

PLANNING DEPT. ACTIVITY REPORT



Monthly Development Activity Report from the Department of Planning

March 2020

Development Project Trends

The Department of Planning provides staff support to the Planning and Public Works Committee, Planning Commission, Architectural Review Board, Board of Adjustment, and Chesterfield Historic and Landmark Preservation Committee. Each of these committees has a role in reviewing new development within the City.

This installment of the PDS Activity Report presents information on projects reviewed by Planning Commission, the Architectural Review Board, and Staff. While these do not represent the totality of work and projects reviewed by the Department of Planning, they capture significant portions of the workflow and provide insight into trends about current and anticipated workloads.

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Director of Planning*



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

636-537-4733

or email at

POD@chesterfield.mo.us

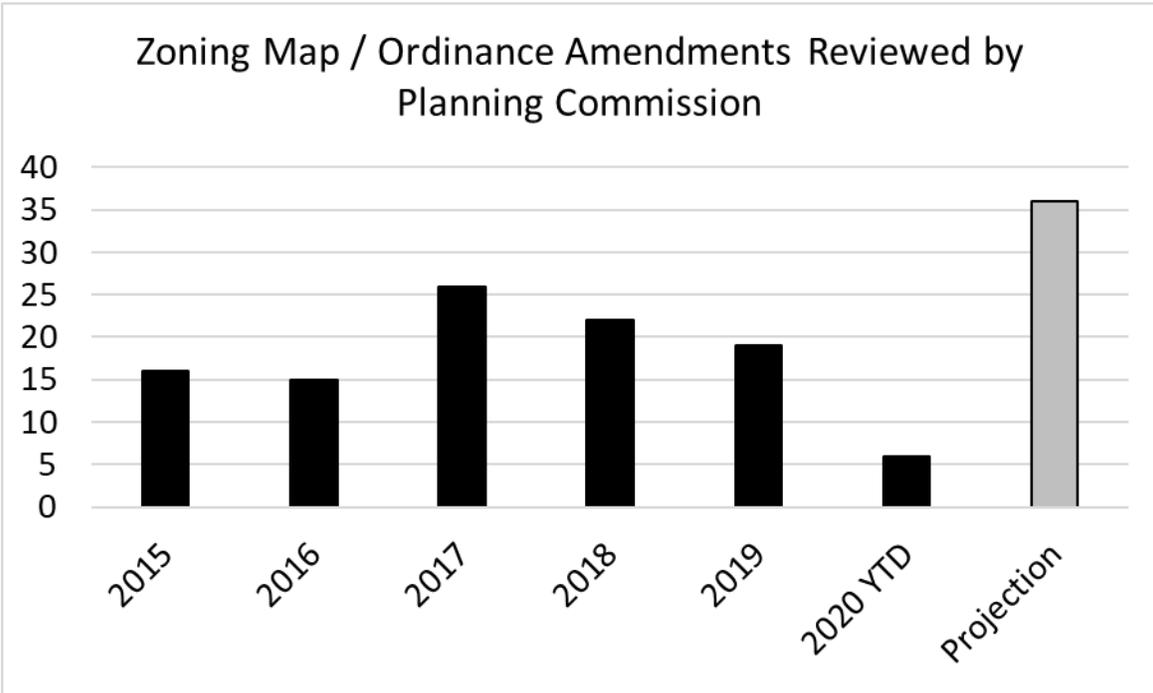
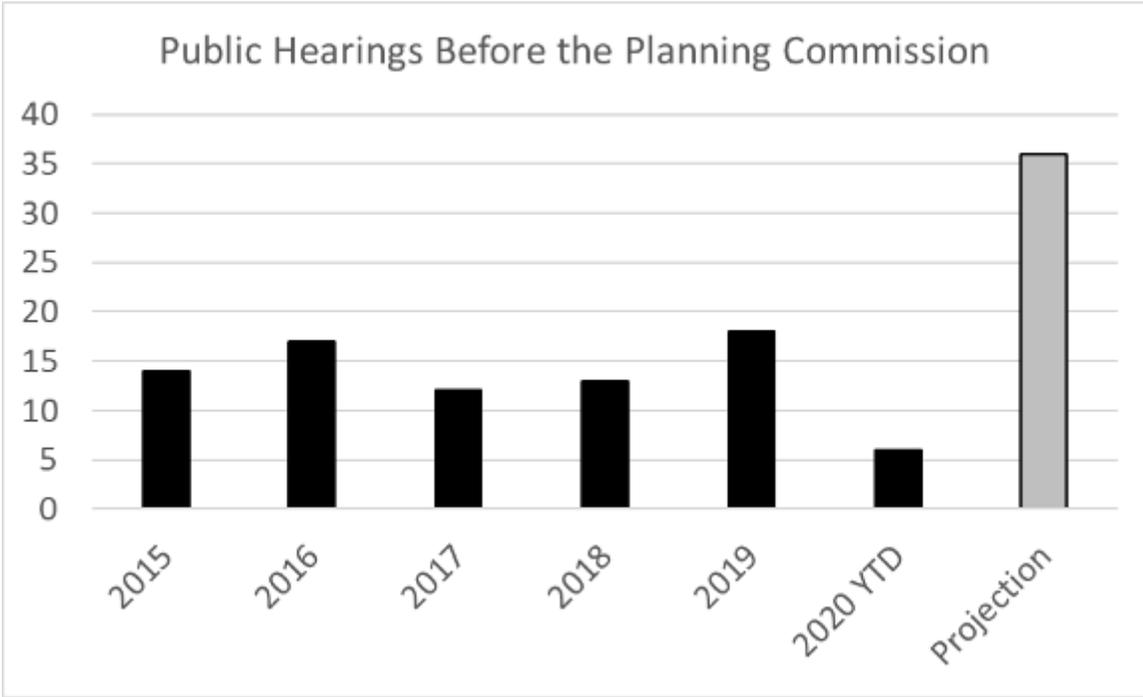
PLANNING COMMISSION REVIEWS

Trends during the first two months for plans reviewed by the Commission are below average numbers. The following pages detail submittals which account for projects currently under review. It should be noted that, while the projections show below average numbers, this is not unusual for the first two months of the year.



PLANNING COMMISSION REVIEWS

The Unified Development Code (UDC) identifies the Planning Commission as a recommending body for requests for zoning map amendments (ZMA). Projections for Public Hearings held by the Planning Commission for the first two months of 2020 show numbers of reviews for zoning related matters above the average.



ARCHITECTURAL REVIEW BOARD

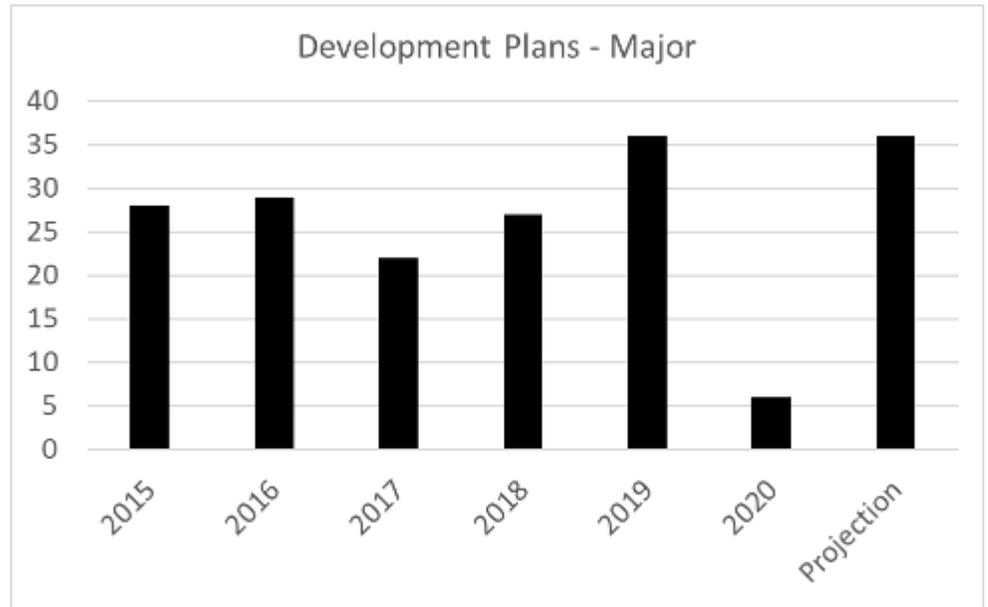
The Architectural Review Board (ARB) reviews projects for consistency with the architectural standards in the Unified Development Code. Current levels are consistent with activity from 2018, and 2019 which showed higher activity compared to previous years. The Architectural Review Board generally reviews proposed new construction and significant modifications to existing buildings.



DEVELOPMENT PROJECTS

Consistent with the increased number of projects requiring review by the Architectural Review Board, the total number of major development plans is consistently at high levels.

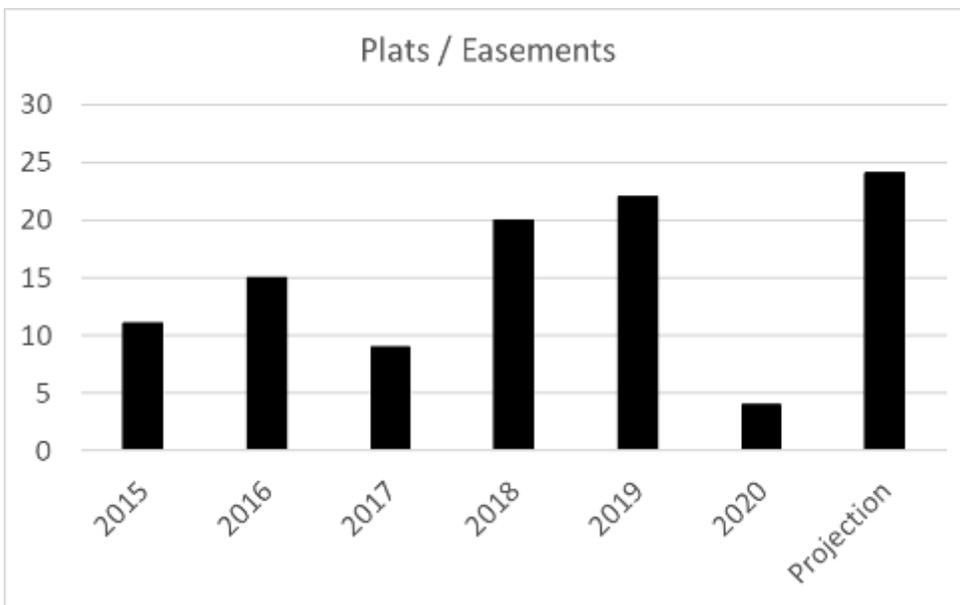
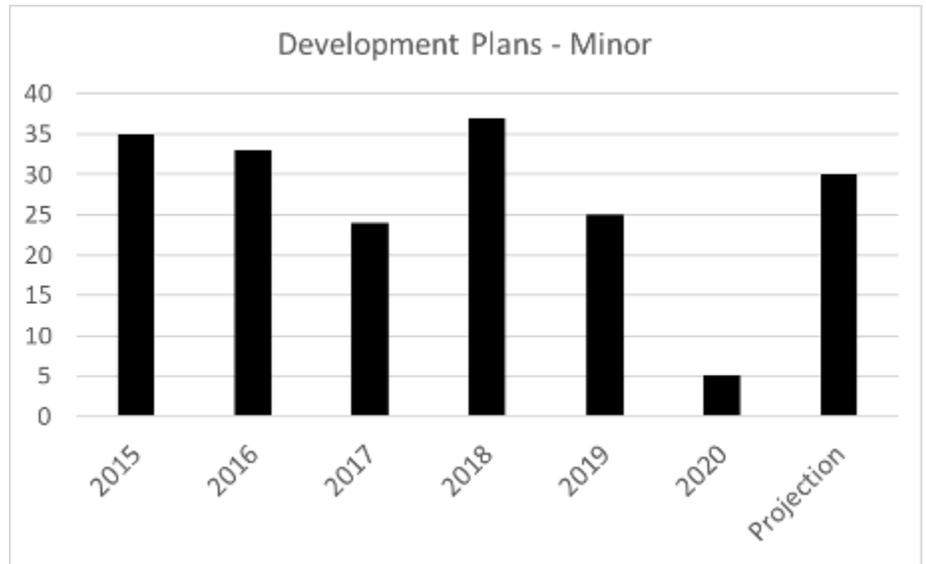
Submittals for major developments, including new buildings and large additions, have been increasing over the past several years. 2020 appears to be consistent with the recent trends for major development projects. The Department is currently processing three times the number of major development plans compared to 2010 .



DEVELOPMENT PROJECTS

In addition to projects that require review by City Council, Planning Commission, or the Architectural Review Board, Staff reviews numerous other project proposals to ensure compliance with all City regulations.

Submittals for minor site alterations have been reasonably constant over the past seven years. Data for 2020 shows minor amendments will be consistent with prior year trends.



Submittals for plats and easement vacations have shown variability over the years. 2020 is on track for a higher than average number of projects within this category.

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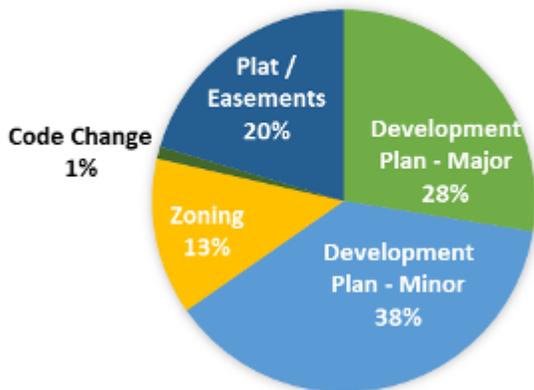
Projections for total number of development related projects project to be on pace for the average number of projects (2015-2019). When analyzing recent project loads being processed by the Department of Planning, the total number of reviews has been stabilizing over the past several years following a sharp increase starting in 2013 / 2014. Additionally, the projects being reviewed are larger in nature than those under review in 2010 and current trends for the number of Major Development Plans appear to be holding generally consistent in number of projects.

Private development data about the number and type of projects reviewed by the Planning Commission, Architectural Review Board, and Staff shows a clear trend in more complex (e.g. major vs. minor development plan) projects being completed in the City.

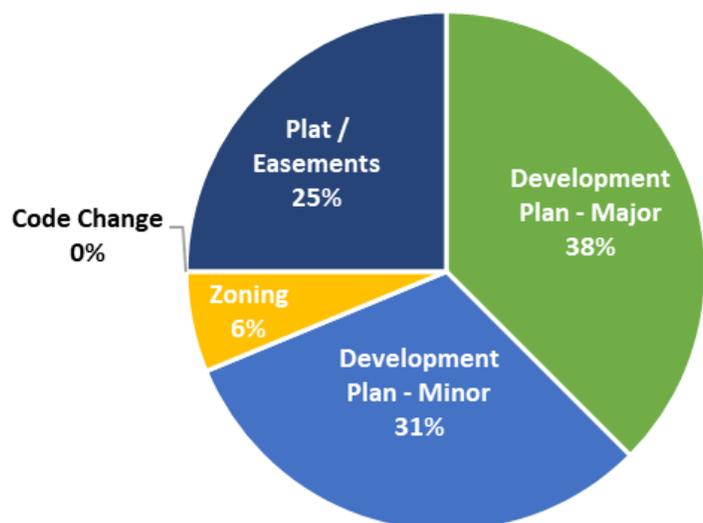
DEVELOPMENT PROJECTS

Types of projects fluctuate over time as planned developments move through the approval process. Below is a summary of project types over the years.

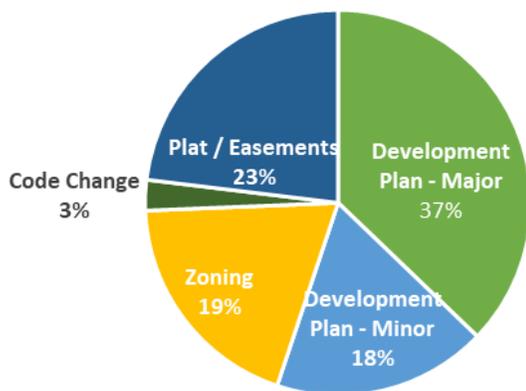
2018 - Project Distribution by Type



2020 - Project Distribution by Type



2019 - Project Distribution by Type



Active Developments Database

Did you know you can access a full list of projects currently under review by the Department? The Active Developments Database includes information on all projects under review by the Department and includes contact information for the staff reviewing the project.

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