

III.B.

Memorandum

Department of Planning, Public Works & Parks



To: Mike Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: June 13, 2012
RE: Undeveloped Land Inventory
CC: Mike Geisel, Director of Planning, Public Works & Parks

With the amount of growth the City has seen since our incorporation in 1988, the Planning and Development Services Division realized the importance of taking a step back to see how much more additional growth we could anticipate. The result is the **Undeveloped Land Inventory** prepared by Purvi Patel under the direction of Shawn Seymour.

This report estimates the amount of residential and non-residential growth that the City can reasonably expect. It is a development forecast of the current inventory of undeveloped land currently in the City. We are not advising you what the City should zone certain parcels to, we are simply providing an analysis of existing vacant parcels, the surrounding zoning, and extrapolating what the City could possibly expect by way of future zoning requests.

The study area looked at all vacant property one acre in size or greater throughout all four (4) wards of the City as of January 30, 2012. **Our findings show that the City could expect approximately 3,300 to 5,200 additional residential units with wards 2 and 4 having the greatest room for growth. The study also shows that there is approximately 1,096 acres of vacant land that are designated for non-residential (office, retail, commercial, industrial) use with ward 4 containing the majority of the acreage.**

Land inventory and forecasting is a common tool utilized by practicing planners and economic developers to project and prepare for the future needs of a community. Being able to anticipate future need and efficiency of existing services is key to the success of both the development project and greater community.

Purvi has been diligently working on completing this project for the majority of her time with us. Purvi has also included numerous charts, illustrations, aeriels and maps which are crucial in explaining and demonstrating the results of her findings, were also all created by Purvi. Attached is the Undeveloped Land Inventory Study for you. This study will be used by the Department as a resource when meeting with potential developers, will assist us in determining future need of public services and will assist us greatly in updates to the City's Comprehensive Land Use Plan. Other departments as well as the public will find this information useful so we will also be making it available on the City's website.

I am very proud of the work product from both Purvi and Shawn and thank you for letting us present this study to you. I am happy to answer any questions you may have or provide any additional information which may be needed. Thank you.

GOOD WORK!

— TY!

J. J. H.

6/14/12

→ AIMEE N.
(NEXT P/PW AGENDA)

UNDEVELOPED LAND INVENTORY

Purvi Patel

June 12, 2012

CITY OF CHESTERFIELD

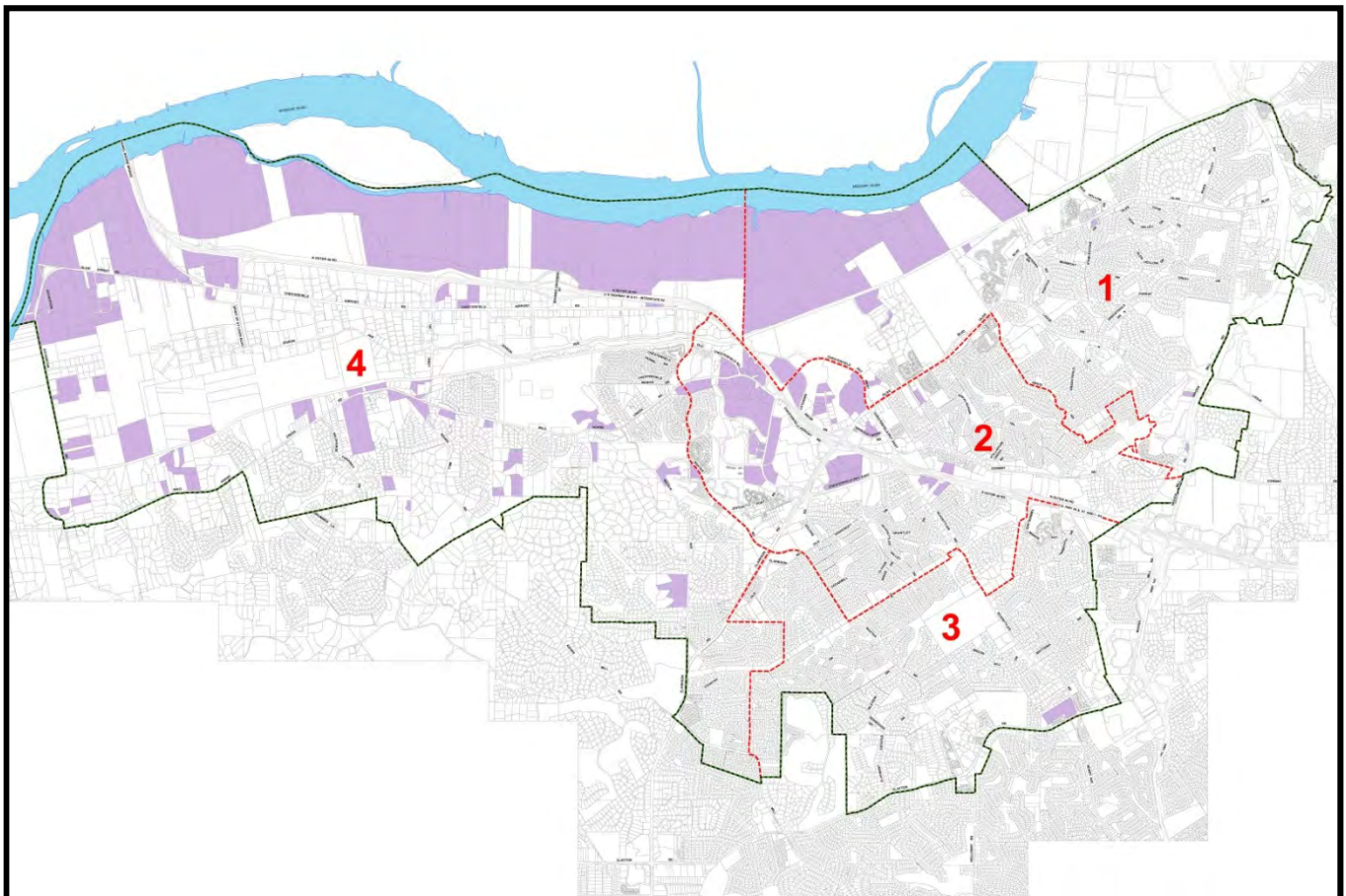
DEPARTMENT OF PLANNING, PUBLIC WORKS AND PARKS



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.

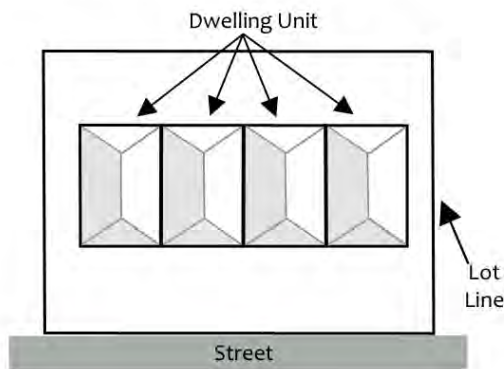
Refer to the Appendix on Page 51 of this report to see an overview of residential and non-residential development by land use type.

DEFINITIONS OF RESIDENTIAL TERMS

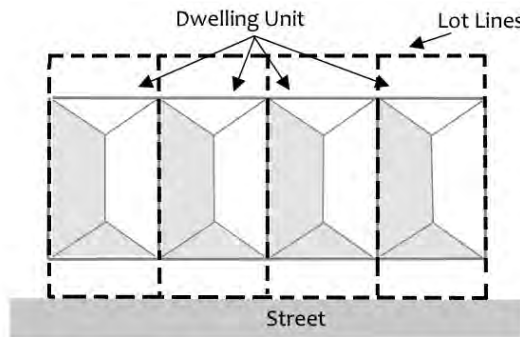
The City of Chesterfield’s Unified Development Code defines dwellings, single-family dwelling, and multi-family dwelling as follows:

Dwelling – Any building, or portion thereof, used exclusively for human habitation, except hotels, motels, or mobile homes.

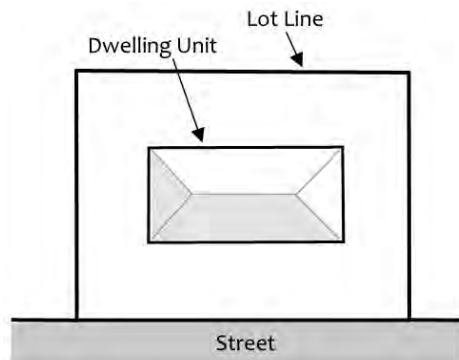
Dwelling, multiple family – A building, or portion thereof, designed for, or occupied exclusively by, two (2) or more families.



Dwelling, single family attached – Two (2) or more single-family dwellings sharing common wall areas, each on its own individual lot.

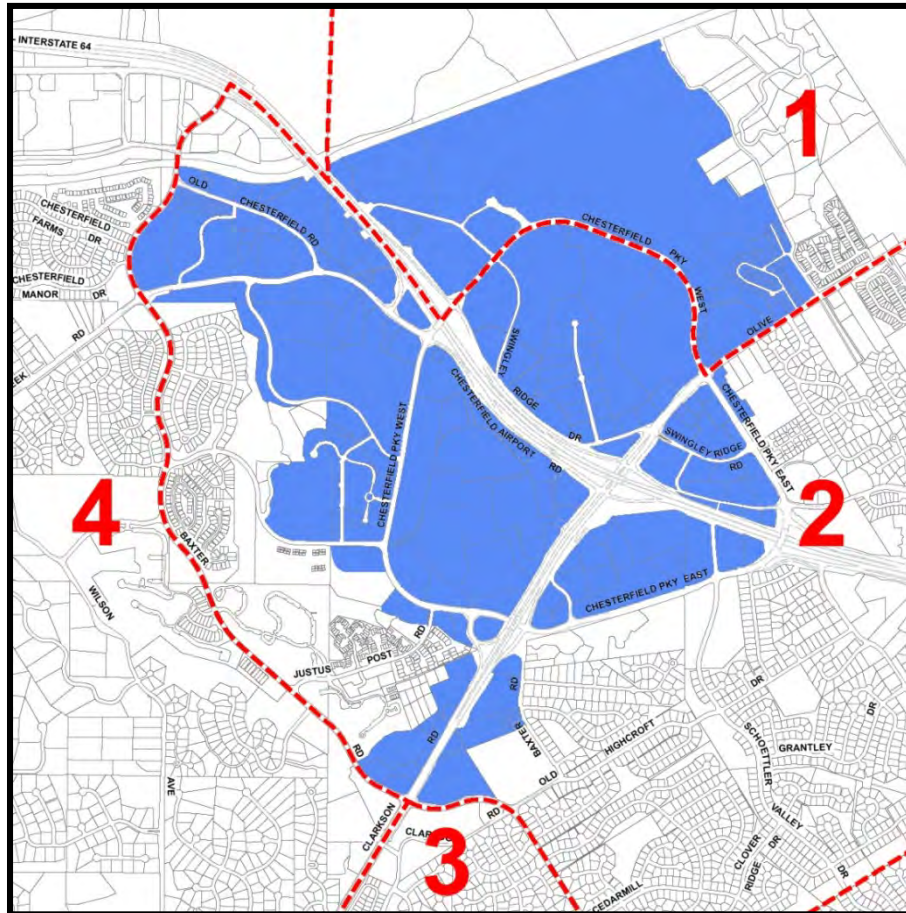


Dwelling, single family detached – A detached building, on a single lot, containing one (1) dwelling unit.



It is important to note this report does not break up the single-family dwellings into attached or detached groups. They are clustered under one group, Single Family, as the type of future development is unclear.

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.



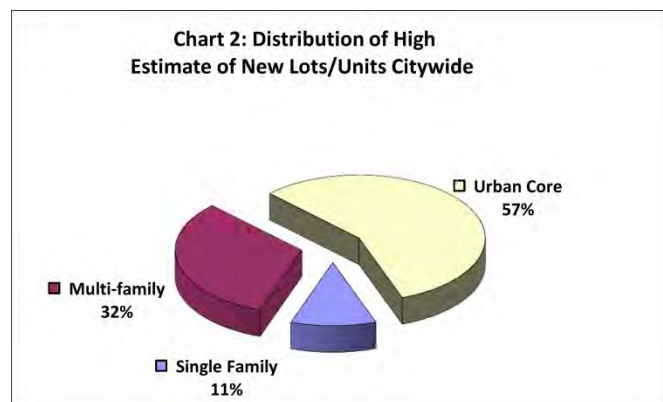
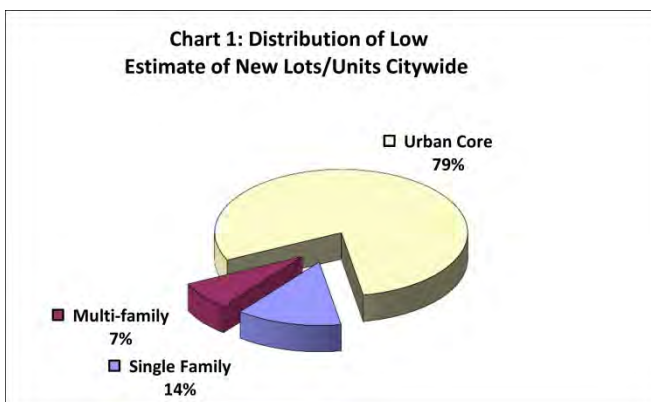
SUMMARY OF RESIDENTIAL FINDINGS

Citywide, the total number of **potential new residential lots/units ranges from 1,399 to 2,176**. Using the average household size of 2.42 for the City of Chesterfield from the 2010 U.S. Census, the City can expect approximately **3,384 to 5,264 additional residents** if all available vacant residential lots over one acre in size are developed as projected. Note the intent of this report was to project future development on vacant properties and these population numbers do not include properties with a future of redevelopment. Table 2B below shows residential population increase by Wards.

Table 2A: High & Low Estimate for Number of Residential Lots/Units					
Low Estimate					
	Ward 1	Ward 2	Ward 3	Ward 4	Total
Single Family	15	12	47	114	188
Multi-family	0	86	0	15	101
Urban Core	0	1,110	0	0	1,110
Total	15	1,208	47	129	1,399
High Estimate					
	Ward 1	Ward 2	Ward 3	Ward 4	Total
Single Family	19	12	72	134	237
Multi-family	0	636	0	64	700
Urban Core	0	1,239	0	0	1,239
Total	19	1,887	72	198	2,176

Table 2B: Residential Population Increase by Ward				
	Low Estimate of New Homes	Low Estimate Population Increase	High Estimate of New Homes	High Estimate Population Increase
Ward 1	15	36	19	45
Ward 2	1,208	2,923	1,887	4,566
Ward 3	47	113	72	174
Ward 4	129	312	198	479
Total	1,399	3,384	2,176	5,264

Wards 2 and 4 have the most room for growth with up to 1,887 new lots/units and 198 new lots respectively. As shown in Table 2A above, Wards 1, and 3 are expecting only single-family growth, while Ward 2 is dominated by Urban Core development. As shown in Charts 1 and 2 below, **at least 57% of overall residential development can come from construction in the Urban Core.**



It is important to note that these figures do not include the substantial amount of homes that are waiting to be constructed in approved subdivisions that lay idle due to the current economic conditions

and the subsequent down housing market. Table 13 on Page 24 summarizes the number of homes that are approved but not constructed or in progress as of January 30, 2012. There are currently 479 single-family units and 32 multi-family units approved in various subdivisions, of which only 237 single-family units and 16 multi-family units have been constructed or have permits issued for construction. If all units are constructed, the City of Chesterfield can expect an additional 1,236 residents (approximately).

The next section of this report provides a closer look of housing type 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.

RESIDENTIAL DEVELOPMENT BY WARD

Ward 1

Ward 1 is located in the north-east corner of Chesterfield and borders with Maryland Heights, Creve Coeur, and Town and Country. It encompasses 7.66 square miles (4,903 acres) and has the oldest housing stock which, for the majority, was developed prior to the incorporation of the City in 1988. Large amounts of redevelopment can be expected in the future as these homes get older and their conditions have potential to deteriorate. The image below illustrates the boundaries of Ward 1:

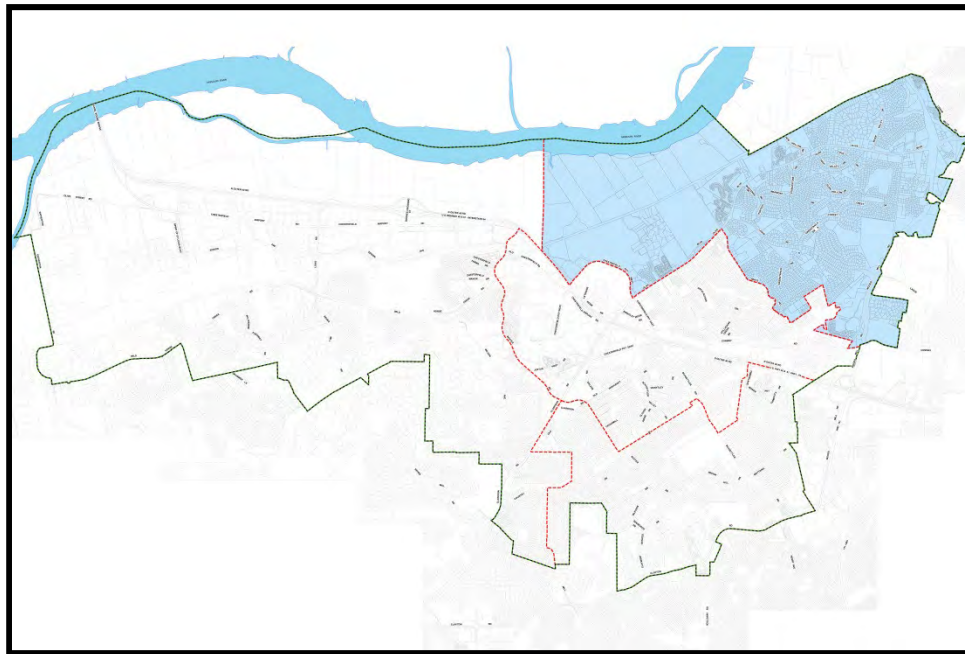


Table 3 summarizes the number of expected lots in Ward 1.

Table 3 : Ward 1 Development		
Designated Future Land Use (from Comprehensive Plan)	Vacant Acres	New Lots/Unit
Single Family Residential	25.01	15-19
Multi-Family Residential	0.00	0
Total:	25.01	15-19

This Ward is expected to see the smallest amount of residential growth in the future, with no more than 19 new lots/units anticipated, as there are very few vacant lots over one acre. However, there are currently four approved subdivisions under construction which will produce 255 single-family homes when completed. Refer to Table 13 on Page 24 of this report to see detailed information on the progress of these approved subdivisions.

The following table lists all vacant parcels 1 acre or larger in Ward 1:

Map ID #	Parcel ID	Current Zoning	Land Use	Acreeage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	17R430042	FPNU	Single Family	2.10	n/a	0	n/a	0	14773 Olive Blvd.	No Subdivision Ward 1
2	17S520018	FPNU	Single Family	2.60	n/a	0	n/a	0	13 Arrowhead Estates Ln.	Hugo Essens Farm
3	18Q230204	R2	Single Family	1.16	R-2	3	R-2	3	250 S Woods Mill Rd.	St. Lukes Hospital
4	16R320948	R2	Single Family	1.53	R-2	4	R-2	4	14298 Olive Blvd.	No Subdivision Ward 1
5	18Q510267	NU	Single Family	2.21	E-1	2	E-1/2	4	63 S Woods Mill Rd.	No Subdivision Ward 1
6	17S330082	NU	Single Family	1.41	E-1	1	E-1	1	26 Arrowhead Estates Ct.	Arrowhead Estates
7	17S330048	NU	Single Family	1.05	E-1	1	E-1	1	28 Arrowhead Estates Ct.	Arrowhead Estates
8	17S240035	NU	Single Family	12.95	LLR	4	E-2	6	41 West Dr.	Hugo Essens Farm
Total:				25.01		15		19		

Note: When the intended future residential density was unclear, the low range and high range density of the number of new lots/units were based on the zoning of surrounding properties.
 E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet

Approximately 7.6 acres of vacant land between three lots was designated as multi-family use in Ward 1 (Parcel ID: 16P410012, 17Q640693 and 17Q640707). However, these lots will not be developed as they were condemned by St. Louis County for the expansion of Highway 141 and/or the Page-Olive Connector. Another significant property lost in this expansion was approximately 13 acres in size (Parcel ID: 16Q640625/16Q630341). Additionally, these properties were in the floodplain and directly adjacent to the Page-Olive Connector making them undesirable for residential development. The image below illustrates the properties that were lost in the expansion of Highway 141 and the Page-Olive Connector.



There are two vacant properties of approximately 4.69 acres in the floodplain which considerably limits the potential for their development. If these properties were not in the floodplain, approximately 5-10 new lots/units could be created, as seen in Table 5. See the attached map of Ward 1 on Page 10 to locate the parcels mentioned in this report.

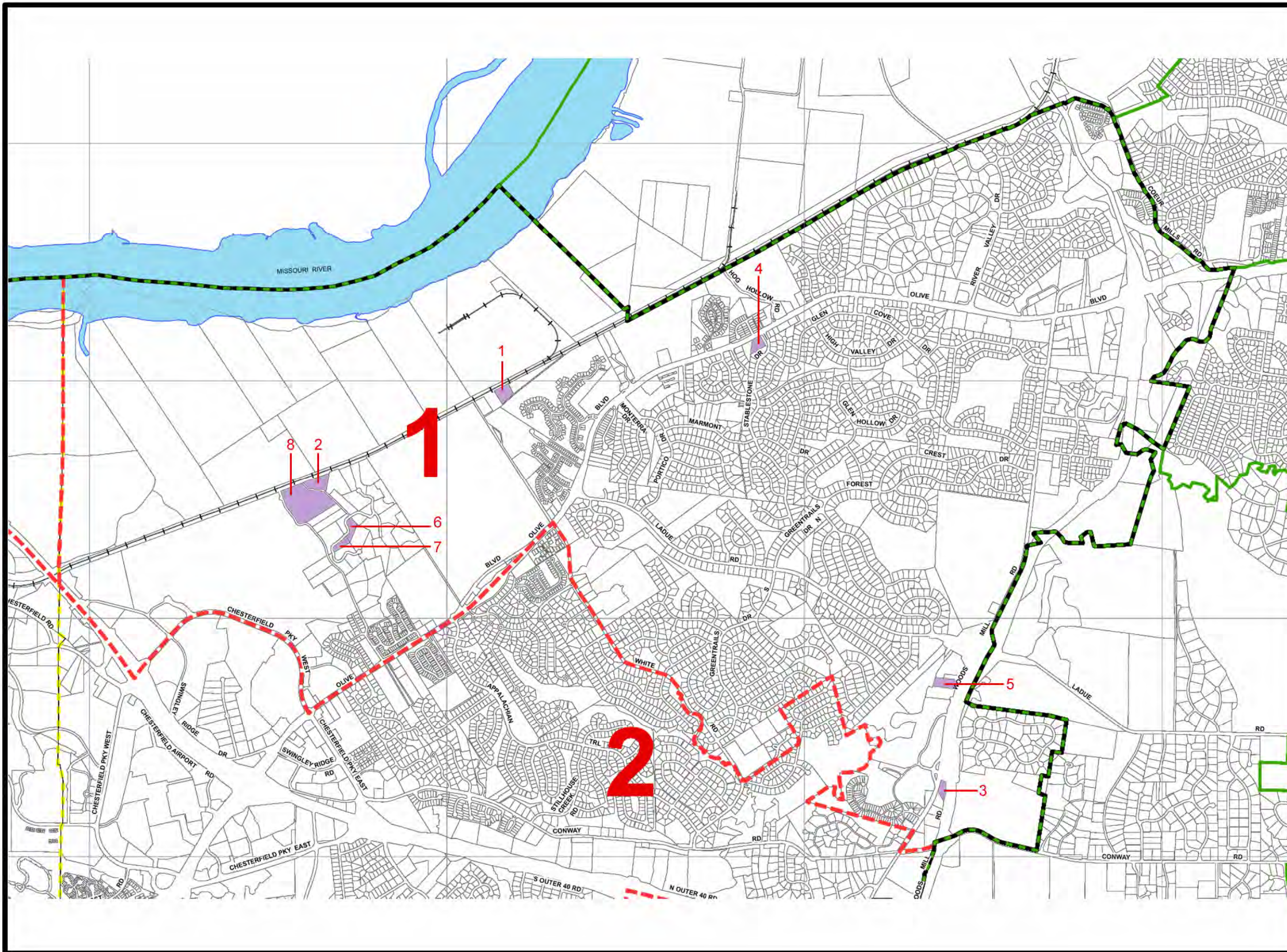
Table 5: Ward 1 Floodplain Properties										
Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	17R430042	FPNU	Single Family	2.10	E-1/2	4	R-3	9	14773 Olive Blvd.	No Subdivision Ward 1
2	17S520018	FPNU	Single Family	2.60	E-2	1	E-2	1	13 Arrowhead Estates Ln.	Hugo Essens Farm
Total:				4.69		5		10		
<p>Note: When the intended future residential density was unclear, the low range and high range density of the number of new lots/units were based on the zoning of surrounding properties.</p> <p>E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet</p>										



Ward 1 Residential Vacant Parcels (1 acre or Larger)

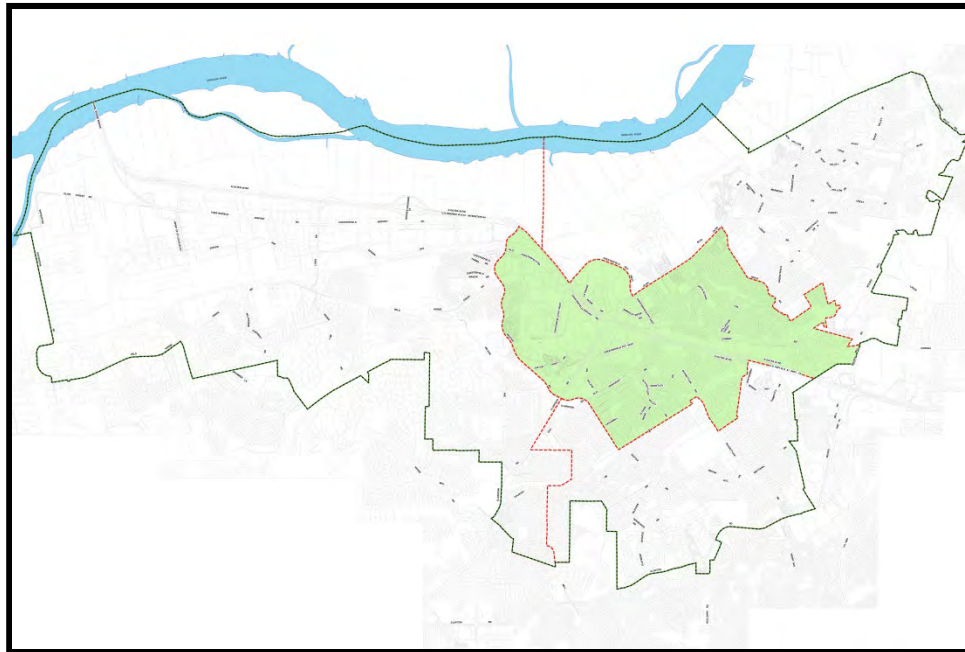


- Legend**
- Vacant Parcels
 - City Limits Line
 - School District Line
 - Ward Boundary
 - Other Municipalities



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. This Ward has the densest development mainly due to the Urban Core (refer to Page 4 to see the map of the Urban Core). Ward 2 is home to the Chesterfield Mall, the St. Louis County Library, Chesterfield Amphitheatre, the YMCA, Central Park and the only Dog Park and Community Garden in Chesterfield – Eberwein Park. The map below illustrates the boundaries of Ward 2.



Ward 2 has the most potential for new residential development with a maximum of 1,887 new lots/units expected. Table 6 summarizes the number of potential units in each land use type.

Designated Future Land Use (from Comprehensive Plan)	Vacant Acres	New Lots/Units
Single Family Residential	2.95	12
Multi-Family Residential	22.75	86-636
Urban Core	124.26	1110-1239
Total:	149.95	1208-1887

In addition to the expected units, there are currently five approved subdivisions with 133 single-family homes and 32 multi-family homes under construction in Ward 2. Thus far, 54 single-family homes and 16 multi-family homes have been constructed or are in progress. This slow progress is due to the current economic conditions and the subsequent down housing market. Refer to Table 13 on Page 24 to see detailed information on the progress of these approved subdivisions. Table 7 on Page 12 takes a detailed look at the vacant parcels over 1 acre in Ward 2:

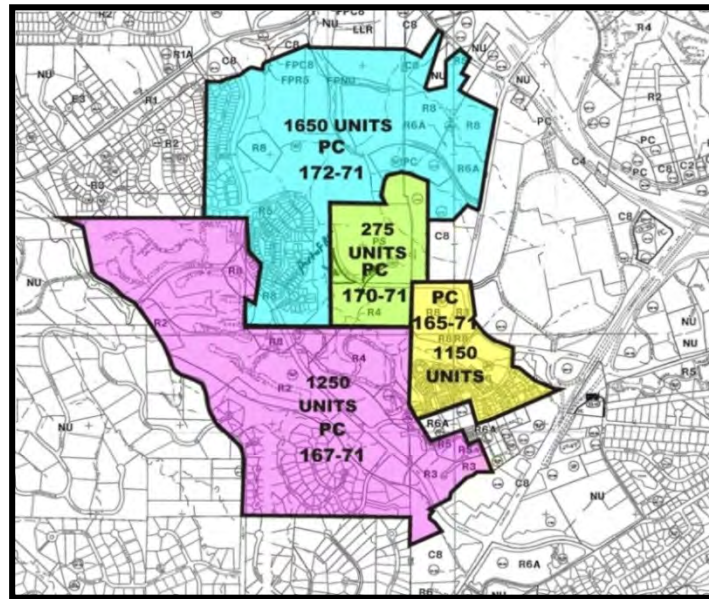
Table 7: Ward 2 Vacant Residential Properties

Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	19R430165	NU	Multi-Family	4.27	E-1/2	8	R-2	12	15000 S Outer 40 Rd.	No Subdivision Ward 2
2	18T630173	LLR	Urban Core	7.21	R-6 (S)	69	R-6 (M)	157	16560 Old Chesterfield Rd.	No Subdivision Ward 2
3	18T630195	LLR	Urban Core	3.37	R-6 (S)	32	R-6 (M)	73	16550 Wild Horse Creek Rd.	No Subdivision Ward 2
4	19S640657	R1	Multi-Family	5.55	E-1/2	11	R-2	16	15 Haybarn Ln	No Subdivision Ward 2
5	18S510010	R2	Urban Core	1.10	n/a	1	n/a	1	860 Nardin Dr.	West County Acres
6	18S510153	R2	Urban Core	1.05	n/a	1	n/a	1	822 Nardin Dr.	West County Acres
7	18S510175	R2	Urban Core	1.07	n/a	1	n/a	1	814 Nardin Dr.	West County Acres
8	18S510098	R2	Urban Core	2.14	n/a	1	n/a	1	839 Nardin Dr.	West County Acres
9	18S510119	R2	Urban Core	1.97	n/a	1	n/a	1	833 Nardin Dr.	West County Acres
10	18S510131	R2	Urban Core	1.58	n/a	1	n/a	1	827 Nardin Dr.	West County Acres
11	18S510142	R2	Urban Core	1.48	n/a	1	n/a	1	821 Nardin Dr.	West County Acres
12	18S510164	R2	Urban Core	1.03	n/a	1	n/a	1	815 Nardin Dr.	West County Acres
13	18S530238	R2	Urban Core	4.17	n/a	1	n/a	1	801 Nardin Dr.	West County Acres
14	18S620823	R3	Single Family	2.95	R-3	12	R-3	12	15590 Hitchcock Rd.	Chesterfield Plantation
15	18T320126	R8	Multi-Family	12.93	n/a	68	n/a	608	16300 Lydia Hill Dr.	Chesterfield Village Mall
16	18T620185	PC - R	Urban Core	98.10	1,000	1,000	1,000	1,000	16461 Burkhardt Pl.	Chesterfield Village Mall
Total:				149.95		1,209		1,887		

Note: When the intended future residential density was unclear, the low range and high range density of the number of new lots/units were based on the zoning of surrounding properties. For the explanation of Map ID # 15, please refer to text below.

E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet

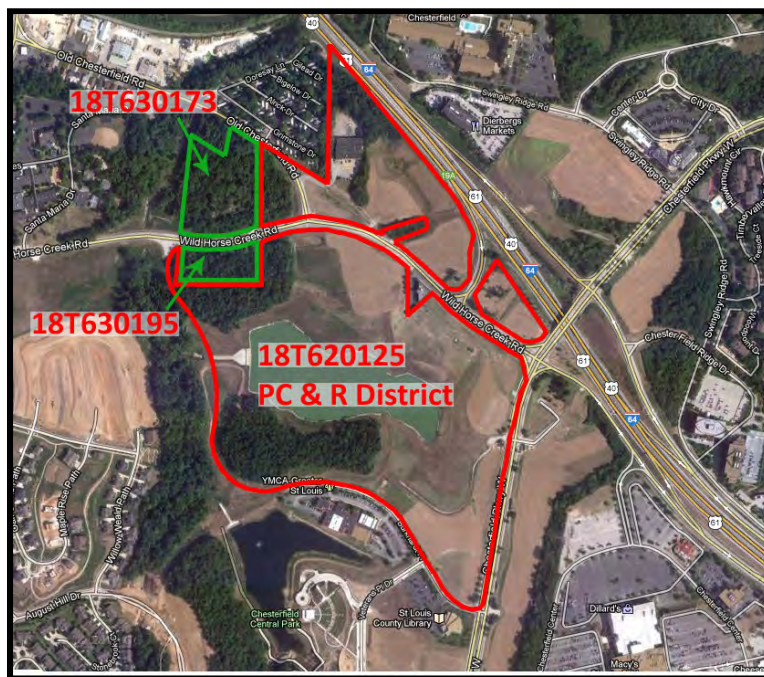
St. Louis County Ordinance 6,816 (PC 165-71, PC 167-71, PC 170-71 and PC 172-71) authorized a Planned Environmental Unit (PEU) for residential development which covers the majority of the Southwest Quadrant of Chesterfield Village (Wards 2 and 4). This Ordinance has been subsequently amended by St. Louis County Ordinances 10,240, 12,717, 12,755 and City of Chesterfield Ordinances 977 and 2,021. The PEU authorized a maximum of 4,325 units; the breakdown of these units is illustrated in the image below:



There are currently only four properties that sit vacant in this PEU: 18T320126 (Ward 2 - Map ID # 15 - Page 15), 18T620125 (Ward 2 - Map ID # 16 - Page 15), 18T220037 (Ward 4 - Map ID # 13 - Page 23) and 18T210126 (Ward 4 - Map ID # 14 - Page 23). 18T320126 (Map ID # 15 - Page 15) in Ward 2 falls under PC 165-71; of the 1,150 approved units only 165 have been built (969 units remain). The Final Development Plan from February 11, 1974 approved this property for 608 units and this number was used for the maximum units possible. The density for the minimum number of units was based on the least dense subdivision included in PC 165-71 (Sycamore). The average lot size for Sycamore is approximately 8,238 square feet (just over 5 units per acre). If developed similar to Sycamore, this property can yield approximately 68 units.

The approved Planned Commercial and Residential (PC & R) District that entitles up to 1,000 new residential units (per Ordinance 2,449) is included in the PEU established through PC 172-71. This development is known as Downtown Chesterfield and is part of Chesterfield Village. However, at this time, the form (single-family vs. multi-family) of these units has not been defined. The developer has not submitted a Site Development Concept Plan, but was recently granted a 24 month time extension for submittals which expires on March 19th, 2014. The map below shows the boundaries of the PC & R District in red.

102 to 230 units can be expected from 18T630173 (Map ID # 2 - Page 15) and 18T630195 (Map ID # 3 - Page 15) if they are rezoned to allow higher densities. These two properties are currently not part of the Chesterfield Village Master Plan, but due to their location, it can be assumed they will eventually become part of Downtown Chesterfield and Chesterfield Village. Although currently zoned Large Lot Residential (LLR), a change of zoning to a medium density zoning district seems possible based on the goals of the Urban Core district. If a higher density zoning entitlement is obtained, up to 157 units from 18T630173 (Map ID # 2 - Page 15) and 73 units can be expected from 18T630195 (Map ID # 3 - Page 15). These two properties are highlighted in green on the map below:



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 (Map ID # 5 to Map ID # 13 - Page 15). 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.

Two vacant lots over one acre in size in Ward 2 are slated for multi-family development in the Comprehensive Plan (19R430165 - Map ID # 1 & 19S640657 - Map ID # 4 on Page 15). Although, these properties are currently zoned NU - Non-Urban and R1 Residence District, based on the classification of nearby properties, a change of zoning to a low density zoning district seems likely. However, it might also be possible for the land to be changed to a medium density zoning district since there are similarly zoned properties in the general area and it is slated for multi-family housing in the Comprehensive Plan.

Single-family development will be minimal in this ward. The only parcel (18S620823 - Map ID # 14 - Page 15) is slightly less than 3 acres and will create 12 new lots at the current R3 Residence District zoning. See the attached map of Ward 2 on Page 15 to locate the parcels mentioned in this report.



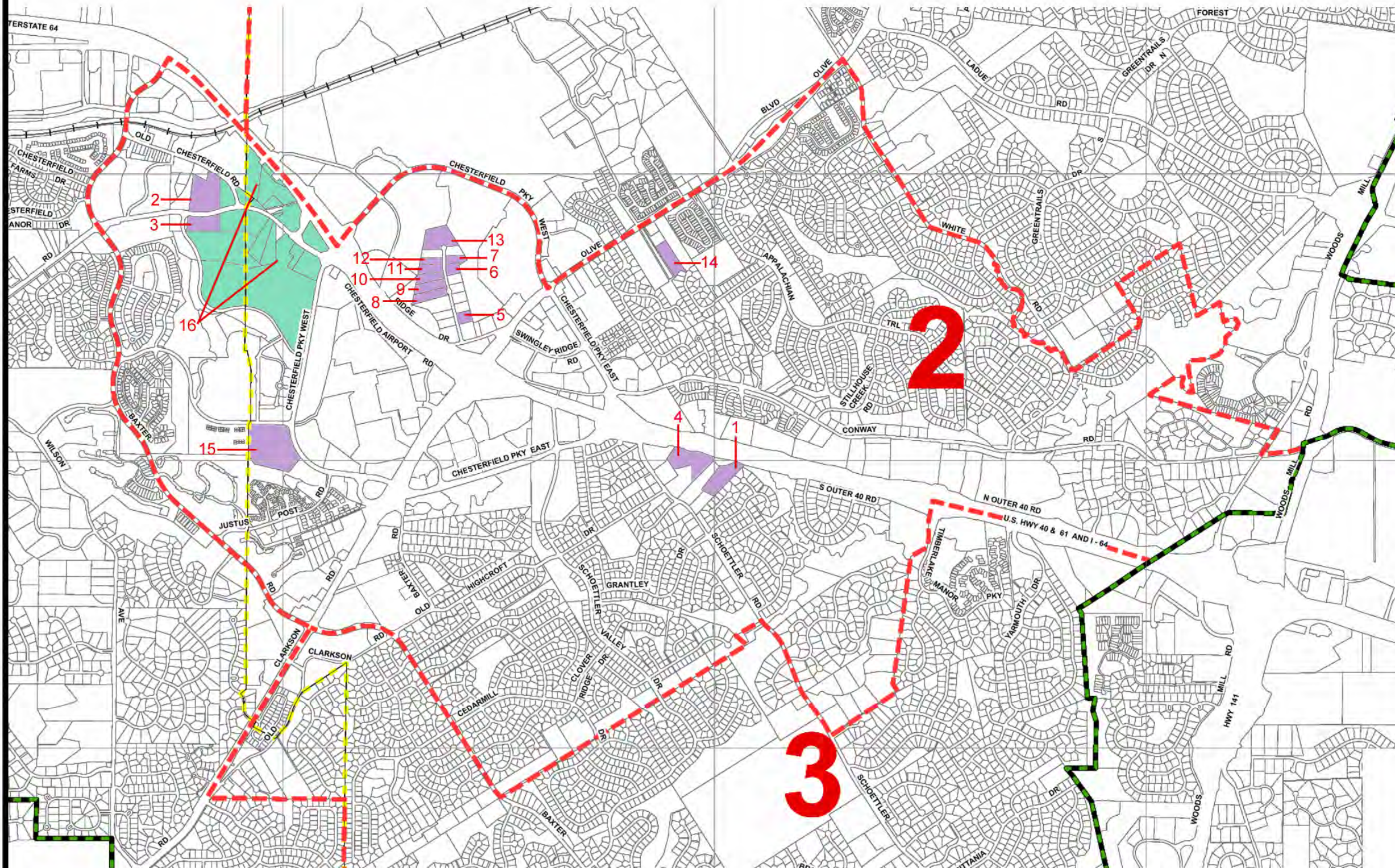
Ward 2 Residential Vacant Parcels (1 acre or Larger)



NOT TO SCALE

Legend

- PC & R District
- Vacant Parcels
- City Limits Line
- School District Line
- Ward Boundary
- Other Municipalities



Ward 3

Ward 3 is the smallest Ward in the City of Chesterfield; it covers only 4.08 square miles (2,609 acres). It borders with Ballwin and Town and Country. This Ward is mainly residential with some commercial along Clarkson Road and Clayton Road. Ward 3 is home to Logan College of Chiropractic which is one of the largest chiropractic colleges or universities in North America. The map below illustrates the boundaries of Ward 3.

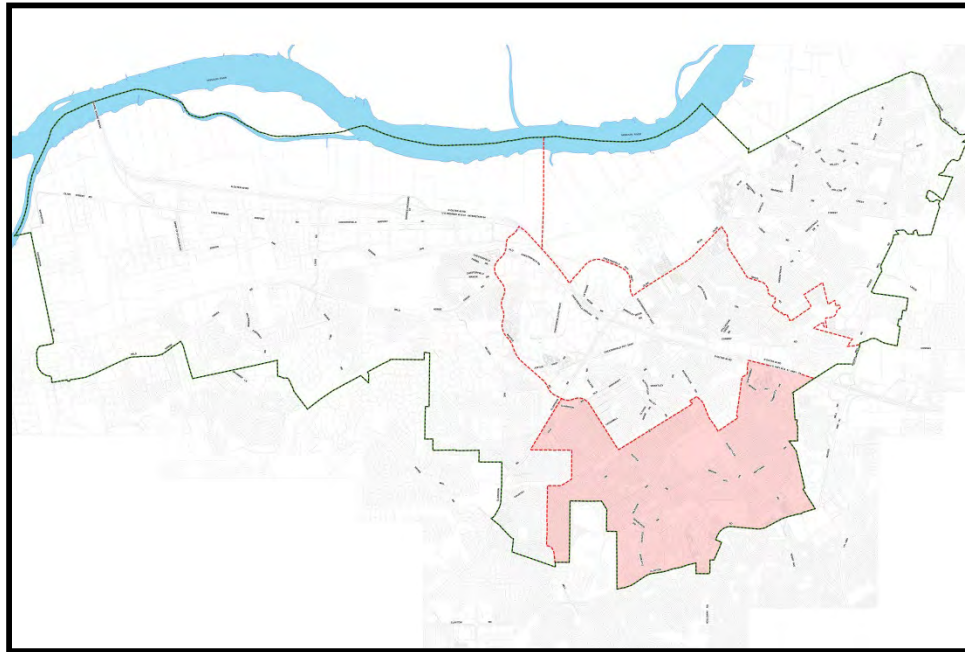


Table 8 summarizes the number of potential units and Table 9 lists all vacant parcels over 1 acre in Ward 3. Note: Ward 3 does not have any approved subdivisions currently under construction.

Designated Future Land Use (from Comprehensive Plan)	Vacant Acres	New Lots/Unit
Single Family Residential	16.70	47-72
Multi-Family Residential	0.00	0
Total:	16.70	47-72

Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	20R310137	NU	Single Family	14.06	R-2	40	R-3	61	2349 Schoettler Rd.	No Subdivision Ward 3
2	20R220010	NU	Single Family	2.64	R-2	7	R-3	11	14483 Clayton Rd.	No Subdivision Ward 3
Total:				16.71		47		72		

Note: When the intended future residential density was unclear, the low range and high range density of the number of new lots/units were based on the zoning of surrounding properties.
 E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet

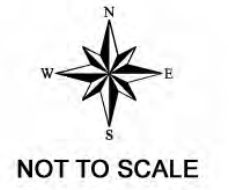
Two adjacent parcels with approximately 16.7 acres of land (20R310137 - Map ID # 1 & 20R220010 - Map ID # 2 on Page 18) are the only vacant lots over one acre in size that are available for residential development in Ward 3. The properties are located near the intersection of Clayton Road and Schoettler Road as seen in the image on Page 17. If developed similar to the surrounding zoning districts, these properties have the potential to add up to 72 new single family homes.

See the attached map of Ward 3 on Page 18 to locate these parcels.

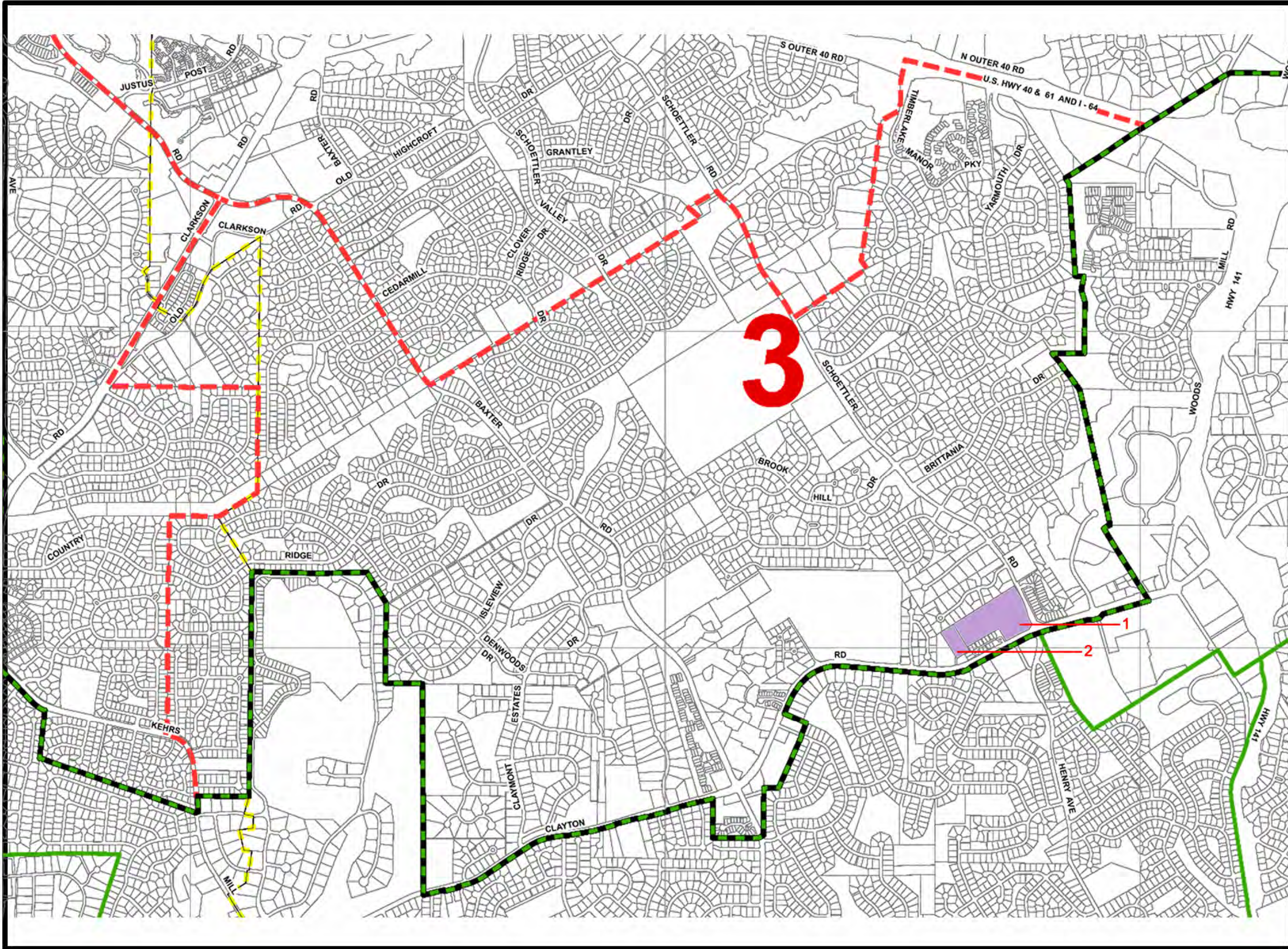




Ward 3 Residential Vacant Parcels (1 acre or Larger)

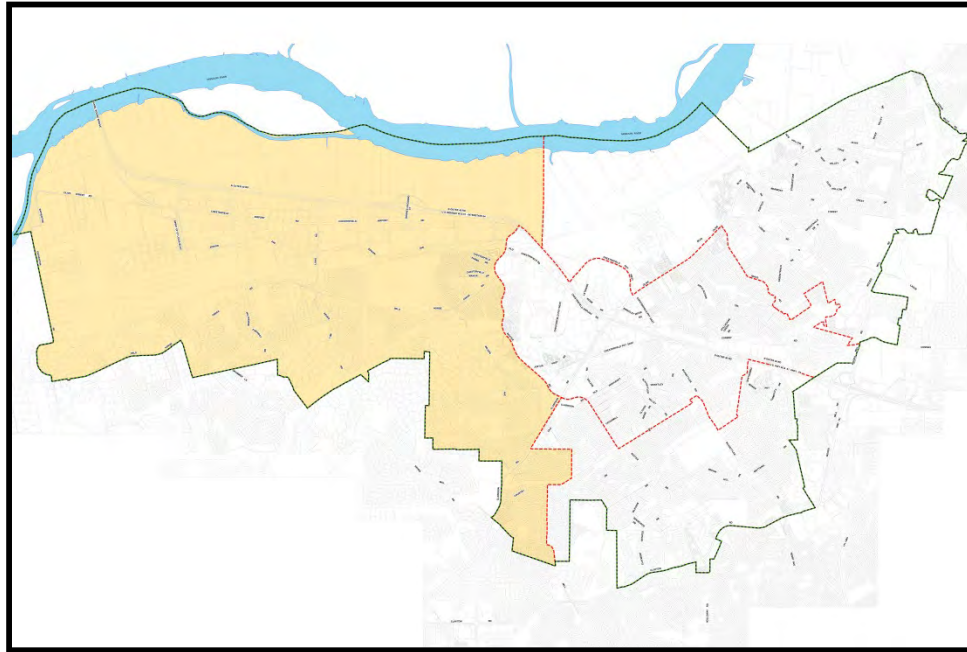


- Legend**
- Vacant Parcels
 - City Limits Line
 - School District Line
 - Ward Boundary
 - Other Municipalities



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. It is also home to the Spirit of St. Louis Airport. The map below illustrates the boundaries of Ward 4.



Ward 4 offers the highest potential for single-family development of any other Ward in the City. As seen in Table 10, there is over 206 acres of vacant land designated for this use in the Comprehensive Plan. This is the only other Ward, apart from Ward 2, with a possibility of multi-family development based on the Land Use Plan, within the Comprehensive Plan.

Table 10 : Ward 4 Development		
Designated Future Land Use (from Comprehensive Plan)	Vacant Acres	New Lots/Unit
Single Family Residential	206.73	114-134
Multi-Family Residential	13.59	15-64
Total:	220.32	129-198

There are currently four approved subdivisions that will produce 91 single-family homes when completed; of those homes approved, only 59 have been constructed. Refer to Table 13 on Page 24 of this report to see detailed information on the progress of these subdivisions.

All developable and non-developable properties 1 acre or greater are shown in Table 11 on Page 20.

Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	18T410261	FPNU	Single Family	13.12	n/a	0	n/a	0	16911 Wild Horse Creek Rd.	Gamma Subdivision
2	18T110136	FPNU	Single Family	4.31	n/a	0	n/a	0	16902 Wild Horse Creek Rd.	No Subdivision Ward 4
3	19U540049	FPNU	Single Family	5.92	n/a	0	n/a	0	17046 Rooster Ridge Rd.	Wildhorse Ridge
4	18U410215	FPNU	Single Family	7.63	n/a	0	n/a	0	17300 Wild Horse Creek Rd.	No Subdivision Ward 4
5	18V620028	FPNU	Single Family	5.24	n/a	0	n/a	0	17412 Wild Horse Creek Rd.	No Subdivision Ward 4
6	18U410073	FPNU	Single Family	1.18	n/a	0	n/a	0	17321 Wild Horse Creek Rd.	No Subdivision Ward 4
7	18T140386	FPNU	Single Family	2.98	n/a	0	n/a	0	16865 Wild Horse Creek Rd.	Gamma Subdivision
8	19V640050	E 1/2	Single Family	2.92	E-1	2	E-1/2	5	17699 Bridgeway Dr.	Westland Acres
9	18V640015	E-1	Single Family	4.22	E-1	4	E-1	4	17439 Wild Horse Creek Rd.	No Subdivision Ward 4
10	18U220168	LLR	Single Family	3.15	LLR	1	E-1	3	17061 Rooster Ridge Rd.	Wildhorse Ridge
11	19U540203	LLR	Single Family	3.72	LLR	1	E-1	3	17052 Rooster Ridge Rd.	Wildhorse Ridge
12	19U540160	LLR	Single Family	3.70	LLR	1	E-1	3	400 Winter Wheat Rd.	No Subdivision Ward 4
13	18T220037	R8	Multi-Family	3.82	n/a	15	n/a	64	16480 Baxter Rd.	No Subdivision Ward 4
14	18T210126	R5	Multi-Family	9.76	n/a	0	n/a	0	1410 Wilson Ave.	Wilson Road Park
15	19T220225	R1	Single Family	13.72	E-1	13	E-1	13	1895 Wilson Ave.	No Subdivision Ward 4
16	19T220214	R1	Single Family	11.82	E-1	11	E-1	11	1925 Wilson Ave.	Falling Leaves Estates
17	18U310027	NU	Single Family	3.86	LLR	1	E-1	3	17030 Cripple Creek Rd.	No Subdivision Ward 4
18	18U220070	NU	Single Family	3.79	LLR	1	E-1	3	17040 Cripple Creek Rd.	No Subdivision Ward 4
19	18U230046	NU	Single Family	2.51	E-1	2	E-1/2	5	17140 Wild Horse Creek Rd.	No Subdivision Ward 4
20	18U420027	NU	Single Family	4.33	E-1	4	E-1	4	17256 Wild Horse Creek Rd.	No Subdivision Ward 4
21	19U430258	NU	Single Family	1.69	E-1	1	E-1	1	1515 Pacland Ridge Ct. A	No Subdivision Ward 4
22	19V640049	NU	Single Family	3.37	E-1	3	E-1/2	6	17617 Bridgeway Dr.	No Subdivision Ward 4
23	18V330035	NU	Single Family	49.52	E-1	49	E-1	49	17508 Wild Horse Creek Rd.	No Subdivision Ward 4
24	18V520115	NU	Single Family	5.89	LLR	1	LLR	1	17635 Wild Horse Creek Rd.	No Subdivision Ward 4
25	19W640169	NU	Single Family	4.91	E-2	2	E-2	2	17937 Wild Horse Creek Rd.	Wild Horse Heights
26	19W630203	NU	Single Family	3.04	E-2	1	E-2	1	18053 Wild Horse Creek Rd.	No Subdivision Ward 4
27	19W630182	NU	Single Family	3.89	E-2	1	E-2	1	17941 Wild Horse Creek Rd.	Wild Horse Heights
28	18W310311	NU	Single Family	4.69	E-2	2	E-2	2	235 Fick Farm Rd.	Wild Horse Heights
29	18W310322	NU	Single Family	2.94	E-2	1	E-2	1	227 Fick Farm Rd.	Wild Horse Heights
30	18W310278	NU	Single Family	3.17	E-2	1	E-2	1	234 Fick Farm Rd.	Wild Horse Heights
31	18W310256	NU	Single Family	3.00	E-2	1	E-2	1	210 Fick Farm Rd.	Wild Horse Heights
32	18W310289	NU	Single Family	2.98	E-2	1	E-2	1	218 Fick Farm Rd.	Wild Horse Heights
33	19W440288	NU	Single Family	5.78	E-2	2	E-2	2	201 Wild Horse Ranch Ln.	Wild Horse Ranch
34	19W430168	NU	Single Family	2.61	E-2	1	E-2	1	255 Valley View Dr.	Wildhorse Pointe
35	19W410148	NU	Single Family	2.29	E-2	1	E-2	1	236 Eatherton Rd.	No Subdivision Ward 4
36	17T220883	NU	Single Family	1.34	n/a	0	n/a	0	16682 Chesterfield Airport Dr.	Burkhardt Place
37	18U430389	NU	Single Family	1.48	E-1	1	E-1	1	211 Long Rd.	Grand Coteau
38	18U430048	NU	Single Family	2.74	E-2	1	E-2	2	17331 Wild Horse Creek Rd.	Grand Coteau
39	18V610096	NU	Single Family	3.30	E-1	3	E-1	3	17529 Wild Horse Creek Rd.	Wildhorse Bluffs
Total:				220.32		129		198		

Note: When the intended future residential density was unclear, the low range and high range of the number of new lots/units were based on the zoning of surrounding properties. For the explanation of Map ID # 13, please refer to text below.
E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet

Although over 13 acres of vacant land between two properties in Ward 4 are shown as multi-family use in the Comprehensive Plan, only the 3.82 acres property is expected to be developed - the aerial on Page 21 illustrates the boundaries of these properties. Both vacant properties are included in the Planned Environmental Unit (PEU) established by St. Louis County Ordinance 6,816 - the discussion under Ward 2 on Page 12 has a detailed overview of this ordinance. At over 9 acres in size, the largest tract of land for multi-family (18T210126 - Map ID # 14 - Page 23) is not expected to be developed residentially as it is a designated park owned by the City of Chesterfield. The smaller property, 18T220037 (Map ID # 13 - Page 23), is part of PEU governed by PC 172-71 which approves 1,650 units; this PEU is currently under built by 69 units and includes the 1,000 units approved by the Planned Commercial and Residential (PC&R) District. The Final Development Plan from February 11, 1974 approved 18T220037 (Map ID # 13 - Page 23) for 64 units and this number was used for the maximum units possible. The density for the minimum number of units was based on the least dense subdivision included in PC 172-71 (Stonehill Village). The average lot size for Stonehill Village is approximately 10,890 square feet (4 units per acre). If developed similar to Stonehill Village, this property can yield approximately 15 units.



As for single family development, the largest piece of land almost 50 acres in size (18V330035 - Map ID # 23 - Page 23) can create approximately 49 lots. See image below for an aerial view of this property.



Parcel numbers 19T220214 (Map ID # 16 - Page 23) & 19T220225 (Map ID # 15 - Page 23) are expected to create up to 11 and 13 lots respectively. The remaining vacant properties' densities were based on the properties neighboring them.

Seven properties totaling over 40 acres are in the floodplain and have limited development potential due to the time and expense associated with local and federal regulations. If properties were not in the floodplain, approximately 21-39 new lots/units would be created, as seen in Table 12.

Map ID #	Parcel ID	Current Zoning	Land Use	Acreage	Low Range Zoning	Low Range	High Range Zoning	High Range	Address	Subdivision Name
1	18T410261	FPNU	Single Family	13.12	E-2	6	E-1	13	16911 Wild Horse Creek Rd.	Gamma Subdivision
2	18T110136	FPNU	Single Family	4.31	E-1	4	E-1	4	16902 Wild Horse Creek Rd.	No Subdivision Ward 4
3	19U540049	FPNU	Single Family	5.92	LLR	1	LLR	1	17046 Rooster Ridge Rd.	Wildhorse Ridge
4	18U410215	FPNU	Single Family	7.63	LLR	2	E-1	7	17300 Wild Horse Creek Rd.	No Subdivision Ward 4
5	18V620028	FPNU	Single Family	5.24	E-1	5	E-1	5	17412 Wild Horse Creek Rd.	No Subdivision Ward 4
6	18U410073	FPNU	Single Family	1.18	E-1	1	E-1	1	17321 Wild Horse Creek Rd.	No Subdivision Ward 4
7	18T140386	FPNU	Single Family	2.98	E-1	2	R-2	8	16865 Wild Horse Creek Rd.	Gamma Subdivision
Total:				40.39		21		39		

Note: When the intended future residential density was unclear, the low range and high range density of the number of new lots/units were based on the zoning of surrounding properties.
 E-1/2 is Estate 1/2 acre, E-1 is Estate 1 acre, LLR is Large Lot Residential (3 acres), R-2 is 15,000 square feet, R-3 is 10,000 square feet, R-6 (S) is single family 4,500 square feet, and R-6 (M) is multi-family 2,000 square feet



Ward 4 Residential Vacant Parcels (1 acre or Larger)



- Legend**
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 - Other Municipalities

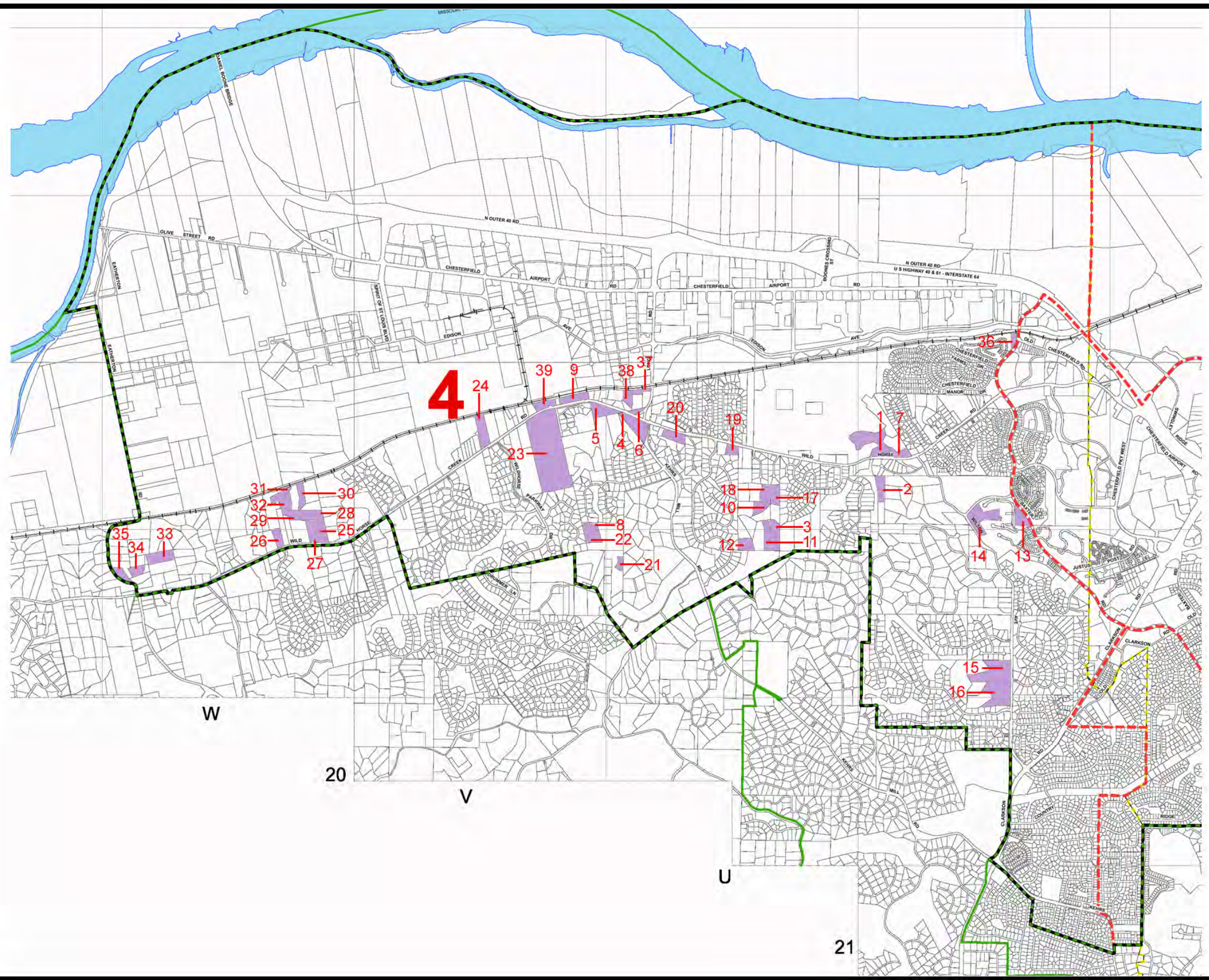


Table 13: Number of Potential Dwelling Units from Incomplete Subdivisions			
Subdivision Name	Ward	Number of Units Approved	Number of Units Completed or In Progress¹
Briarcliffe Villas	1	82 single family	0 single family
Brunhaven	1	26 single family	14 single family
Terra Vista	1	32 single family	17 single family
Villages at Kendall Bluff	1	115 single family	93 single family
Subtotal Ward 1		255 single family	124 single family
Reserve at Chesterfield Village	2	112 single family	43 single family
The Village at Olde Baxter Square	2	8 single family	5 single family
Justus Pointe	2	32 multi-family	16 multi-family
Conway Heights	2	4 single family	2 single family
Manors at Schoettler Valley	2	9 single family	4 single family
Subtotal Ward 2		133 single family & 32 multi-family	54 single family & 16 multi-family
Villas at Westmeade	4	33 single family	22 single family
Estates at Wildhorse Canyon	4	12 single family	10 single family
Fox Hill Farms	4	34 single family	17 single family
Wilson Creek	4	12 single family	10 single family
Subtotal Ward 4		91 single family	59 single family
Total	--	479 single family & 32 multi-family	237 single family & 16 multi-family
<p>Notes: ¹Number of Municipal Zoning Applications (MZA) for New Construction approved as of January 30, 2012 Avg. household size for the City of Chesterfield is 2.42 (2010 U.S. Census). At this time, there are 253 units that are either completed or in progress and can house approximately 612 people. If all units are constructed, the 511 homes will create space for approximately 1,236 total residents.</p>			