



PLANNING DEPARTMENT

ACTIVITY REPORT

APRIL 2024

DIRECTORY

Development Totals.....Page 1

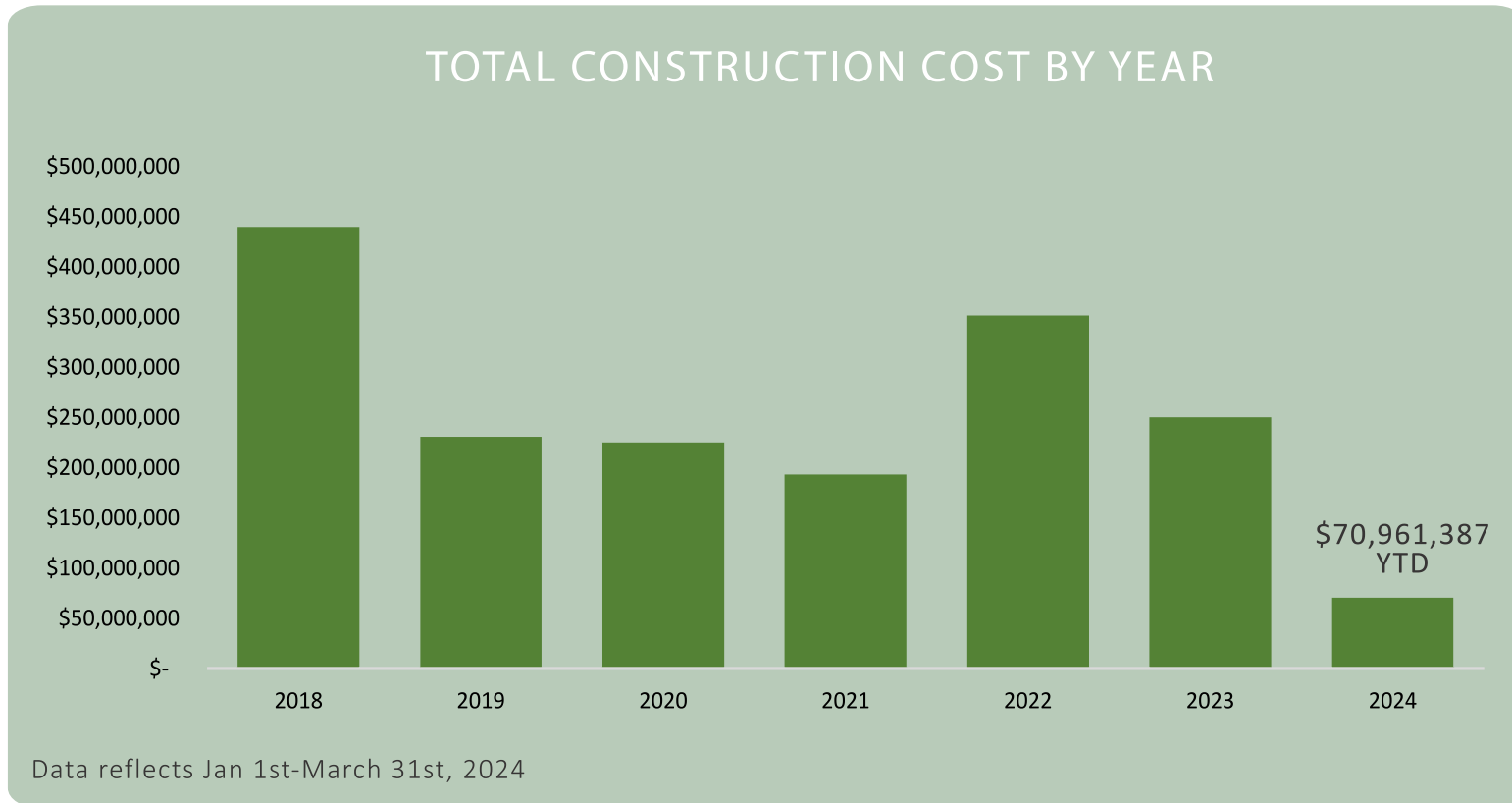
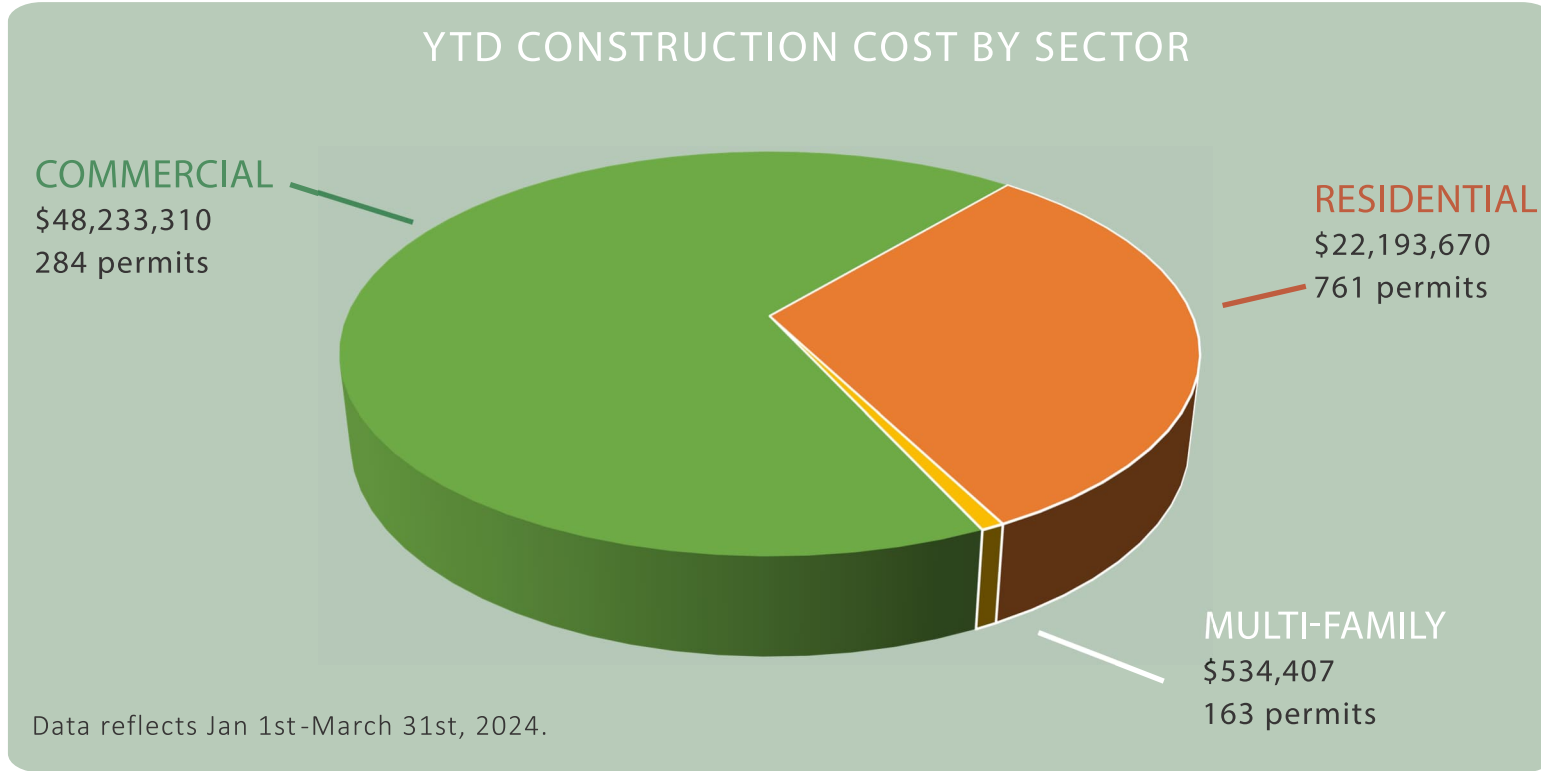
Meeting Summary.....Page 2-3

Development Review.....Pages 4-55

Zoning.....Pages 56-57

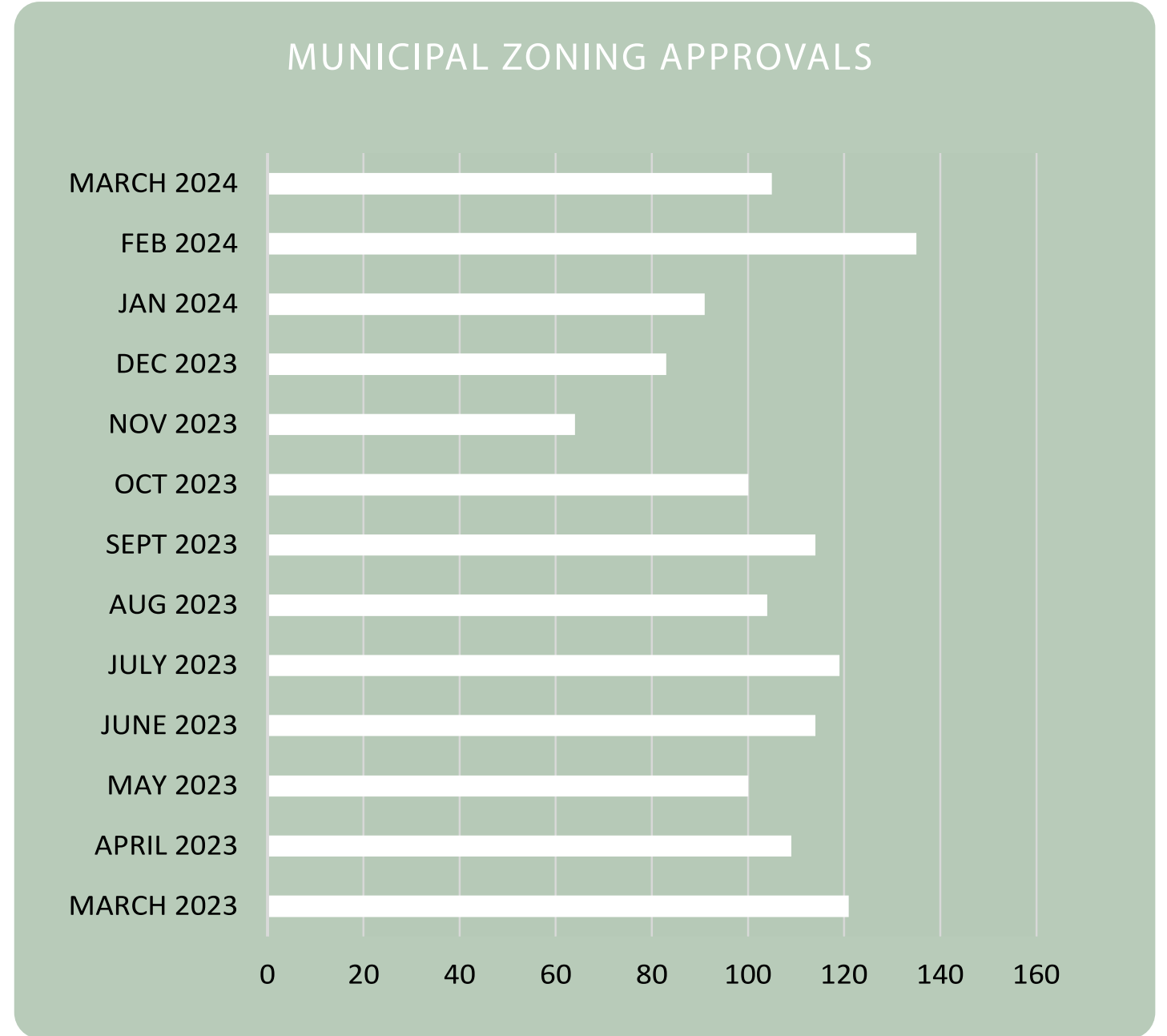
CONSTRUCTION COST BY SECTOR

Below is a summary of year to date construction costs for 2024. This data summarizes all work completed (building, mechanical, electrical, and plumbing) for each sector.



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

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 03/15/2024 and 04/15/2024. Below is a list of agenda items from the last meetings:

PLANNING COMMISSION AGENDA (03/25)

SITE PLANS, BUILDING ELEVATIONS, PLATS, & SIGNS

- 13426 OLIVE BLVD. (TOTAL ACCESS URGENT CARE)
- TIPHERIS ISRAEL CHEVRA KADISHA

PLANNING COMMISSION AGENDA (04/08)

PUBLIC HEARINGS

- P.Z. 03-2024 CHESTERFIELD VILLAGE MALL

SITE PLANS, BUILDING ELEVATIONS, PLATS, & SIGNS

- CHESTERFIELD BLUE VALLEY, LOT 2
- ESTATES AT CONWAY
- SPIRIT OF ST. LOUIS AIRPARK, LOT 19

UNFINISHED BUSINESS

- P.Z. 03-2024 CHESTERFIELD VILLAGE MALL

UPCOMING PLANNING COMMISSION MEETINGS

- MAY 13TH, 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 03/15/2024 and 04/15/2024.

ARCHITECTURAL REVIEW BOARD AGENDA (04/11)

NEW BUSINESS

- CHESTERFIELD COMMONS, OUTLOT 15
- SPIRIT VALLEY BUSINESS PARK, LOT 4B

UPCOMING ARCHITECTURAL REVIEW BOARD MEETING

- THURSDAY, MAY 9TH, 2024



THE DEVELOPMENT REVIEW

GATEWAY STUDIOS - SIGN PACKAGE

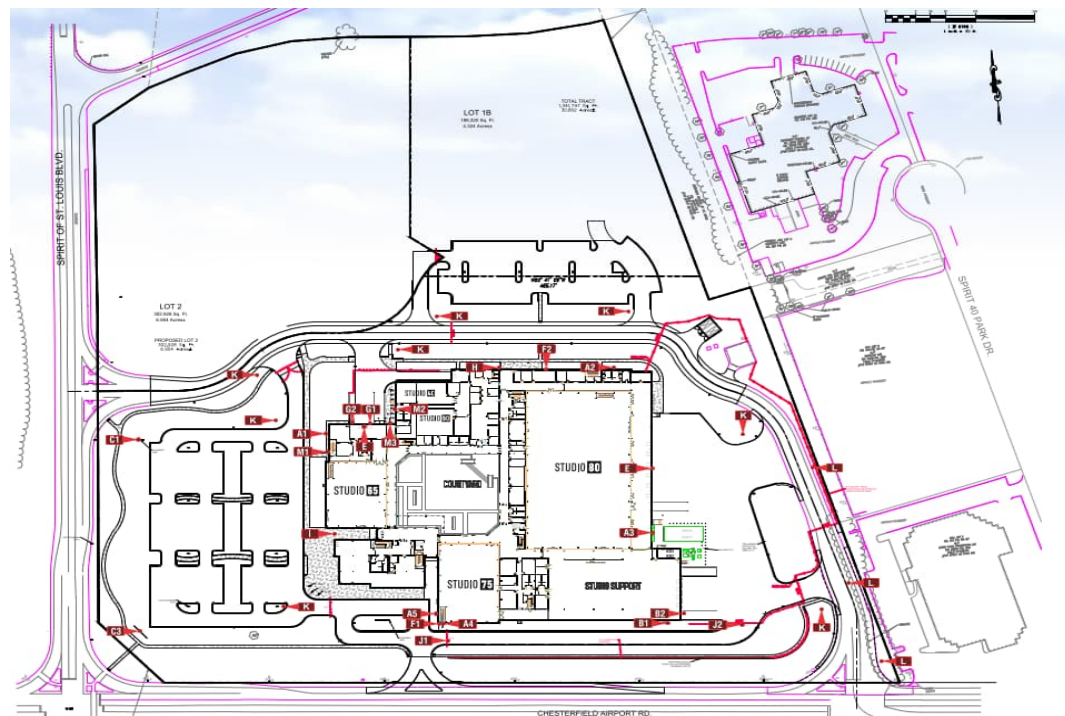
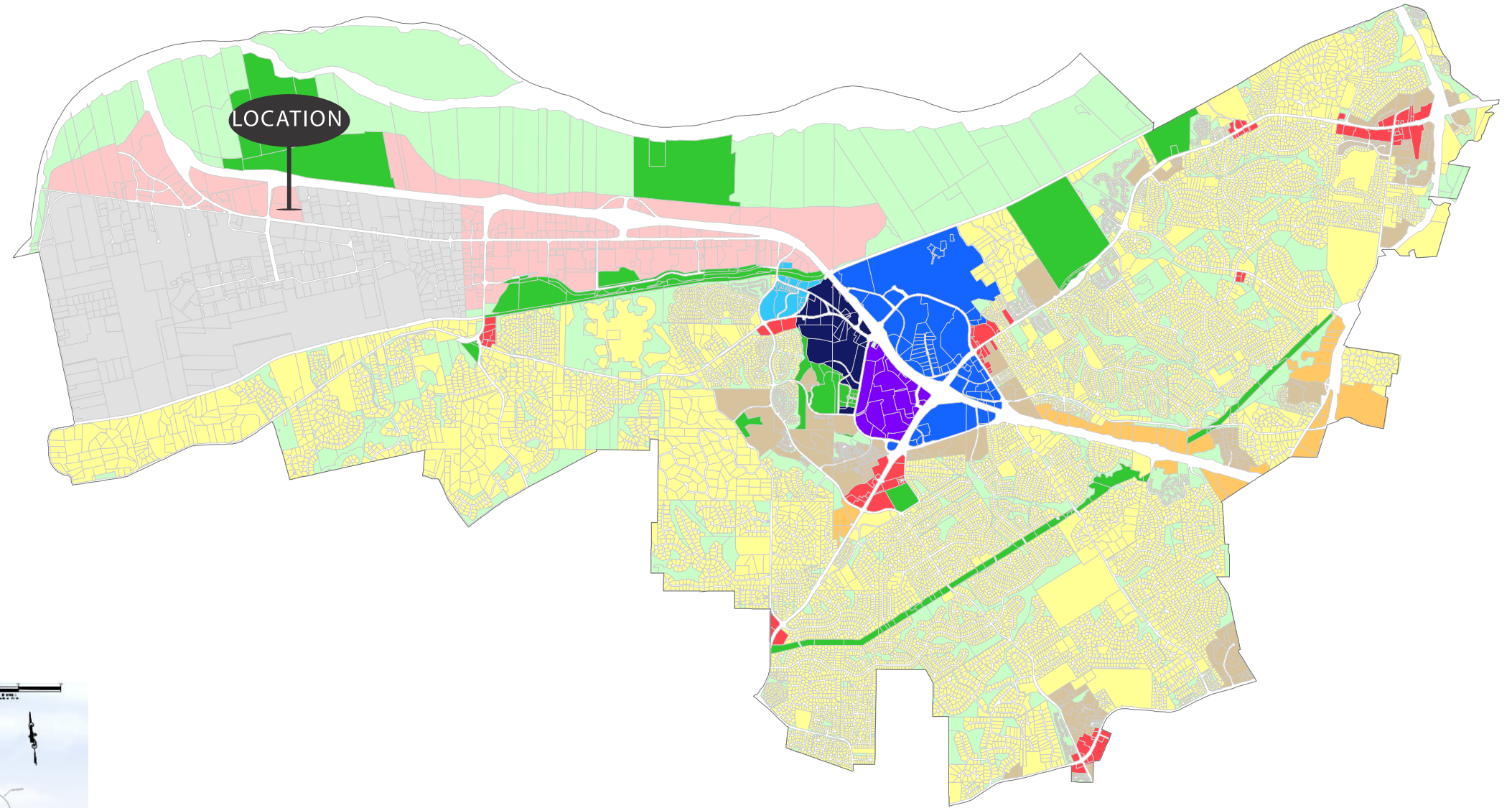
Ward: 4

Address: 900 Spirit of St. Louis Blvd

Proposal: Sign package for a music studio development.

Applicant: Gateway Studios LLC

Land Use Designation: Regional Commercial



- APPROVAL PROCESS
- STAFF REVIEW - UNDER REVIEW
 - PLANNING COMMISSION REVIEW - FORTHCOMING

LONG ROAD CROSSING, LOT B2

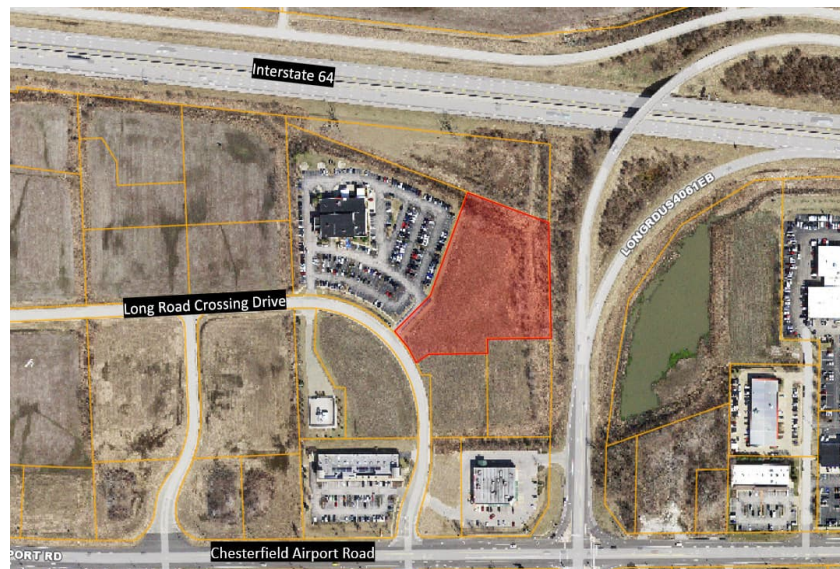
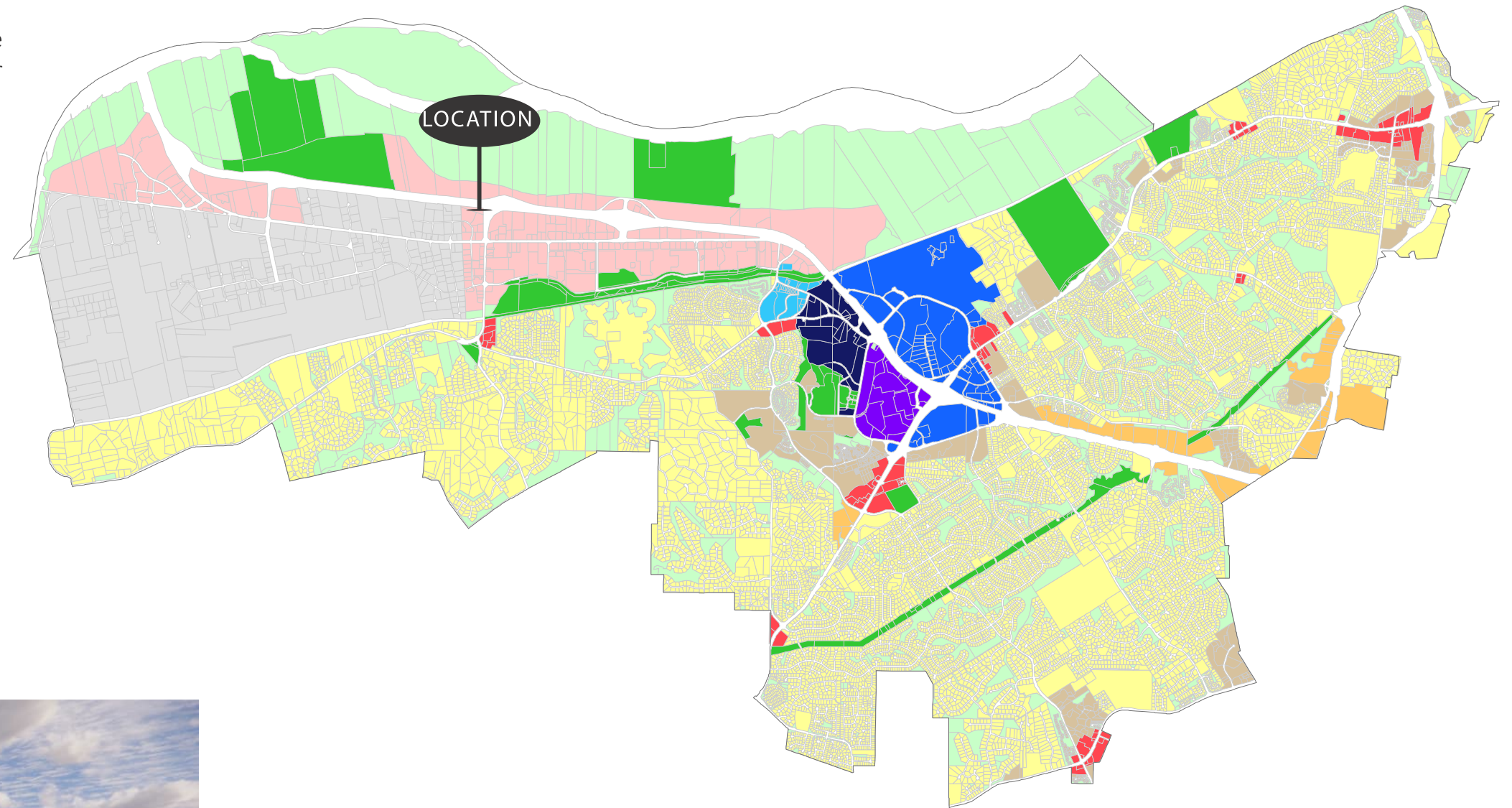
Ward: 4

Address: 714 Long Road Crossing

Proposal: A site development section plan, amended site development concept plan, and boundary adjustment plat for a proposed 28,000 sq ft vehicle collision center.

Applicant: Omaha Collision Company

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

TERRA CORPORATE PARK, LOT 4

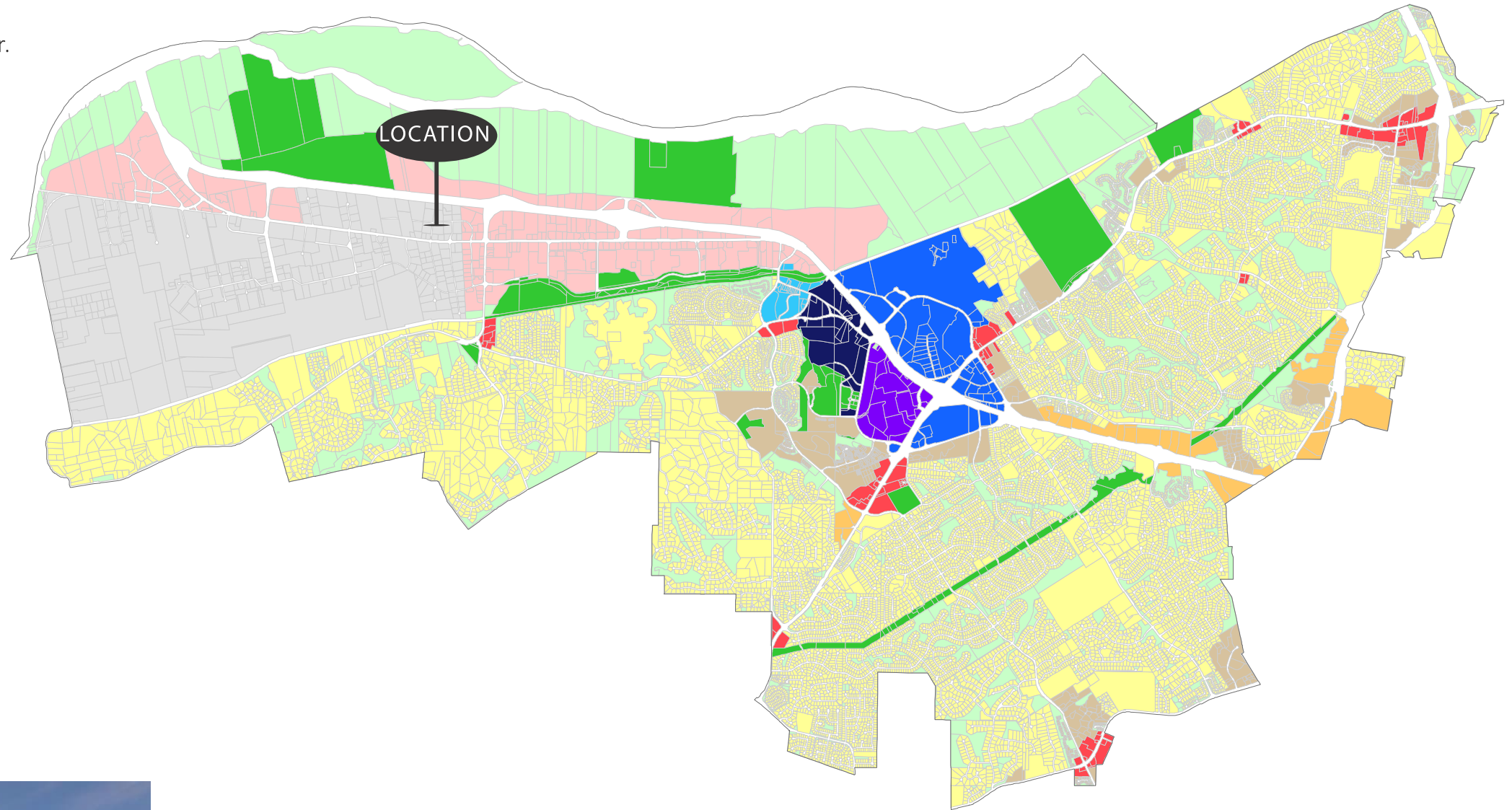
Ward: 4

Address: 760 N. Trade Center Blvd

Proposal: Proposed 50,000 sq ft warehouse/fulfillment center.

Applicant: Amini's

Land Use Designation: Industrial



..... APPROVAL PROCESS

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

530-550 N EATHERTON

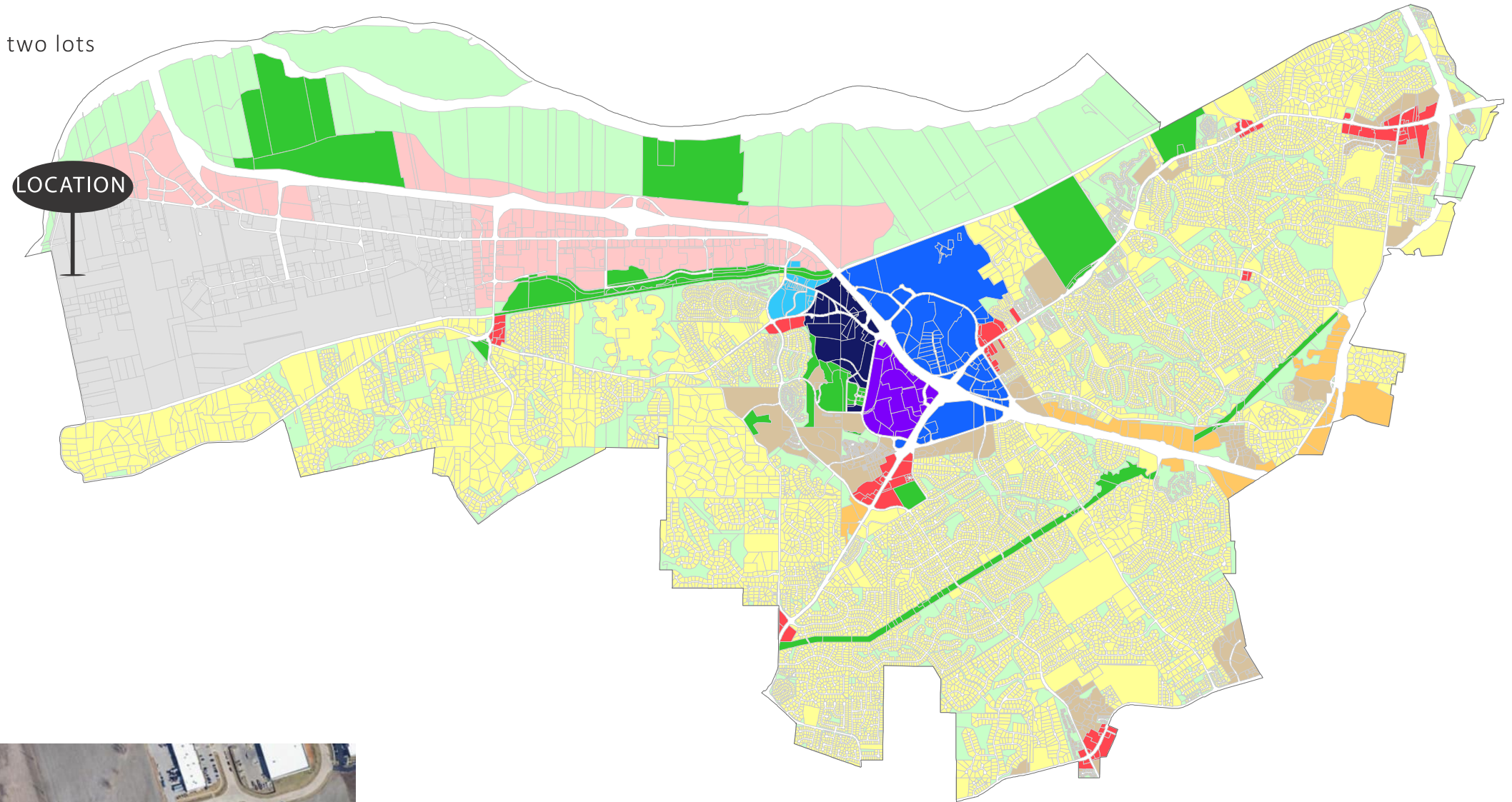
Ward: 4

Address: 530-550 N. Eatherton

Proposal: Boundary adjustment plat for the consolidation of two lots for a proposed athletic facility.

Applicant: Carshield F.C.

Land Use Designation: Industrial



APPROVAL PROCESS

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

SUMMIT-TOPGOLF, LOT C1

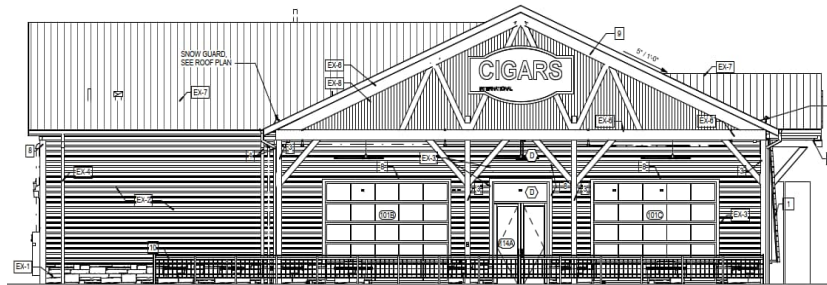
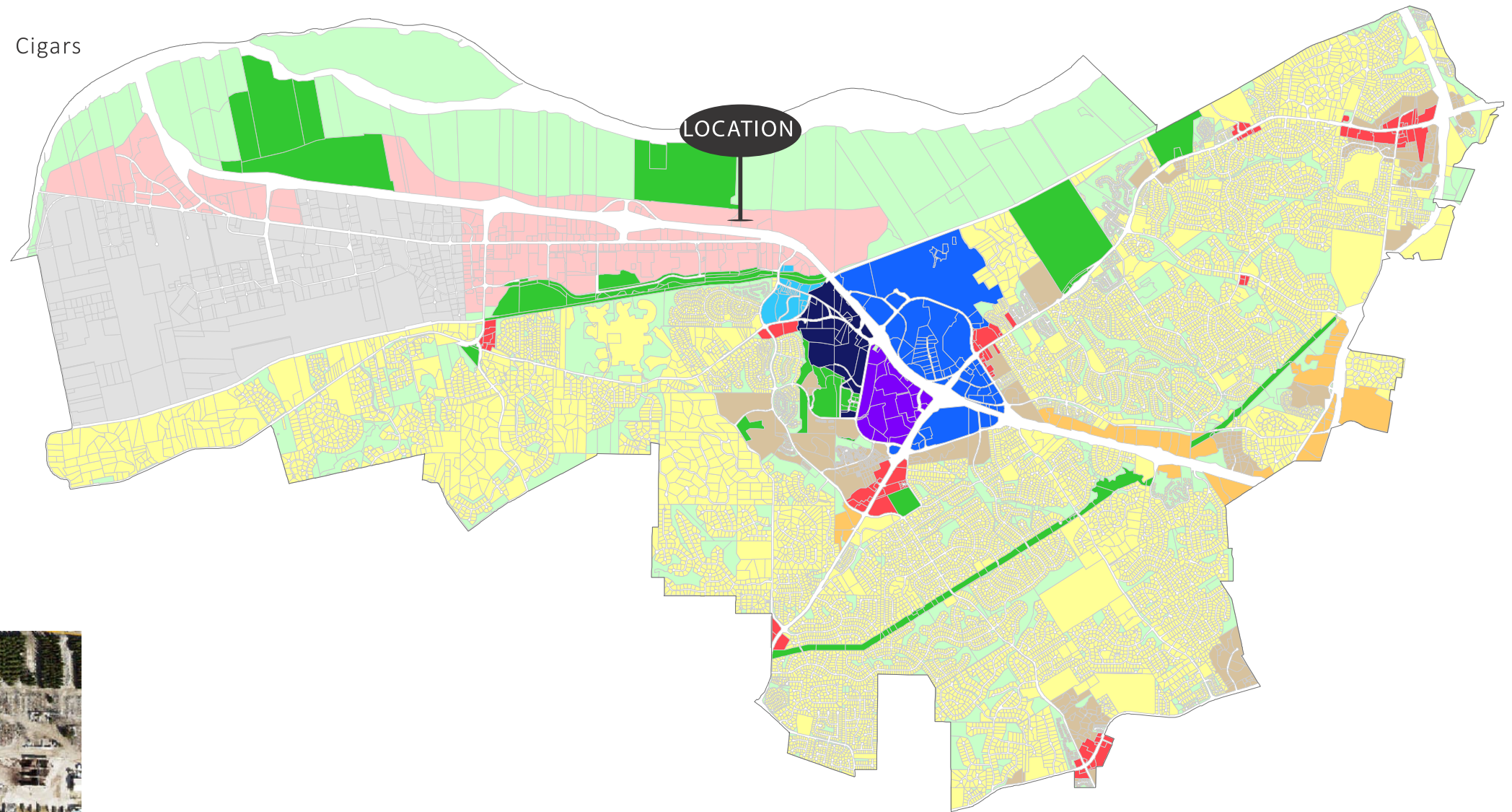
Ward: 4

Address: 16839 North Outer 40

Proposal: Site development section plan for a proposed Cigars International retail store.

Applicant: Cigars International

Land Use Designation: Regional Commercial



APPROVAL PROCESS

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

INSITUFORM, LOT 3

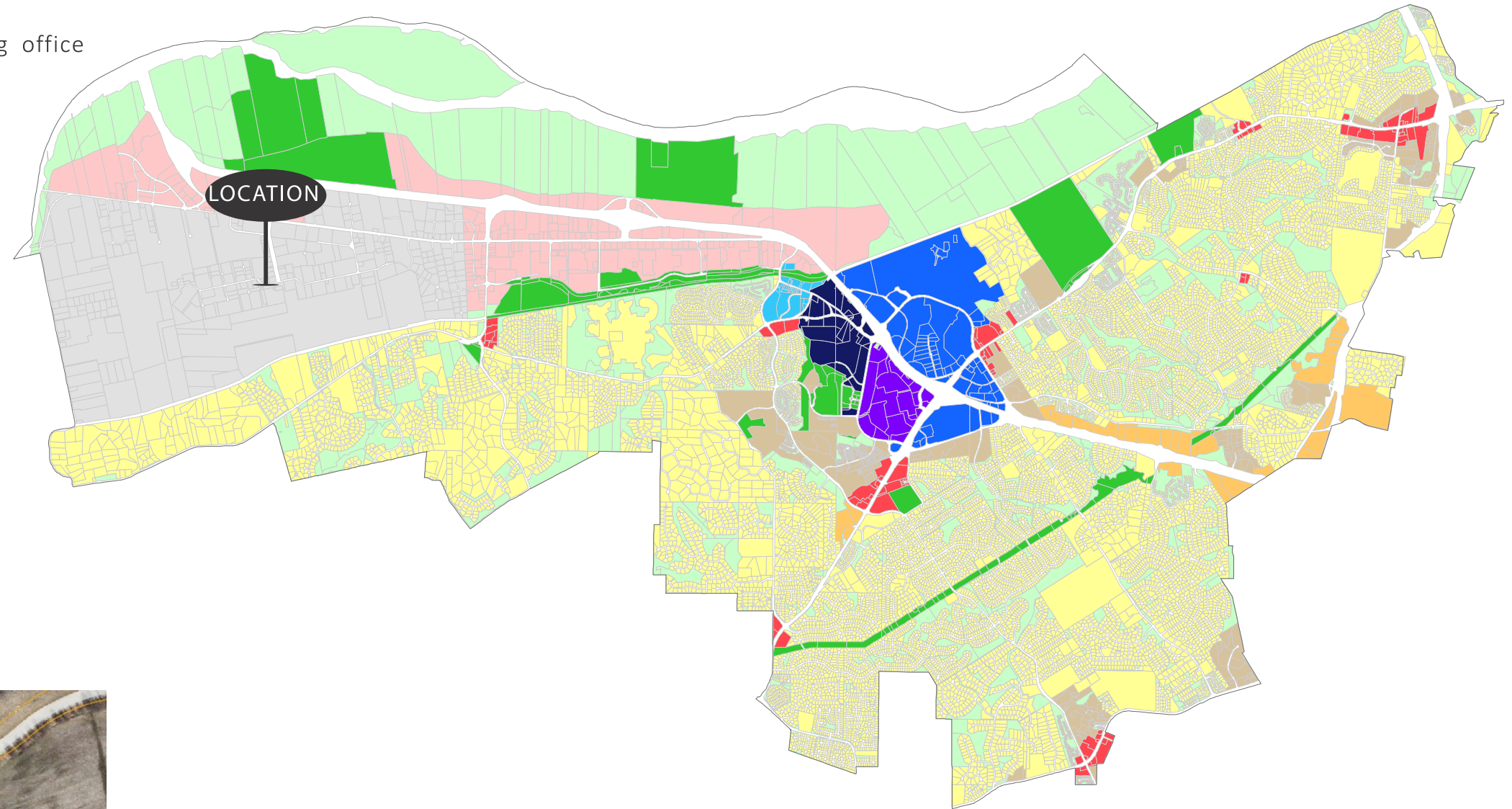
Ward: 4

Address: 17988 Edison Avenue

Proposal: Amended architectural elevations for an existing office building.

Applicant: Novus International

Land Use Designation: Industrial



APPROVAL PROCESS

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

CONTINENTAL, LOT B (FIRST BANK)

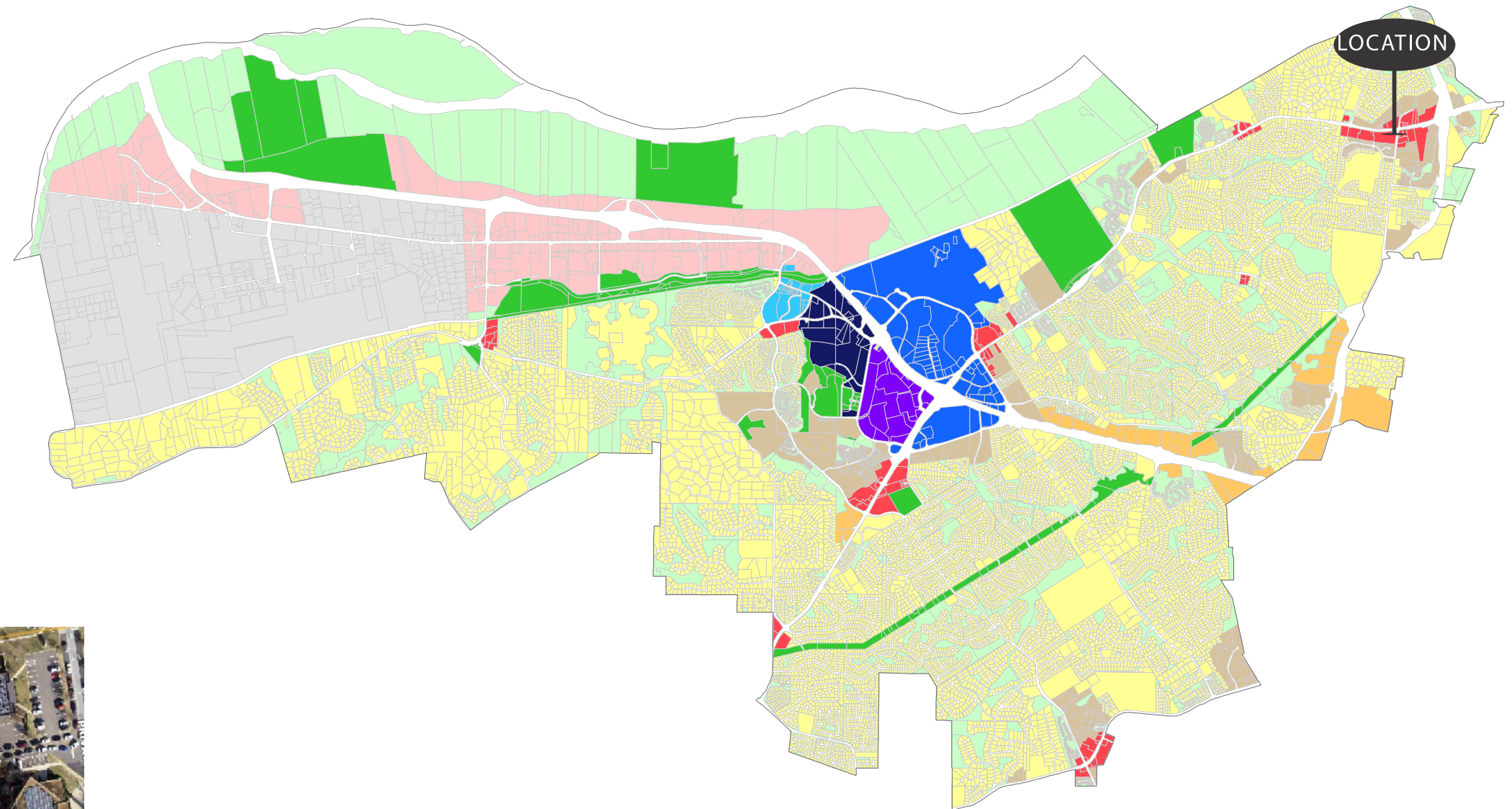
Ward: 1

Address: 1 1st Missouri Center

Proposal: Amended lighting plan for an existing bank.

Applicant: Jarvis Electric

Land Use Designation: Neighborhood Center



APPROVAL PROCESS

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

SPIRIT VALLEY BUSINESS PARK, LOT 4B

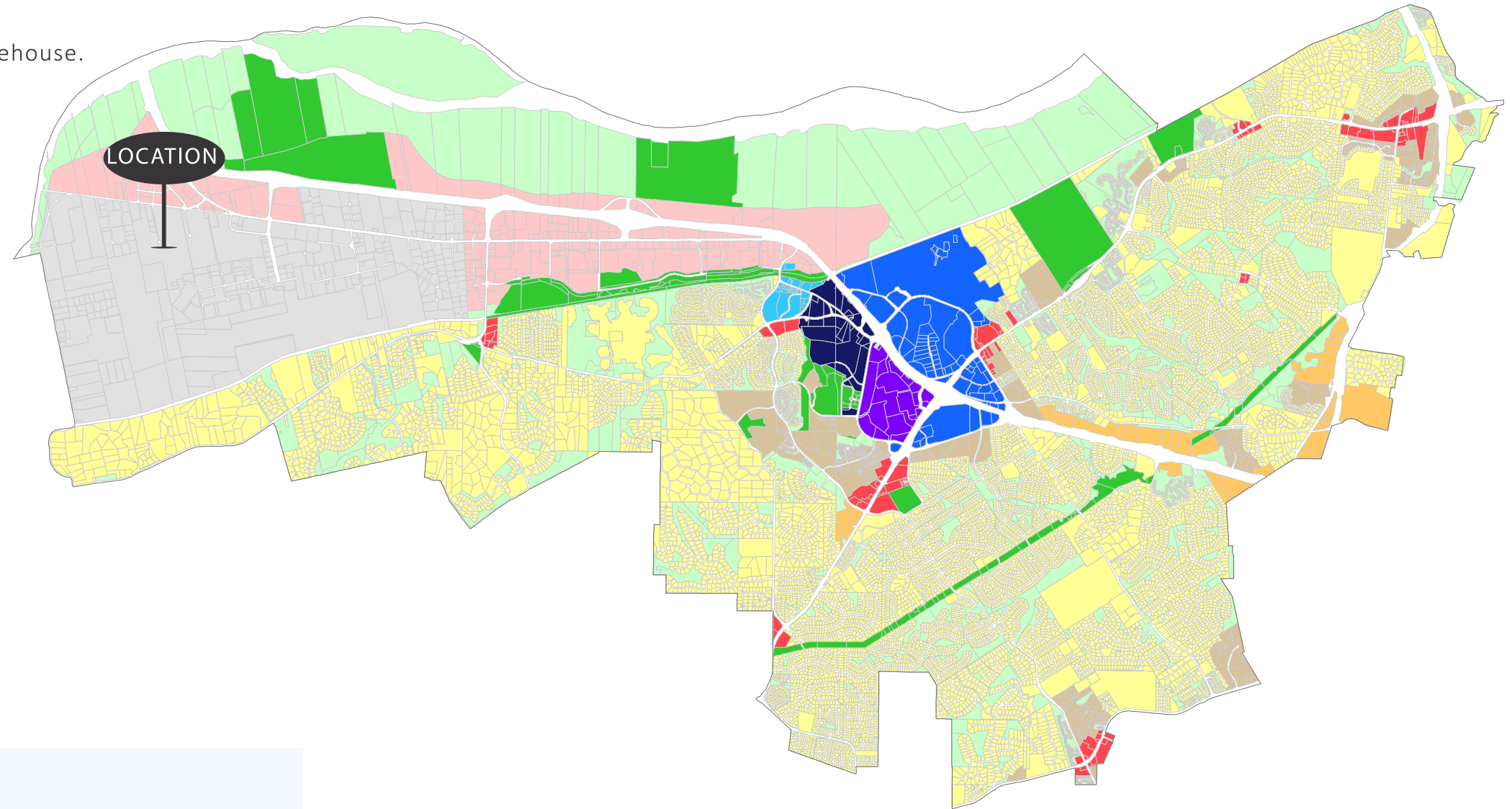
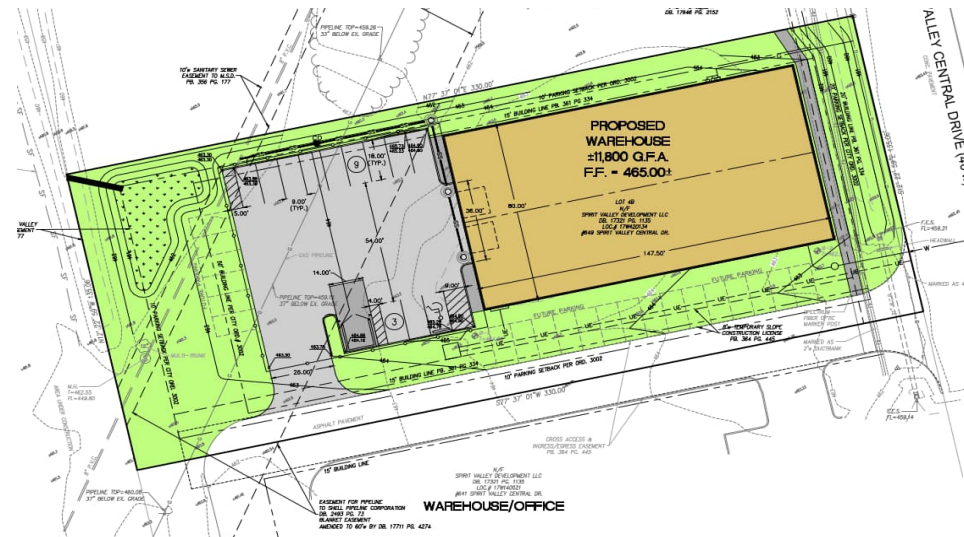
Ward: 4

Address: 649 Spirit Valley Central Drive

Proposal: A site development section plan for a proposed warehouse.

Applicant: Stock & Associates

Land Use Designation: Industrial



APPROVAL PROCESS

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

17935-18055 N. OUTER 40 RD

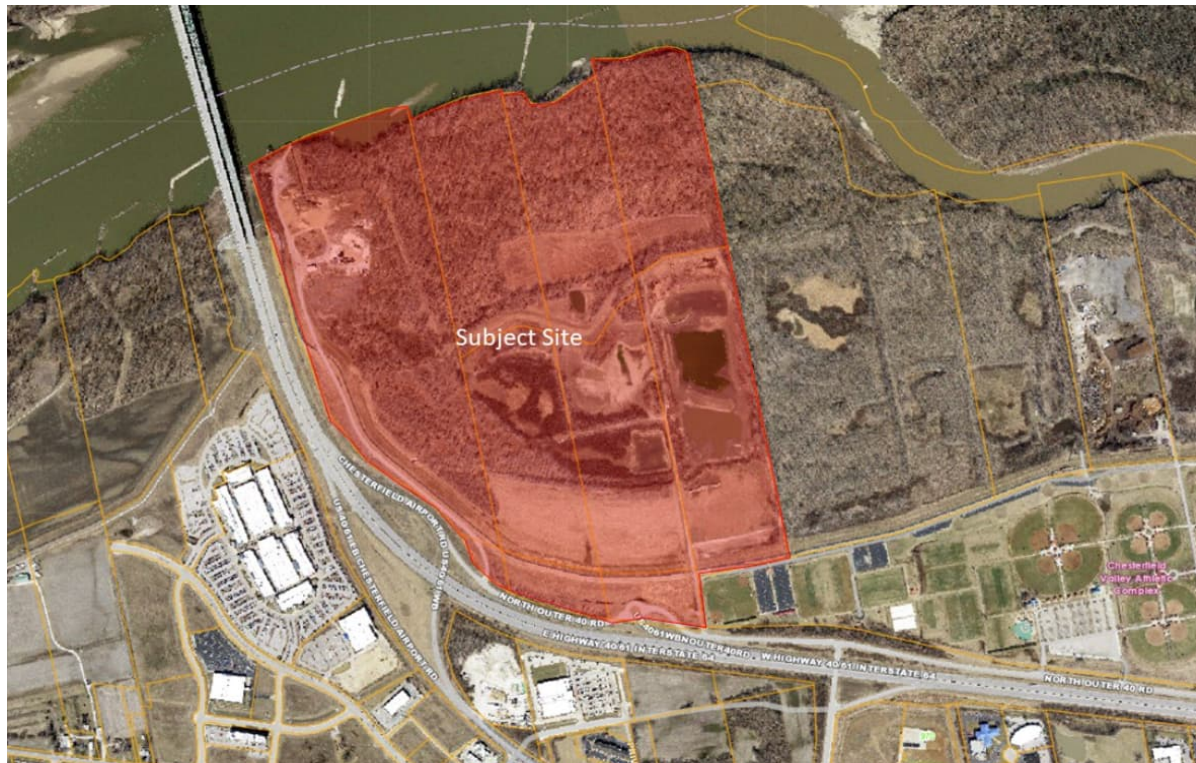
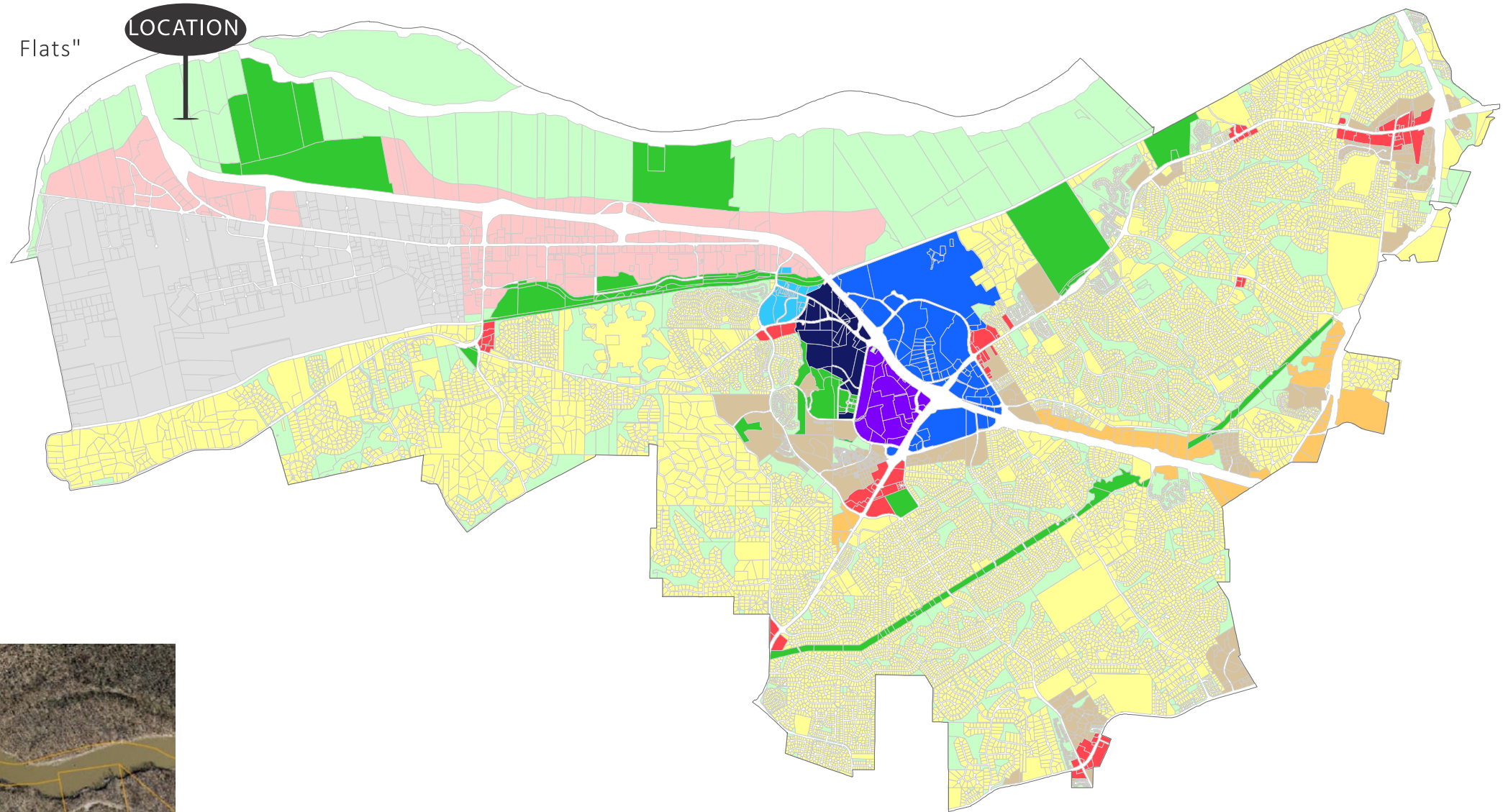
Ward: 4

Address: 17935-18055 N. Outer 40 Rd.

Proposal: Boundary adjustment plat for the "Gumbo Flats" development.

Applicant: Stock & Associates

Land Use Designation: Conservation



APPROVAL PROCESS

- STAFF REVIEW: **UNDER REVIEW**
- CITY COUNCIL REVIEW: **FORTHCOMING**

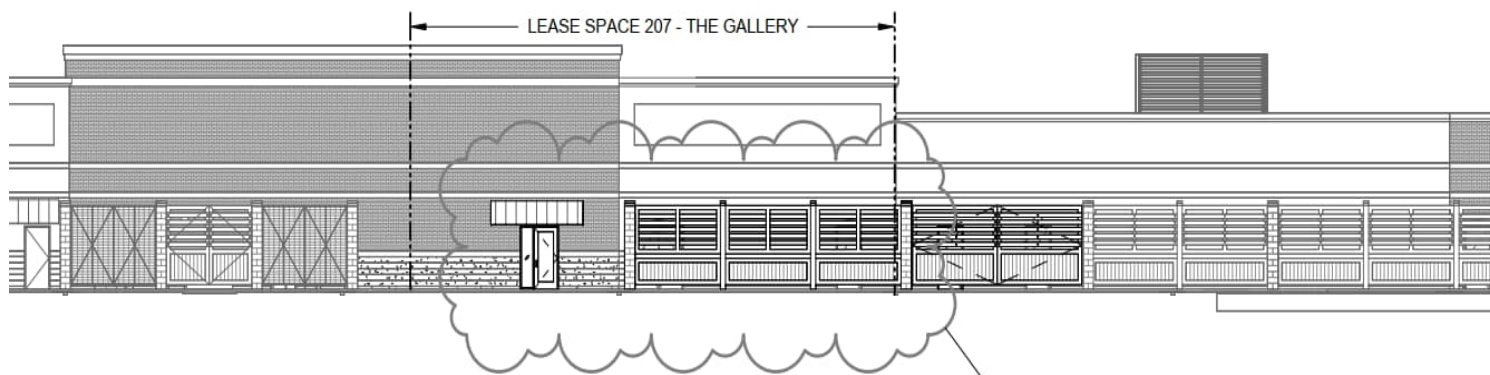
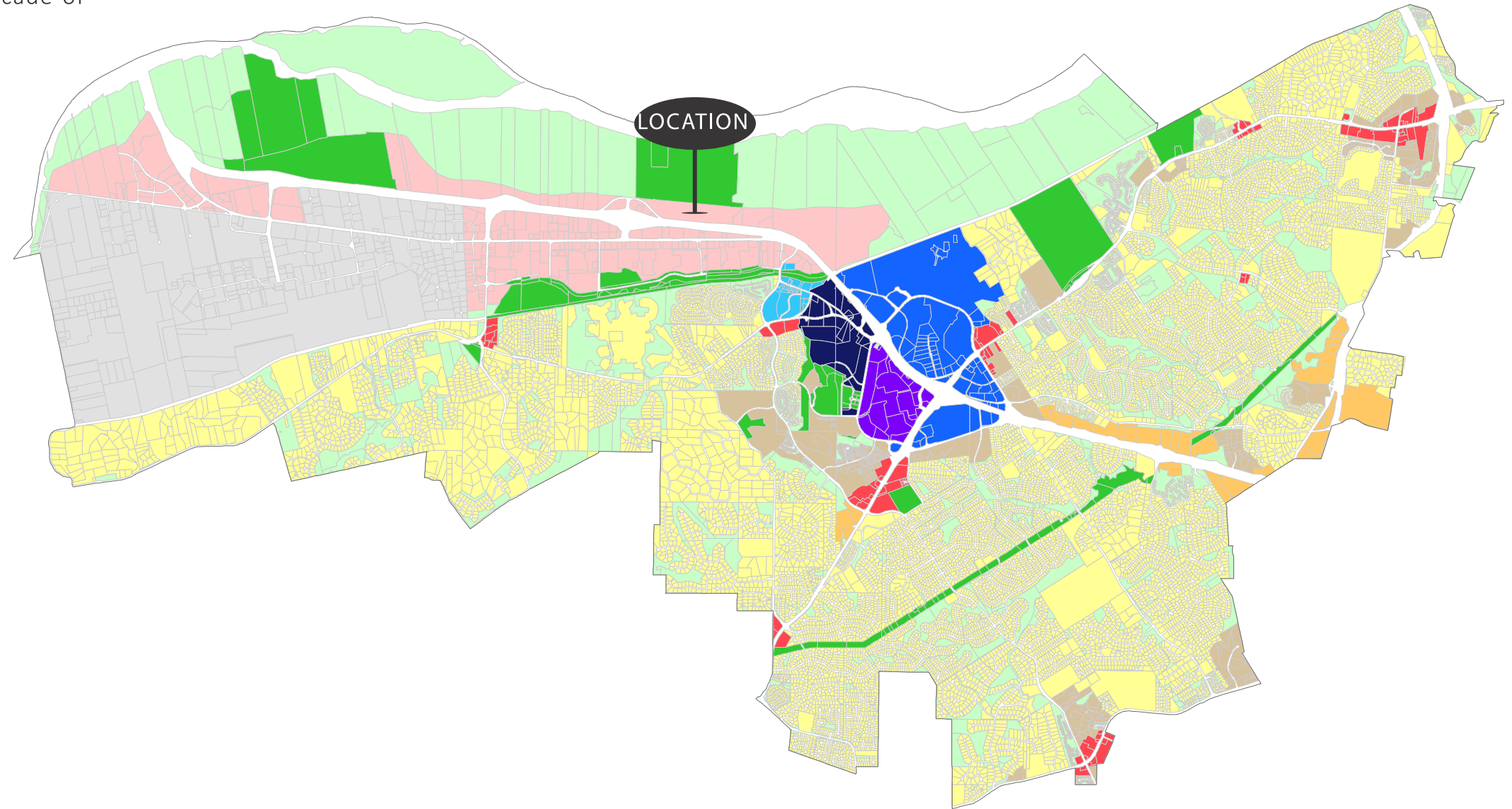
THE DISTRICT (THE GALLERY)

Ward: 4

Proposal: Amended architectural elevations for the south facade of an existing entertainment district.

Applicant: TSG Chesterfield Lifestyle, LLC

Land Use Designation: Regional Commercial



APPROVAL PROCESS

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

CHESTERFIELD COMMONS, OUTLOT 15 (TACO BELL)

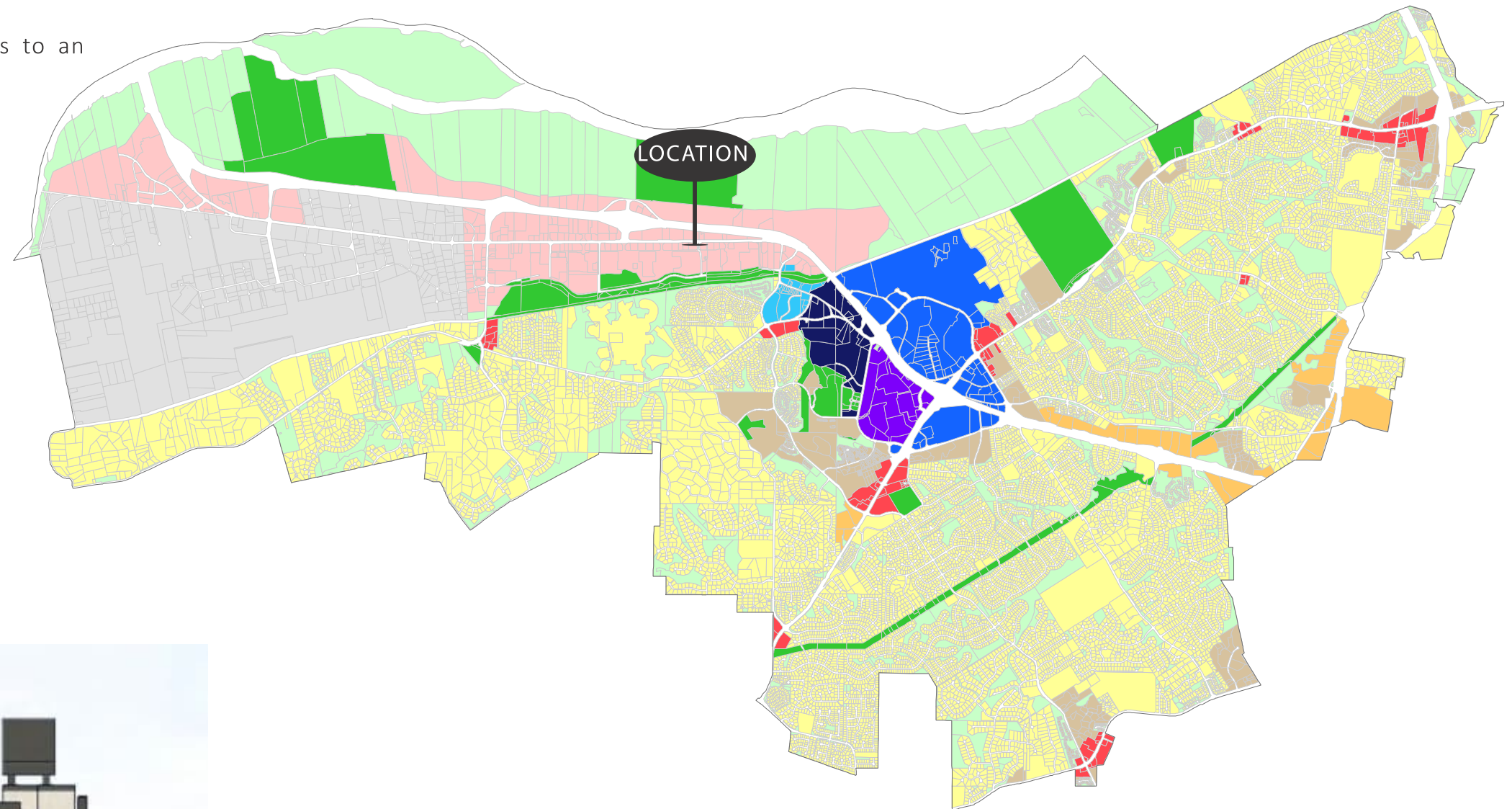
Ward: 4

Acreage: 1.5 acres

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

Applicant: Flynn Group/Bell American Group

Land Use Designation: Regional Commercial



APPROVAL PROCESS

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

SPIRIT OF ST. LOUIS AIRPARK (18460 OLIVE STREET RD)

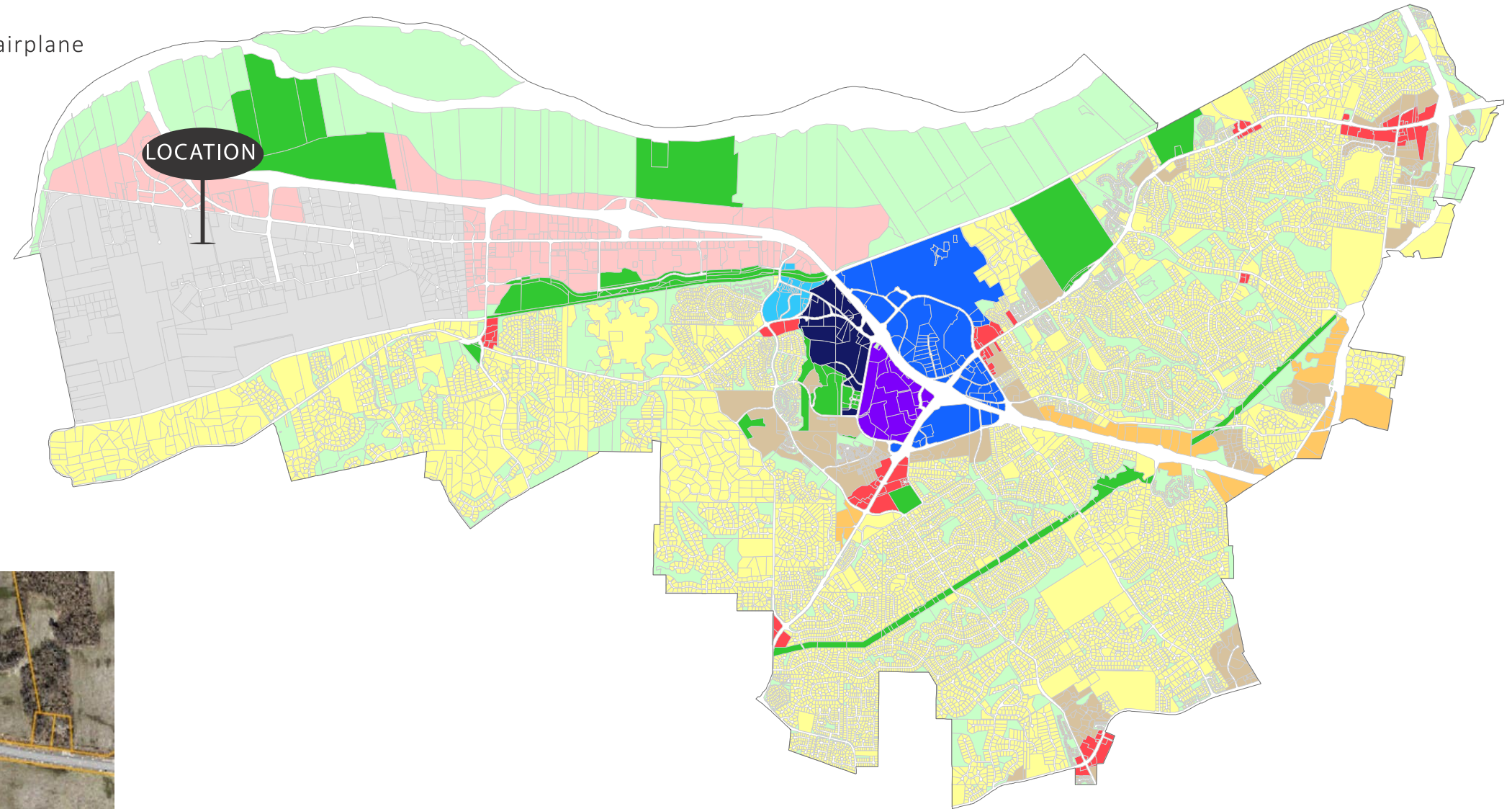
Ward: 4

Acreage: 47 acres

Proposal: Site Development Section Plan for proposed airplane hangars.

Applicant: Spirit Sky Club

Land Use Designation: Industrial



APPROVAL PROCESS

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

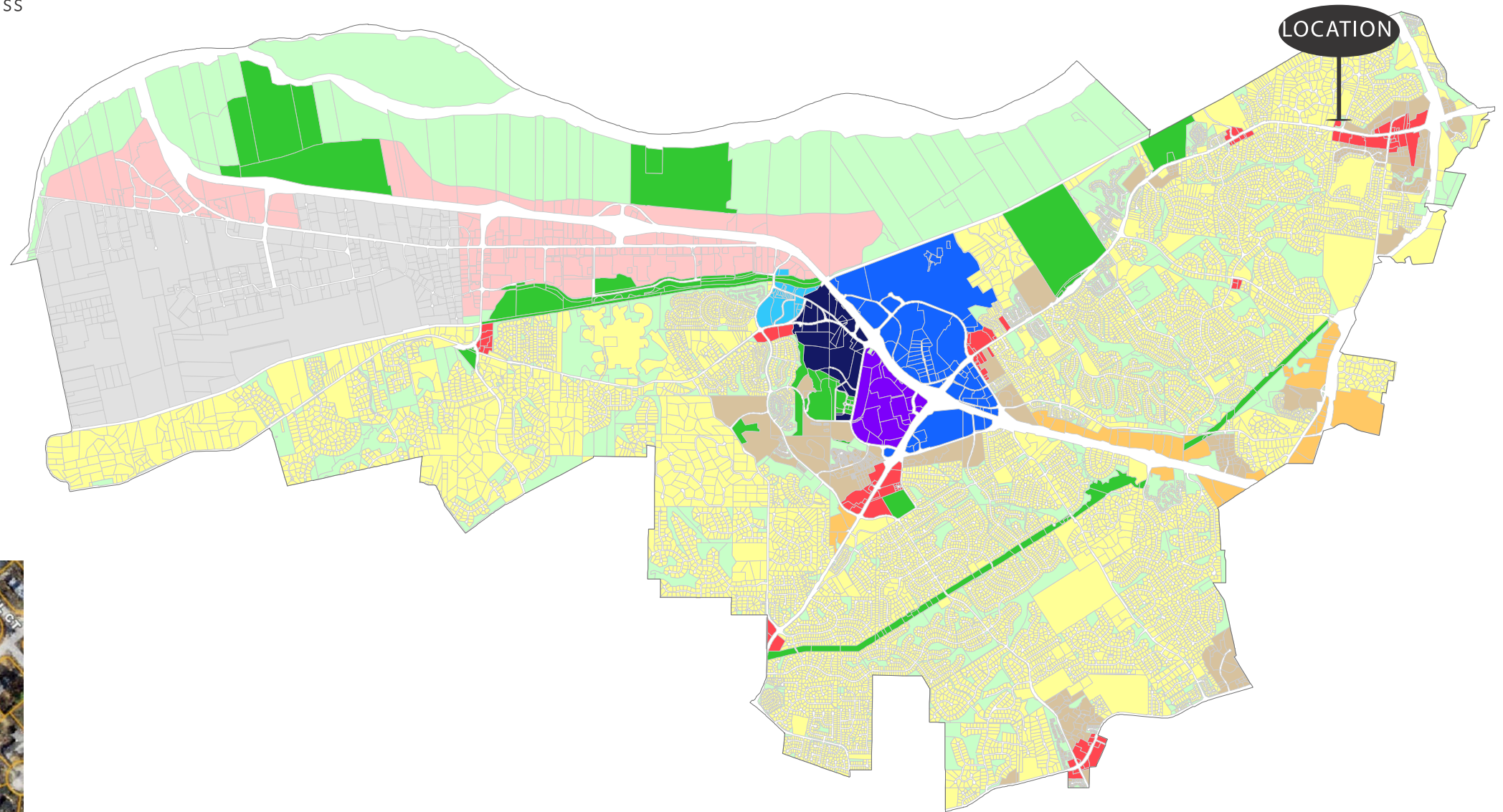
FSP 60-2024

Ward: 1

Proposal: A facility siting permit for a proposed wireless communications tower.

Applicant: Verizon

Land Use Designation: Conservation



APPROVAL PROCESS

- STAFF REVIEW: UNDER REVIEW
- CITY COUNCIL REVIEW : FORTHCOMING

CHESTERFIELD VALLEY CENTER, LOT 6

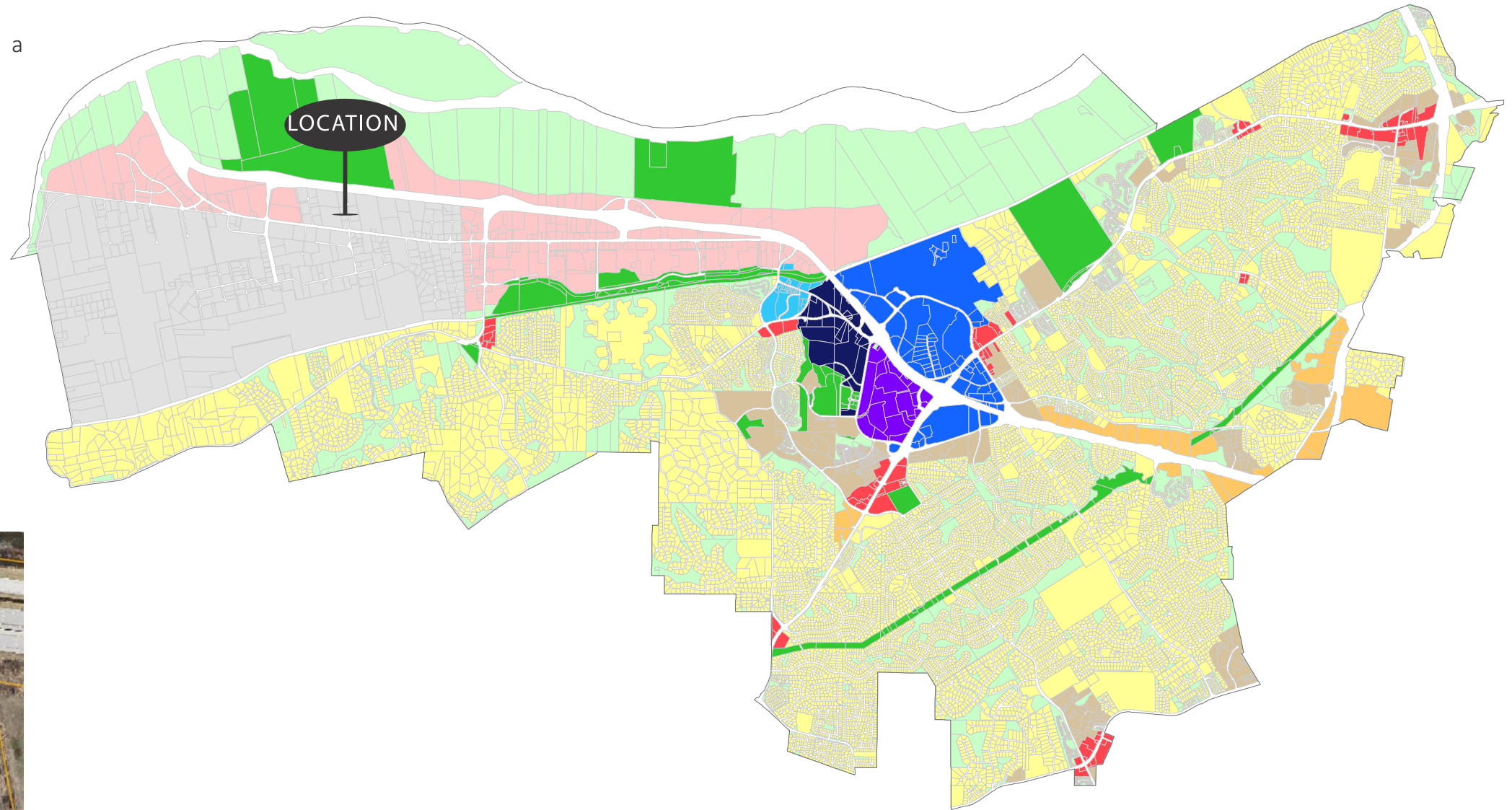
Ward: 4

Acreage: 2.5 acres

Proposal: Amended Site Development Section Plan for a mechanical room addition.

Applicant: Stock & Associates

Land Use Designation: Industrial



APPROVAL PROCESS

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

17955-18055 N OUTER 40 RD

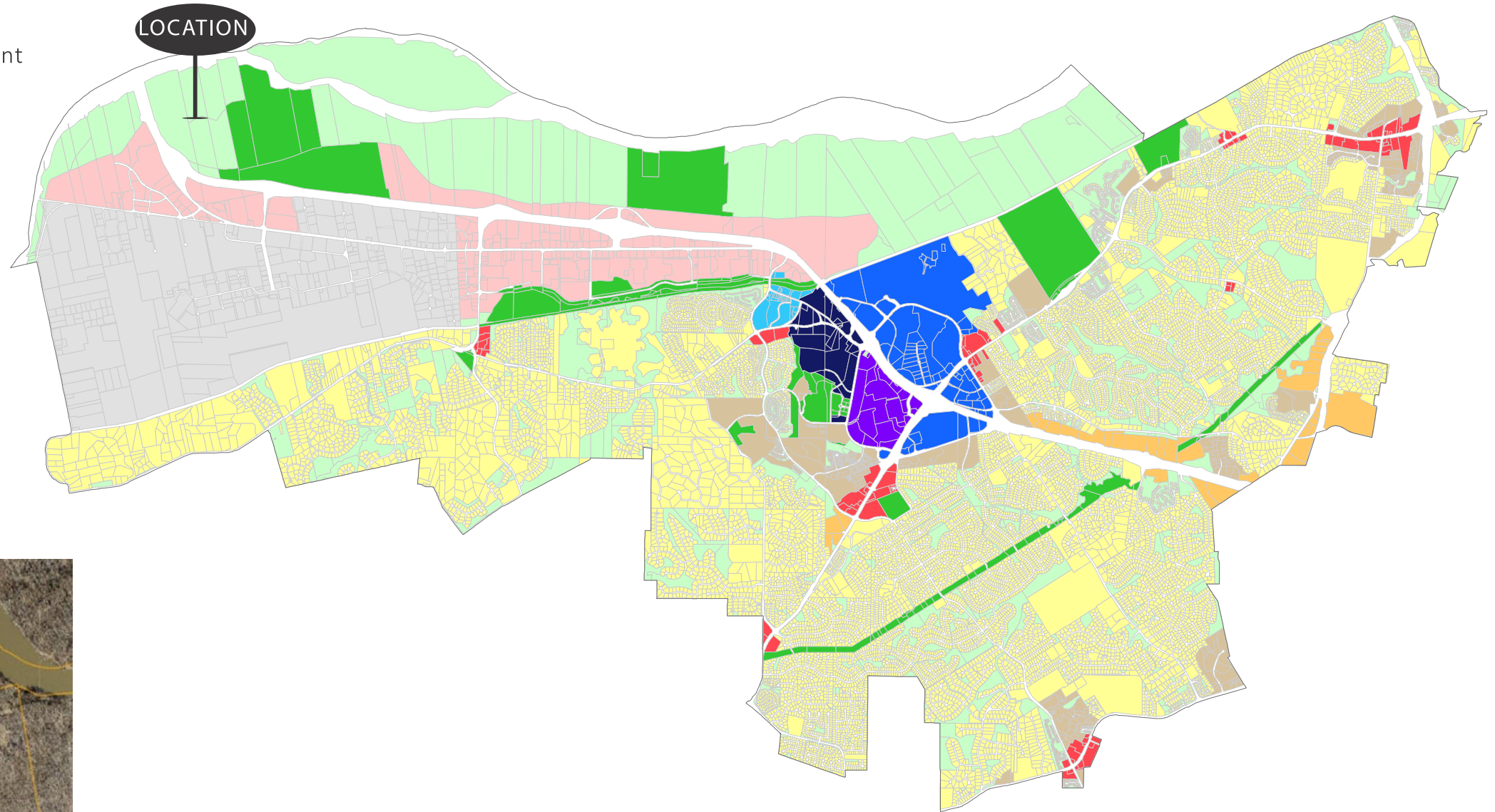
Ward: 4

Acreage: 290 acres

Proposal: Site Development Section Plan and a Site Development Concept Plan for a proposed mixed-use development.

Applicant: Stock & Associates

Land Use Designation: Conservation



APPROVAL PROCESS

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

LONG ROAD LIPTON, LOTS 3-7

Ward: 4

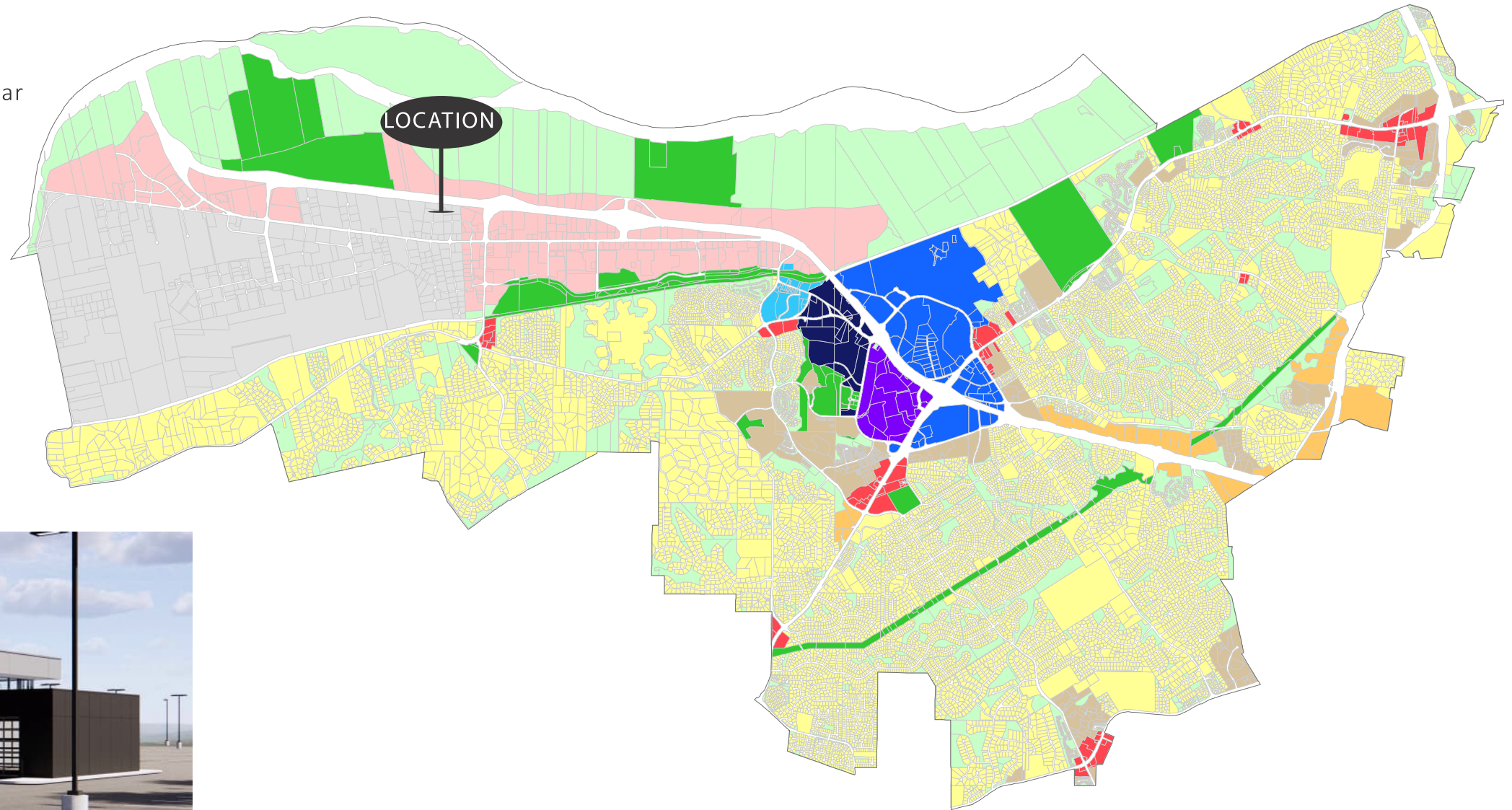
Acreage: 8 acres

Address: Long Road Crossing Drive

Proposal: Site Development Section Plan for a two building car dealership.

Applicant: Dean Team

Land Use Designation: Industrial



APPROVAL PROCESS

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

TPHERIS ISRAEL CHEVRA KADISHA

Ward: 1

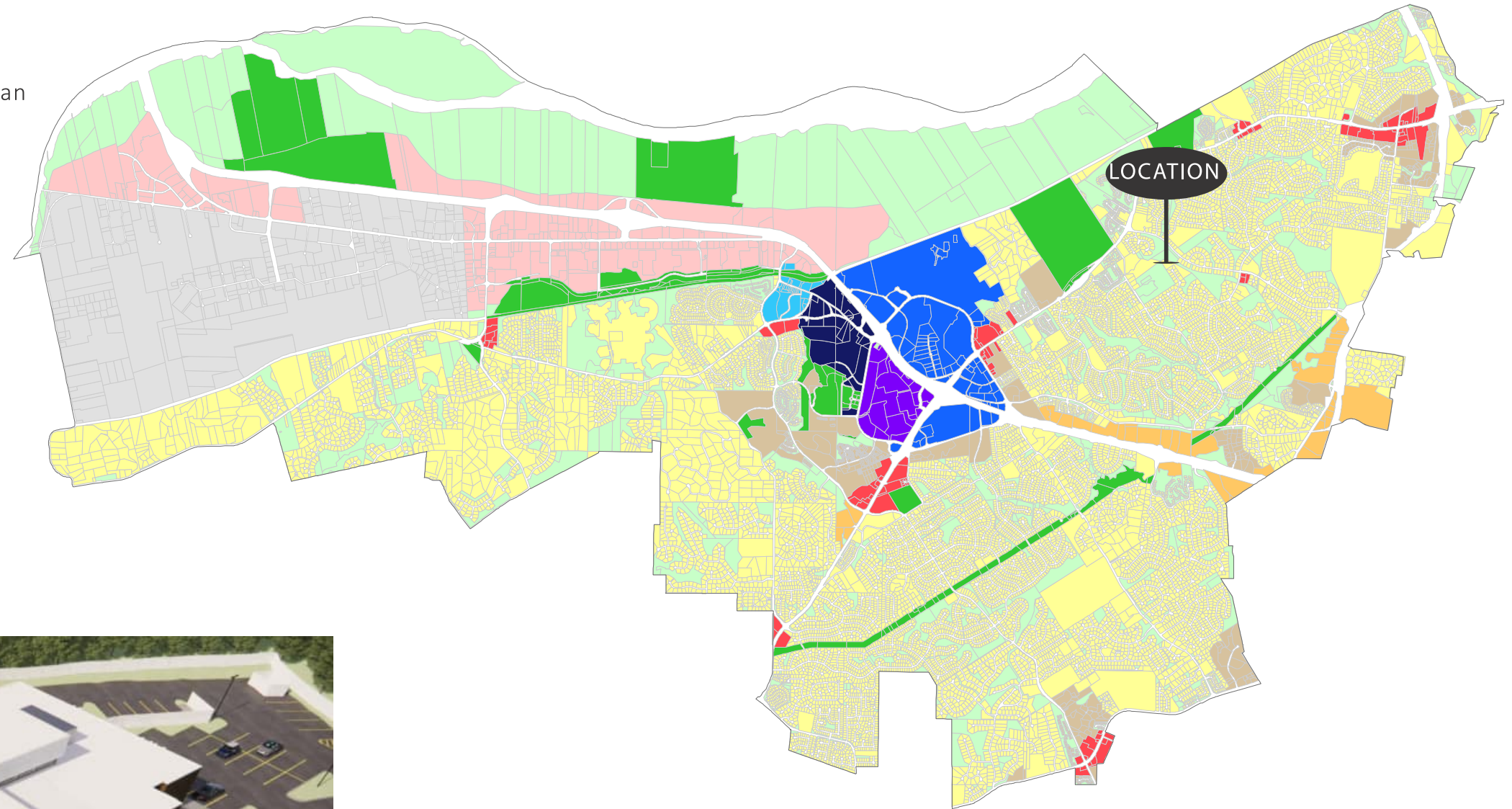
Acreage: 5.45 acres

Address: 14550 Ladue Road

Proposal: Amended site plan for a building addition for an existing synagogue.

Applicant: Tao & Lee Associates

Land Use Designation: Suburban Neighborhood



APPROVAL PROCESS

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

CLARKSON SQUARE, LOT B (BLACK SALT)

Ward: 2

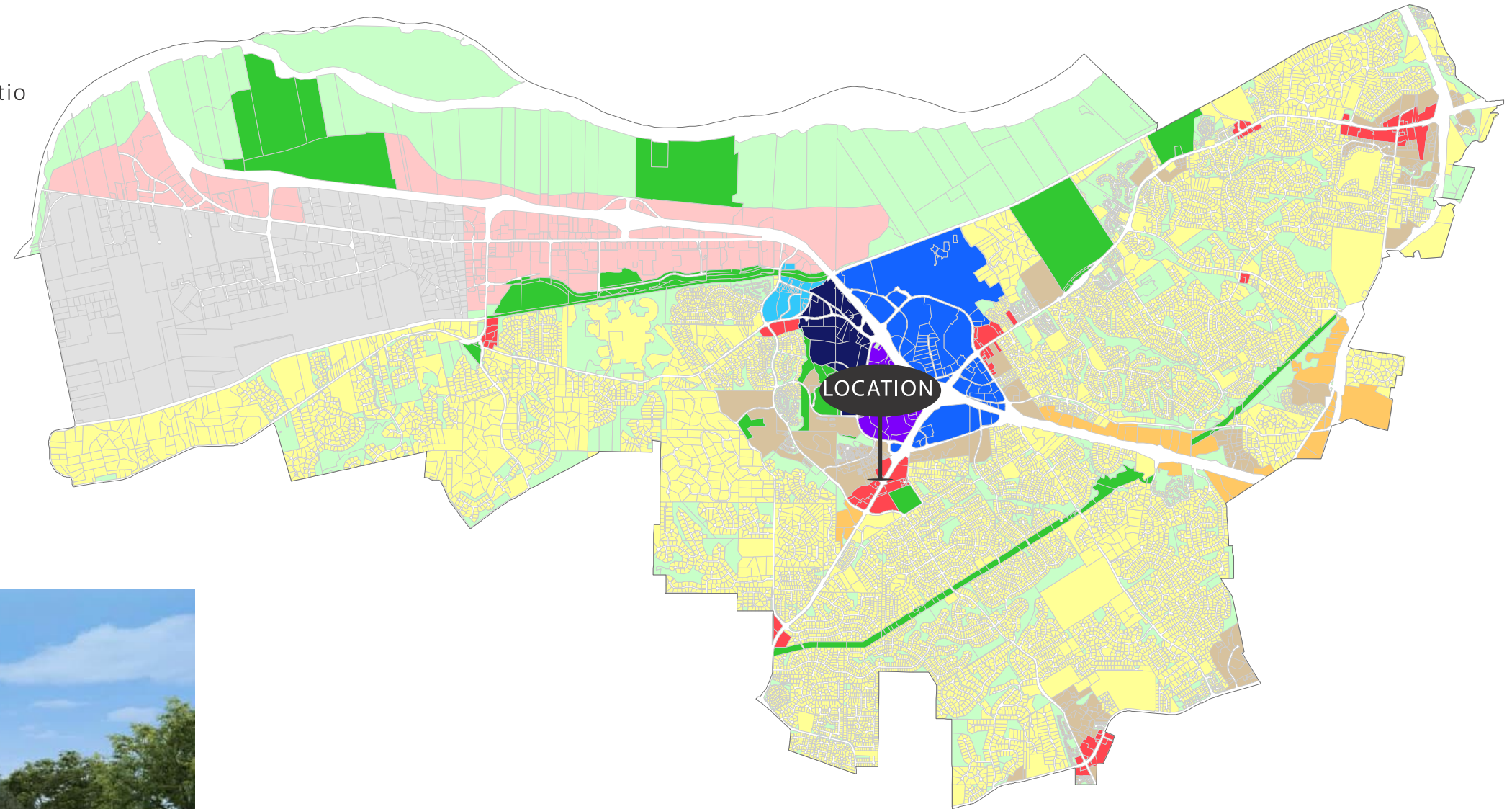
Acreage: 1.29 acres

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

THE DISTRICT (PARKING ADDITION)

Ward: 4

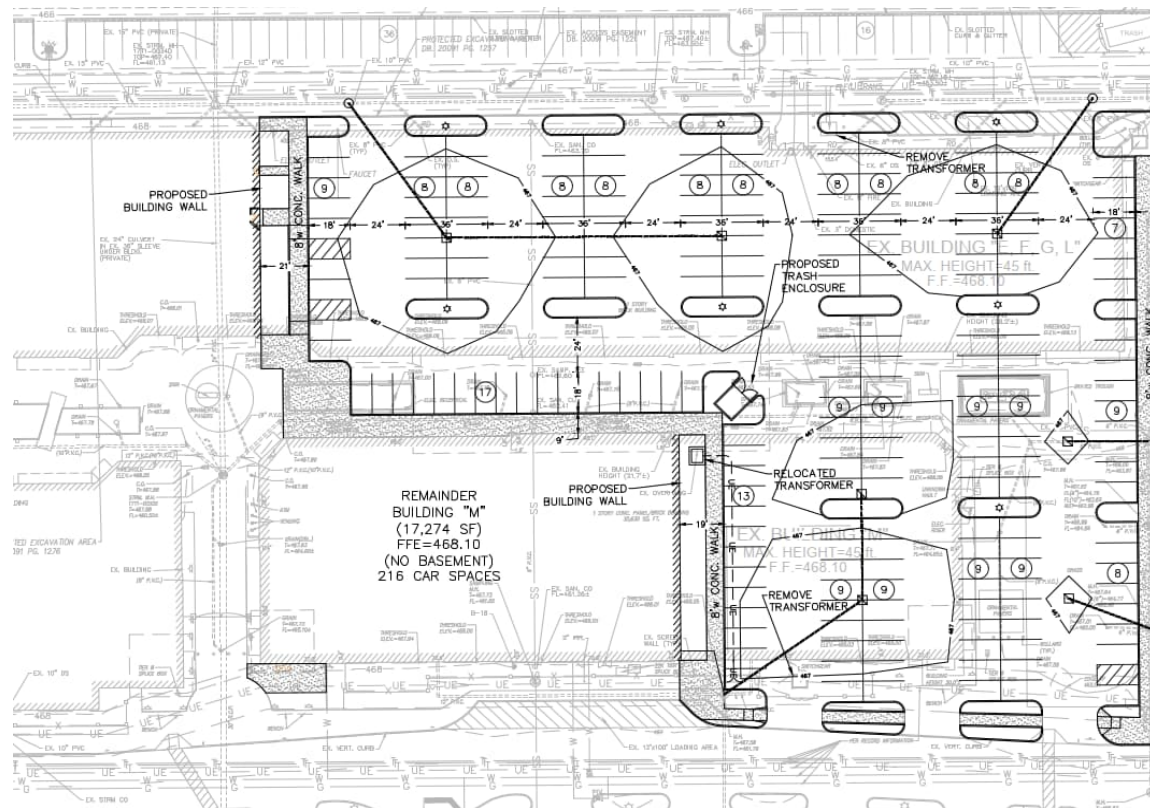
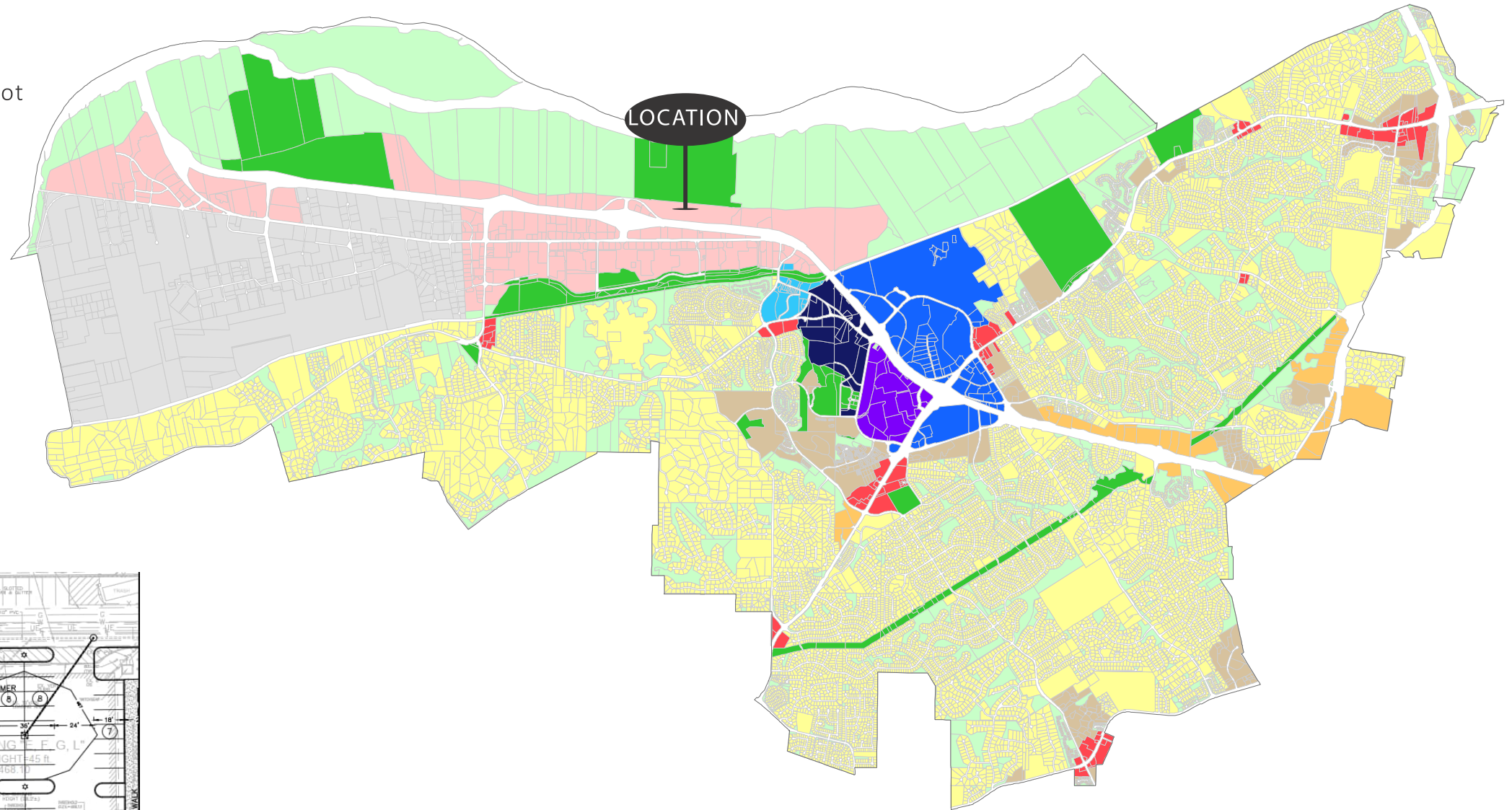
Acreage: 48.15-acres

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

SPIRIT OF ST. LOUIS AIRPARK, LOT 19

Ward: 4

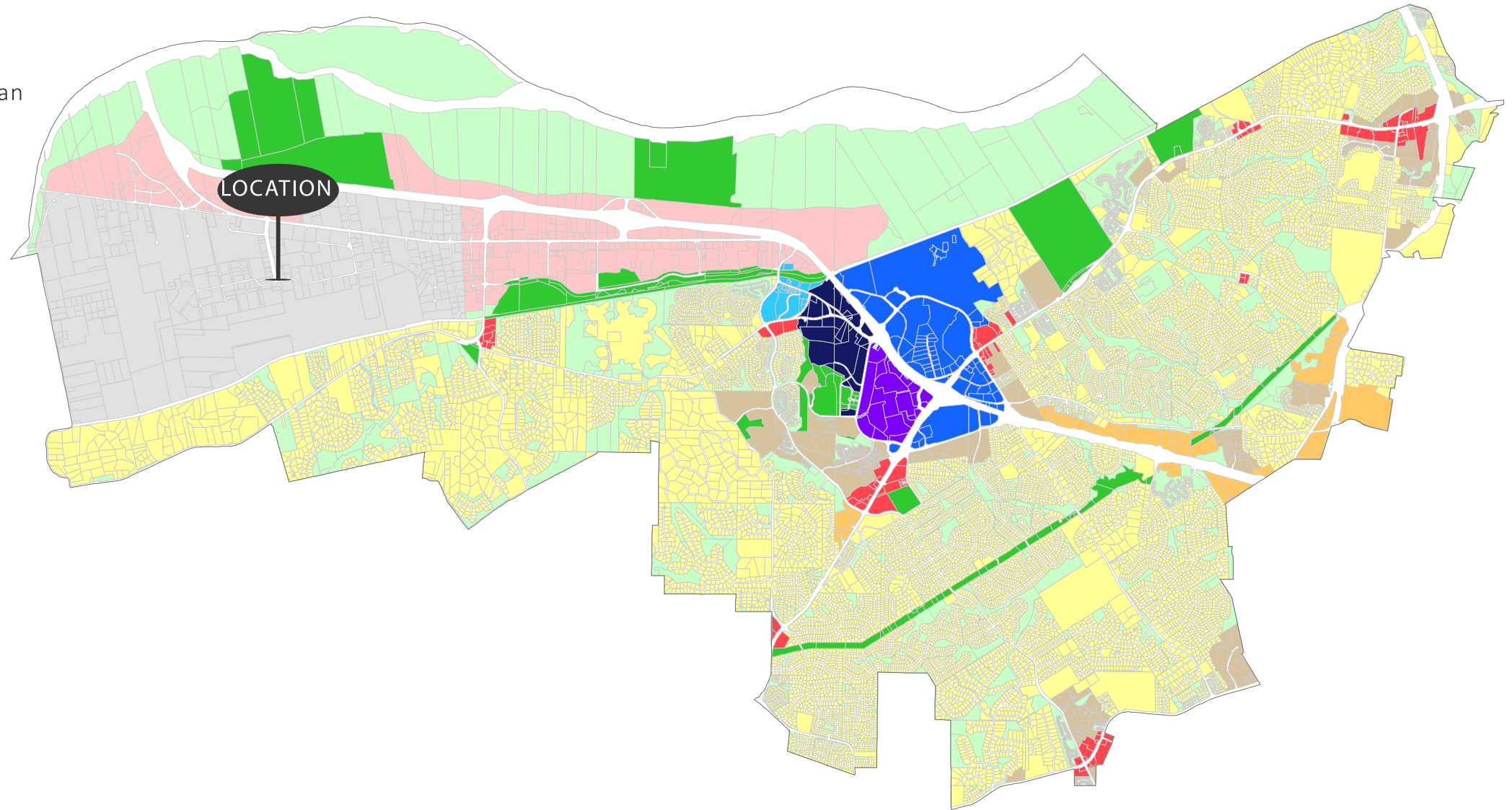
Acreage: 9.3-acres

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

CHESTERFIELD BLUE VALLEY, LOT 2

Ward: 4

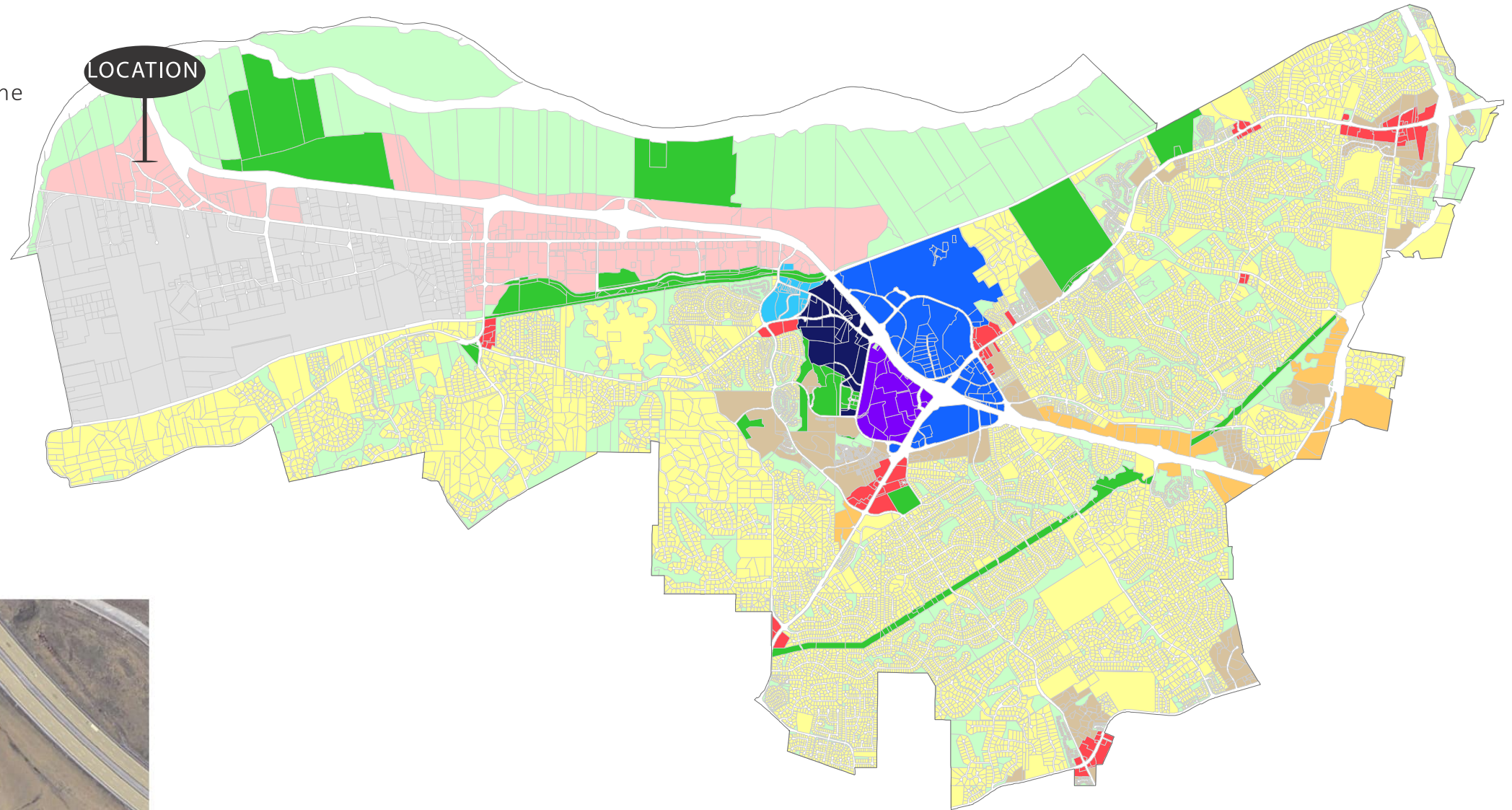
Acreage: 31.73-acres

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

SPIRIT TRADE CENTER, LOT 27

Ward: 4

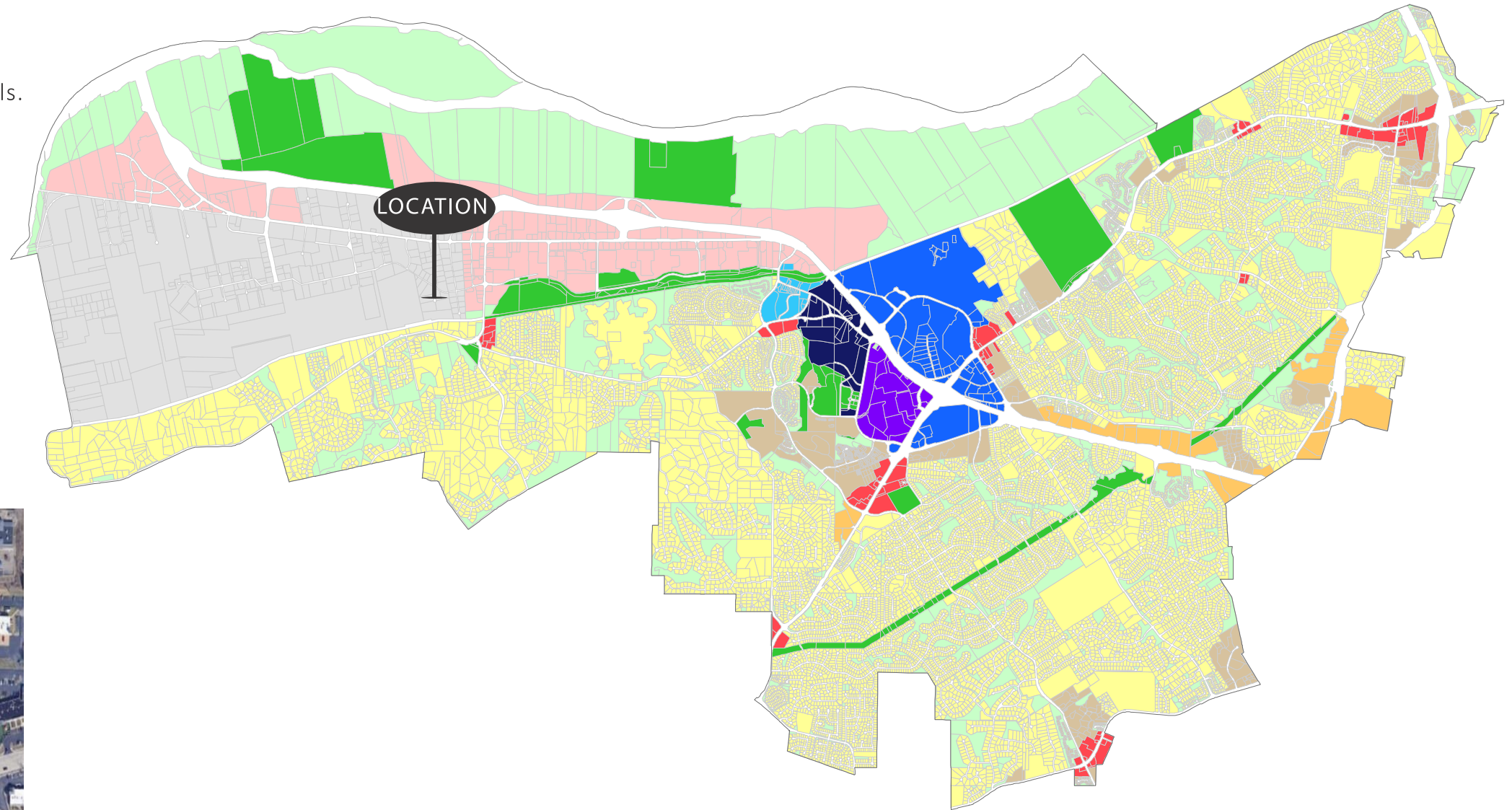
Acreage: 7.31 acres

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 REVIEW - FORTHCOMING

TSG CHESTERFIELD AIRPORT ROAD, LOT B

Ward: 4

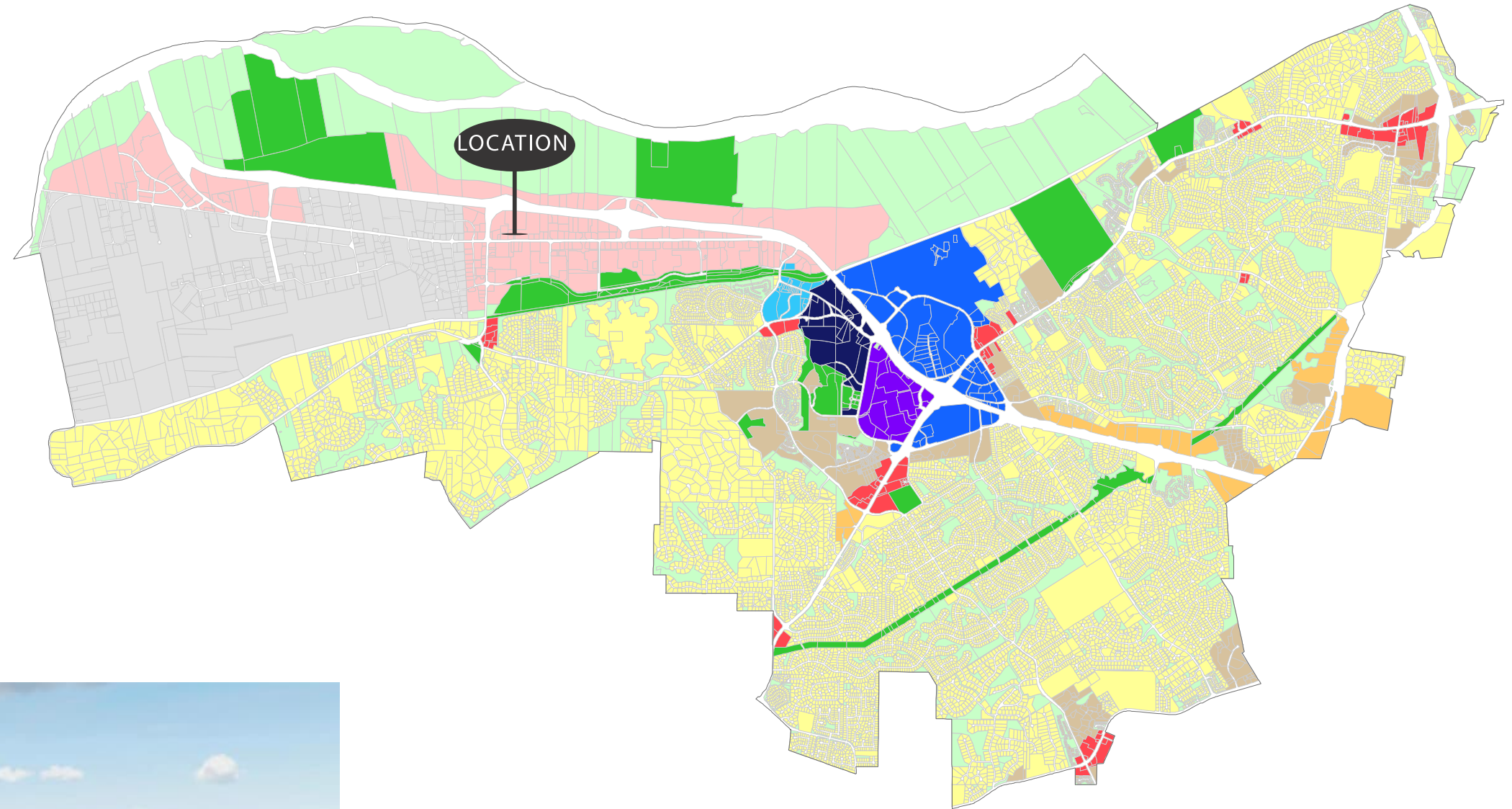
Acreage: 1 acre

Address: 42 Arnage Rd

Proposal: Retail sales building with drive-thru facilities.

Applicant: MOrganic Ventures LLC

Land Use Designation: Regional Commercial



APPROVAL PROCESS

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

RIVERBEND ELEMENTARY SCHOOL

Ward: 1

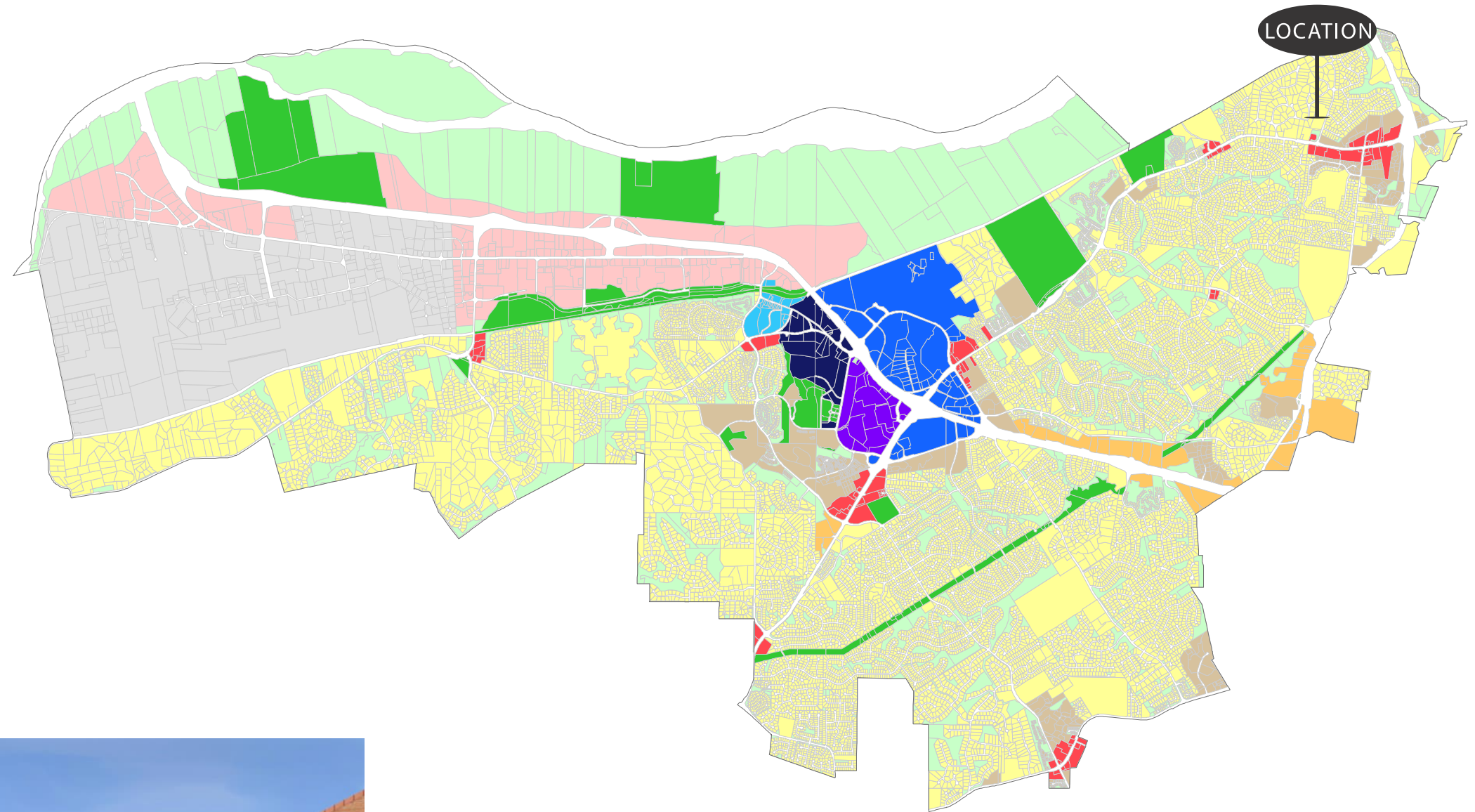
Acreage: 9.37 acres

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

BURKHARDT PLACE, LOT 11

Ward: 4

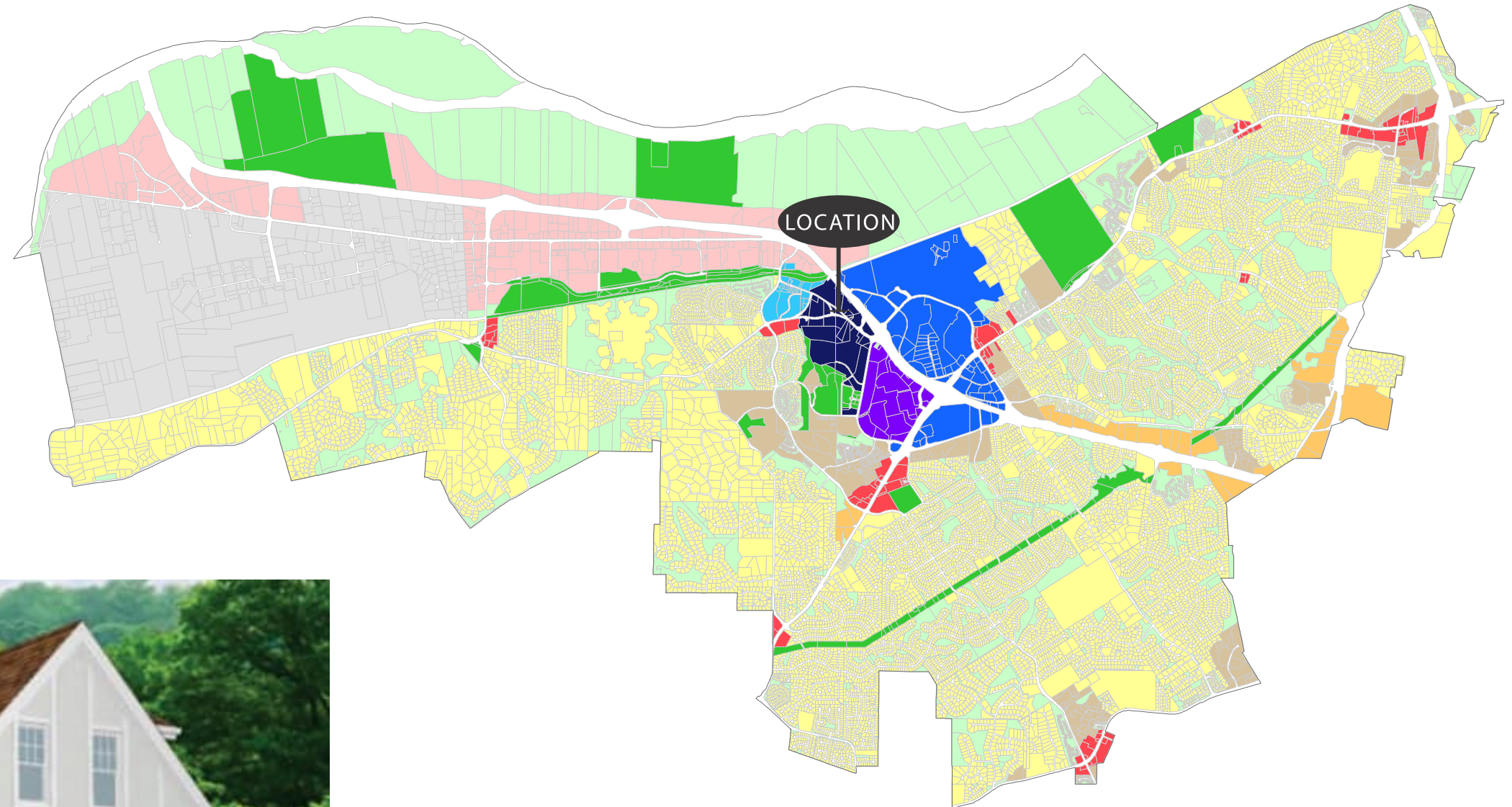
Acreage: 0.31 acres

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

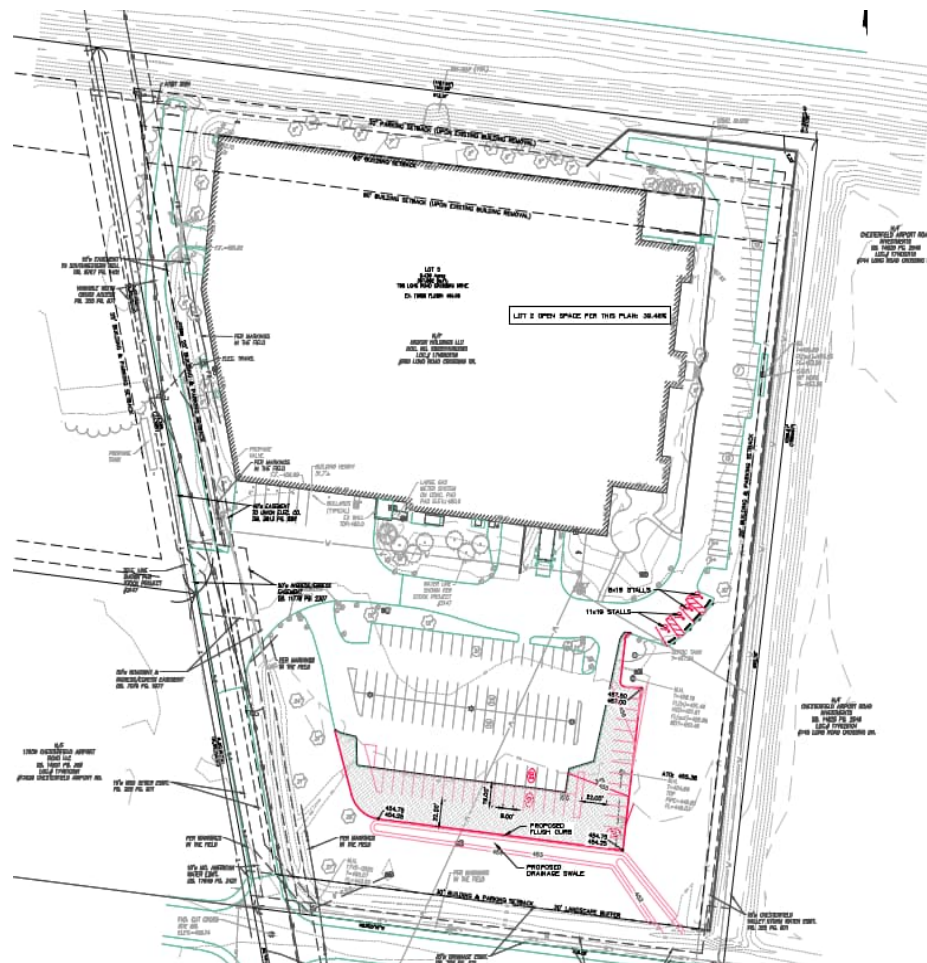
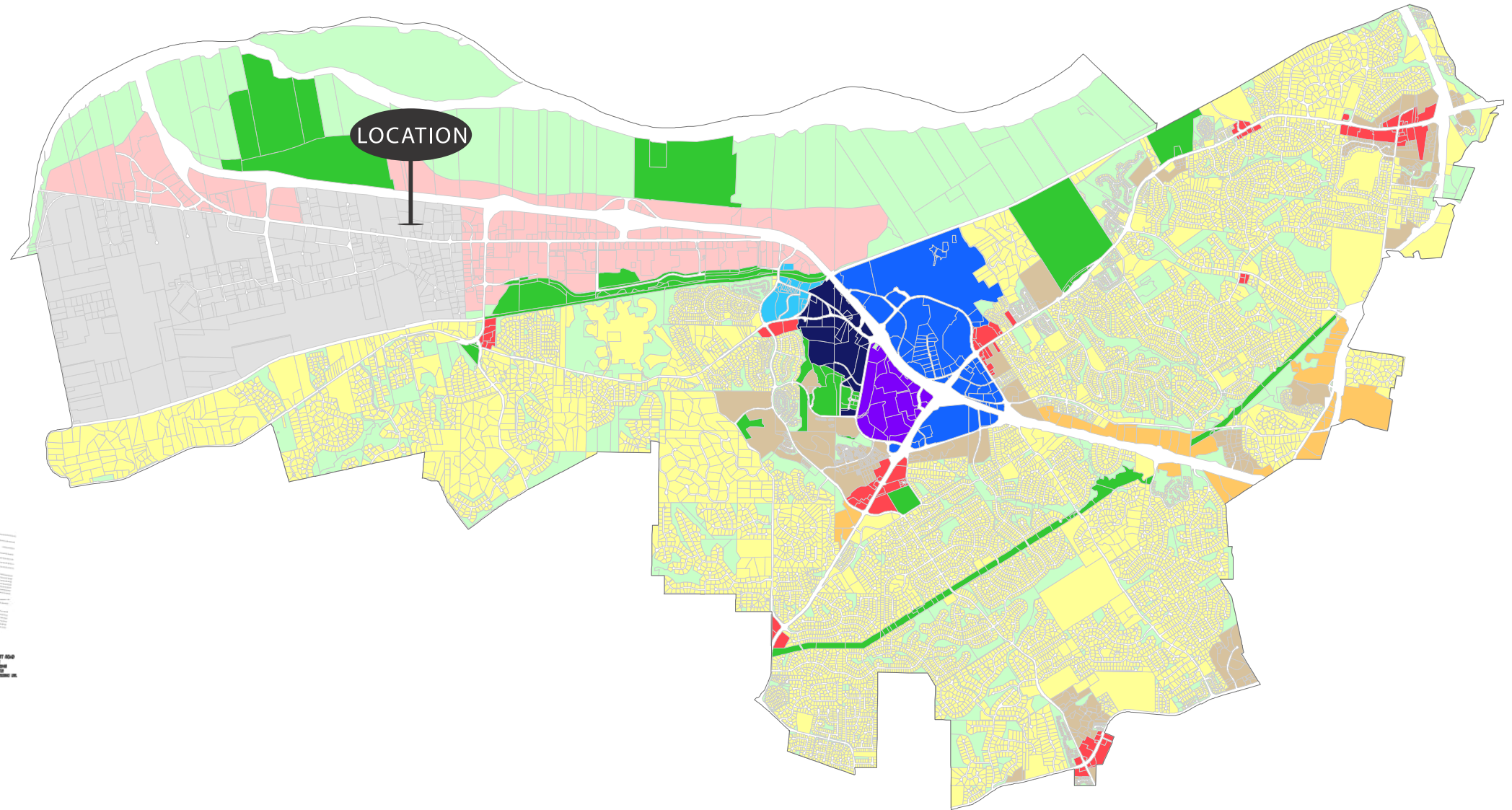
Acreage: 2.86 acres

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

TSG CHESTERFIELD AIRPORT RD, LOT D (SCRUBBLES EXPRESS WASH)

Ward: 4

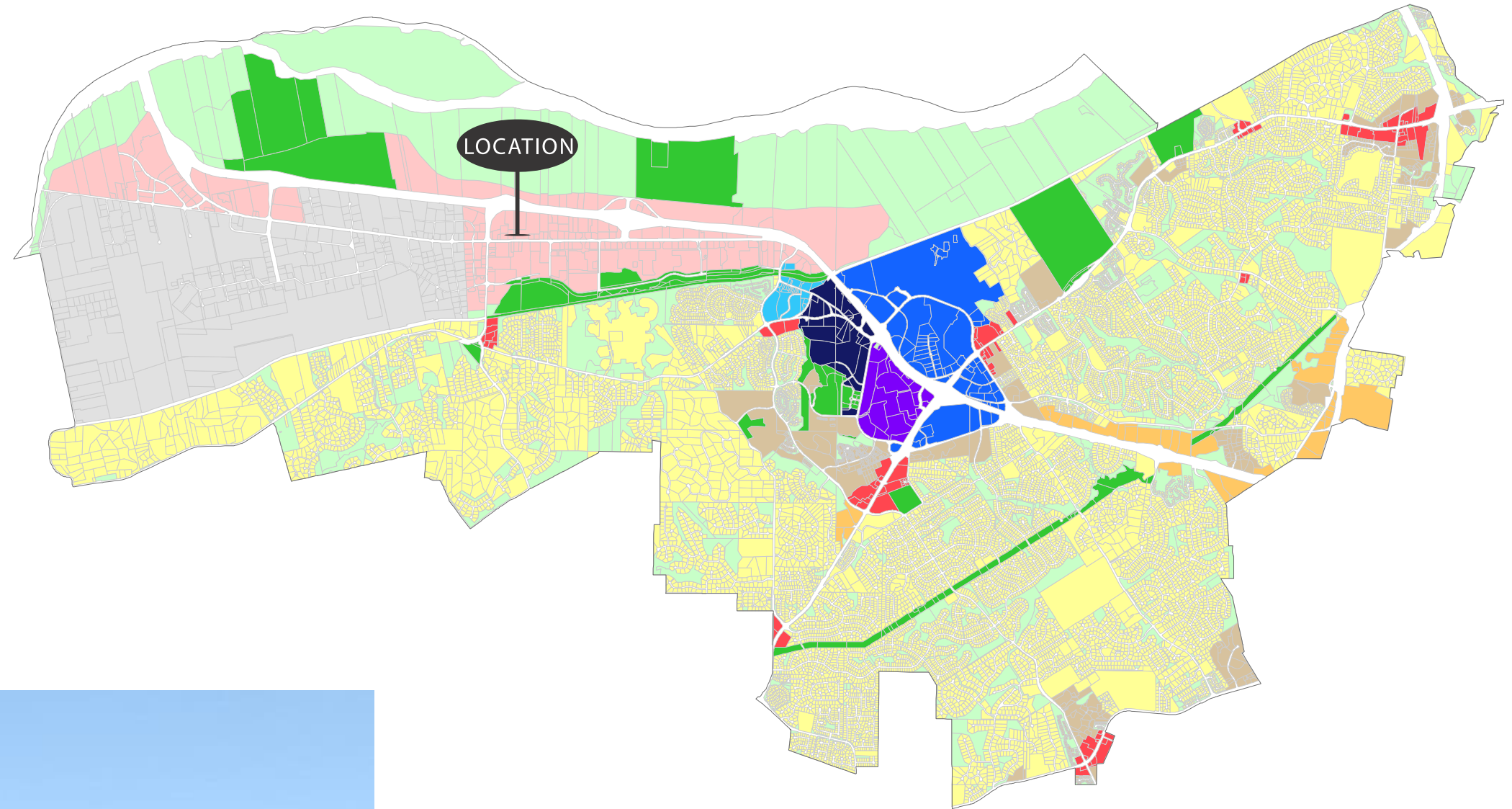
Acreage: 1.4 acres

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

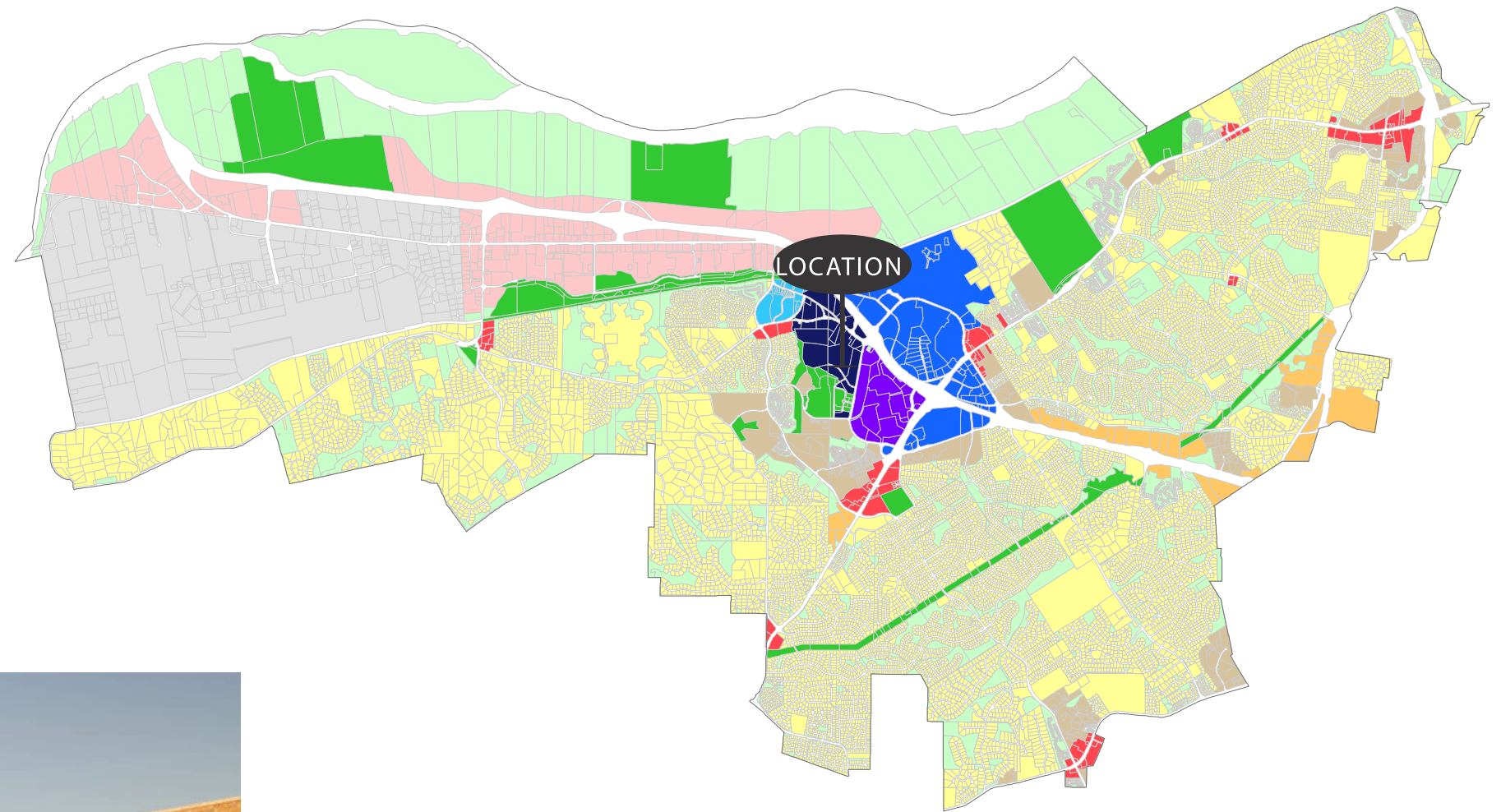
Acreage: 5.6 acres

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

CLARKSON SQUARE, ADJ. LOT 1

Ward: 2

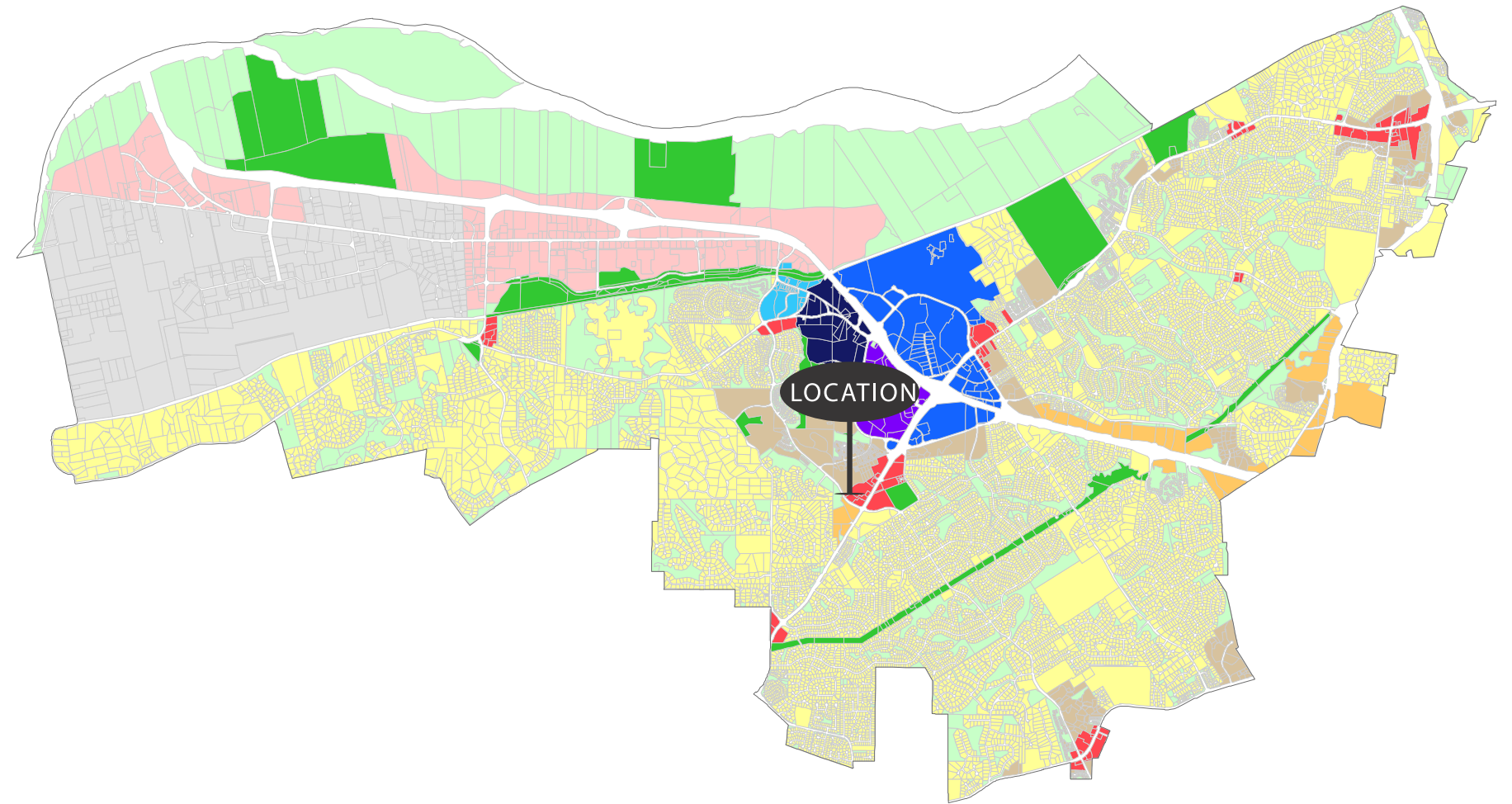
Acreage: 3.23 acres

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 - PERMITTED
- MUNICIPAL ZONING APPROVAL - FORTHCOMING
- UNDER CONSTRUCTION - NO
- OCCUPANCY - FORTHCOMING

TUBULAR USA

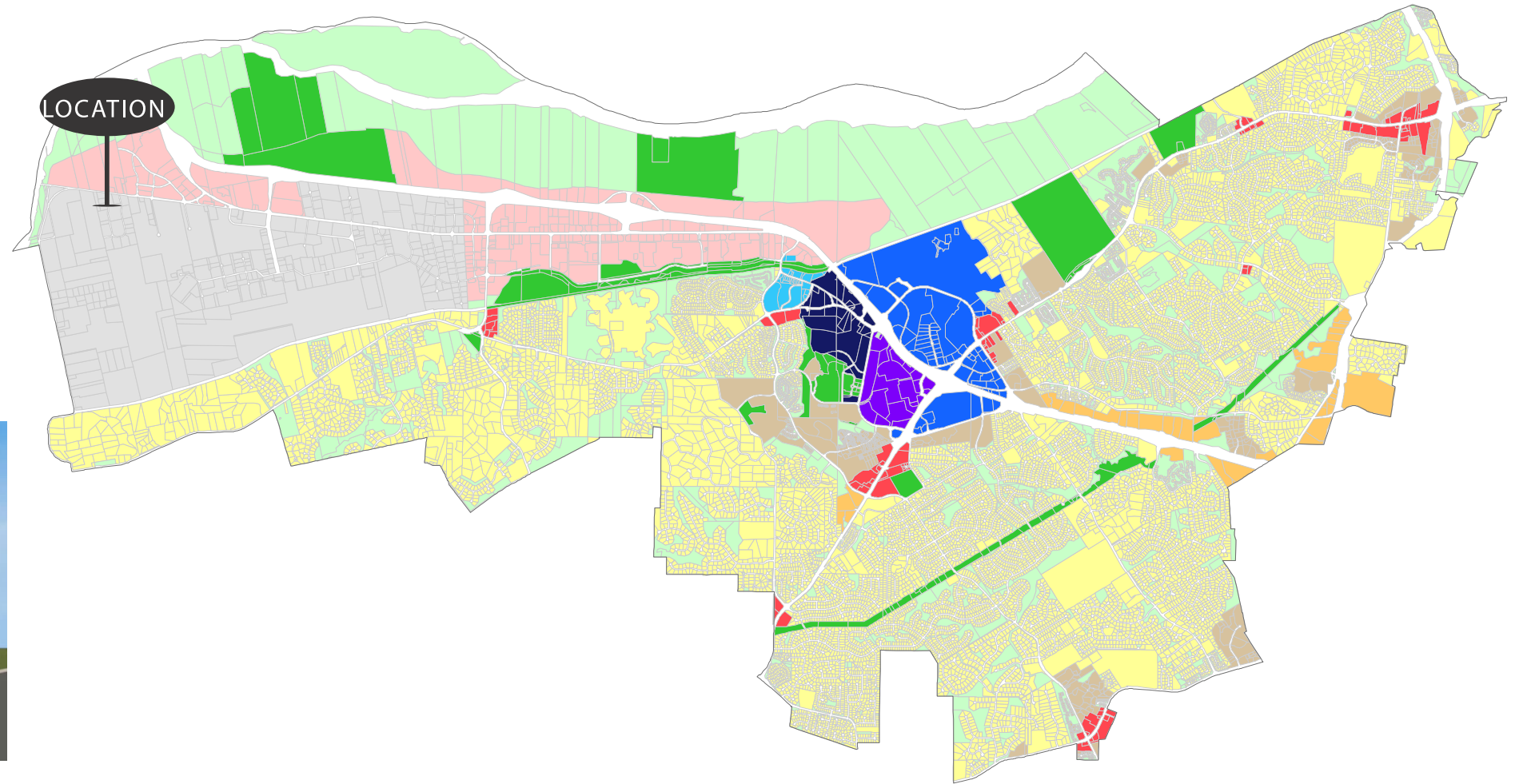
Ward: 4

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
- OCCUPANCY - FORTHCOMING

LEGACY PERFORMANCE ZONE

Ward: 4

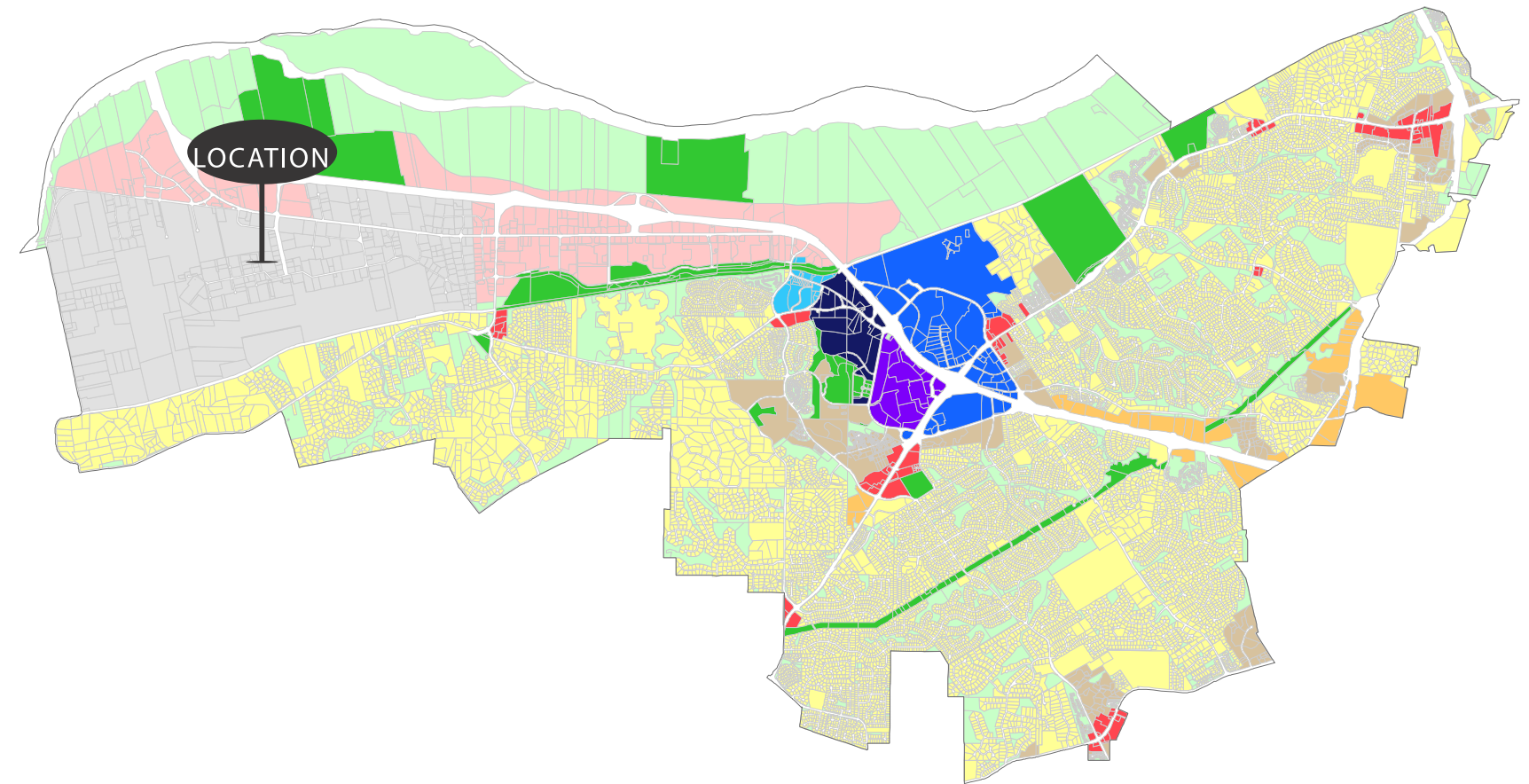
Acreage: 5.5 acres

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 - PERMITTED
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

JEWISH COMMUNITY CENTER

Ward: 4

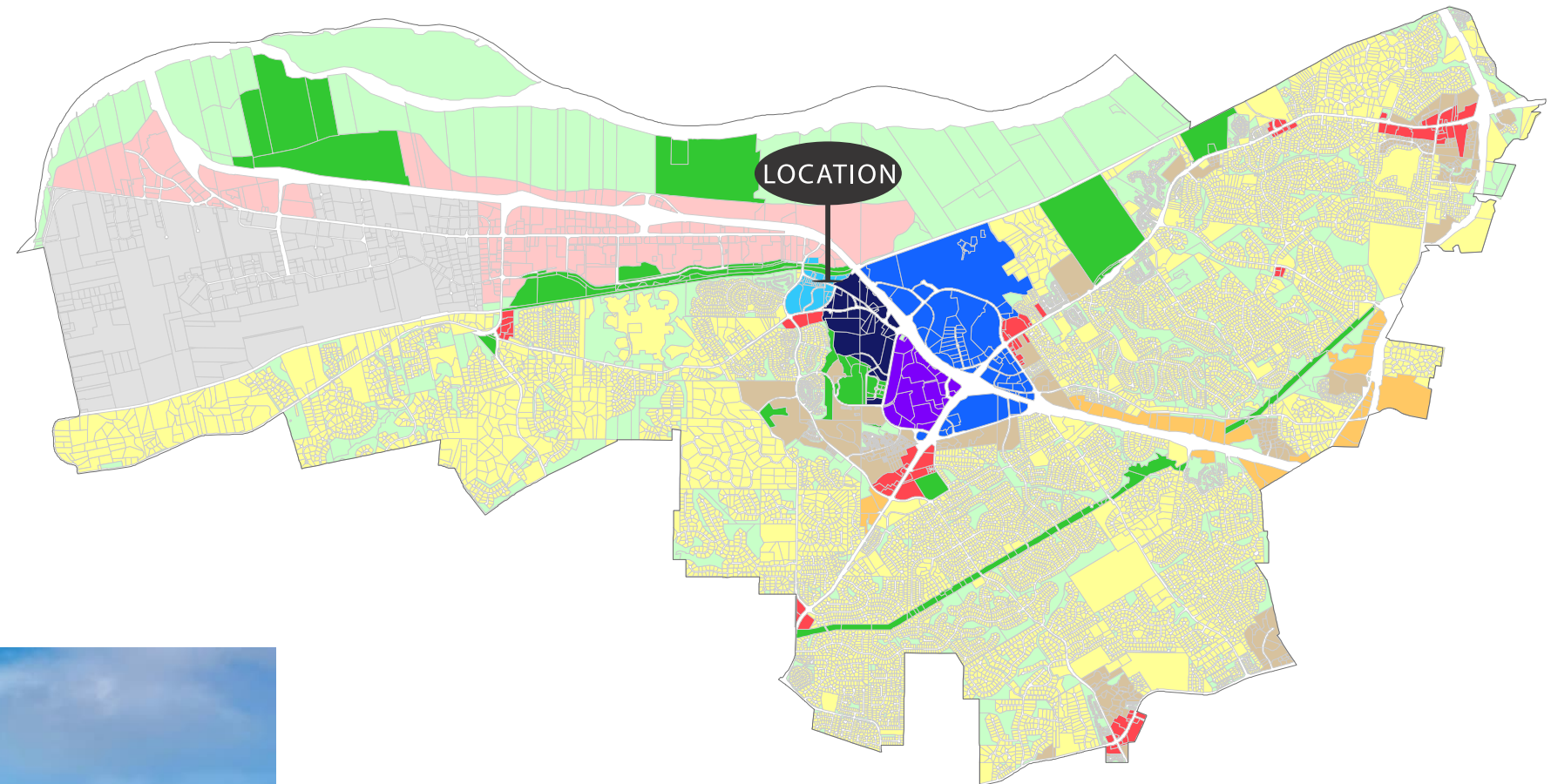
Acreage: 11.4 acres

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

TARA RIDGE

Ward: 4

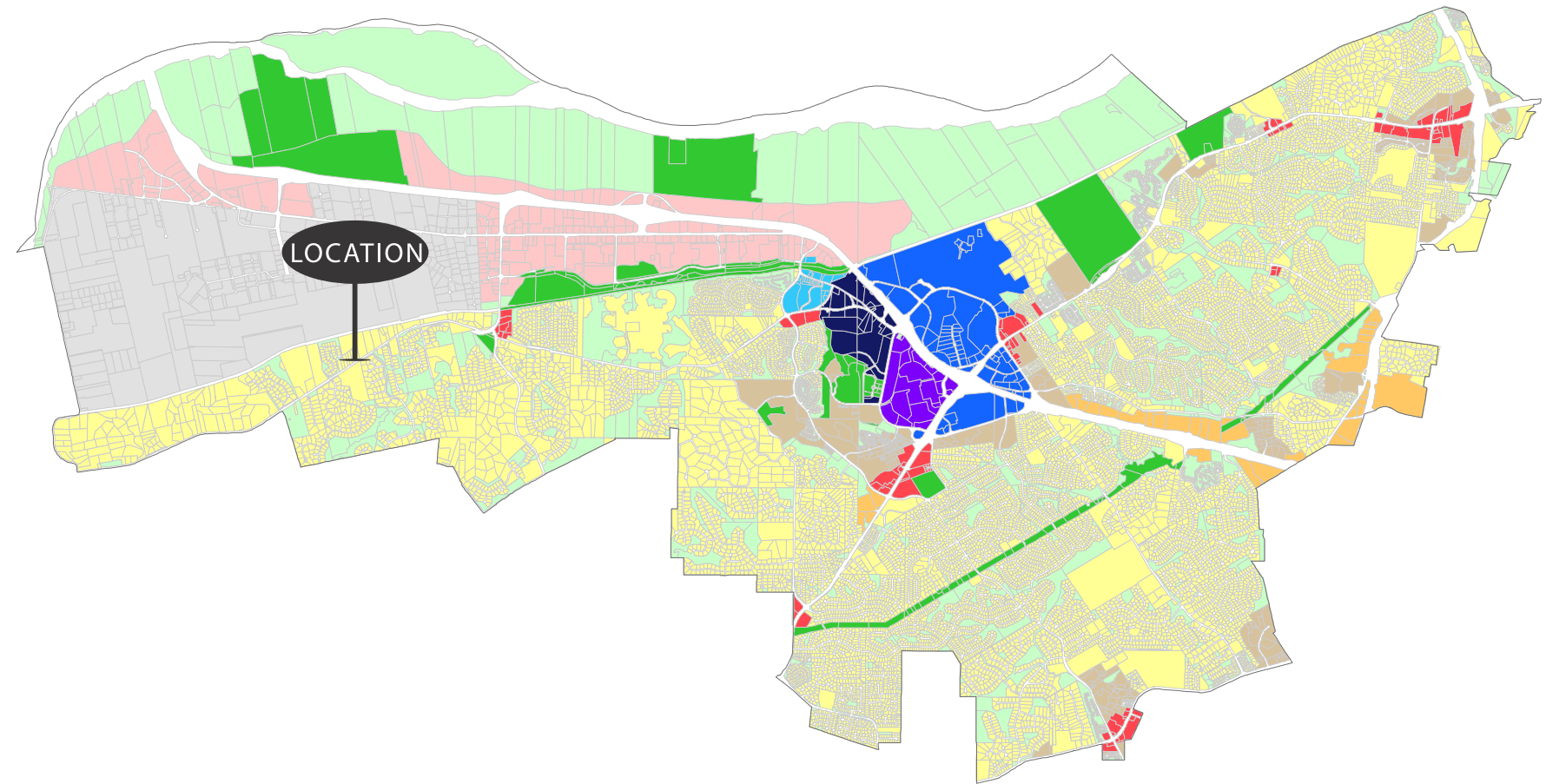
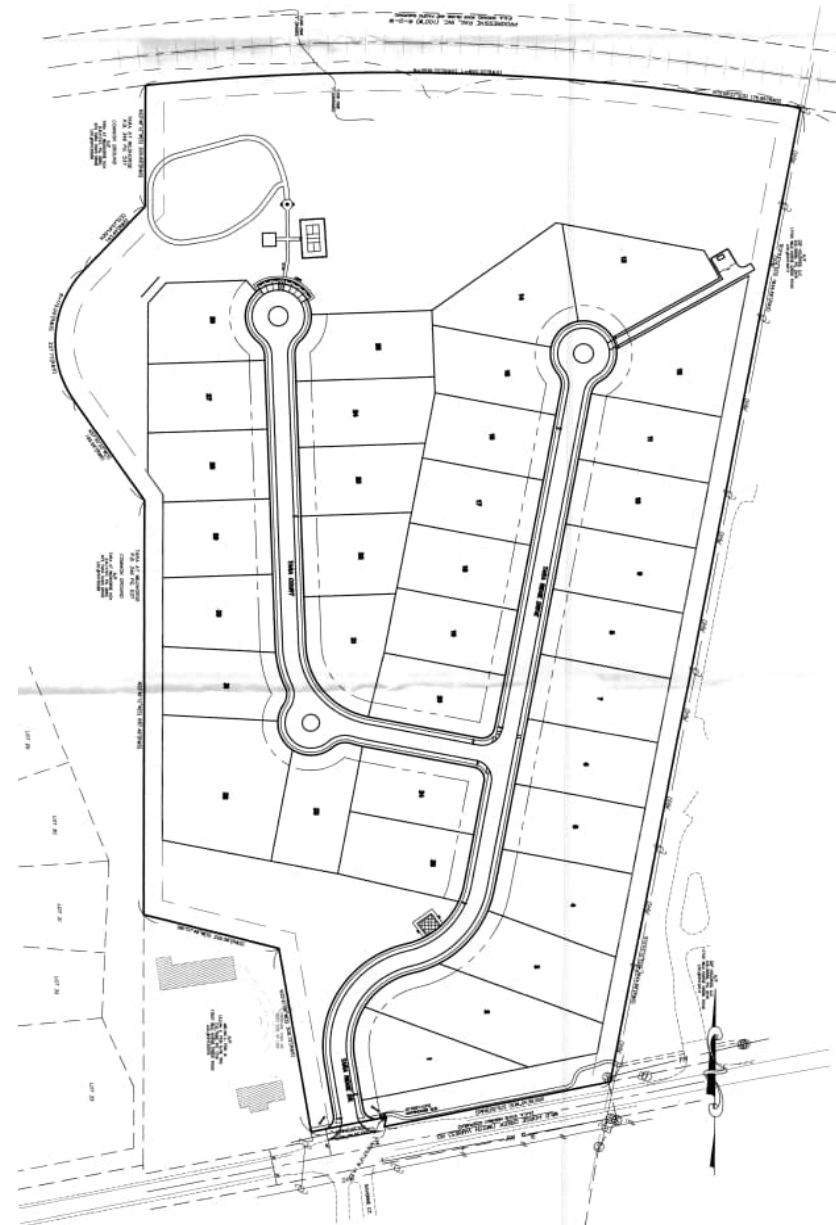
Acreage: 35.03 acres

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

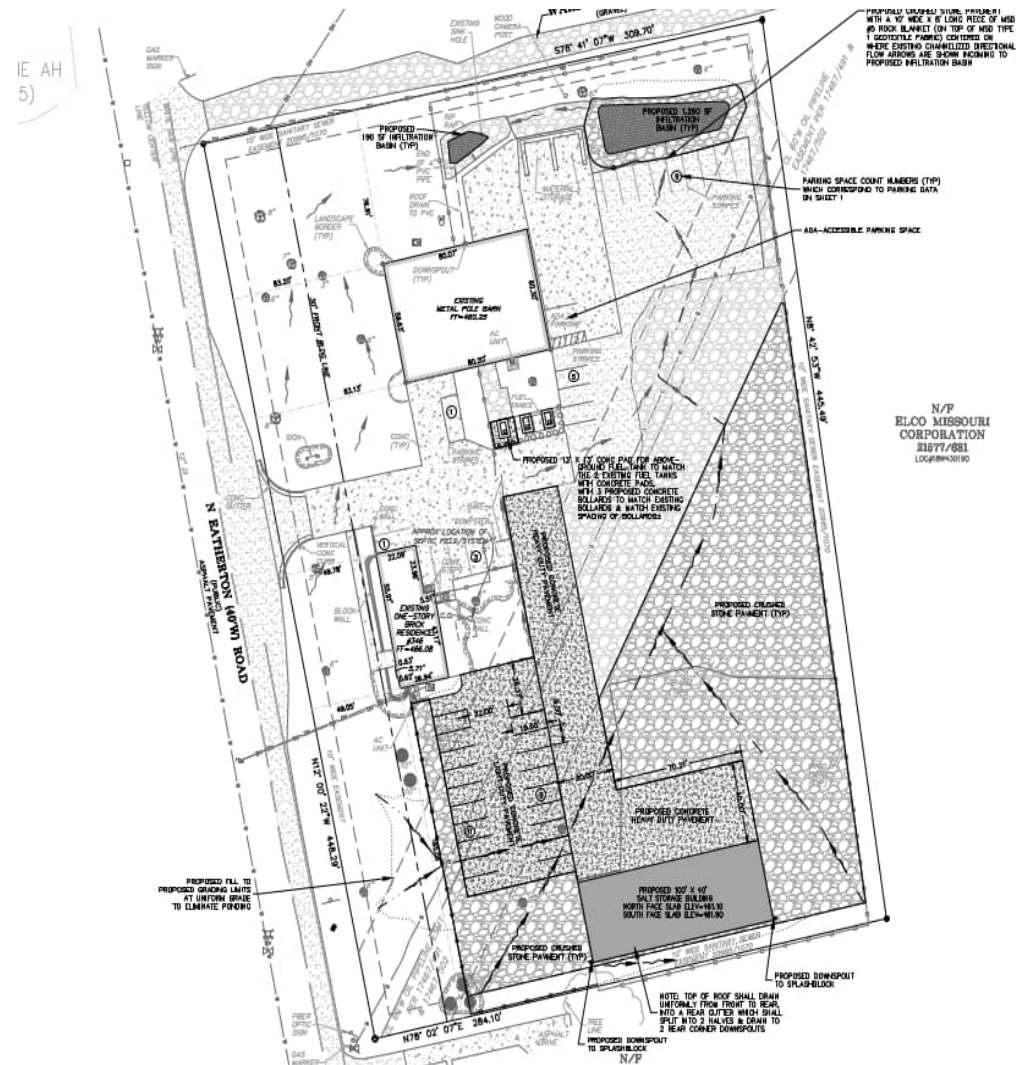
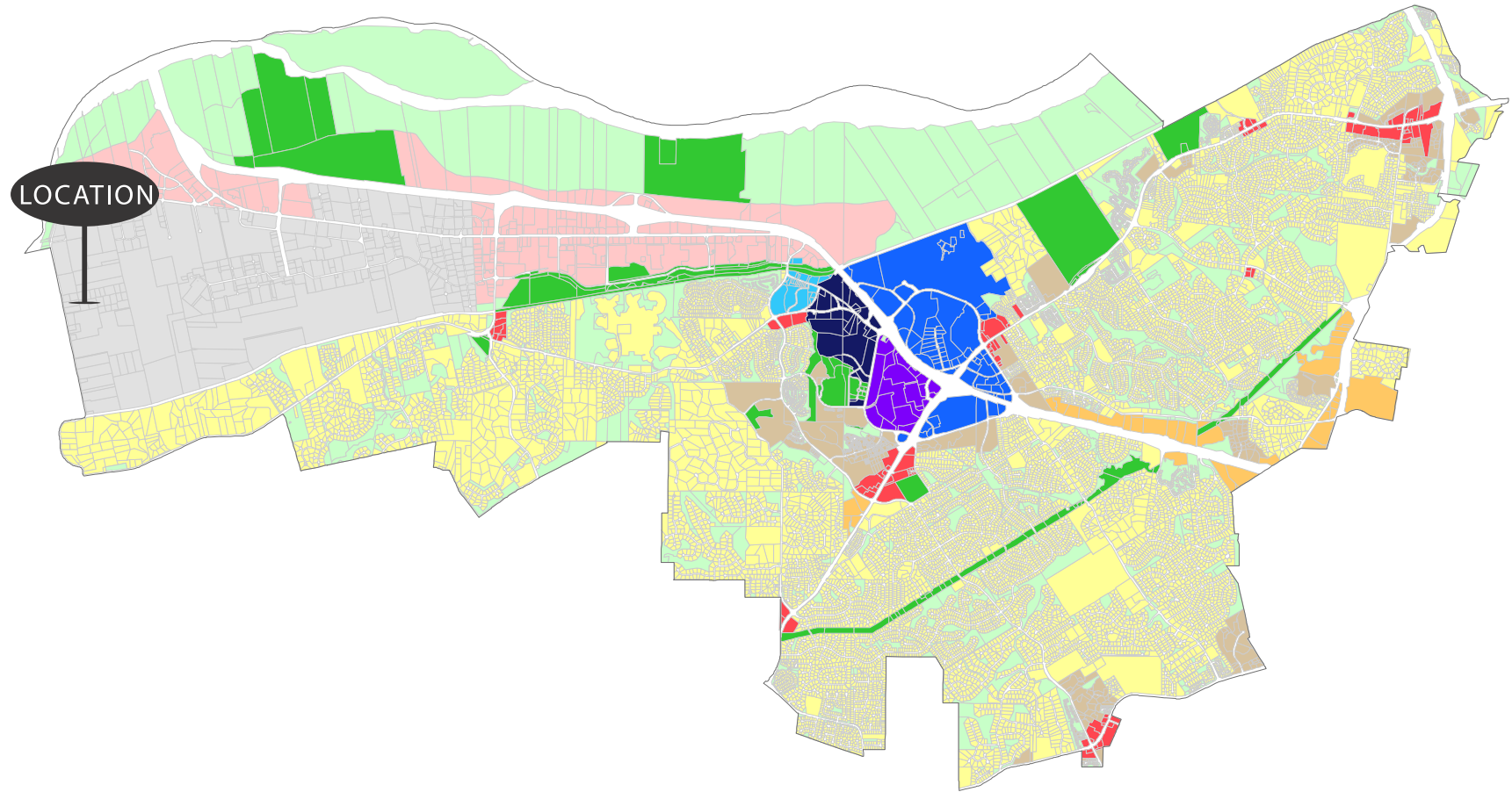
Acreage: 3 acres

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

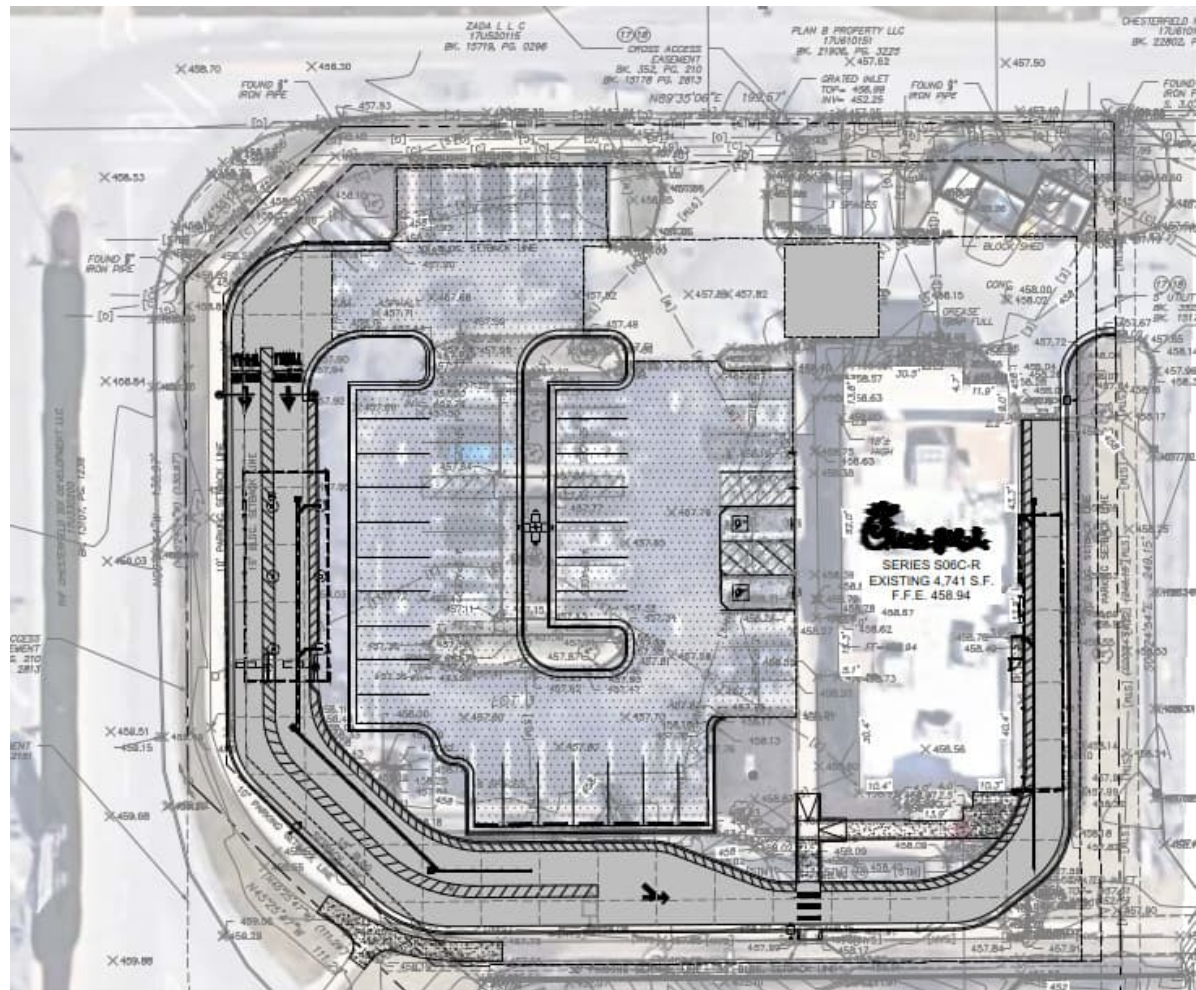
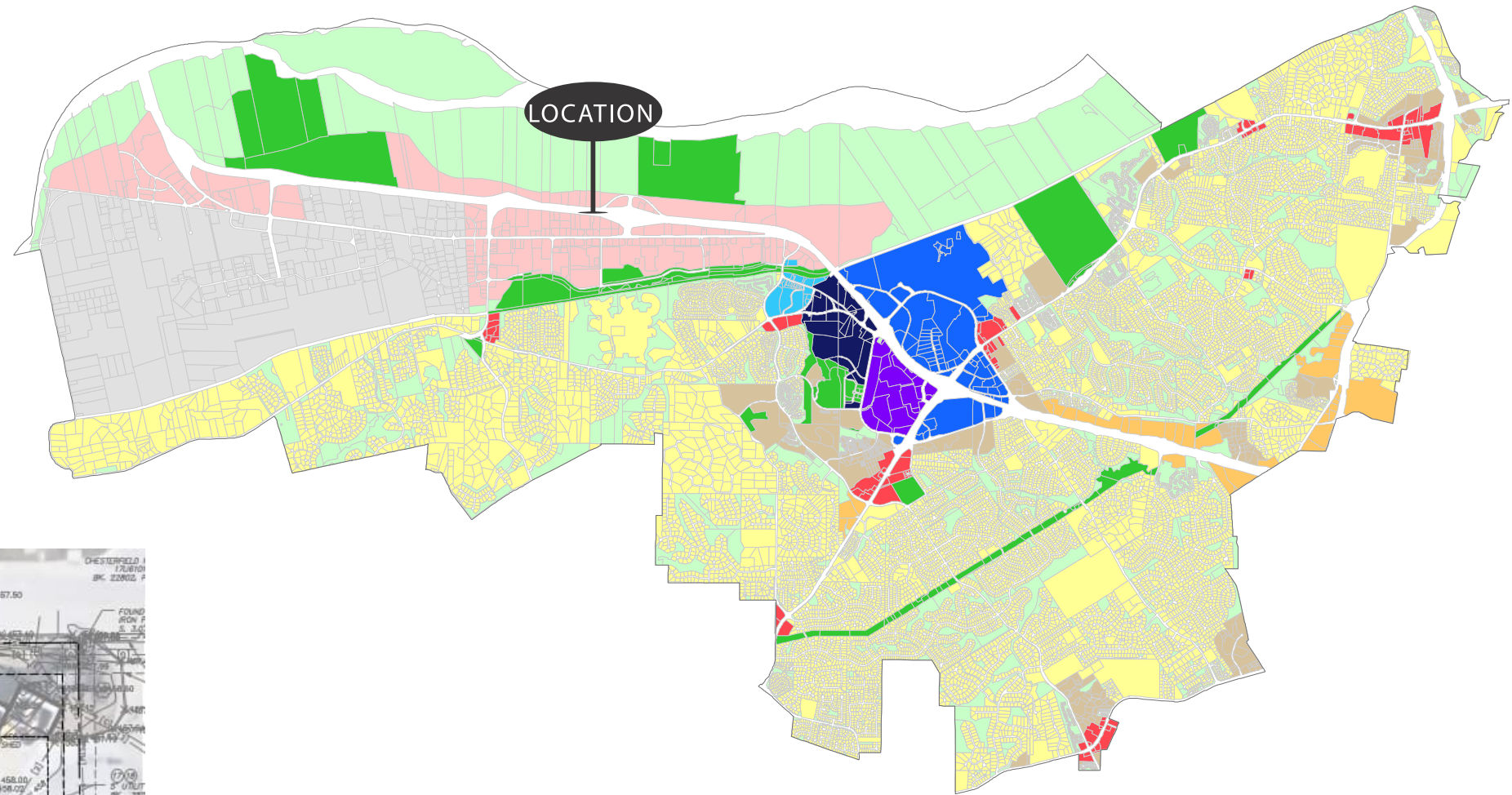
Acreage: 1.28 acres

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

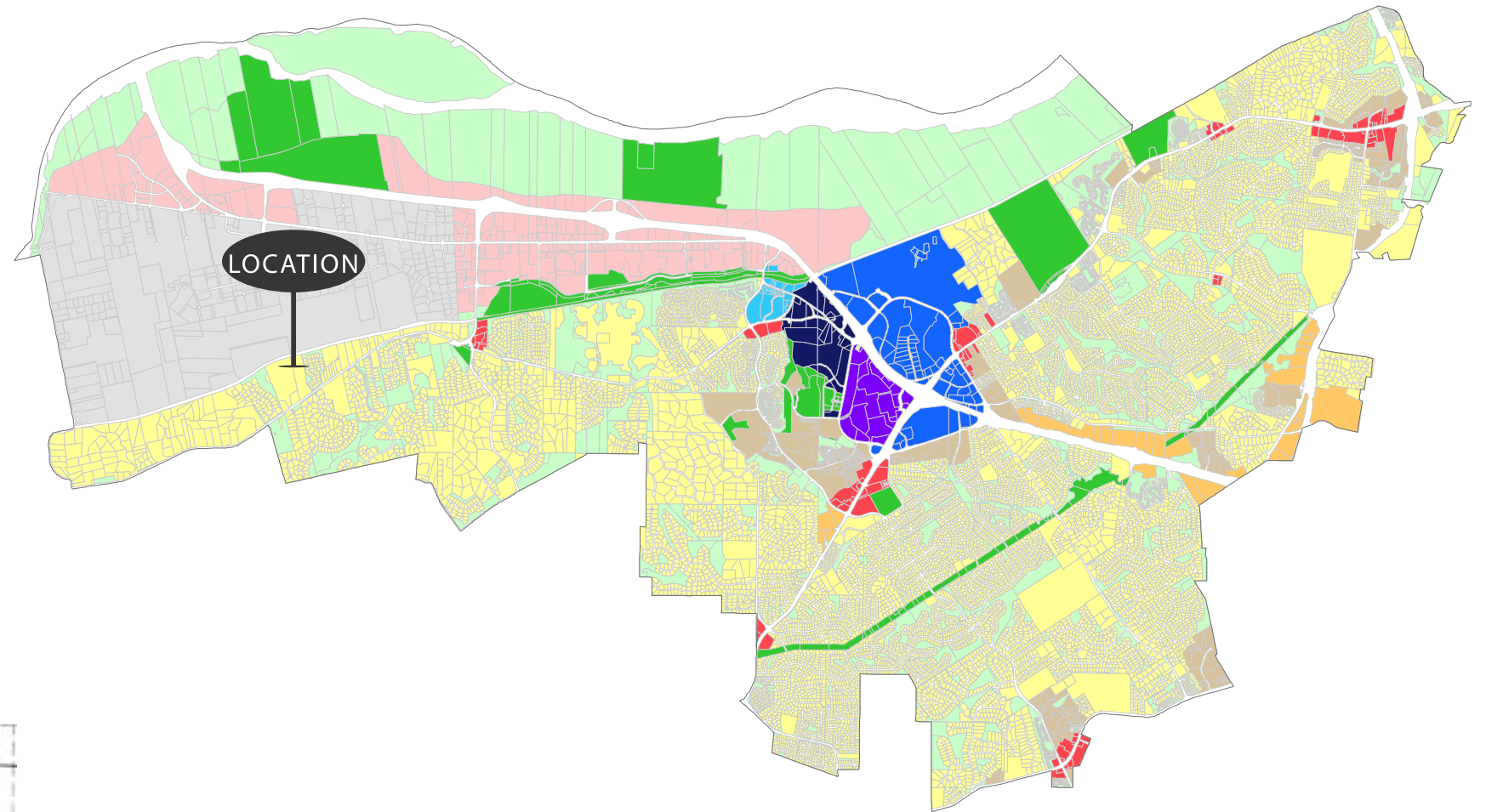
Ward: 4

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 - 29/36
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

WILDHORSE VILLAGE CONDOS

Ward: 4

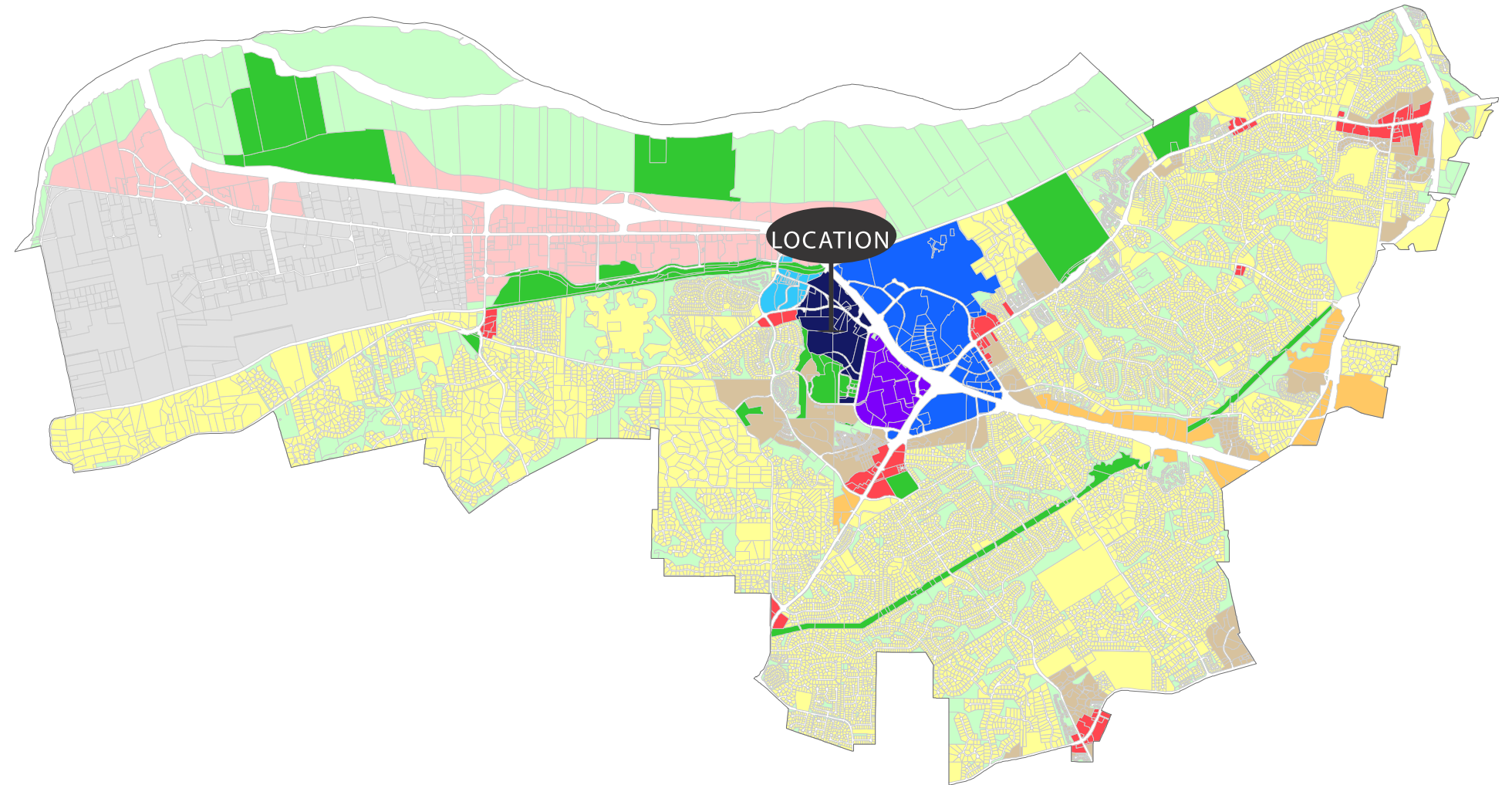
Acreage: 0.8 acres

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

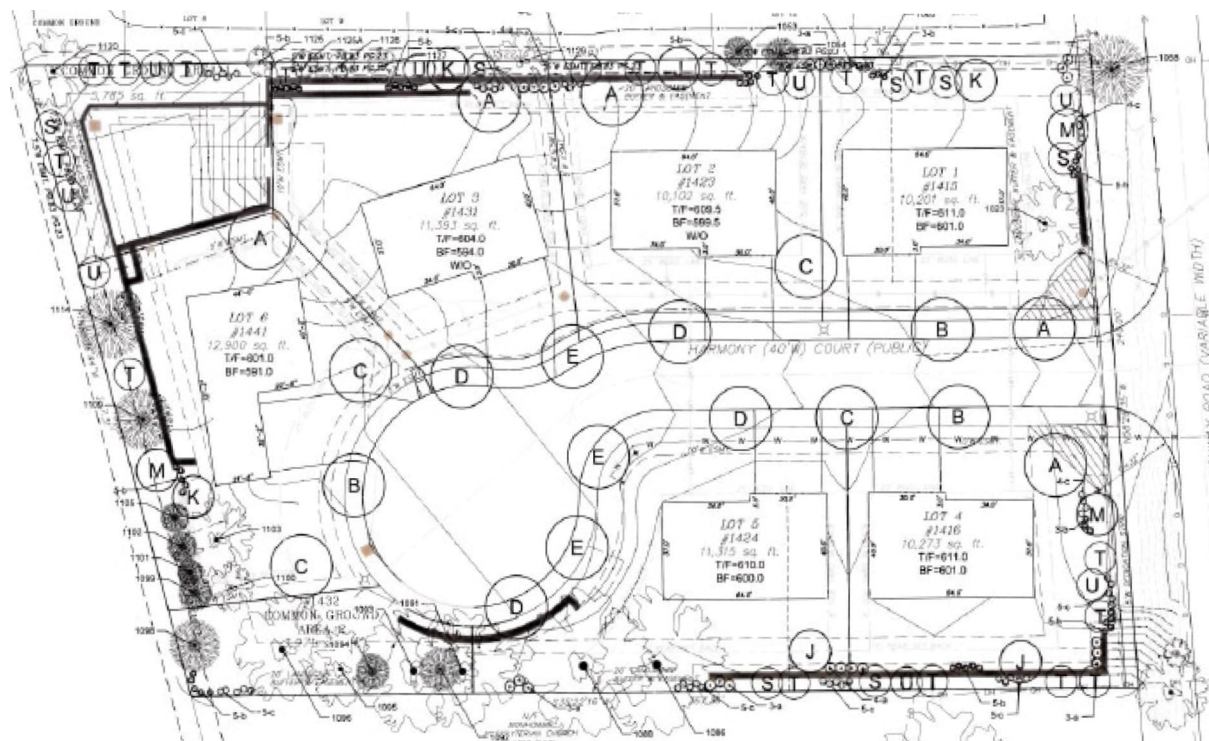
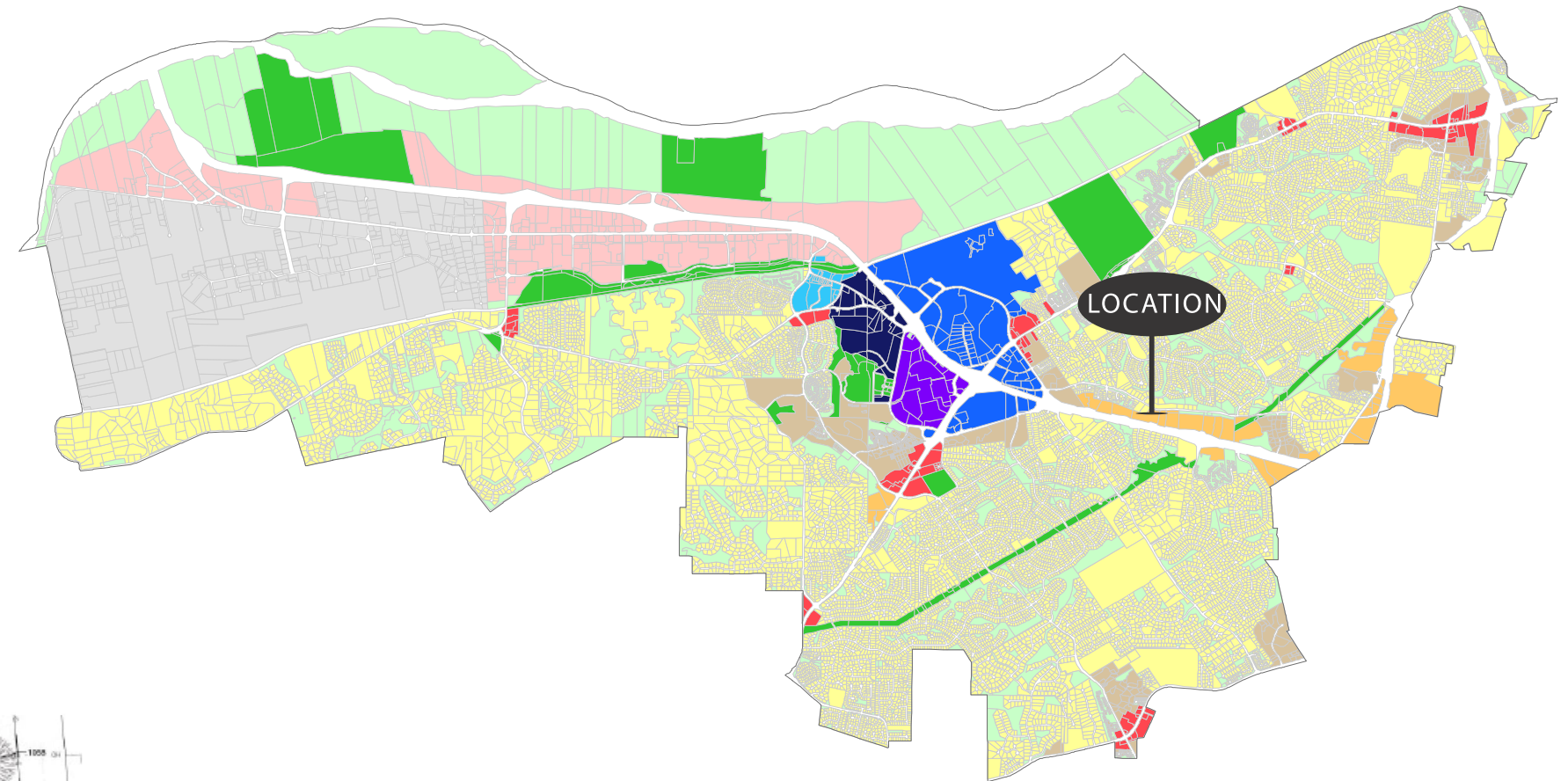
Acreage: 2.1 acres

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 - PUBLIC INFRASTRUCTURE ONLY
- OCCUPANCY - FORTHCOMING

LEGENDS AT SCHOETTLER POINTE

Ward: 2

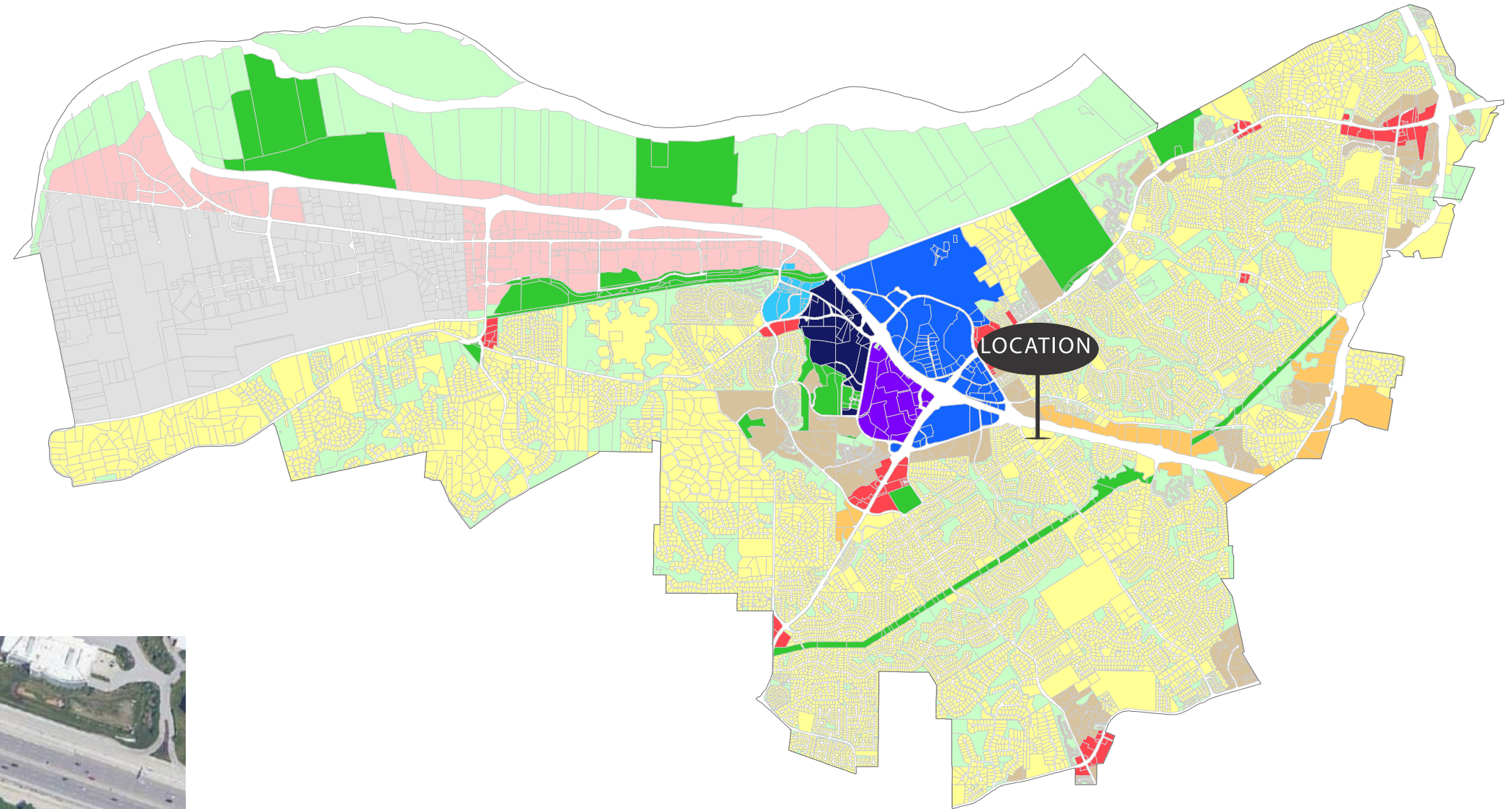
Acreage: 9.1 acres

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 - 5/13
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

SPIRIT HOTEL

Ward: 4

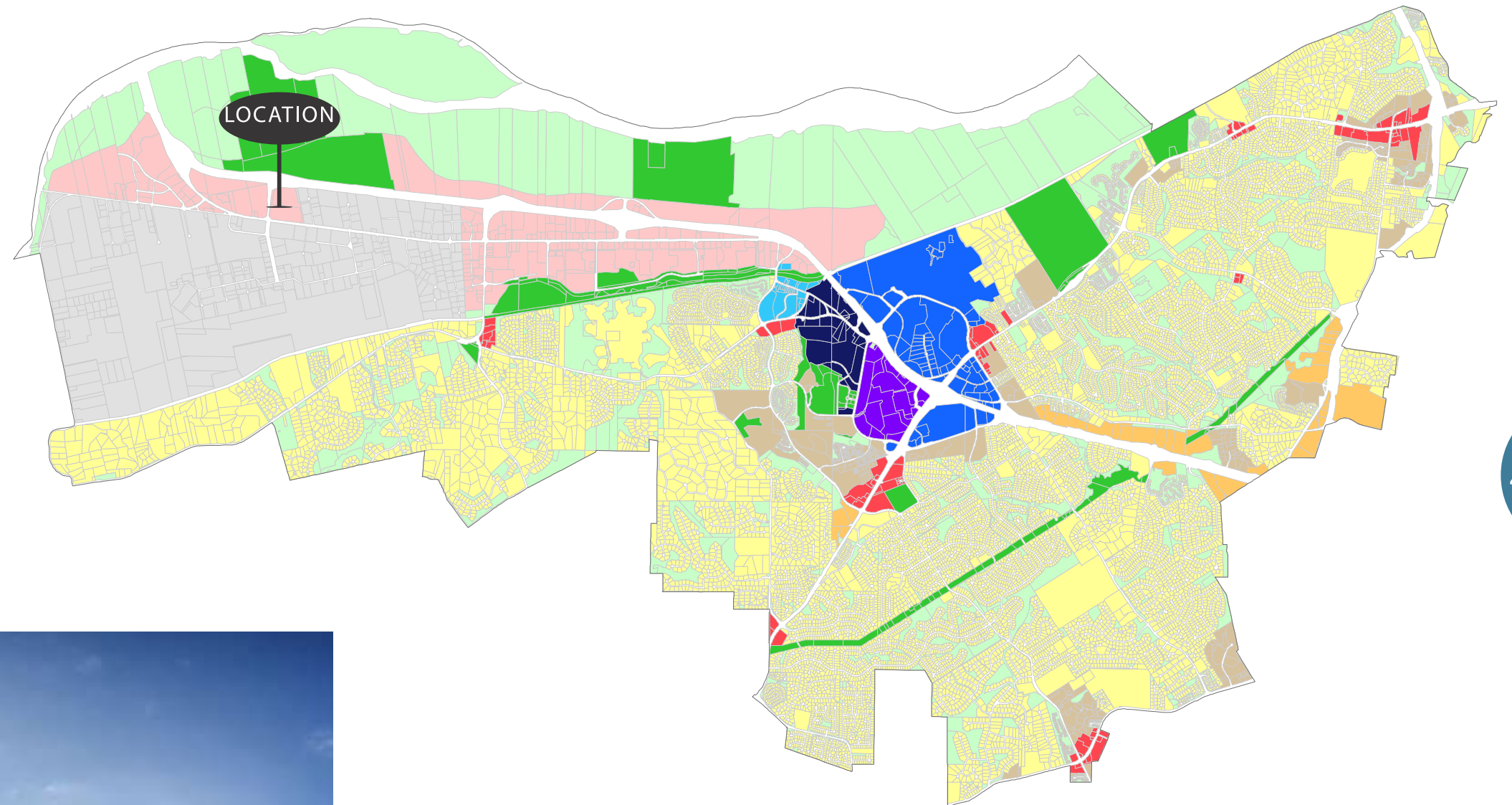
Acreage: 7 acres

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

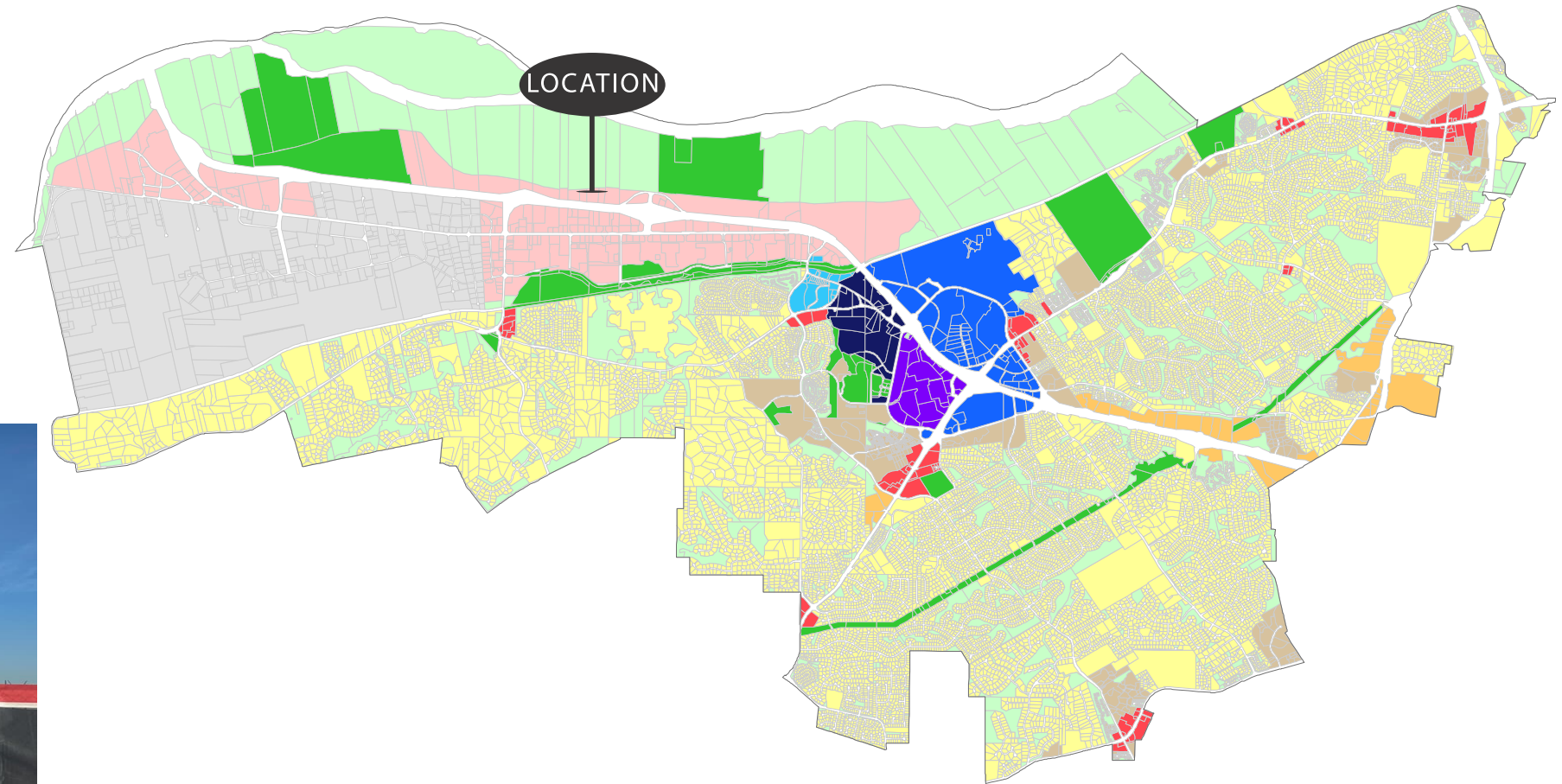
Acreage: 5.25 acres

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

THE TERRACES AT WILDHORSE VILLAGE

Ward: 4

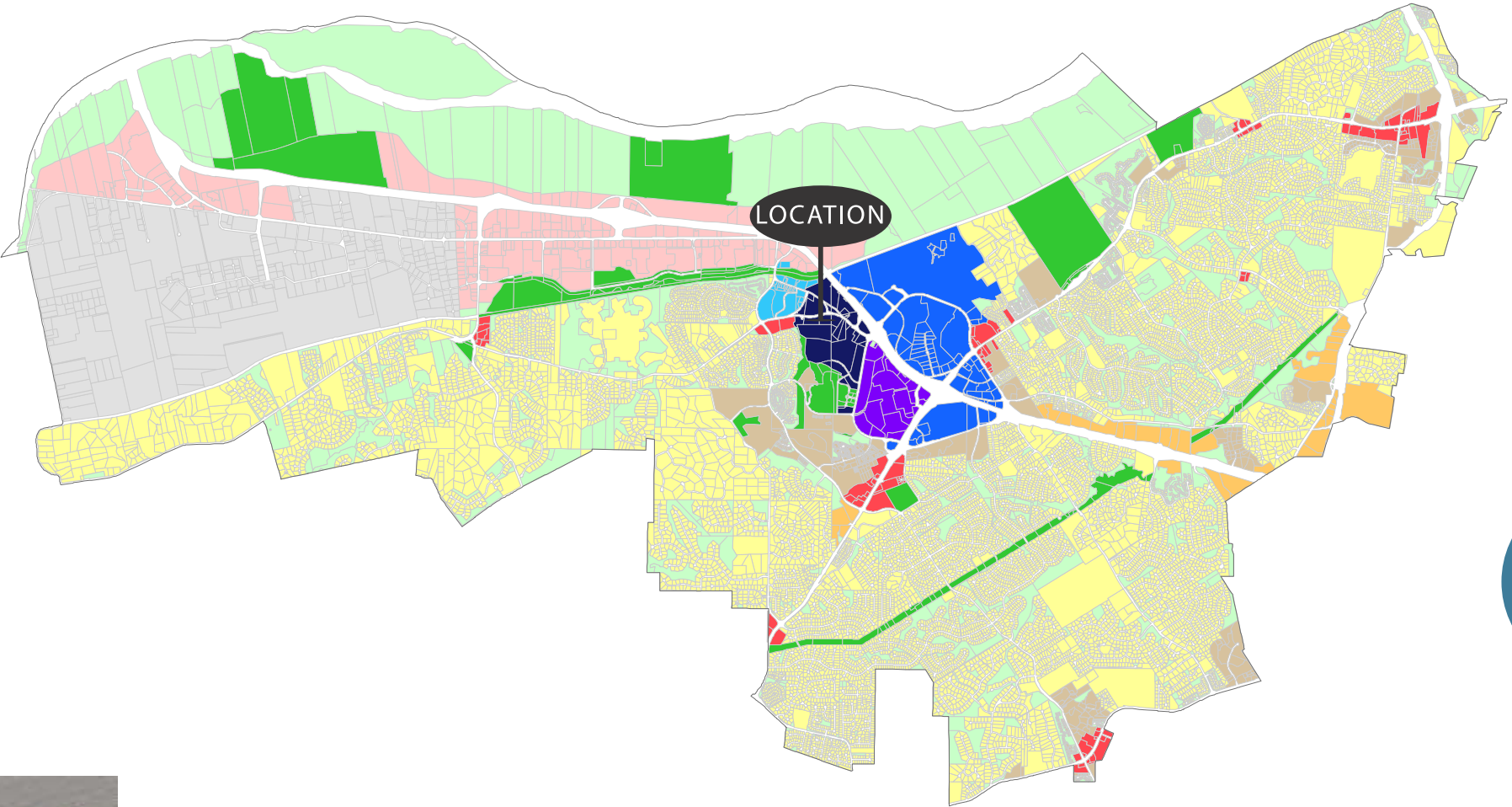
Acreage: 3.6 acres

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

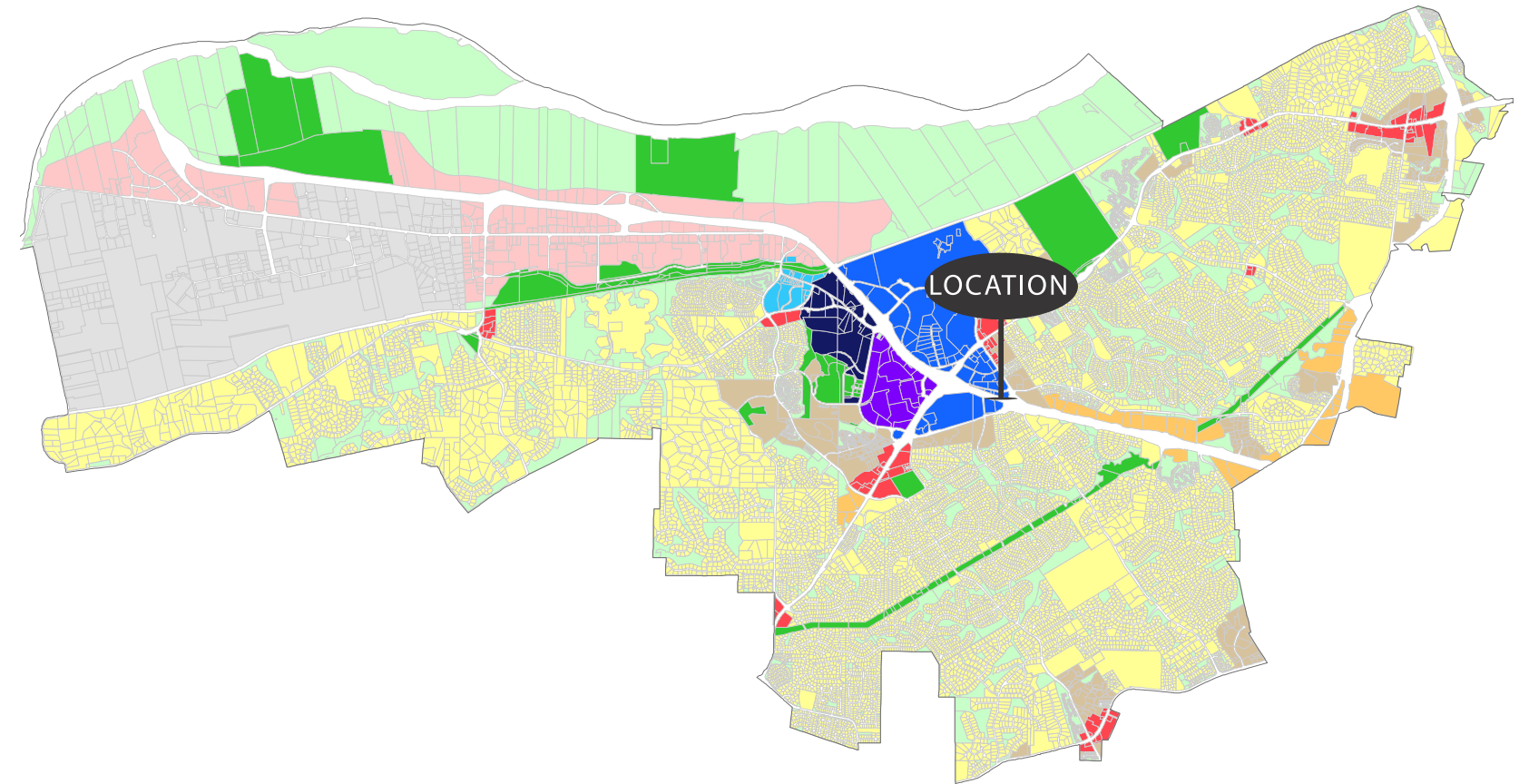
Acreage: 1.5 acres

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 - INITIAL GRADING
- OCCUPANCY - FORTHCOMING

WILDHORSE BLUFFS

Ward: 4

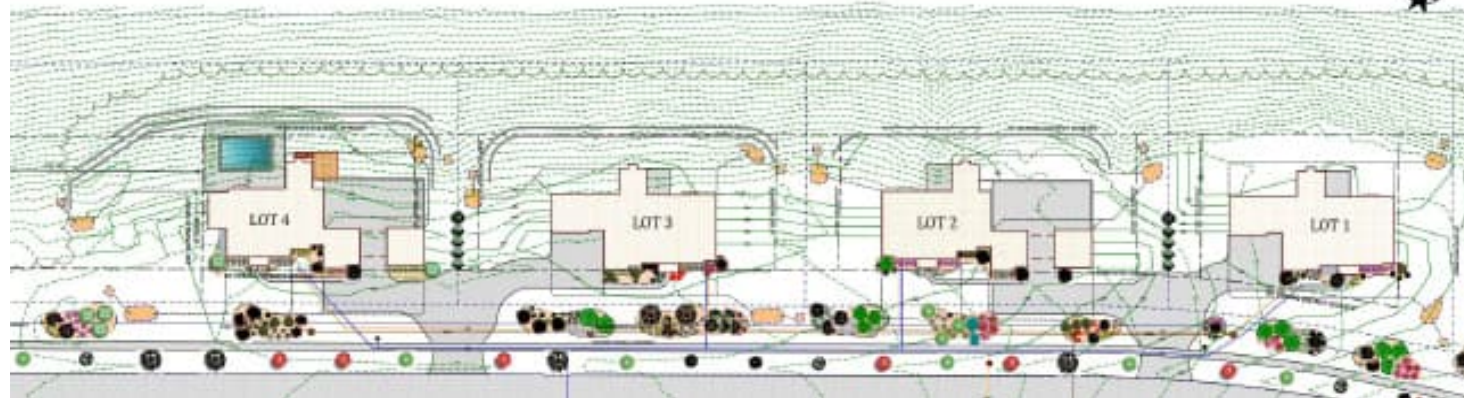
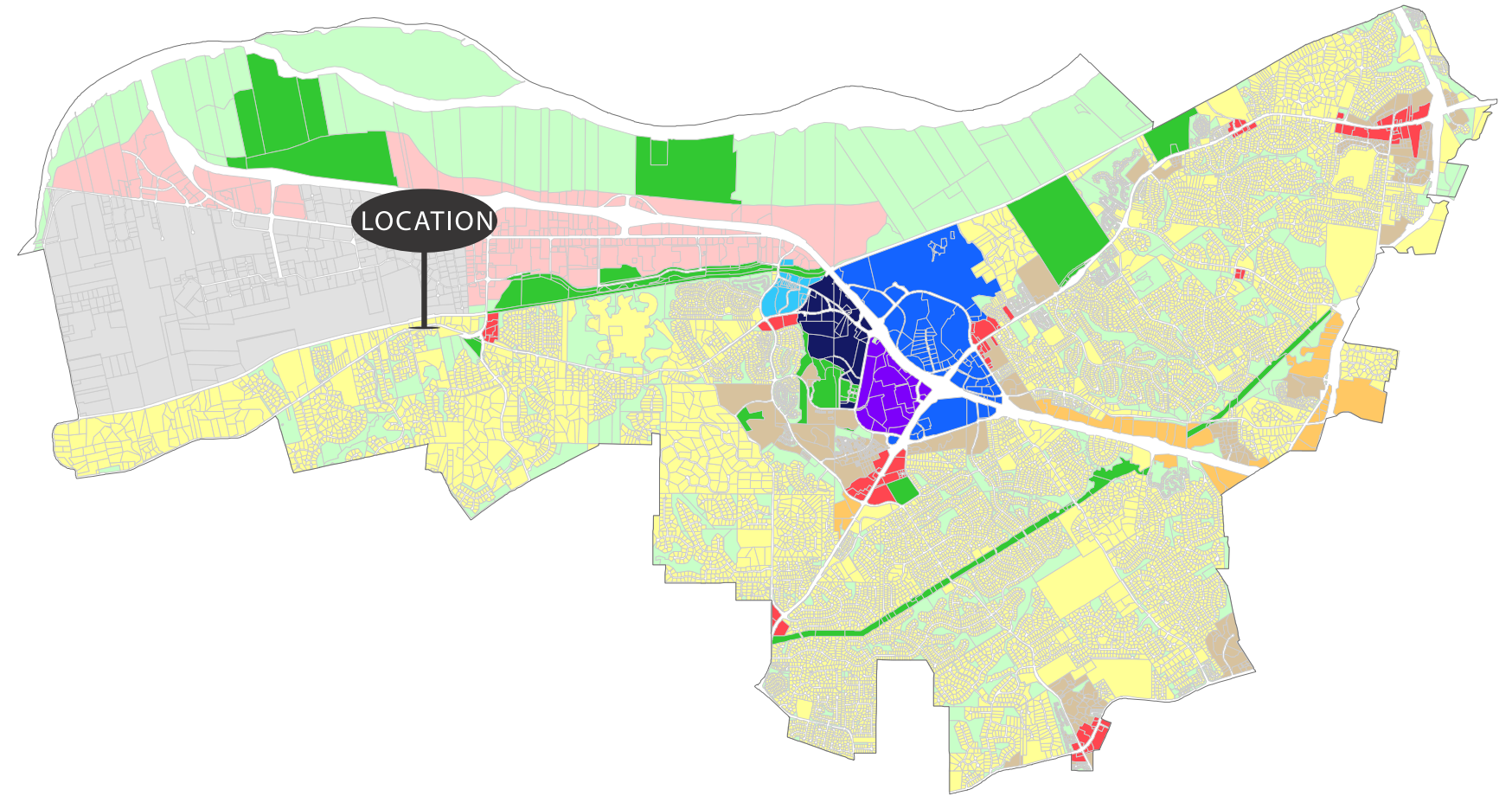
Acreage: 4.9 Acres

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

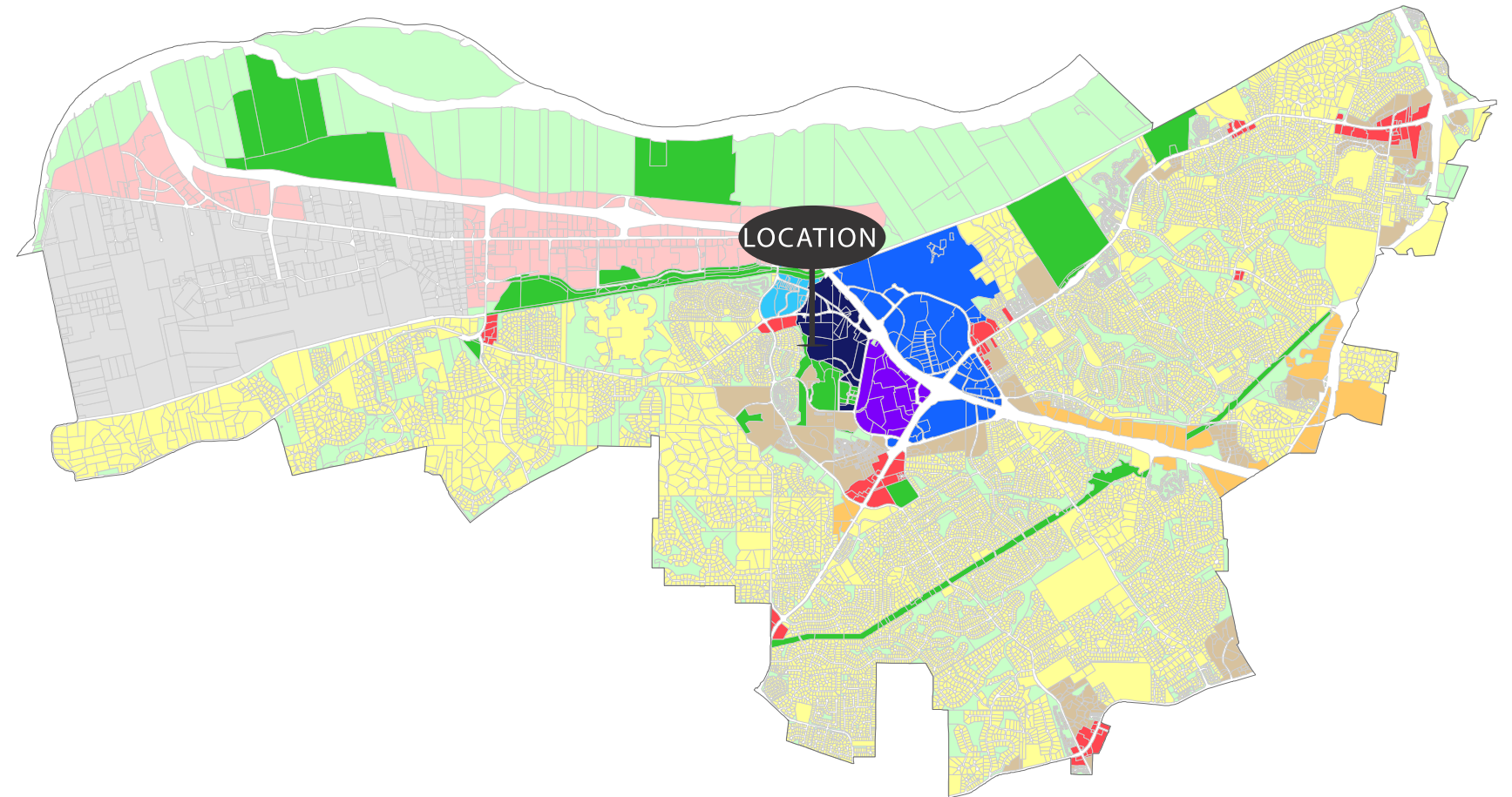
Ward: 4

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

DAMIEN KROENUNG ESTATES

Ward: 4

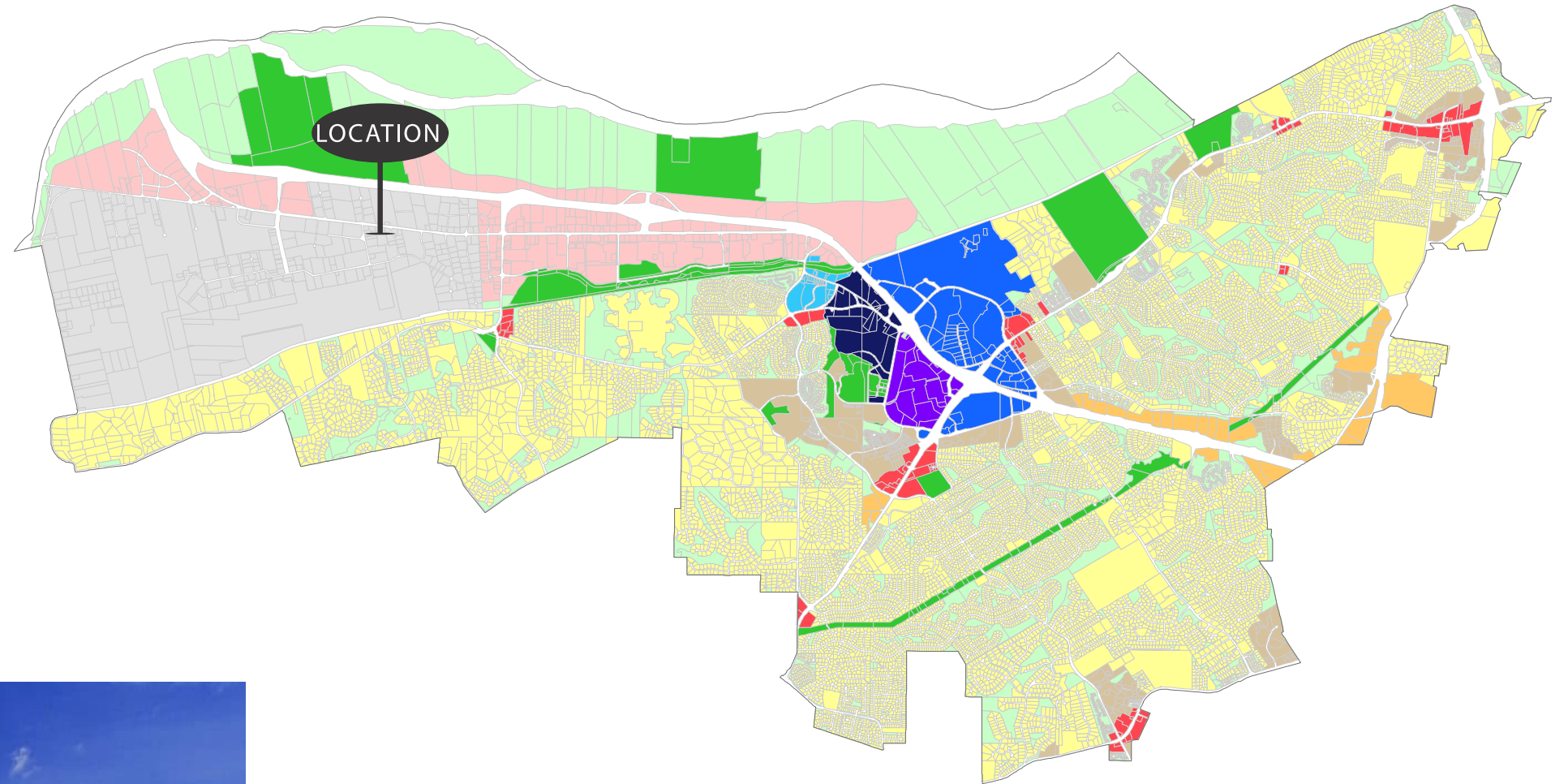
Acreage: 7.1 acres

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

GATEWAY STUDIOS

Ward: 4

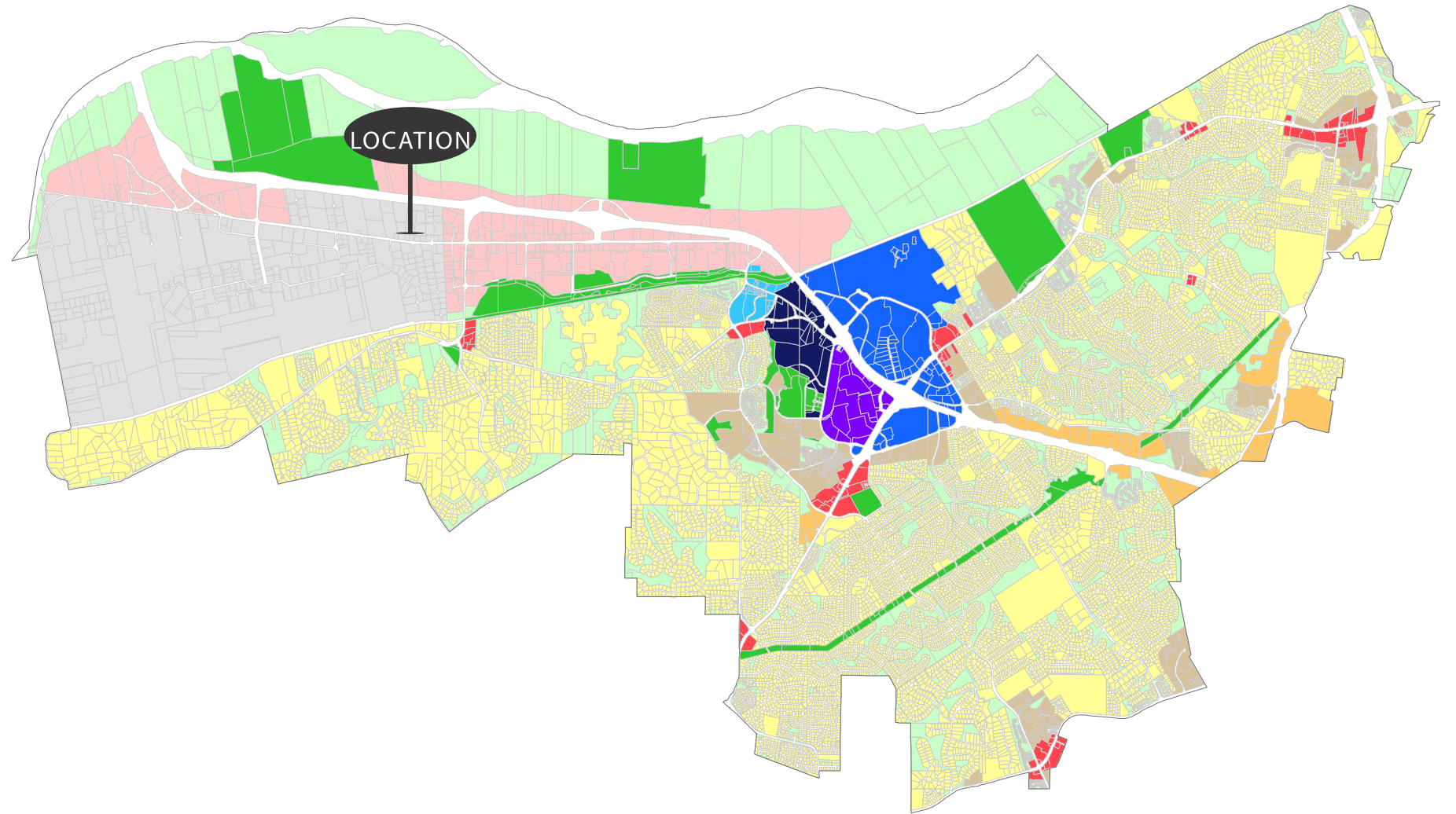
Acreage: 24 acres

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

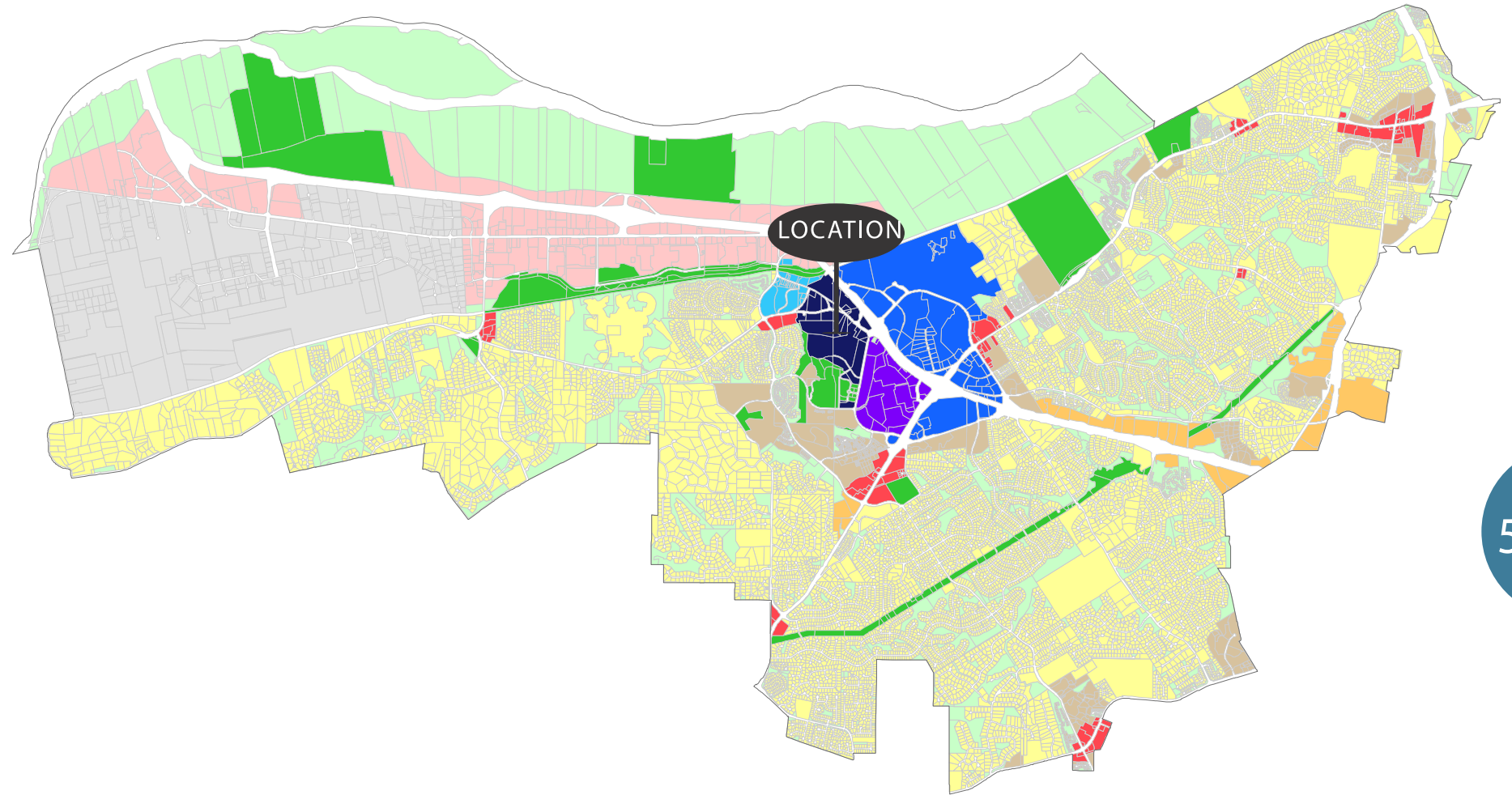
Ward: 4

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

FAIRFIELD SUITES

Ward: 2

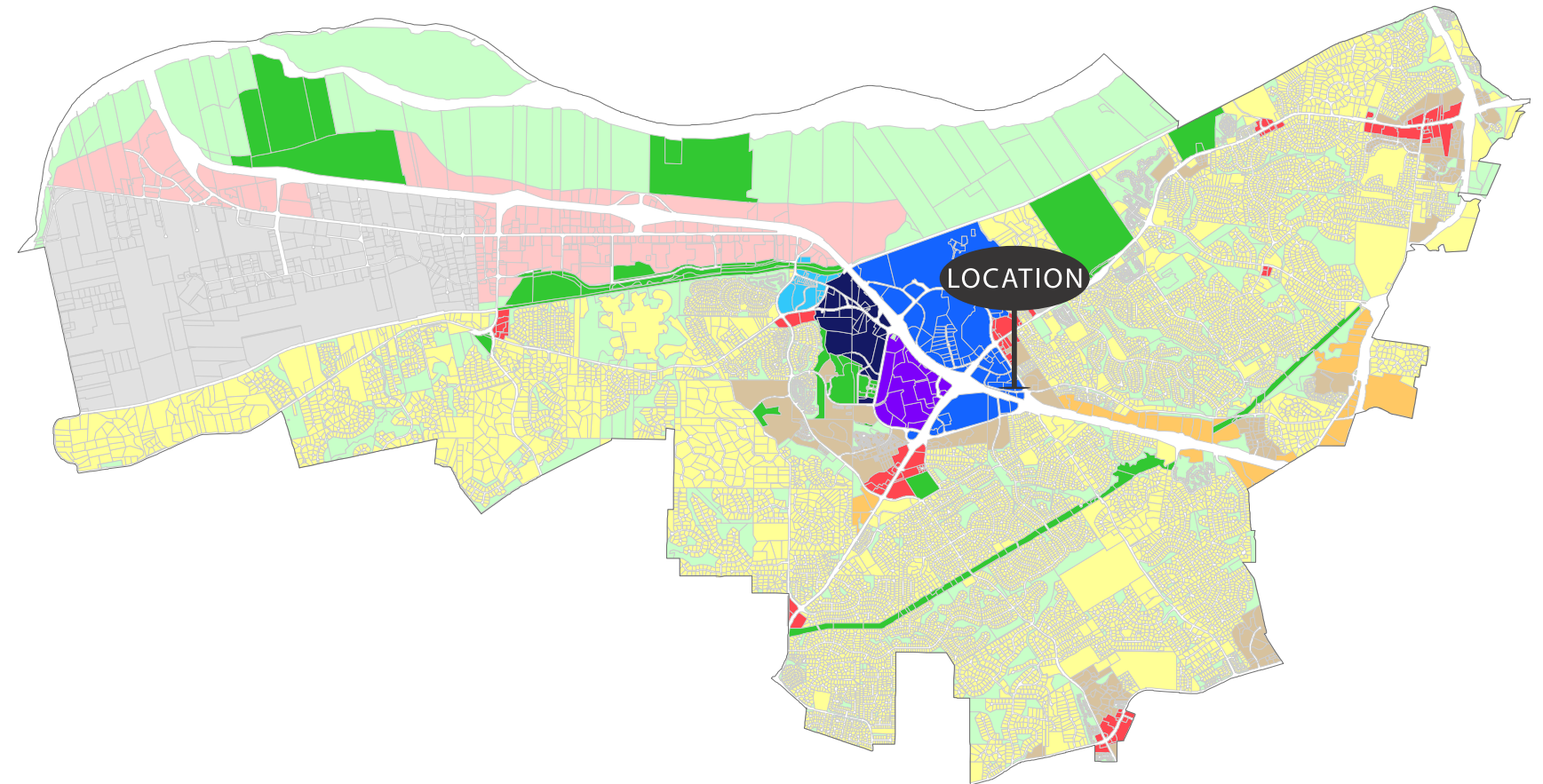
Acreage: 2.84 acres

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

ALEXANDER WOODS

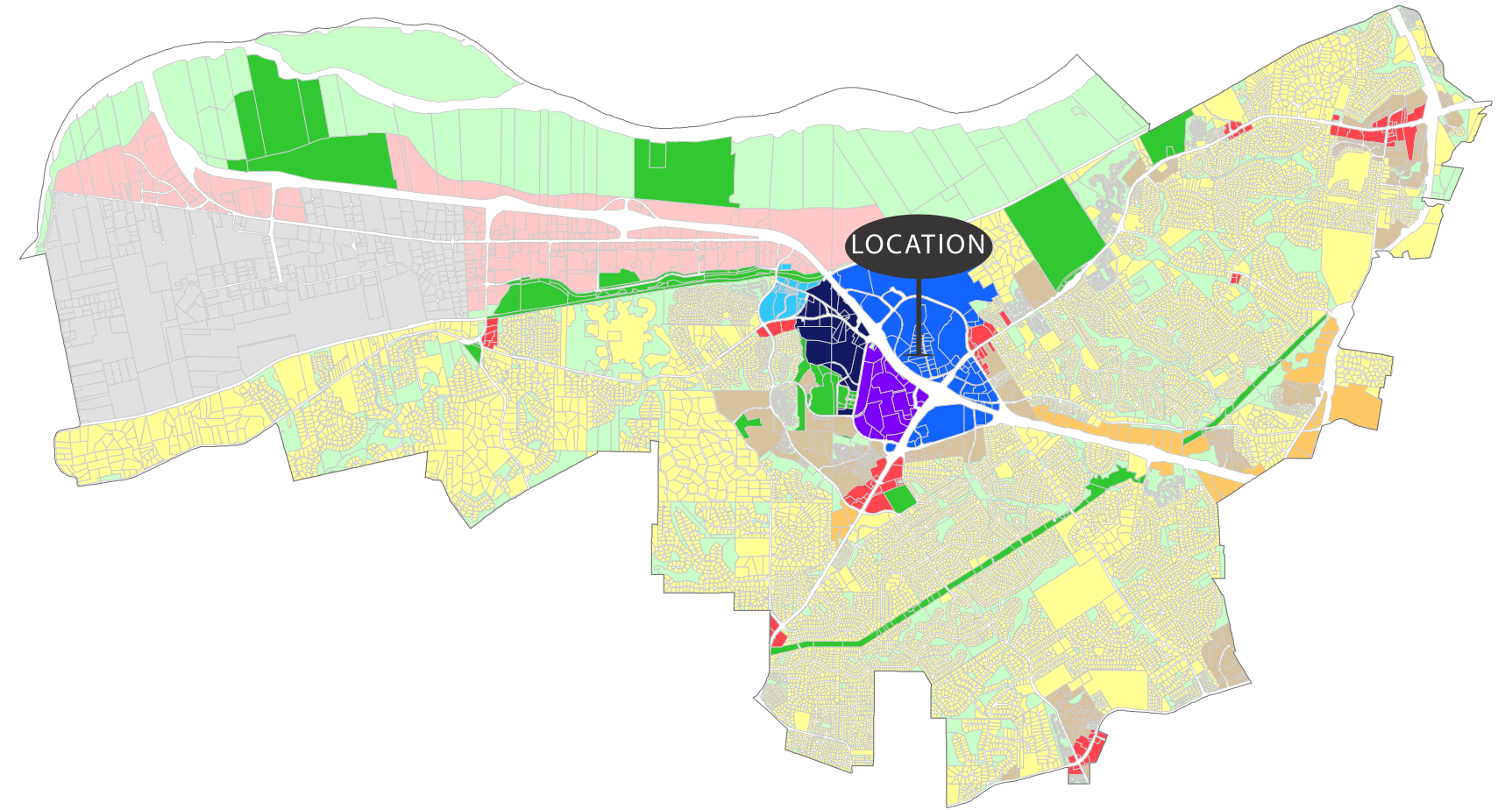
Ward: 2

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

FIENUP FARMS

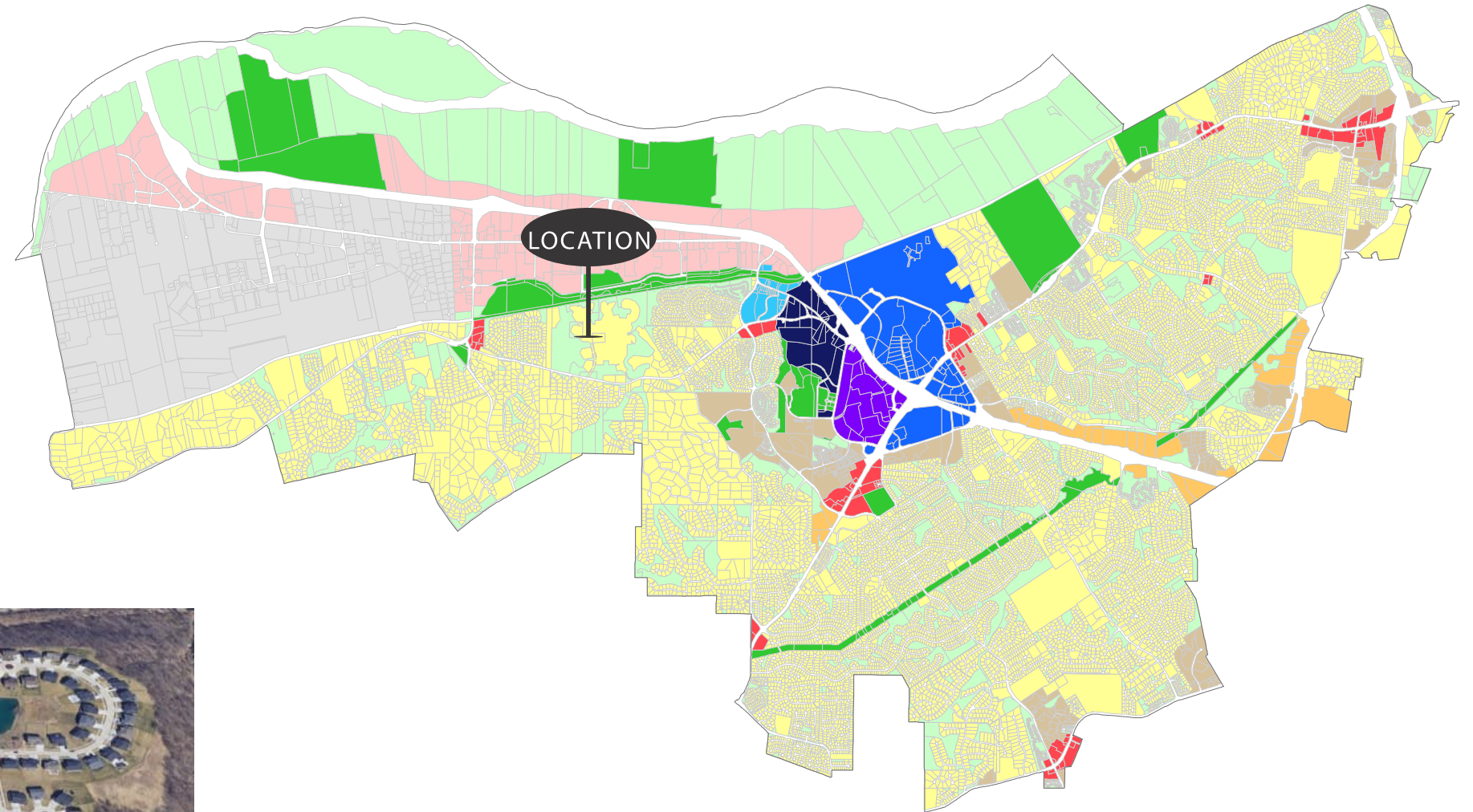
Ward: 4

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 three (3) active zoning petitions within the City of Chesterfield. Below is a list of the zoning petitions followed by a brief description.

PZ 01-2024 CARSHIELD F.C.

- PUBLIC HEARING - 2/12/2024
- PLANNING COMMISSION - 3/11/2024
- P&PW - 3/21/2024
- CITY COUNCIL - 5/6/2024
- CITY COUNCIL - 5/20/2024

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

PZ 02-2024 18009 & 18045 N. OUTER 40 RD

- PUBLIC HEARING - 3/11/2024
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

A request to amend an existing "PI" Planned Industrial District.

PZ 03-2024 CHESTERFIELD VILLAGE MALL

- PUBLIC HEARING - 4/8/2024
- PLANNING COMMISSION - 4/8/2024
- P&PW - 4/18/2024
- CITY COUNCIL - 5/6/2024
- CITY COUNCIL - 5/20/2024

An ordinance amendment to add an additional 16.679-acres of land zoned "C-8" to an existing 96.017-acres zoned "PC&R".