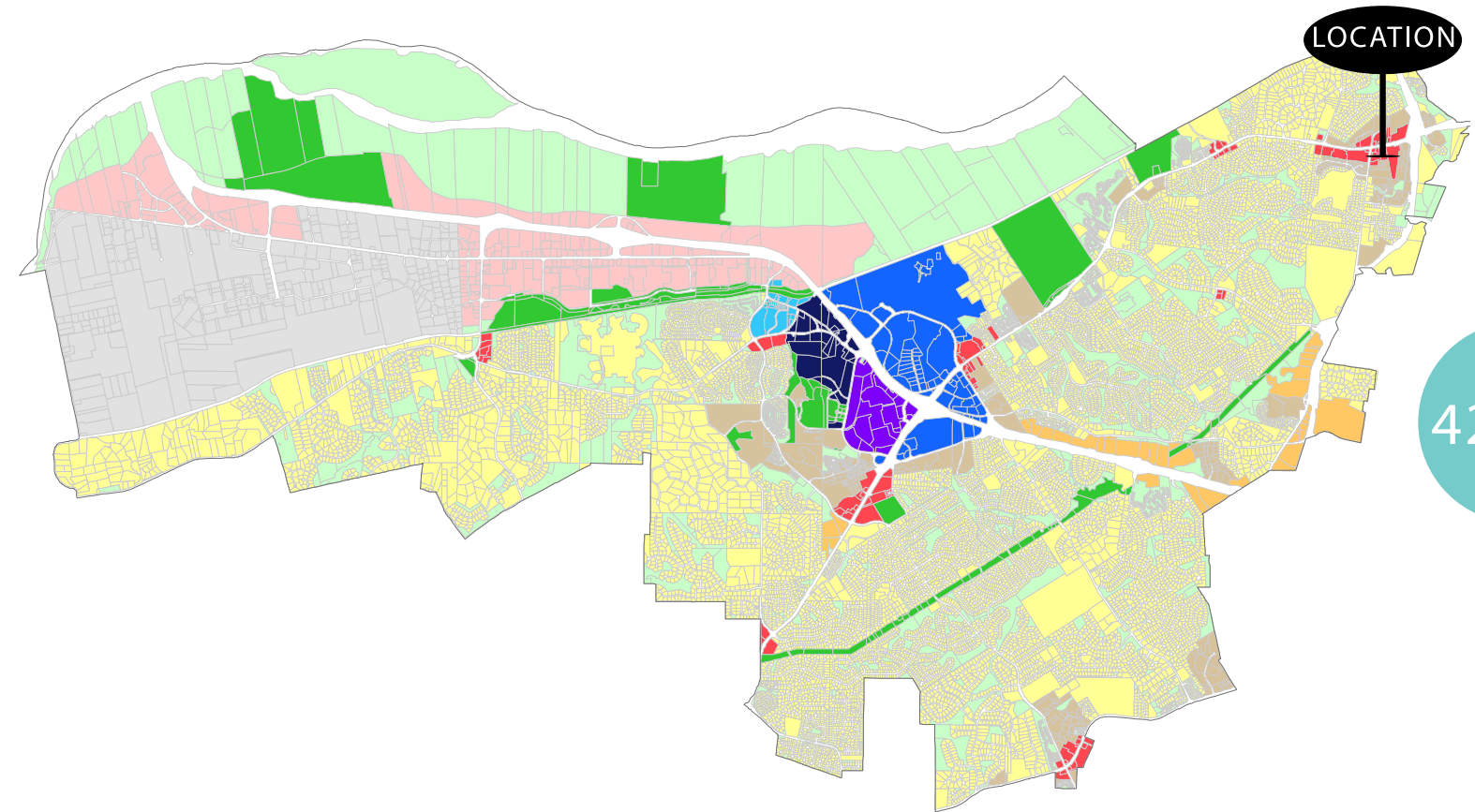
TOTAL ACCESS URGENT CARE

Acreage: 3.2 Acres

Proposal: 5,080 square foot medical office building

Applicant: TAUC Properties, LLC

Land Use Designation: Neighborhood Center



APPROVALS

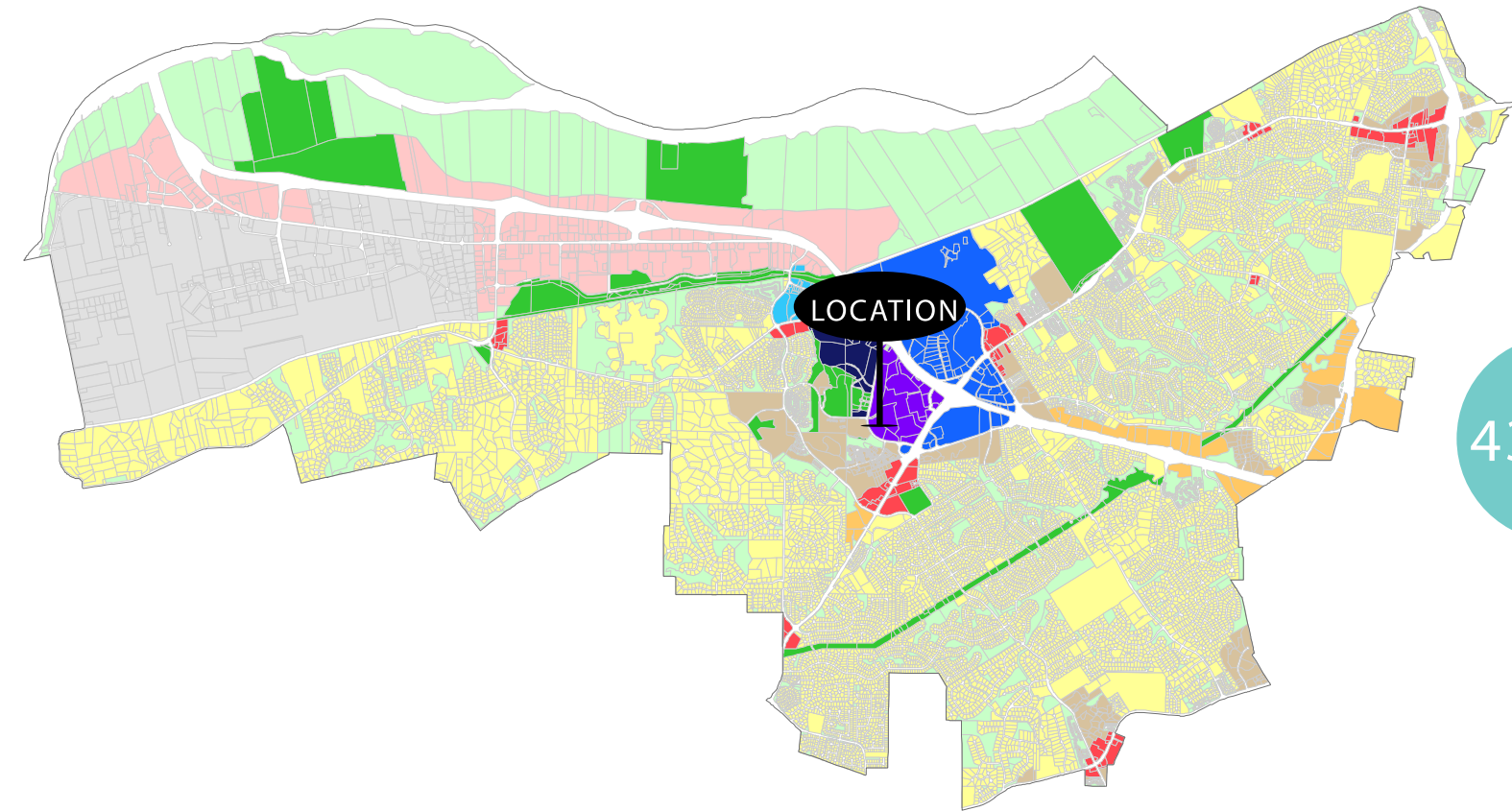
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

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

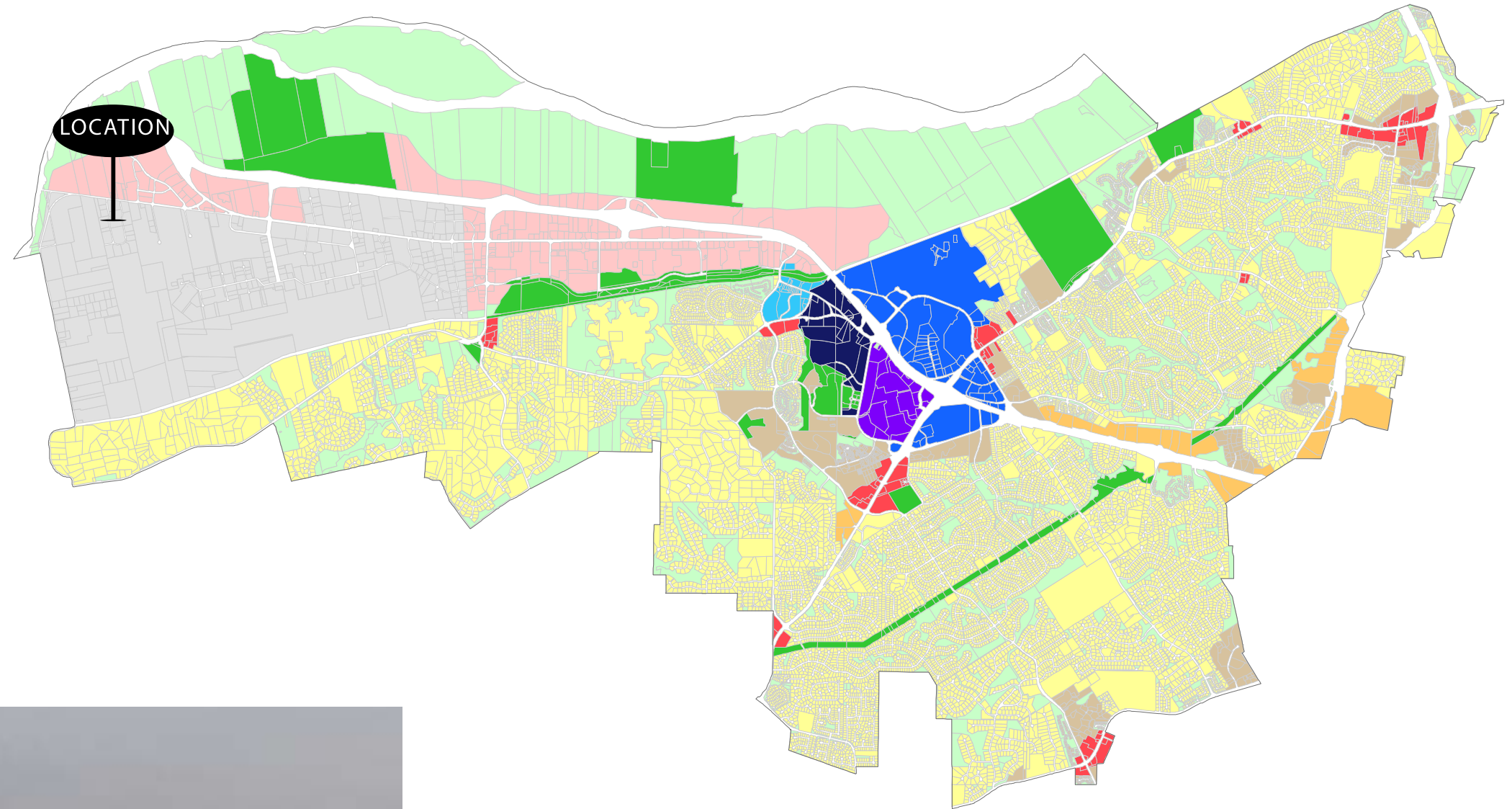
VERMEER SALES AND SERVICE FACILITY

Acreage: 6.8 acres

Proposal: Building addition with storage and display

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: Industrial



APPROVALS

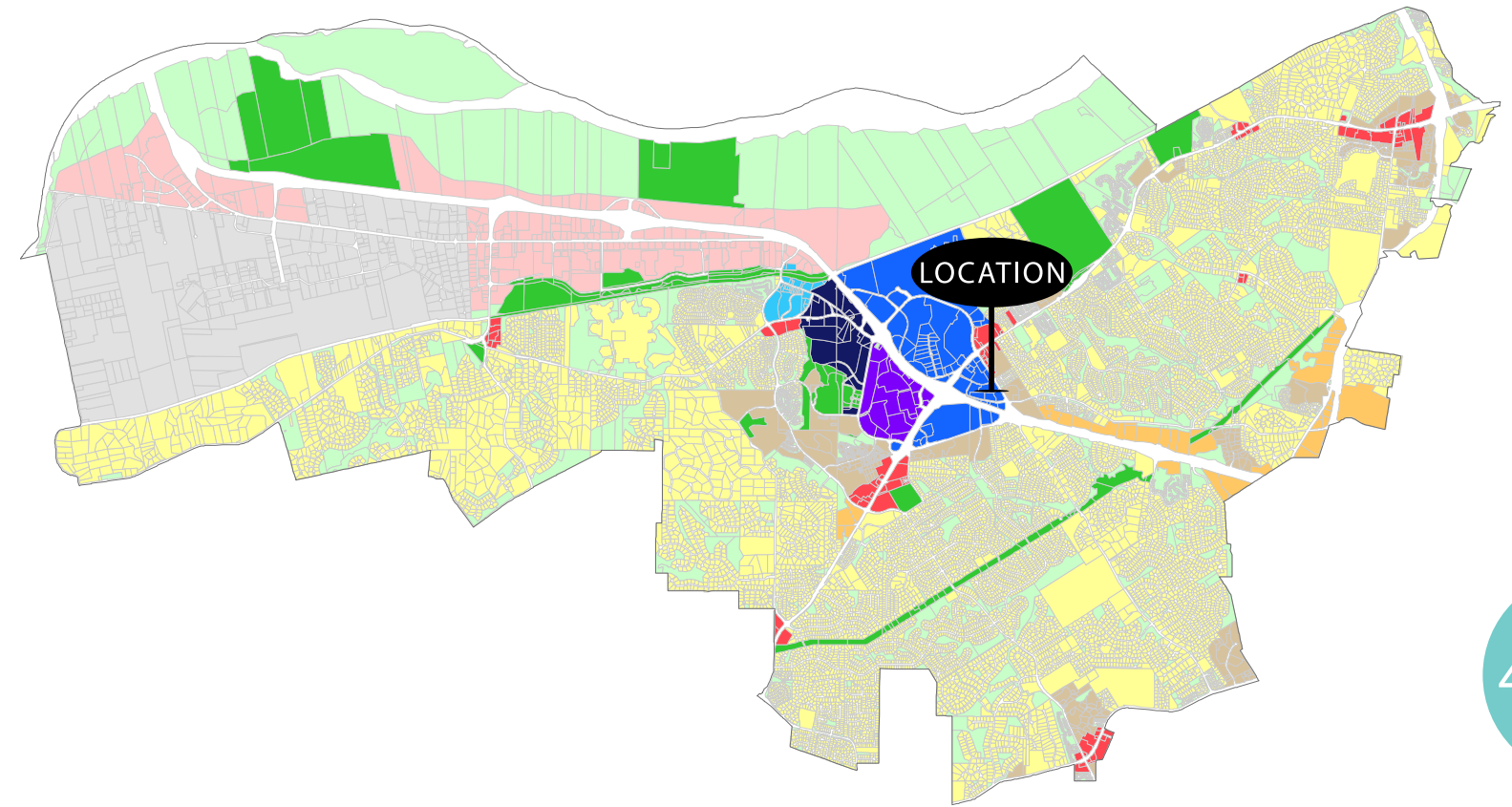
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

FAIRFIELD SUITES

Acreage: 2.84 acres

Proposal: Hotel addition including parking structure

Applicant: Chesterfield Village Lodging, LLC



APPROVALS

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

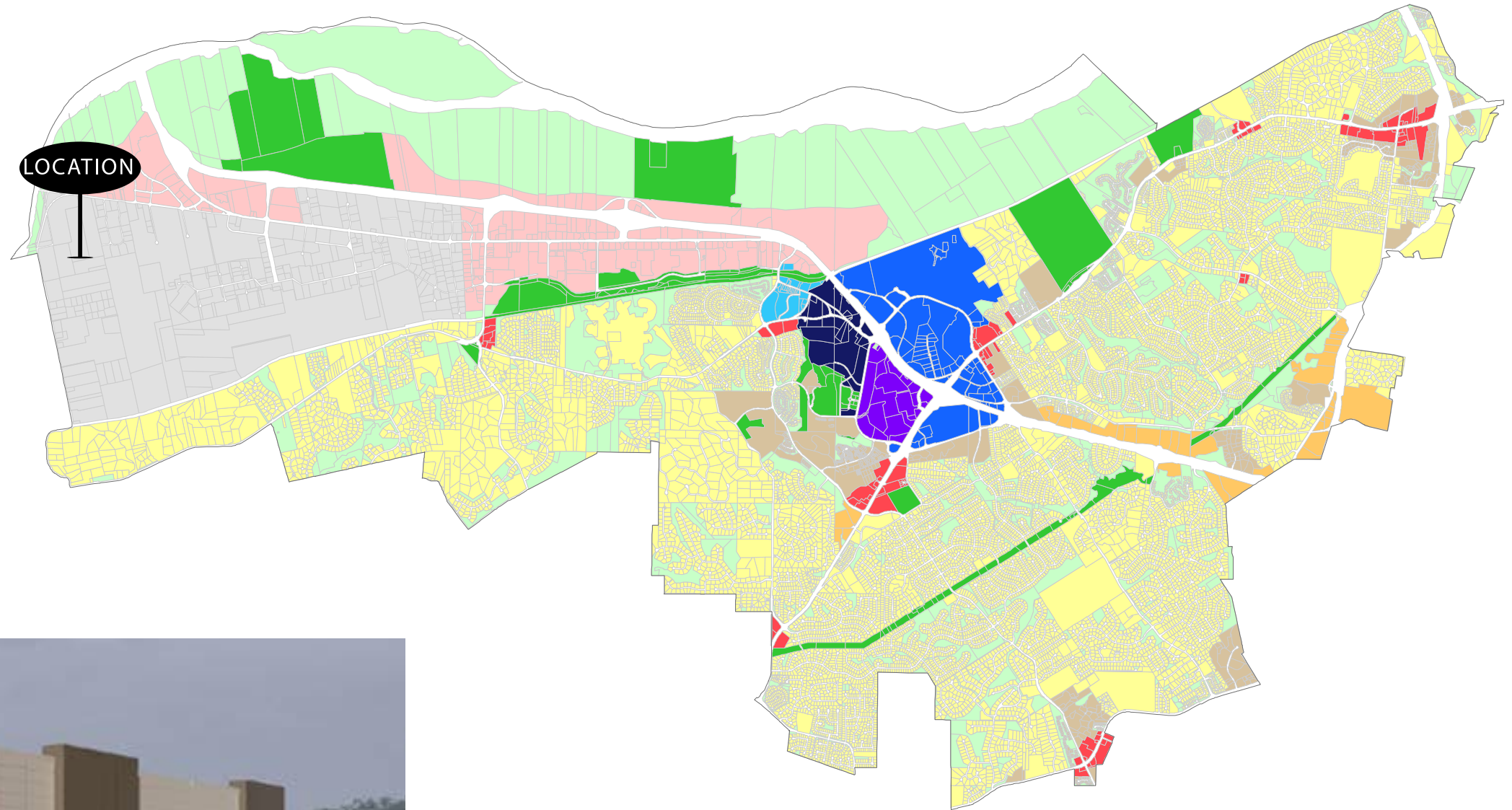
SPIRIT VALLEY BUSINESS PARK, LOT 6

Acreage: 3.3 acres

Proposal: New 40,000 square foot office/warehouse building

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Industrial



APPROVALS

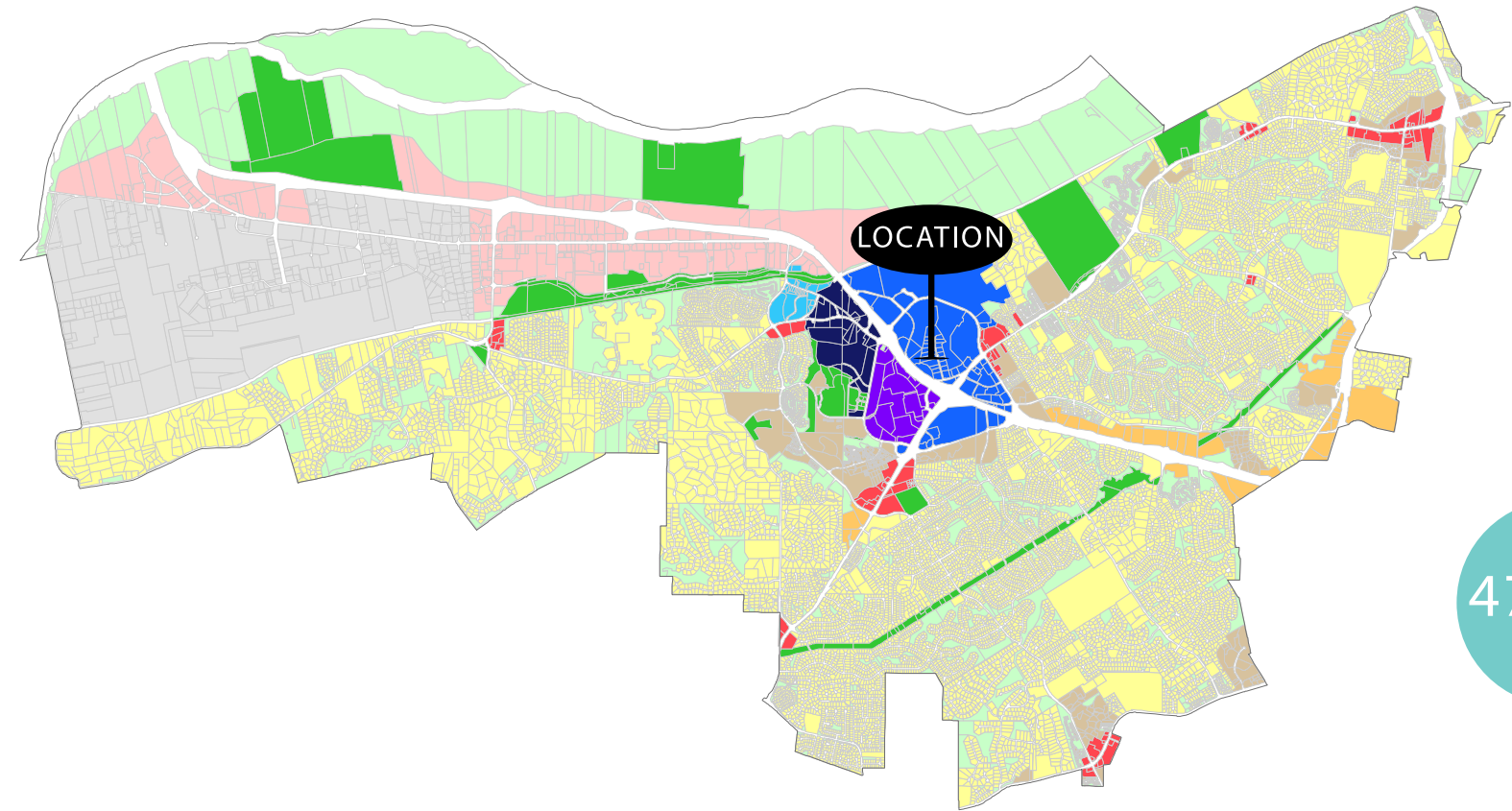
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- OCCUPANCY - FORTHCOMING

ALEXANDER WOODS

Acreage: 21.7 acres

Proposal: 37 single family home subdivision

Applicant: Fischer Homes



APPROVALS

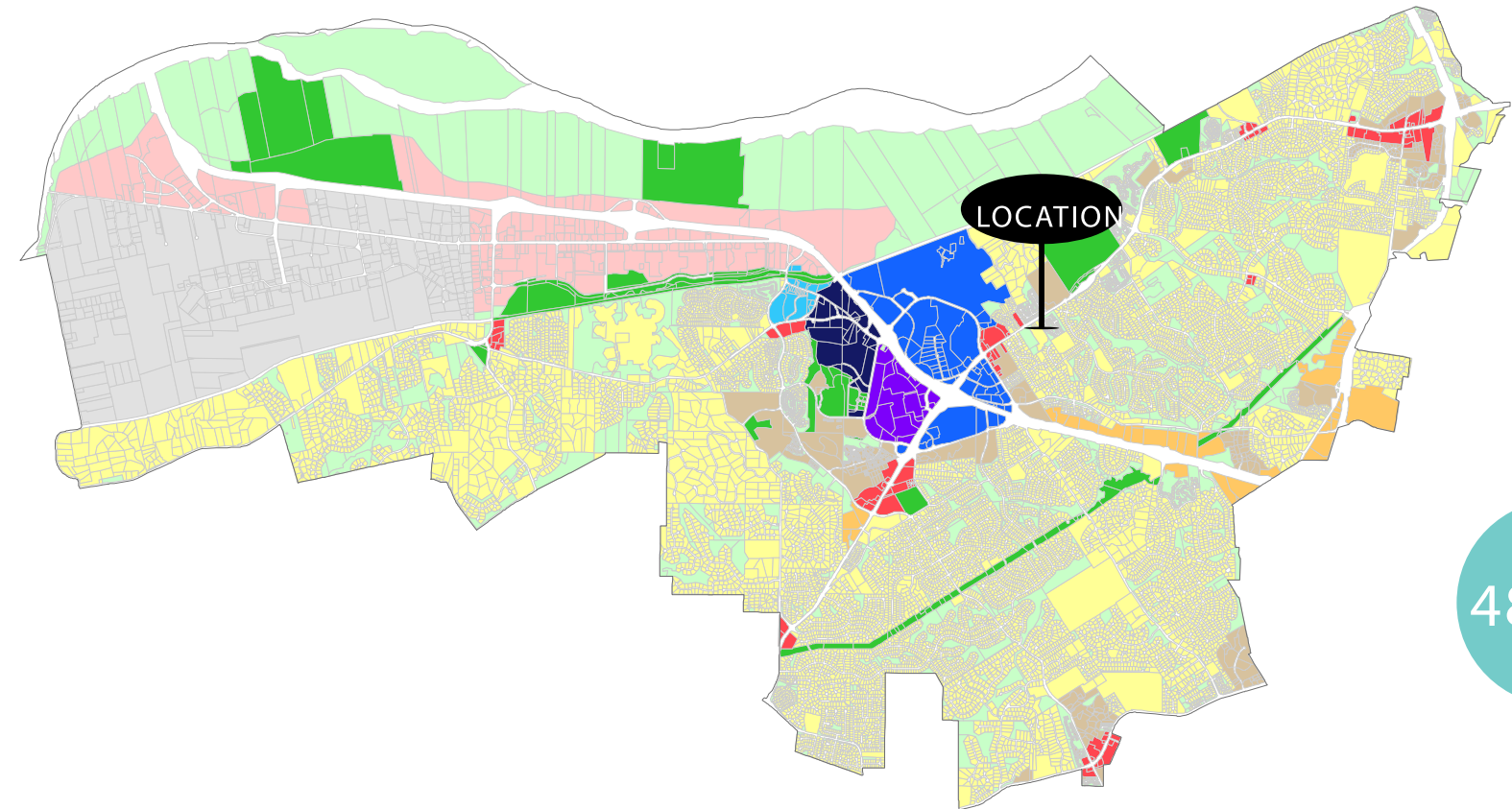
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 37 OF 37

GRAND RESERVE

Acreage: 12 acres

Proposal: 36 single family home subdivision

Applicant: Stock & Associates Consulting Engineers INC



APPROVALS

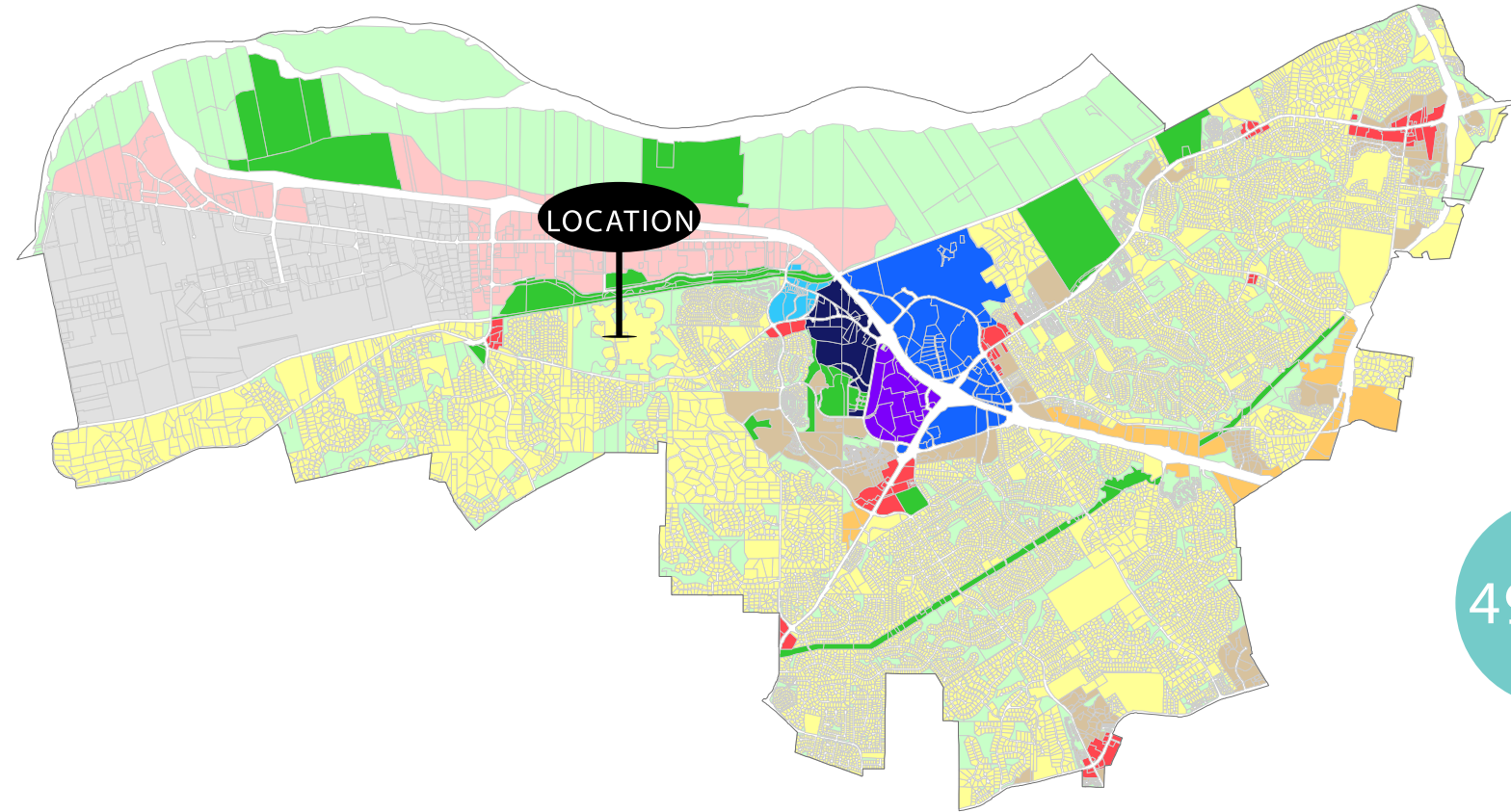
- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS -PERMITTED
- MUNICIPAL ZONING APPROVAL - 34 OF 36

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 - 213 OF 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 04-2022 14319 OLIVE BLVD (QUEATHAM HOUSE)

- PUBLIC HEARING - 9/12/2022
- PLANNING COMMISSION - 2/13/2023
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request for a zoning map amendment from a "NU" Non-Urban District with a Historic Overlay to a "PC" Planned Commercial District with a Historic Overlay.

PZ 04-2023 17970 EDISON AVENUE

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

A request for a change in zoning from a "PI" Planned Industrial District to a new "PI" Planned Industrial District.

PZ 13-2022 GATEWAY STUDIOS

- PUBLIC HEARING - 1/23/2023
- PLANNING COMMISSION - 2/27/2023
- P&PW - 3/09/2023
- CITY COUNCIL - 3/20/2023
- CITY COUNCIL - 4/18/2023

A request for a zoning map amendment from the "M3" Planned Industrial District to "PC" Planned Commercial District for 77.8 acres located on N. Outer 40 Rd.

PZ 11-2022 ESTATES AT FIRE ROCK (ST. AUSTIN SCHOOL)

- PUBLIC HEARING - 11/14/2022
- PLANNING COMMISSION - 11/14/2022
- P&PW - 12/8/2022
- CITY COUNCIL - 1/3/23
- CITY COUNCIL - FORTHCOMING

A request for a change in zoning from a PUD - Planned Unit Development to a E-1AC Estate District for 35.0 acres of land on Wild Horse Creek Road.

PZ 03-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 4)

- PUBLIC HEARING - 2/13/2023
- PLANNING COMMISSION - 2/13/2023
- P&PW - 2/23/2023
- CITY COUNCIL - 3/6/2023
- CITY COUNCIL - 3/20/2023

An ordinance amending Article 4 of the Unified Development code to create Section 405.01.120 related to licenses, permits, or other approvals for non-compliant properties.

PZ 05-2023 WINGS CORPORATE ESTATES, LOT 5

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

A request for a change in zoning from a "PI" Planned Industrial District to a new "PI" Planned Industrial District.