



# PLANNING DEPARTMENT

ACTIVITY REPORT

# MAY 2023

## DIRECTORY

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Meeting Summary.....Page 2-3

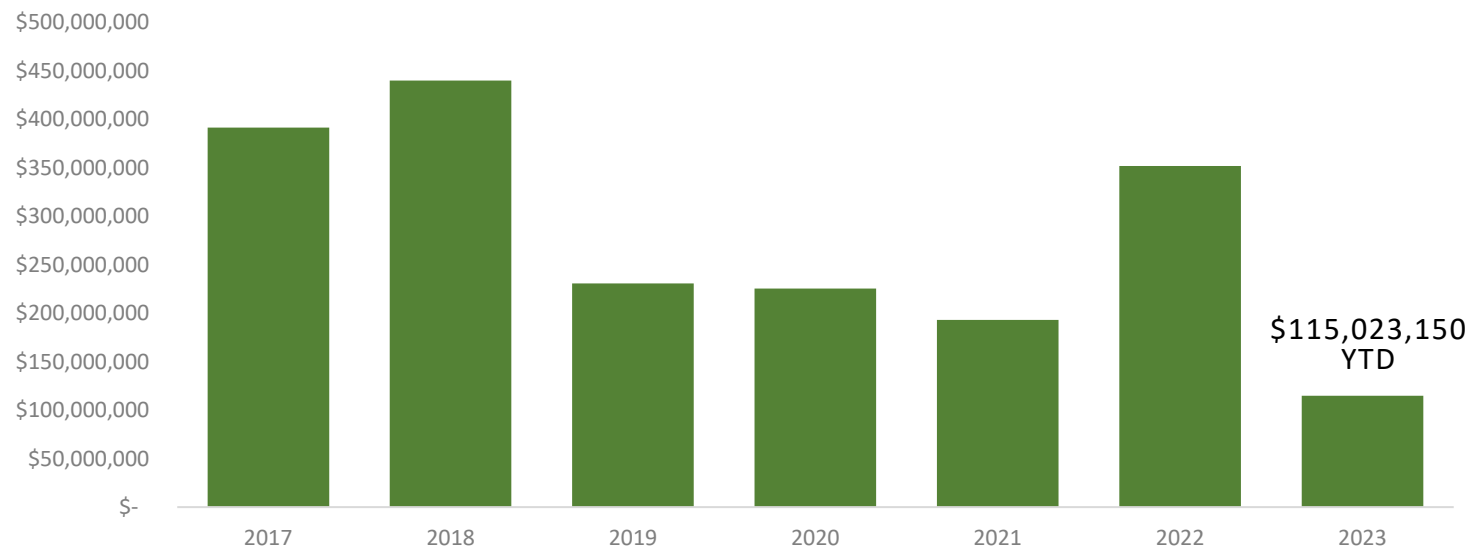
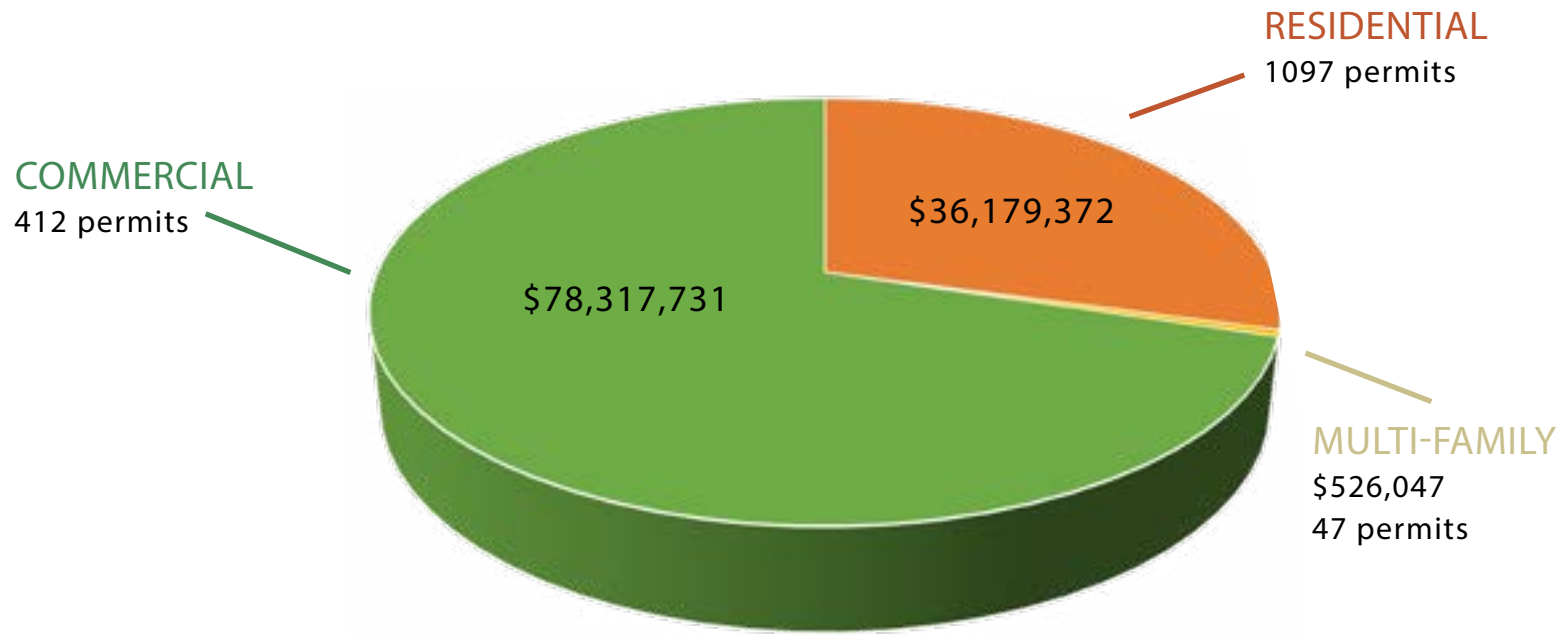
Development Review.....Pages 4-45

Zoning.....Pages 46-47

### 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.







# MEETING SUMMARY

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## PLANNING COMMISSION

The 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 Planning Commission meeting between 4/15/2023 and 5/15/2023. Below is a list of agenda items from the last meeting.

### PLANNING COMMISSION AGENDA (4/24)

#### PUBLIC HEARINGS

- P.Z. 04-2023 DAMIAN KROENING ESTATE

#### SITE PLANS, ELEVATIONS, PLATS & SIGNS

- 13435 OLIVE BLVD. (CRAZY BOWLS & WRAPS) SIGN PACKAGE
- 633 S. GODDARD AVE. (ARCHITECTURAL SPECIALITY LIGHTING PACKAGE)
- RIVER CROSSING, LOT 7 (HOLMAN MOTORCARS ST. LOUIS) AAE

### PLANNING COMMISSION AGENDA (5/8)

#### PUBLIC HEARINGS

- P.Z. 02-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 2 & 4)
- P.Z. 07-2023 BALLWIN ACRES, LOT 15 (WILLIAM G. VELLIOS)
- P.Z. 09-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 4)

#### SITE PLANS, ELEVATIONS, PLATS & SIGNS

- SCHAEFFER’S GROVE (RP 1)
- SCHAEFFER’S GROVE (RP 2)

#### UNFINISHED BUSINESS

- P.Z. 02-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 2 & 4)
- P.Z. 07-2023 BALLWIN ACRES, LOT 15 (WILLIAM G. VELLIOS)
- P.Z. 09-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 4)

### UPCOMING PLANNING COMMISSION MEETINGS

- MONDAY, MAY 22ND

## 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 4/15/2022 and 5/15/2023.

### ARCHITECTURAL REVIEW BOARD AGENDA (5/11)

- PARKWAY CENTRAL (PARKWAY CENTRAL HIGH SCHOOL)

### UPCOMING ARCHITECTURAL REVIEW BOARD MEETING

- THURSDAY, JUNE 8TH



THE  
DEVELOPMENT  
REVIEW

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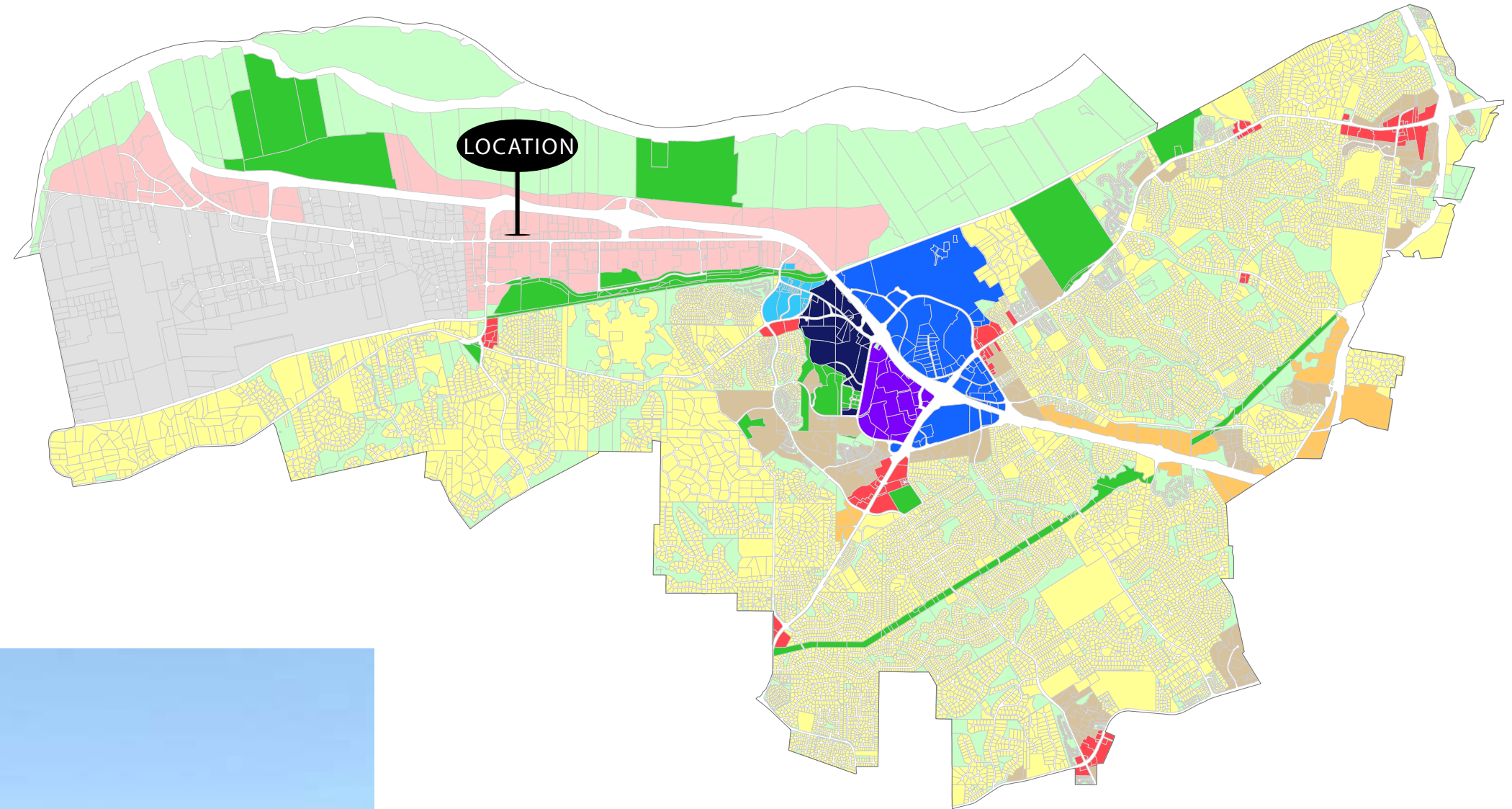
## SCRUBBLES EXPRESS WASH

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
- UNDER CONSTRUCTION - FORTHCOMING
- OCCUPANCY - FORTHCOMING



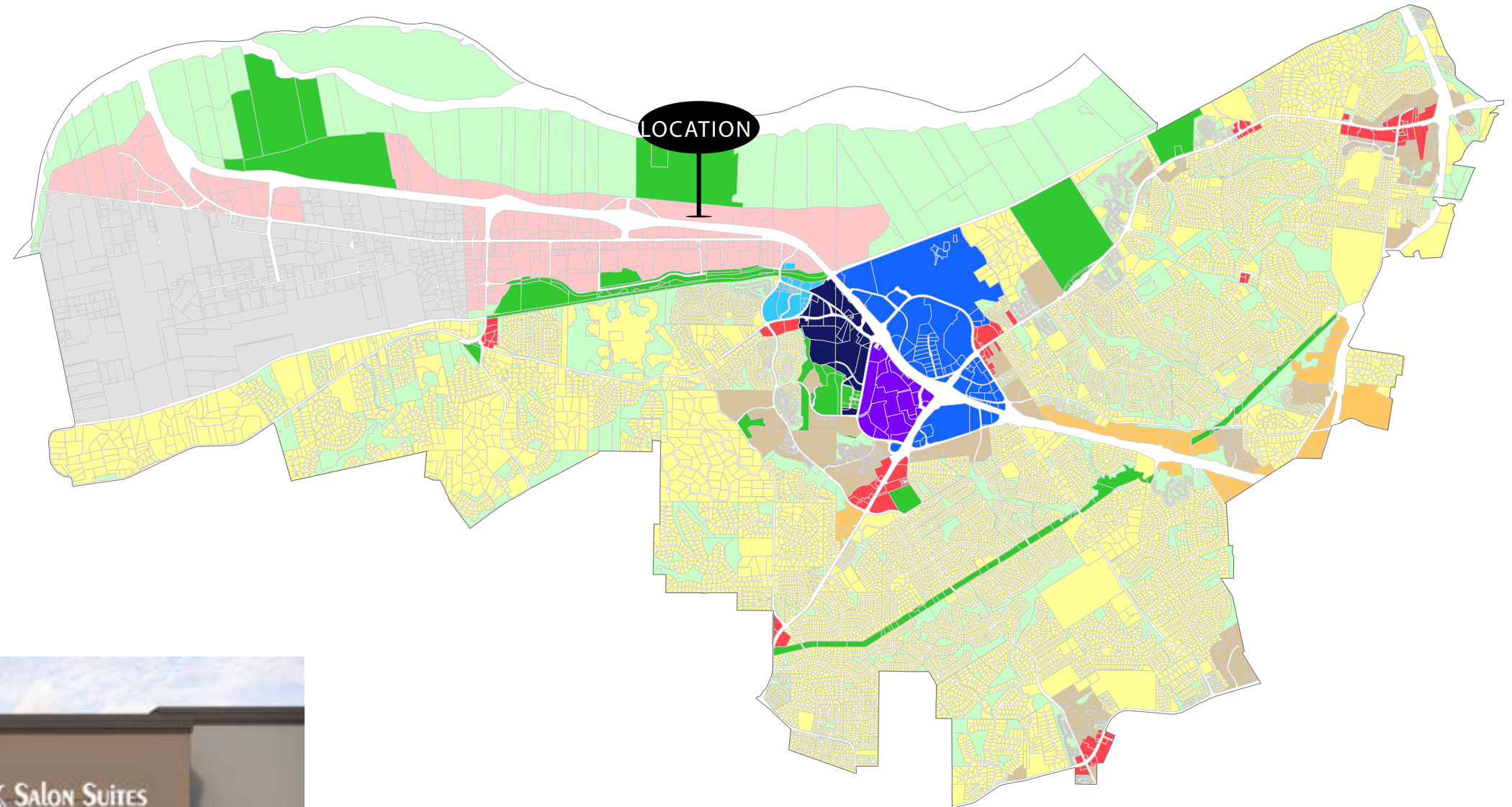
## PHENIX SALON SUITES

Acreage: 48 acres

Proposal: Amended elevations for a proposed salon

Applicant: Icon Contracting

Land Use Designation: Regional Commercial



### APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



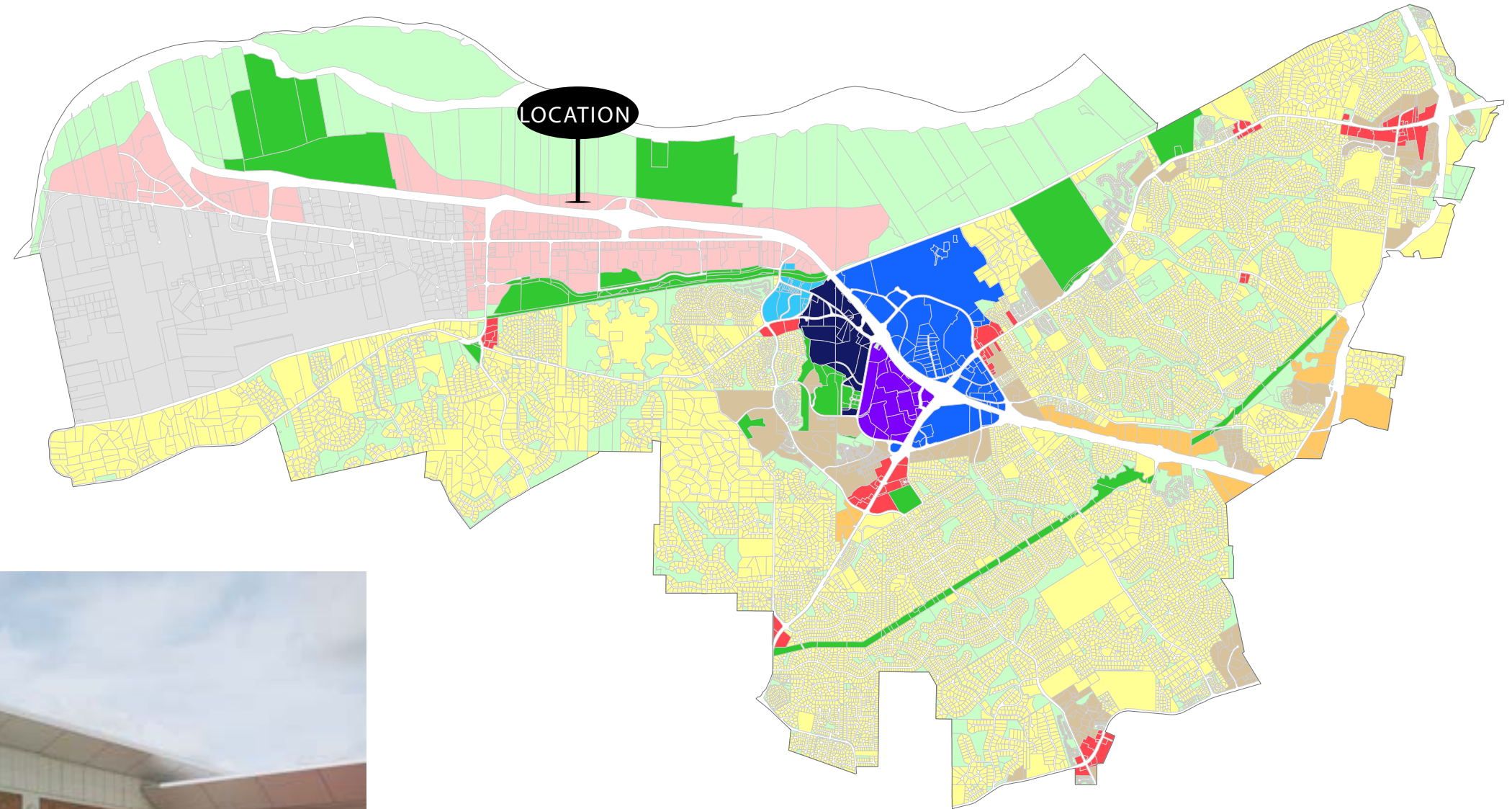
## ROLLS ROYCE

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 - PERMITTED
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - FORTHCOMING
- OCCUPANCY - FORTHCOMING



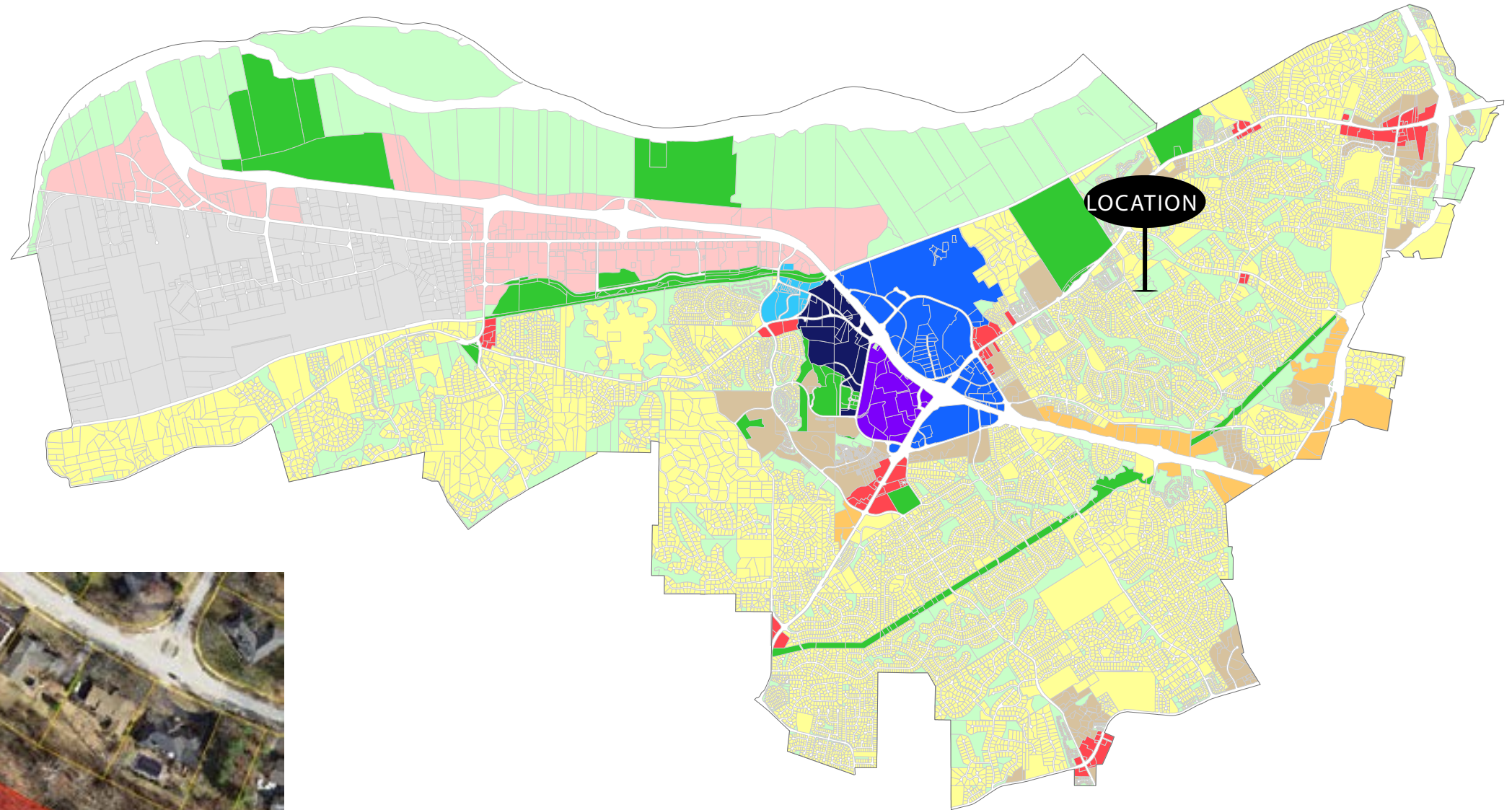
# TPHERIS ISRAEL CHEVRA KADISHA

Acreage: 5 acres

Proposal: Boundary adjustment for existing congregation

Applicant: Tpheris Israel Chevra Kadisha

Land Use Designation: Suburban Neighborhood



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - UNDER REVIEW
- MUNICIPAL ZONING APPROVAL - NOT APPLICABLE
- UNDER CONSTRUCTION - NOT APPLICABLE
- OCCUPANCY - NOT APPLICABLE



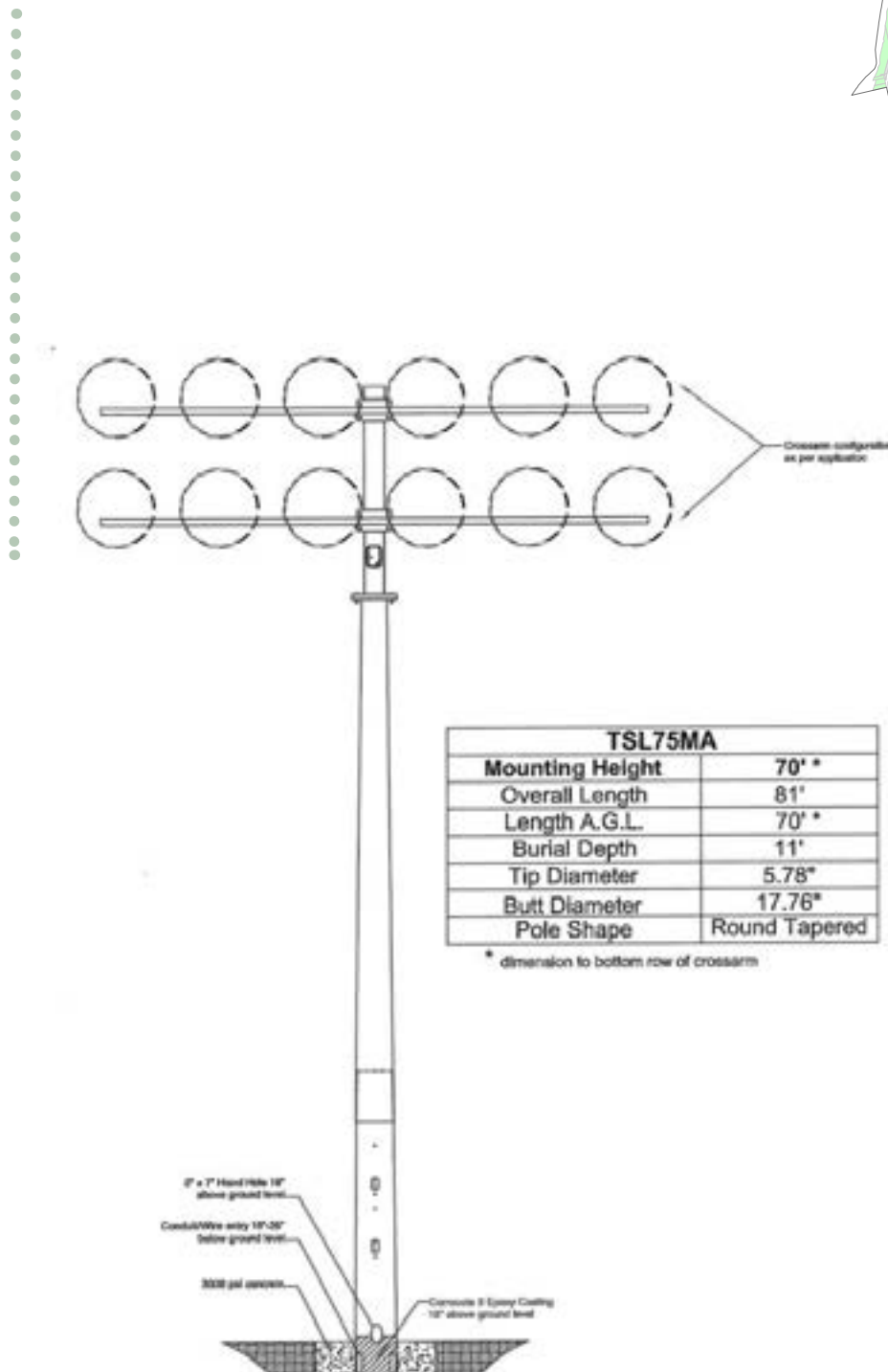
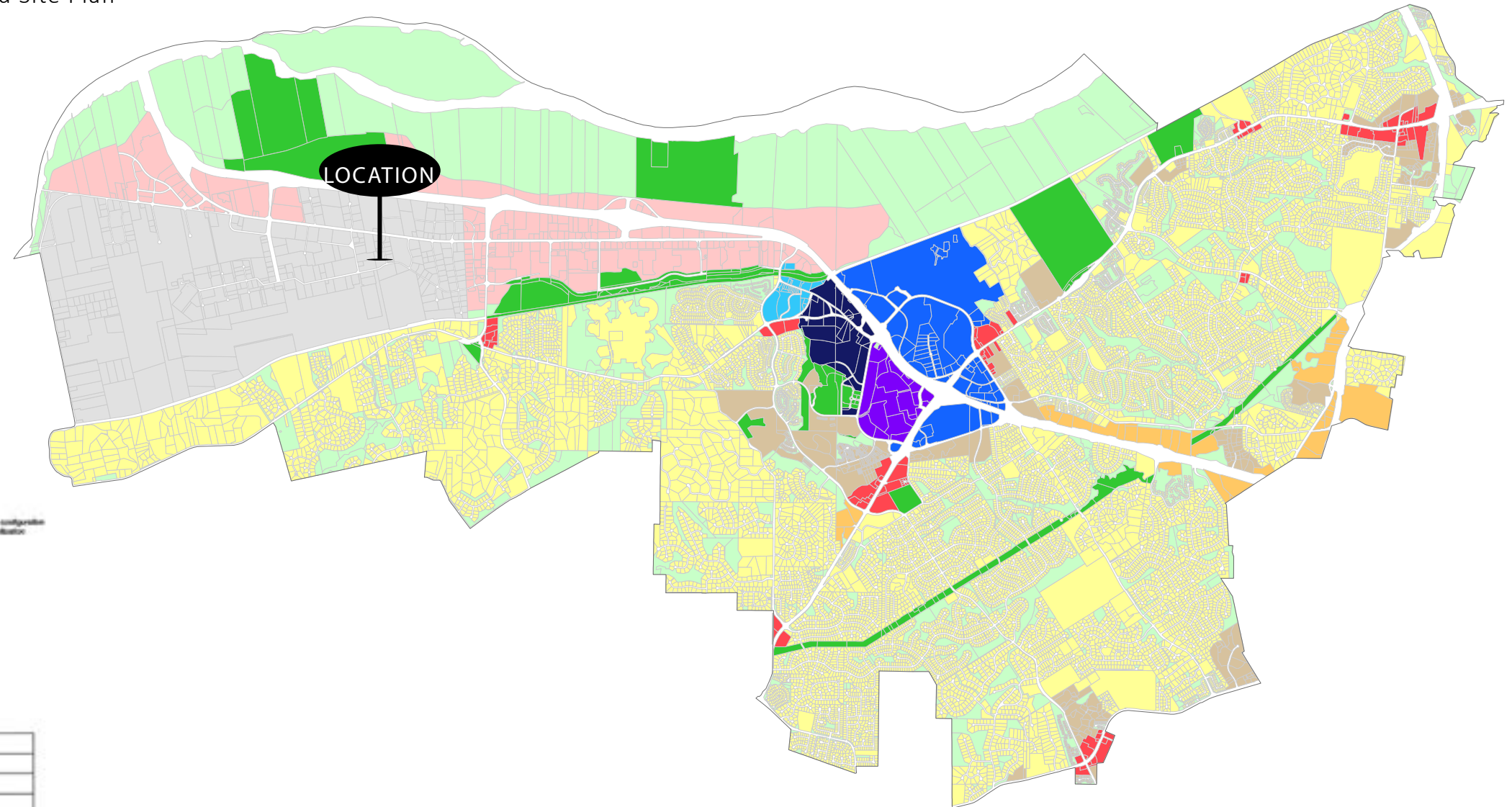
## LEGACY PERFORMANCE ZONE

Acreage: 5.5 acres

Proposal: Architectural Specialty Lighting Package & Amended Site Plan

Applicant: Legacy Performance Zone LLC

Land Use Designation: Industrial



### APPROVALS

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



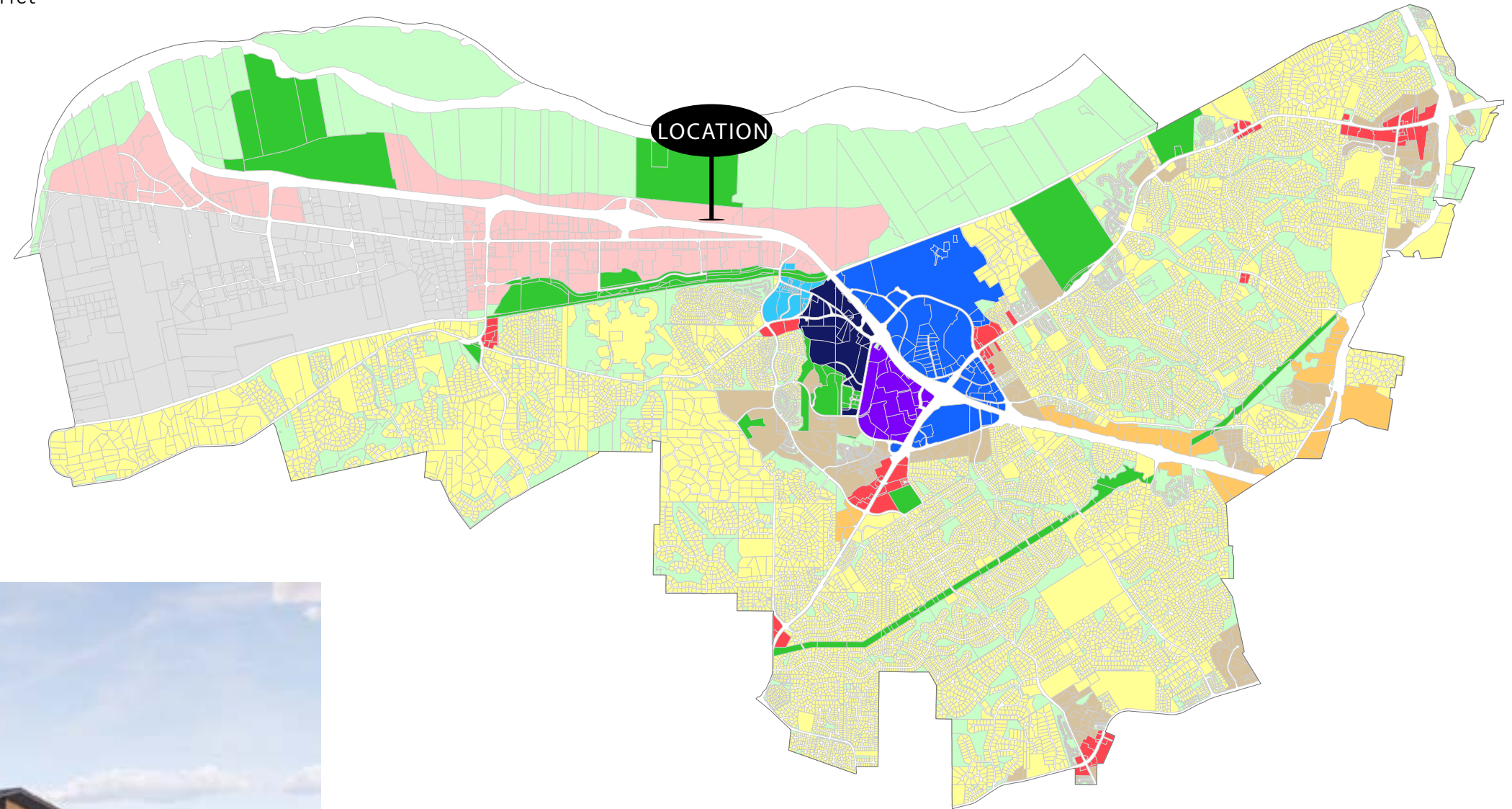
## THE REAL DILL

Acreage: 48.2 acres (entirety of "The District")

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

Applicant: Aimwell Development

Land Use Designation: Regional Commercial



### APPROVALS

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



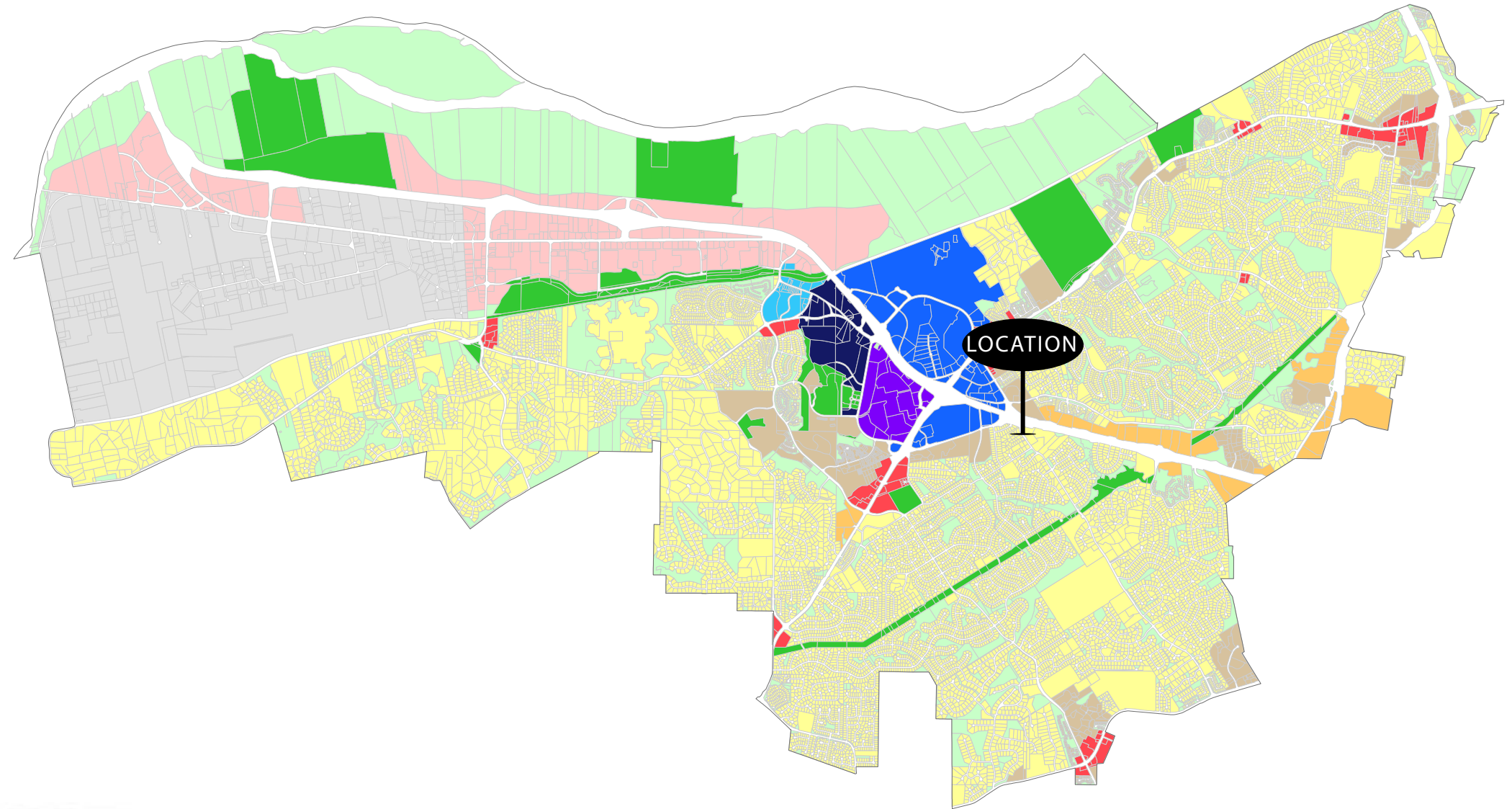
## CHURCH OF THE RESURRECTION

Acreage: 5.2 acres

Proposal: Rear addition to an existing building

Applicant: Design Alliance Architects

Land Use Designation: Suburban Neighborhood



### APPROVALS

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



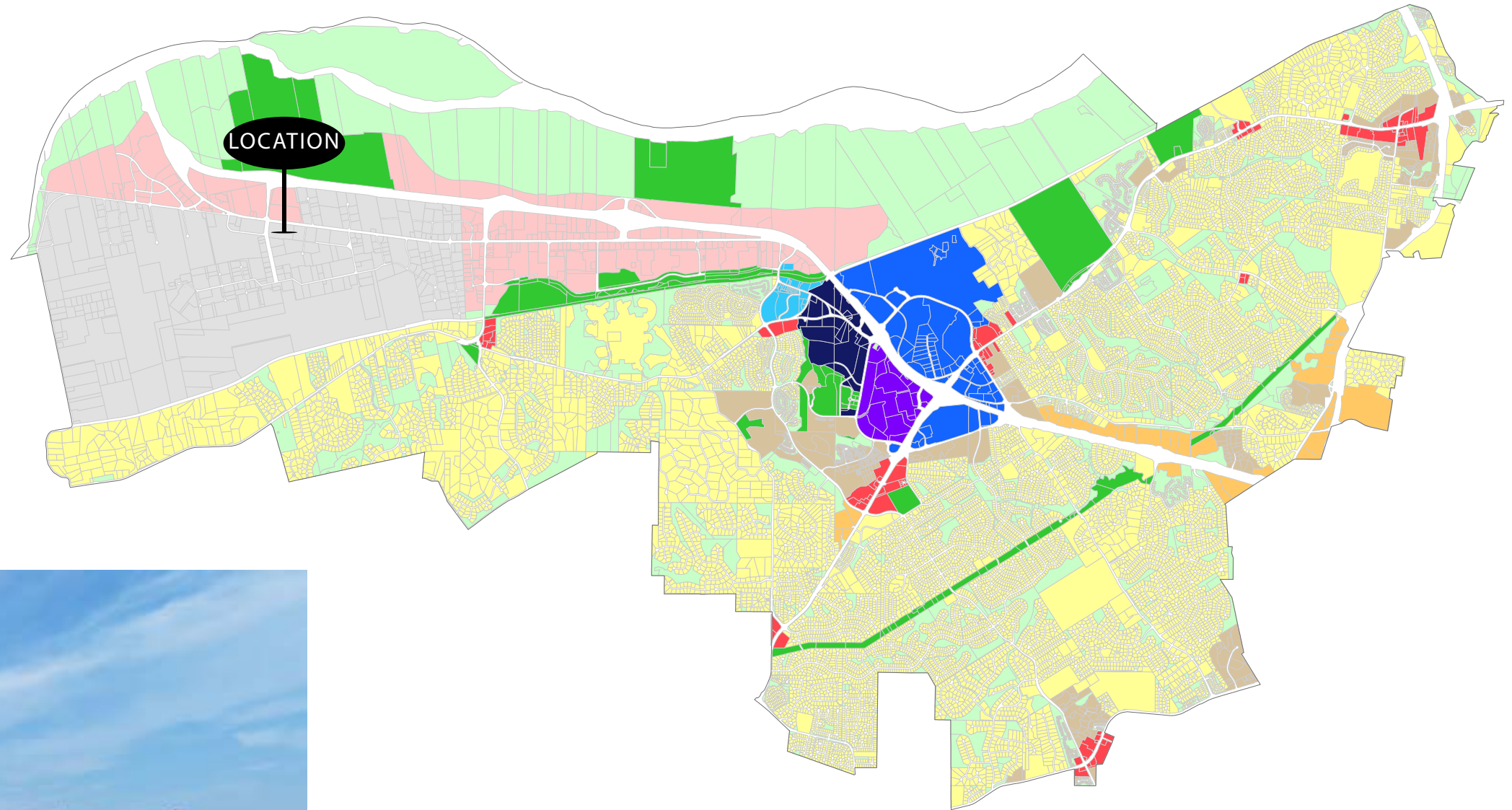
# 18122 CHESTERFIELD AIRPORT ROAD

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 - PERMITTED
- IMPROVEMENT PLANS - UNDER REVIEW
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - FORTHCOMING
- OCCUPANCY - FORTHCOMING



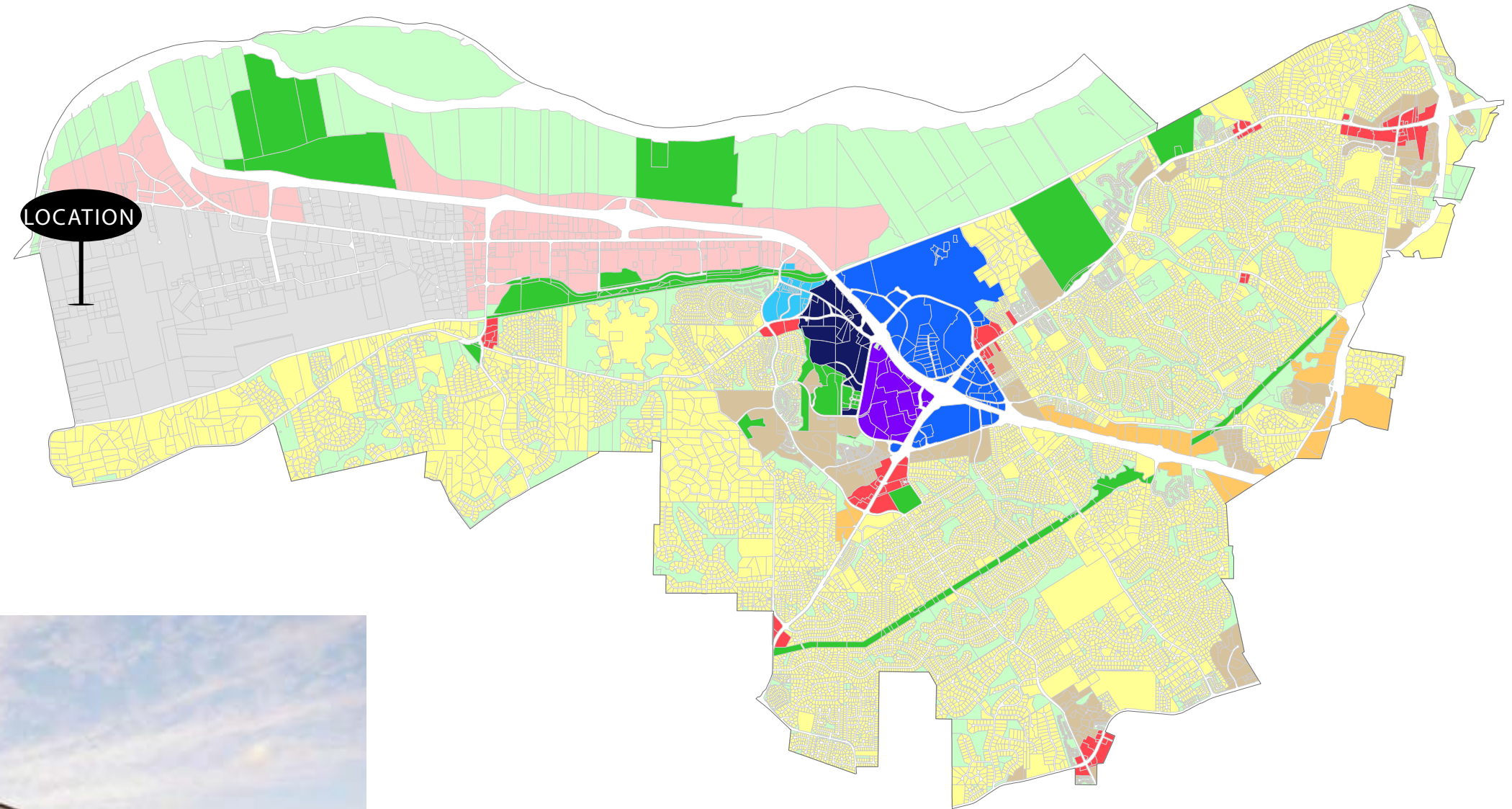
## KNOEBEL CONSTRUCTION

Acreage: 1.6 acres

Proposal: Office building with warehouse storage

Applicant: CASCO Diversified Corporation

Land Use Designation: Industrial



### APPROVALS

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



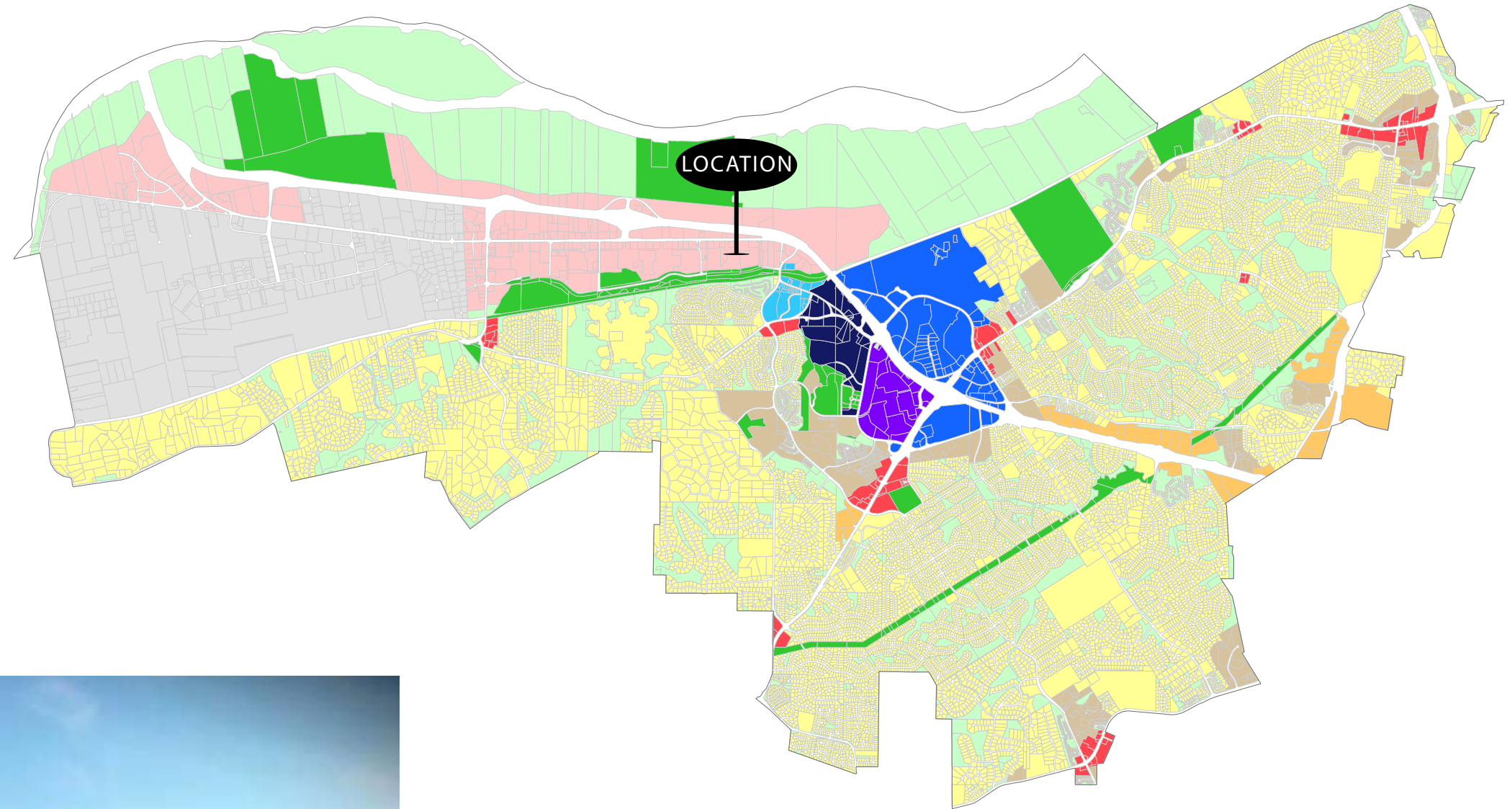
## HAWAIIAN BROS

Acreage: 1.9 acres

Proposal: Update exterior restaurant elevations

Applicant: Hawaiian Bros

Land Use Designation: Regional Commercial



### APPROVALS

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



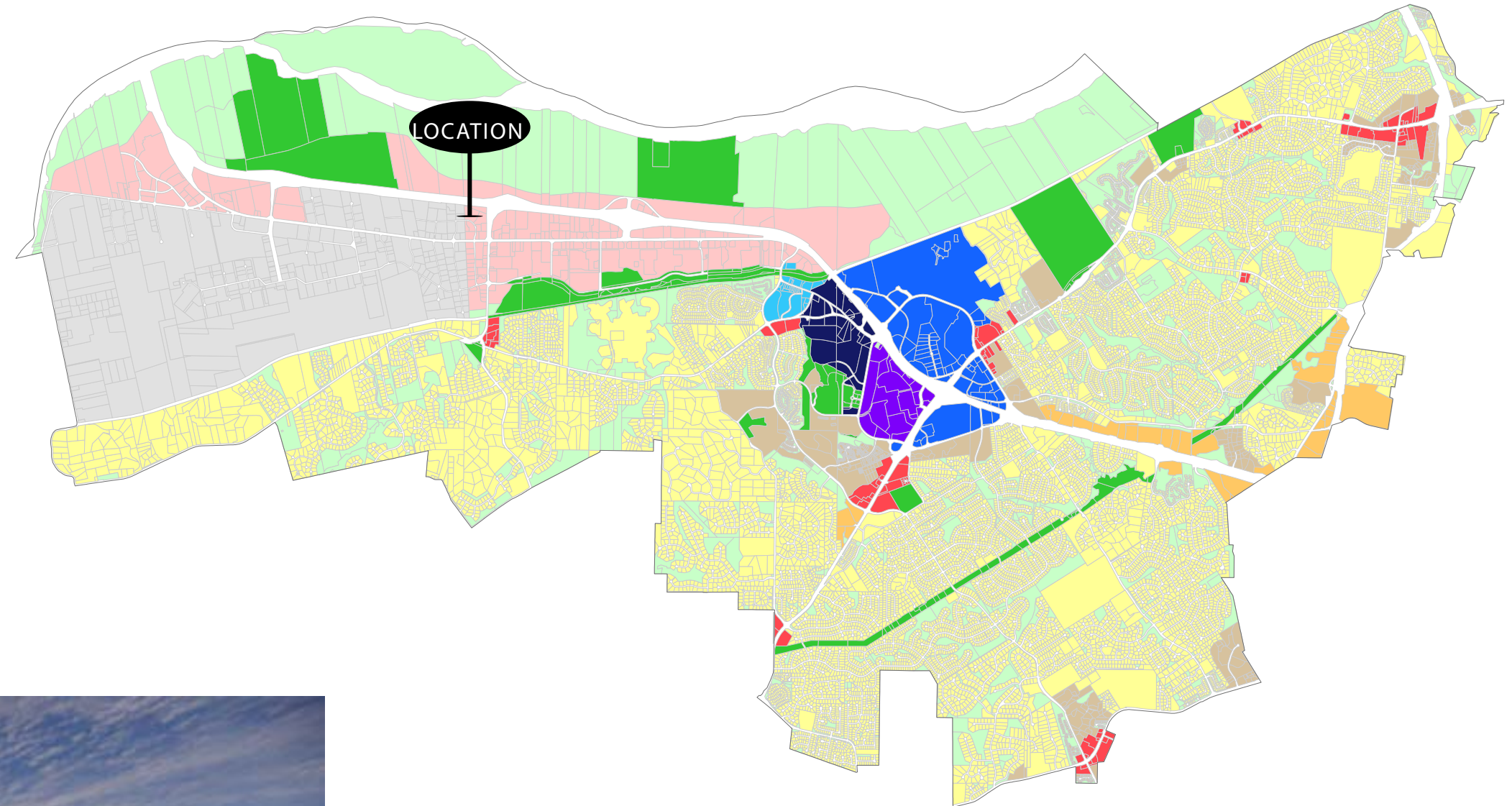
## JIM BUTLER KIA

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

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



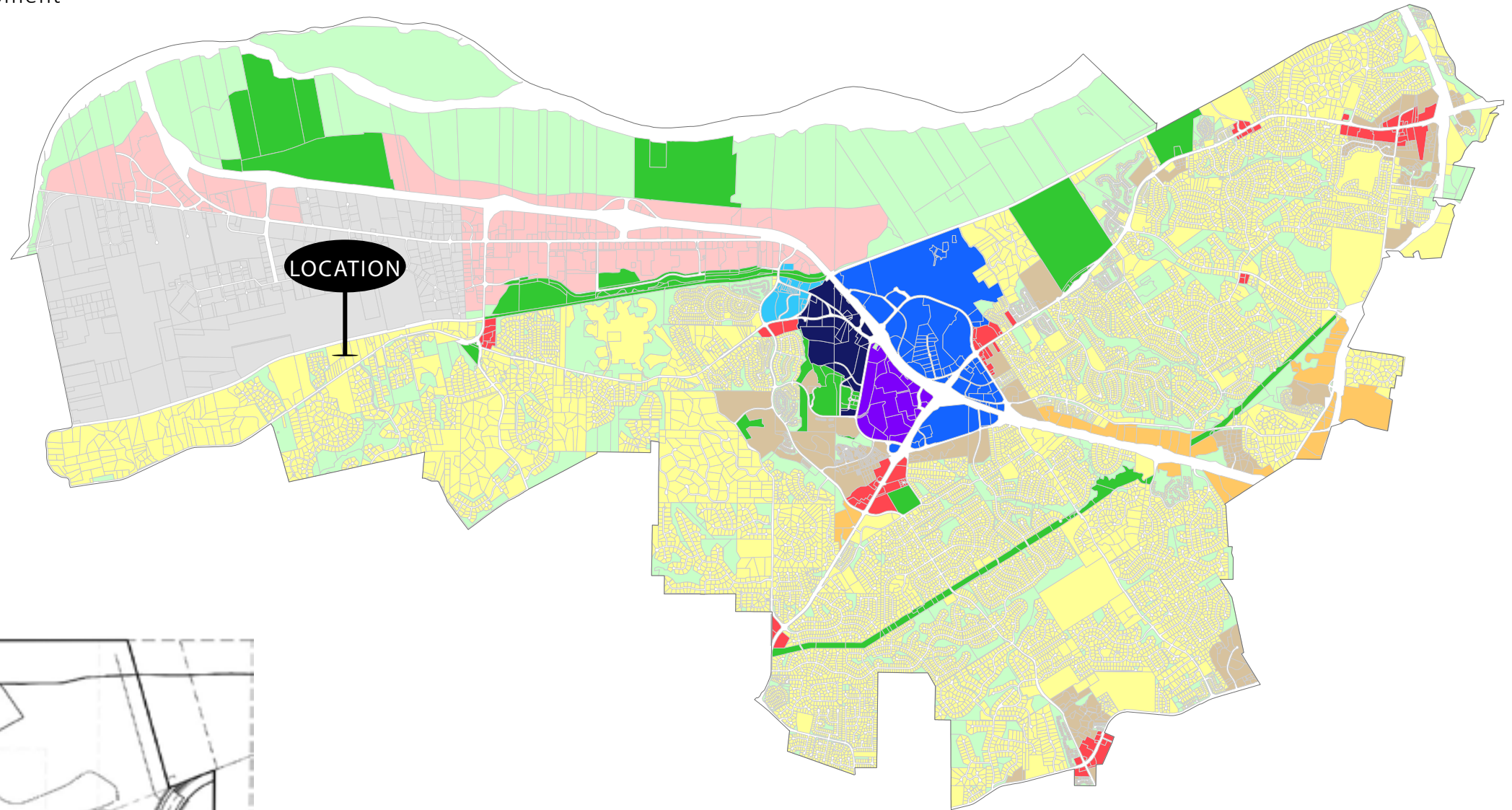
# SCHAEFFER'S GROVE

Acreage: 26.8 acres

Proposal: Proposed 36 single family home residential development

Applicant: McBride Byrne, LLC

Land Use Designation: Suburban Neighborhood



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - UNDER REVIEW
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - DISPLAY PLATS ONLY
- OCCUPANCY - FORTHCOMING



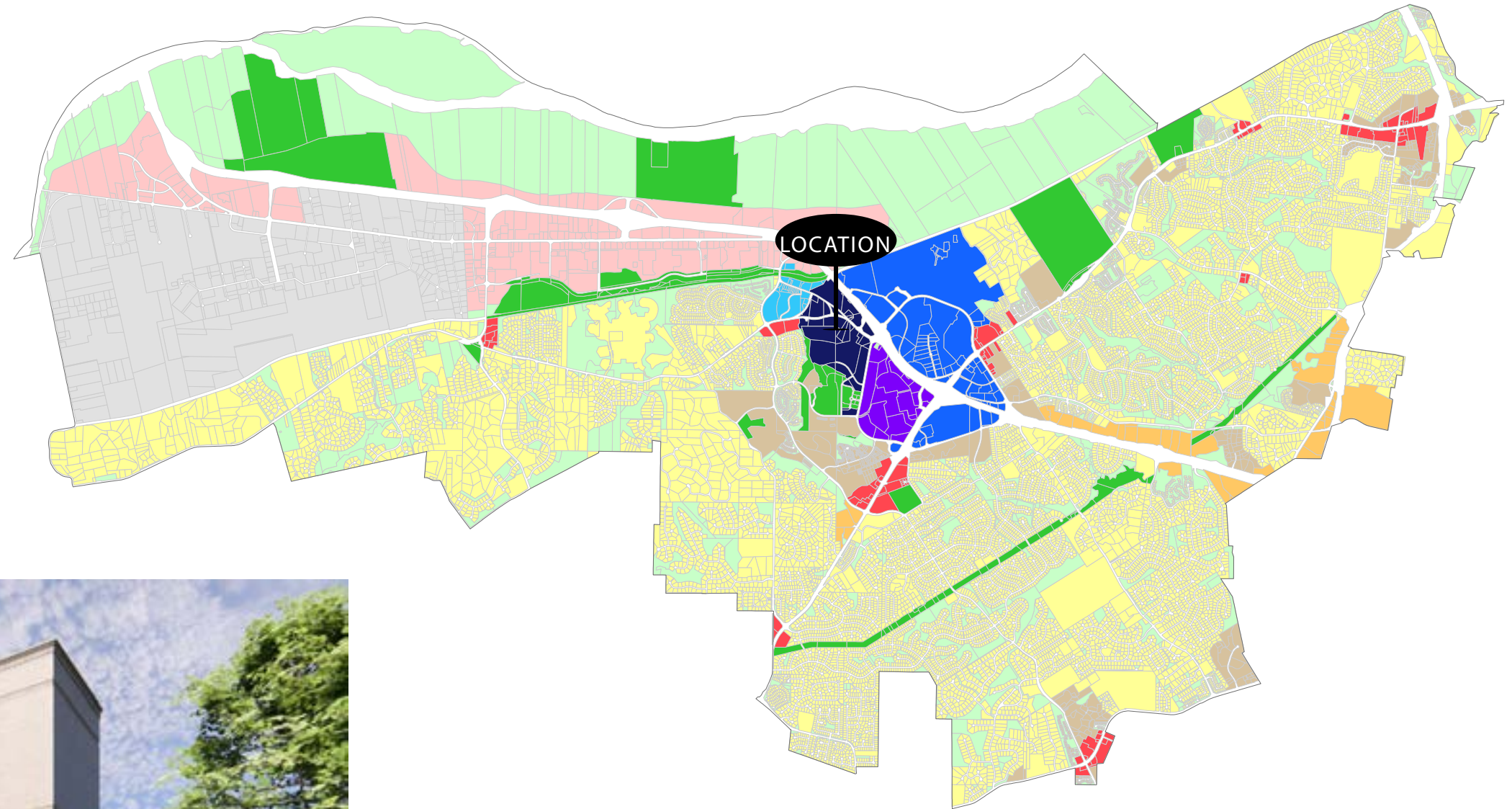
## WILDHORSE VILLAGE CONDOS

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

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



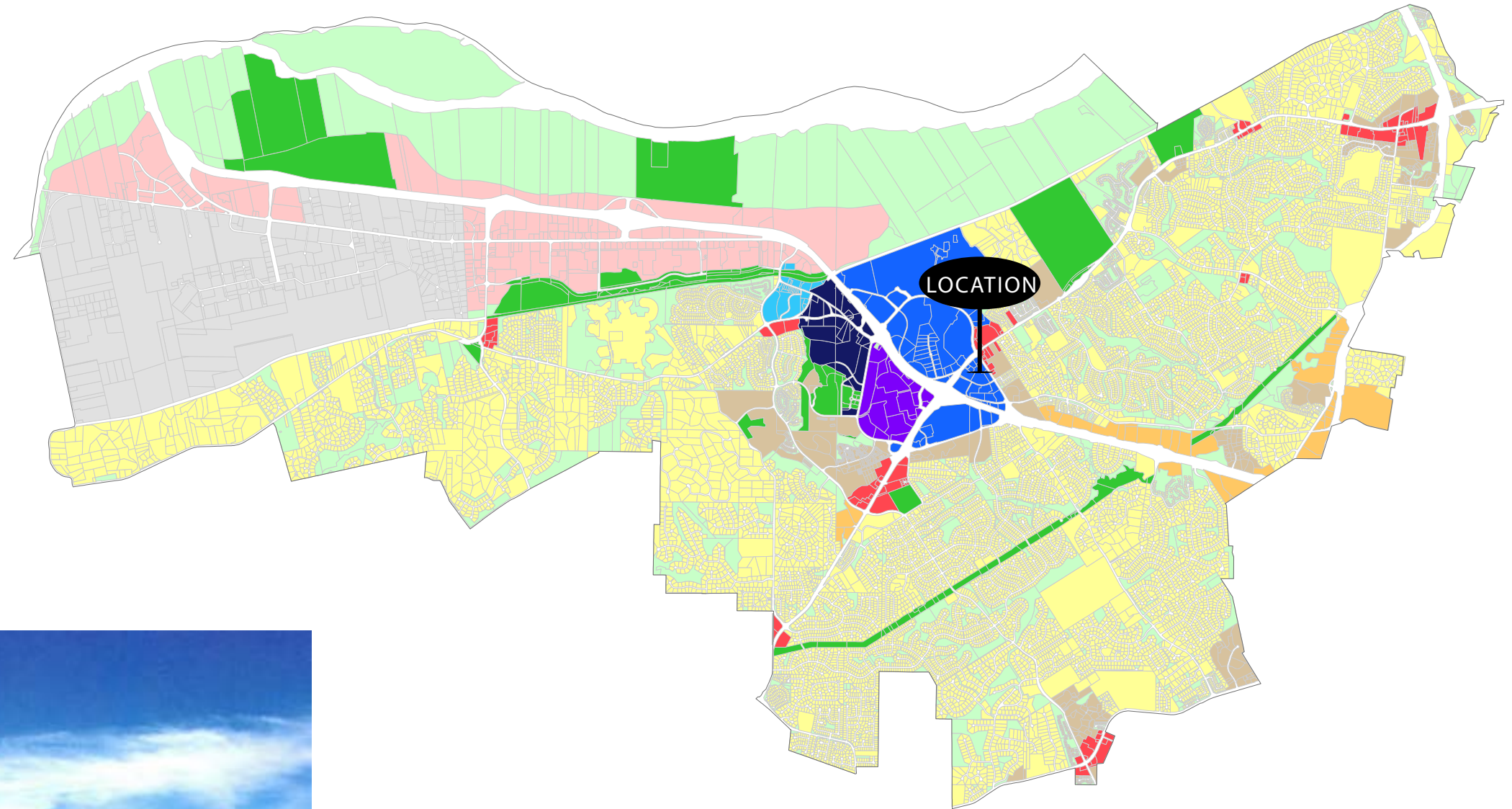
## STARBUCKS

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



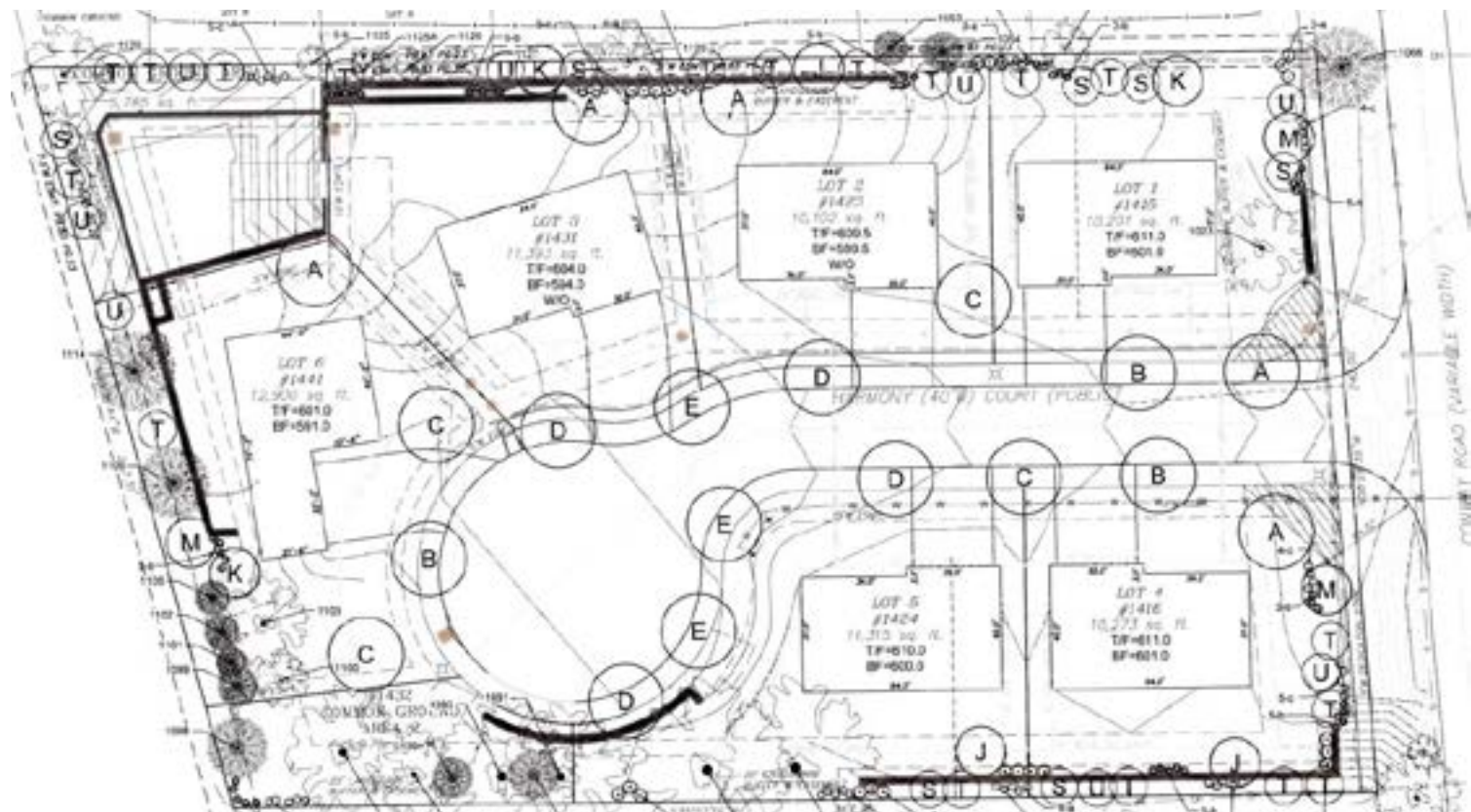
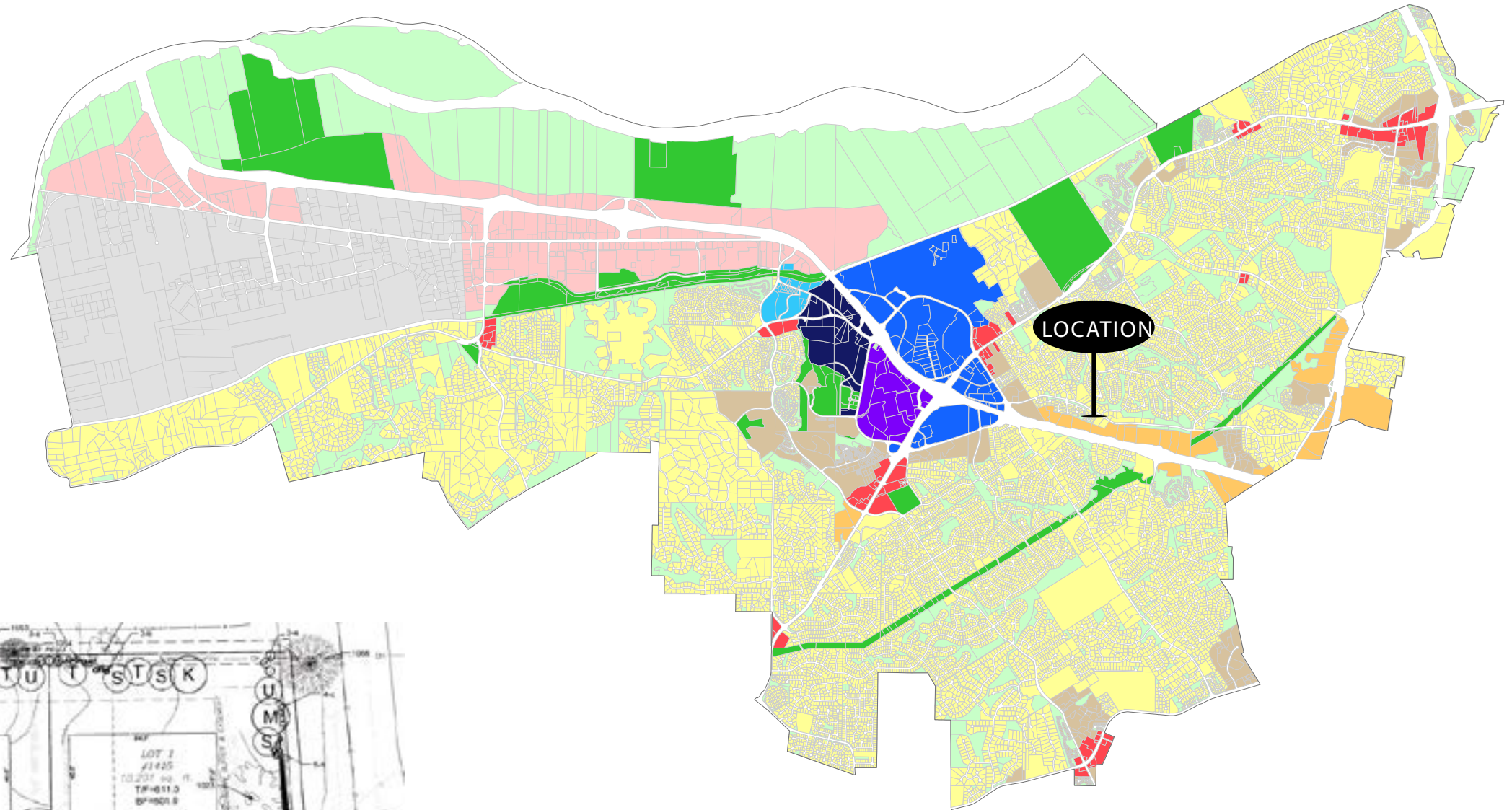
### ESTATES AT CONWAY

Acreage: 2.1 acres

Proposal: A proposed 6 lot single family home development

Applicant: Kumara S. Vadivelu

Land Use Designation: Suburban Neighborhood



#### APPROVALS

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



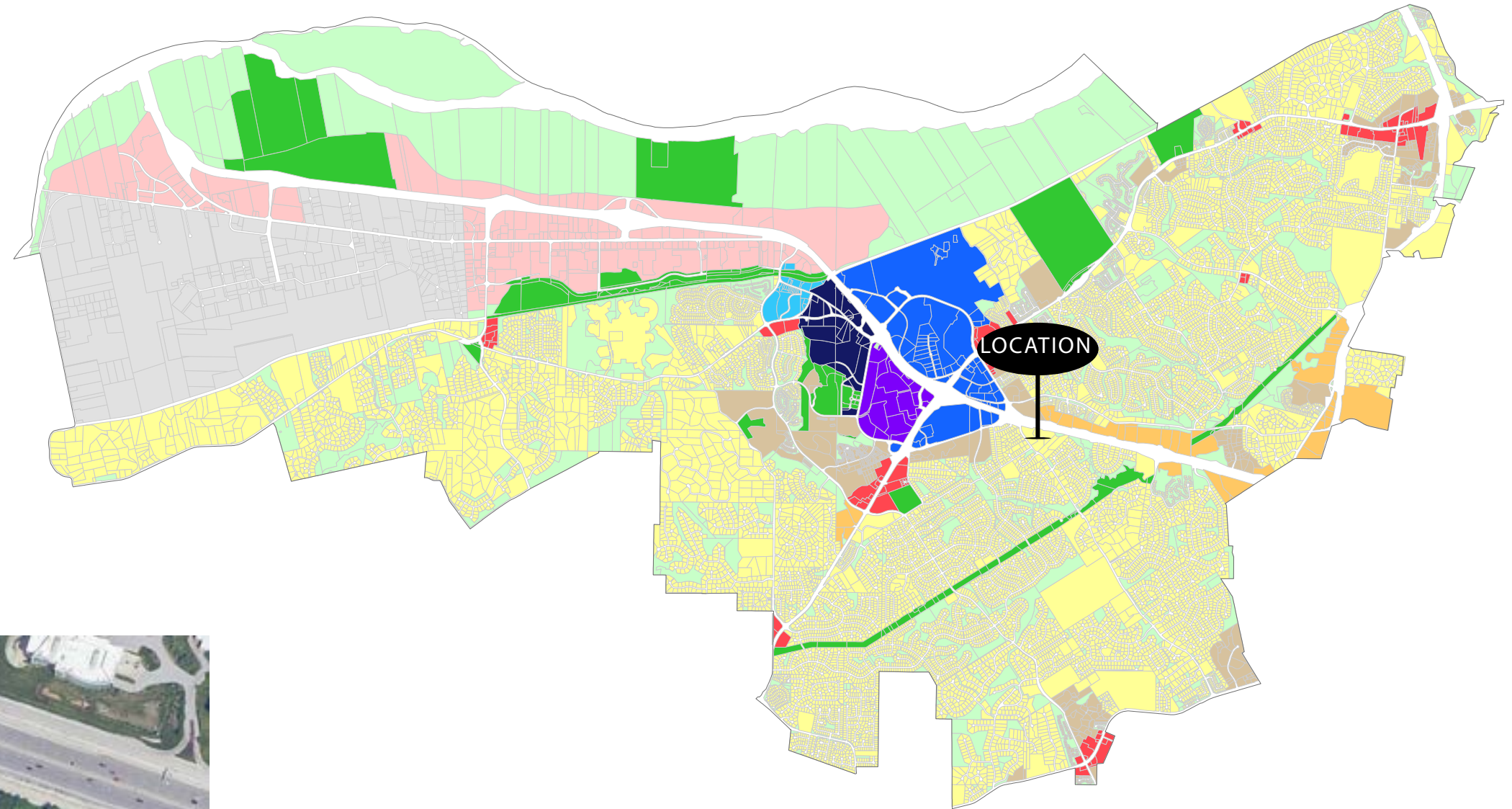
## LEGENDS AT SCHOETTLER POINTE

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
- UNDER CONSTRUCTION - FORTHCOMING
- OCCUPANCY - FORTHCOMING



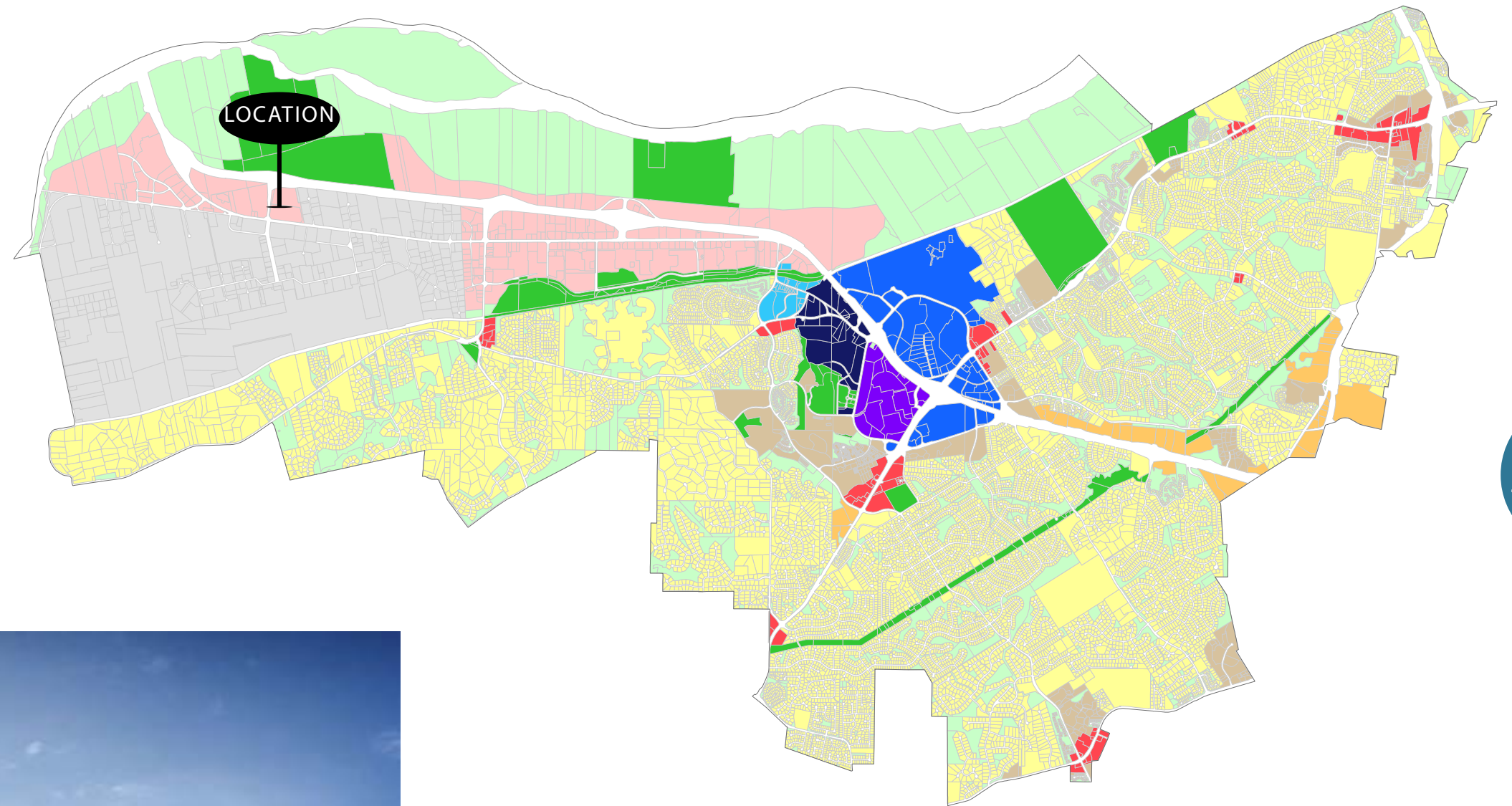
## SPIRIT HOTEL

Acreage: 7 acres

Proposal: 5 story hotel with 168 rooms

Applicant: Stock & Associates Consulting Engineers INC

Land Use Designation: Regional Commercial



### APPROVALS

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

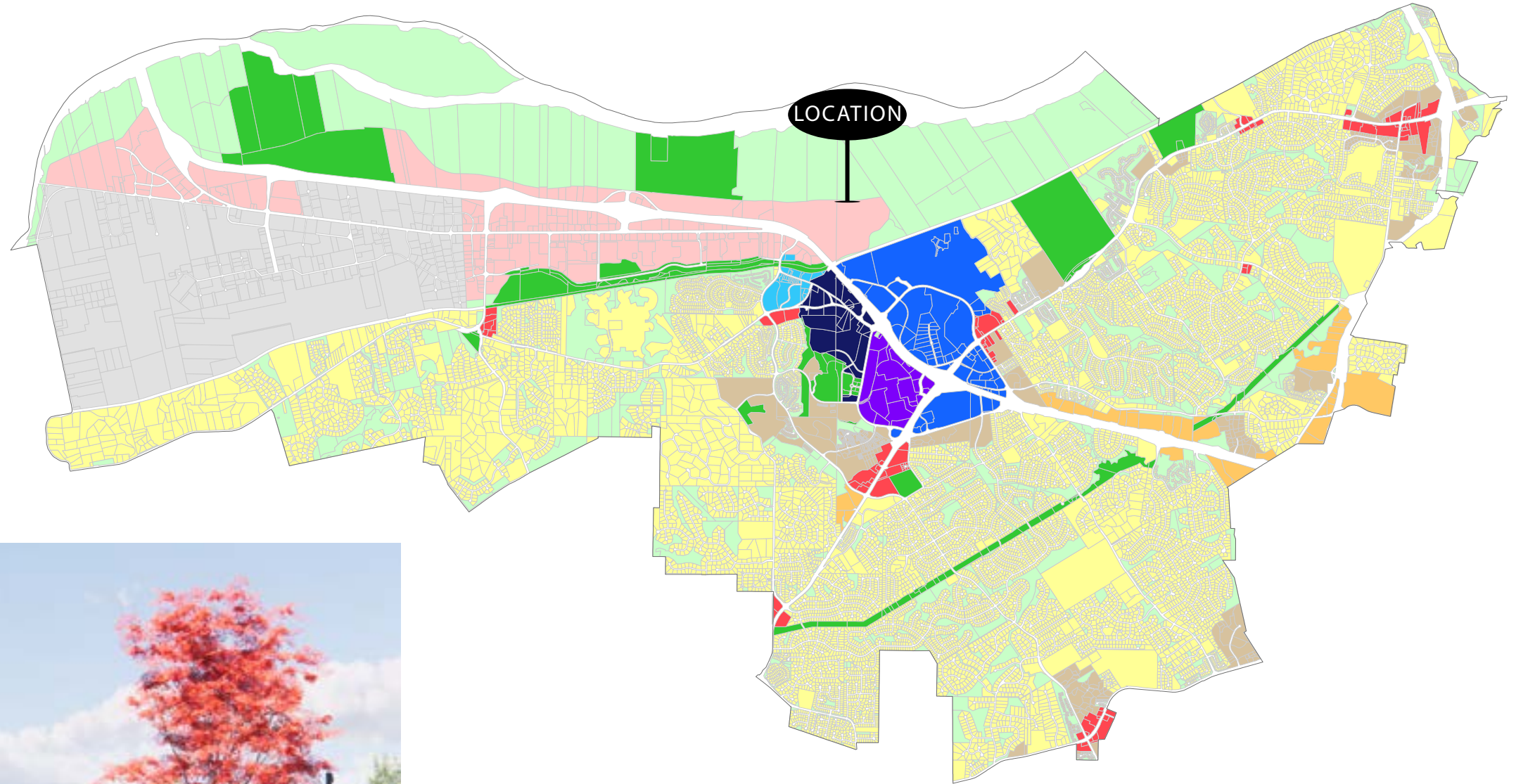


## PORSCHE SERVICE CENTER

Acreage: 5.25 acres

Proposal: Proposed automobile service center

Applicant: IndiGO Properties STL LLC



### APPROVALS

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

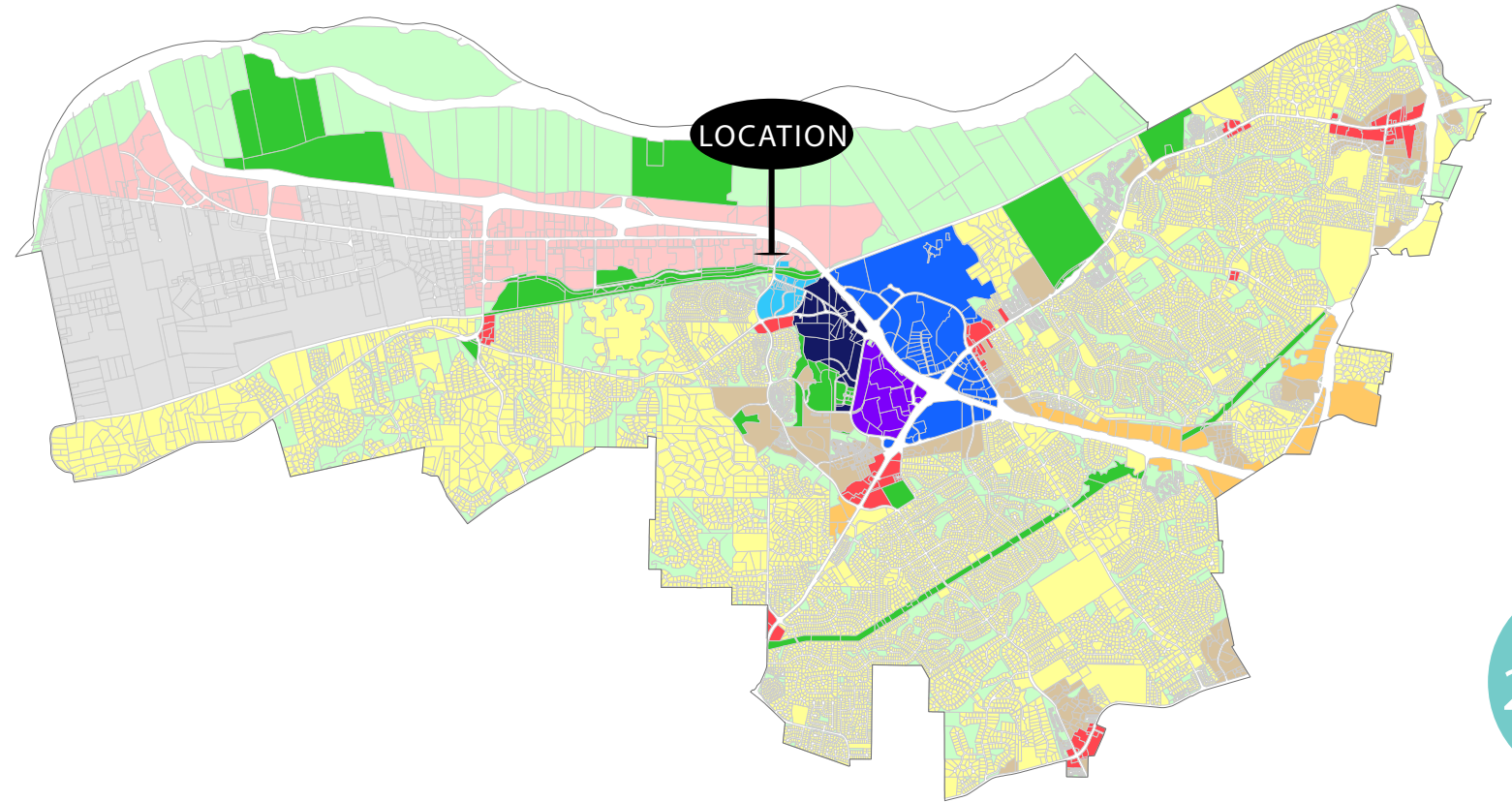


# ANNIE GUNN'S

Acreage: 2.5 acres

Proposal: A 11,441 square foot business expansion

Applicant: The Thomas P. Sehnert Revocable Trust



## APPROVALS

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



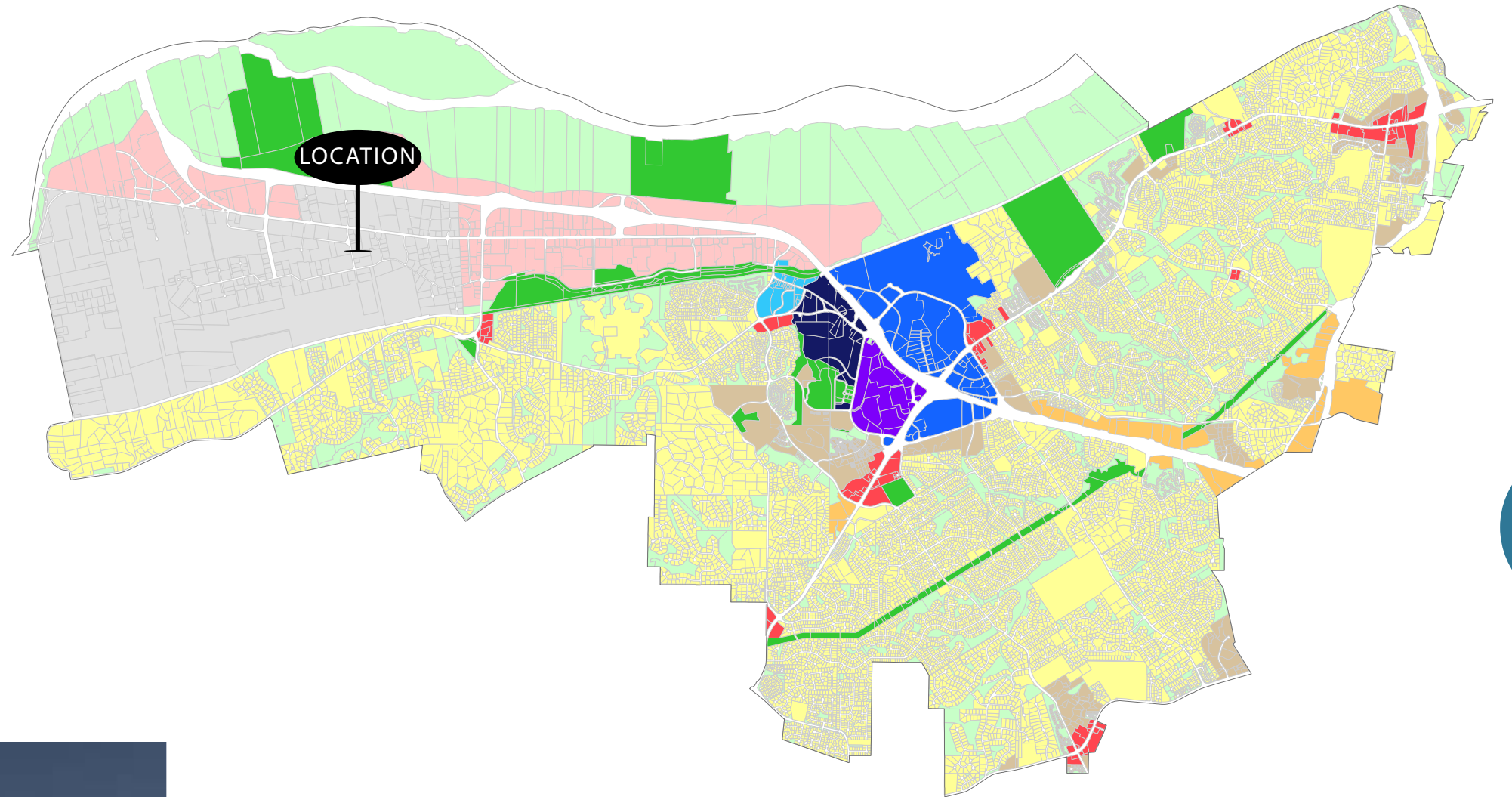
# SCOOTER'S COFFEE

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

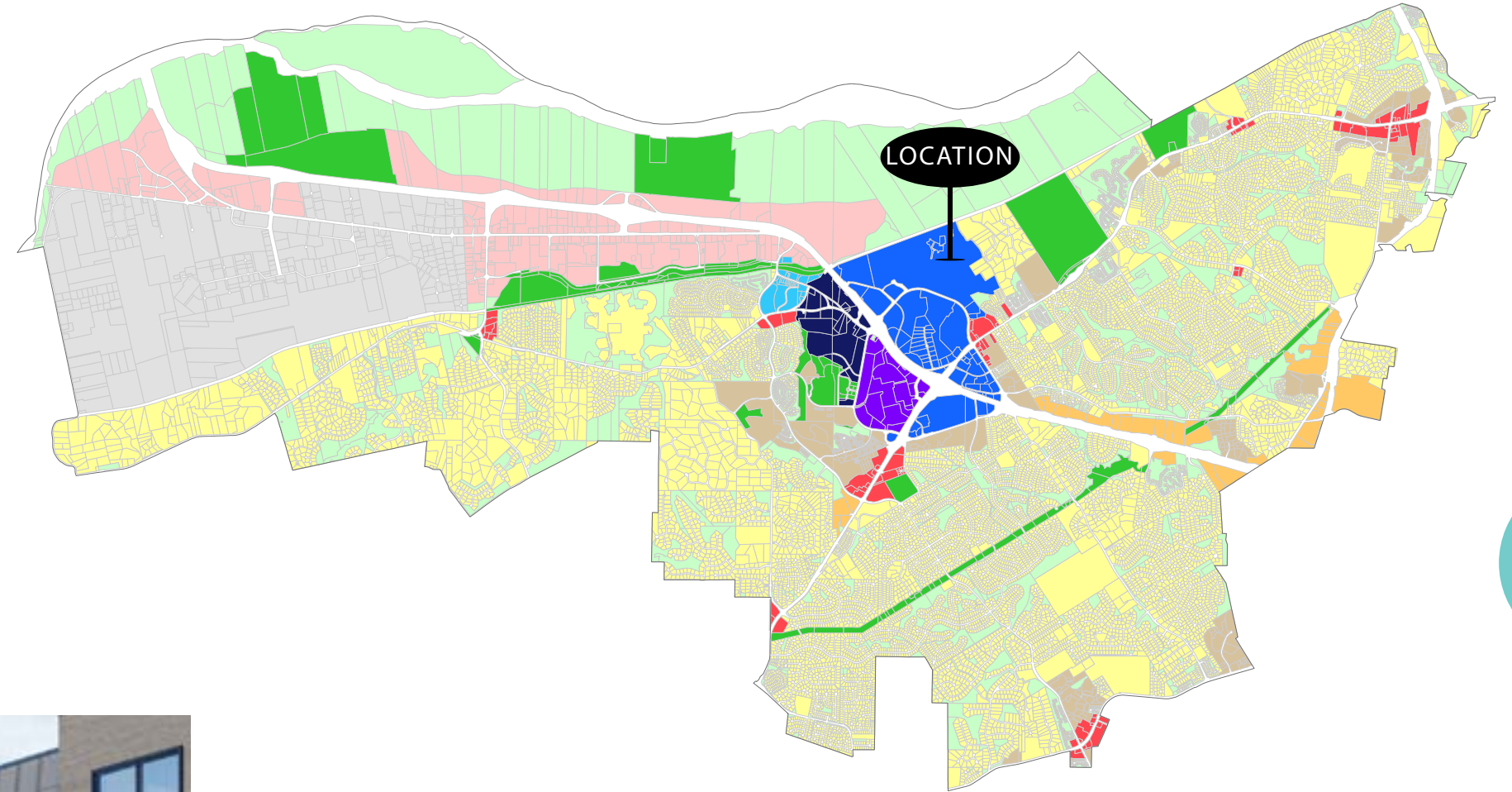


## THE TERRACES AT WILDHORSE VILLAGE

Acreage: 3.6 acres

Proposal: Proposed 70 unit multi-family residential townhome development

Applicant: Stock & Associates Consulting Engineers Inc.



### APPROVALS

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

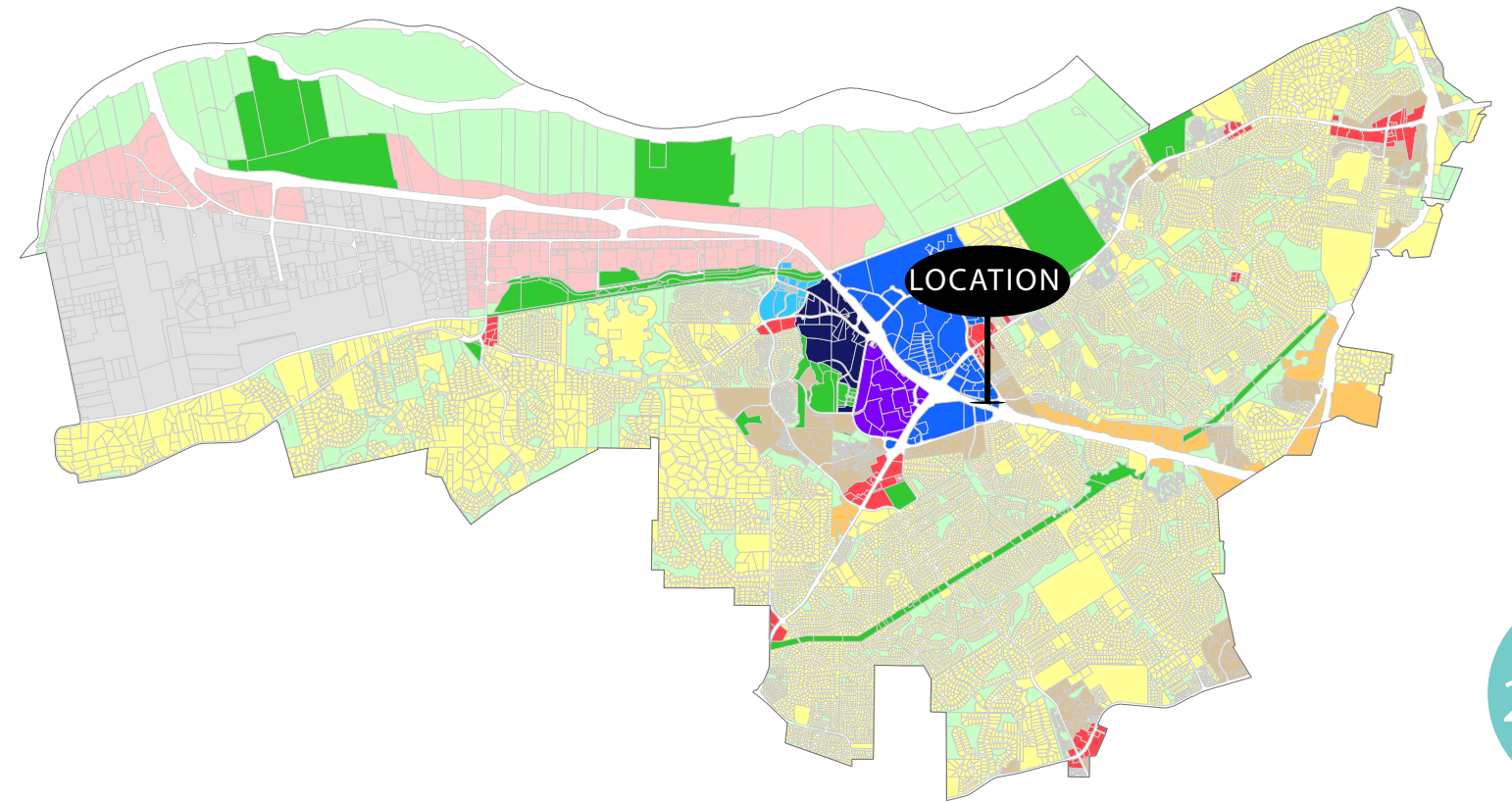


## CHABAD OF CHESTERFIELD

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
- UNDER CONSTRUCTION - FORTHCOMING
- OCCUPANCY - FORTHCOMING

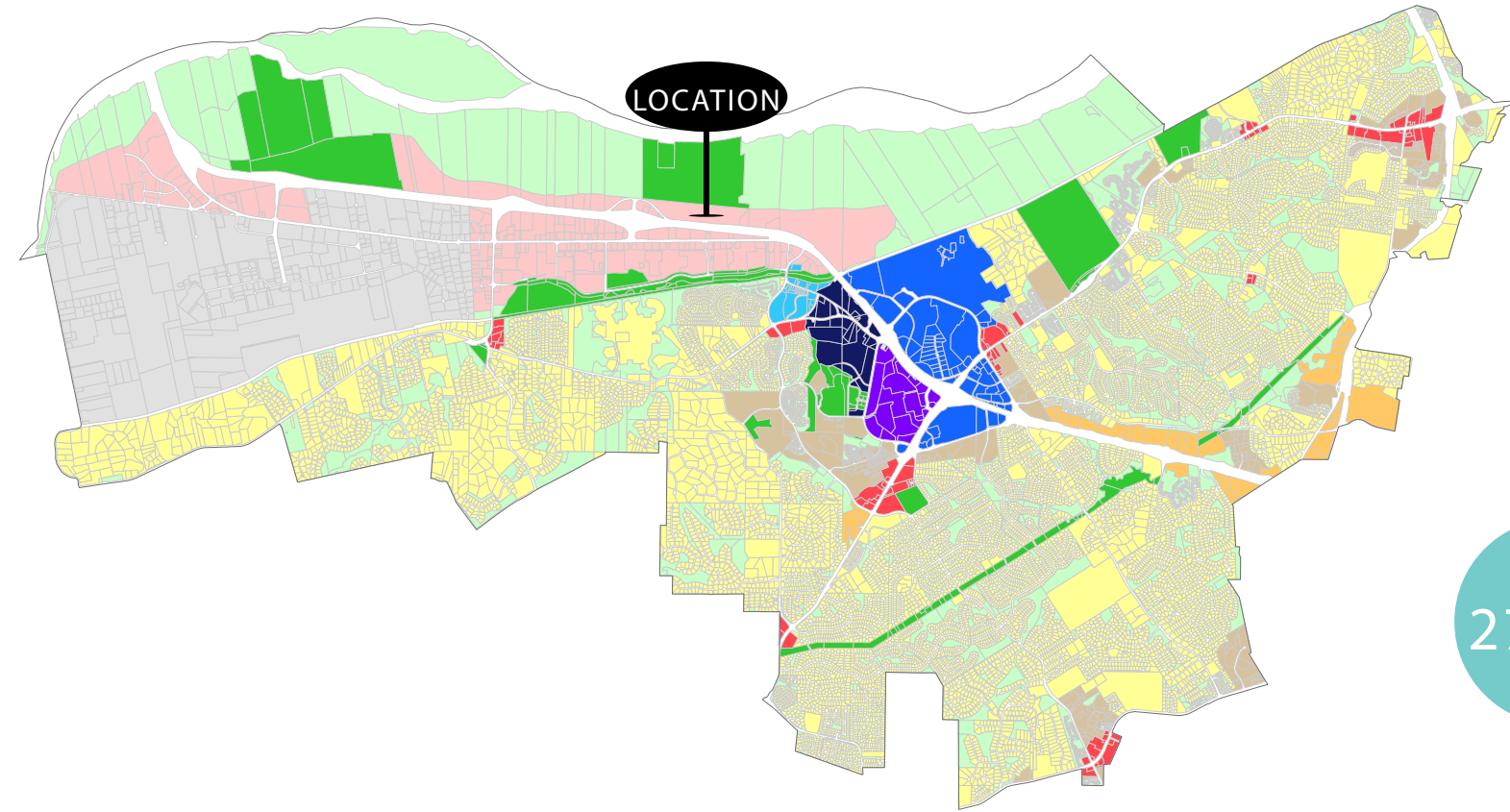


## THE HUB AT THE DISTRICT

Acreage: 48.2 acres (entirety of "The District")

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

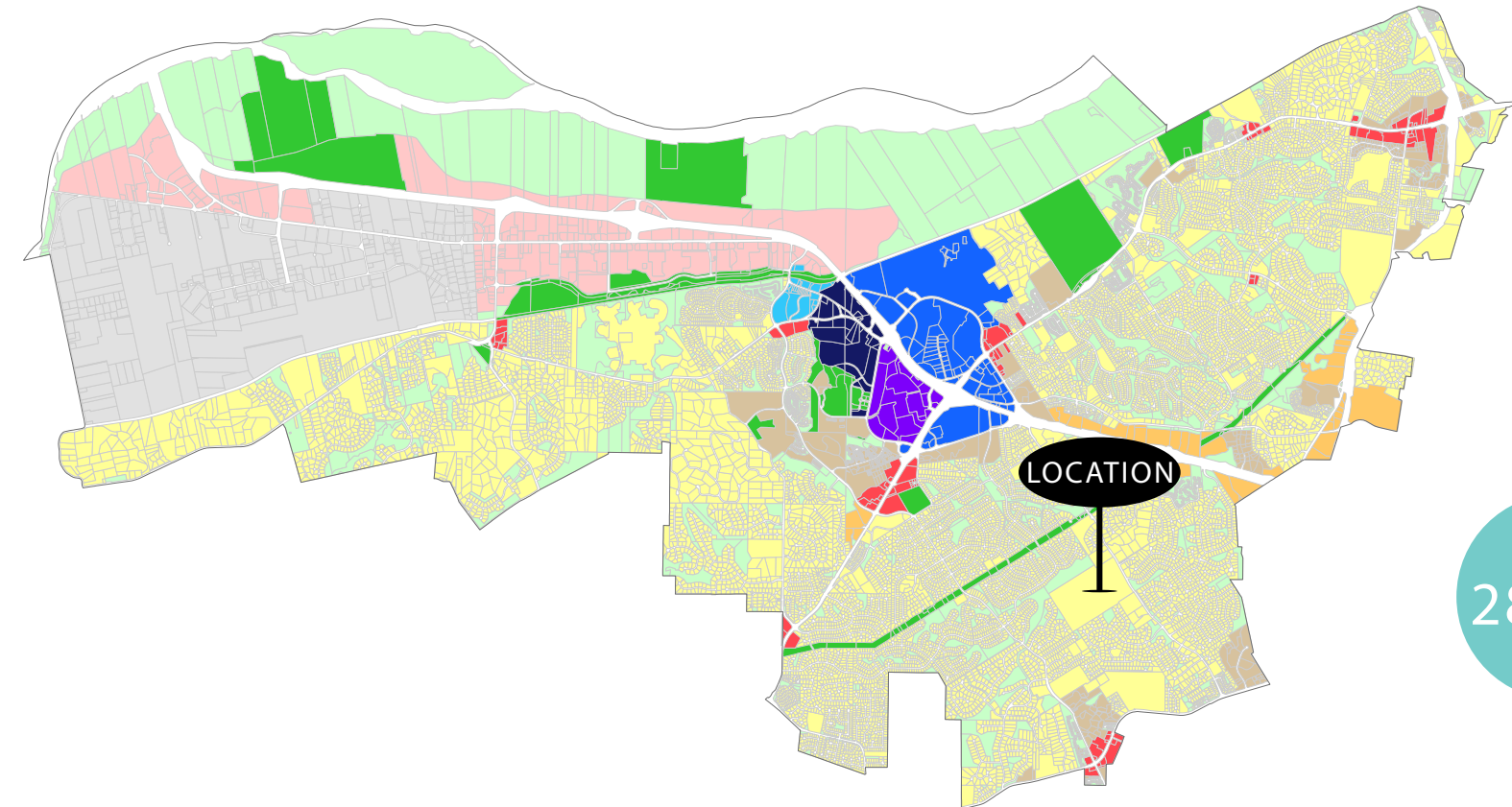


# LOGAN UNIVERSITY

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

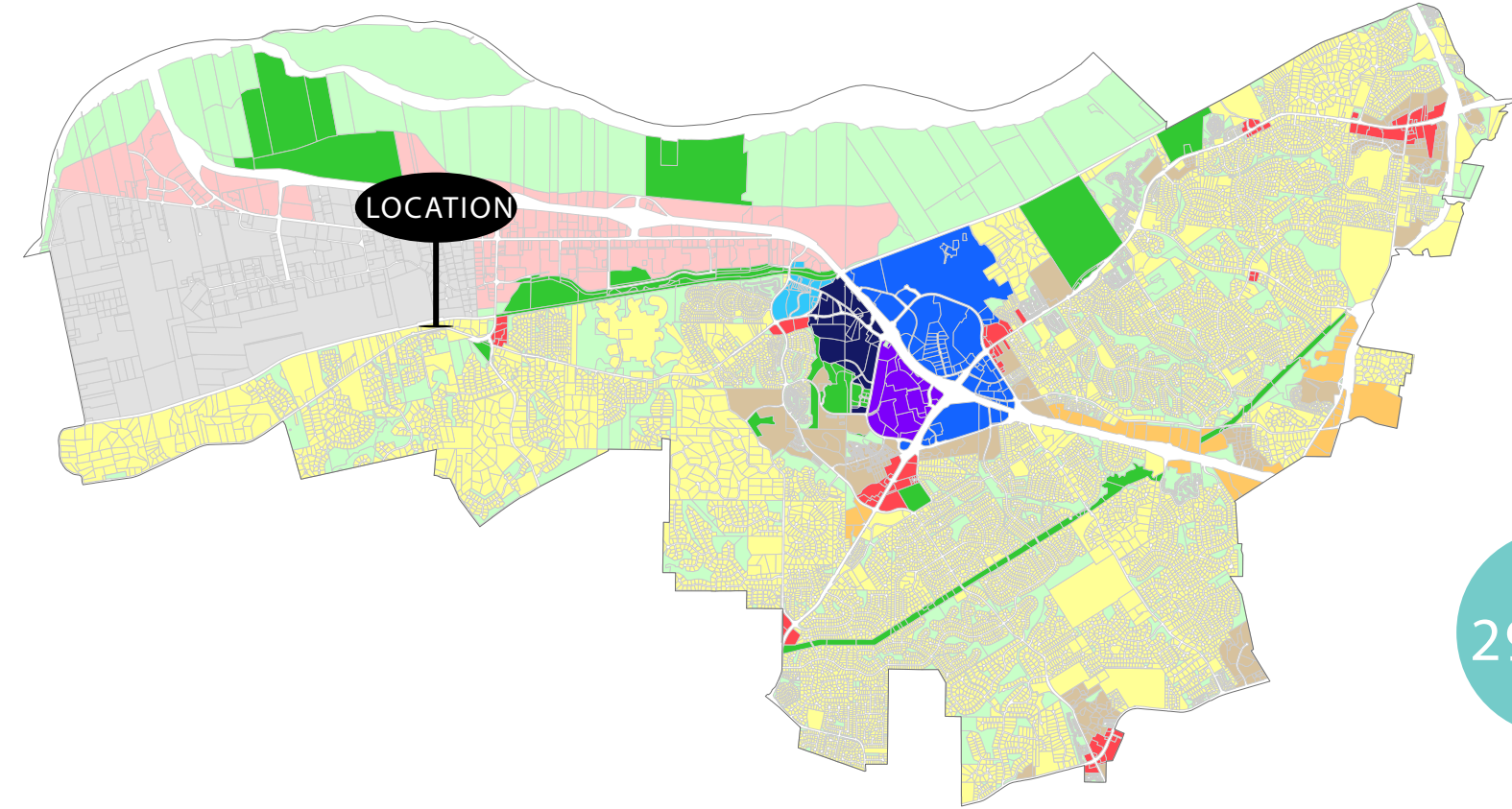
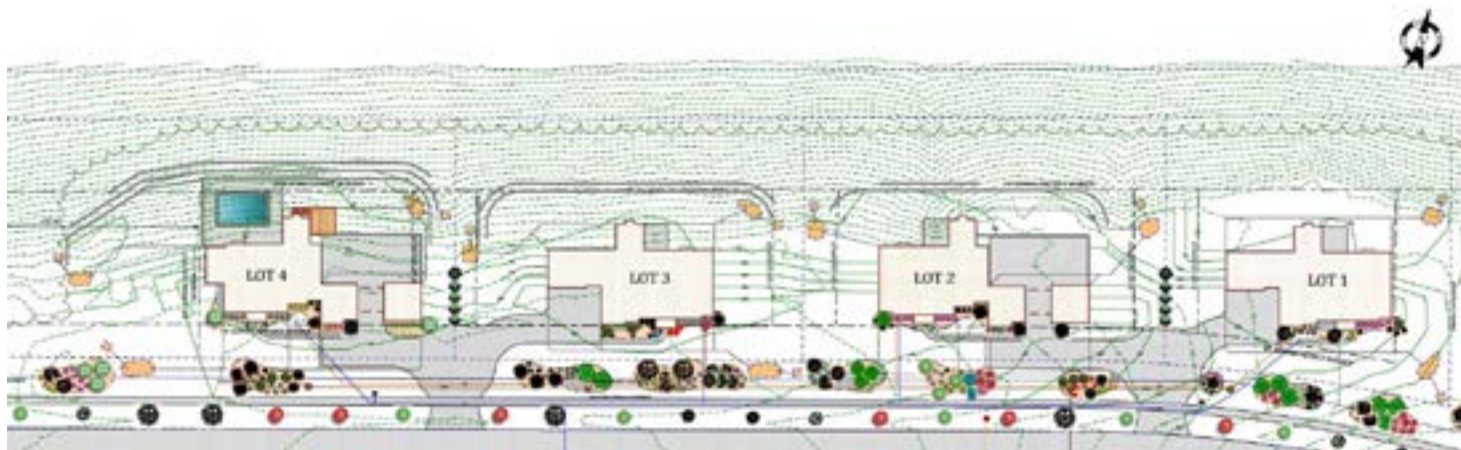


## WILDHORSE BLUFFS

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

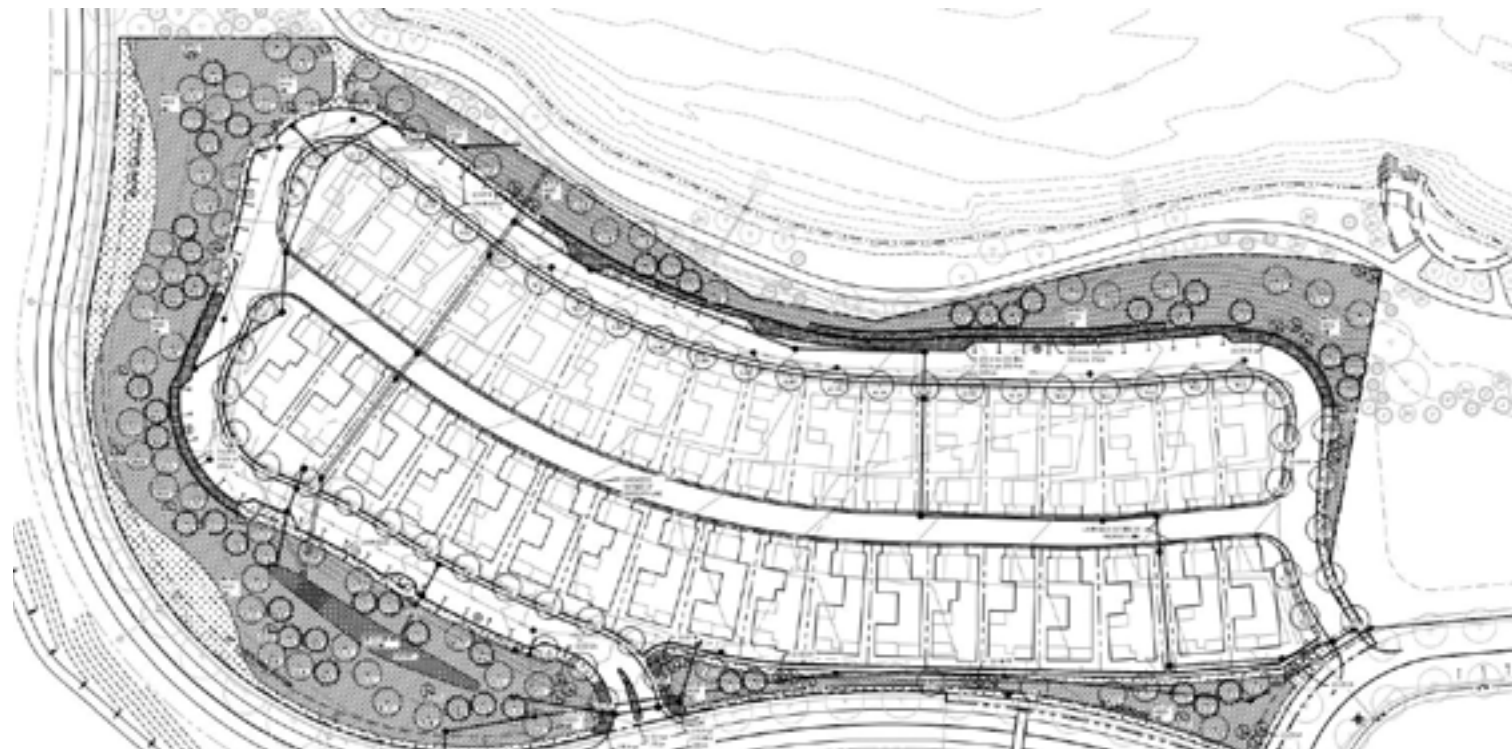
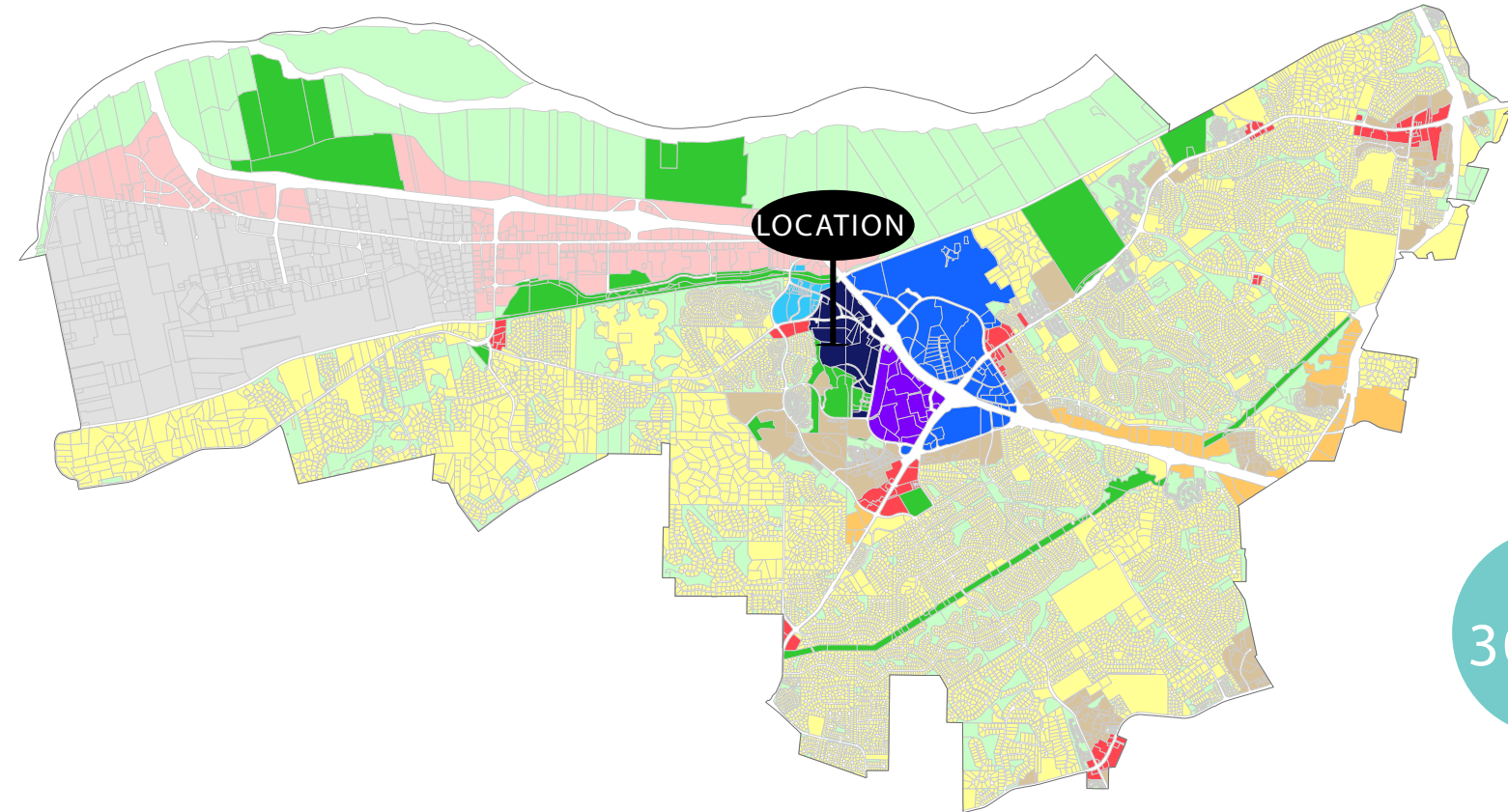


# WATERFRONT AT WILDHORSE VILLAGE

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



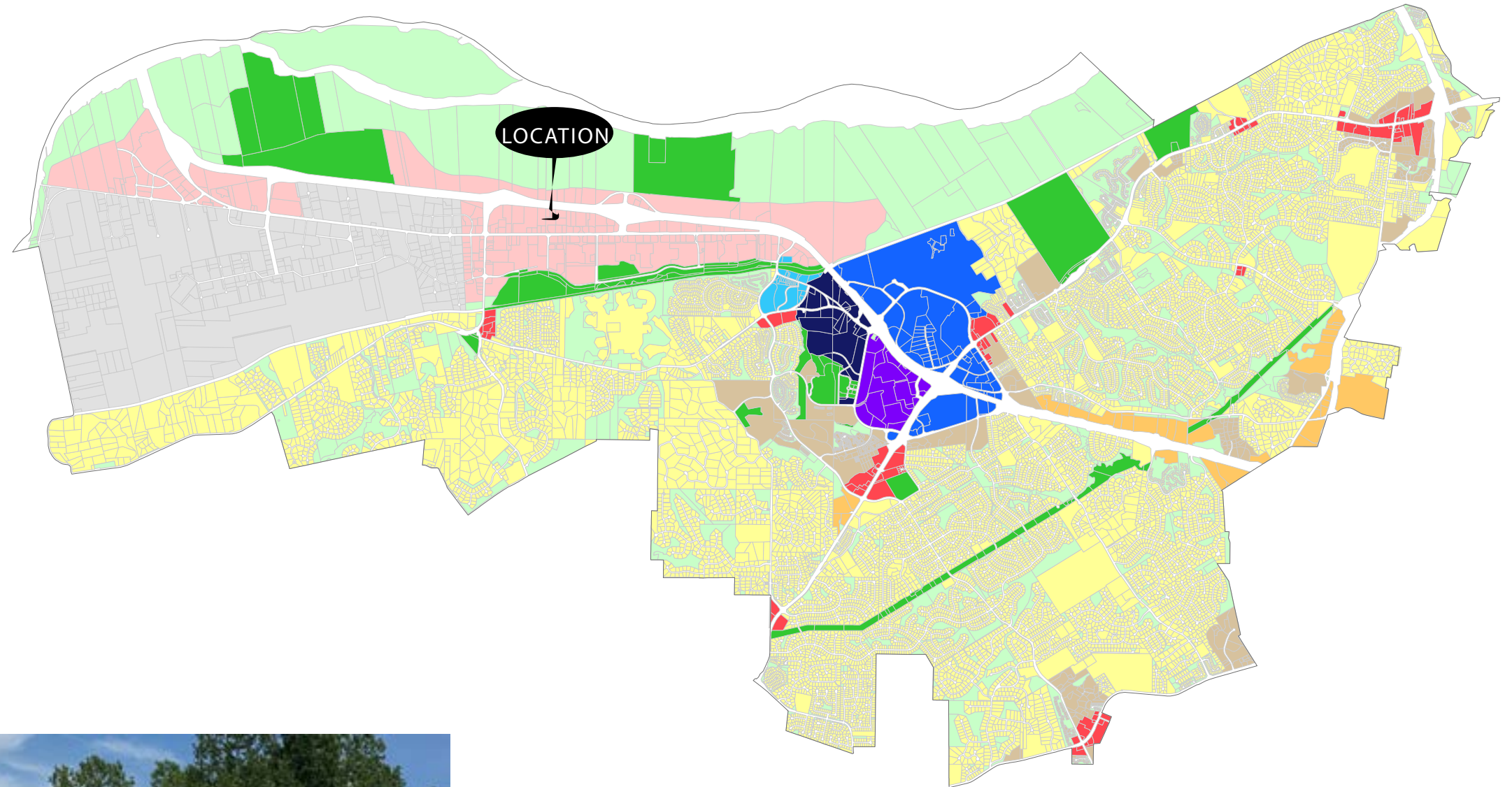
## ENTERPRISE LEASING

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
- MUNICIPAL ZONING APPROVAL - PERMITTED
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

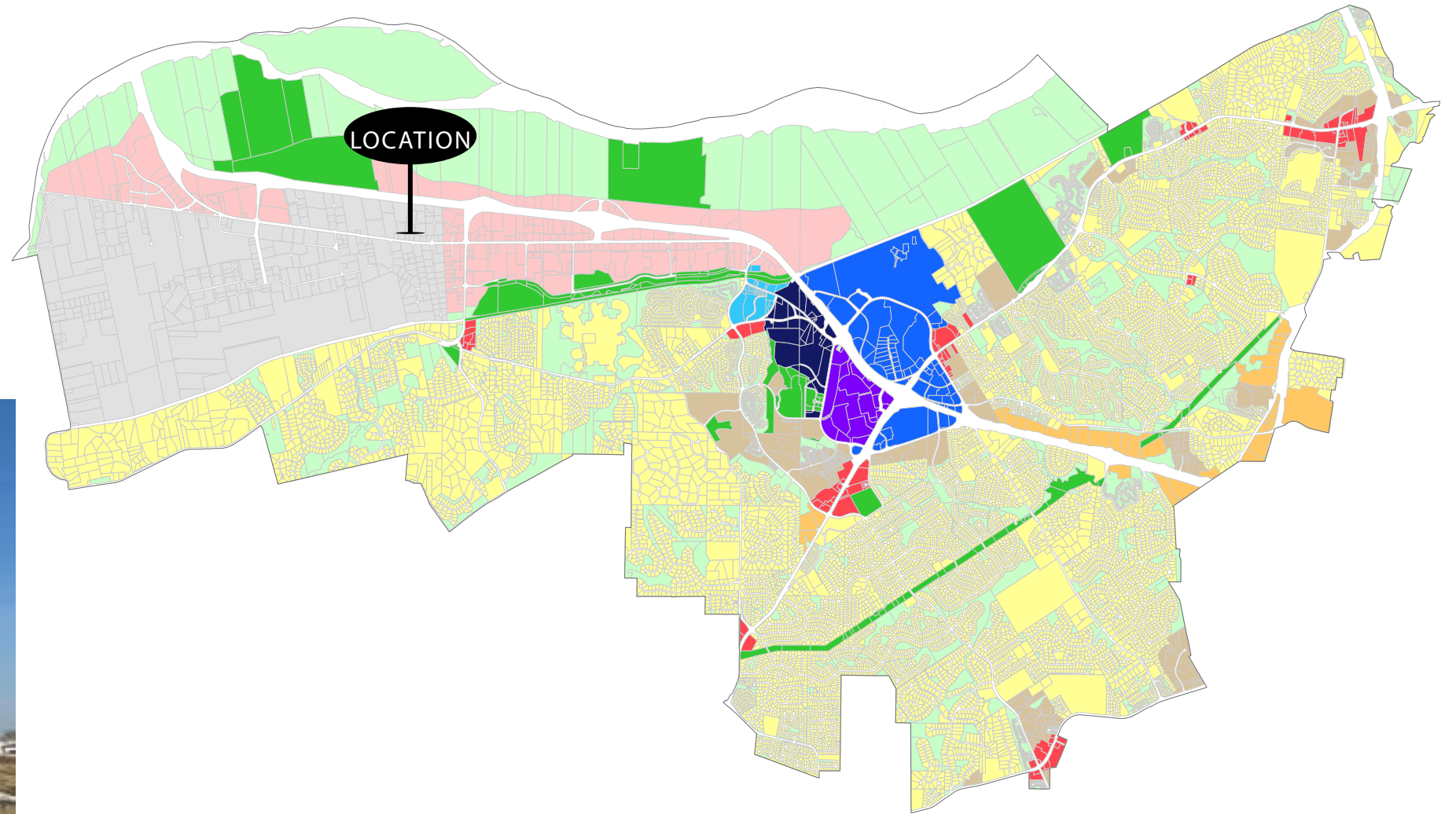


## GATEWAY STUDIOS

Acreage: 24 acres

Proposal: Proposed music studio

Applicant: Gateway Studios, LLC



### APPROVALS

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

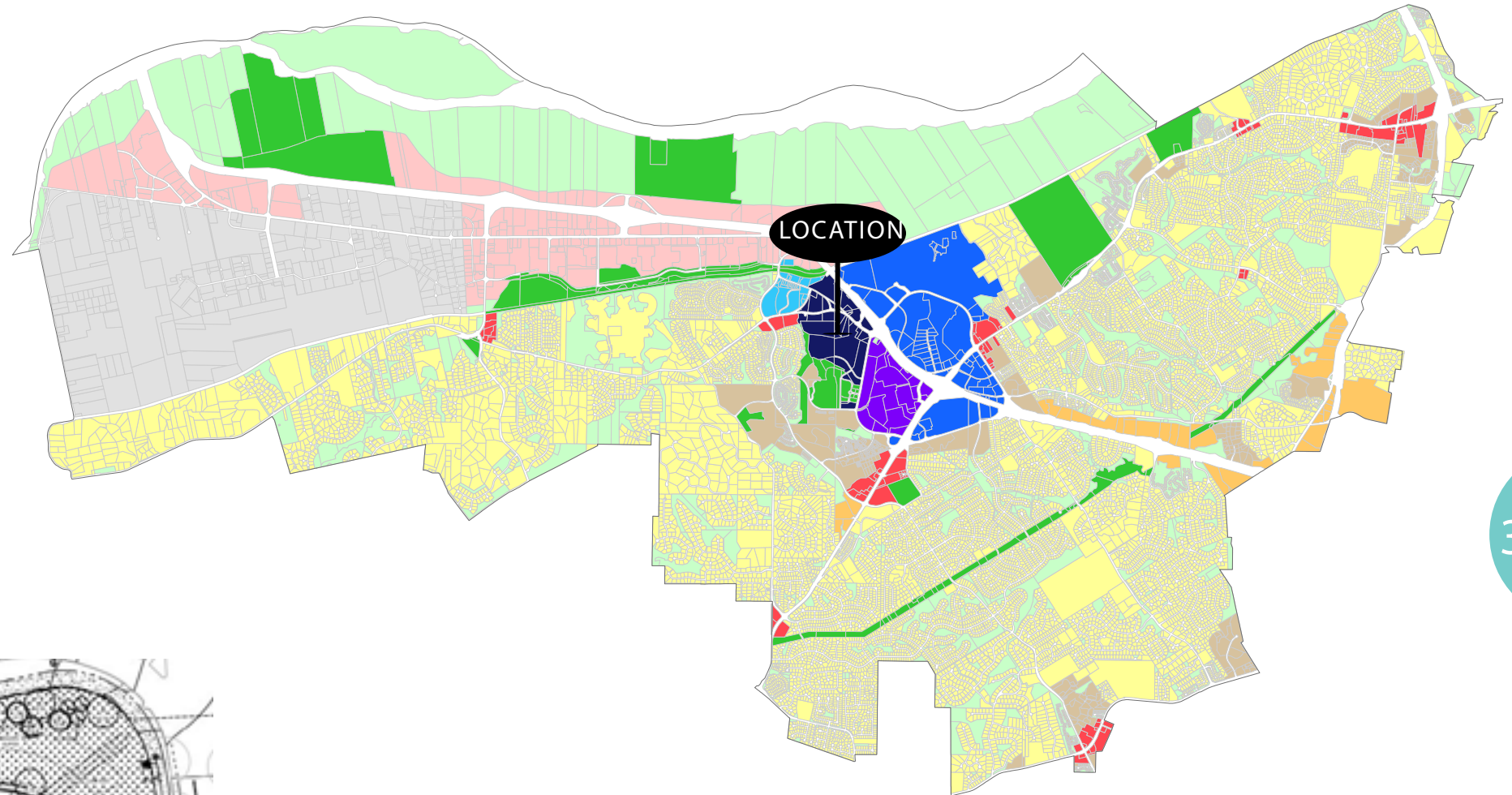


# THE TOWNES AT WILDHORSE VILLAGE

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 - 6 OF 72
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

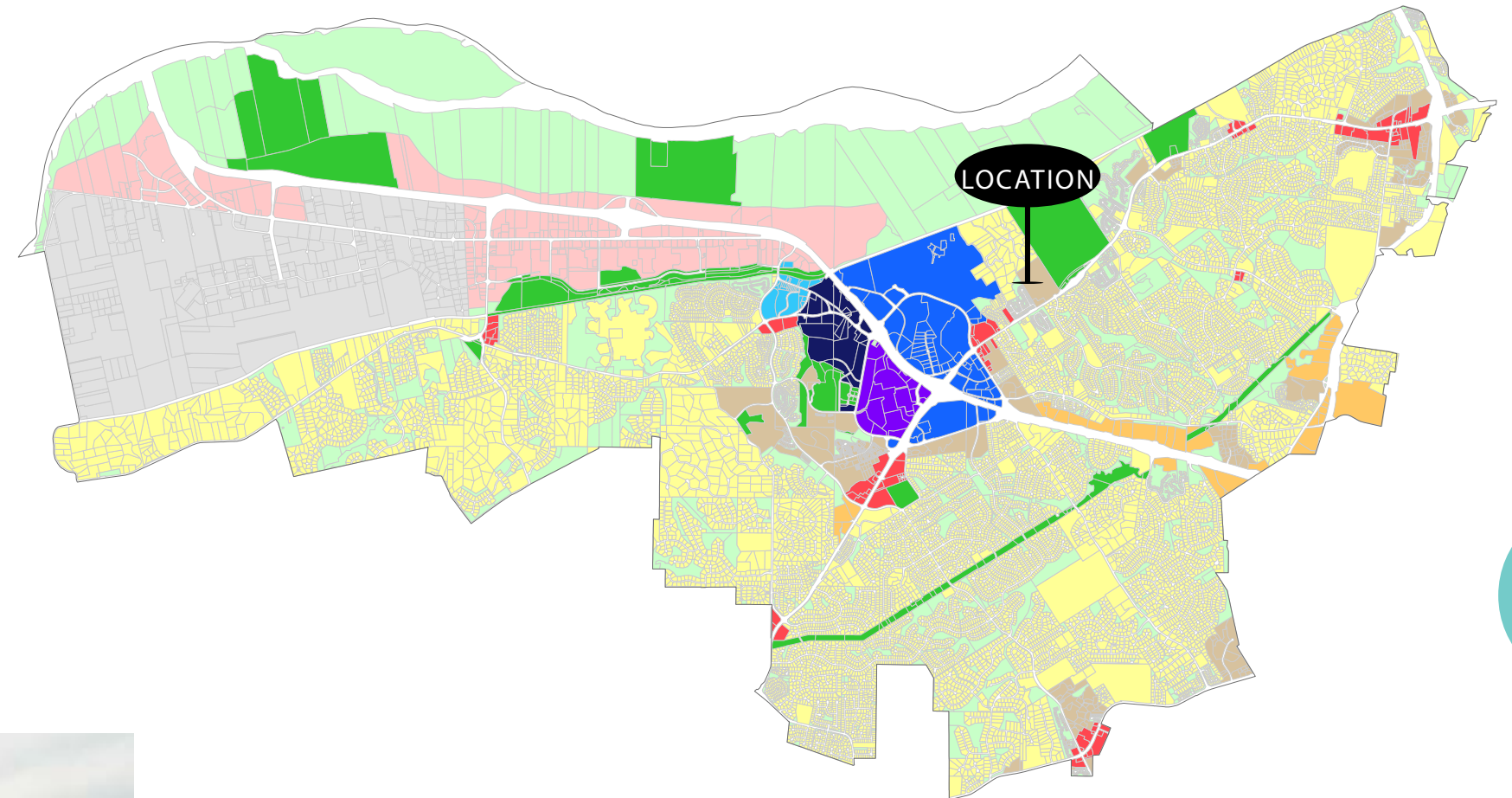


## PFIZER

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

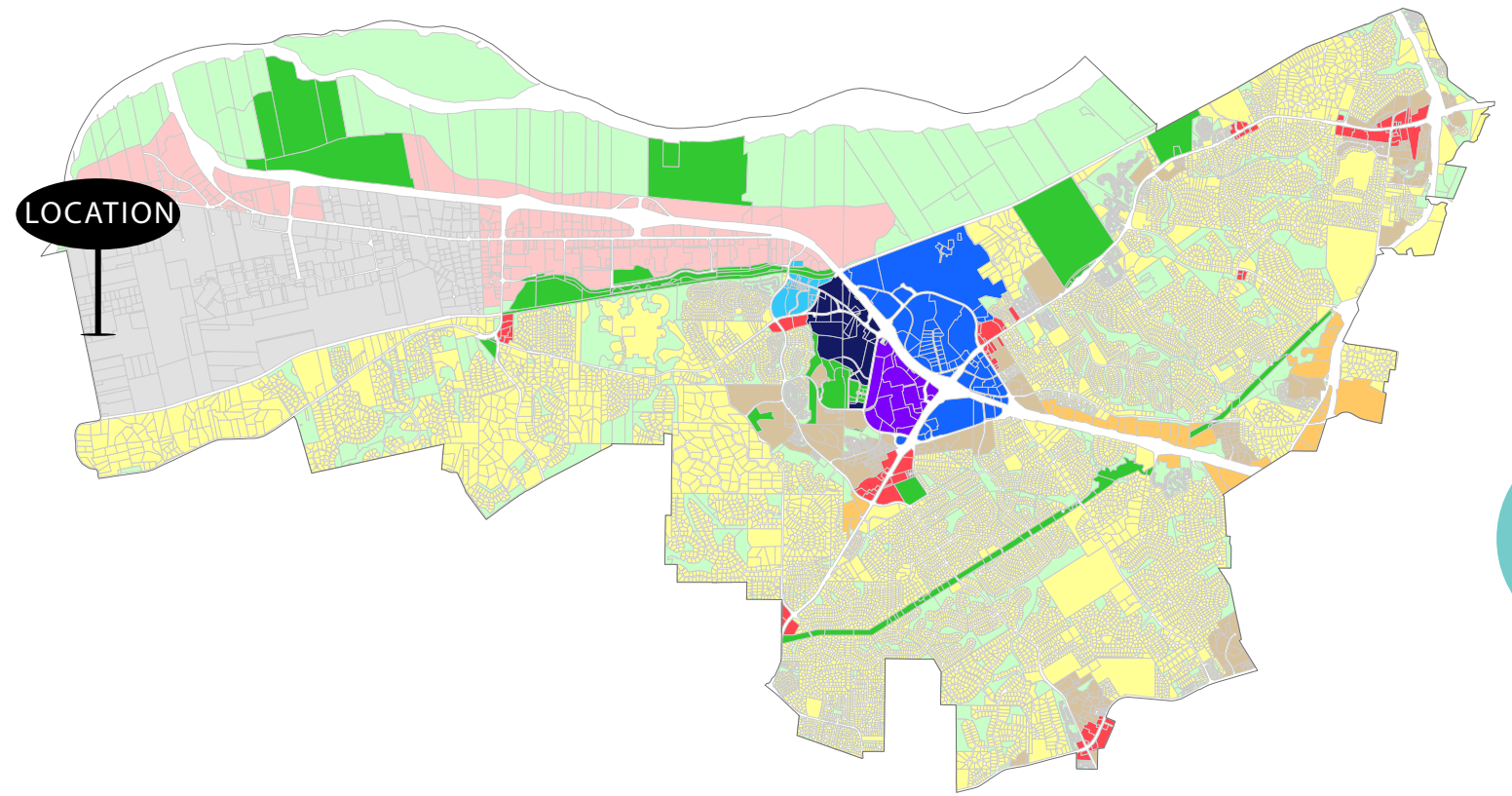


# CHESTERFIELD FIELDHOUSE

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - PERMITTED

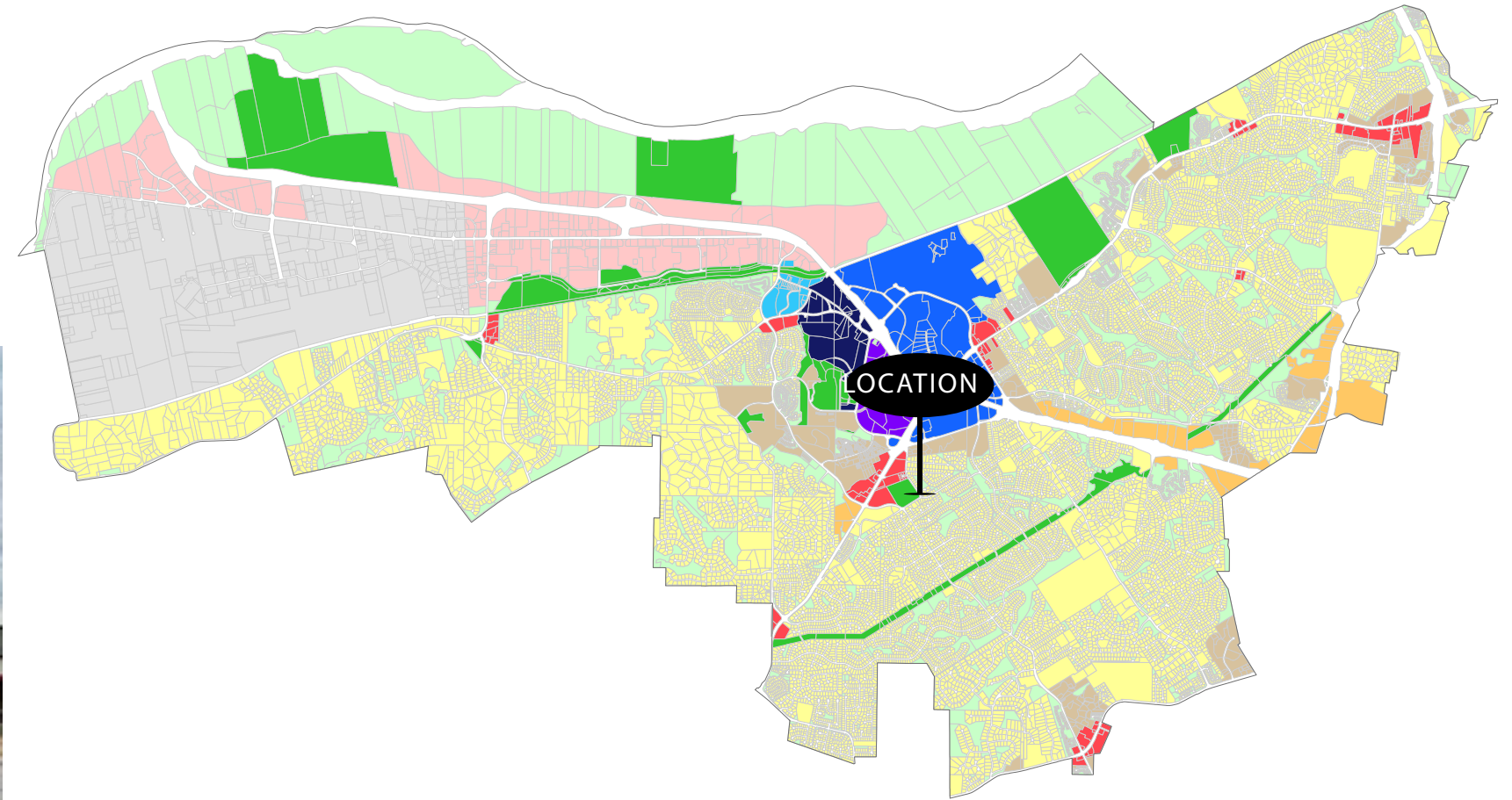


## BILLY G'S

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

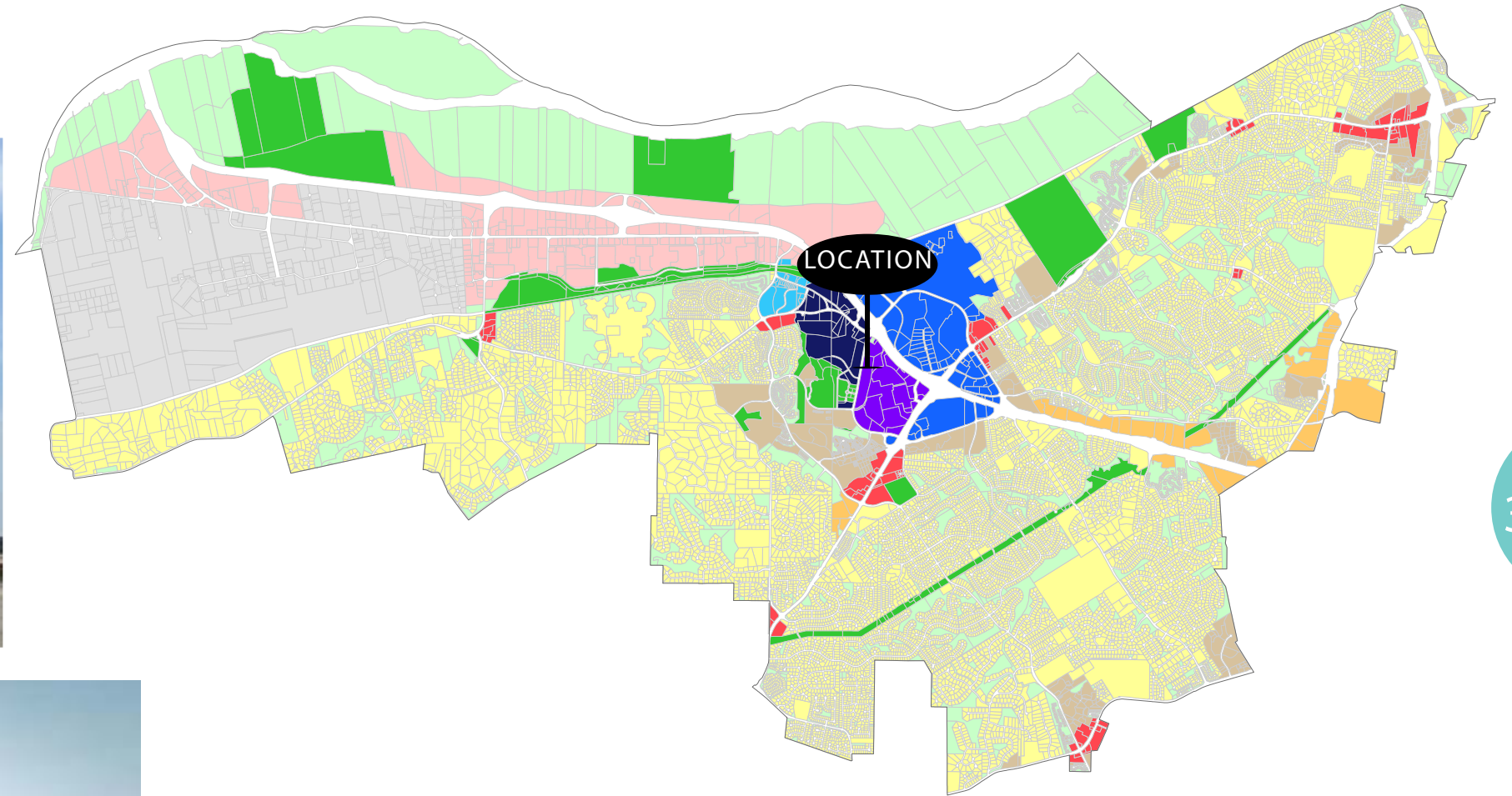


## THE FLATS AT WILDHORSE VILLAGE

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



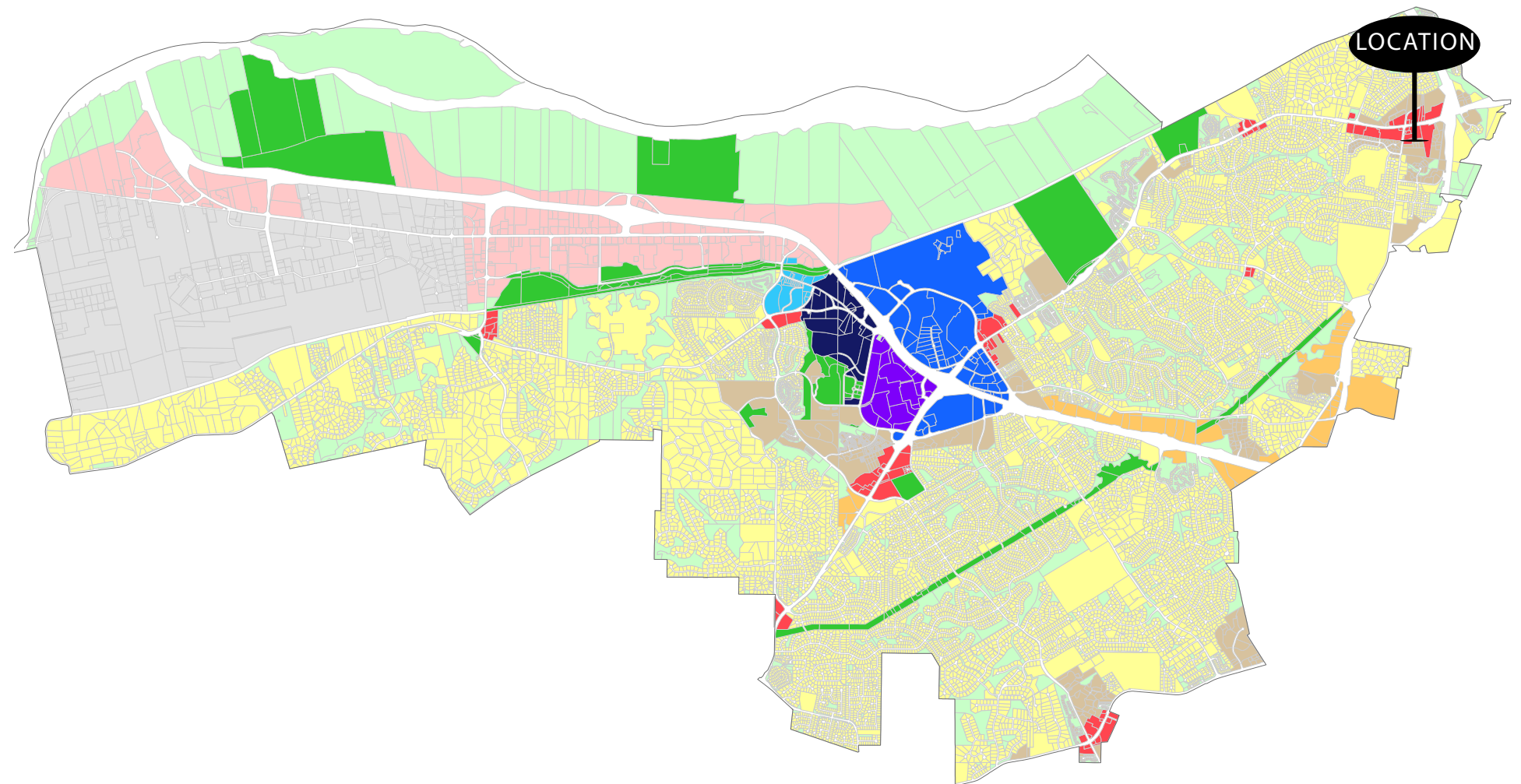
## TOTAL ACCESS URGENT CARE

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

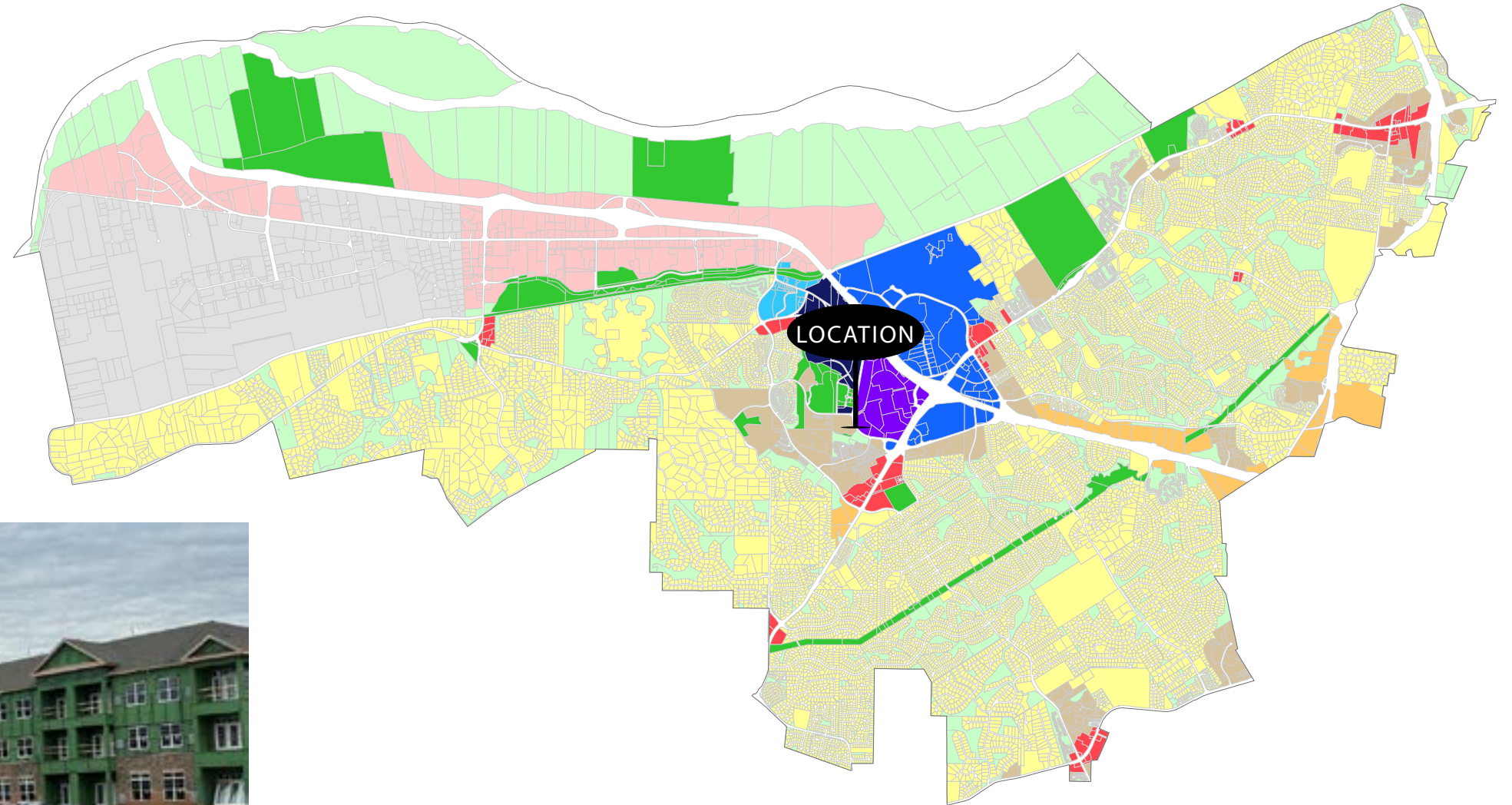


## SHELBOURNE SENIOR LIVING

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



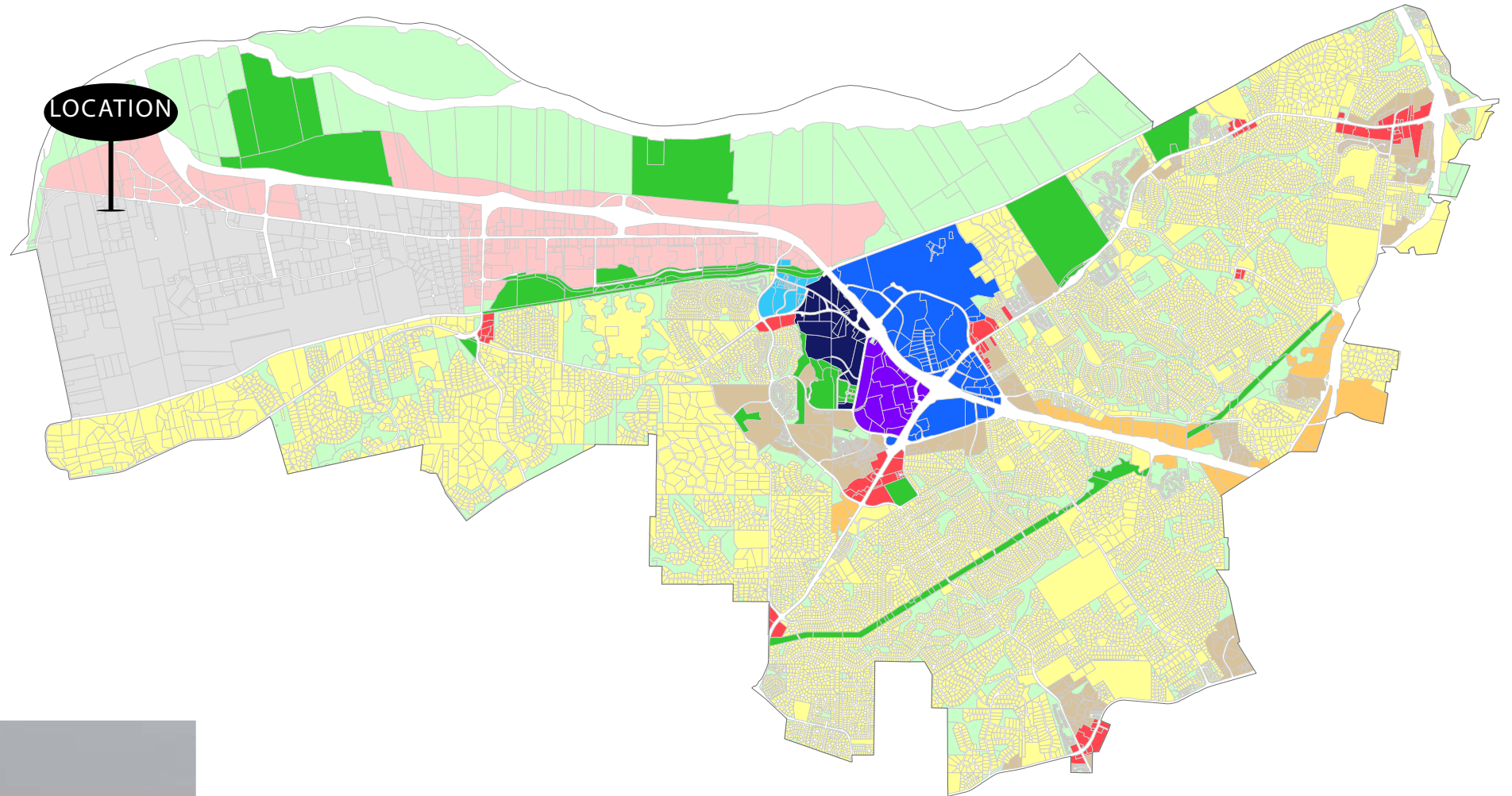
## VERMEER SALES AND SERVICE FACILITY

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

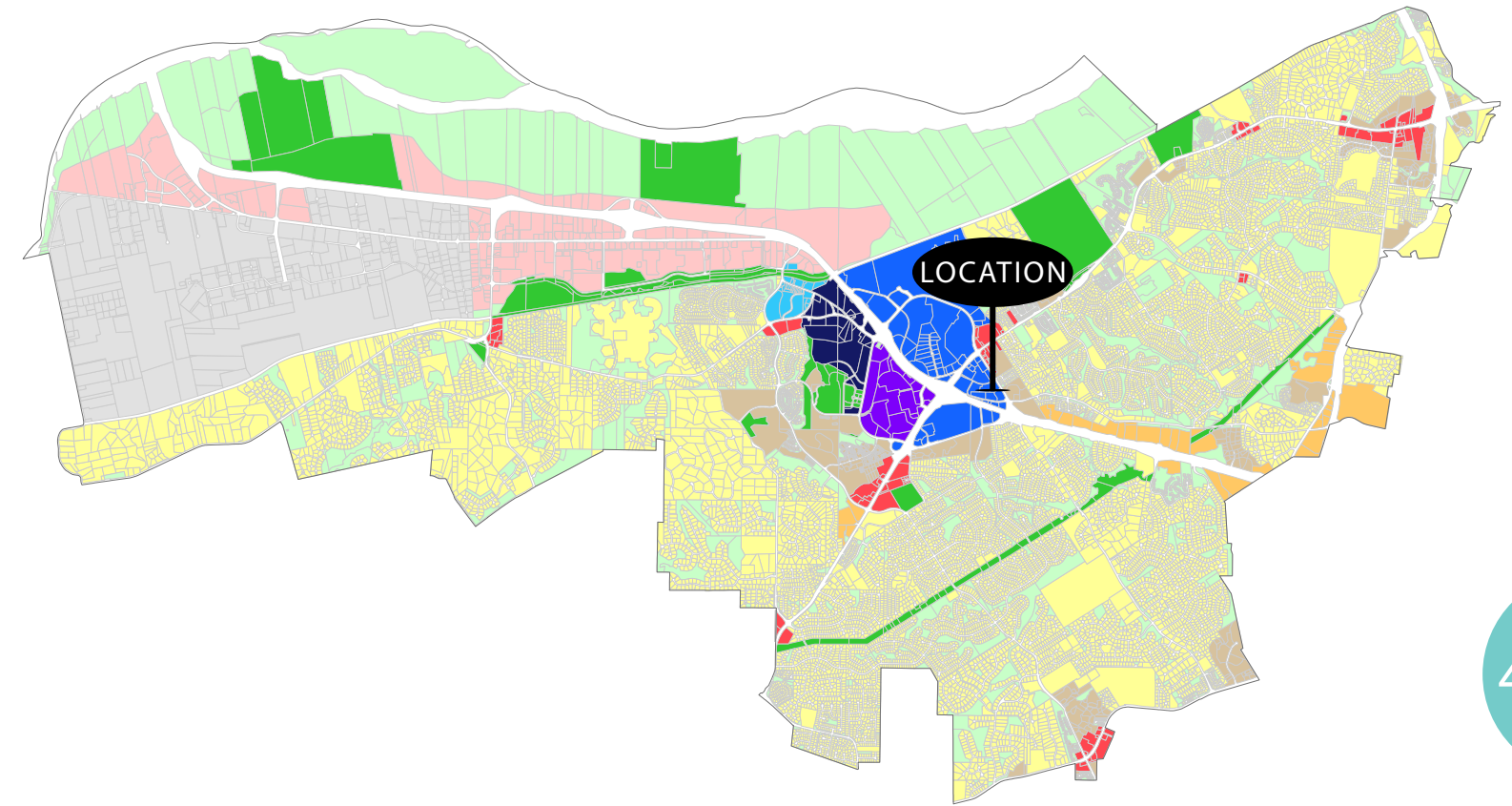


## FAIRFIELD SUITES

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



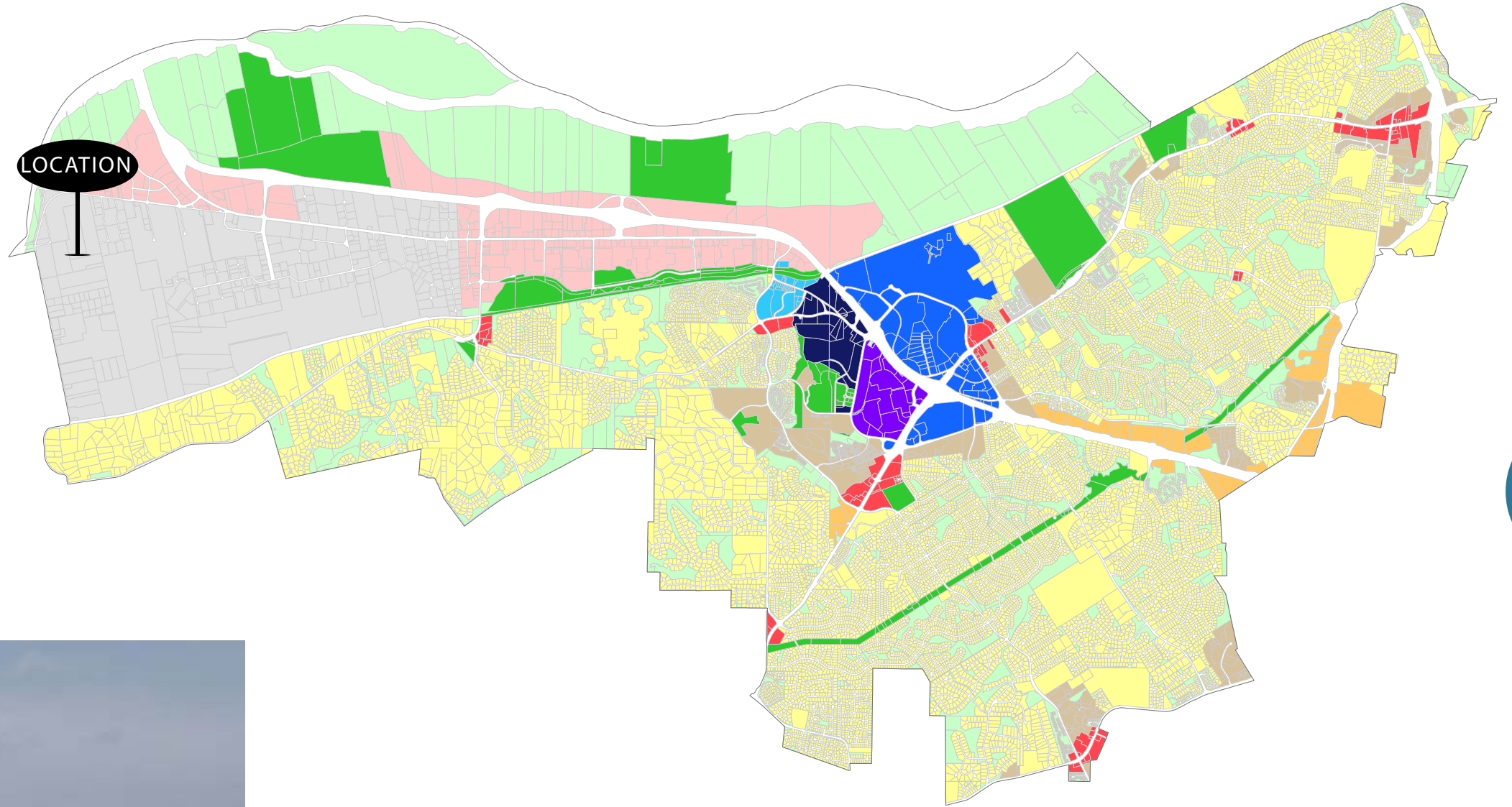
# SPIRIT VALLEY BUSINESS PARK, LOT 6

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
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

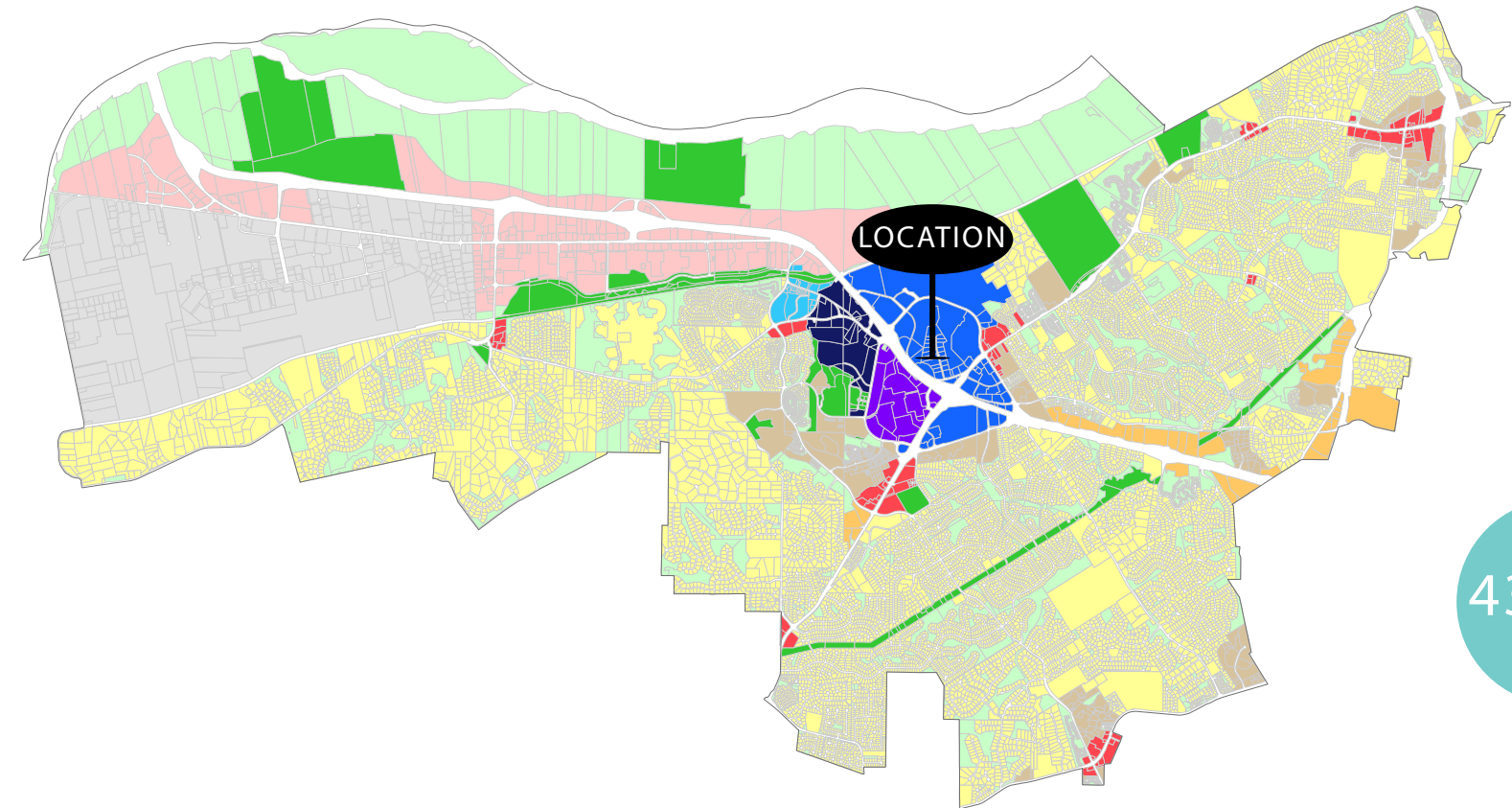


## ALEXANDER WOODS

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
- UNDER CONSTRUCTION - YES

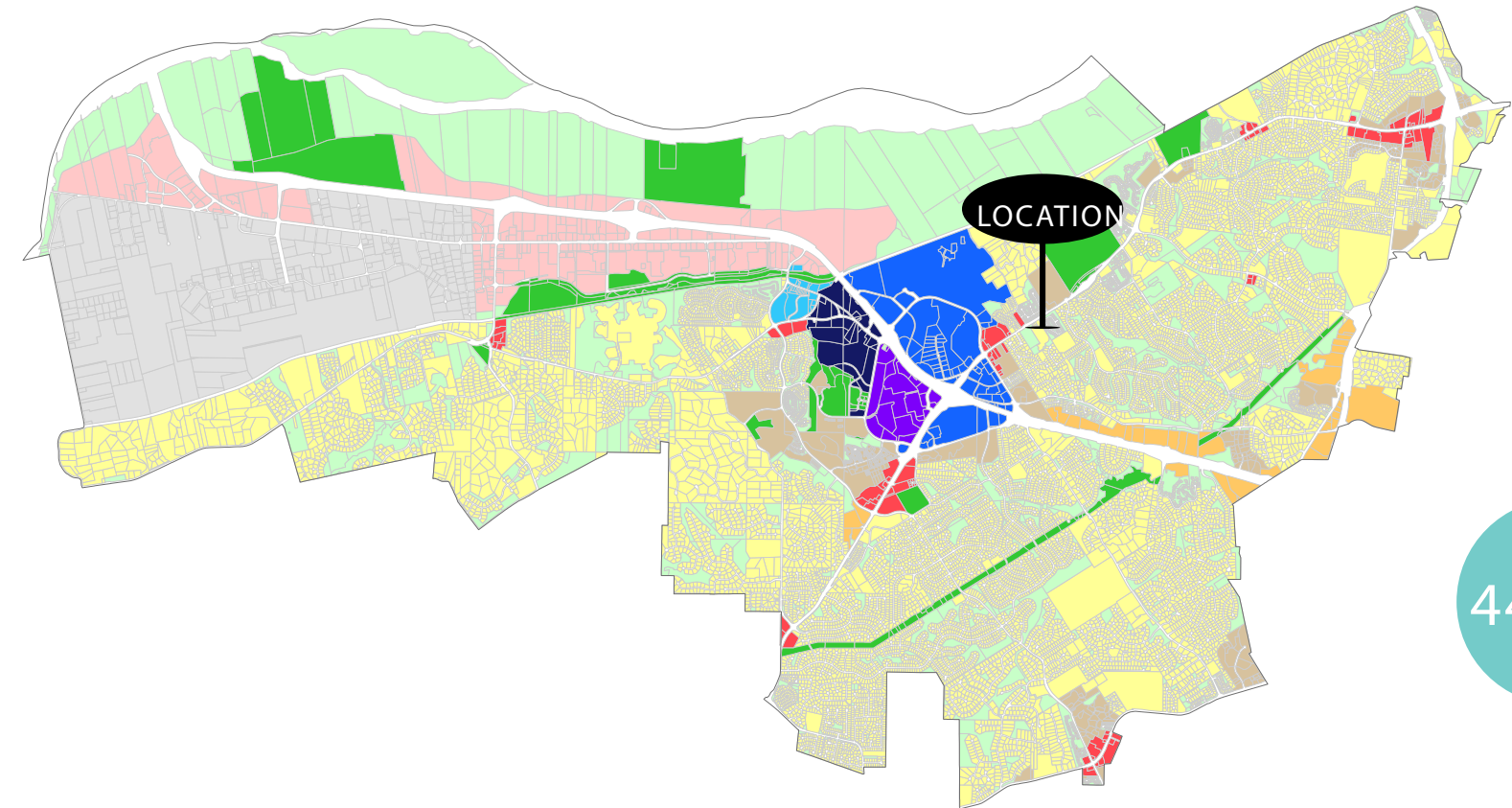


## GRAND RESERVE

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
- UNDER CONSTRUCTION - YES

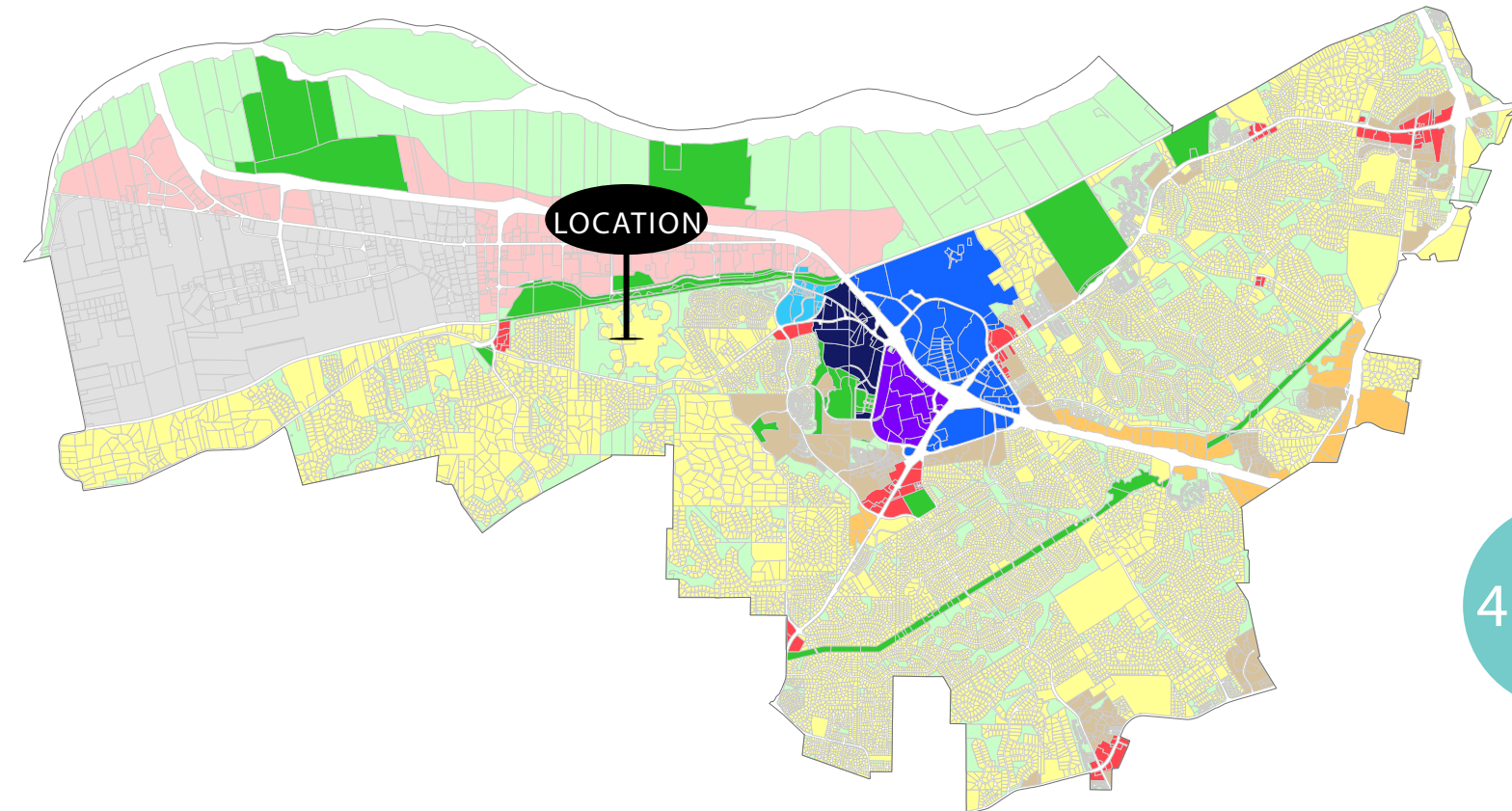


# FIENUP FARMS

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
- UNDER CONSTRUCTION - YES





# 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 - 4/20/2023
- CITY COUNCIL - 5/1/2023
- CITY COUNCIL - 5/15/2023

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 - 4/24/2023
- PLANNING COMMISSION - 5/22/2023
- 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 02-2023 CITY OF CHESTERFIELD (UDC ARTICLE 2 & 4)

- PUBLIC HEARING - 5/8/2023
- PLANNING COMMISSION - 5/8/2023
- P&PW - 5/18/2023
- CITY COUNCIL - 6/5/2023
- CITY COUNCIL - 6/20/2023

An ordinance amending Article 2 and Article 4 of the Unified Development Code for modifications to Improvements Installed or Guaranteed and the Stormwater Standards.

### PZ 07-2023 BALLWIN ACRES

- PUBLIC HEARING - 5/8/2023
- PLANNING COMMISSION - 5/8/2023
- P&PW - 5/18/2023
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request for a change in zoning from “NU” Non-Urban to “R3” Residence District.

### PZ 09-2023 CITY OF CHESTERFIELD (UDC - ARTICLE 4)

- PUBLIC HEARING - 5/8/2023
- PLANNING COMMISSION - 5/8/2023
- P&PW - 5/18/2023
- CITY COUNCIL - 6/5/2023
- CITY COUNCIL - 6/20/2023

An ordinance amending the City’s zoning districts for where recreational uses are appropriate.

### PZ 05-2023 WINGS CORPORATE ESTATES, LOT 5

- PUBLIC HEARING - 4/10/2023
- PLANNING COMMISSION - 5/22/2023
- 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.