



PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

September 2016

New Residential Construction

This year a number of new housing opportunities and residential communities have become available in Chesterfield. From new senior living facilities to new multi-family developments, a wide range of housing opportunities are in one phase of review or another at this time.

Latest census information tells us that there are approximately 48,000 residents living in our City with the majority of residents (78%) owner occupied with about 22% rentals. While the median age is 48 years old, over 25% of the population is over the age of 62.

Chesterfield housing stock (both existing and approved for construction) can be broken down like this:

Single family/two family attached homes 16,691

Multi-family developments (owned and rental) 14 with 3,685 units

Senior living facilities 11

This report will focus on residential activity and permits throughout the City. Inside you will also find information on residential projects recently completed, approved or under construction .

These monthly updates provide information on projects currently going through the City's development process as well as our work on licenses, permits, enforcement and outreach.

*-Aimee Nassif, AICP
Planning & Development Services
Director*

If you are looking for information on planning and development which is not answered in this report, please feel free to contact the Planner of the Day at:

***636.537.4733 or via email at
POD@chesterfield.mo.us***



The Reserve at Chesterfield Village

RECENTLY APPROVED

The following is a list of residential development projects which have recently obtained plan and permit approval from the City. Construction is just getting started or will in the near future.

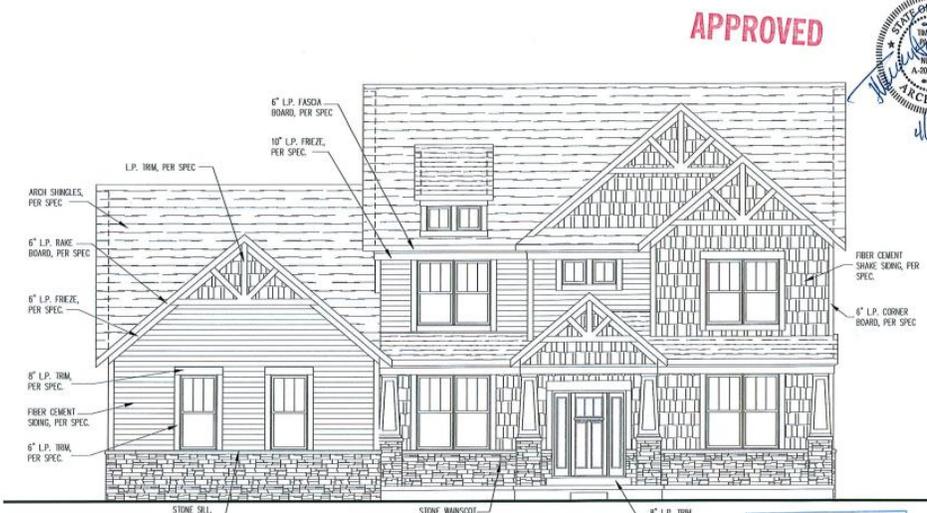
Watermark at Chesterfield Village is a new multi-family development located off Lydia Hill Drive and Chesterfield Parkway. This new development consists of three building, four stories in height for 350 total units (a mix of 1,2, and 3 bedroom units). Situated on 13 acres of land, the new development will include a connection to the riparian trail, public artwork and both surface and structured parking. Site plan approval was received in May and improvement plans are under review. A colored site plan and architectural rendering from Humphreys & Partners Architects is provided below.



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Located off Wild Horse Creek Road, Pulte Development is working on a new single family development called Bur Oaks. This future residential site sits on 21 acres of land on the north side of Wild Horse Creek Road adjacent to the West County Christian Church. 35 single family homes will be constructed here with lot sizes ranging from 15,000 to 18,524 square feet. This project is still in the early stages of construction. Amenities will include an internal walking trail and look out area along with a historic marker recognizing this as the original home of Mary Schaeffer estates.



APPROVED

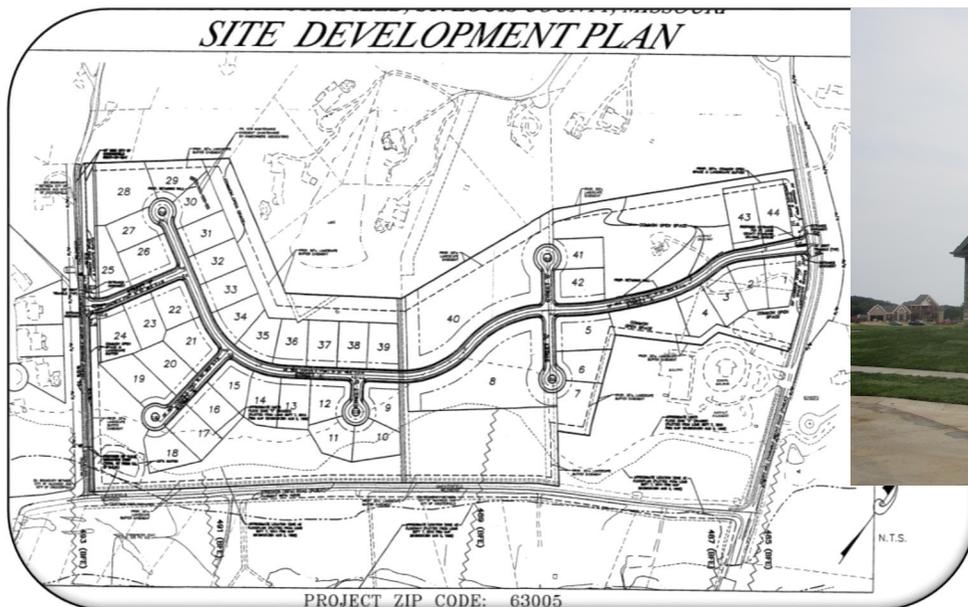


Under Construction

New residential developments are also being built throughout the City.



Arbors at Kehrs Mill is a new residential subdivision under construction by McBride and Son Homes and Claymont Development LLC. Located at the corner of Strecker and Kehrs Mill Road, this new development will consist of 44 single family homes with an average lot size of 31,000 square feet. To date, 25 lots are either under construction or completed.



Under Construction

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Along Justus Post and Chesterfield Parkway you will find construction for a new senior living facility well underway. Known as The Sheridan at Chesterfield, this 96 bed assisted care facility will be three stories tall and approximately 82,000 square feet in size. Below are some site photos and approved architectural elevations by Lantz-Boggio Architects with Brinkmann Holdings LLC as the applicant.





Justus Pointe homes

Additional Residential Construction

The following is a list of additional residential projects currently under construction which the Department is monitoring:

- * Justus Pointe new attached villas by Bret Hardesty
- * 1901 Wilson Road new single home construction
- * Schoettler Grove new single family development by Benton Home Builders and Prestige Custom Homes
- * Harmony Seven new single family homes off Olive Road
- * Arbors at Wilmas Farm new single family development by McBride and Son Homes

Planner of the Day

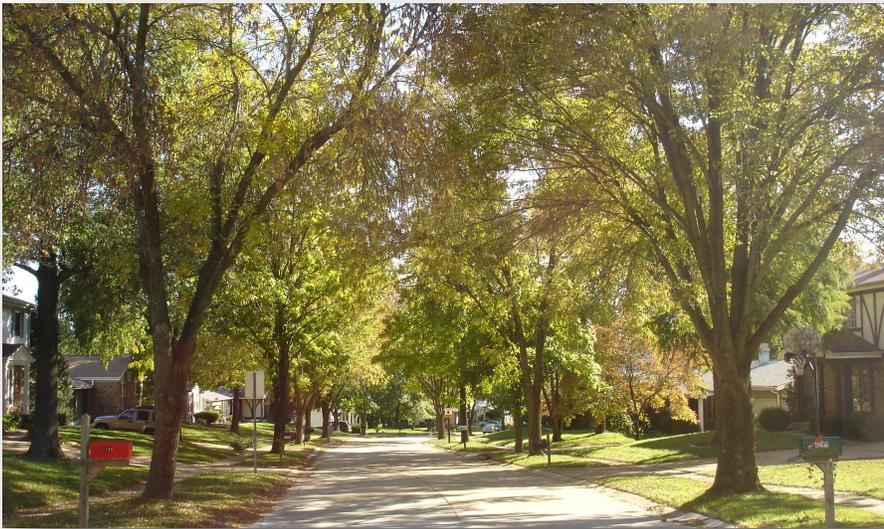
Have a question about how to obtain a permit for a new home remodel, swimming pool or residential? Questions about what a home occupation license allows you to do? The Planner of the Day (POD) is a program provided to residents and business owners where one of our skilled Planners is available Monday thru Friday to answer such questions.

Feel free to contact us via email at pod@chesterfield.mo.us or call us directly at 636-537-4733. Walk-ins are also welcome.

In September, POD responded to the following requests for information:

215 phone calls!
11 walk ins
7 emails





Municipal Zoning Approvals (MZA)

For the month of September the Planning and Development Services Division received **114** Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County. The type of MZAs reviewed include, but are not limited to:

- 37 interior finishes
- 30 new construction and additions
- 12 signs
- 35 demolitions, temporary structures, and other.

The Planning and Development Services Department also reviews liquor licenses, home occupations, special activity permits, business licenses and occupancy permits. The reviews for the month of September were as follows:

- 6 business licenses
- 83 occupancy permits
- 11 special activity permits

Same Day MZA

The City of Chesterfield offers same day review for interior finish and interior renovation work for residential structures. So whether you are remodeling your home, finishing your basement, or updating your kitchen, we can review those plans for you the same day.

To date for this year, we have approved 10 residential demolition permits for property owners wanting to tear down and rebuild a new home.

During this year we have also approved 30 residential additions, with the majority being in Wards 1 and 4.

For questions about the same day MZA review, call the City of Chesterfield at 636.537.4733.



Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, November 9 at 5:30 pm in room 102-103

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Architectural Review Board: Thursday, October 13 at 6 pm in room 101

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City Council: Wednesday, October 19, 2016 at 7 pm in Council Chambers

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Planning and Public Works Committee: Thursday, October 20, 2016 at 5:30 pm in room 101

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Planning Commission: Monday, October 10, 2016 at 7 pm in Council Chambers

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Board of Adjustment: Thursday, November 3, 2016 at 6 pm in Council Chambers



Forum Apartments

Plans and Zoning Petitions

Planning and Development Services is also responsible for reviewing all site plans, site development plans, conditional use permits, ordinance amendments and zoning petitions (to name a few!). Below are a list of a few of the residential projects which are currently under review.

- ◆ *Warwick on White Road proposal by Fischer & Frichtel at 1050 & 1060 White Road*
- ◆ *40 West Luxury Living multi-family proposal by KU Development LLC on Haybarn Lane and Schoettler Road*
- ◆ *Shelbourne Assisted Living proposal by Shelbourne Healthcare Development Group at Baxter and Wild Horse Creek Road*
- ◆ *Friendship Village of West County expansion proposal*
- ◆ *The Willows at Brooking Park expansion proposal*
- ◆ *WildHorse Bluffs zoning proposal for 8 new attached homes at 17439 & 17455 Wild Horse Creek Road*

For a complete, up to date list of all projects under review with the Department, please visit the Active Projects database on the City's website at www.chesterfield.mo.us.