
UNDEVELOPED LAND INVENTORY

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June 12, 2012

CITY OF CHESTERFIELD

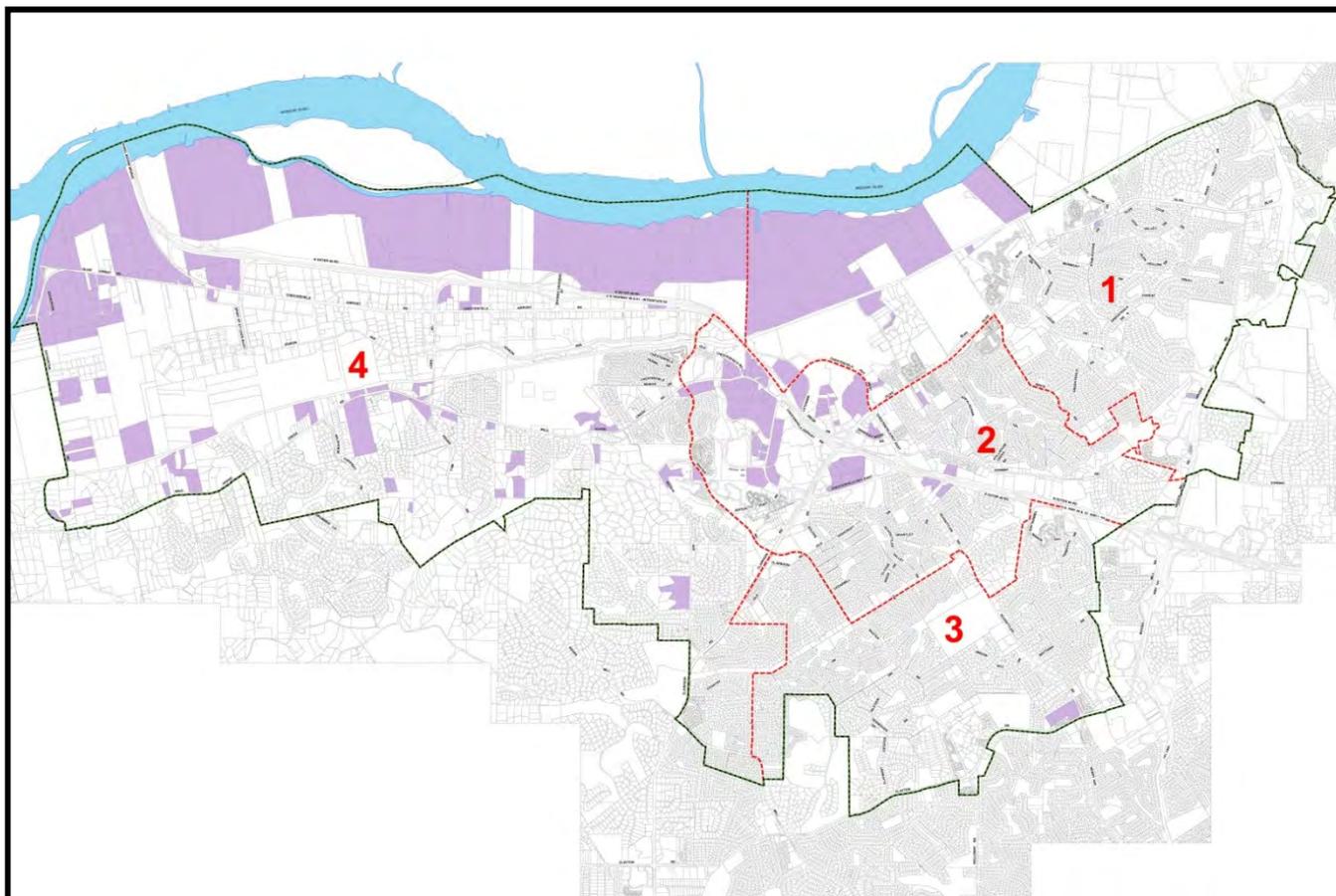
PLANNING AND DEVELOPMENT SERVICES DIVISION



INTRODUCTION

Land development assessments allow city planners, public agencies, environmentalists, and economic developers to prepare for the future needs and added stress on public services. It is critical to know where growth will occur as it helps the City of Chesterfield and St. Louis County better plan for the services they provide; a large increase in residential and non-residential growth can present challenges in maintaining the high level of service provided by the City and County. This information is also useful to the local school districts and local utility companies as they too can plan for the future increase in the demand of their services.

In an effort to be more prepared for the future, this study estimates the amount of residential and non-residential growth that the City of Chesterfield can reasonably expect if all vacant lots over one acre in size were to develop. This report points out the vacant properties by Ward and notes the type of development that can be expected with density regulations, if available. The map below shows all vacant properties one acre and larger in the City of Chesterfield:



Methodology

To calculate these estimates, the City's Graphic Information System (GIS), Chesterfield Information Database (CID), Engineering Record System (ERS), and the Comprehensive Plan were utilized to determine which areas of vacant land over one acre in size are designated for residential and non-

residential uses. After categorizing the properties by land use, the Zoning and Subdivision Maps were used to link them to a subdivision or development.

Table 1 below lists the residential and non-residential land use designations utilized for this report. Any property that is proposed to be used in the sales and provisions of goods or services was considered non-residential.

Table 1 : Land Use Designations	
Residential	Non-Residential
Single Family – Attached	Agricultural/Flood Plain/Conservation
Single Family – Detached	Retail Neighborhood
Multi-family	Retail Community
Urban Core Residential	Mixed Commercial Use
	Mixed Use (retail/office/warehouse)
	Office Park
	Neighborhood Office
	Service/Business Park
	Office
	Urban Core
	Spirit Airport
	Industrial – Low Intensity

To calculate the possible number of residential lots or units, densities were selected as indicated on the Zoning Base Map. **When the intended future residential density was unclear, estimates of the number of new lots/units were based on the existing zoning of surrounding properties.** For example, if a vacant property is zoned NU-Non Urban and is surrounded by E-1 Estate 1 Acre District and E-1/2 Estate Half Acre District, then the E-1 Estate 1 Acre District density was used to calculate the minimum value and the E-1/2 Estate Half Acre District density was used to calculate the maximum value. However, this uncertainty created a wide range of potential lots/units in some cases.

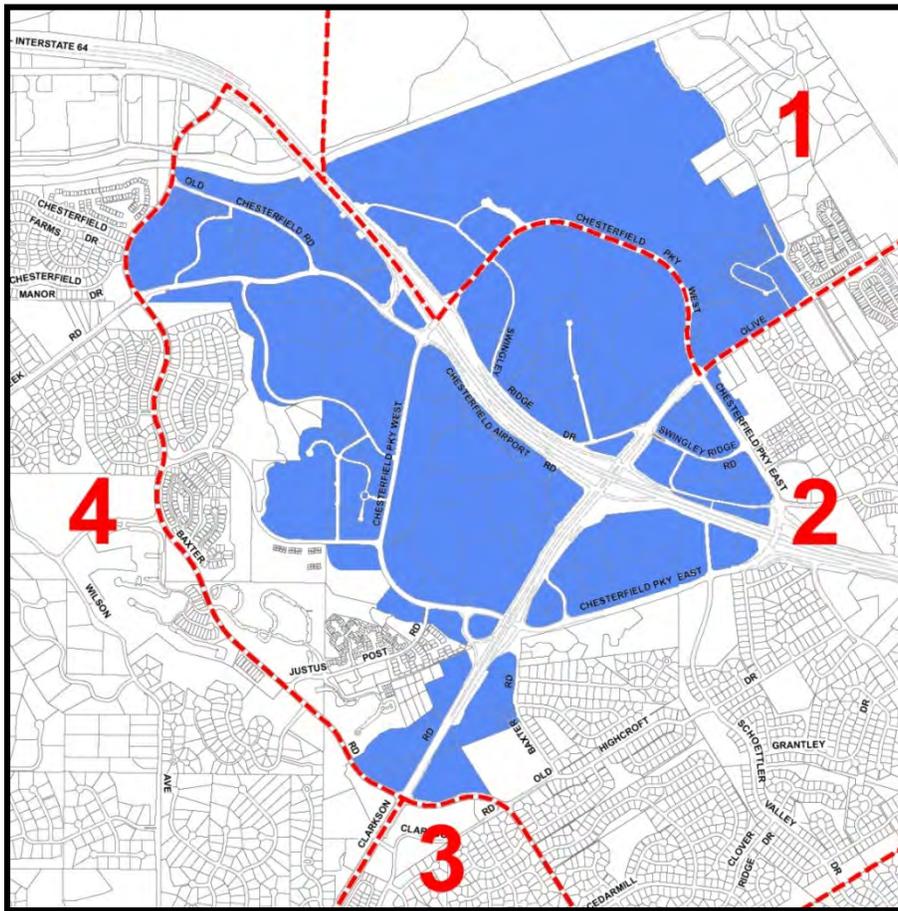
If a specific density was indicated for a subdivision or property by the governing ordinance on non-residential properties, that figure was used to calculate the remaining buildable area in square feet. Otherwise, the property was noted to be developed to meet parking and open space requirements. Some subdivisions have had no development to date, so those developments were condensed to one property to simplify the tables and the allocation of buildable square footage.

It is important to note the properties located in the floodplain were not assigned densities for vacant residential properties as they have limited development potential due to the time and expense associated with local and federal regulations. The vacant non-residential properties located outside of the Monarch-Chesterfield Levee protected area were not given densities either. These floodplain properties are currently either vacant or being used as agricultural land.

Refer to the Appendix on Page 51 of this report to see an overview of residential and non-residential development by land use type.

DEFINITIONS OF NON - RESIDENTIAL TERMS

Urban Core - as defined in the Comprehensive Plan is: “the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include; a mixture of high-density residential, retail, and office uses containing the highest density development in Chesterfield.” The intention with the Urban Core is to create a more sustainable community which will serve as the ‘downtown’ for the City of Chesterfield. The idea is to promote walkability and reduce automobile dependence by clustering uses, such as; residential, commercial, civic, lodging, and park and recreational near each other. The map below illustrates the limits of the Urban Core.

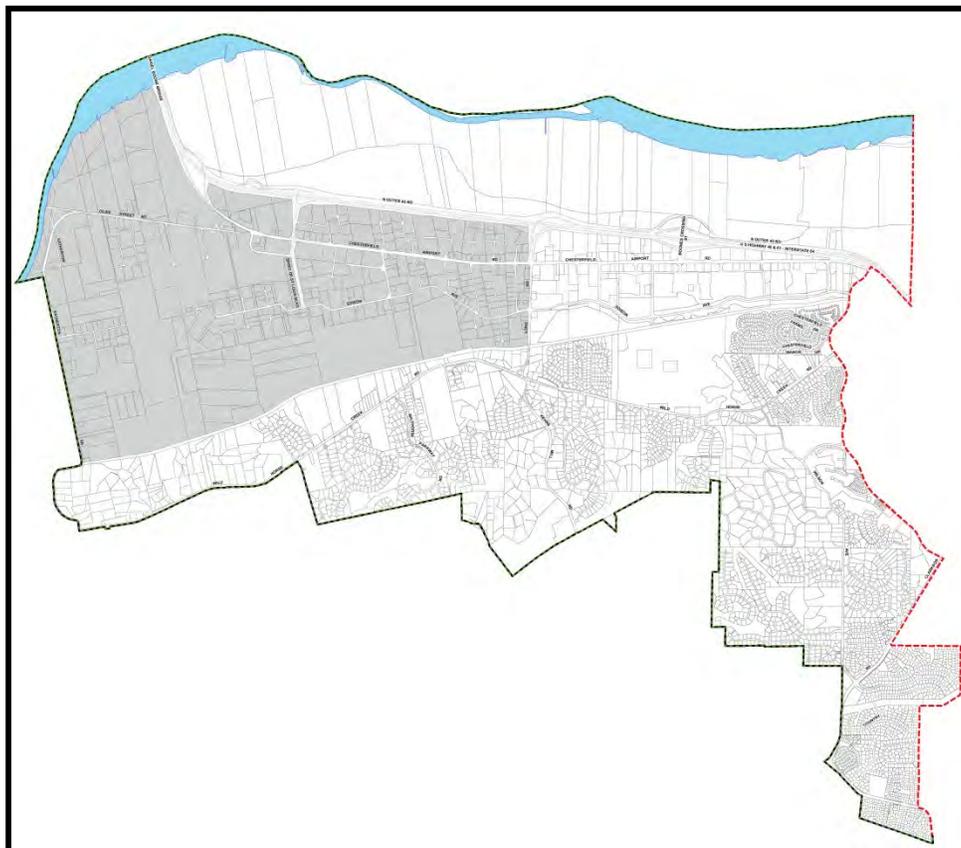


Commercial (Retail) - the City of Chesterfield Comprehensive Plan considers the following as commercial land uses: shopping and retail centers, convenience stores, eating and drinking establishments, and other service-orientated businesses such as dry-cleaners and copy centers. Any retail development outside of the Urban Core and Chesterfield Valley are designated as Community Retail or Neighborhood Retail in the City. As noted in the Comprehensive Plan, “historically, the largest concentration of commercial activity in the City of Chesterfield was located in Chesterfield Village and at the intersections of major thoroughfares. Within this area, the Chesterfield Mall and its outparcels comprised the largest concentration of commercial activity and was considered the retail center for the City. However, in recent years, square footage of retail space in the Chesterfield Valley surpassed that in and around Chesterfield Mall. Now Chesterfield Mall shares recognition with Chesterfield Valley as being regional shopping destinations.”

Office – the Comprehensive Plan defines office land uses as professional offices that do not usually involve the sales to public, but offer services that are predominantly administrative, professional, or clerical in nature. Although office space is generally categorized as a commercial use, it has distinct characteristics and development requirements. Therefore, office space is shown as a separate category on the Existing Land Use Map. Furthermore, the Land Use Plan Map breaks down this land use type into sub-categories with the allowed uses slightly differing from one another - Office, Office Park, and Neighborhood Office. The uses allowed in Office land uses are low density and mid density office; the permitted uses in Office Parks are low density, mid density office and limited retail. The uses allowed in Neighborhood Office are office, medical and dental excluding surgical centers.

As noted in the Comprehensive Plan, “a large portion of office development has taken place around the center of the City along the major thoroughfares. Business parks have been built along I-64/US 40 off of North Outer Forty Road, at the eastern edge of the City next to Maryville University and St. Luke’s Hospital, and at Woods Mill Road and Olive Boulevard. Office development also occurs at the City’s center along Highway 340 and I-64/US 40. Business park growth has emerged close to the airport in Chesterfield Valley with a mix of office s and light industry.”

Industrial – the City of Chesterfield is very sensitive and controlling of the external effects of industrial activity such; as smoke, noise, vibration, and truck traffic due to their negative effects on residential areas and therefore, only permits Low Intensity Industrial uses. The Comprehensive Plan considers the following uses as Industrial: manufacturing, warehousing, distribution facilities, mining, and landfill activities. With the exception of the quarry on the Missouri River, all of Chesterfield’s industrial land uses are located in Ward 4 mostly along Chesterfield Airport Road and Eatherton Road. The image below illustrates the areas in Ward 4 designated for industrial land uses. It is important to note, not all land uses in this area are industrial; there are some commercial and office land uses as well.

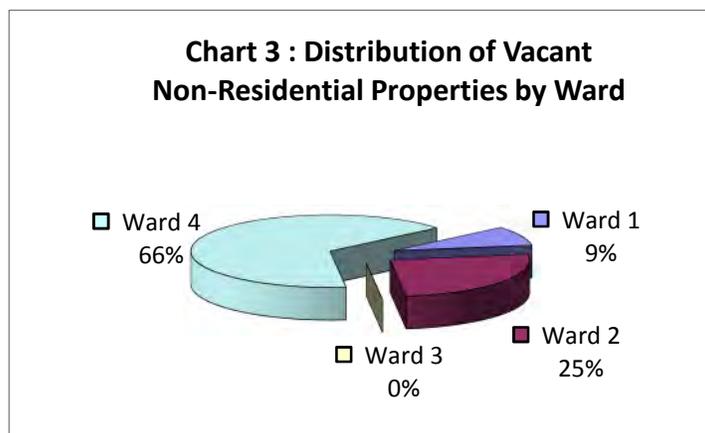


Agriculture - land designated as Agricultural by the Land Use Plan Map currently lies in the Missouri River Valley north of I-64/US 40 and is unprotected from Missouri River floodwaters and Monarch-Chesterfield Levee. Therefore, these areas are retained for open space, agriculture, or recreation/education activities.

Spirit Airport - the Spirit Airport land use is located south of Chesterfield Airport Road and west of Long Road and is planned for Spirit of St. Louis Airport uses. The area houses the Spirit of St. Louis Airport, which is owned and operated by St. Louis County, and Airport support services such as: hangar storage and tie down spaces, routine and heavy maintenance, avionics repair and installation, part sales, interior refurbishments and other traditional fixed-based operator services.

SUMMARY OF NON-RESIDENTIAL FINDINGS

There are approximately **1,096 acres of vacant land that are designated for non-residential development** currently in Wards 1, 2, and 4. (Note - only vacant properties over one acre in size were considered in the total figure). As shown in Chart 3 below, approximately **66% of vacant non-residential land is in Ward 4**, followed by **25% in Ward 2**, **9% in Ward 1** and **none in Ward 3**. Additionally, there are approximately 2,107 acres of vacant land in Wards 1 and 4 not included in the total vacant acreage above as it lies outside of the Monarch-Chesterfield Levee protected area. These floodplain properties are currently either vacant or being used as agricultural land.



Ward 4 has the most potential for non-residential growth with approximately 720 acres of vacant land, most of which is zoned NU - Non Urban. Wards 1 and 2 have approximately 95 acres and 280 acres of vacant non-residential land respectively. Majority of the vacant land in Ward 2 is in the Urban Core with close to 98 acres to be developed as “Downtown Chesterfield”. There are no vacant properties over one acre in size designated for non-residential development in Ward 3. Refer to Table 14 below to see the break-down of vacant properties by ward and land use designation. Note - Properties that lie in the Agricultural/Flood Plain/ Conservation area (Flood Plain) are not included in Table 14; they are discussed in detail in Tables 16 and 19 on Pages 32 and 49 respectively.

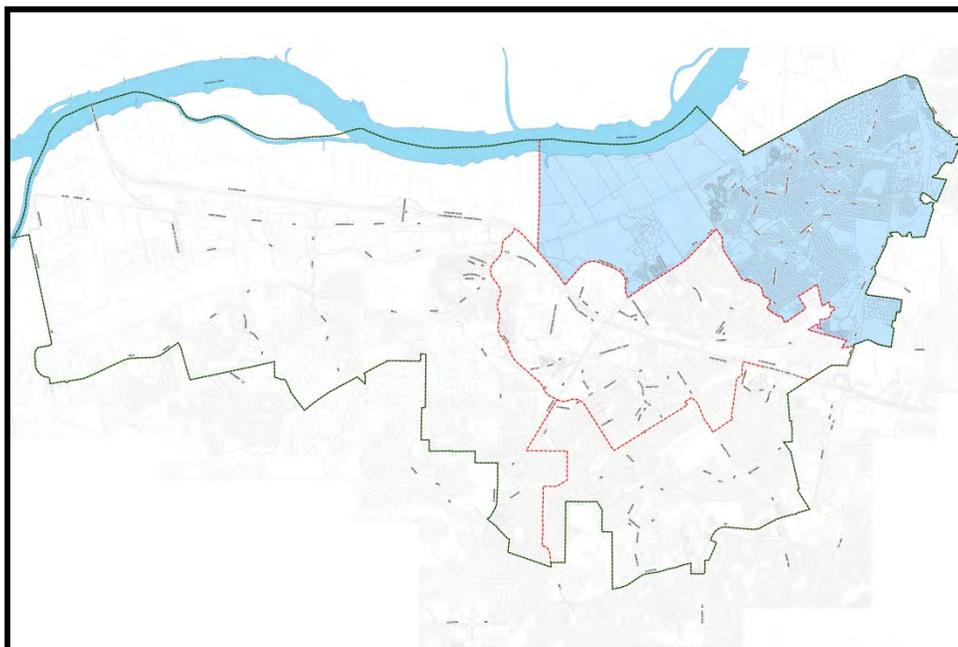
	Urban Core	Office	Office Park	Neighbor - hood Office	Residential	Mixed Use	Mixed Commercial Use	Spirit Airport	Industrial	Total
Ward 1	19.518	0	75.625	0	0	0	0	0	0	95.143
Ward 2	250.918	19.030	0	0	10.893	0	0	0	0	280.841
Ward 3	0	0	0	0	0	0	0	0	0	0
Ward 4	0	0	0	13.926	3.040	1.490	403.38	15.182	283.932	720.954
Total	270.436	19.030	75.625	13.926	13.933	1.490	403.38	15.182	283.932	1096.938
% of Total	24.65%	1.73%	6.89%	1.27%	1.27%	0.14%	36.77%	1.38%	25.88%	100.00%

The next section of this report provides a closer look at potential for non-residential growth by ward. Maps showing the location of the parcels referenced in this study are included as exhibits at the end of each Ward’s discussion.

NON - RESIDENTIAL DEVELOPMENT BY WARD

Ward 1

Ward 1 encompasses 7.66 square miles (4,903 acres) of the City of Chesterfield. This Ward has the oldest non-residential stock which was mainly developed prior to the incorporation of the City in 1988. There is an opportunity to redevelop some of the non-residential properties located in Ward 1. If redevelopment does occur, the City can enforce the appropriate density limits and enforce current design codes to match the quality of design and construction of newer developments in other wards to lead to a consistent citywide design. The image below illustrates the boundaries of Ward 1:

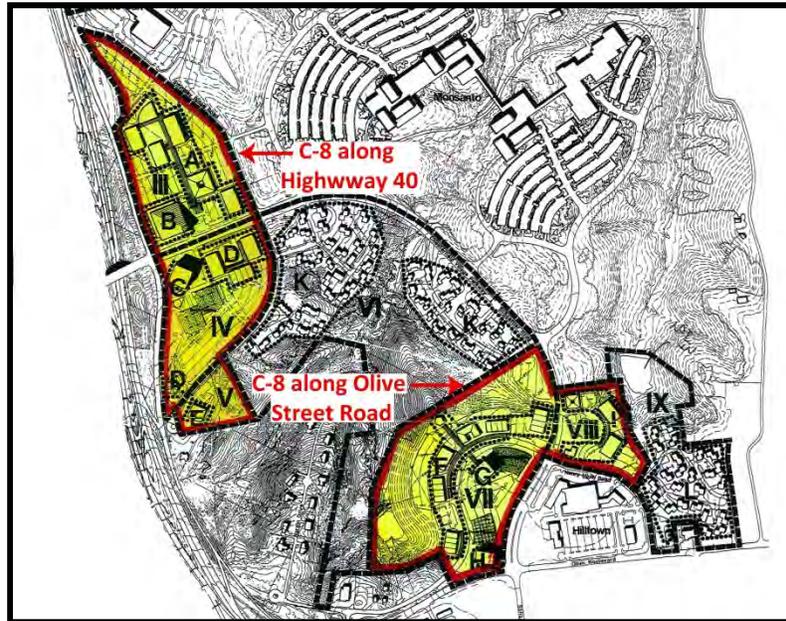


Ward 1 will see the least amount of non-residential growth in comparison to the wards where non-residential growth will occur (Wards 1, 2, and 4). There are currently 95.143 acres of vacant land over one acre in size to be developed; however there are 662.2 acres of vacant land that lie in the floodplain outside of the levee-protected area and therefore, can only be used as agricultural land or open space. Table 15 lists the developable non-residential land in Ward 1. See the attached map of Ward 1 on Page 33 to locate the parcels mentioned in Table 15.

Table 15 : Ward 1 Vacant Non-Residential Properties										
Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Maximum Floor Area	Built Floor Area	Vacant Floor Area	Ordinance #	Address	Subdivision
1	18S540150	C8	Urban Core	3.074	150,000	97,971	52,029	1,358	174 Hilltown Village Ctr.	Homewood Suites
2	18S430237	C8	Urban Core	16.444	500,000	97,024	402,976	2,685	16600 Swingley Ridge Rd	Chesterfield Ridge Center
Total:				19.518	650,000	194,995	455,005			
3	17S410018	NU	Office Park	75.625	0	0	0	N/A	16703 N. Outer 40 Rd.	No Subdivision Ward 1
Total:				75.625	0	0	0			
Grand Total:				95.143	650,000	194,995	455,005			

Note: Maximum Floor Area, Built Floor Area, and Vacant Floor Area are in Square Feet.

There are currently three vacant properties in Ward 1 with non-residential designation on the Land Use Plan, of which only two have density regulations and ordinances governing them. Homewood Suites and Chesterfield Ridge Center Subdivisions are part of Chesterfield Village and were originally governed by St. Louis County Ordinance 9,476 but have since been amended by City of Chesterfield Ordinance 1,358. The ordinance states specific design criteria for both developments which are zoned C8 - Planned Commercial Districts: “C8 along Olive Street Road” - Homewood Suites and “C8 along Highway 40” - Chesterfield Ridge Center. The image below shows the Chesterfield Village Development Plan from 1979 for the “C8 along Highway 40” and the “C8 along Olive Street Road”:



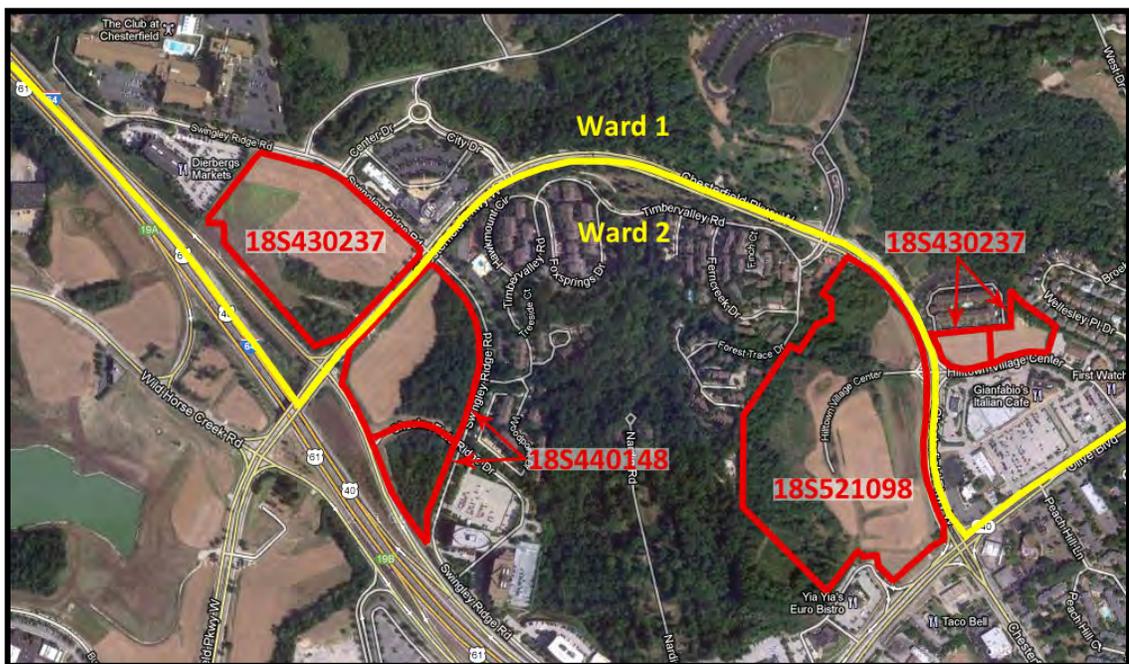
Map ID # 1: *Homewood Suites* Subdivision has two vacant properties of approximately 1.8 acres and 1.3 acres; these properties were combined into one property to simplify the arithmetic of the buildable square footage. The Preliminary Development Plan of the “C8 along Olive Street Road” clusters buildings into two developments now known as Homewood Suites and Chesterfield Village C312 (discussed in Ward 2). The total allowed gross floor area of the C8 is 500,000 square feet of which only 97,971 square feet have been built as the Homewood Suites Hotel. The ordinance allows for up to 150,000 square feet in the Homewood Suites development in the form of offices, restaurants, 1 service station, and 2 hotels. As the future development plans for the C8 (as noted in the ordinance) are not known, all of the allowed 150,000 square feet was allocated to the Homewood Suites Subdivision. But it is important to keep in mind that allowable gross floor area may change depending on the future development of Chesterfield Village C312 and Homewood Suites. The vacant parcels in the “C8 along Olive Street Road” have been illustrated in the image on Page 31.

Map ID # 2: *Chesterfield Ridge Center* Subdivision has three vacant properties with one property of 16.444 acres in Ward 1 and two properties of 11.551 acres and 3.802 acres in Ward 2. The properties in Ward 2 were combined to make one development area of 15.353 acres. The Development Plan shows buildings clustered into Groups A, B, C, D, and E. Each building group is given a maximum allowable gross square footage. However, not more than 1,000,000 gross square feet is allowed collectively for all the building groups as per the ordinance. The following is the allowed maximum buildable square feet for each group and the allowed uses:

- *Building Group A: Offices, retail commercial, one (1) service station, restaurants, theatres and heliport; such uses not to exceed 460,000 gross square feet*
- *Building Group B: one hotel with a maximum of 350 rooms with certain retail uses specifically accessory to a hotel facility*
- *Building Group C: offices, retail and restaurant not to exceed 350,000 gross square feet*
- *Building Group D: offices, retail, restaurants, one (1) service station, theater and one (1) hotel; not to exceed 170,000 gross square feet*
- *Building Group E: offices only, not to include a financial institution; not to exceed 20,000 gross square feet. (Note: Ordinance 13,756 was written at a later date for building group E to allow up to 190,000 gross square feet.)*

Building Groups A and B are in Ward 1 and Building Groups C, D, and E are in Ward 2 of which Group A has been partially developed (97,024 square feet) and Group E fully developed (151,628 square feet) – see the image on Page 30 to locate these building groups. To make the calculations simpler, the allowed 1,000,000 gross square feet for the subdivision was split evenly between both Wards 1 and 2, as the total acreage in each ward is just about the same. (The additional square footage granted to Building Group E was not considered in the calculation.) Of the 500,000 square feet allowed in Ward 1, there is 402,976 square feet remaining to be built and of the 500,000 square feet allowed in Ward 2, there is 348,372 square feet of remaining buildable space. At this point, it is unclear how each building group will be developed as no plans have been brought forward yet.

Recently, the developer was granted approval for a Commercial-Industrial Design Development (CIDD) for Parcel ID 18S430237, which applies to Building Groups A and B. This CIDD is governed by City of Chesterfield Ordinance 2,685 which states Building Group B shall be permitted office, general use limited to six (6) floors in height. And in the event that Building Group B is developed as office, general; the total amount of square footage permitted for Building Group A and B shall not exceed 500,000 square feet. The vacant parcels in the “C8 along Highway 40” have been illustrated in the image below.



The third vacant property in Ward 1 is 75.625 acres and is currently zoned NU - Non Urban. The land designation for this property is Office Park. It is surrounded by agricultural land uses so the chances of it being developed commercially in the near future are highly unlikely.

Table 16 lists floodplain properties that are currently either vacant or are being used as agricultural land. These properties lie outside the levee- protected area and therefore, can only be used as agricultural land or open space.

#	Parcel ID	Current Zoning	Land Use	Acreage	Maximum Floor Area	Built Floor Area	Vacant Floor Area	Ordinance #	Address	Subdivision
1	17T640038	FPNU	AG/FP	47.086	0	0	0	N/A	16703 N Outer 40 Rd A	No Subdivision Ward 4
2	17S130013	FPNU	AG/FP	18.484	0	0	0	N/A	732 West Dr	No Subdivision Ward 4
3	17S430016	FPNU	AG/FP	110.694	0	0	0	N/A	730 West Dr	No Subdivision Ward 4
4	17S510020	FPNU	AG/FP	51.181	0	0	0	N/A	15 Arrowhead Estates Ln	No Subdivision Ward 4
5	16S120013	FPNU	AG/FP	145.392	0	0	0	N/A	735 West Dr	No Subdivision Ward 4
6	16S210015	FPNU	AG/FP	50.144	0	0	0	N/A	735 East Dr	No Subdivision Ward 4
7	16S220014	FPNU	AG/FP	34.84	0	0	0	N/A	741 East Dr	No Subdivision Ward 4
8	16S310016	FPNU	AG/FP	11.464	0	0	0	N/A	751 East Dr	No Subdivision Ward 4
9	17S630029	FPNU	AG/FP	60.92	0	0	0	N/A	15037 Olive Blvd	No Subdivision Ward 4
10	16S320015	FPNU	AG/FP	55.399	0	0	0	N/A	749 East Dr	St Louis County Water
11	16R140025	FPNU	AG/FP	67.414	0	0	0	N/A	697 Water Works Rd	No Subdivision Ward 4
12	16R230023	FPNU	AG/FP	4.878	0	0	0	N/A	685 Water Works Rd	No Subdivision Ward 4
13	16R210021	FPNU	AG/FP	4.304	0	0	0	N/A	695 Water Works Rd	No Subdivision Ward 4
Total:				662.2	0	0	0			

Note: Maximum Floor Area, Built Floor Area, and Vacant Floor Area are in Square Feet.
AG/FP is short for Agricultural/Flood Plain/ Conservation



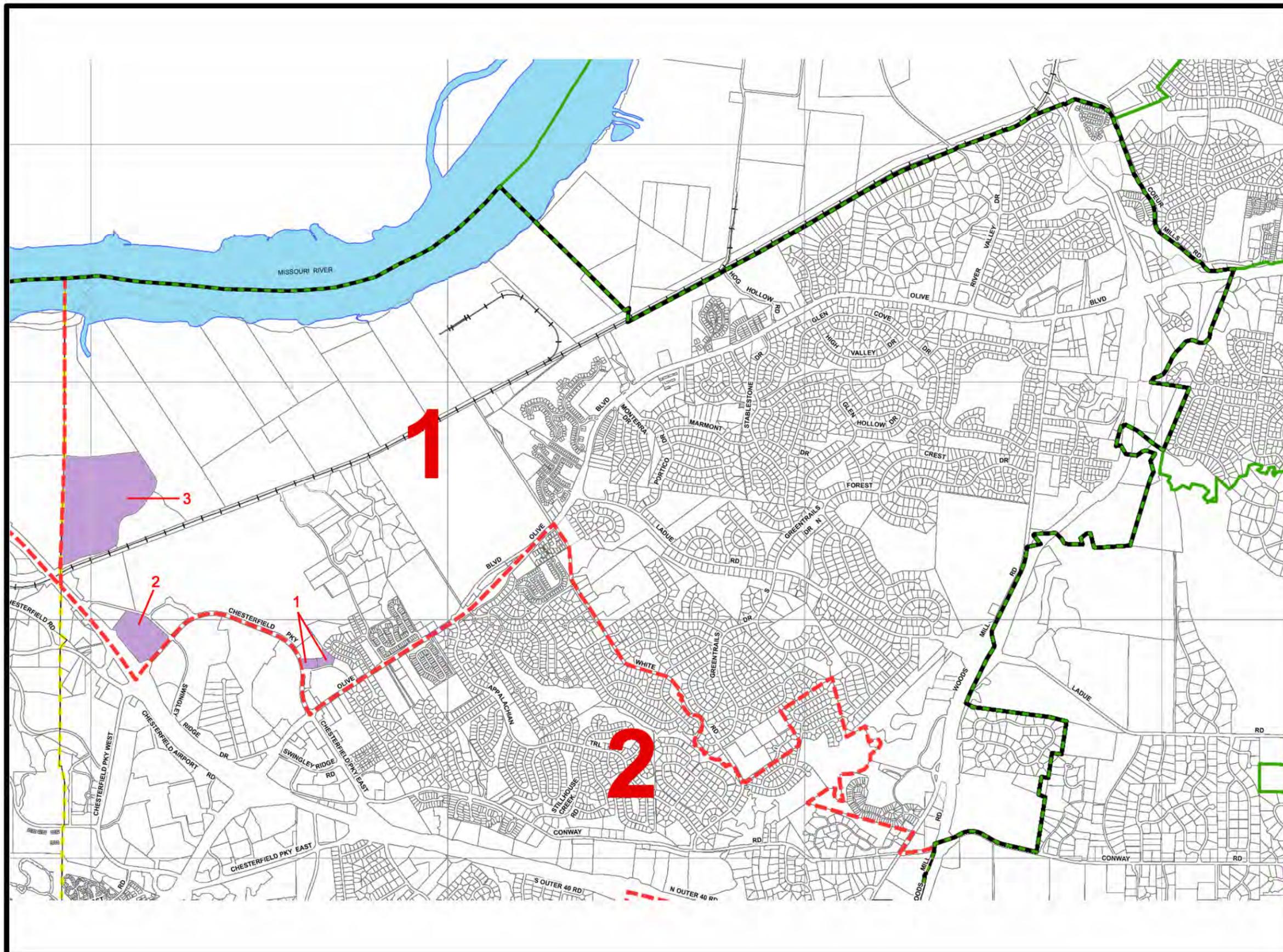
Ward 1 Non - Residential Vacant Parcels (1 acre or Larger)



NOT TO SCALE

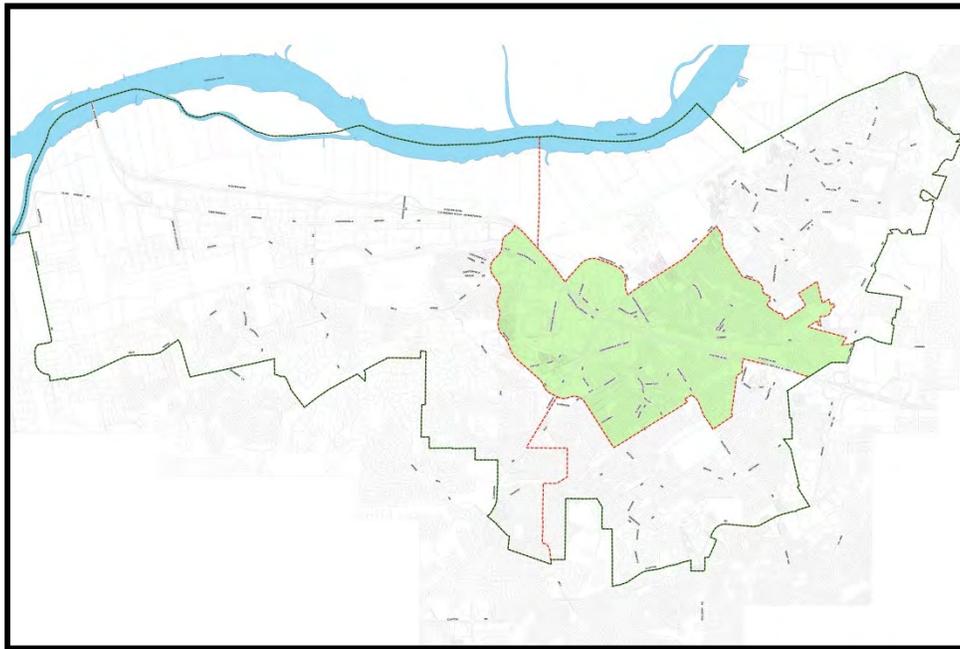
Legend

- Partially Developed Subdivision
- Vacant Subdivisions
- Vacant Parcels
- City Limits Line
- School District Line
- Ward Boundary
- Other Municipalities



Ward 2

Ward 2 has a total area of 5.08 square miles (3,251 acres) and is the only Ward to border the other three Wards in Chesterfield. In the 1960's, St. Louis County prepared a general plan called 'The Guide for Growth', which proposed the intersection of Highway 40 and Olive Boulevard become the major focus for urbanization in West St. Louis County. High-density housing, office and retail uses were proposed around the intersection. In recognition of this plan, Louis Sachs began to acquire property around the intersection that would eventually become the planned community of Chesterfield Village (currently known as the Urban Core). The Chesterfield Village Master Plan was created to have more control over the type and quality of development in the entire area rather than single projects. The main elements of this plan are still followed to date with a few minor changes. The image below illustrates the boundaries of Ward 2:



There are currently 211.098 acres of vacant land designated as the Urban Core and 4.75 acres of vacant land designated as Office in Ward 2. There is an additional 10.893 acres of land currently zoned as LLR - Large Lot Residential but has a high possibility of being developed commercially due to their proximity to Phase II of Downtown Chesterfield. See Page 40 for additional information on these residential parcels.

Table 17 on Page 35 lists all vacant developable non-residential land and there are no vacant parcels of land in a floodplain in Ward 2. See the attached map of Ward 2 on Page 42 to locate the parcels mentioned in Table 17.

Table 17 : Ward 2 Vacant Non-Residential Properties										
Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Maximum Floor Area	Built Floor Area	Vacant Floor Area	Ordinance #	Address	Subdivision
1	19S531791	C8	Urban Core	2.040	170,000	133,664	30,000	2,412	1450 Elbridge Payne Rd	Elbridge Payne Office Park
2	18S110148	C8	Urban Core	7.188	120,000	0	120,000	13,757	805 Chesterfield Ctr	Chesterfield Village Mall
3	18S240498	C8	Urban Core	6.081	338,000	170,971	167,029	2,319	16023 Swingley Ridge Rd	Herman Stemme Complex
4	18S440148	C8	Urban Core	15.353	500,000	151,628	348,372	1,358	675 W Chesterfield Pkwy	Chesterfield Ridge Center
5	17T310016	C8	Urban Core	1.257	2,700	0	2,700	13,937	16566 Old Chesterfield Rd	16566 Chesterfield Airport Rd
6	18T340322	C8	Urban Core	14.918	339,833	100,600	239,233	10,241	16350 Main Circle Dr	Downtown Chesterfield
7	18S521098	C8	Urban Core	31.830	350,000	0	350,000	1,358	875 W Chesterfield Pkwy	Chesterfield Village C312
8	18R110745	PC	Office	4.750	126,760	0	126,760	2,651	14767 N Outer 40 Rd	Highland On Conway
9	18T630216	PC	Residential	10.893	134,000	0	134,000	2,557	16600 Wild Horse Creek Rd	Wildhorse Baxter Center
10	19R530232	PC	Office	14.280	345,330	0	345,330	2,464	14730 Conway Rd	Kraus Farm Office Center
11	18T620185	PC - R	Urban Core	98.100	1,700,000	0	1,700,000	2,449	16461 Burkhardt Pl	Downtown Chesterfield
Total:				206.690	4,126,623	556,863	3,563,424			
12	18S130157	C8	Urban Core	17.543	0	0	0	10,241	700 Chesterfield Ctr	Chesterfield Village Mall
13	18S410163	C8	Urban Core	7.990	0	0	0	2,207	16185 W Chesterfield Pkwy	Stages of St. Louis
14	18S220061	PC	Urban Core	38.040	0	0	0	N/A	15598 S Outer 40 Rd	Mercy Health System
15	18T630173	LLR	Urban Core	7.212	0	0	0	N/A	16560 Old Chesterfield Rd	No Subdivision Ward 2
16	18T630195	LLR	Urban Core	3.366	0	0	0	N/A	16550 Wild Horse Creek Rd	No Subdivision Ward 2
Total:				74.151	0	0	0			
Grand Total:				280.841	4,126,623	556,863	3,563,424			

Note: Maximum Floor Area, Built Floor Area, and Vacant Floor Area are in Square Feet.

There are currently 16 vacant properties in Ward 2 with non-residential land use designation, of which only 11 have density regulations and/or ordinances governing them. All but two vacant properties in Ward 2 are part of Chesterfield Village: 16560 Old Chesterfield Rd. and 16550 Wild Horse Creek Rd.

Map ID # 1 & 14: *Elbridge Payne Office Park* development is governed by City of Chesterfield Ordinance 2,412 which allows for either a maximum of 200,000 gross square feet of office space or a maximum of 170,00 gross square feet of office space and one free-standing restaurant not to exceed 15,000 square feet. So far, 133,664 square feet of office space and 7,670 square feet of restaurant space have been built leaving 36,366 square feet of office space still available to build. However, the ordinance’s Floor Area, Height, Building and Structure Requirements state that no structure within 300 feet of the existing northeast or southeast line of the subject property shall contain no more than 30,000 gross square feet and shall not exceed two stories in height. The vacant property sits along the southern boundary line for the development and therefore, can only contain a maximum of 30,000 square feet of office space.

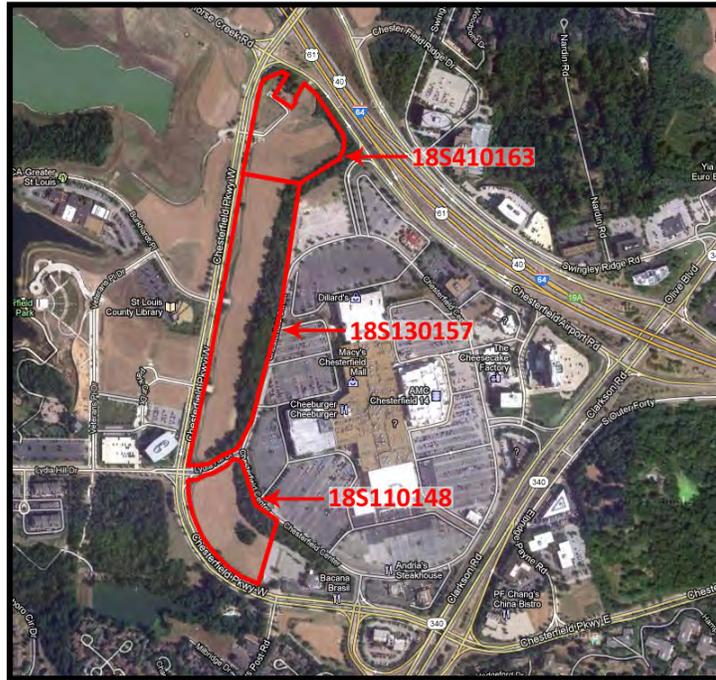
However, Mercy Hospital System is currently applying for a zoning change (from PC - Planned Commercial and NU - Non Urban to UC - Urban Core) for this property and those vacant properties surrounding it (Map ID # 14 – Page 42). They are proposing a hospital on 40.08 acres of vacant land in the Southeast Quadrant of Chesterfield Village. This zoning change proposal is in the public hearing stages therefore, there is no governing ordinance yet.

The image on Page 36 illustrates the boundaries of these properties.



Map ID # 2, 12 & 13: *Chesterfield Village Mall* has two vacant properties: Lot C109 (18S110148 - Map ID # 2 - Page 42) and Lot C110 (18S130157 - Map ID # 12 - Page 42), both of which are zoned C8 - Planned Commercial District and have governing ordinances. Lot C110 is the larger property with 17.543 acres and does not have any floor area or maximum square footage restrictions as per St. Louis County Ordinance 10,241 which amends St. Louis County Ordinance 6,815. Lot C109 is 7.188 acres in size and is governed by St. Louis County Ordinance 13,757; the Floor area, Height and Building requirements allow for an office and restaurant contained in one building of no more than six stories and not more than 120,000 square feet in gross floor area. At this point, how both these properties will be developed is unclear as there have been no proposals brought forth.

Stages of St. Louis is single property of 7.99 acres governed by City of Chesterfield Ordinance 2,207 which creates a Museum Arts Area (MAA) within a C-8 Planned Commercial District. St. Louis County Ordinance 6,815 created the C-8 Planned Commercial District and did not specify any square footage limitations. A Site Development Plan was approved in 2006 for this site but construction has not yet begun. The image on the next page illustrates the boundaries of the above-mentioned properties.



Map ID # 3: *Herman Stemme Complex* development is divided into eight lots, all of which are governed by City of Chesterfield Ordinance 2,319. The ordinance allows for: (a) one hotel/motel not in excess of 350 rooms or one office building not in excess of 120,000 gross square feet; (b) one free-standing restaurant not to exceed 10,300 square feet or a carwash with gas pumping facilities; (c) a maximum of 338,000 gross square feet of office space (not including the above 120,000 square feet) to be contained in not more than nine office buildings, none of which shall individually contain in excess of 50,000 gross square feet and; (d) a medical office building not to exceed 20,000 gross square feet. All the uses listed above have been met except the 338,000 square feet of office space; thus far 170,791 square feet of office space has been built in four buildings which leaves 167,209 square feet of buildable office space in no more than five buildings. It is still unclear how the remaining buildable office space will be developed or if it will be developed at all. The image below illustrates the boundaries of this property.



Map ID # 4: *Chesterfield Ridge Center* development sits in both Wards 1 and 2. The calculation for the buildable square footage is discussed under Ward 1 developments. There is currently 348,372 square feet of the allowed 500,000 square feet remaining to be built in Ward 2. No plans have been approved for development by the City of Chesterfield as of yet. Refer to Pages 30 and 31 to see the Development Plan and an aerial view of the above-mentioned property.

Map ID # 5: *16566 Chesterfield Airport Rd* is a one-parcel development governed by St. Louis County Ordinance 13,937. The parcel is zoned C8 - Planned Commercial District and the permitted uses are a convenience store with gas pumps and a one bay car wash all of which are not to exceed 2,700 square feet and not to exceed one story in height. This ordinance was passed in 1988 and will likely be amended before any development occurs on this vacant land.

Map ID # 7: *Chesterfield Village C312* is a 31.83 acre parcel located in the northwest quadrant of Chesterfield Village. It was originally governed by St. Louis County Ordinance 9,476 but has since been amended by City of Chesterfield Ordinance 1,358. As discussed under Ward 1 non-residential development, the ordinance states specific design criteria for a “C8 along Olive Street Road” and a “C8 along Highway 40”. Chesterfield Village C312 falls under the “C8 along Olive Street Road” which allowed for a maximum of 500,000 square feet gross floor area, of which 150,000 square feet was assigned to the Homewood Suites development. The remaining 350,000 square feet of the C8 was assigned to Chesterfield Village C312. Although plans were brought forward in 2000 to develop Chesterfield Village C312, there has been no development as of yet. It is important to keep in mind that allowable gross floor area may change depending on the future development of Chesterfield Village C312 and Homewood Suites. Refer to Pages 30 and 31 for the Development Plan and an aerial view of this property.

Map ID # 8: *Highland on Conway* is a 5.29 acre property zoned PC - Planned Commercial and governed by City of Chesterfield Ordinance 2,651. There are currently two developments under the name Highland on Conway but the other development, at 14850 Conway Rd and 14880 Conway Rd, is currently zoned NU and has residential units on the properties. The ordinance permits office uses: general, dental and medical to be contained in one building not exceeding five stories in height. Other building requirements include a maximum floor area ratio of 0.55 and a minimum open space of 35%. This ordinance was passed on May 16, 2011 and therefore, site development proposals can be expected in the near future. The image below illustrates the boundaries of this property.



Map ID # 9: *Wildhorse Baxter Center* has two vacant properties in the subdivision with one property of 10.893 acres in Ward 2 and one property of 3.04 acres in Ward 4. Both properties are regulated by City of Chesterfield Ordinance 2,557 which allows, 13,000 square feet of restaurant space, 90,000 square feet of office space, and 44,000 square feet of retail space. Due to the proximity to residential land uses, only restaurants are allowed on the property in Ward 4; all retail and office uses must be contained to the 10.893 acres in Ward 2. The ordinance states the 90,000 square feet of office space must be contained in two office buildings no taller than three stories in height and has no restrictions on the number of buildings for retail uses. However, the other buildings in the development are limited to one story in height. The developer has submitted preliminary plans for this site and was granted a two-year extension for submitting the site development plans; they are due by February 03, 2013. Refer to the image below to see an aerial of these two properties.



Map ID # 10: *Kraus Farm Office Center* is a 14.28 acre property zoned PC - Planned Commercial and governed by City of Chesterfield Ordinance 2,464. The property is currently being used as a farm but has been approved for the following uses: financial institutions, medical and dental offices, office or office building. The total building floor area is not to exceed 345,330 square feet. A Site Development Concept Plan was submitted in 2008 showing two office buildings of 172,665 square feet each and a parking garage but there has been no action taken since then. The image below illustrates the limits of this development.



Map ID # 6 & 11: *Downtown Chesterfield* is located at Chesterfield Parkway West and I-64 and will be adjacent to the 40 acre Central Park, Chesterfield Mall, St. Louis County Library, and YMCA. It is being developed in two phases.

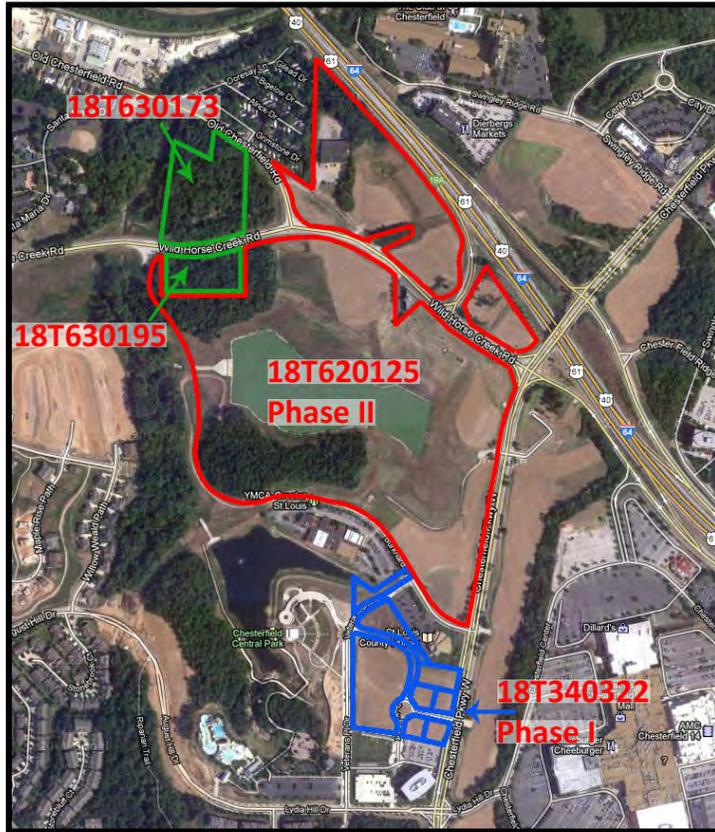
Phase I - *16350 Main Circle Dr.* - is governed by St. Louis County Ordinances 10,241 and 6,815 and the development is already under construction. All the vacant parcels in the development have been combined in Table 16, on Page 35, to create one large parcel of 14.918 acres. The ordinance does not state a maximum buildable floor area. However, the recorded Site Development Section Plans approved two office buildings and four free-standing buildings for retail and restaurant uses totaling 339,833 square feet of gross floor area. The first office building containing 100,600 square feet was completed in 2008 and 213,433 square feet have been approved for the second office building but no plans for construction have been submitted as of yet. No plans have been brought forth for the four free-standing buildings either; two have been approved for 5,600 square feet and two for 7,300 square feet.

Phase II - *16461 Burkhardt Pl.* - (currently known as the PC & R area) is a 98.10 acre tract of land located just north of Phase I. Sachs Properties describes the development as a “mixed-use ‘town center’ development featuring retail stores and shops, office and creative space, public gathering areas, entertainment venues, restaurants, cultural amenities, and residences, all built around an 18-acre lake with walking paths, a boathouse and fishing.”¹ The development is currently governed by City of Chesterfield Ordinance 2,449 and is zoned PC & R - Planned Commercial and Residential District. There is a wide variety of permitted uses categorized under the following titles: retail commercial uses, office commercial uses, residential uses, civic uses, lodging uses, parking uses, park and recreational uses, and ancillary uses. The objective is to integrate residential uses with commercial uses vertically and horizontally. The density limitations for the development are as follows: (a) the cumulative gross floor area for retail commercial uses, office commercial uses, civic uses and lodging uses shall be limited to not more than 1,700,000 square feet; (b) the maximum number of residential units allowable shall be 1,000 units (single-family, two-family, multi-family, row houses, and other group-house arrangements of attached and detached buildings). No plans have been submitted for the development yet and the Sachs Properties’ website notes the development is in its final design stages.

There are currently two properties zoned LLR - Large Lot Residential that do not have ordinances governing them and therefore, do not have commercial square footage limitations on them. The LLR - Large Lot Residential properties are located just northwest of Phase II of Downtown Chesterfield; it can be assumed these properties will eventually be rezoned to become part of Downtown Chesterfield.

The image on Page 41 shows the boundaries of the vacant parcels in Phase I (in blue) and Phase II (in red) of Downtown Chesterfield, as well as the boundaries of the LLR properties (in green).

1 Sachs Properties, Downtown Chesterfield - http://www.sachsproperties.com/prop_downtown.asp





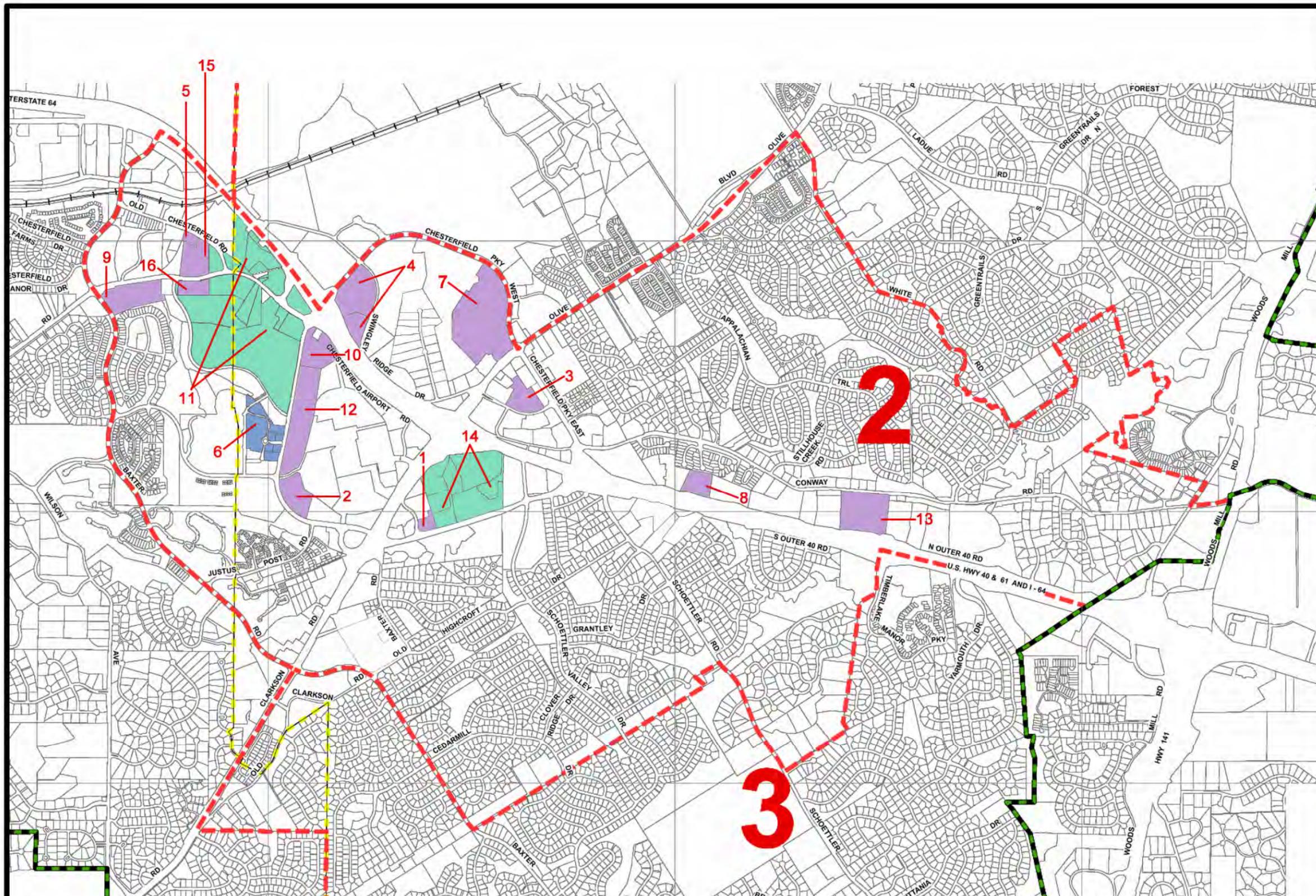
Ward 2 Non-Residential Vacant Parcels (1 acre or Larger)



NOT TO SCALE

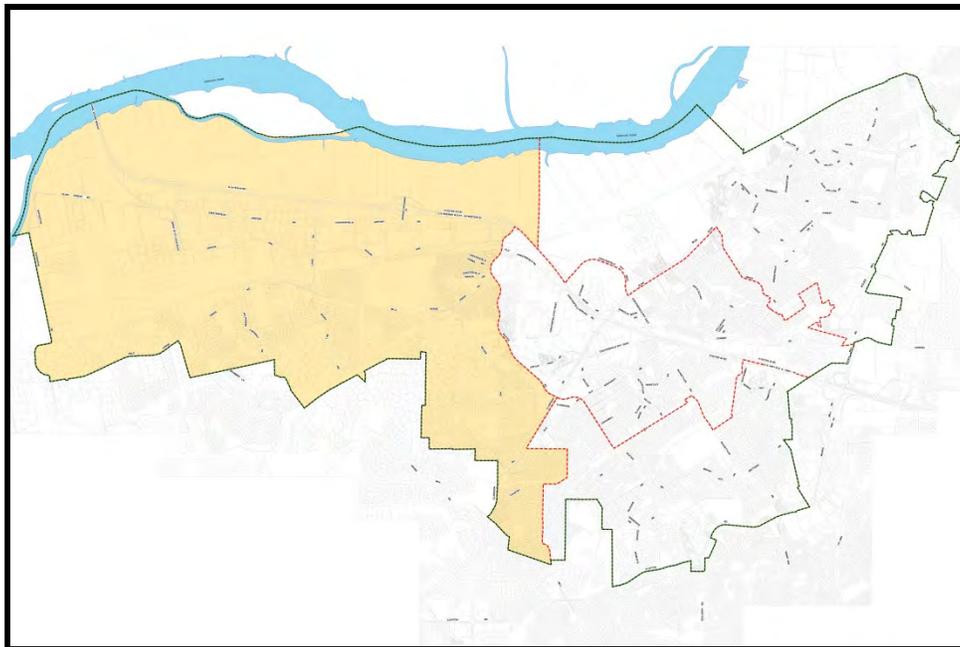
Legend

- Partially Developed Subdivision
- Vacant Subdivisions
- Vacant Parcels
- City Limits Line
- School District Line
- Ward Boundary
- Other Municipalities



Ward 4

Ward 4 is the largest Ward in the City of Chesterfield at about 16.11 square miles (10,310 acres) in area. It borders the cities of Clarkson Valley and Wildwood. The Ward has clear segregation between residential and non-residential uses. Almost all the properties south of the Chesterfield Valley Bluffs are residential and the properties north are non-residential. The Chesterfield Valley area of Ward 4 contains both levee-protected and unprotected portions of the Missouri River floodplain. The levee-protected portion includes the I-64/US 40 corridor, the Spirit of St. Louis Airport, and the Chesterfield Commons retail complex. The area located immediately adjacent to the highway, both north and south, is planned for Mixed Commercial Use, Office Park, and Mixed Use (Retail/Office/Warehouse) to take advantage of the high visibility and access to the interstate/highway. The unprotected portion of the floodplain is located north of I-64/US 40 and generally is planned for Agricultural/Floodplain/Conservation. The Chesterfield Valley Athletic Complex owns property in the unprotected portion of the floodplain used for wetland mitigation and levee-protected property is used for Parks/Recreation purposes. The image below illustrates the boundaries of Ward 4:



Ward 4 has the highest potential for non-residential growth in comparison to the wards where non-residential growth will occur (Wards 1, 2, and 4). There are currently 720.954 acres of vacant land over one acre in size to be developed as non-residential; in addition there are approximately 1,445 acres of vacant land zoned FPNU - Flood Plain Non Urban or FPM3 - Flood Plain Planned Industrial that lie in the floodplain. Table 18 on Page 44 lists all vacant developable non-residential land and Table 19 on Page 49 lists floodplain properties that are currently either vacant or being used as agricultural land. See the attached map of Ward 4 Page 50 to locate the parcels mentioned in Table 18.

Table 18 : Ward 4 Vacant Non-Residential Properties										
Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Maximum Floor Area	Built Floor Area	Vacant Floor Area	Ordinance #	Address	Subdivision
1	18V510138	E-1	Neigh. Office	8.04	105,000	0	105,000	2,653	17655 Wild Horse Creek Rd	Chesterfield Neigh. Office Park
2	17W620312	C8	Mixed Comm.	2.779	40,000	0	40,000	1,249	18363 Chesterfield Airport Rd	Valley Village
3	17W610094	C8	Mixed Comm.	3.27	9,200	0	9,200	811	18386 Chesterfield Airport Rd	McGrath Plaza
4	17W610104	C8	Mixed Comm.	1.187	3,770	0	3,770	855	18455 Olive Street Rd	No Subdivision Ward 4
5	17W540078	PC	Mixed Comm.	137.606	1,400,000	0	1,400,000	2,612	18394 Chesterfield Airport Rd	Chesterfield Blue Valley
6	17U420147	PC	Mixed Comm.	6.793	43,500	0	43,500	1,691	1 Caprice Dr	Highway 40 Park
7	18T540621	PC	Residential	3.04	13,000	0	13,000	2,557	16600 Wild Horse Creek Rd	Wildhorse Baxter Center
8	17T510030	PC	Mixed Comm.	48.625	500,000	0	500,000	2,682	16985 N Outer 40 Rd A	Chesterfield Outlets
9	17V630026	PI	Mixed Comm.	3.214	37,460	0	37,460	1,736	17851 N Outer 40 Rd	No Subdivision Ward 4
Total:				214.554	2,151,930	0	2,151,930			
10	17T230190	PC	Mixed Comm.	2.553	0	0	0	2,397	16861 Chesterfield Airport Rd	Kemp Automobile Museum
11	18W340022	M3	Spirit Airport	11.886	0	0	0	n/a	17431 Wild Horse Creek Rd	No Subdivision Ward 4
12	17W620192	M3	Spirit Airport	1.824	0	0	0	n/a	18367 Wings of Hope Blvd	No Subdivision Ward 4
13	17W620279	M3	Spirit Airport	1.472	0	0	0	n/a	18362 Chesterfield Airport Rd	No Subdivision Ward 4
14	17W640080	M3	Mixed Comm.	18.417	0	0	0	n/a	18385 Chesterfield Airport Rd	No Subdivision Ward 4
15	17W620301	M3	Mixed Comm.	14.517	0	0	0	n/a	18357 Chesterfield Airport Rd	No Subdivision Ward 4
16	17V430035	M3	Mixed Comm.	2.071	0	0	0	n/a	18301 Chesterfield Airport Rd	No Subdivision Ward 4
17	17V410060	M3	Mixed Comm.	14.579	0	0	0	n/a	18331 Chesterfield Airport Rd	No Subdivision Ward 4
18	17V630060	M3	Mixed Comm.	30.185	0	0	0	n/a	17867 N Outer 40 Rd	No Subdivision Ward 4
19	16V320056	M3	Mixed Comm.	31.379	0	0	0	n/a	17733 N Outer 40 Rd	No Subdivision Ward 4
20	17U430047	M3	Mixed Comm.	13.071	0	0	0	n/a	17659 N Outer 40 Rd	No Subdivision Ward 4
21	17U440046	M3	Mixed Comm.	18.615	0	0	0	n/a	17627 N Outer 40 Rd	No Subdivision Ward 4
22	17U140405	PI	Mixed Use	1.49	0	0	0	2,595	17536 Chesterfield Airport Rd	No Subdivision Ward 4
23	17W230065	PI	Industrial	37.126	0	0	0	2,456	612 Spirit Valley East Dr	Spirit Valley Business Park
24	17W420024	PI	Industrial	27.4	0	0	0	2,413	18730 Olive Street Rd	Spirit Valley Business Park II
25	18V520115	NU	Neigh. Office	5.886	0	0	0	1,024	17635 Wild Horse Creek Rd	No Subdivision Ward 4
26	17W430067	NU	Mixed Comm.	21.299	0	0	0	n/a	18821 Olive Street Rd	No Subdivision Ward 4
27	17W440066	NU	Mixed Comm.	11.865	0	0	0	n/a	18771 Olive Street Rd	No Subdivision Ward 4
28	17U440035	NU	Mixed Comm.	2.761	0	0	0	n/a	17581 N Outer 40 Rd	No Subdivision Ward 4
29	17U530059	NU	Mixed Comm.	6.128	0	0	0	n/a	17553 N Outer 40 Rd	No Subdivision Ward 4
30	17U510084	NU	Mixed Comm.	12.47	0	0	0	n/a	17511 Chesterfield Airport Rd	No Subdivision Ward 4
31	17W510060	NU	Industrial	2.441	0	0	0	n/a	18626 Olive Street Road	No Subdivision Ward 4
32	18W240021	NU	Industrial	43.842	0	0	0	n/a	120 N Eatherton Rd	No Subdivision Ward 4
33	18W120044	NU	Industrial	10.202	0	0	0	n/a	130 N Eatherton Rd	No Subdivision Ward 4
34	18W140020	NU	Industrial	10.463	0	0	0	n/a	150 N Eatherton Rd	No Subdivision Ward 4
35	18W410048	NU	Industrial	1.646	0	0	0	n/a	326 N Eatherton Rd	No Subdivision Ward 4
36	18W430080	NU	Industrial	20.505	0	0	0	n/a	340 N Eatherton Rd	No Subdivision Ward 4
37	18W530070	NU	Industrial	8.734	0	0	0	n/a	18301 Wardenburg Rd	No Subdivision Ward 4
38	17W120120	NU	Industrial	2	0	0	0	1,430	535 Wardenburg Rd	Spirit of St. Louis Air Park
39	17W140041	NU	Industrial	10.947	0	0	0	n/a	545 Wardenburg Rd	No Subdivision Ward 4
40	17W130075	NU	Industrial	16.509	0	0	0	n/a	18345 Wardenburg Dr	No Subdivision Ward 4
41	17W130064	NU	Industrial	16.84	0	0	0	n/a	530 N Eatherton Rd	No Subdivision Ward 4
42	17W130053	NU	Industrial	2.043	0	0	0	n/a	595 N Eatherton Rd	No Subdivision Ward 4
43	17W130086	NU	Industrial	5.279	0	0	0	n/a	655 N Eatherton Rd	No Subdivision Ward 4
44	17W410135	NU	Industrial	23.982	0	0	0	n/a	656 N Eatherton Rd	No Subdivision Ward 4
45	17W140052	NU	Industrial	26.427	0	0	0	n/a	18770 Olive Street Rd	No Subdivision Ward 4
46	17W430111	NU	Industrial	2.749	0	0	0	n/a	18800 Olive Street Rd	No Subdivision Ward 4
47	17X340130	FPNU	Industrial	2.665	0	0	0	n/a	551 N Eatherton Rd	No Subdivision Ward 4
48	17X340042	FPNU	Industrial	1.843	0	0	0	n/a	557 N Eatherton Rd	No Subdivision Ward 4
49	17X620025	FPNU	Industrial	5.593	0	0	0	n/a	569 N Eatherton Rd A	No Subdivision Ward 4
50	17X620014	FPNU	Industrial	4.696	0	0	0	n/a	655 N Eatherton Rd A	No Subdivision Ward 4
Total:				506.4	0	0	0			
Grand Total :				720.954	2,151,930	0	2,151,930			

Note : Maximum Floor Area, Built Floor Area, and Vacant Floor Area are in Square Feet.

Mixed Comm. is short for Mixed Commercial, Neigh. Office is short for Neighborhood Office, and Industrial is short for Industrial - Low Intensity.

Since the improvements on the Monarch-Chesterfield Levee and the installation of a comprehensive system of storm sewer, sanitary sewers, and pumps, there has been major new commercial construction in the Chesterfield Valley. However, there are still large tracts of vacant and undeveloped land in the Valley. Currently, there are 50 vacant properties in Ward 4 with non-residential land use designation, of which only 15 properties have site specific governing ordinances and only 9 have density regulations.

Map ID # 1: *Chesterfield Neighborhood Office Park* is one of three vacant properties in Ward 4 over one acre in size not located in the Chesterfield Valley. This parcel was recently rezoned from PC - Planned Commercial to E-1 - Estates One Acre District with a Conditional Use Permit (CUP # 34). The conditional use allowed for nursing and group homes for the elderly. The maximum floor area for this development is not to exceed 105,000 square feet and the maximum number of units allowed is 120. This project is still in the preliminary development stage and therefore, no construction has taken place. The image below illustrates the boundaries of this property.



Map ID # 2: *Valley Village* development is a 10.9 acre development which has one vacant parcel of 2.779 acres and is zoned C8 - Planned Commercial District. It is governed by City of Chesterfield Ordinance 1,249 and the permitted uses are: a hotel/motel, restaurant, bar, retail, office and bank. The total allowed square footage in this development is 40,000 square feet, excluding the hotel/motel, all to be contained in no more than eight buildings. The recorded Site Development Section Plan, dated 01/22/2001, shows the site will be developed in three phases: Phase I is a three story hotel/motel, Phase II is a 16,000 square foot (two story) office building, Phase III is a single story 5,000 square foot retail building and a 3,000 square foot bank building. Phases I and II are located on Parcel 1 of the development and Phase III (vacant parcel of 2.779 acres) is located on Parcel 2 of the development. Thus far only the hotel/motel has been constructed. If the SDSP is followed, 8,000 square feet will be developed on the vacant property and the office building will go on the same property as the hotel/motel; however all 40,000 square feet was allocated to the vacant property in this development as the SDSP was approved over ten years ago and will most likely be amended before any further construction.

Map ID # 3: *McGrath Plaza* was rezoned from NU - Non Urban to C8 - Planned Commercial District in 1993 via City of Chesterfield Ordinance 811. The permitted uses on this vacant 3.27 acre tract of land are: (a) a service station, a restaurant, and a convenience store incorporated into one structure; or, (b) an office building. The station/restaurant/convenience store is not to exceed 3,050 square feet in gross floor area and one story in height; the office building is not to exceed 9,200 square feet in gross floor area and two stories in height. There is an existing gas station less than 0.2 miles from this property therefore, the allowed square footage for the office was used in Table 18 on Page 44. However, the ordinance will need to be amended before the site can be

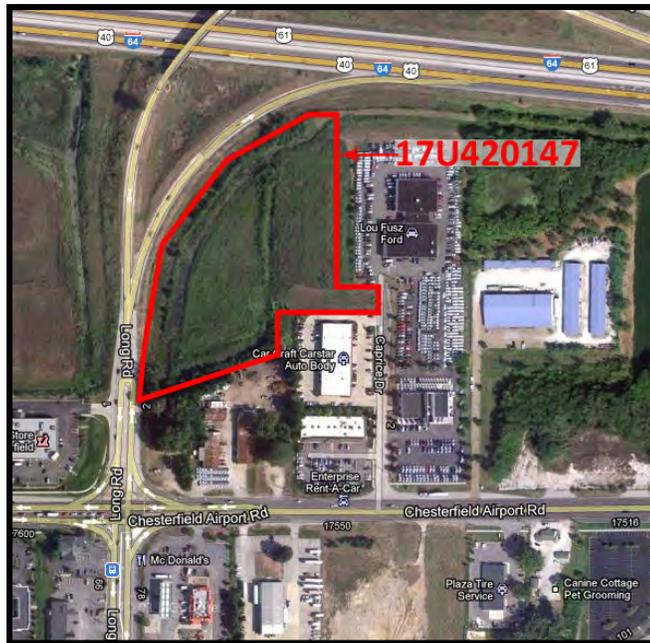
developed as the surrounding area will evolve with the development of Chesterfield Blue Valley and the submittal deadline for the Site Development Plan expired 36 months after the approval of the zoning change.

Map ID # 4: *No Subdivision Ward 4 - 18455 Olive Street Rd* is a vacant property directly adjacent to the McGrath Plaza development and is zoned C8 - Planned Commercial District as well. This 1.187 acre property is governed by City of Chesterfield Ordinance 855 and the approved uses are a restaurant/bar incorporated into one structure not to exceed 1,800 square feet and an office building not to exceed 1,970 square feet. No construction has occurred on this vacant tract of land yet, but as mentioned above, the ordinance will have to be modified before any development does occur as the submittal deadlines have expired and the area surrounding the parcel will change.

Map ID # 5: *Chesterfield Blue Valley* has the largest amount of vacant land of all the developments in the City. All the parcels were combined to make a large tract of land of 186.299 acres. Over 48 acres of land are in the floodplain therefore, only 137.606 acres can be developed. The properties are zoned PC - Planned Commercial and are governed by City of Chesterfield Ordinance 2,612. There is a long list of office, retail, recreational and educational uses permitted in the development all to be contained within 1,400,000 square feet. There are no restrictions listed on the number of buildings in the development; however, the height cannot exceed four stories or 65 feet with the exception of the three parcels approved for a maximum height of six stories or 75 feet. Other building requirements for this development are a minimum of 30% open space and a maximum floor area ratio of 0.55. This project is still in the preliminary design stages and therefore no construction has occurred. The image below illustrates the boundaries of Chesterfield Blue Valley (17W540078 - Map ID # 5 - Page 50), McGrath Plaza (17W610094 - Map ID # 3 - Page 50) and 18455 Olive Street Rd (17W610104 - Map ID # 4 - Page 50).



Map ID # 6: *Highway 40 Park* is a three parcel development, of which the two smaller parcels have been developed and are governed by City of Chesterfield Ordinance 1,730. City of Chesterfield Ordinance 1,619 establishes a PC - Planned Commercial District for the vacant 6.793 acre tract of land. The permitted uses are mainly retail and recreational. All selected uses must be accommodated within a building not more than three stories tall and no more than 43,500 square feet. The submittal deadline for the preliminary development plan was due within 18 months from the date of approval (November 20, 2000); at this point, how this property will be developed is unclear as there have been no proposals brought forth. The aerial image below depicts the boundaries of this property.



Map ID # 7: *Wildhorse Baxter Center* has two vacant parcels with the larger parcel in Ward 2 and the smaller 3.04 acre parcel in Ward 4. The parcel in Ward 4 will have restaurant uses only due to the closeness to residential land uses and City of Chesterfield Ordinance 2,557 allows for 13,000 square feet of restaurant space on this tract of land. The larger property has been discussed under Ward 2. The developer has submitted preliminary plans for this site and was granted a two-year extension for submitting the site development plans; they are due by February 3, 2013. Refer to Page 39 to see the aerial map for this property.

Map ID # 8: *Chesterfield Outlets* development is currently zoned PC - Planned Commercial and is governed by City of Chesterfield Ordinance 2,682. The ordinance approves a maximum of 500,000 square feet of total buildable floor area on 48.625 acres of land and requires a minimum of 35% open space. This project is still in the preliminary design stages and therefore, no construction has occurred. The image on Page 48 illustrates the boundaries of Chesterfield Outlets.



Map ID # 9: *No Subdivision Ward 4 – 17851 N Outer 40 Rd* is a 3.214 acre property zoned PI - Planned Industrial District. It is governed by City of Chesterfield Ordinance 1,736 which permits an office building no taller than three stories with a maximum allowable square footage of 37,460. The preliminary development plans were due within 18 months from when the ordinance was approved, April 16 2001; no extensions were filed for.

The remaining properties listed in Table 18 on Page 44 do not have square footage limitations on them and the majority of vacant properties do not have site specific ordinances governing them. Some properties belong in subdivisions and were combined to make a larger tract of land, such as Spirit Valley Business Park. Apart from a couple of vacant parcels located on Chesterfield Airport Rd, the bulk of vacant parcels are located west of the St. Louis Spirit Airport or along the northern edge of I-64/US 40. It may be a while before these vacant parcels in Ward 4 are developed due to their location, unless used as industrial or agricultural uses. The smaller lots closer to Chesterfield Parkway and Chesterfield Valley are likely to be developed before the other properties.

Table 19 on Page 49 lists floodplain properties that are currently either vacant or are being used as agricultural land as they lie outside of the levee protected area.

Table 19 : Ward 4 Floodplain Properties

#	Parcel ID	Current Zoning	Land Use	Acreege	Maximum Floor Area	Built Floor Area	Vacant Floor Area	Ordinance #	Address	Subdivision
1	17X340130	FPNU	Industrial	2.665	0	0	0	N/A	551 N Eatherton Rd	No Subdivision Ward 4
2	17X340042	FPNU	Industrial	1.843	0	0	0	N/A	557 N Eatherton Rd	No Subdivision Ward 4
3	17X620025	FPNU	Industrial	5.593	0	0	0	N/A	569 N Eatherton Rd A	No Subdivision Ward 4
4	17X620014	FPNU	Industrial	4.696	0	0	0	N/A	655 N Eatherton Rd A	No Subdivision Ward 4
5	17T630039	FPNU	AG/FP	70.855	0	0	0	N/A	16801 N Outer 40 Rd A	No Subdivision Ward 4
6	17T630028	FPNU	AG/FP	75.107	0	0	0	N/A	16827 N Outer 40 Rd	No Subdivision Ward 4
7	17T540059	FPNU	AG/FP	84.727	0	0	0	N/A	16849 N Outer 40 Rd	No Subdivision Ward 4
8	17T440047	FPNU	AG/FP	99.987	0	0	0	N/A	16995 N Outer 40 Rd	No Subdivision Ward 4
9	16T110013	FPNU	AG/FP	14.145	0	0	0	N/A	17207 N Outer 40 Rd	No Subdivision Ward 4
10	17T430048	FPNU	AG/FP	19.903	0	0	0	N/A	17205 N Outer 40 Rd	No Subdivision Ward 4
11	17U640103	FPNU	AG/FP	29.825	0	0	0	N/A	17293 N Outer 40 Rd	No Subdivision Ward 4
12	17U630050	FPNU	AG/FP	75.517	0	0	0	N/A	17331 N Outer 40 Rd	No Subdivision Ward 4
13	17U540036	FPNU	AG/FP	62.004	0	0	0	N/A	17485 N Outer 40 Rd A	No Subdivision Ward 4
14	16U210024	FPNU	AG/FP	21.609	0	0	0	N/A	17509 N Outer 40 Rd	Koester Acres
15	17U530060	FPNU	AG/FP	71.067	0	0	0	N/A	17553 N Outer 40 Rd A	No Subdivision Ward 4
16	16U120022	FPNU	AG/FP	33.65	0	0	0	N/A	17581 N Outer 40 Rd A	No Subdivision Ward 4
17	16U110023	FPM3	AG/FP	105.383	0	0	0	N/A	17627 N Outer 40 Rd A	No Subdivision Ward 4
18	16V320067	FPM3	AG/FP	59.41	0	0	0	N/A	17659 N Outer 40 Rd A	No Subdivision Ward 4
19	16V320045	FPM3	AG/FP	46.241	0	0	0	N/A	17697 N Outer 40 Rd	No Subdivision Ward 4
20	16V240031	FPM3	AG/FP	82.518	0	0	0	N/A	17879 N Outer 40 Rd	No Subdivision Ward 4
21	16V230021	FPM3	AG/FP	39.295	0	0	0	N/A	17905 N Outer 40 Rd	No Subdivision Ward 4
22	16V130020	FPM3	AG/FP	133.472	0	0	0	N/A	17917 N Outer 40 Rd	No Subdivision Ward 4
23	16V110077	FPM3	AG/FP	42.716	0	0	0	N/A	17935 N Outer 40 Rd	No Subdivision Ward 4
24	16W620025	FPM3	AG/FP	28.589	0	0	0	N/A	17935 N Outer 40 Rd A	No Subdivision Ward 4
25	16W340011	FPM3	AG/FP	76.52	0	0	0	N/A	17949 N Outer 40 Rd	No Subdivision Ward 4
26	16W330010	FPM3	AG/FP	71.214	0	0	0	N/A	17963 N Outer 40 Rd	No Subdivision Ward 4
27	16W140031	FPNU	AG/FP	25.111	0	0	0	N/A	18635 Olive Street Rd A	No Subdivision Ward 4
28	16W140022	FPNU	AG/FP	15.716	0	0	0	N/A	18751 Olive Street Rd B	No Subdivision Ward 4
29	16W120042	FPNU	AG/FP	10.574	0	0	0	N/A	18751 Olive Street Rd A	No Subdivision Ward 4
30	16W110010	FPNU	AG/FP	11.164	0	0	0	N/A	18771 Olive Street Rd B	No Subdivision Ward 4
31	16W110032	FPNU	AG/FP	1.765	0	0	0	N/A	18771 Olive Street Rd A	No Subdivision Ward 4
32	16W110021	FPNU	AG/FP	21.986	0	0	0	N/A	18821 Olive Street Rd A	No Subdivision Ward 4
Total:				1444.867	0	0	0			

Note: Maximum Floor Area, Built Floor Area, and Vacant Floor Area are in Square Feet.
 AG/FP is short for Agricultural/Flood Plain/ Conservation

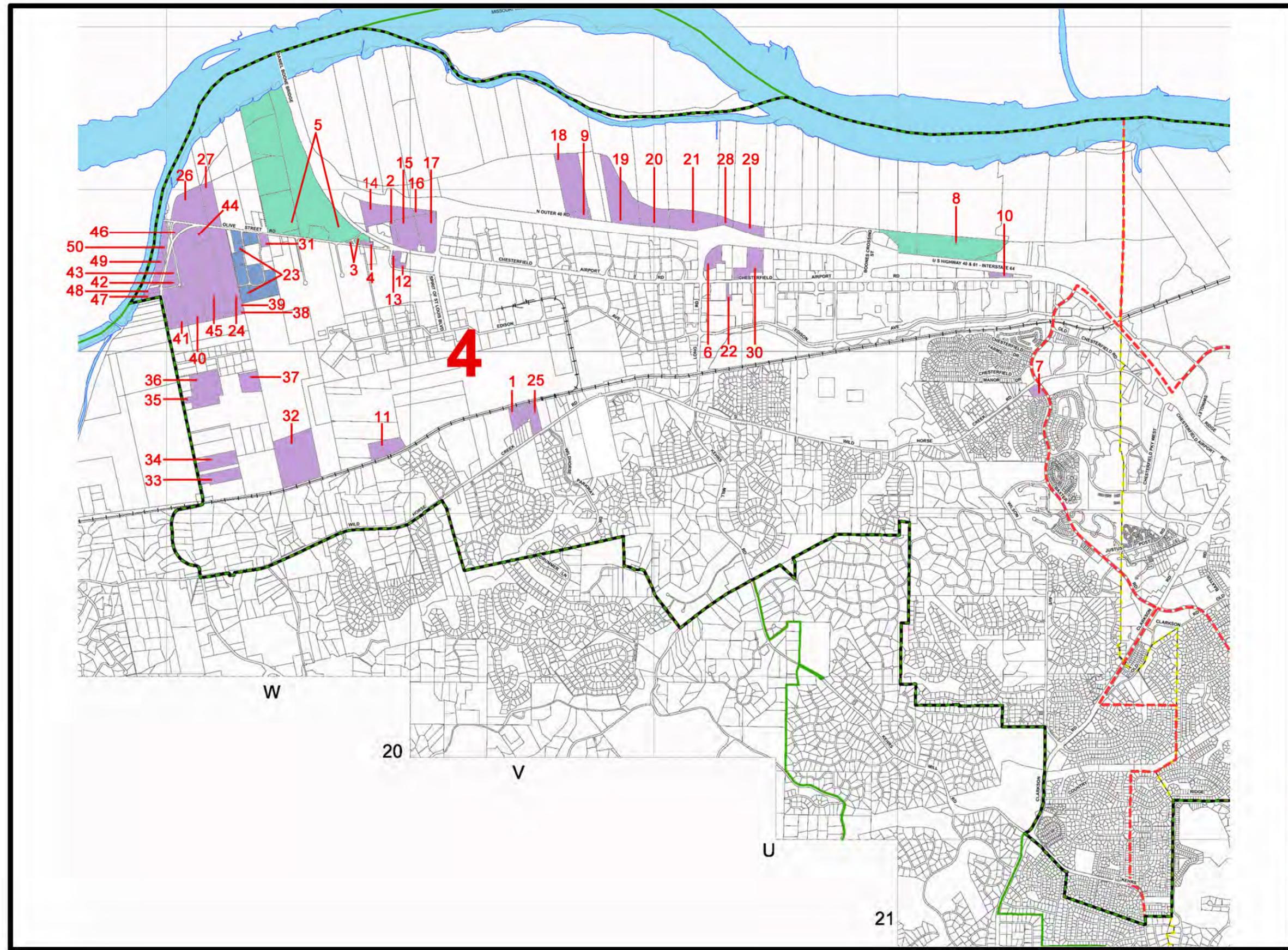


Ward 4 Non - Residential Vacant Parcels (1 acre or Larger)



Legend

- Partially Developed Subdivision
- Vacant Subdivisions
- Vacant Parcels
- City Limits Line
- School District Line
- Ward Boundary
- Other Municipalities



OVERVIEW OF DEVELOPMENT BY LAND USE TYPE

Single-Family

Over 251 acres of vacant land are designated as single-family use in the Comprehensive Plan, much of it located near Wild Horse Creek Road in Ward 4. Most of these properties are slated for relatively low-density development with minimum lot sizes between 1 and 2 acres, but some R2 Residence District and R3 Residence District zoning also exists. There are nine properties, in Wards 1 and 4, totaling approximately 45 acres located in the floodplain slated for single-family use which will not yield any lots due to the expense and difficulty associated with construction on this type of land and restrictions by local zoning ordinances. If the remaining vacant properties slated for single-family use are developed as expected, approximately 188-237 new lots may exist in the future, accounting for 11% to 14% of all potential residential growth. These new homes will add approximately 454 to 573 new residents to the community. As shown in Table 13 on Page 24, an additional 479 single-family homes are part of approved subdivisions where progress has significantly slowed due to current economic conditions. Only 237 of these homes are complete or are under construction as for January 30, 2012.

Multi-Family

Multi-family residences are mainly located along roads with high traffic volumes in the City, such as Olive Boulevard, Chesterfield Parkway, Clayton Road, Baxter Road, and Woods Mill Road. A relatively small amount of vacant land outside of the Urban Core has been specifically targeted for multi-family use in the Comprehensive Plan. Only five lots totaling approximately 36 acres exist at this time. However, the true amount of land available for multi-family development is quite a bit less than indicated by this total. Only one property of the five designated for multi-family growth is not expected to yield any new units as it is a designated park owned by the City of Chesterfield. If the remaining four properties are developed as expected, the City can expect anywhere from 101 to 700 new multi-family units from Wards 2 and 4. The wide range is mainly due to the number of units approved in a Planned Environmental Unit (PEU) established in 1971. See the discussion under Wards 2 and 4 for a detailed explanation of the PEU. As shown in Table 13 on Page 24, an additional 32 multi-family units are part of approved subdivisions located in Ward 2 where progress has stalled due to economic conditions. Only 16 of these units have been constructed or are in progress at this time.

The Urban Core

A maximum of 79% of overall residential development and 24% of non-residential development can come from construction in the area of Chesterfield designated as the Urban Core in the Comprehensive Plan.

All vacant residential land in the Urban Core is currently part of Ward 2. An approved Planned Commercial and Residential District makes up a majority of the developable land and has the potential to create up to 1,000 new residential units (per Ordinance 2,449). The form (single-family vs. multi-family) of the housing in this area has not been defined at this time. There are three parcels totaling over 13 acres, which are likely to yield 113-242 new units. A small number of additional homes can also be expected from construction on nine existing vacant lots in the West County Acres Subdivision that are larger than one acre, but unlikely to be subdivided. Note these properties are located in the Urban Core

and have been acquired by Sachs Properties; therefore, there is a possibility they will be developed as non-residential properties. If developed as expected, it is possible to expect up to 1110-1239 new lots/units (approximately 2,686 to 2,998 additional residents) from land in the Urban Core.

20.5% of vacant non-residential land in Ward 1 and 89% of vacant non-residential land in Ward 2 is designated for the Urban Core Land Use. There are only three vacant non-residential properties in Ward 1 of which two are part of the Urban Core. In Ward 2, the approved Planned Commercial and Residential District of 98.10 acres makes up a majority of the developable land which has the potential to create up to 1,700,000 square feet of buildable commercial space with only the following uses: retail, office, civic and lodging (per Ordinance 2,449). There is one property of 10.893 acres in the Urban Core designated as Residential Land Use in the Comprehensive Plan; however, the property has been approved for a PC - Planned Commercial Development.

Commercial/ Retail

There is currently no property larger than one acre that is specifically designated to retail development; however, retail development is allowed in the following land uses: the Urban Core, Mixed-Commercial Uses, and Mixed Use.

The only retail development designated for Wards 1 and 2 will occur in the Urban Core, which is discussed in detail below in the Urban Core section. Ward 4 will see retail development in the form of Mixed Use and Mixed-Commercial Use developments. Mixed Use land designation makes up for less than 1% of vacant commercial land, but Mixed-Commercial Use is the largest overall land use type with 38.68% of vacant land with commercial designation. The Mixed-Commercial Use developments are divided between the following zoning categories: C8 & PC - Planned Commercial District, M3 & PI - Planned Industrial Districts, and NU - Non Urban.

Office

The three office land uses - office, office park, and neighborhood office - add up to 9.05% of the total vacant non-residential land in the City of Chesterfield. The largest office development, other than that in the Urban Core, is in Ward 1 with a 75.6 acre property that is designated for an Office Park but is currently zoned NU - Non Urban. The size of the development has not been defined at this time as there has been no approach to develop this property. There are two properties on Wild Horse Creek Road that have a Neighborhood Office designation; however, the smaller of the two properties will likely be developed as residential and the other property has been approved for a Senior Living Center. The only other properties with an Office land use are in Ward 2 and are currently zoned PC - Planned Commercial allocating up to 472,090 square feet of development.

Industrial

There are currently over 283 acres of land designated for Low Intensity Industrial use in Ward 4 as per the Land Use Plan Map; this makes up for 27.23% of all vacant non-residential land. It is the second most common vacant land use after Mixed-Commercial Uses. The majority of properties under the Industrial Land Use designation are zoned NU - Non Urban, but there are other properties that fall under the industrial zoning use: M3 - Planned Industrial District or PI - Planned Industrial District that are designated under Mixed Commercial Uses or Spirit Airport land uses.

Agriculture

All the properties that lie in the floodplain are in Wards 1 and 4 and add up to approximately 2,107 acres of vacant or agricultural land. This number has not been included in the total available non-residential land as they must follow very stringent regulations that differ from commercially zoned properties. All the properties in Ward 1 are zoned FPNU - Flood Plain Non Urban and the properties in Ward 4 are either zoned FPNU - Flood Plain Non Urban or FPM3 - Flood Plain Planned Industrial District.

Spirit Airport

There are currently 3 vacant properties over one acre in size in this land use type totaling approximately 15 acres. All three properties are in Ward 4 and are zoned M3 - Planned Industrial District.

Table 20, below, summarizes the permitted uses for the Land Use categories mentioned in this report: (Information for table taken from the City of Chesterfield, Missouri Comprehensive Plan as needed)

Table 20 : Permitted Land Uses by Category	
Land Use Category	Permitted Land Use
Residential, Single-Family	<ul style="list-style-type: none"> ▫ Detached Single-Family Dwellings ▫ 2 or 3 Attached Single-Family Dwellings
Residential, Multi-Family	<ul style="list-style-type: none"> ▫ Apartments and Condominiums ▫ 4 or More Dwelling Units in 1 Structure
Urban Core	<ul style="list-style-type: none"> ▫ High -Density Residential ▫ Retail ▫ Office, Including High - Density
Office	<ul style="list-style-type: none"> ▫ Low - Density and Mid - Density Office
Office Park	<ul style="list-style-type: none"> ▫ Low - Density and Mid - Density Office ▫ Limited Retail
Neighborhood Office	<ul style="list-style-type: none"> ▫ Office ▫ Medical & Dental Excluding Surgical Centers
Mixed Use (Retail/Office/Warehouse)	<ul style="list-style-type: none"> ▫ Retail ▫ Low - Density and Mid - Density Office ▫ Office/Warehouse Facilities
Mixed Commercial Use	<ul style="list-style-type: none"> ▫ Retail ▫ Low - Density Office ▫ Limited Office/Warehouse Facilities
Spirit Airport	<ul style="list-style-type: none"> ▫ Spirit of St. Louis Airport Uses
Industrial, Low - Intensity	<ul style="list-style-type: none"> ▫ Manufacturing and Assembly ▫ Warehousing and Distribution
Agricultural/Flood Plain/Conservation	<ul style="list-style-type: none"> ▫ Agriculture ▫ Open Space