



# PLANNING DEPARTMENT

ACTIVITY REPORT

# DECEMBER 2023

## DIRECTORY

Development Totals.....Page 1

Meeting Summary.....Page 2-3

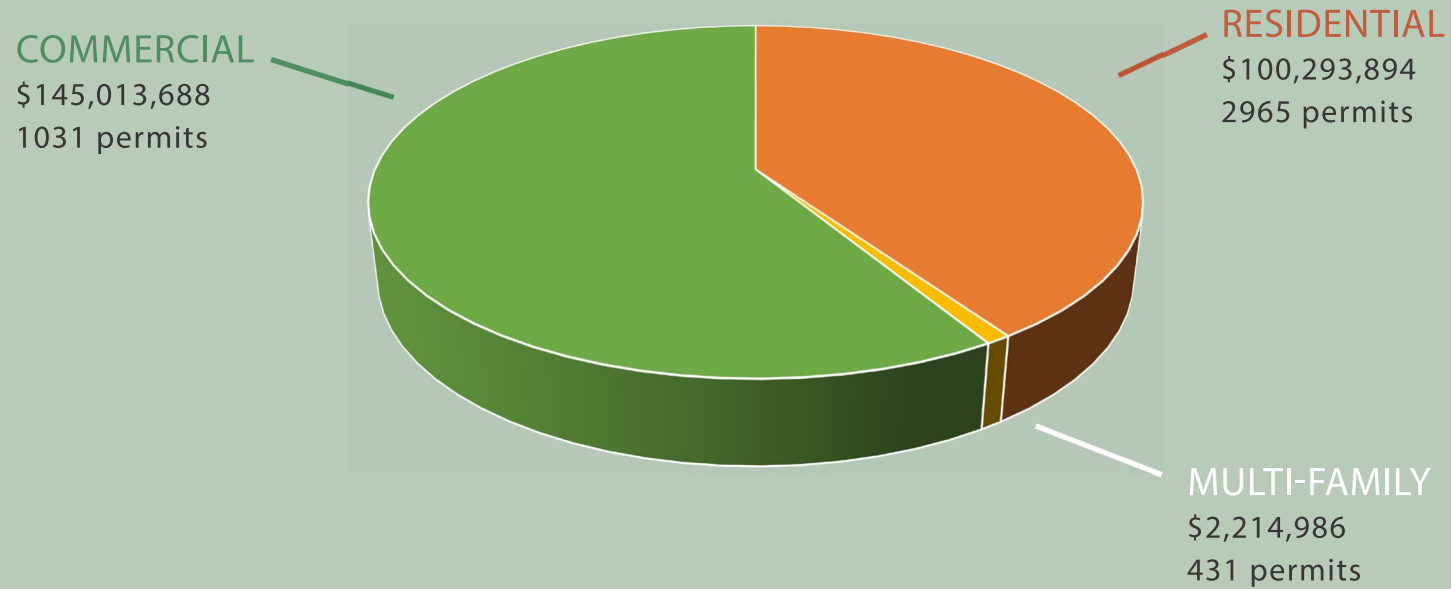
Development Review.....Pages 4-49

Zoning.....Pages 50-51

### CONSTRUCTION COST BY SECTOR

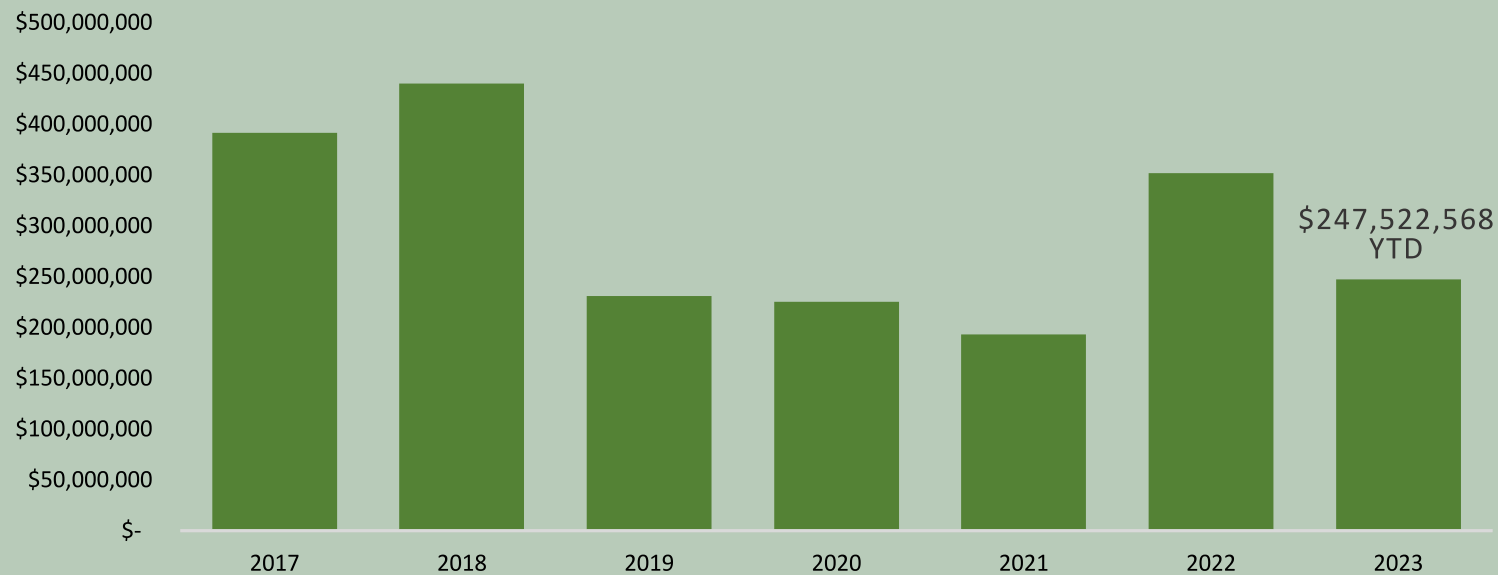
Below is a summary of year to date construction costs for 2023. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.

#### YTD CONSTRUCTION COST BY SECTOR



Year end data not yet available. Data currently reflects Jan-Nov 2023.

#### TOTAL CONSTRUCTION COST BY YEAR

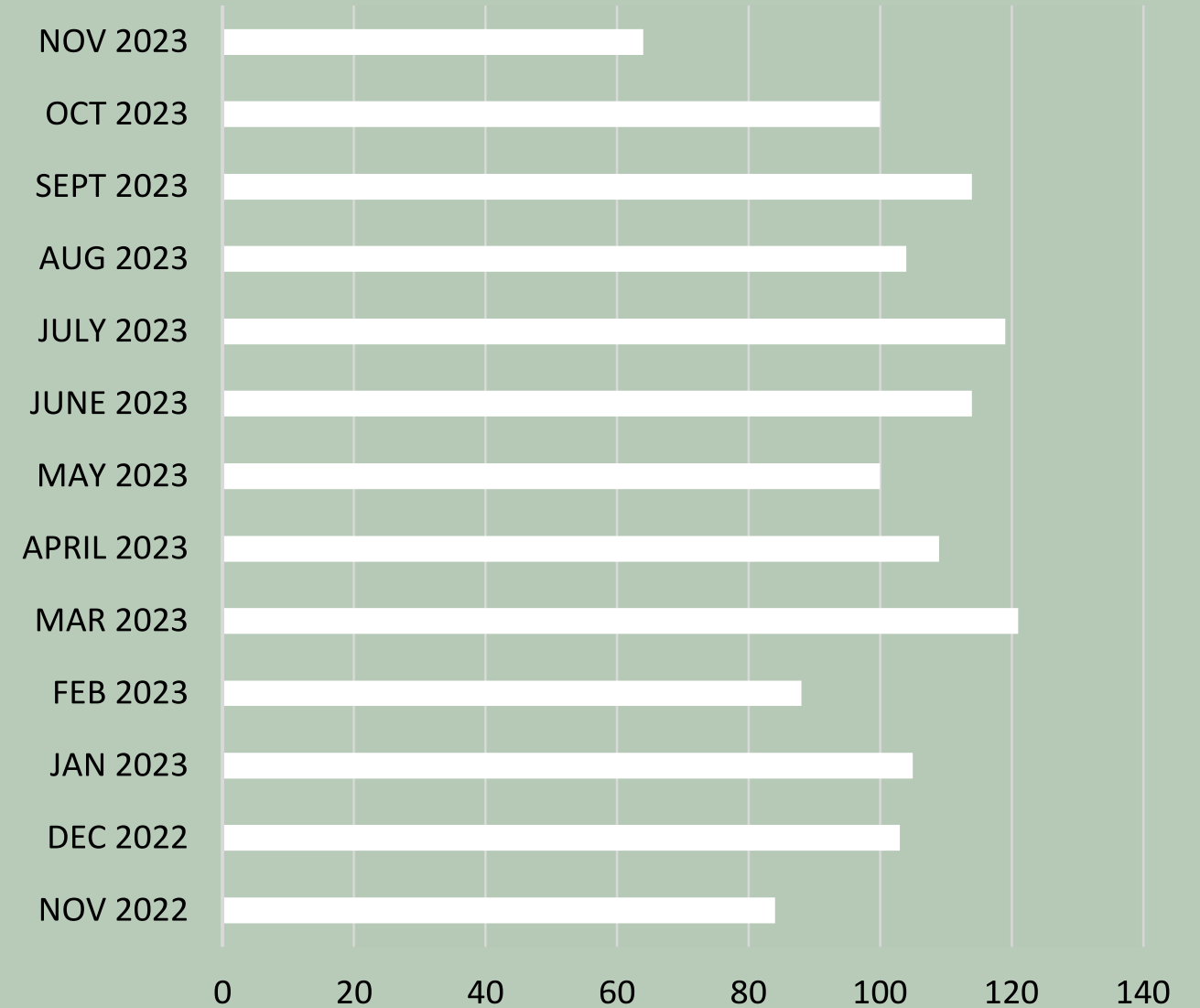


Year end data not yet available. Data currently reflects Jan-Nov 2023.

### 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

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 11/15/2023 and 12/15/2023. Below is a list of agenda items from the last meetings:

### PLANNING COMMISSION AGENDA (11/27)

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

- BURKHARDT PLACE, LOT 11
- ST. JOHNS UNITED CHURCH OF CHRIST, SIGN PACKAGE

### PLANNING COMMISSION AGENDA (12/11)

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

- 224 RIVER VALLEY DRIVE (RIVER BEND ELEMENTARY)

### UPCOMING PLANNING COMMISSION MEETINGS

- JANUARY 22ND, 2024
- FEBRUARY 12TH, 2024

## 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 between 11/15/2022 and 12/15/2023.

### ARCHITECTURAL REVIEW BOARD AGENDA (12/14)

#### UNFINISHED BUSINESS

- CLARKSON SQUARE, ADJ. LOT 1

#### NEW BUSINESS

- CLARKSON SQUARE, LOT B (BLACK SALT)
- TSG CHESTERFIELD AIRPORT ROAD, LOT B (MORGANICS VENTURES, LLC)

### UPCOMING ARCHITECTURAL REVIEW BOARD MEETING

- THURSDAY, JANUARY 11TH, 2024





# THE DEVELOPMENT REVIEW

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## CLARKSON SQUARE, LOT B (BLACK SALT)

Ward: 2

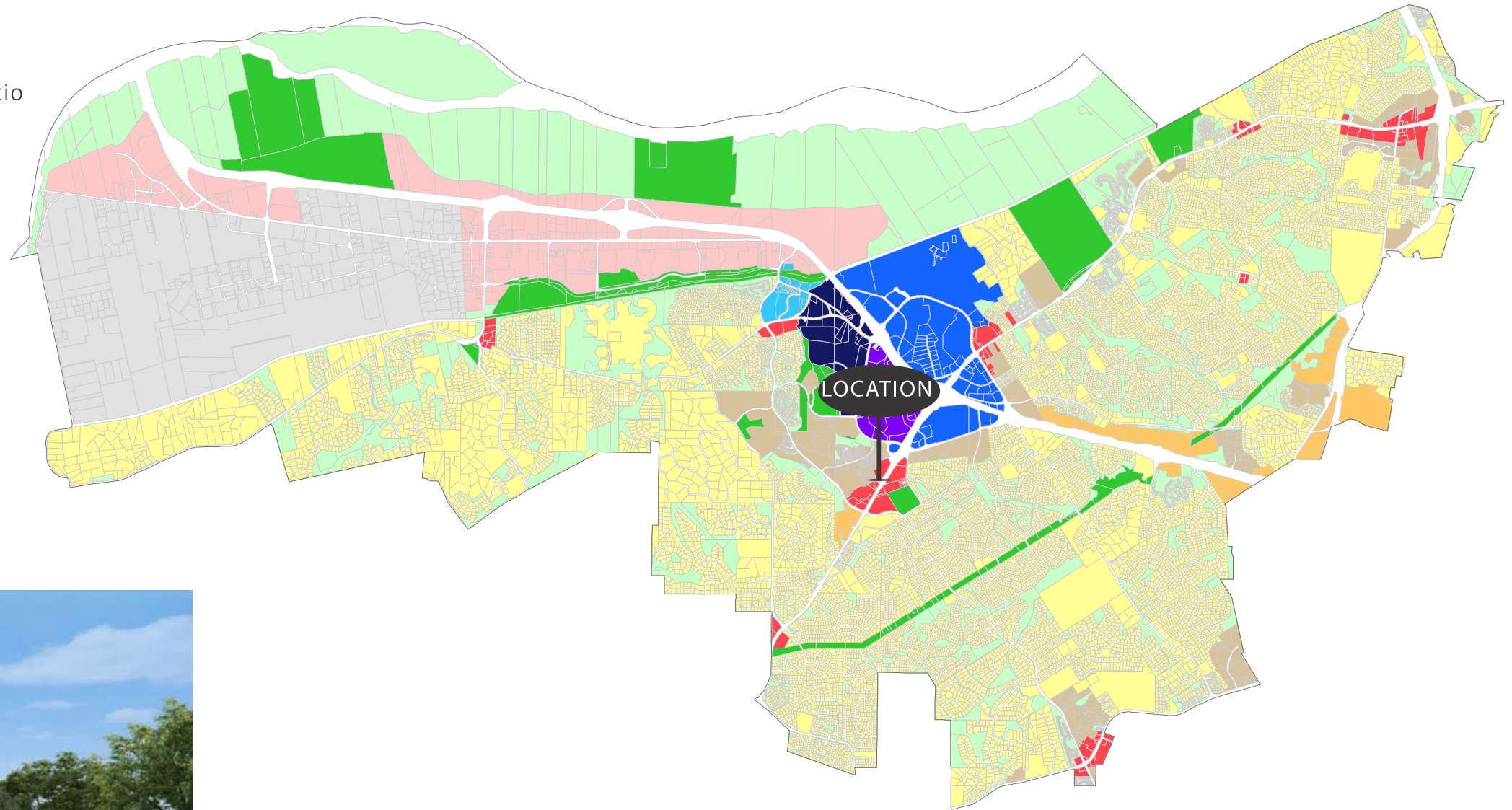
Acreage: 1.29 acres

Address: 1707 Clarkson Road

Proposal: Amended site development section plan for a patio addition for an existing restaurant.

Applicant: Caplaco Four, Inc.

Land Use Designation: Neighborhood Center



### APPROVAL PROCESS

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



## THE DISTRICT

Ward: 4

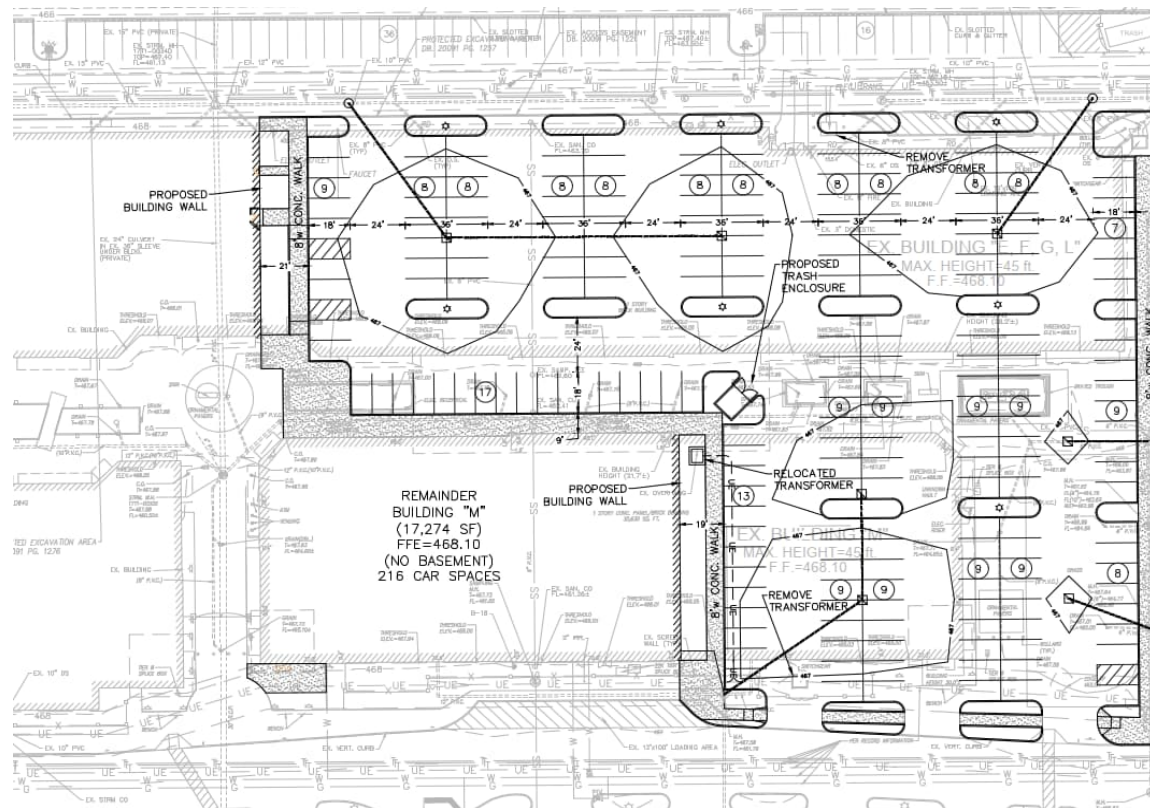
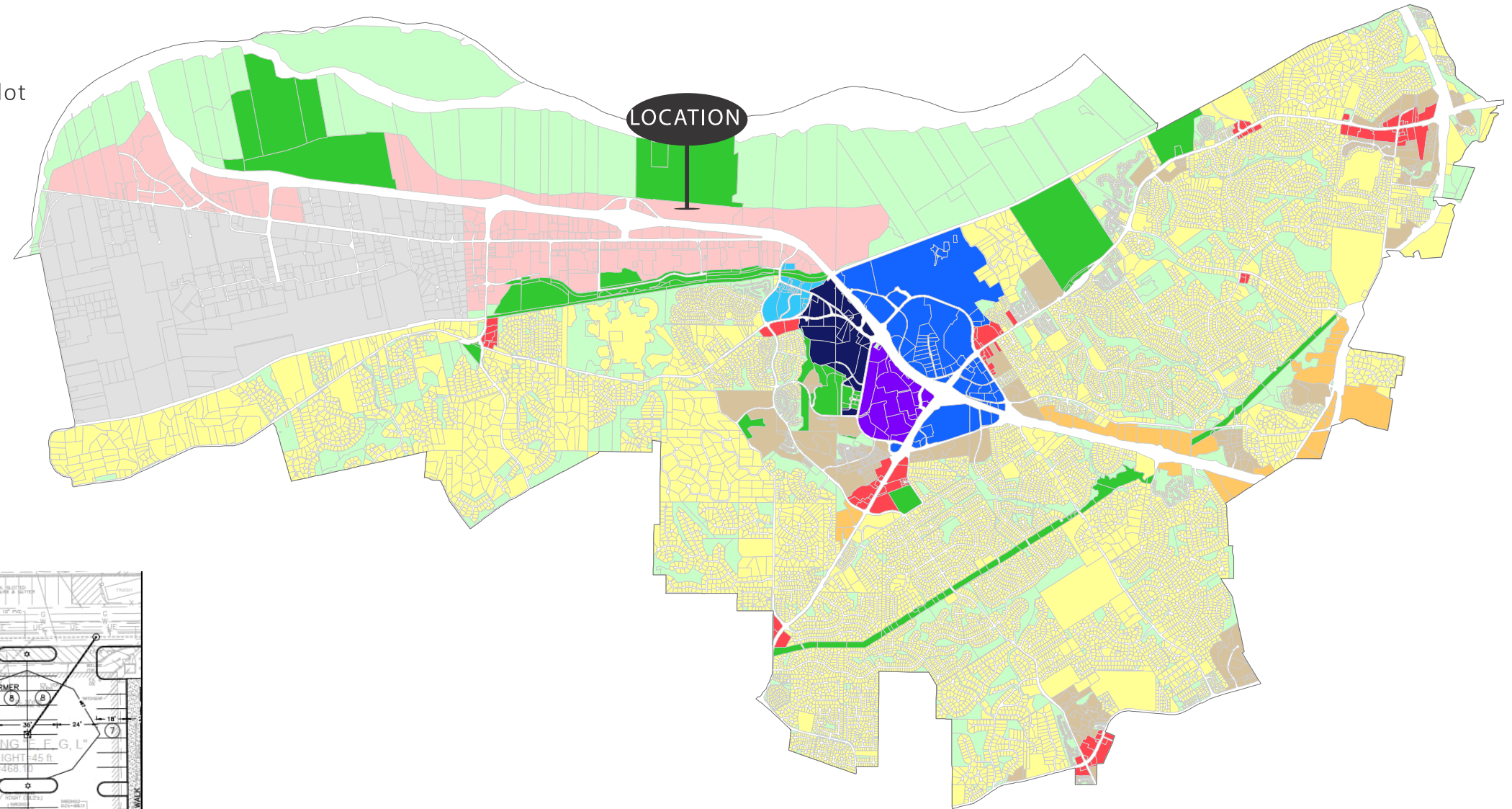
Acreage: 48.15-acres

Address: 17017 N. Outer 40 Rd

Proposal: Amended site development plan for a parking lot addition at an existing entertainment district.

Applicant: TSG Properties

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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



# SPIRIT OF ST. LOUIS AIRPARK, LOT 19

Ward: 4

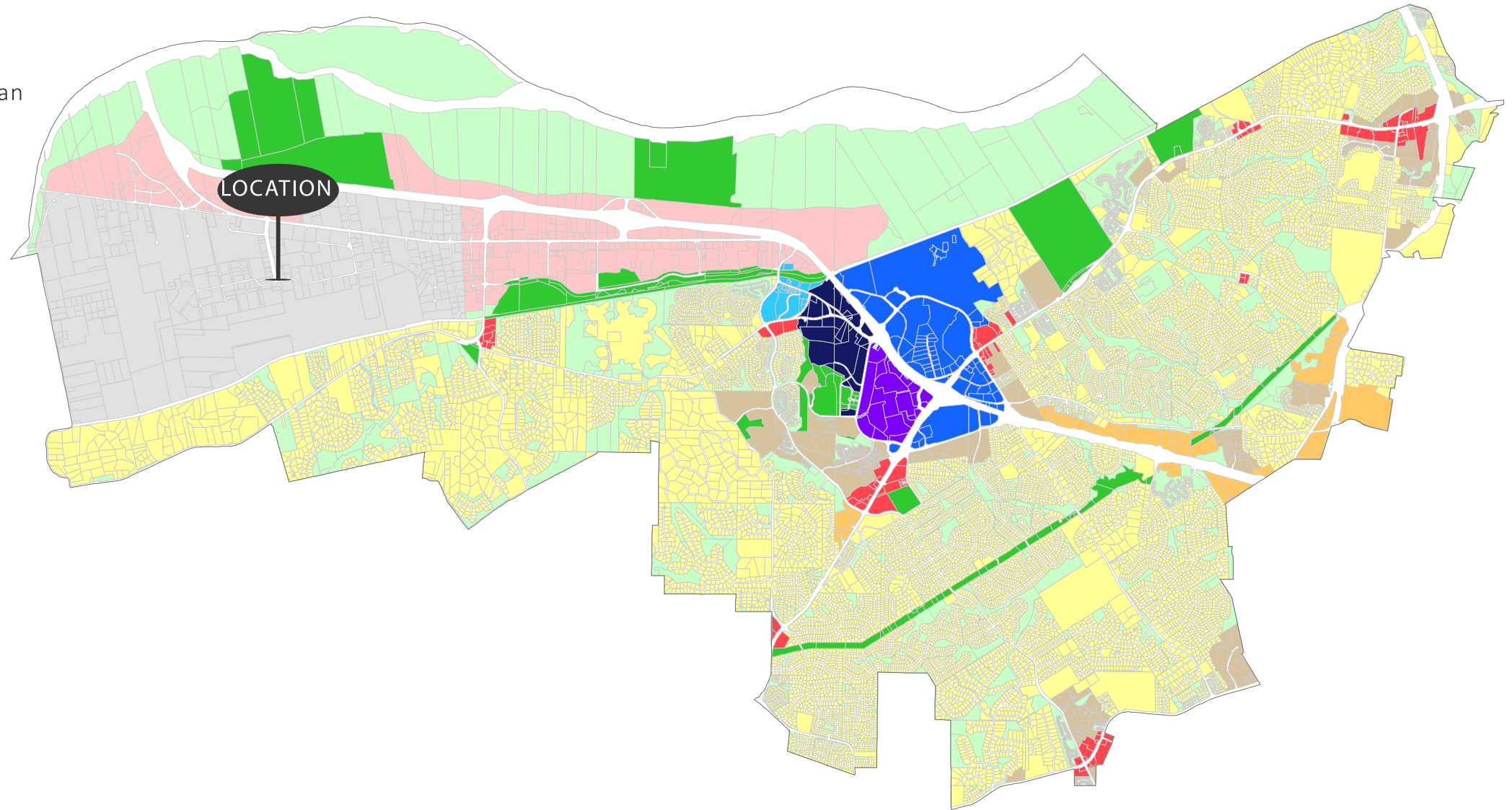
Acreage: 9.3-acres

Address: 18377 Edison Avenue

Proposal: Amended site development section plan for an addition to an existing airplane hangar.

Applicant: Stock & Associates Consulting Engineers, Inc.

Land Use Designation: Industrial



### APPROVAL PROCESS

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



# CHESTERFIELD BLUE VALLEY, LOT 2

Ward: 4

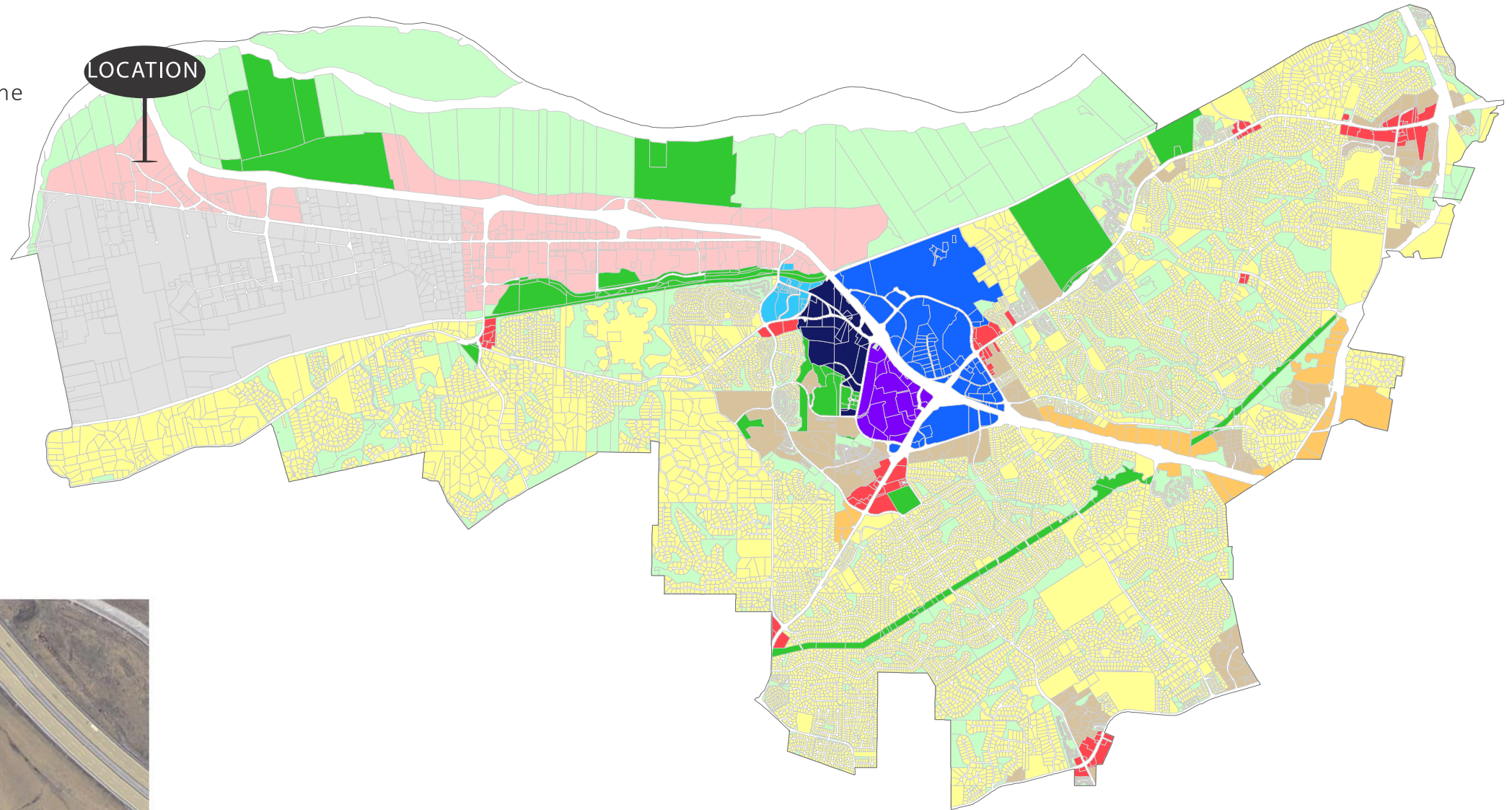
Acreage: 31.73-acres

Address: 18501 Outlet Blvd

Proposal: Amended site development section plan for the addition of electronic vehicle chargers.

Applicant: Electrify America

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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



# CHESTERFIELD COMMONS SIX, LOT 4

Ward: 4

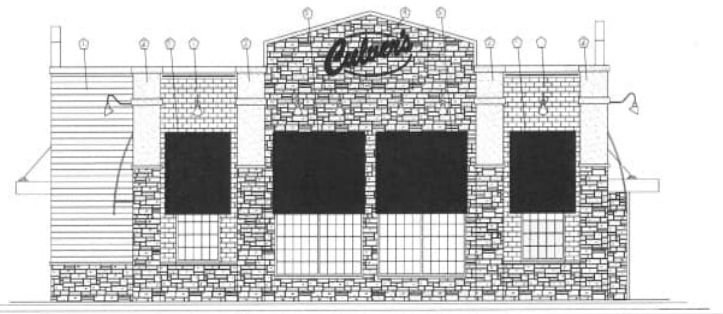
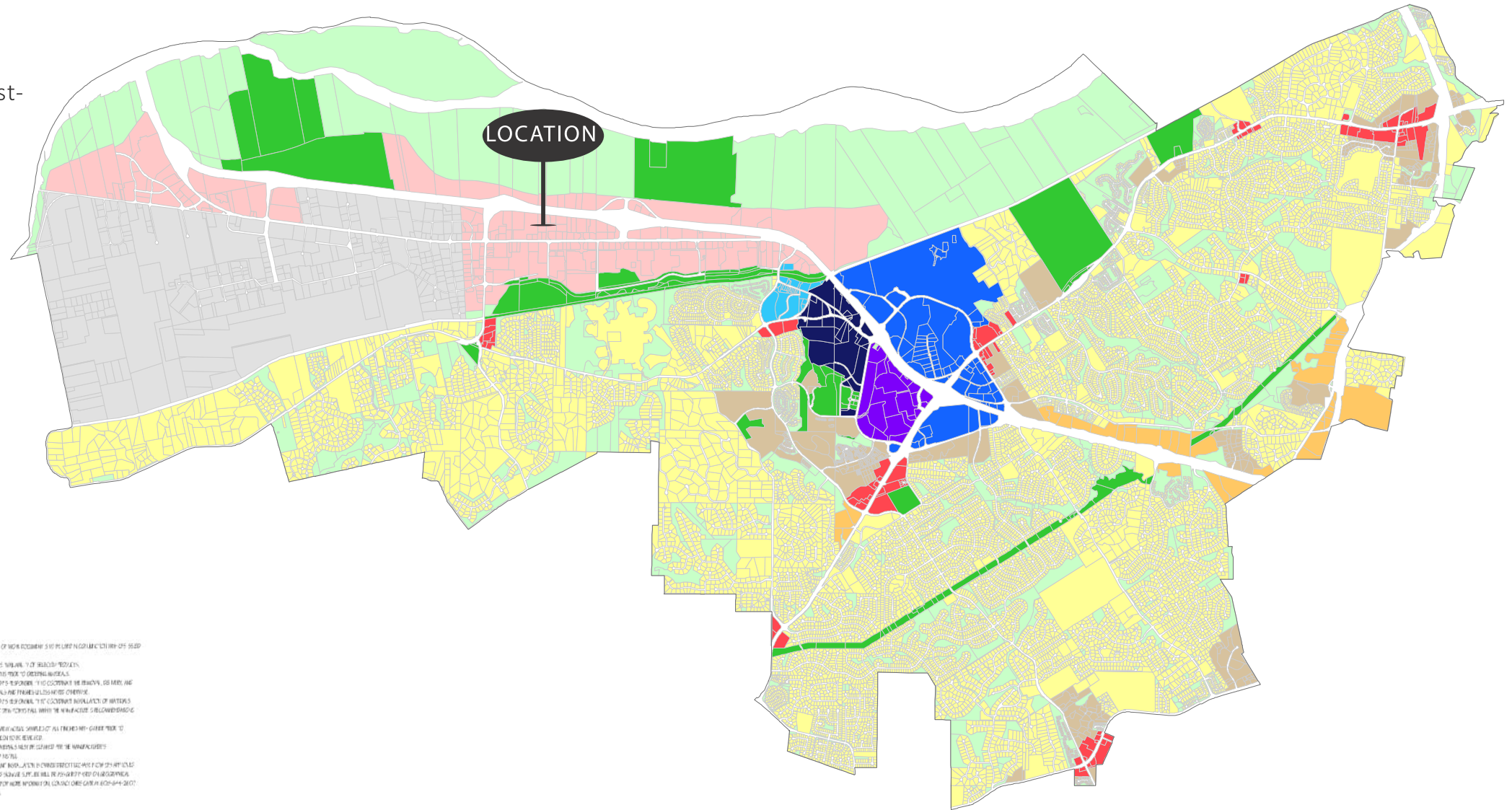
Acreage: 1.35 acres

Address: 17359 Chesterfield Airport Rd

Proposal: Amended architectural elevations for an existing fast-food restaurant.

Applicant: Campbell Construction

Land Use Designation: Regional Commercial



ELEV. - FRONT  
SCALE: 1/4" = 1'-0"

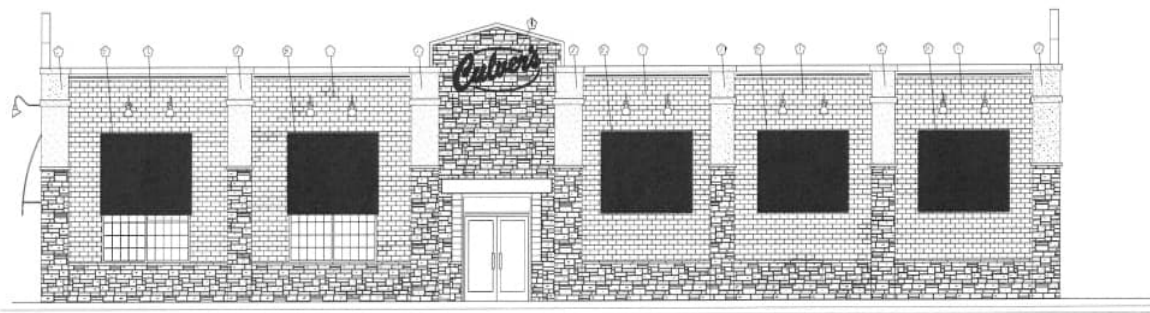


### GENERAL NOTES

1. THE FLOOR FINISH SCOPE OF WORK OCCURRING IS TO BE LIMITED TO THE EXTERIOR OF THE BUILDING.
2. EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
3. ALL EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
4. THE EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
5. THE EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
6. THE EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
7. THE EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
8. THE EXISTING CURB AND GUTTER IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.

### KEYED NOTES

1. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
2. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
3. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
4. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
5. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
6. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
7. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.
8. SEE EXISTING ARCHITECTURAL ELEVATIONS FOR MATERIALS AND FINISHES.



ELEV. - RIGHT SIDE  
SCALE: 1/4" = 1'-0"

### APPROVAL PROCESS

- ZONING - PERMITTED
- ARCHITECTURAL ELEVATIONS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- UNDER CONSTRUCTION - FORTHCOMING



# SPIRIT TRADE CENTER, LOT 27

Ward: 4

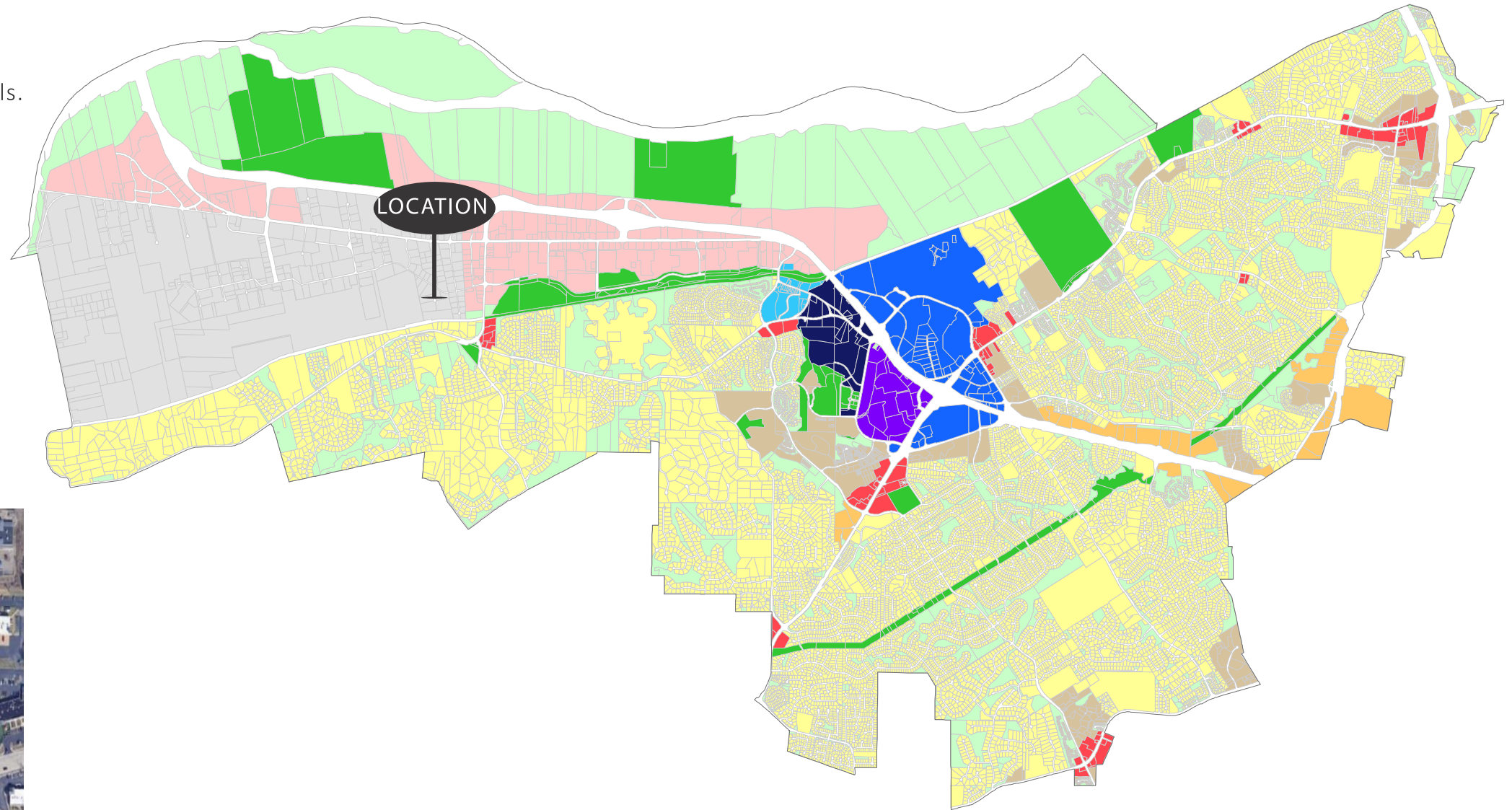
Acreage: 7.31 acres

Address: 515 & 503 Trade Center Blvd

Proposal: Boundary adjustment plat for consolidation of parcels.

Applicant: CDI

Land Use Designation: Industrial



### APPROVAL PROCESS

- STAFF REVIEW - UNDER REVIEW
- CITY COUNCIL APPROVAL - FORTHCOMING



# 1491, 1501, 1505 SCHOETTLER ROAD

Ward: 3

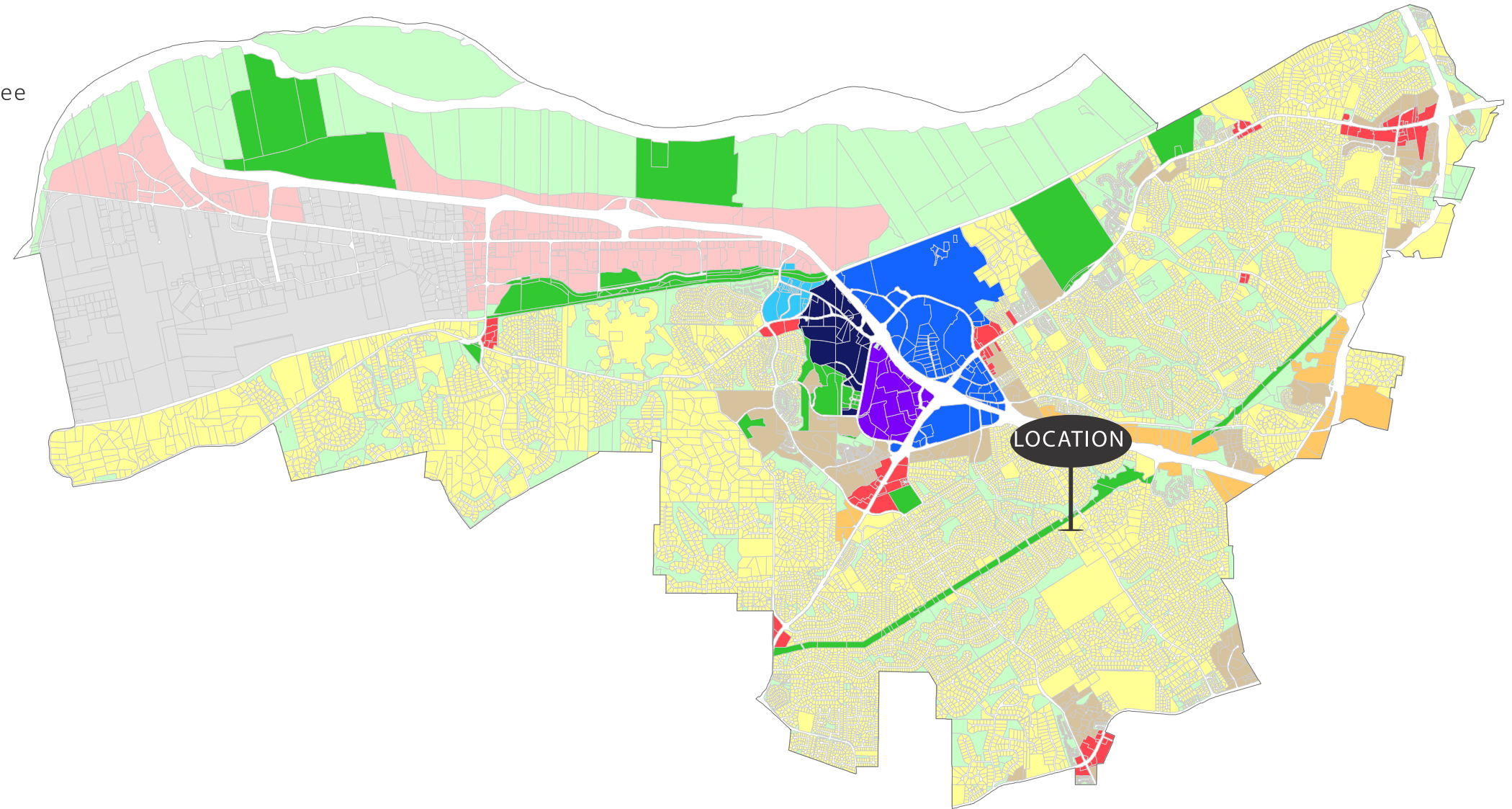
Acreage: 13.8-acres

Address: 1491, 1501, 1505 Schoettler Road

Proposal: Boundary adjustment plat for consolidation of three parcels into two.

Applicant: Sterling Co.

Land Use Designation: Suburban Neighborhood



### APPROVAL PROCESS

- STAFF REVIEW - PERMITTED
- CITY COUNCIL APPROVAL - FORTHCOMING



# MORGANIC VENTURES, LLC

Ward: 4

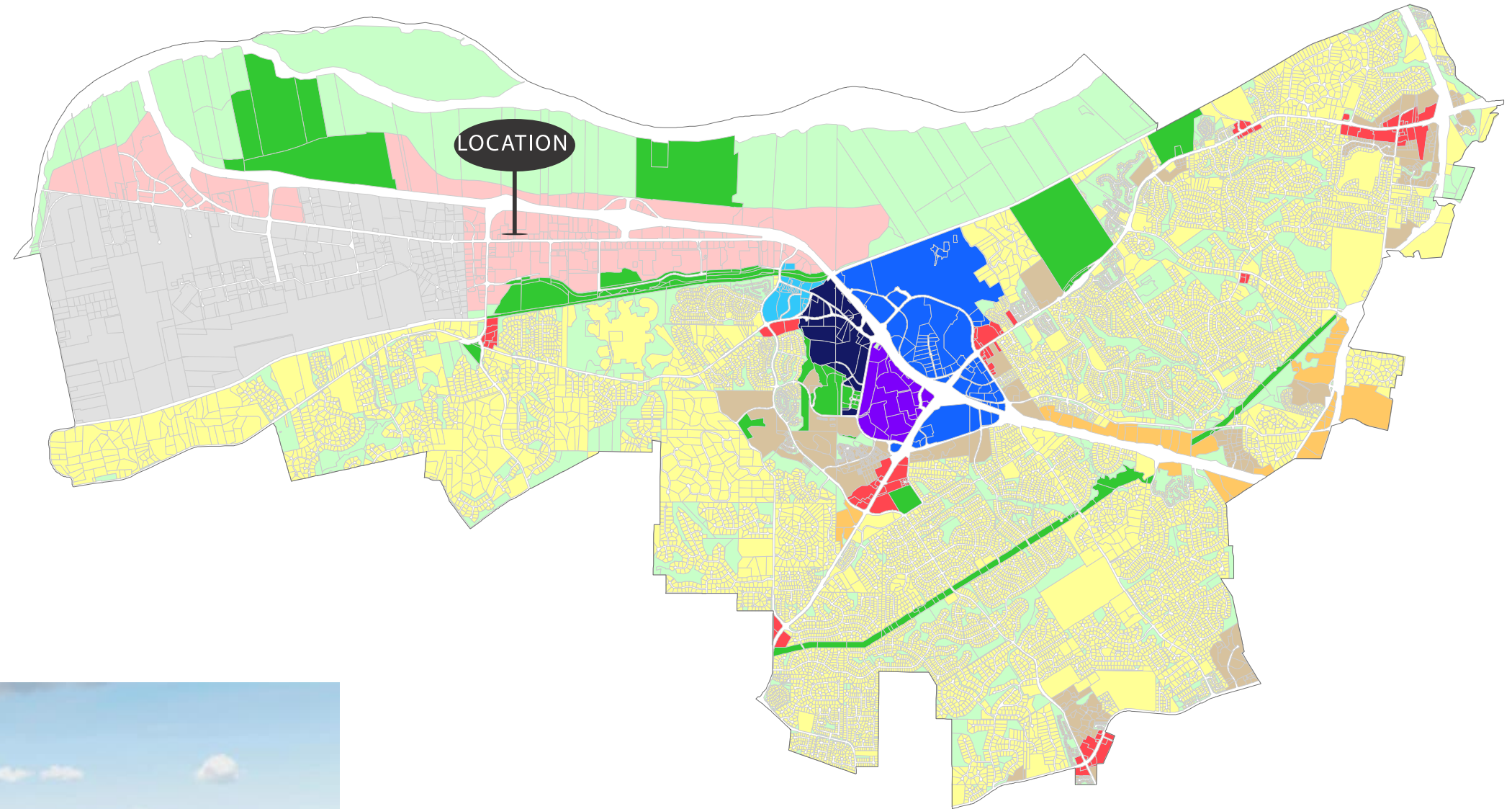
Acreage: 1 acre

Address: 42 Arnage Rd

Proposal: Retail sales building with drive-thru facilities.

Applicant: Stock & Associates

Land Use Designation: Regional Commercial



## APPROVAL PROCESS

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



# RIVERBEND ELEMENTARY SCHOOL

Ward: 1

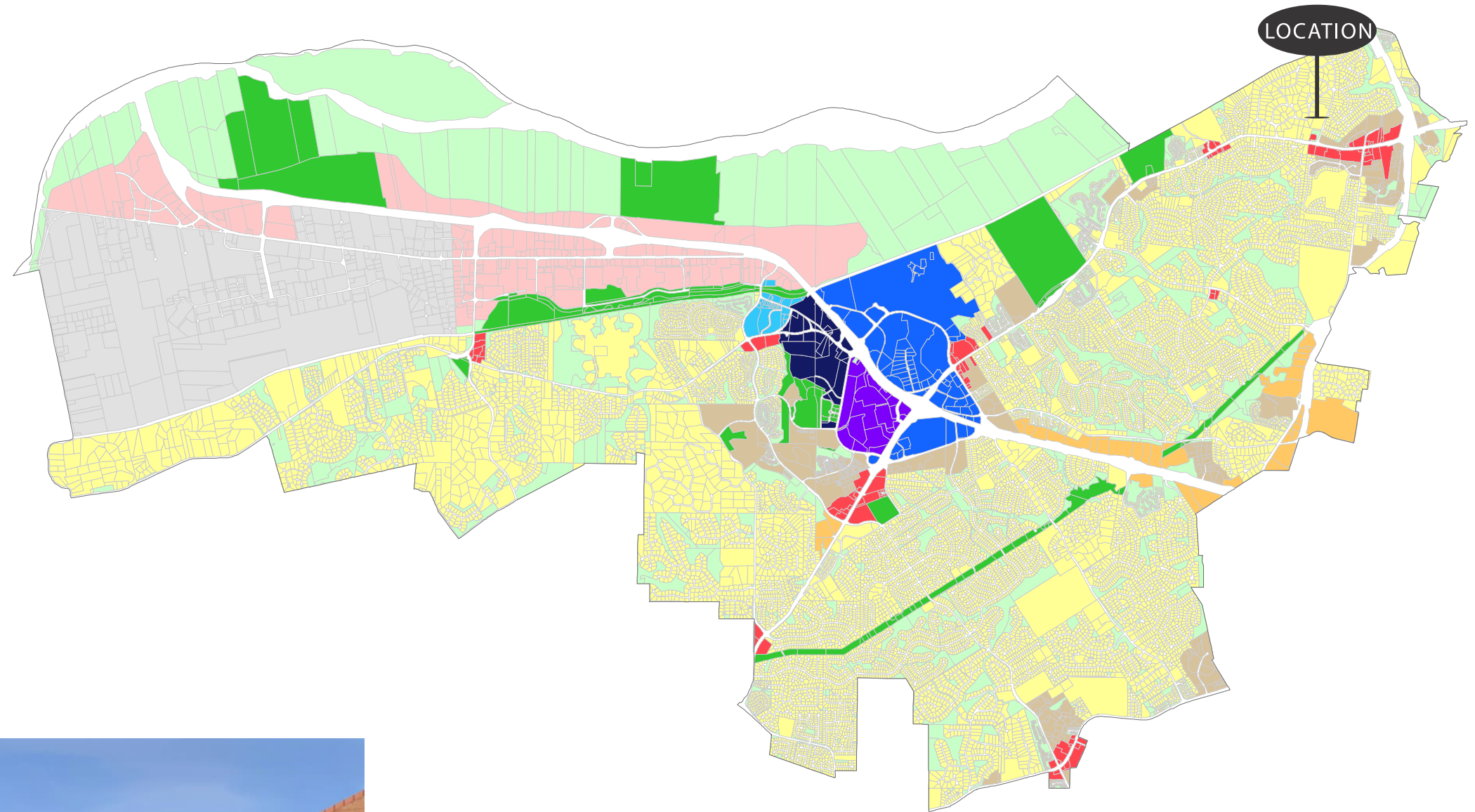
Acreage: 9.37 acres

Address: 224 River Valley Drive

Proposal: Building addition for an existing elementary school

Applicant: WSP

Land Use Designation: Suburban Neighborhood



## APPROVALS

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



# BURKHARDT PLACE, LOT 11

Ward: 4

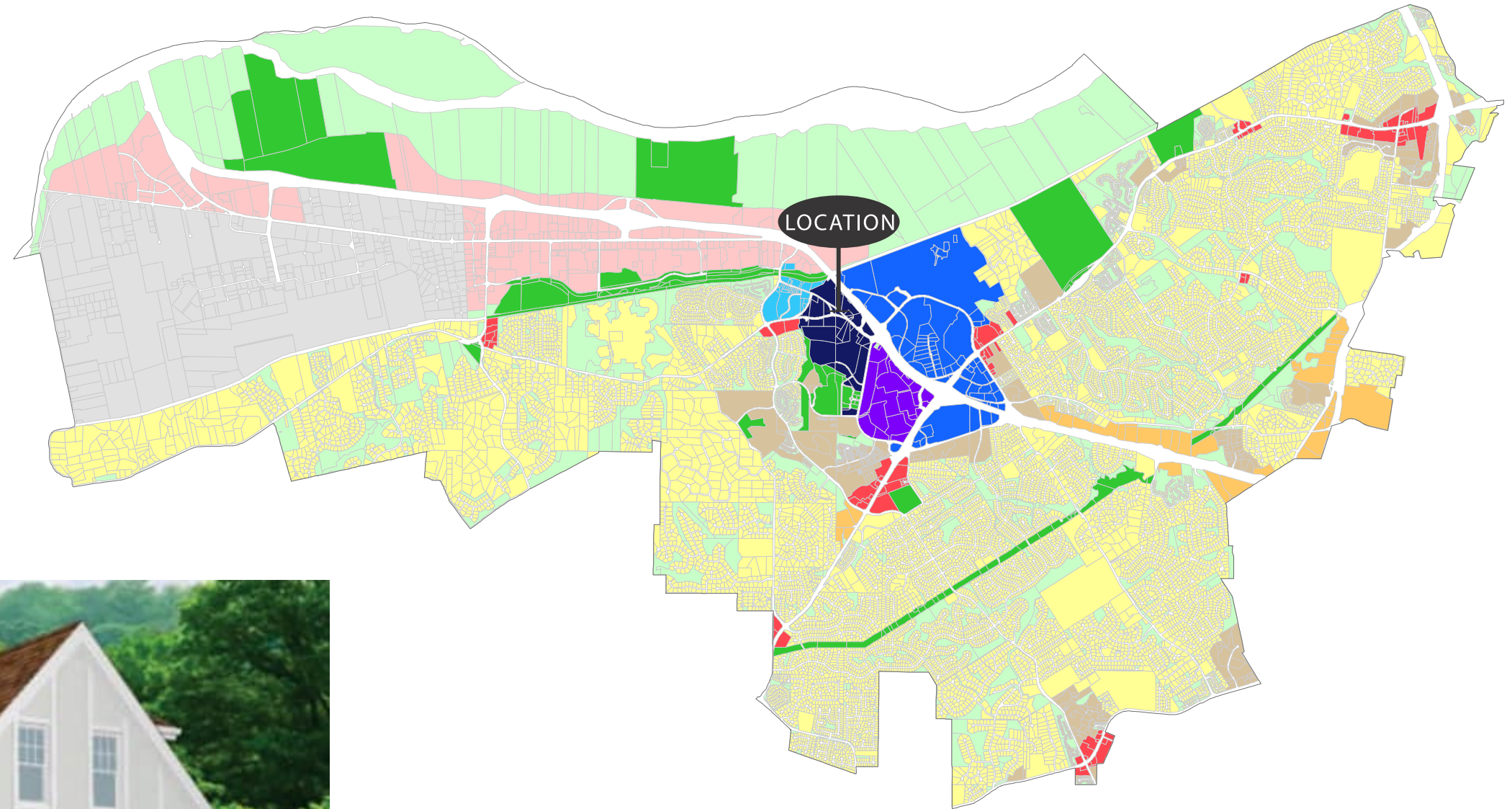
Acreage: 0.31 acres

Address: 16658 Old Chesterfield Road

Proposal: Rear building addition for an existing office

Applicant: MJ Hennessy LLC

Land Use Designation: City Center (Historic Chesterfield)



### APPROVALS

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



# CAMBRIDGE ENGINEERING

Ward: 4

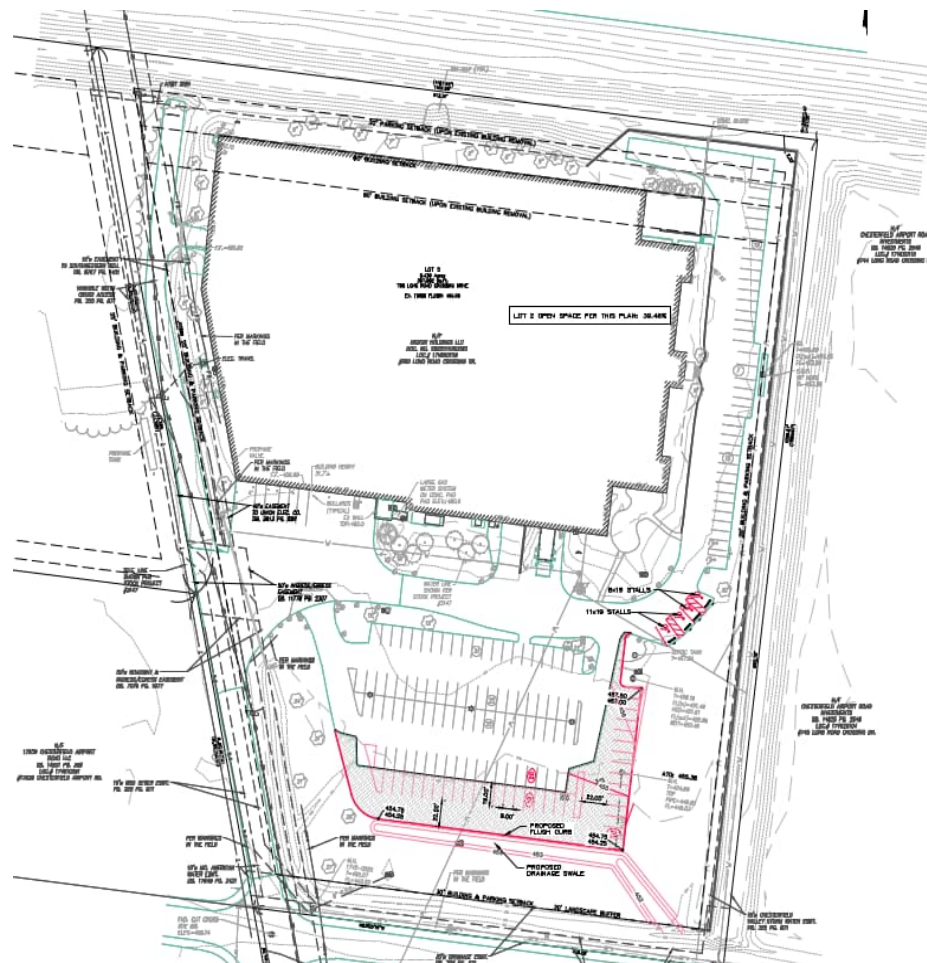
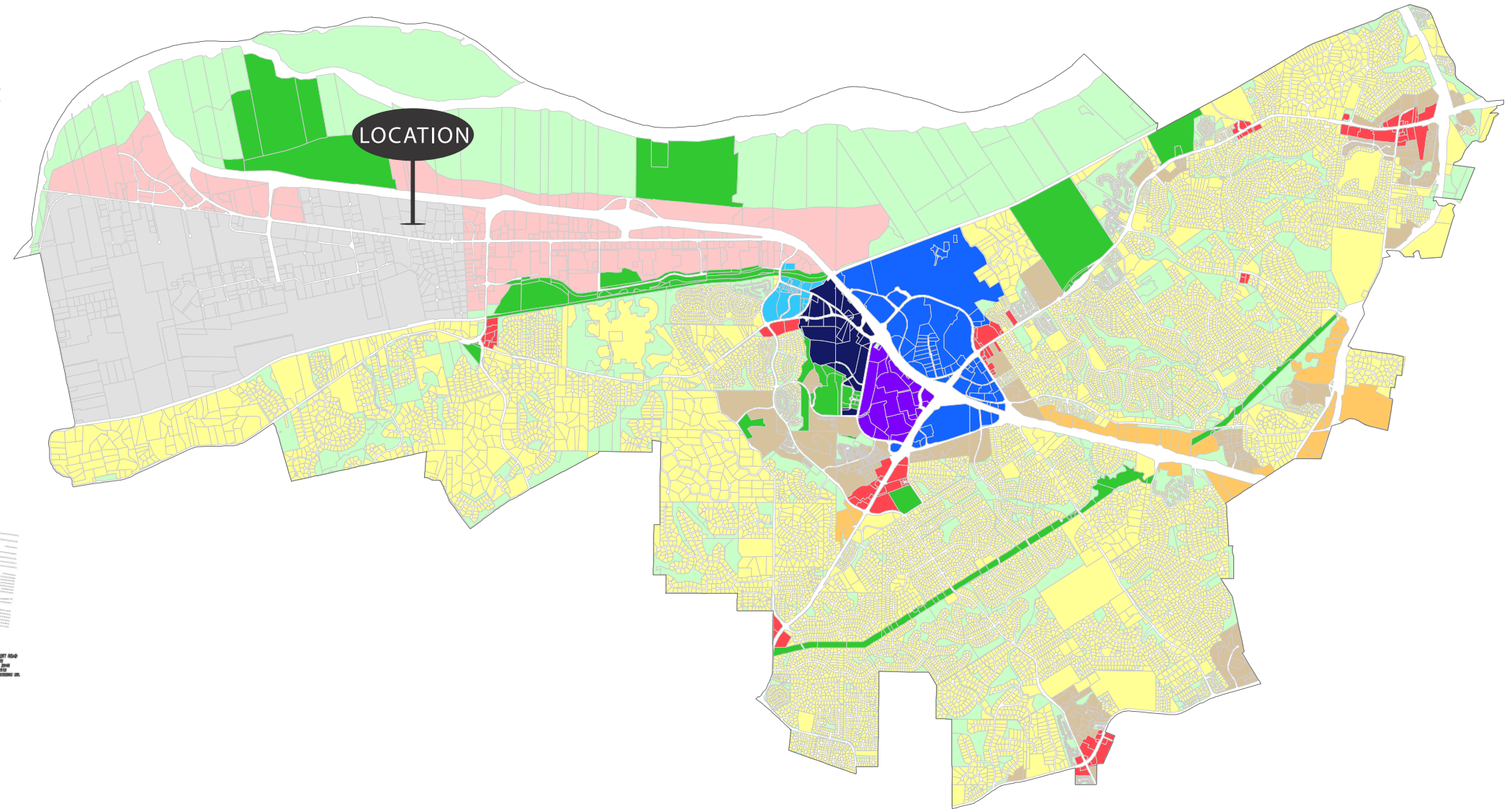
Acreage: 2.86 acres

Address: 760 Long Road Crossing Drive

Proposal: Parking lot expansion for an existing office building

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Industrial



## APPROVALS

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



## SCRUBBLES EXPRESS WASH

Ward: 4

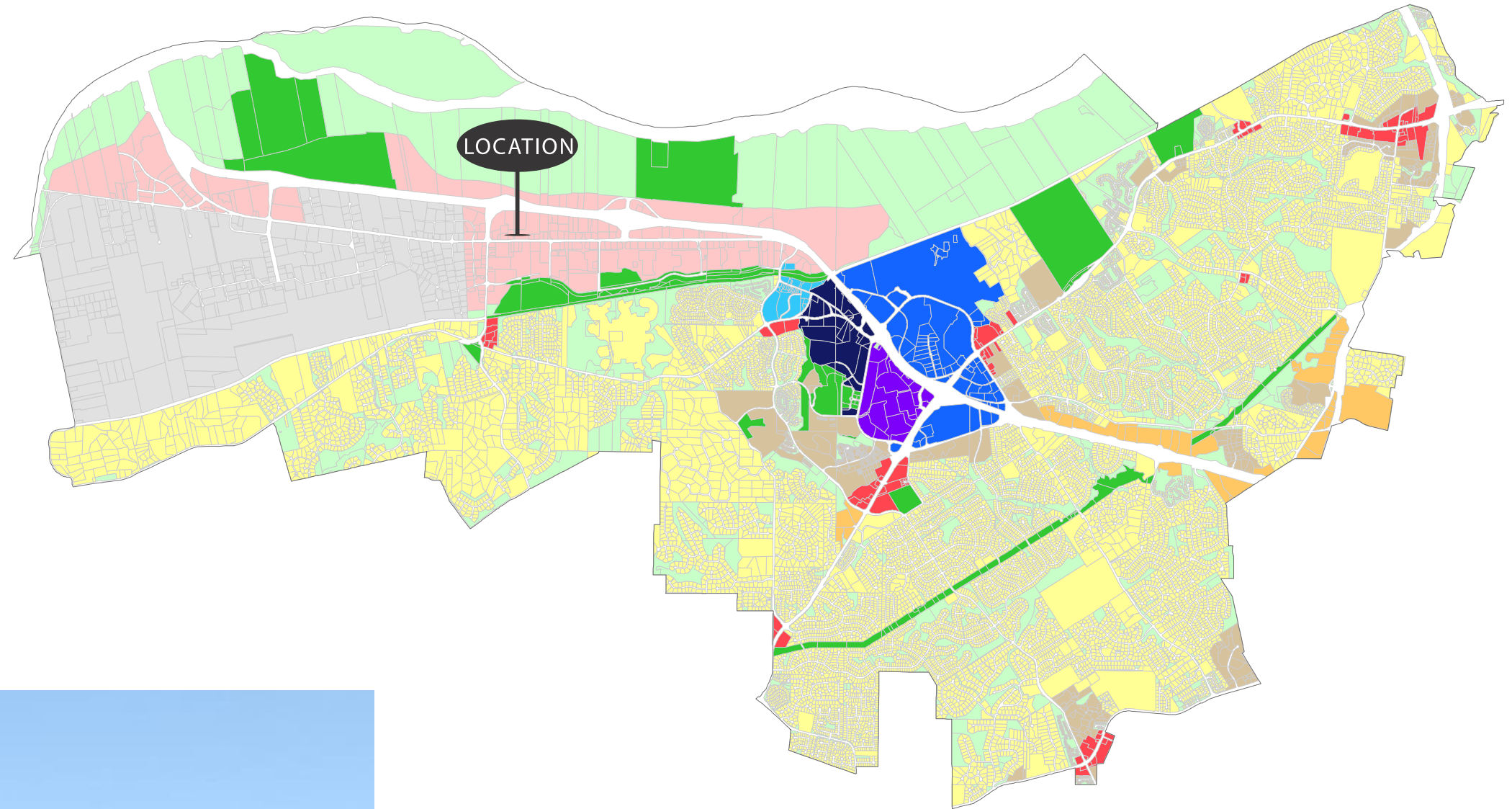
Acreage: 1.4 acres

Address: 38 Arnage Road

Proposal: A new 5,396 square foot car wash

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Regional Commercial



### APPROVALS

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



## WEST COUNTY YMCA

Ward: 4

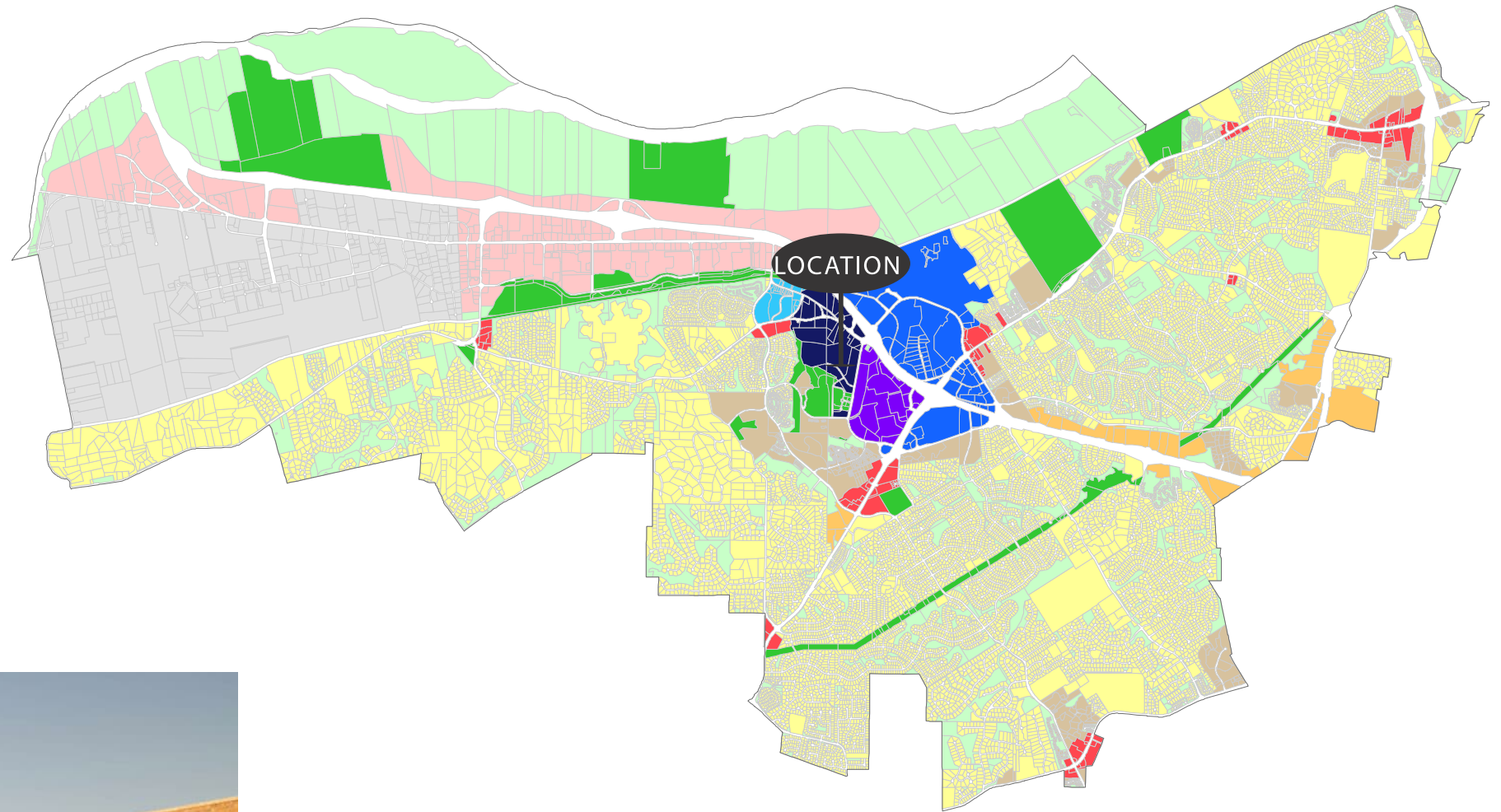
Acreage: 5.6 acres

Address: 16464 Burkhardt Place

Proposal: Building addition and remodel for existing YMCA facility.

Applicant: YMCA

Land Use Designation: City Center (Urban Transition)



### APPROVALS

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



# CLARKSON CENTER, LOT 1

Ward: 2

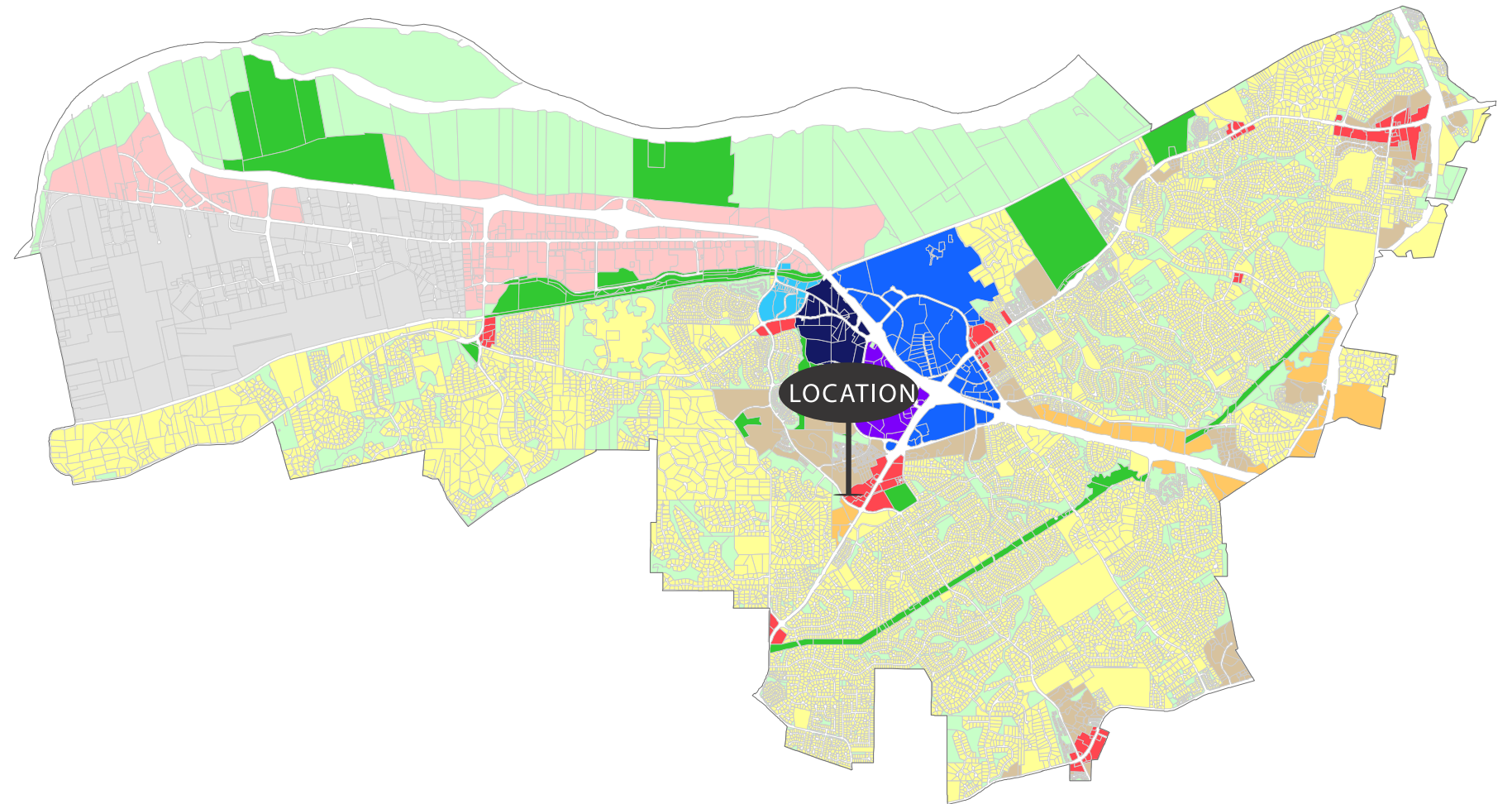
Acreage: 3.23 acres

Address: 1791 Clarkson Road

Proposal: Amended elevations for an existing retail space

Applicant: Dawdy & Associates

Land Use Designation: Regional Commercial



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - UNDER REVIEW
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - NO
- OCCUPANCY - FORTHCOMING



# TUBULAR USA

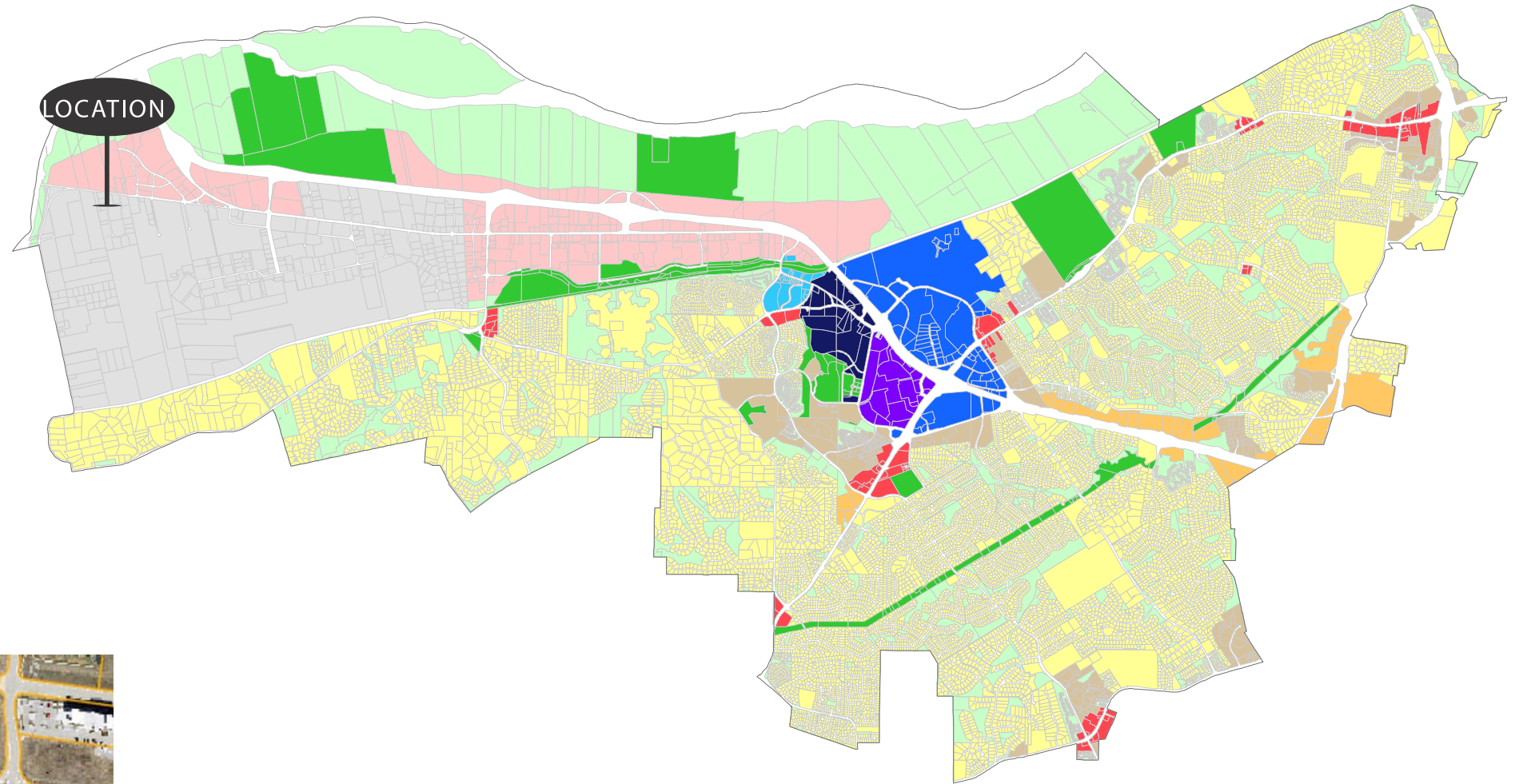
Ward: 4

Acreage: 8.15 acres

Address: 686 Spirit Valley West Drive

Proposal: Proposed 131,328 sq ft office/warehouse

Applicant: Stock & Associates



## APPROVALS

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



## LEGACY PERFORMANCE ZONE

Ward: 4

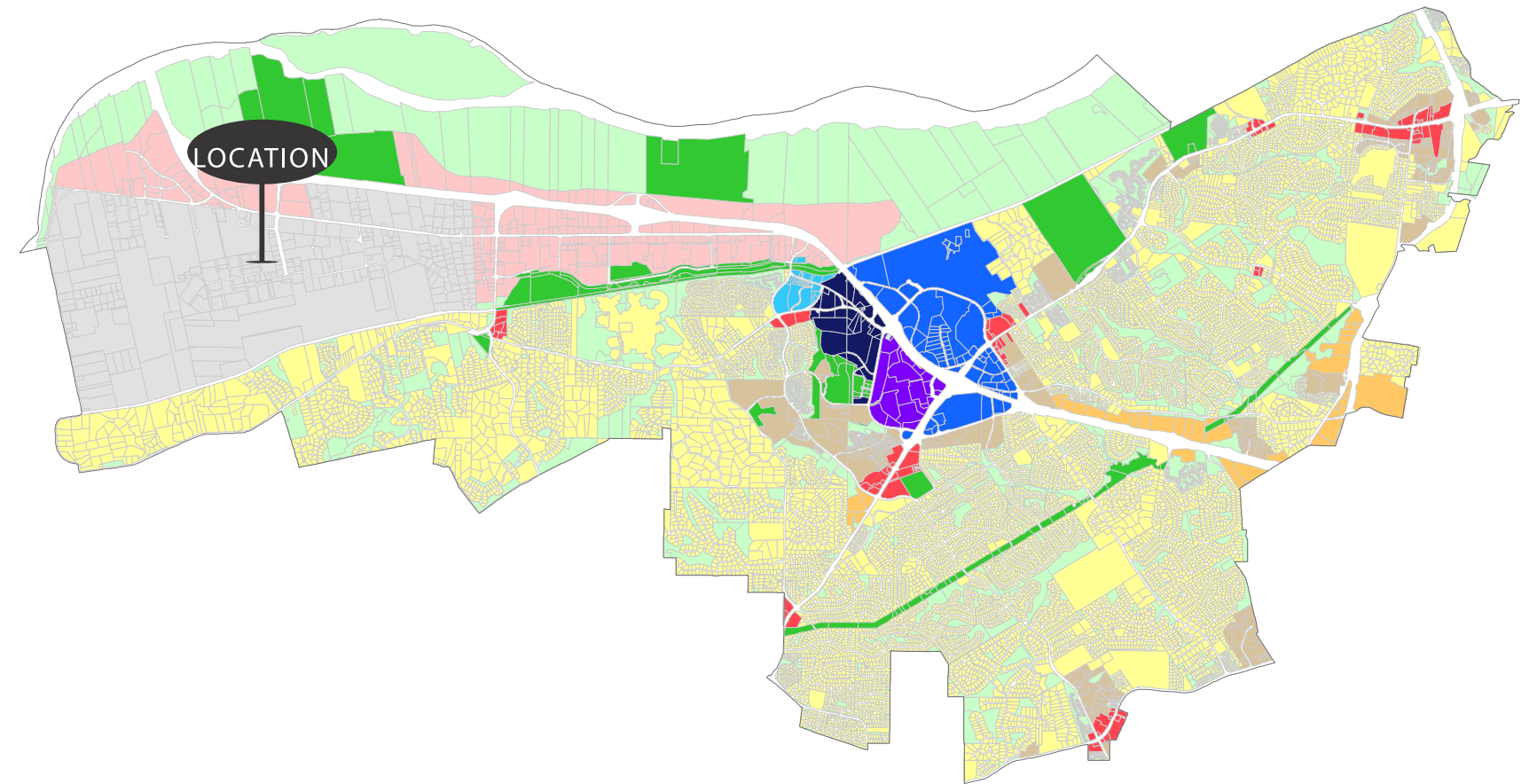
Acreage: 5.5 acres

Address: 633 Goddard Avenue

Proposal: Architectural Specialty Lighting Package & Amended Site Plan

Applicant: Legacy Performance Zone LLC

Land Use Designation: Industrial



### APPROVALS

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



# JEWISH COMMUNITY CENTER

Ward: 4

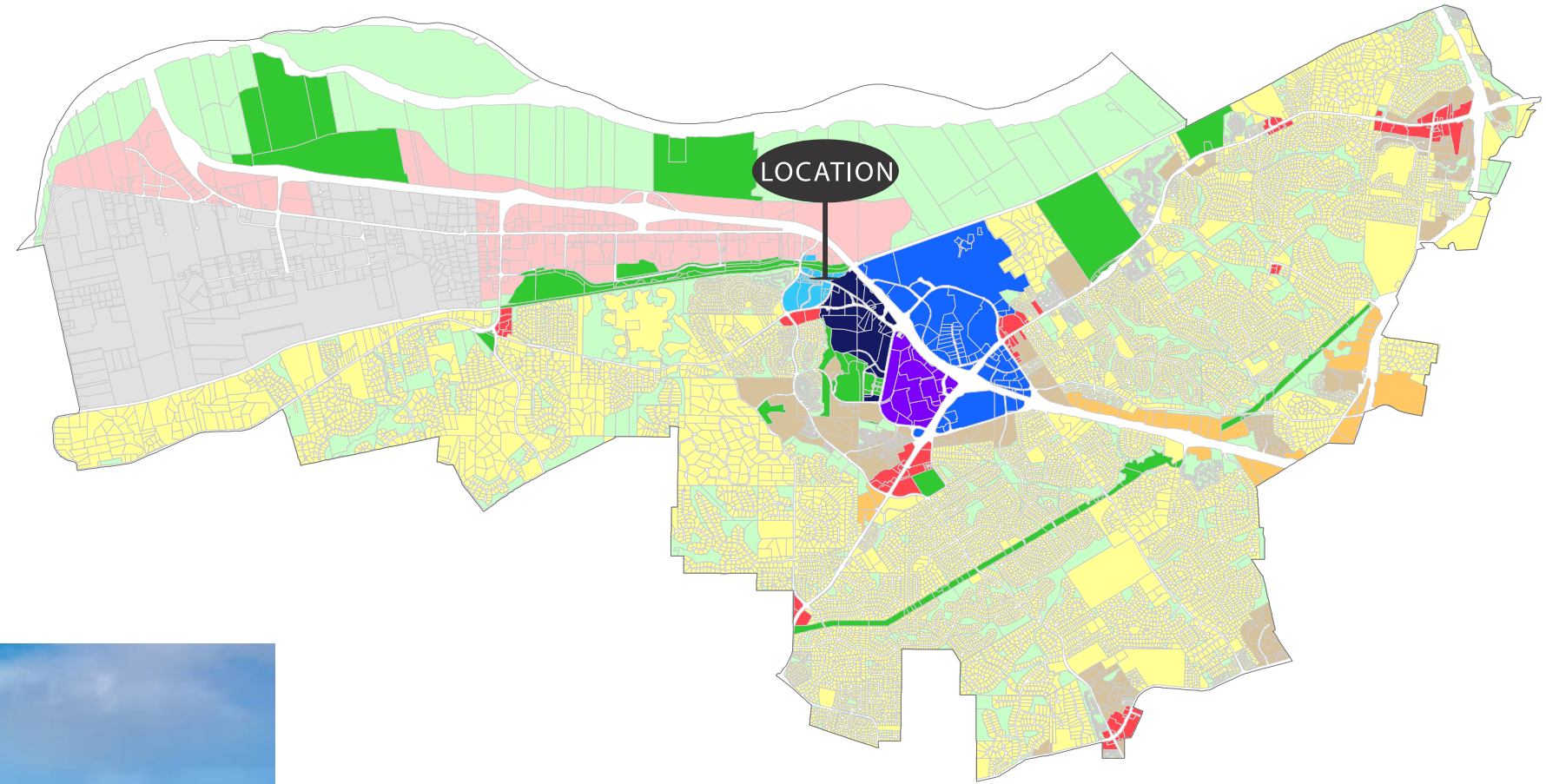
Acreage: 11.4 acres

Address: 16801 Baxter Road

Proposal: Amended elevations and site improvements for existing community center

Applicant: Jewish Community Center Association

Land Use Designation: City Center (Historic Chesterfield)



## APPROVALS

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



# TARA RIDGE

Ward: 4

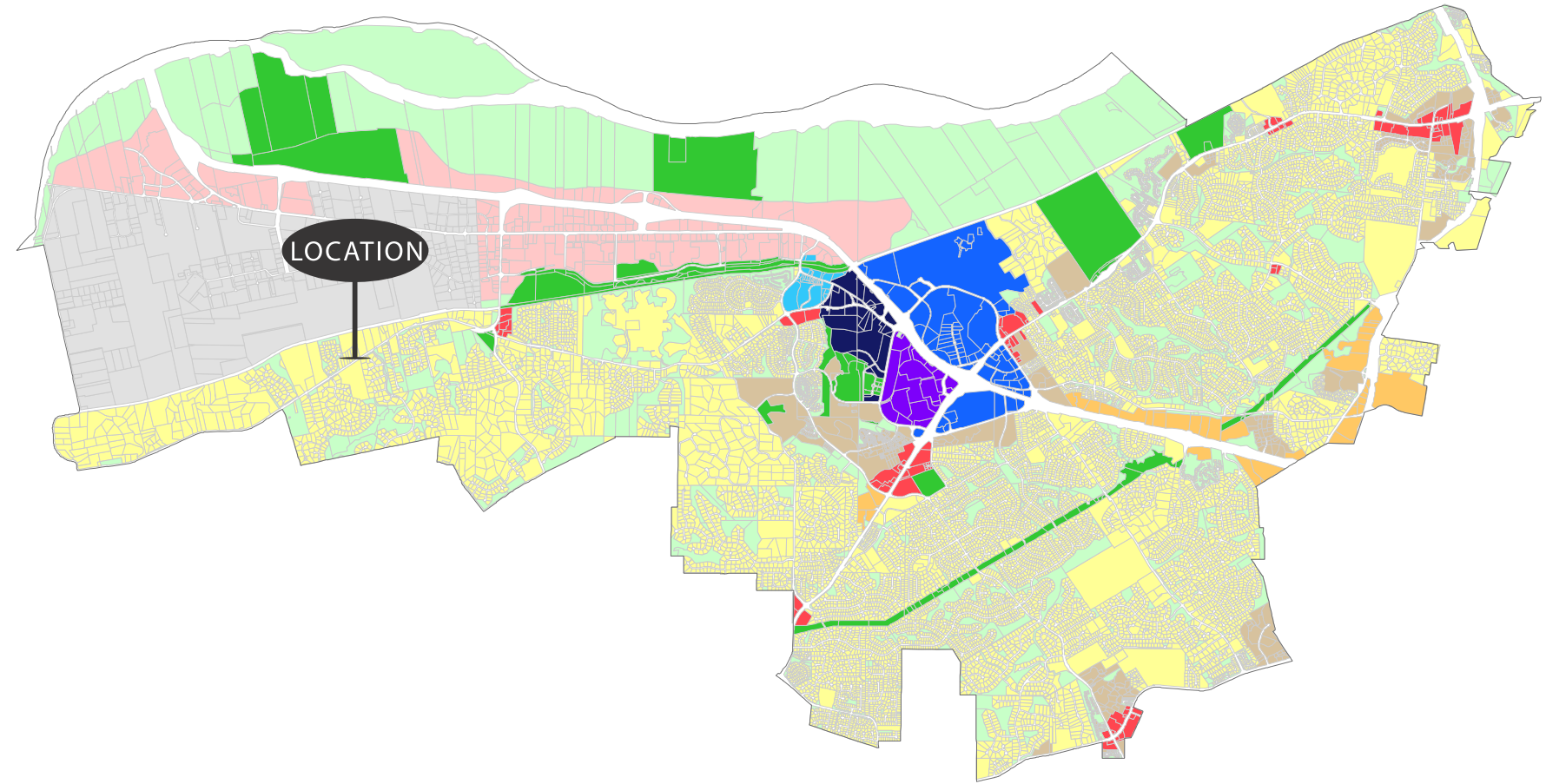
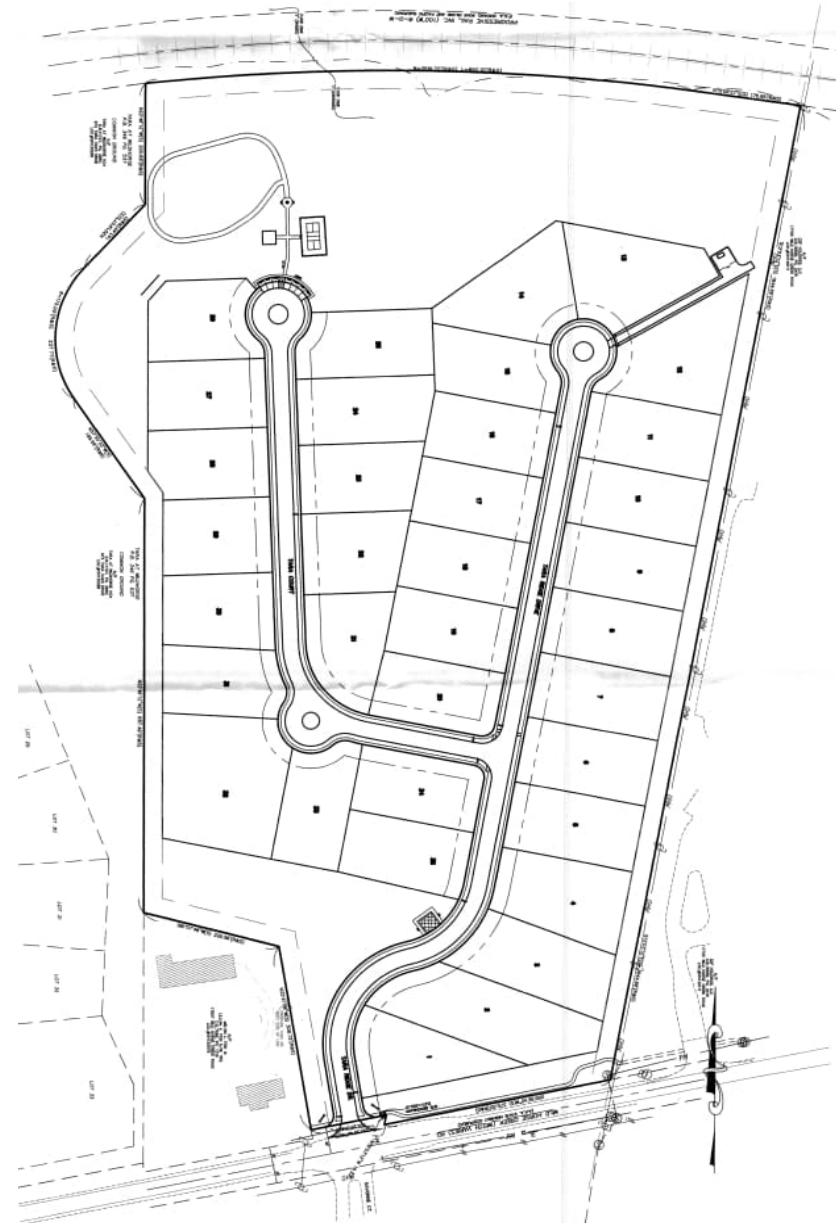
Acreage: 35.03 acres

Address: 17815 Wild Horse Creek Road

Proposal: 35 single-family homes

Applicant: McBride Berra Land Company

Land Use Designation: Suburban Neighborhood



## APPROVALS

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



# CHESTERFIELD LAWN & LANDSCAPE

Ward: 4

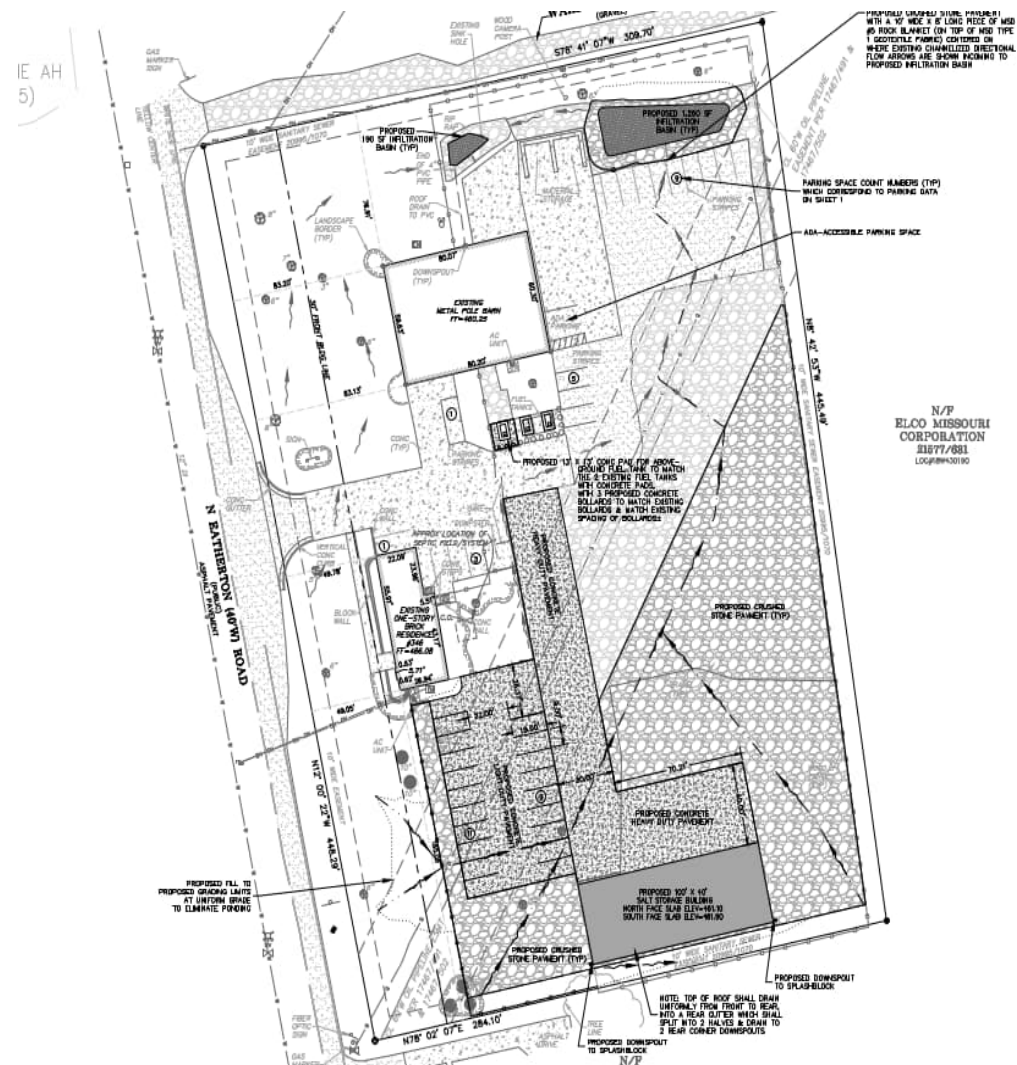
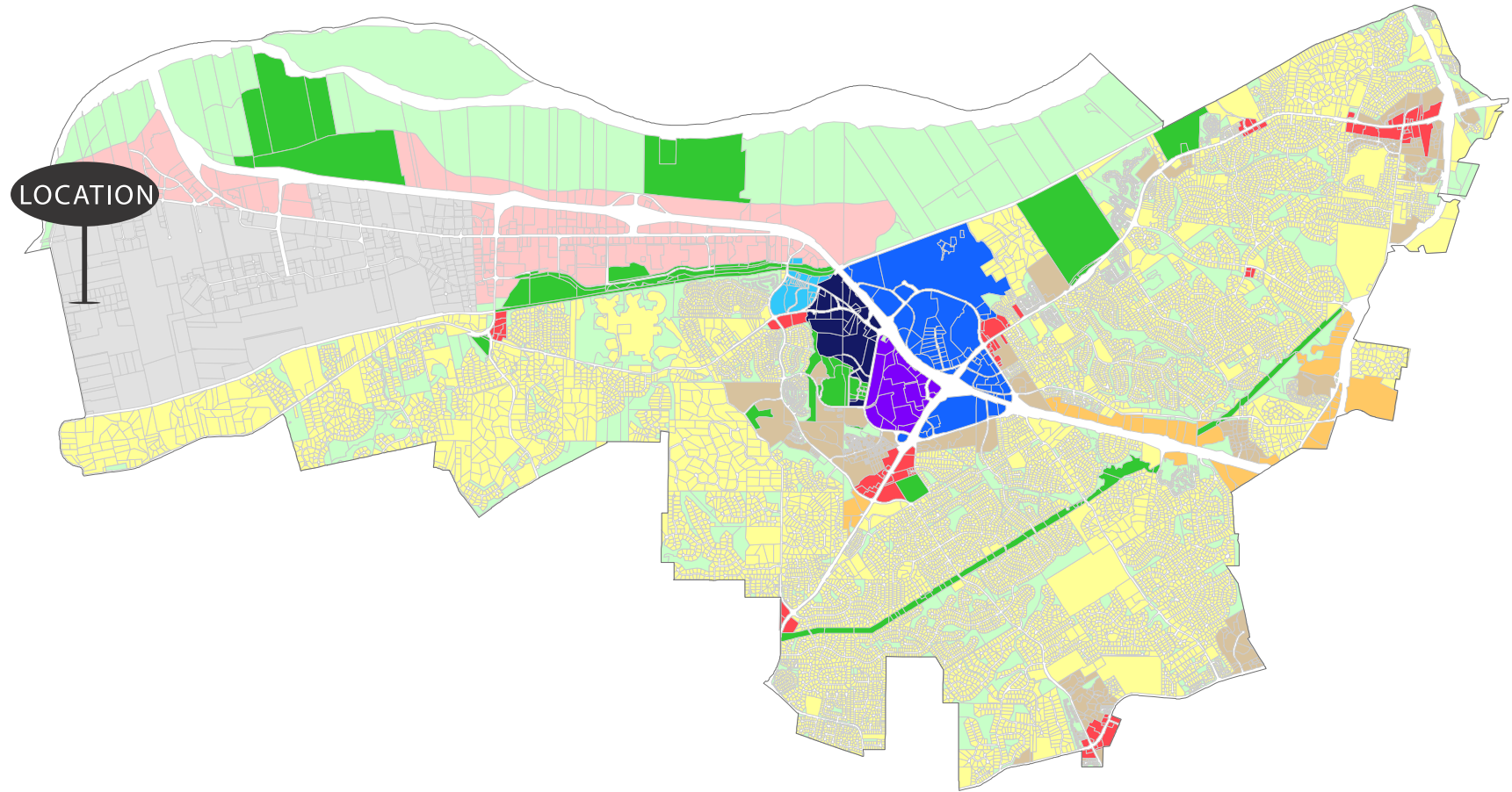
Acreage: 3 acres

Address: 346 N. Eatherton Road

Proposal: Site improvements for existing business

Applicant: Chesterfield Lawn & Landscape

Land Use Designation: Industrial



## APPROVALS

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



# CHESTERFIELD COMMONS SIX (CHICK-FIL-A)

Ward: 4

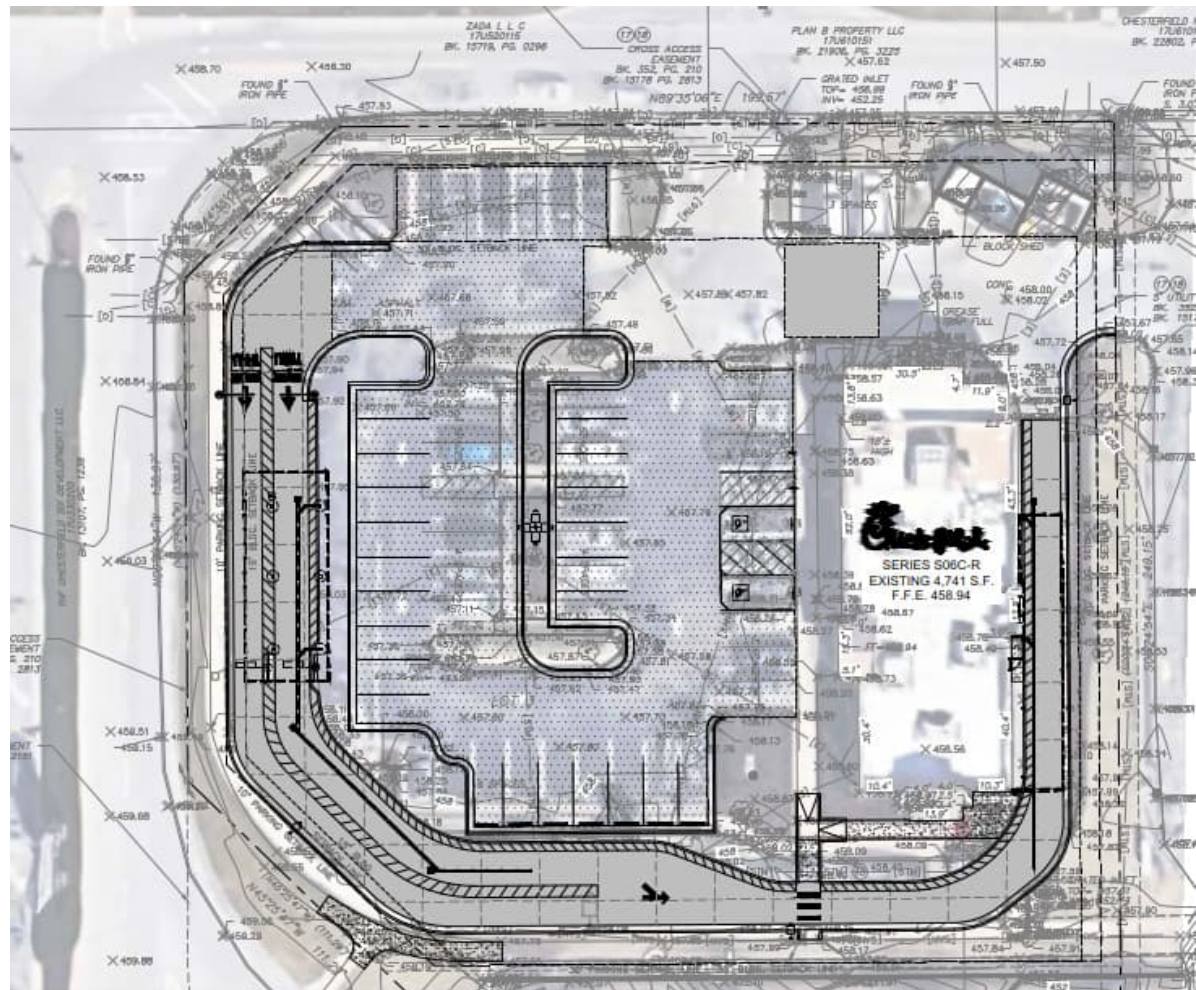
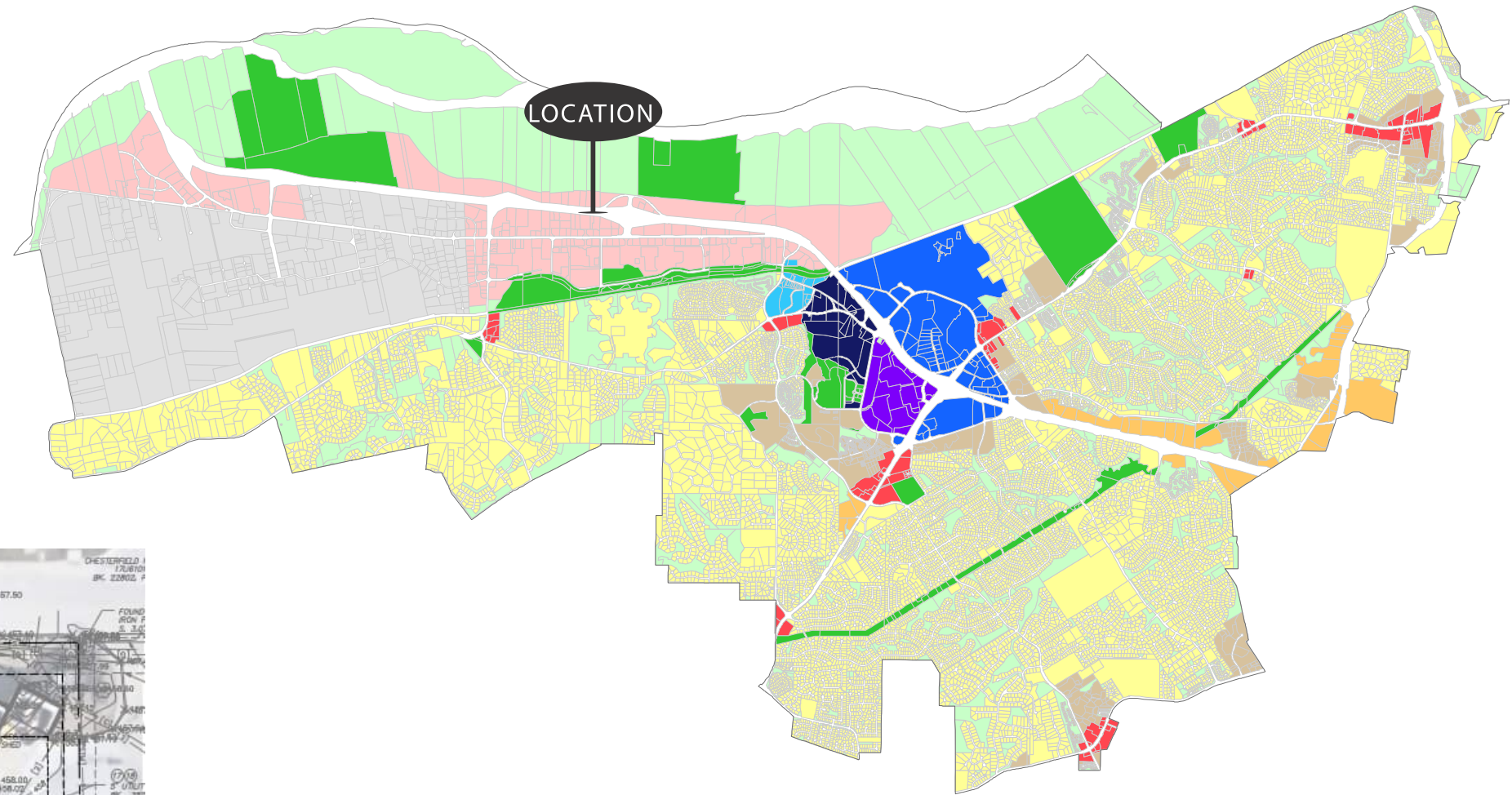
Acreage: 1.28 acres

Address: 17365 Chesterfield Airport Road

Proposal: Site improvements for an existing fast-food restaurant.

Applicant: THF Chesterfield Six Development, LLC

Land Use Designation: Regional Commercial



## APPROVALS

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



# SCHAEFFER'S GROVE

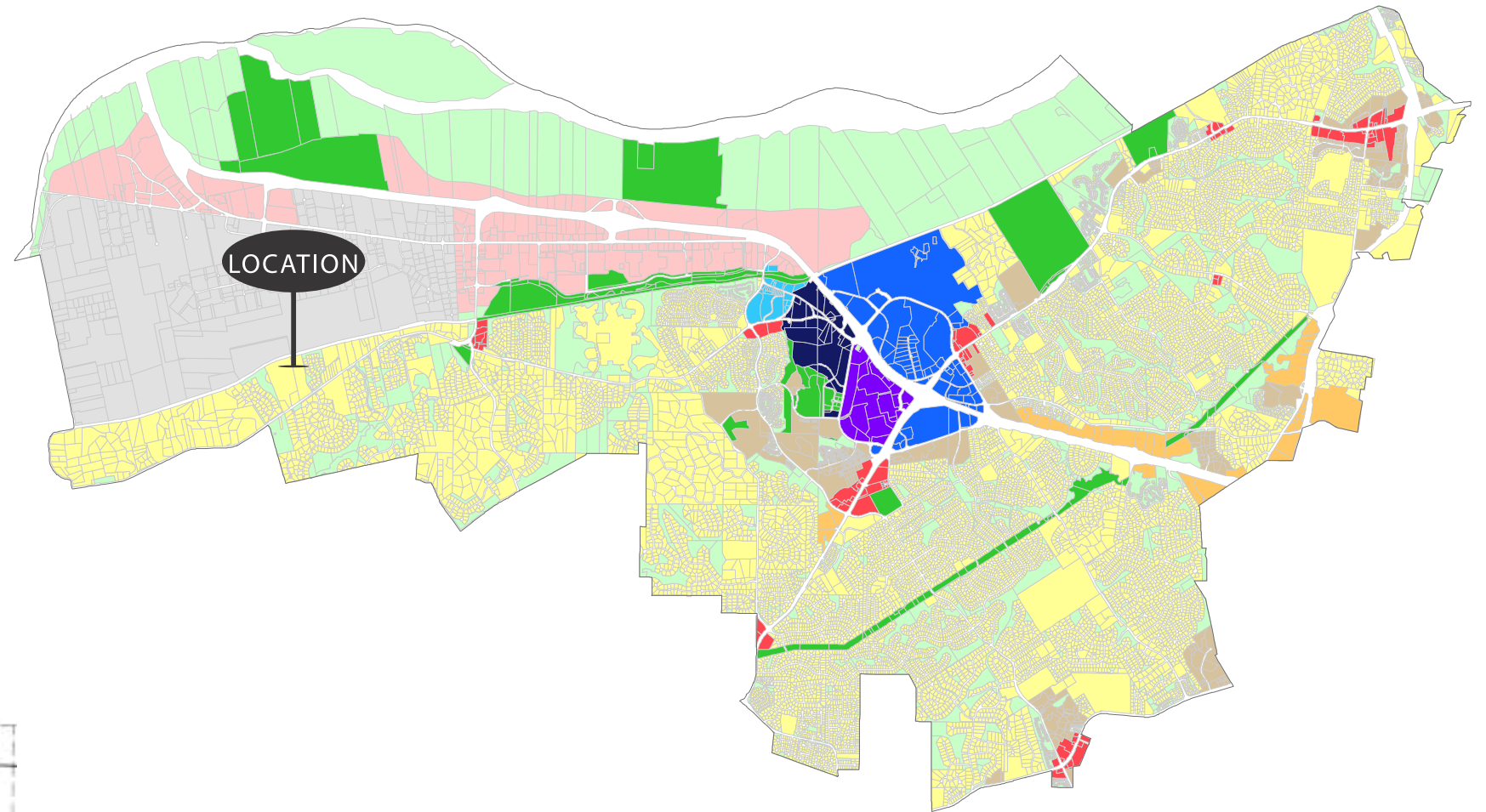
Ward: 4

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 - PERMITTED
- MUNICIPAL ZONING APPROVAL - 22/36
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



## WILDHORSE VILLAGE CONDOS

Ward: 4

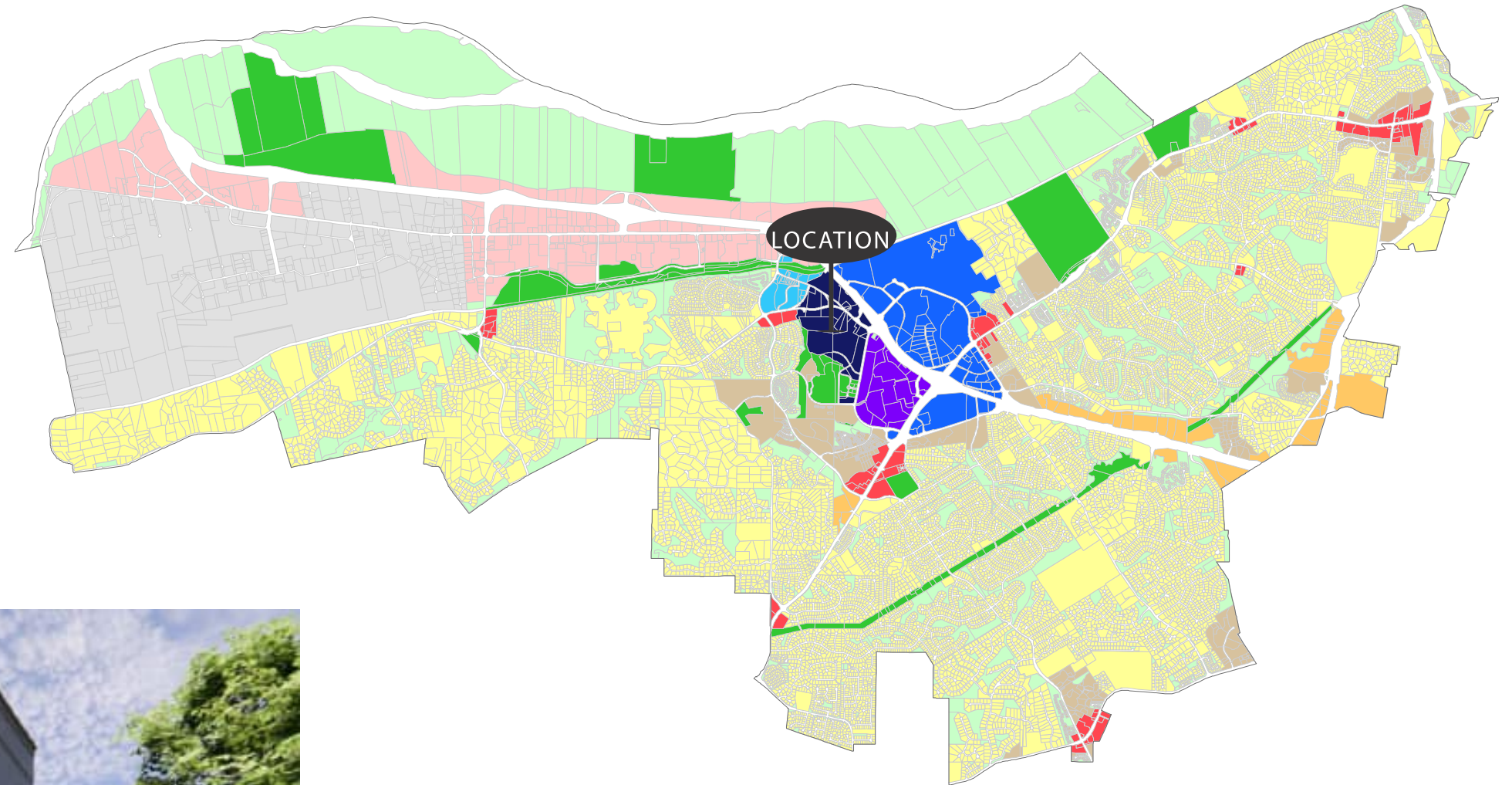
Acreage: 0.8 acres

Address: 16460 Wildhorse Lake Blvd

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 - YES
- OCCUPANCY - FORTHCOMING



# ESTATES AT CONWAY

Ward: 2

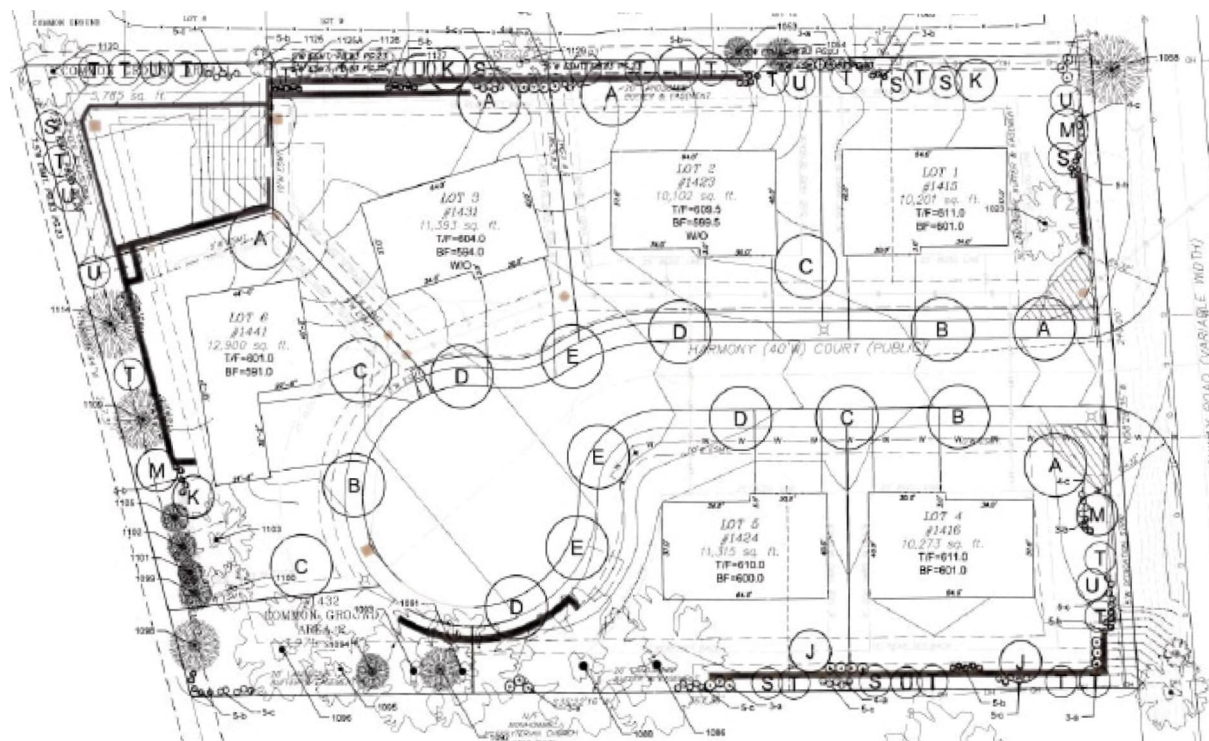
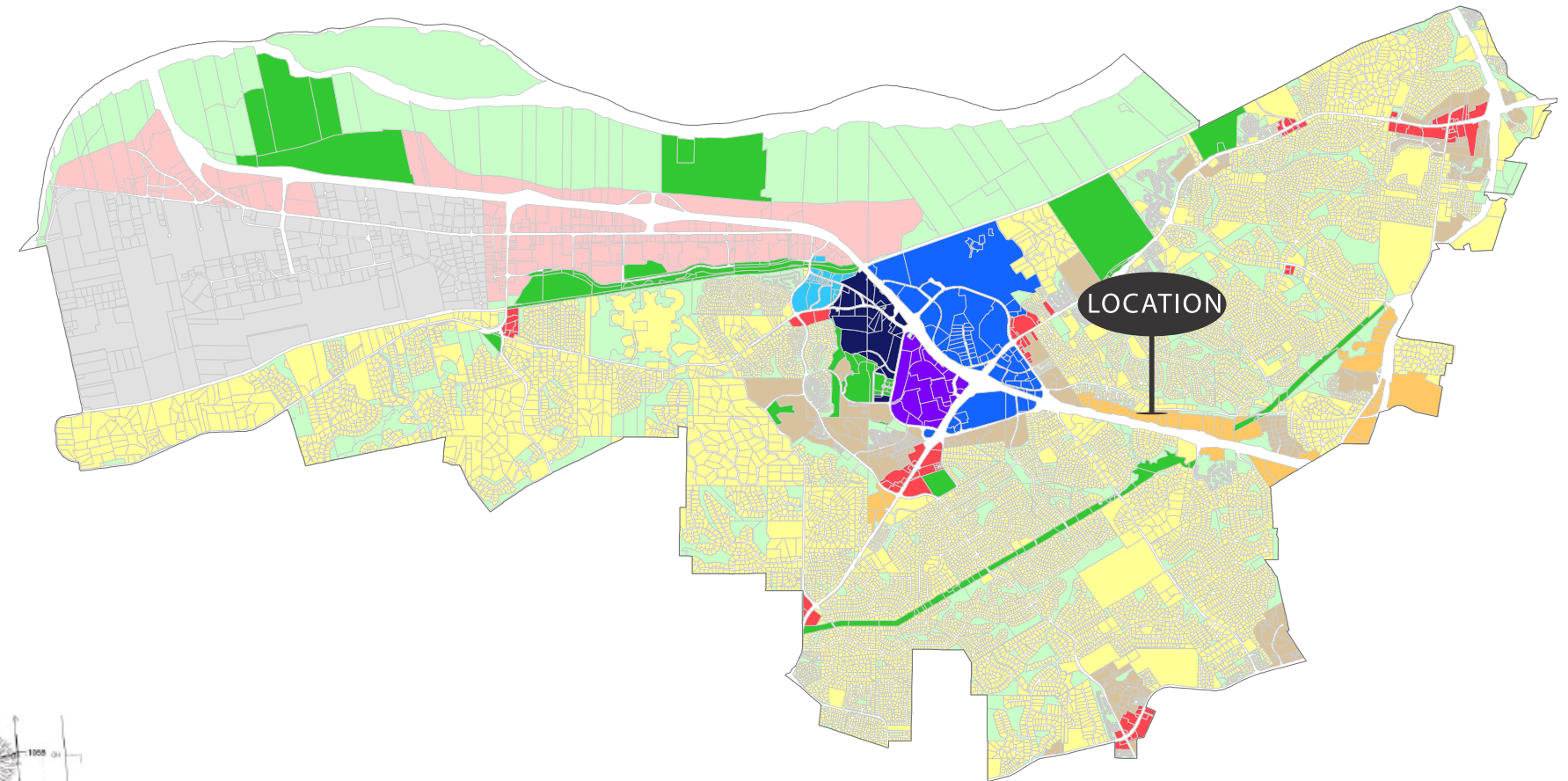
Acreage: 2.1 acres

Address: 14880 Conway Road

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



## LEGENDS AT SCHOETTLER POINTE

Ward: 2

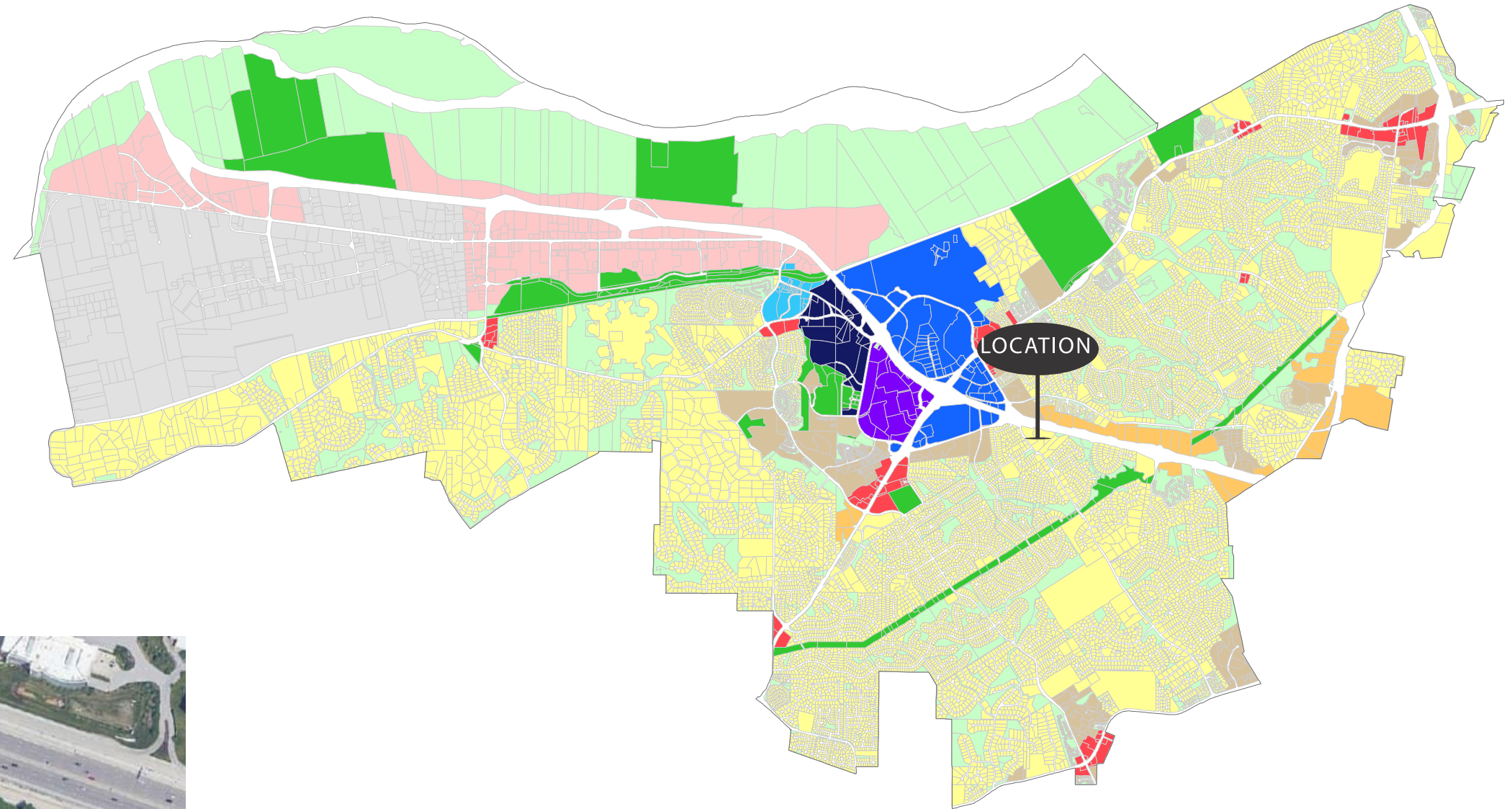
Acreage: 9.1 acres

Address: 1 Haybarn Lane

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



## SPIRIT HOTEL

Ward: 4

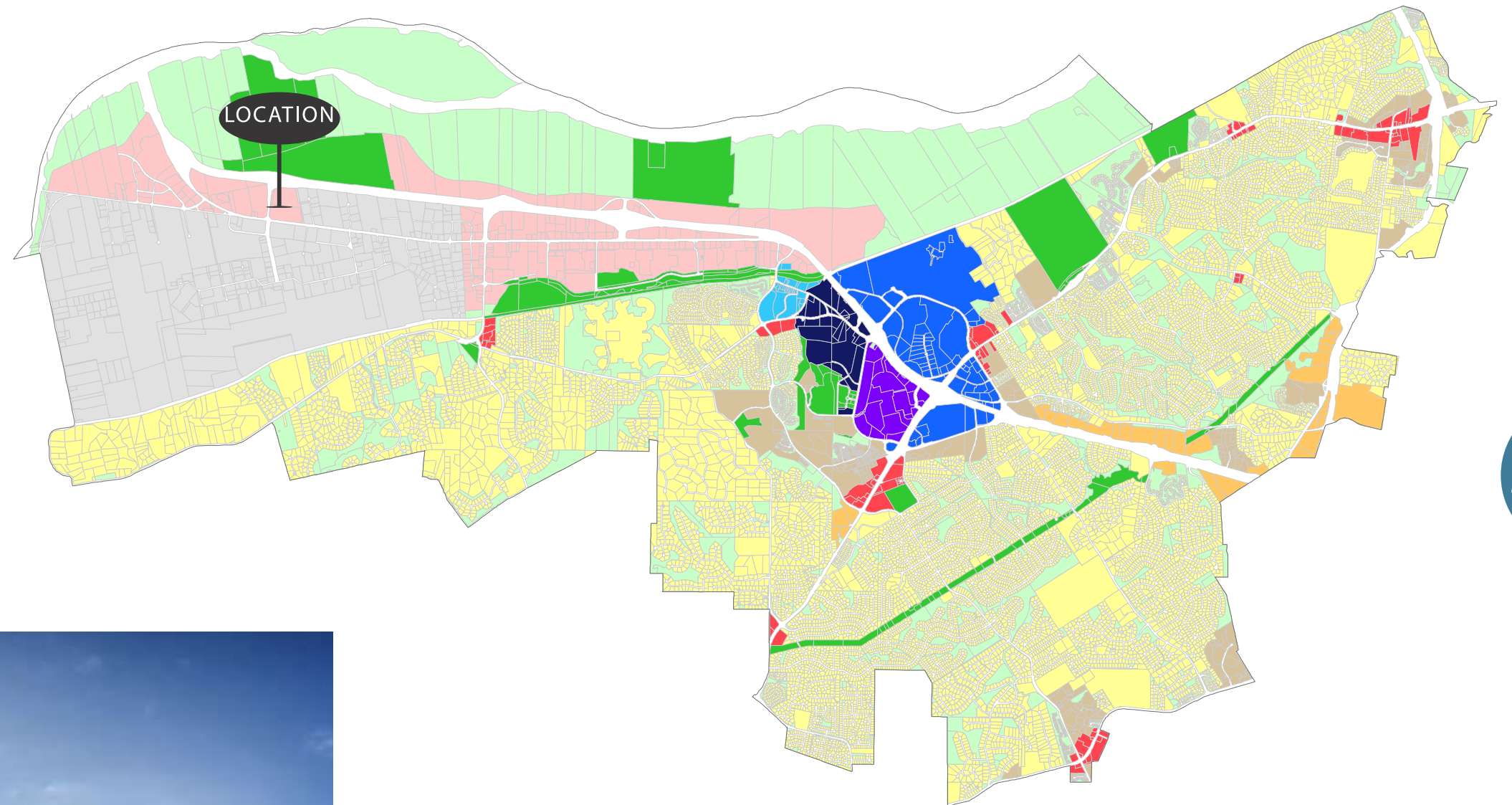
Acreage: 7 acres

Address: 950 Spirit of St. Louis Blvd

Proposal: 5 story hotel with 168 rooms

Applicant: Stock & Associates Consulting Engineers

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

Ward: 4

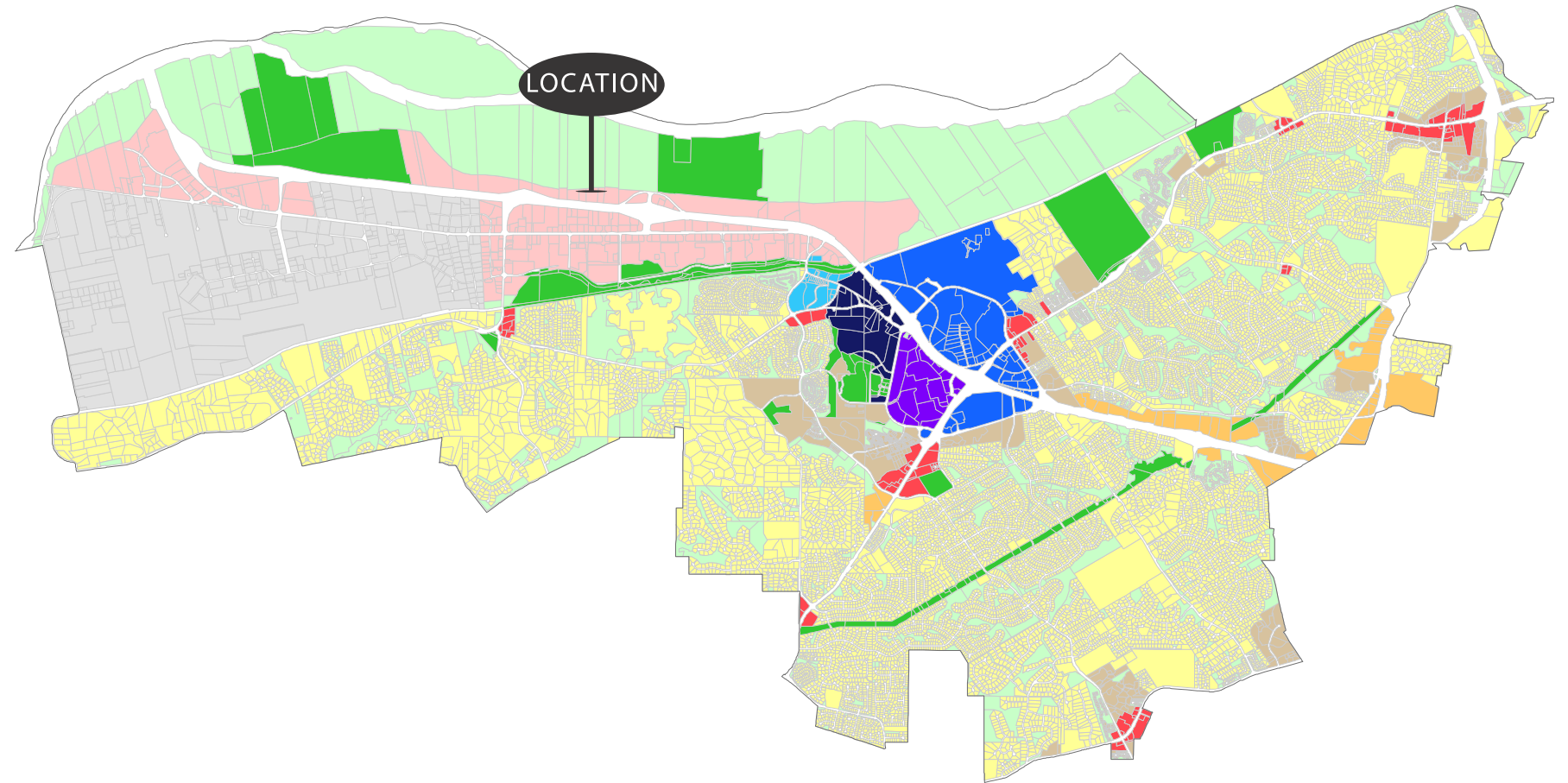
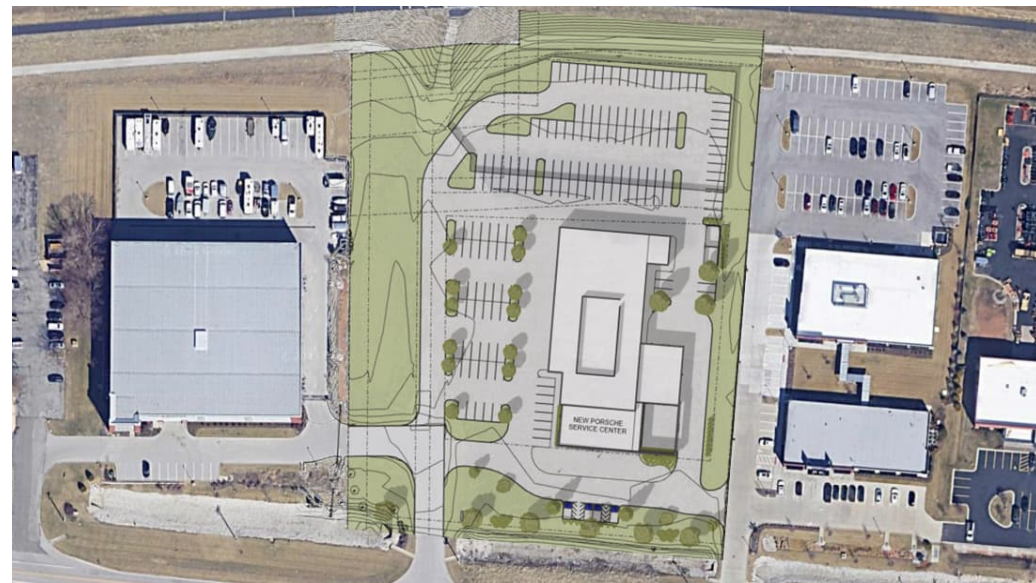
Acreage: 5.25 acres

Address: 17455 N. Outer 40 Road

Proposal: Proposed automobile service center

Applicant: IndiGO Properties STL LLC

Land Use Designation: Regional Commercial



## APPROVALS

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



# ANNIE GUNN'S

Ward: 4

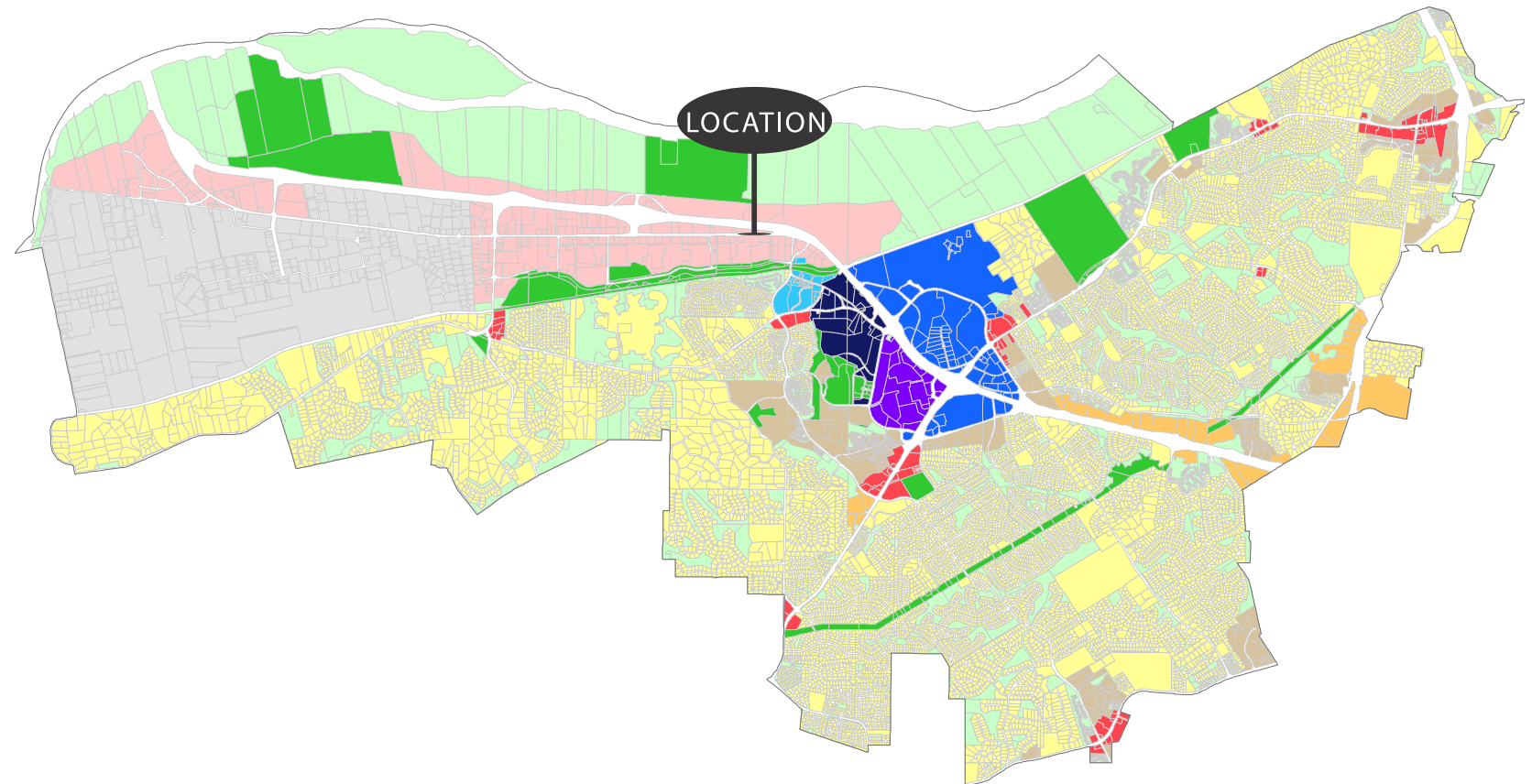
Acreage: 2.5 acres

Address: 16806 Chesterfield Airport Road

Proposal: An 11,441 square foot addition to an existing restaurant

Applicant: The Thomas P. Sehnert Revocable Trust

Land Use Designation: Regional Commercial



## APPROVALS

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



# THE TERRACES AT WILDHORSE VILLAGE

Ward: 4

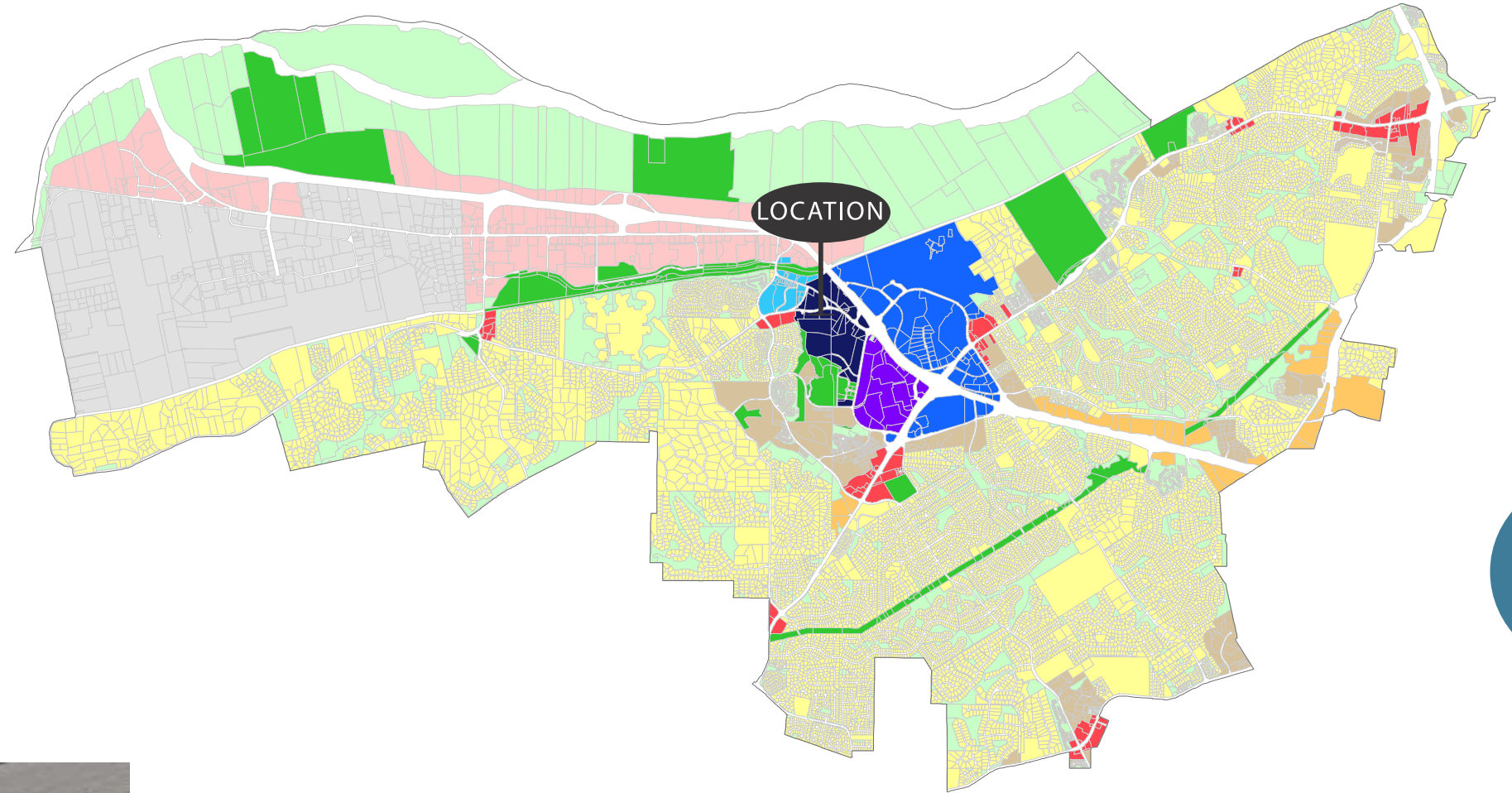
Acreage: 3.6 acres

Address: 16300 Lakeview Circle

Proposal: Proposed 70 unit multi-family residential townhome 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 - YES
- OCCUPANCY - FORTHCOMING



# CHABAD OF CHESTERFIELD

Ward: 2

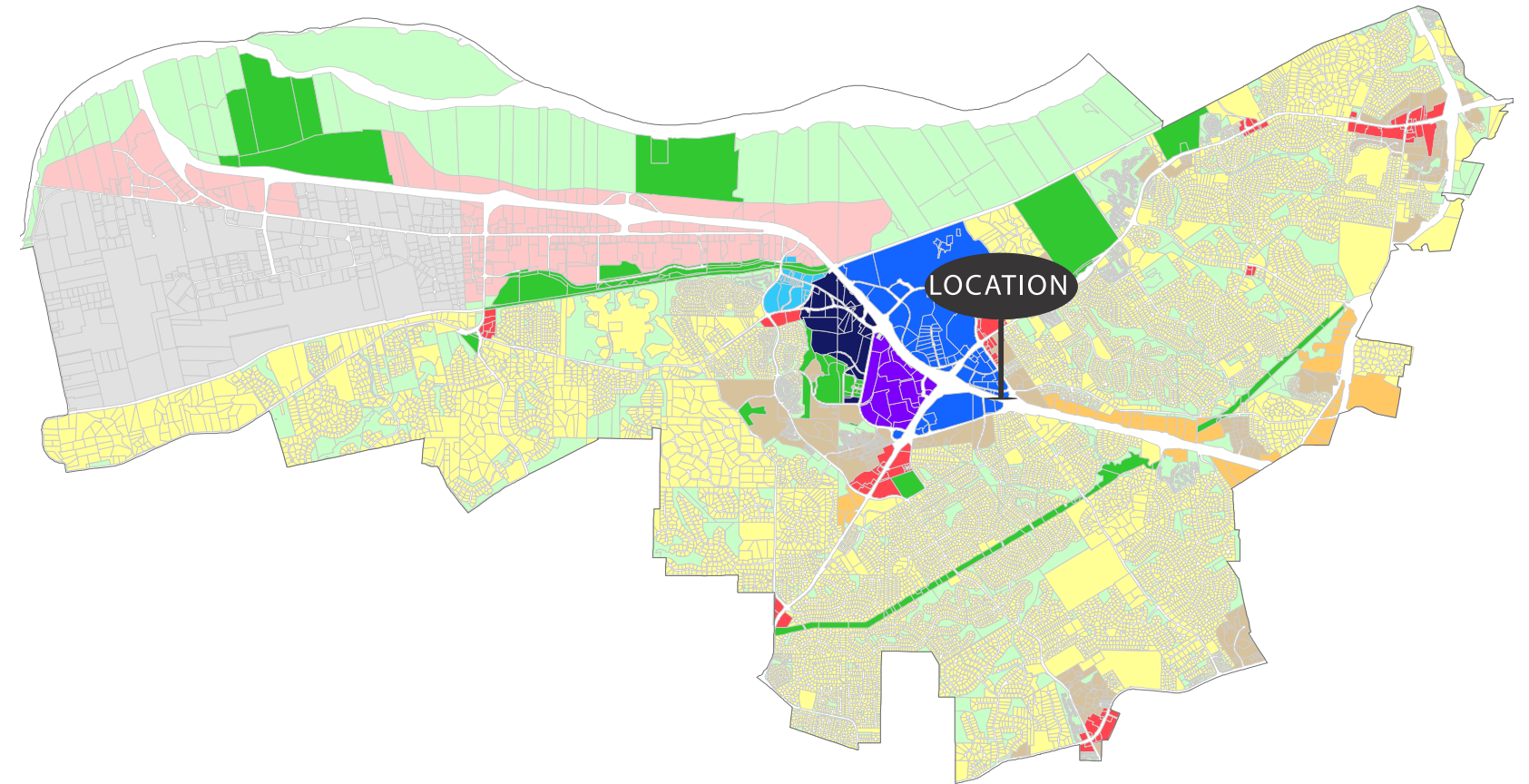
Acreage: 1.5 acres

Address: 15310 Conway Road

Proposal: Chabad of Chesterfield

Applicant: Daniel F. Conway

Land Use Designation: City Center (Corporate Village)



## APPROVALS

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



# LOGAN UNIVERSITY

Ward: 3

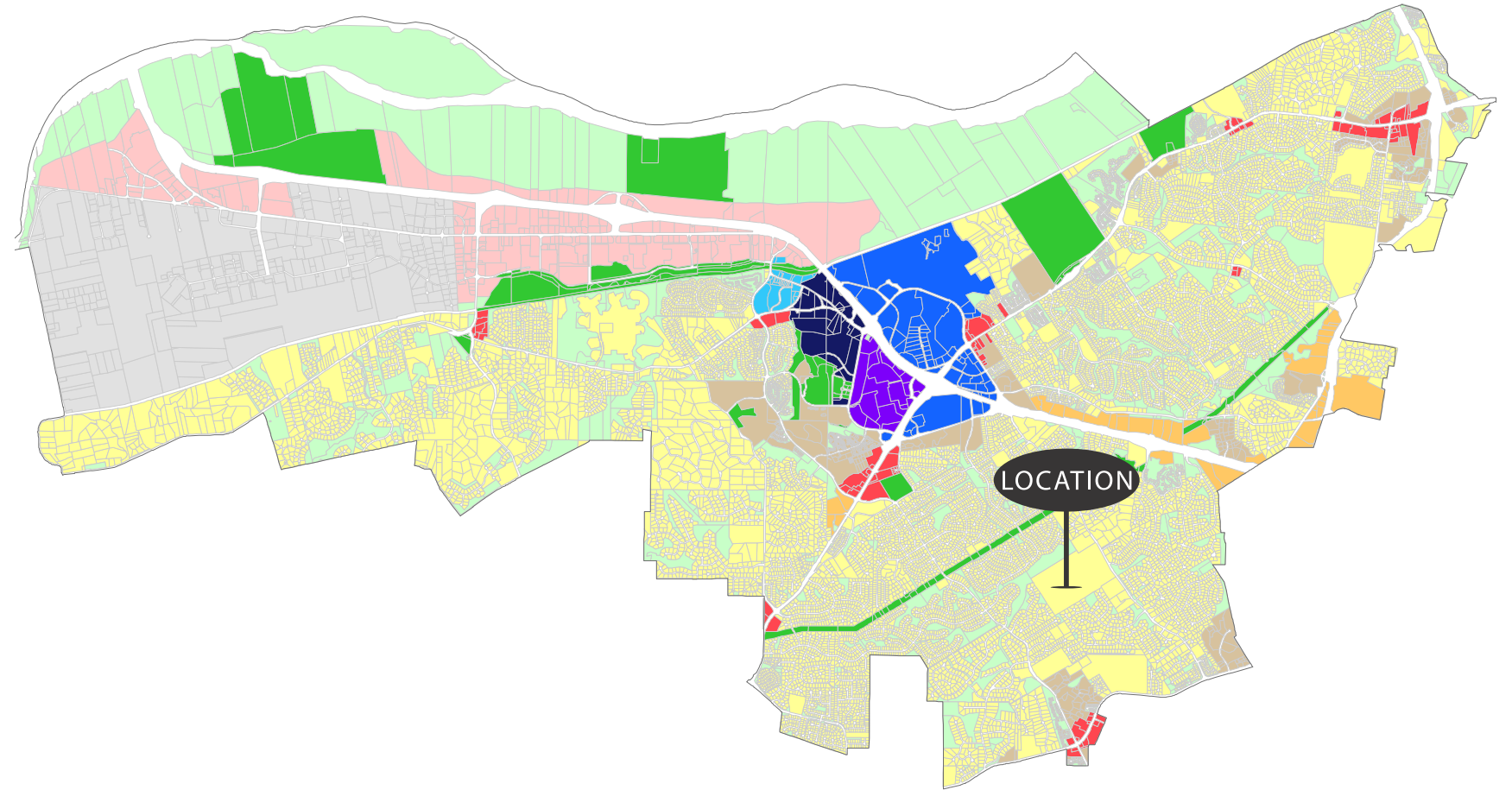
Acreage: 102.4 acres

Address: 1851 Schoettler Road

Proposal: A building addition for an existing college campus

Applicant: Ittner Architects, Inc.

Land Use Designation: Suburban Neighborhood



## APPROVALS

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



## WILDHORSE BLUFFS

Ward: 4

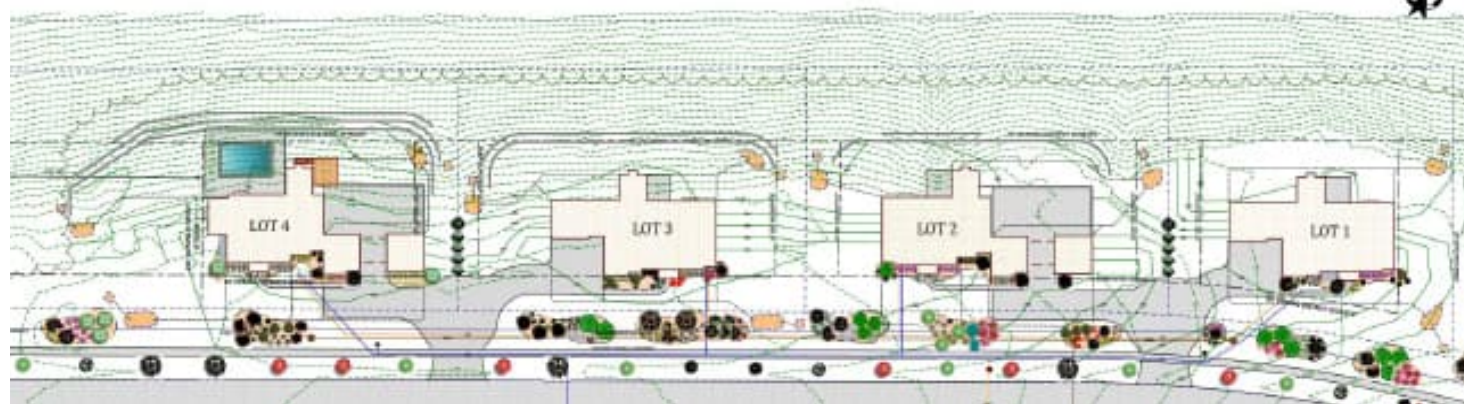
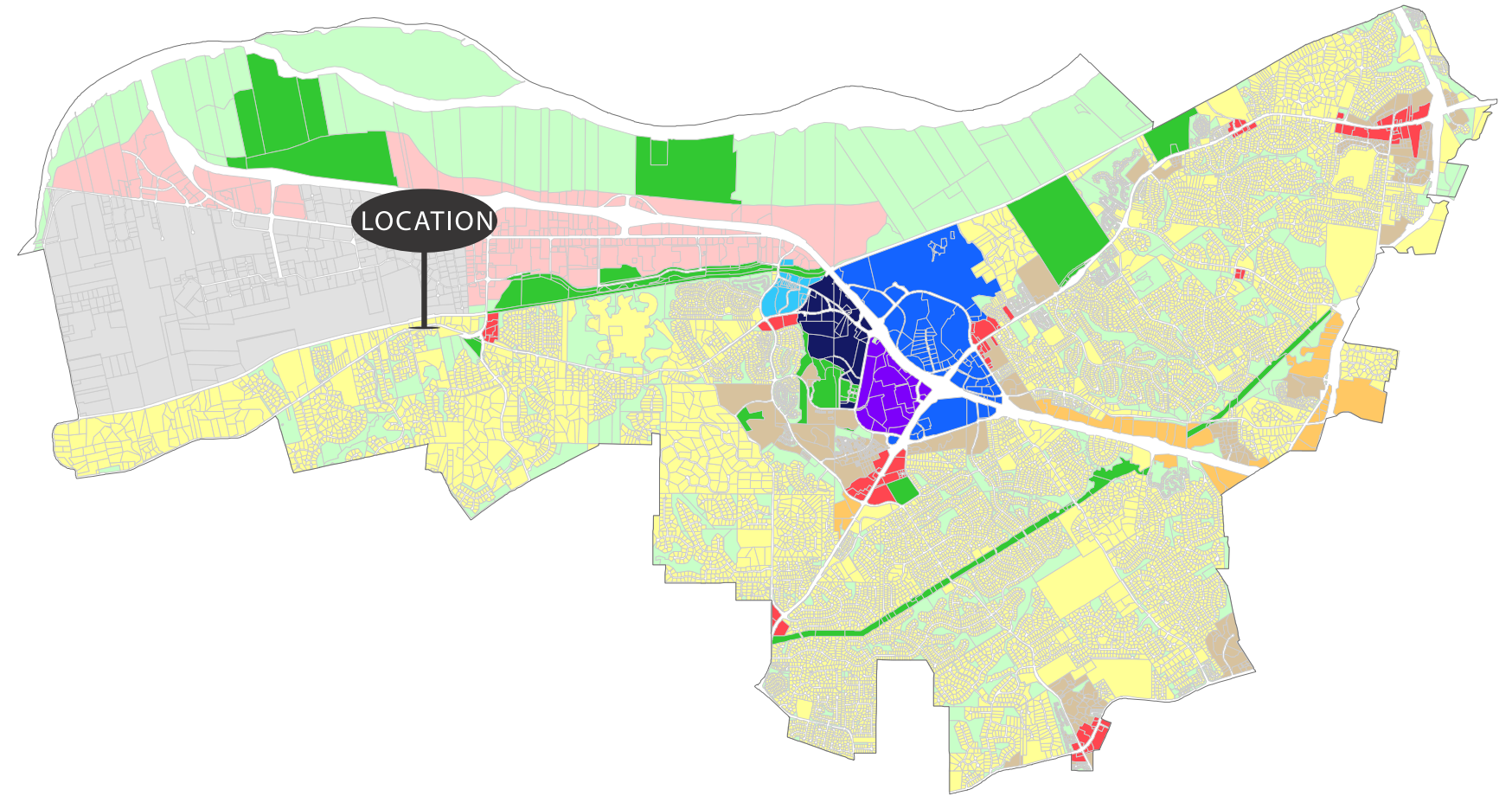
Acreage: 4.9 Acres

Address: 17447-17435 Wild Horse Creek Road

Proposal: 4 single family homes

Applicant: Adams Development

Land Use Designation: Suburban Neighborhood



### APPROVALS

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



# WATERFRONT AT WILDHORSE VILLAGE

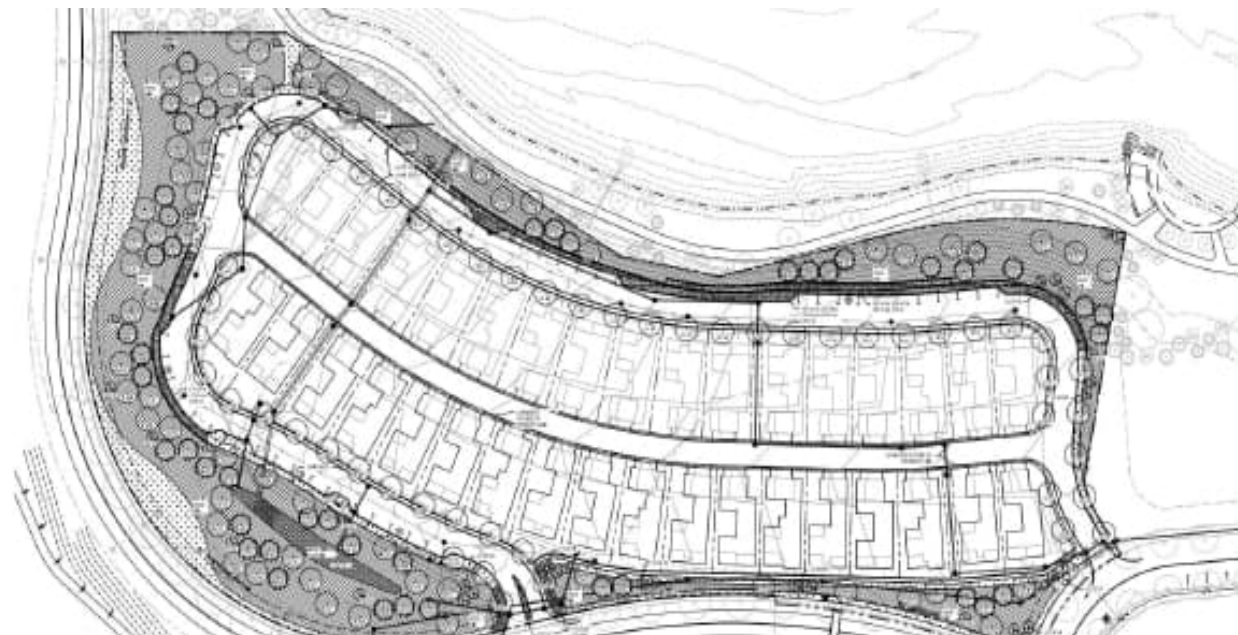
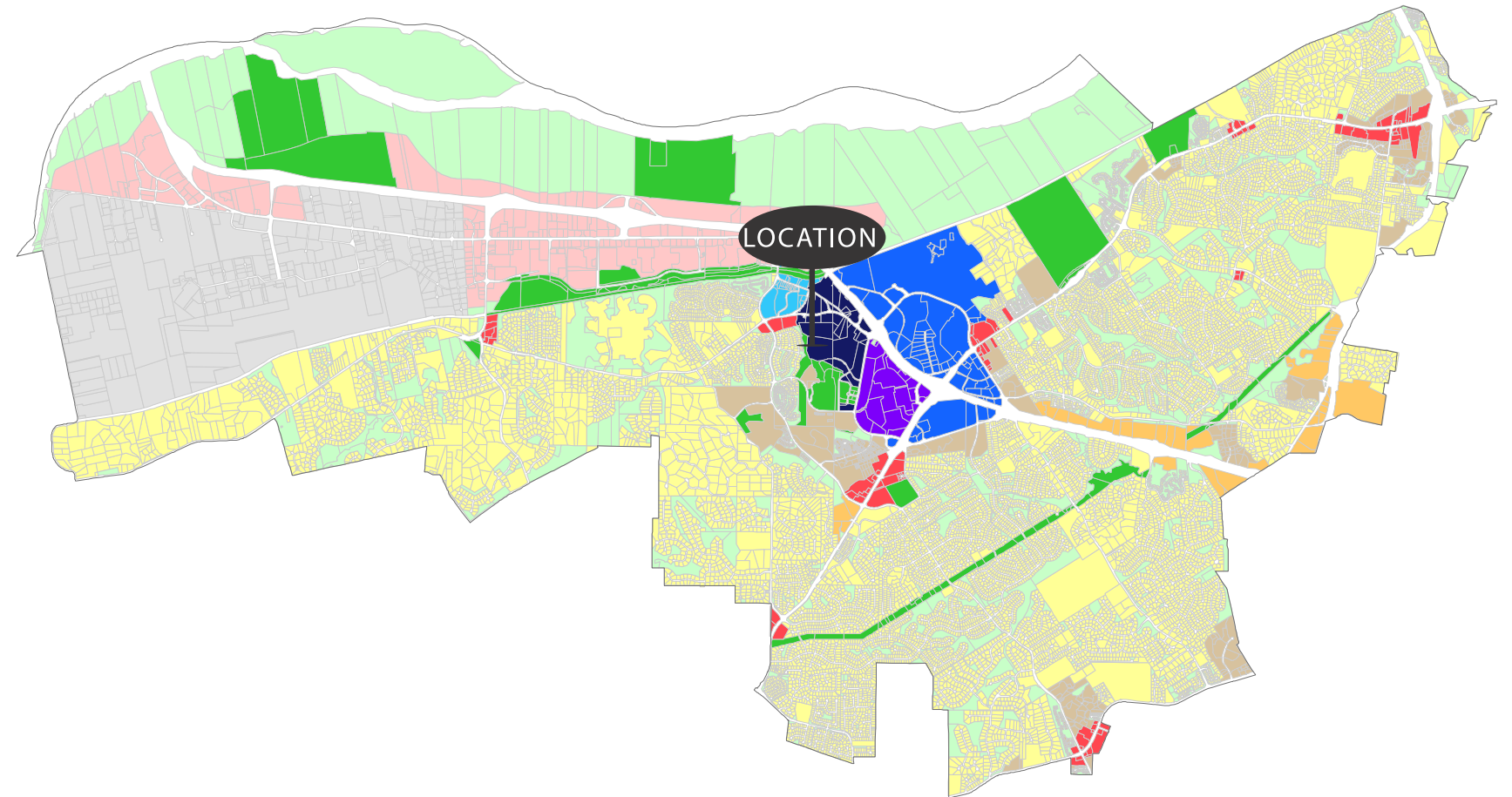
Ward: 4

Acreage: 11.6 Acres

Proposal: 35 detached single family homes

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 - 27 OF 35
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



# DAMIEN KROENUNG ESTATES

Ward: 4

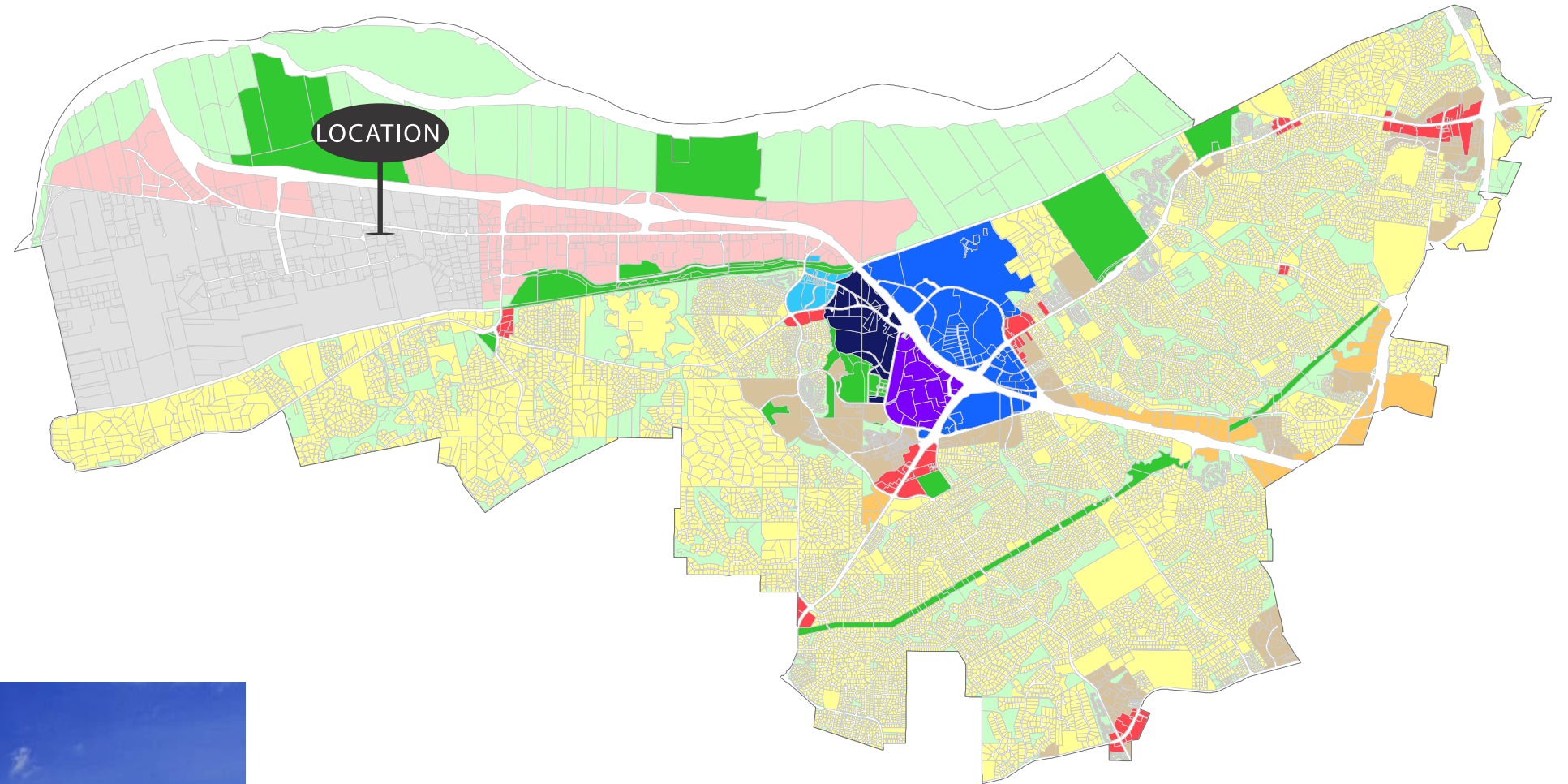
Acreage: 7.1 acres

Address: 17970 Edison Avenue

Proposal: Proposed office/warehouse for book distribution

Applicant: Edison Partners, LLC

Land Use Designation: Industrial



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - UNDER REVIEW
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - NO
- OCCUPANCY - FORTHCOMING



## GATEWAY STUDIOS

Ward: 4

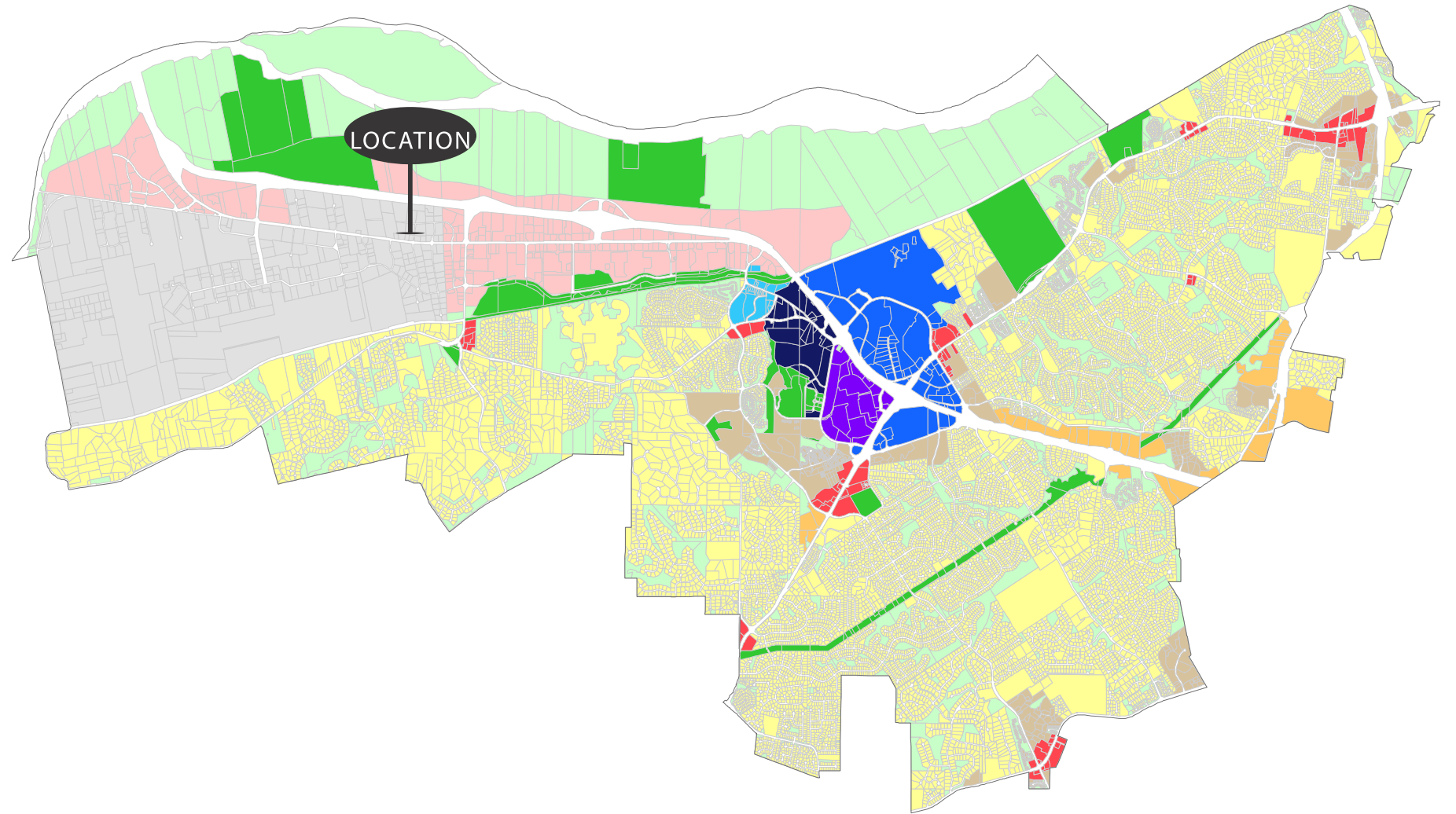
Acreage: 24 acres

Address: 900 Spirit of St. Louis Blvd

Proposal: Proposed music studio

Applicant: Gateway Studios, LLC

Land Use Designation: Industrial



### APPROVALS

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



# THE TOWNES AT WILDHORSE VILLAGE

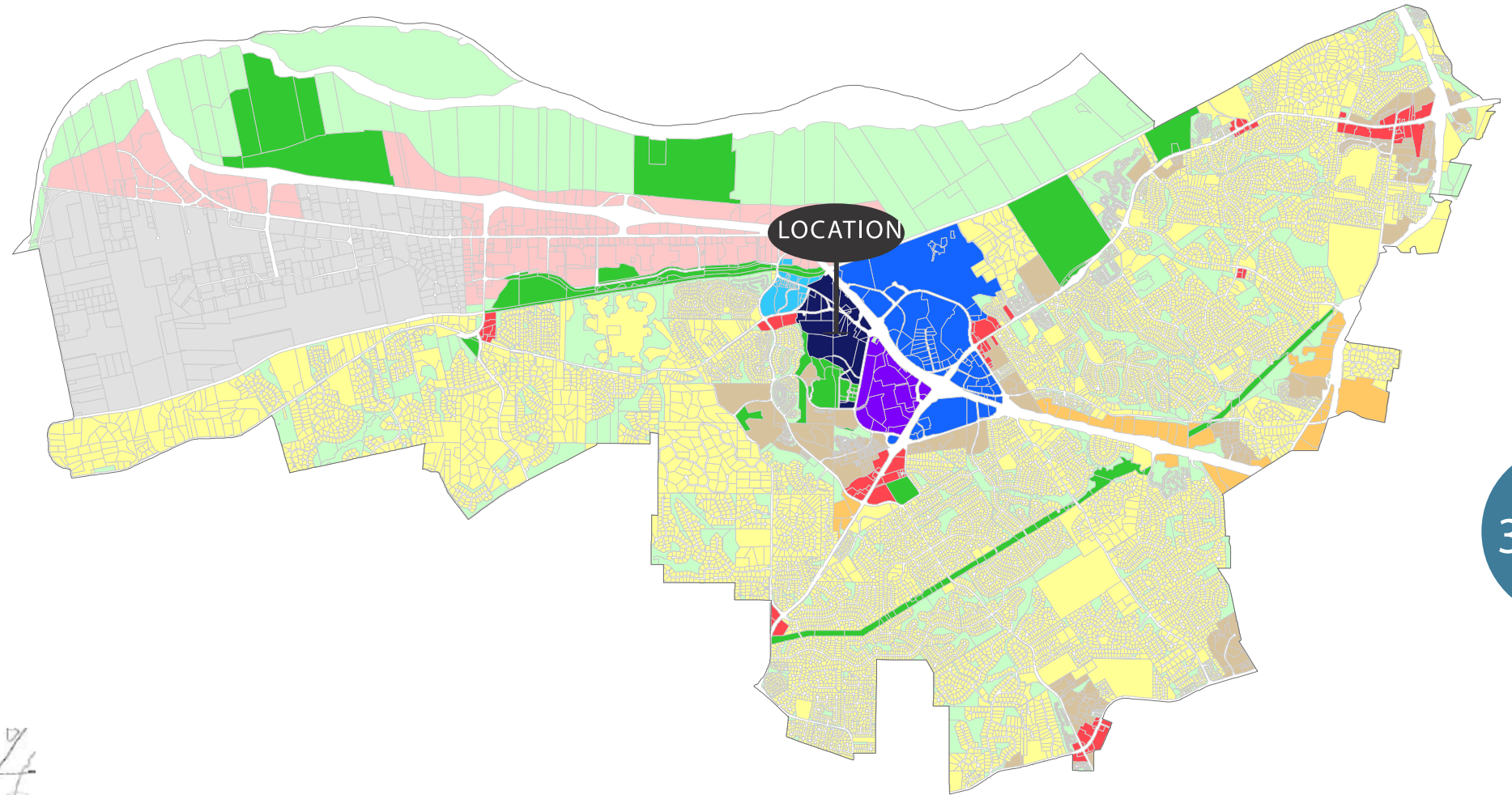
Ward: 4

Acreage: 8.6 Acres

Proposal: 72 single family residential town-home development

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: City Center (Urban Transition)



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 24 OF 72
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING



# PFIZER

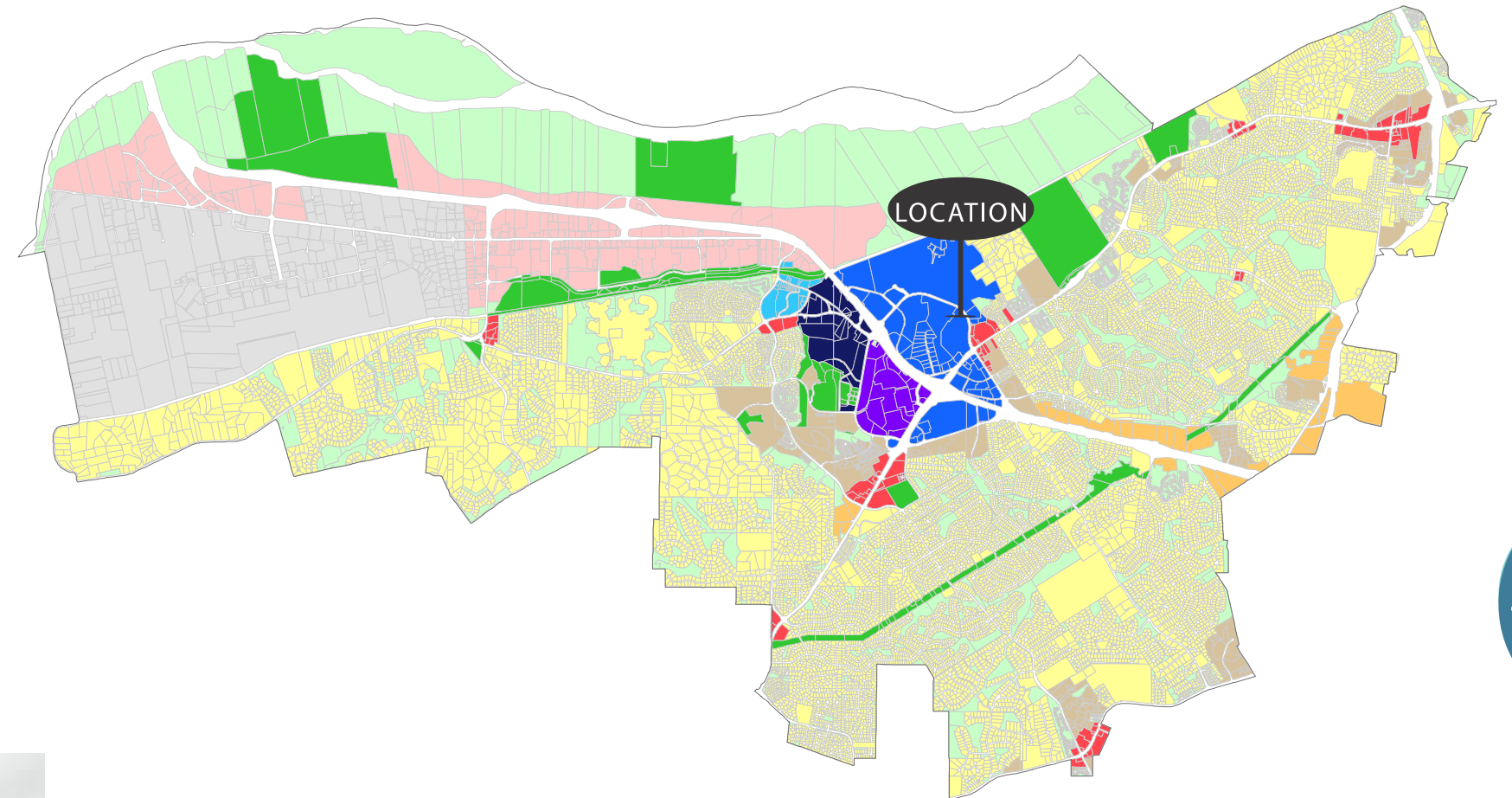
Ward: 2

Acreage: 31.8 acres

Address: 875 W. Chesterfield Pkwy

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



## THE FLATS AT WILDHORSE VILLAGE

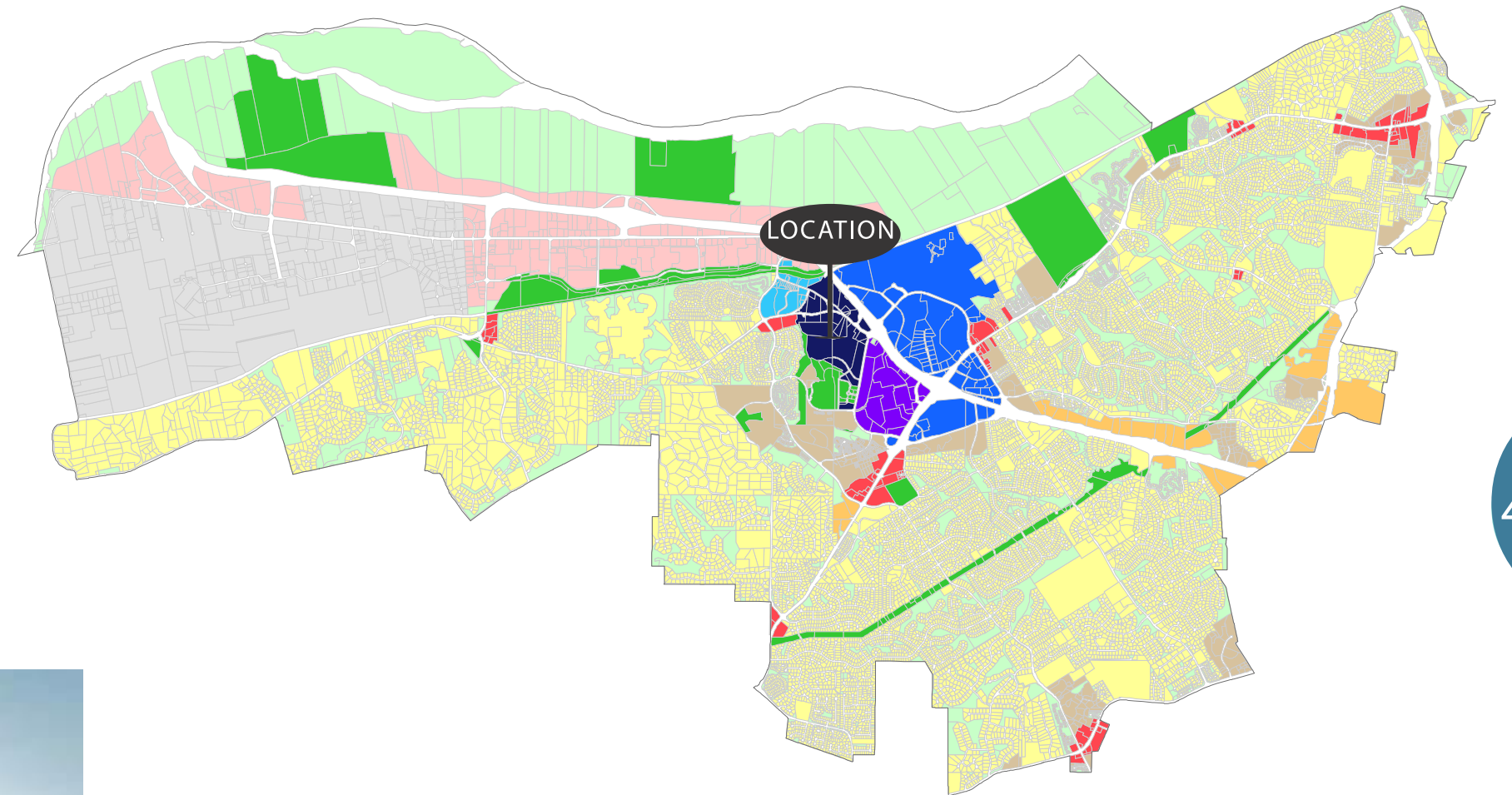
Ward: 4

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

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



## TOTAL ACCESS URGENT CARE

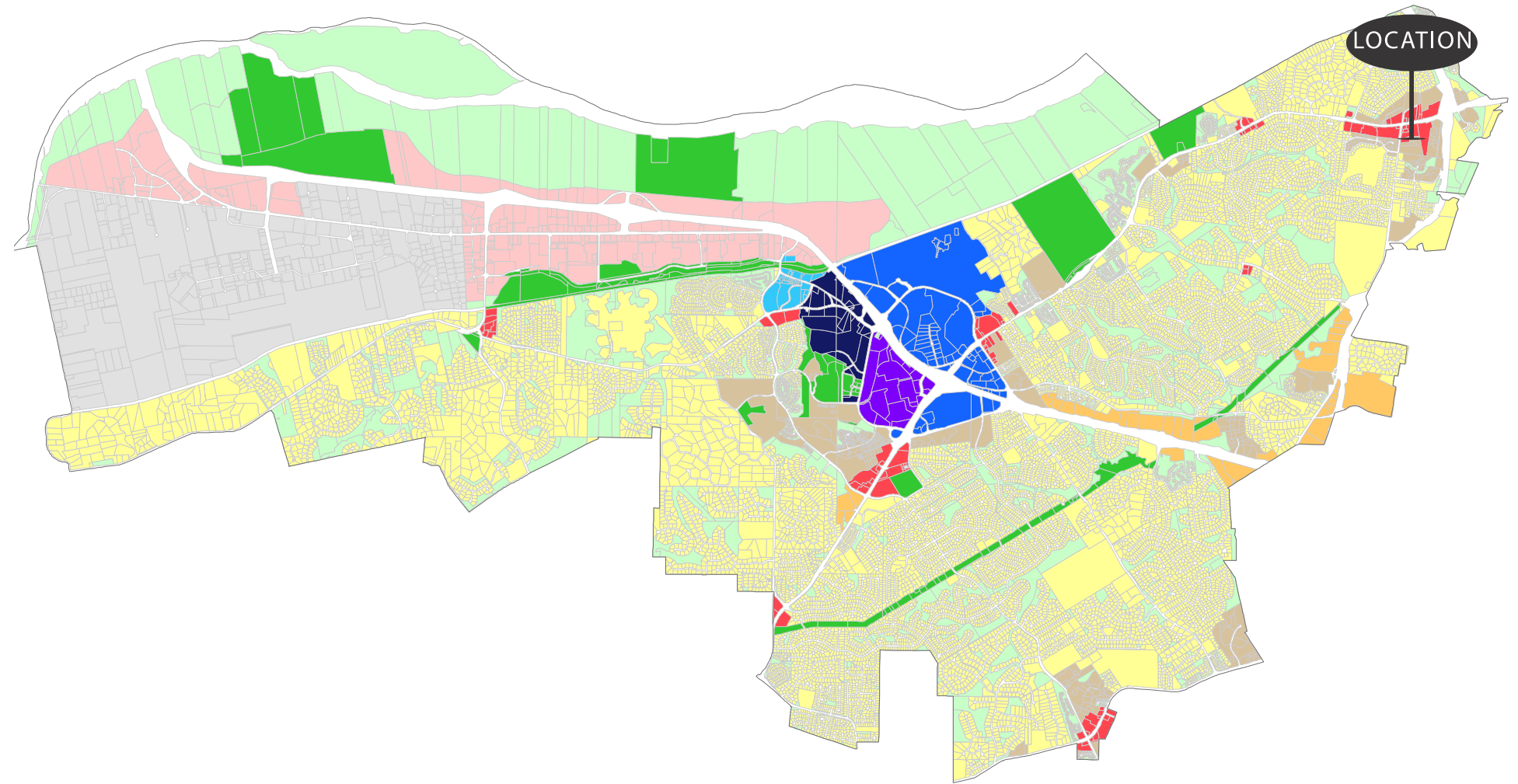
Ward: 1

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

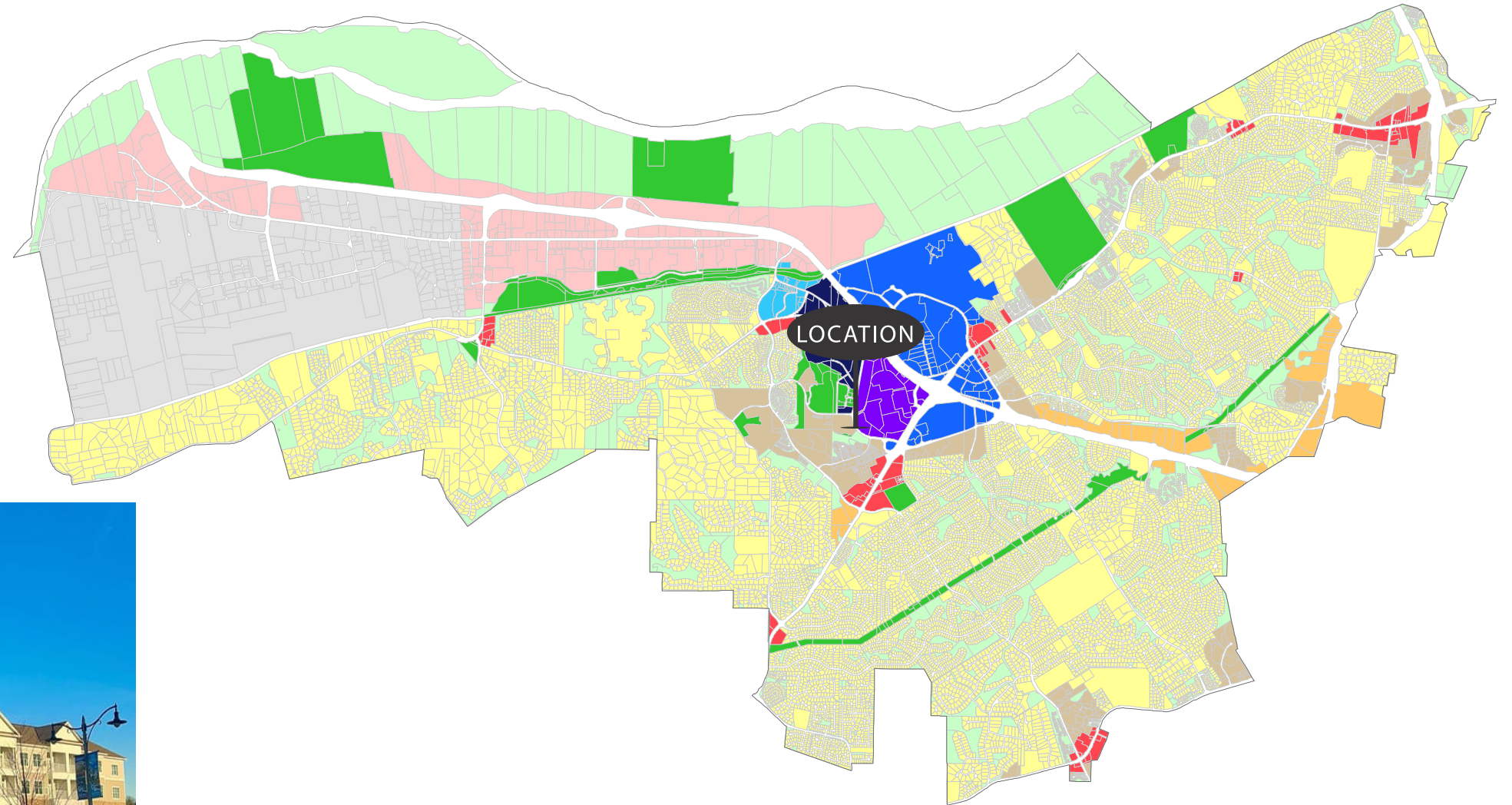
Ward: 2

Acreage: 8.2 acres

Proposal: Proposed 150 unit senior living facility

Applicant: Shelbourne Healthcare Development Group, LLC

Lands Use Designation: City Center (Downtown)



### APPROVALS

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



## VERMEER SALES AND SERVICE FACILITY

Ward: 4

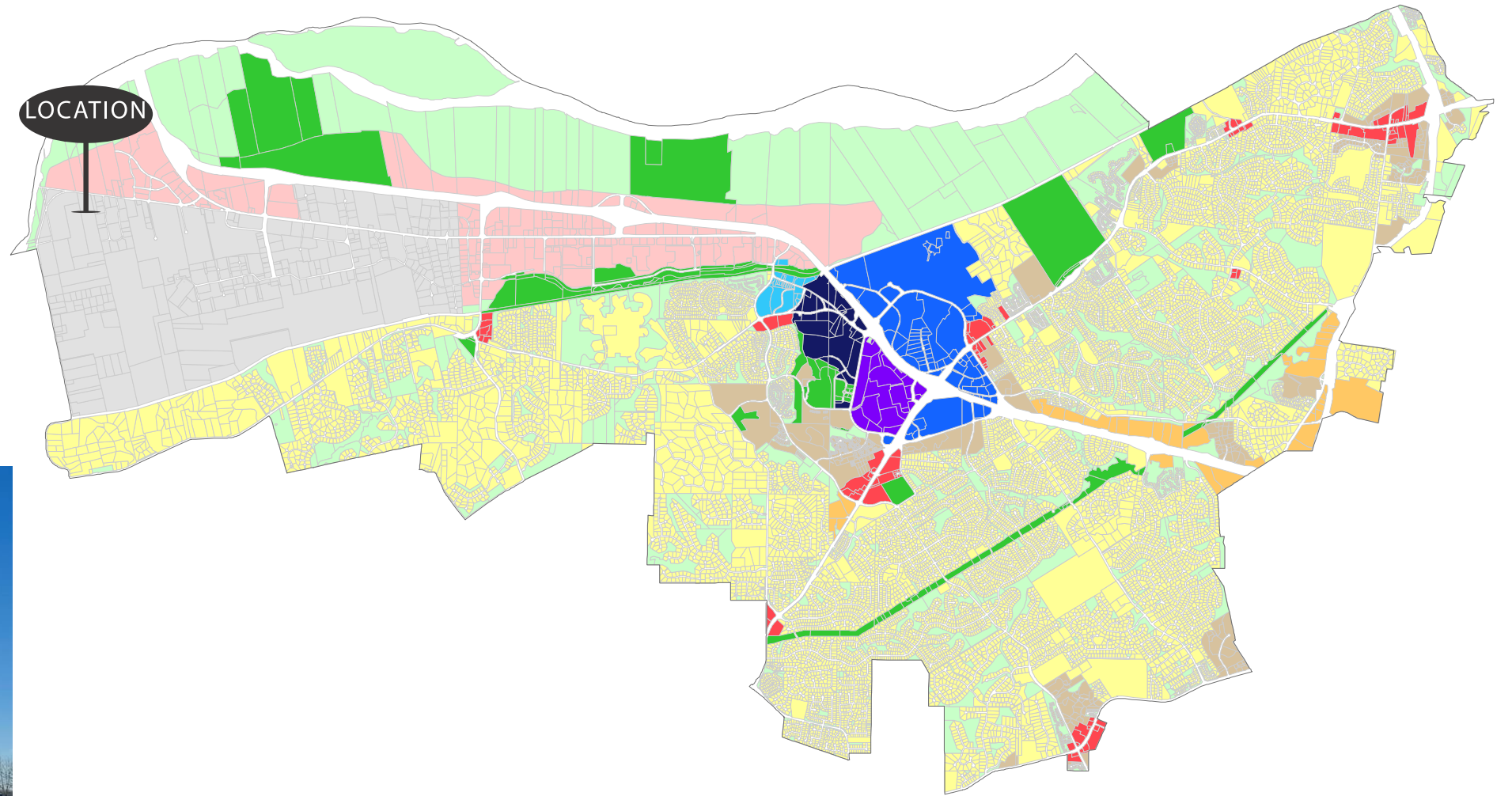
Acreage: 6.8 acres

Address: 621 Spirit Valley East Drive

Proposal: Building addition with storage and display

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Industrial



### APPROVALS

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



## FAIRFIELD SUITES

Ward: 2

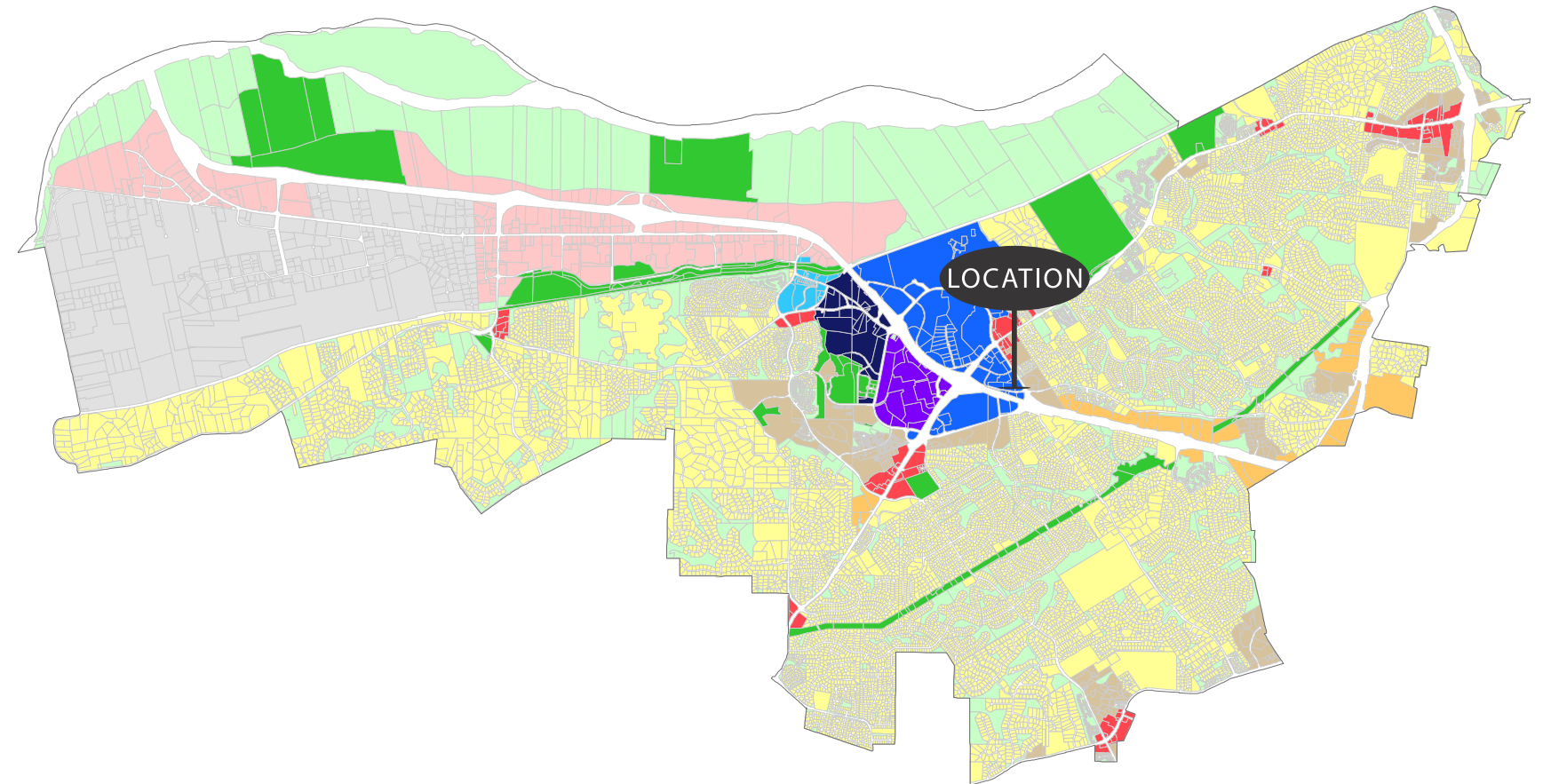
Acreage: 2.84 acres

Address: 1065 E. Chesterfield Pkwy

Proposal: Hotel addition including parking structure

Applicant: Chesterfield Village Lodging, 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



# SPIRIT VALLEY BUSINESS PARK, LOT 6

Ward: 4

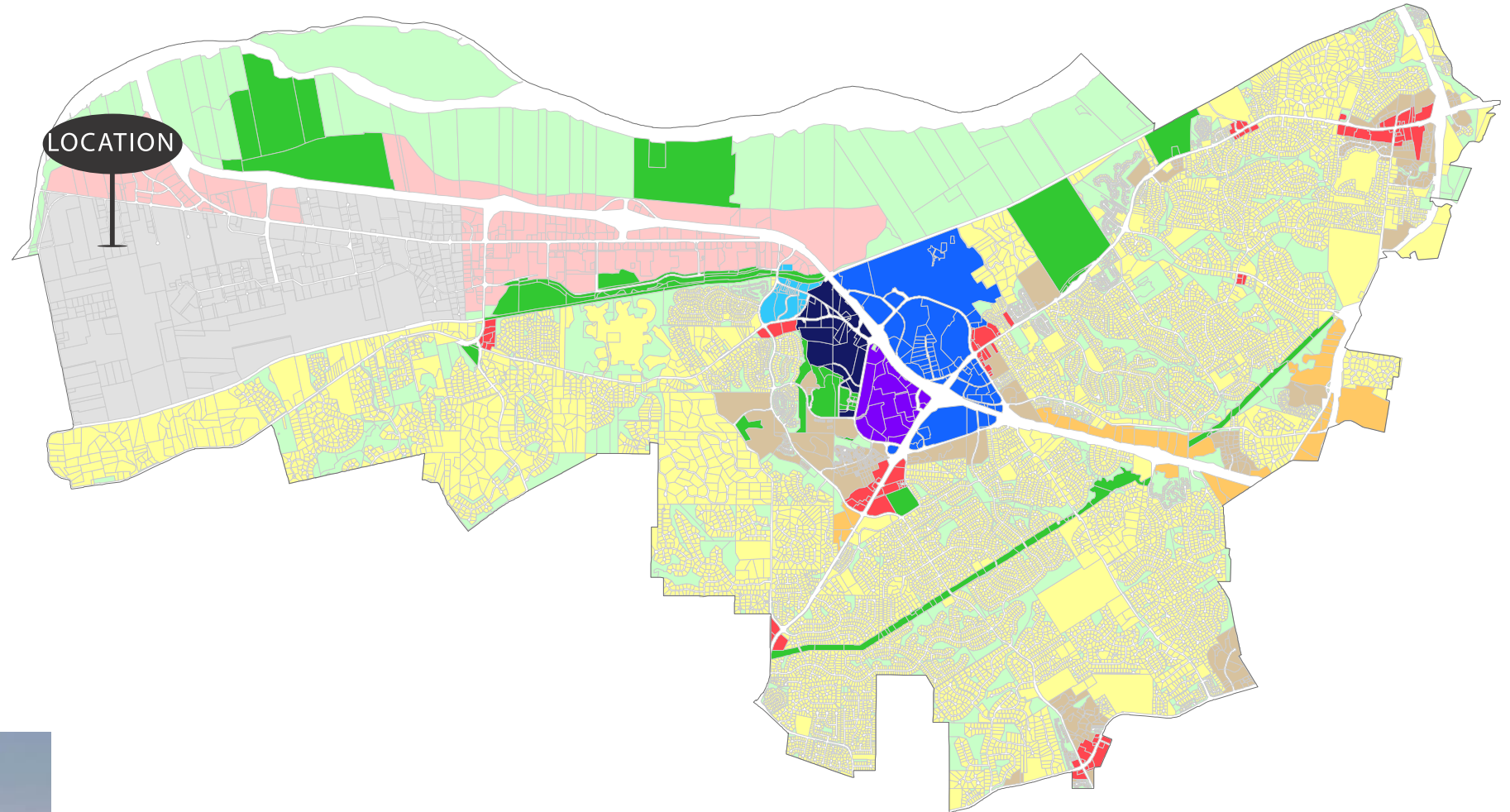
Acreage: 3.3 acres

Address: 675 Spirit Valley West Drive

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

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Industrial



### APPROVALS

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



## ALEXANDER WOODS

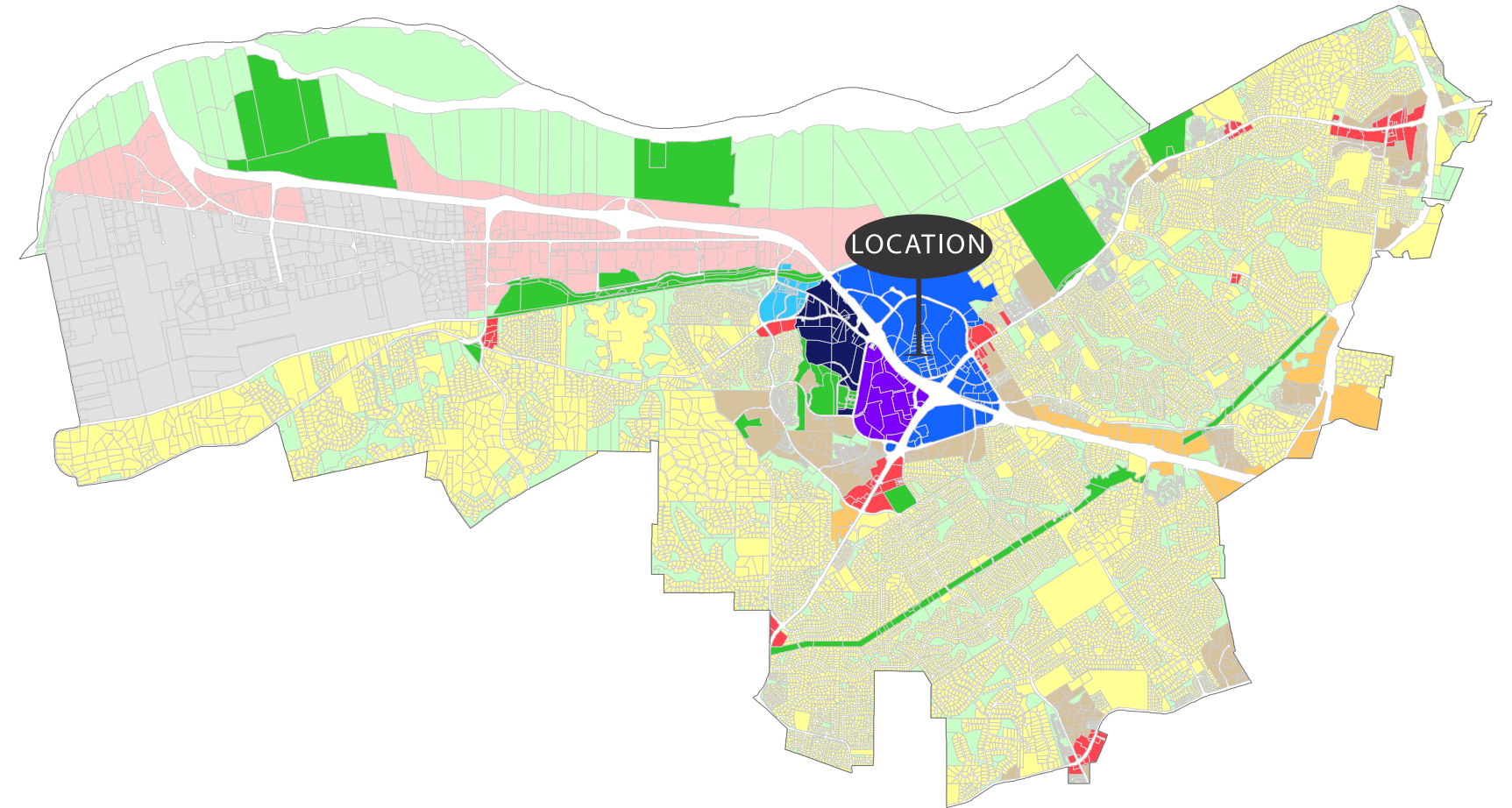
Ward: 2

Acreage: 21.7 acres

Proposal: 37 single family home subdivision

Applicant: Fischer Homes

Land Use Designation: City Center (Corporate Village)



### APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 37 OF 37
- UNDER CONSTRUCTION - YES



## GRAND RESERVE

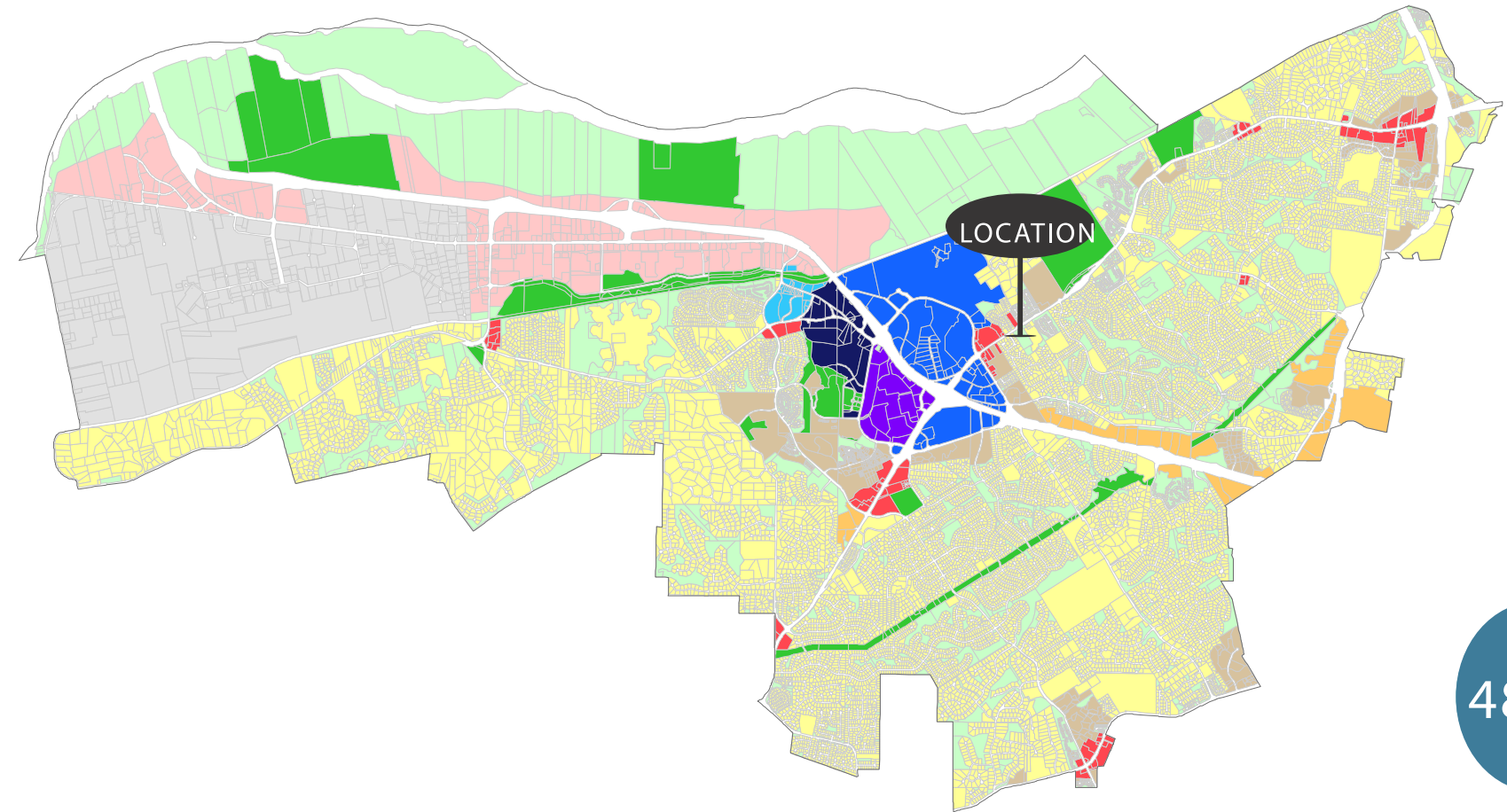
Ward: 2

Acreage: 12 acres

Proposal: 36 single family home subdivision

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Suburban Neighborhood



### APPROVALS

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



# FIENUP FARMS

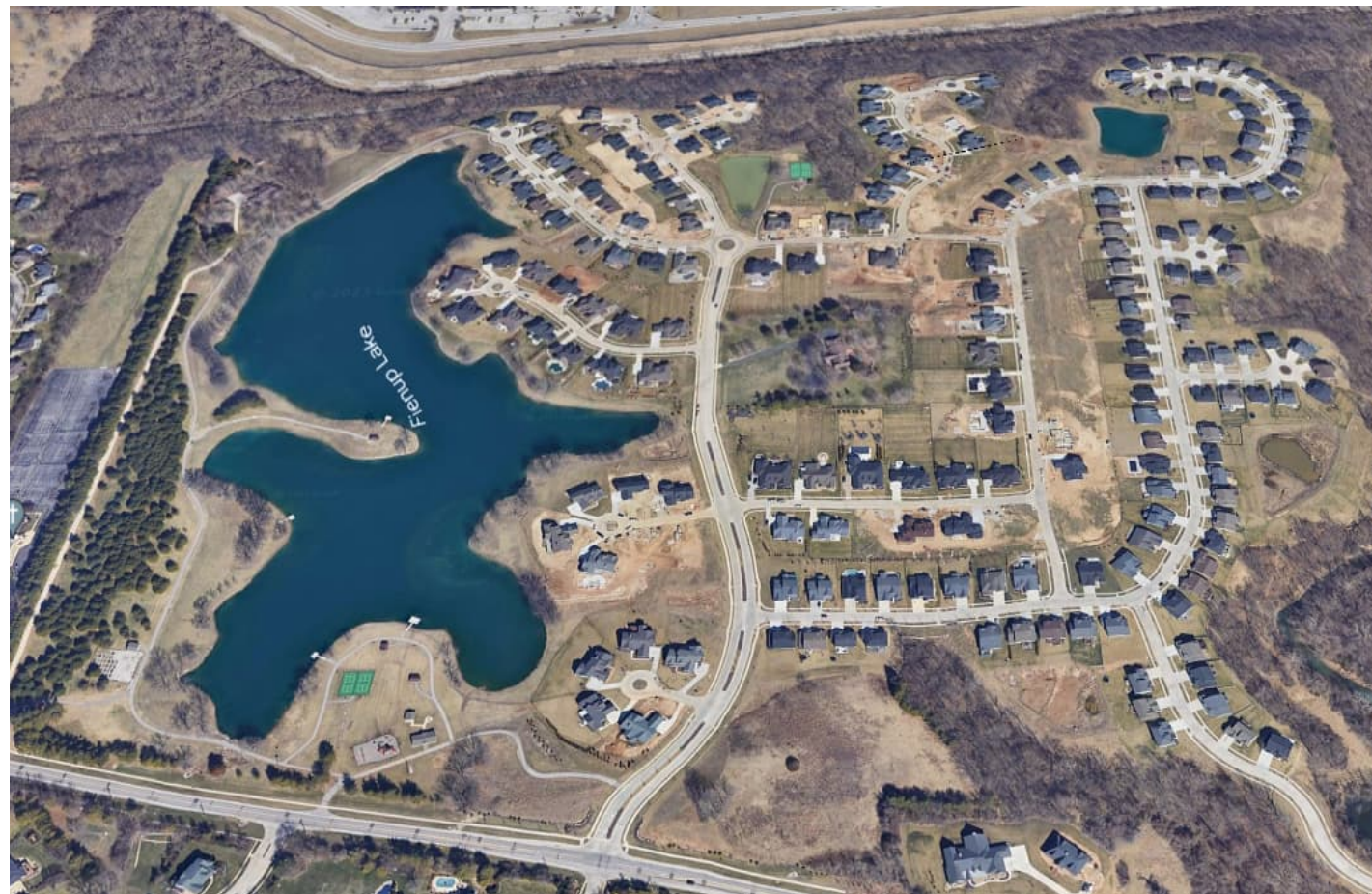
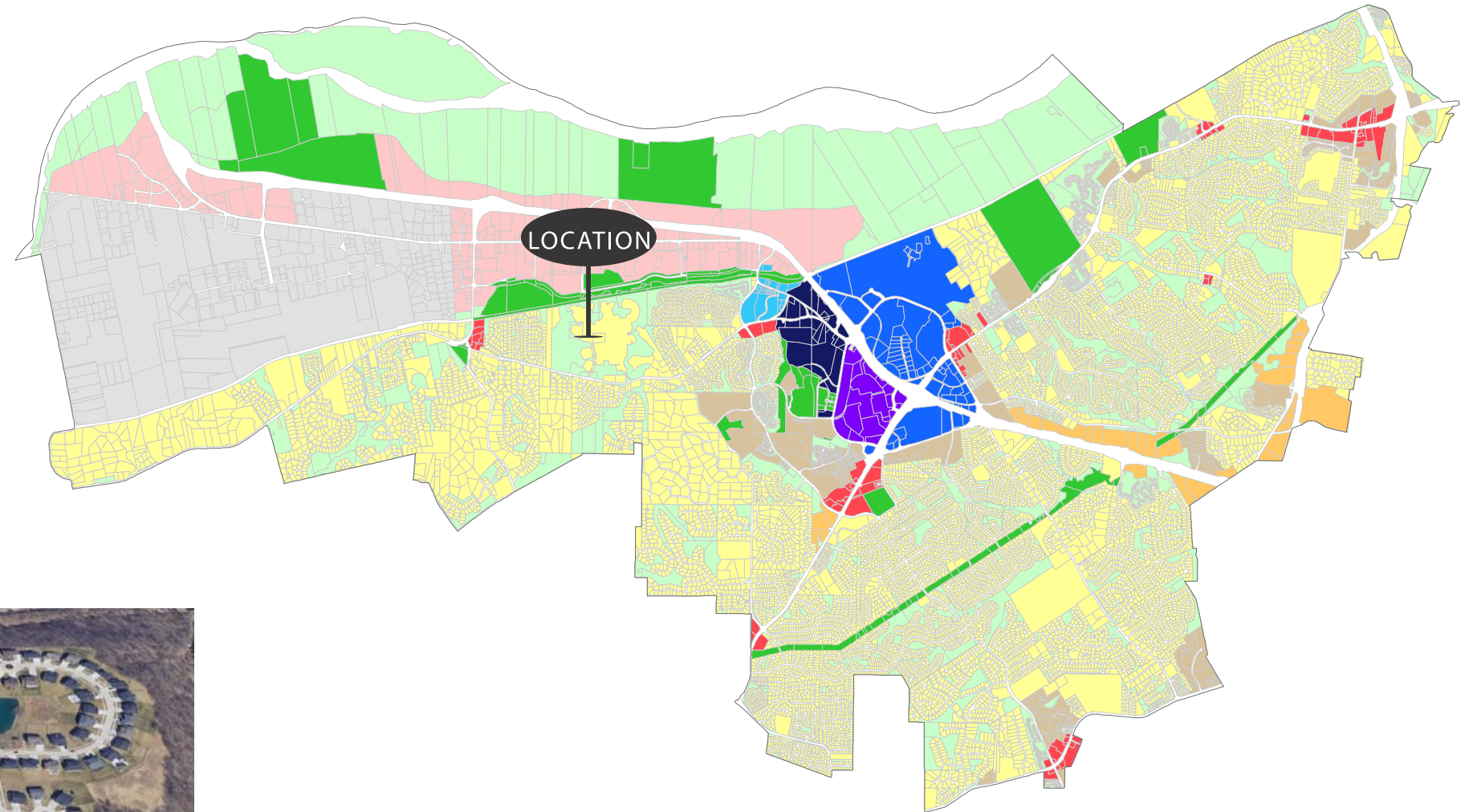
Ward: 4

Acreage: 223 acres

Proposal: 223 single family home subdivision

Applicant: Wild Horse Residential, LLC

Land Use Designation: Suburban Neighborhood



## 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 two (2) active zoning petitions within the City of Chesterfield. Below is a list of the zoning petitions followed by a brief description.

### PZ 12-2023 WEST COUNTY YMCA (KAI DESIGN)

- PUBLIC HEARING - 10/9/2023
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request to amend an existing "PC" Planned Commercial District.

### PZ 13-2023 17551, 17555, 17559 CHESTERFIELD AIRPORT RD (STOCK & ASSOCIATES)

- PUBLIC HEARING - 10/9/2023
- PLANNING COMMISSION - 11/13/2023
- P&PW - 12/7/2023 & 1/4/2024
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request to amend an existing "NU" and "PC" Planned Commercial District to a new "PC" Planned Commercial District.