



# PLANNING DEPARTMENT

ACTIVITY REPORT

# JULY 2024

## DIRECTORY

Development Totals.....Page 1

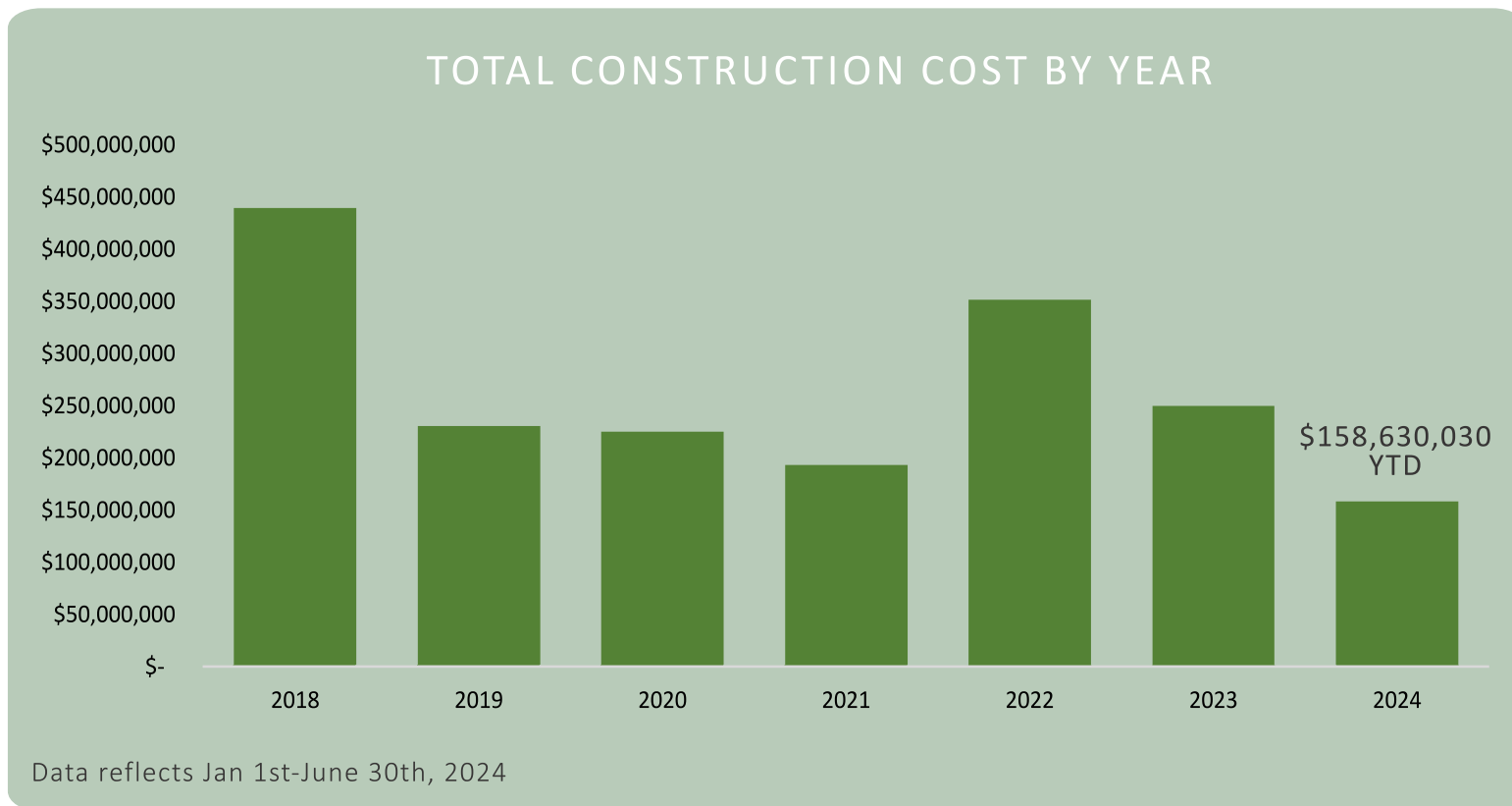
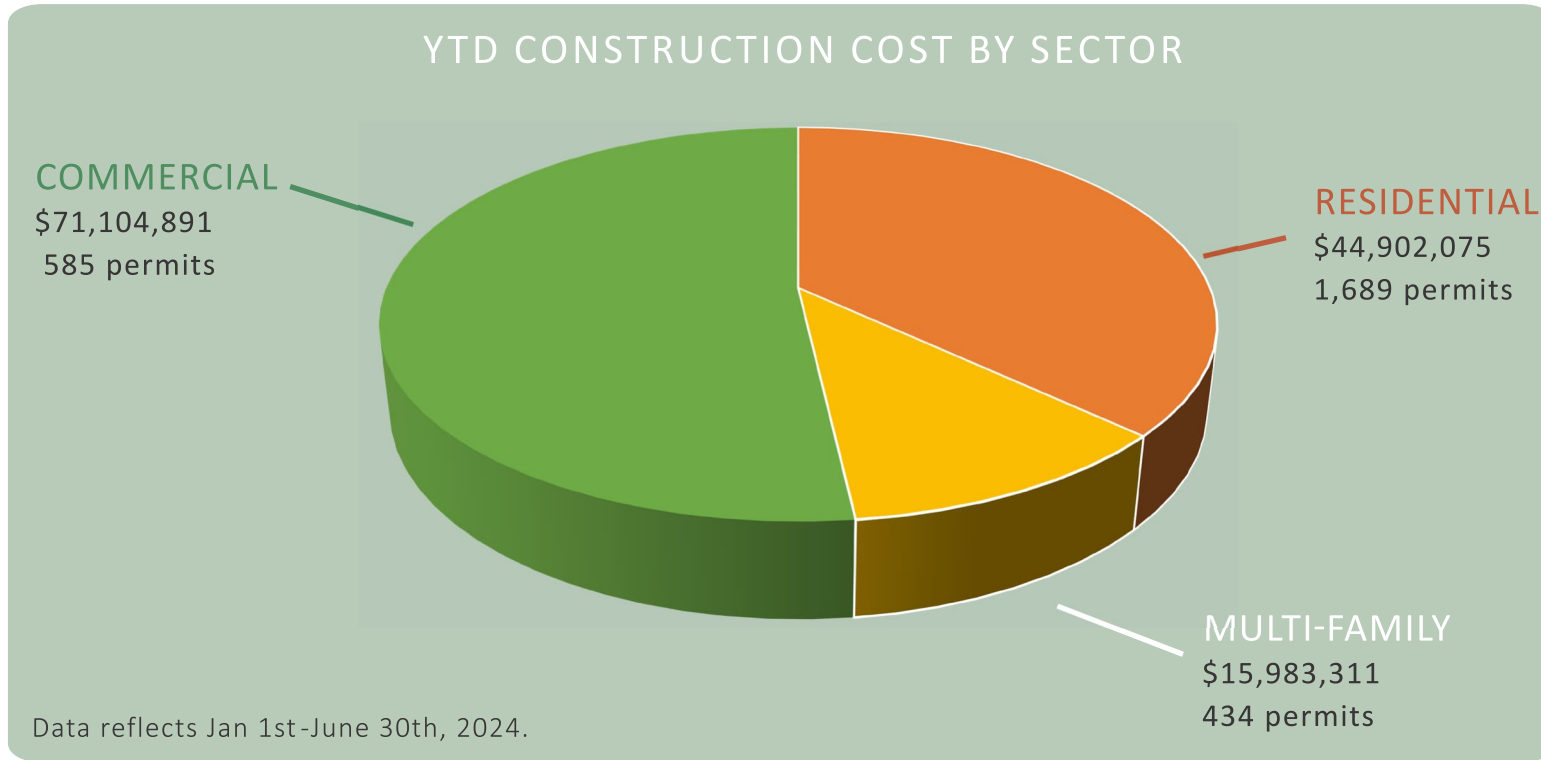
Meeting Summary.....Page 2-3

Development Review.....Pages 4-53

Zoning.....Pages 54-55

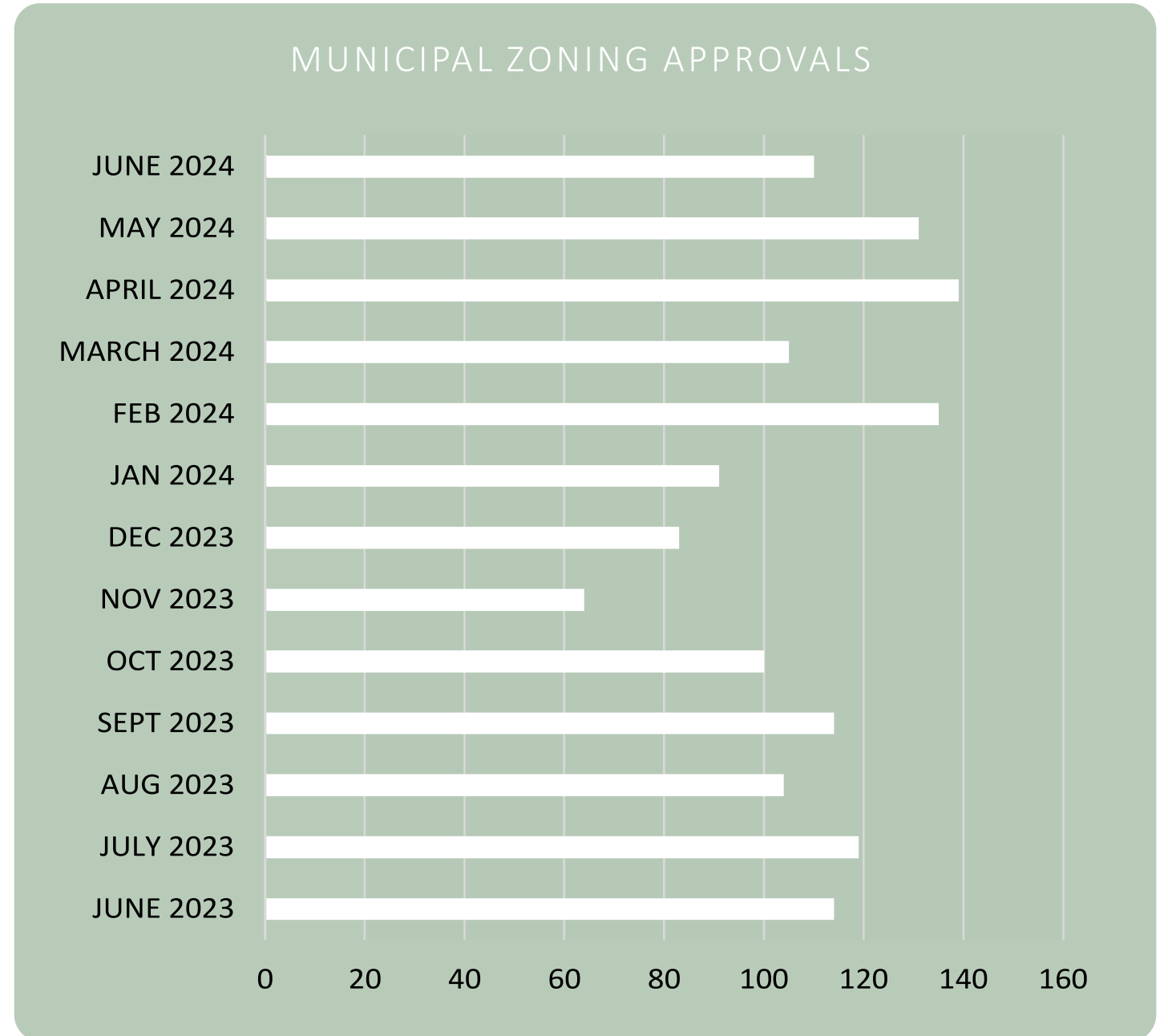
### CONSTRUCTION COST BY SECTOR

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



### MUNICIPAL ZONING APPROVAL (MZA)

Prior to issuance of building permit by St. Louis County, property owners are required to submit for Municipal Zoning Approval to the City to verify compliance with all zoning regulations.





# MEETING SUMMARY

## PLANNING COMMISSION

The Commission serves as an advisory board to the City Council on rezoning requests and is responsible for adoption of the City's Comprehensive Plan. The Commission addresses such issues as revision of the Unified Development Code, architectural review and site plan review. Members serve for a period of four years and are appointed by the Mayor with approval by the City Council. City staff attends each meeting to present agenda items, communicate petitions and serve as a staff liaison. There was one Planning Commission meeting between 06/15/2024 and 07/15/2024. Below is a list of agenda items from the last meeting:

### PLANNING COMMISSION AGENDA (06/24)

#### SITE PLANS, BUILDING ELEVATIONS, PLATS, & SIGNS

- GATEWAY STUDIOS, LOT 1A SIGN PACKAGE
- SUMMIT TOPGOLF, LOT C1

### UPCOMING PLANNING COMMISSION MEETING

- MONDAY, JULY 8TH - CANCELLED
- MONDAY, JULY 22ND

## ARCHITECTURAL REVIEW BOARD

The Architectural Review Board serves as an advisory and recommending body to the Planning Commission. The Board reviews the architectural elements of proposed development projects against a set of established Architectural Review Design Standards to promote good quality architecture for commercial and residential development projects under review by the City. Members serve for a period of two (2) years and are appointed by the Mayor with approval by the City Council. City staff attends each meeting to present agenda items, answer any questions as they relate to the Unified Development Code and serve as a staff liaison. There was one ARB meeting between 06/15/2024 and 07/15/2024.

### ARCHITECTURAL REVIEW BOARD AGENDA (06/20)

#### UNFINISHED BUSINESS

- LONG ROAD CROSSING, LOT B2

#### NEW BUSINESS

- INSITUFORM, LOT 3 (17988 EDISON)
- 17955-18055 N OUTER 40 ROAD (GUMBO FLATS)

### UPCOMING ARCHITECTURAL REVIEW BOARD MEETING

- THURSDAY, JULY 11TH - CANCELLED
- THURSDAY, AUGUST 8TH



# THE DEVELOPMENT REVIEW

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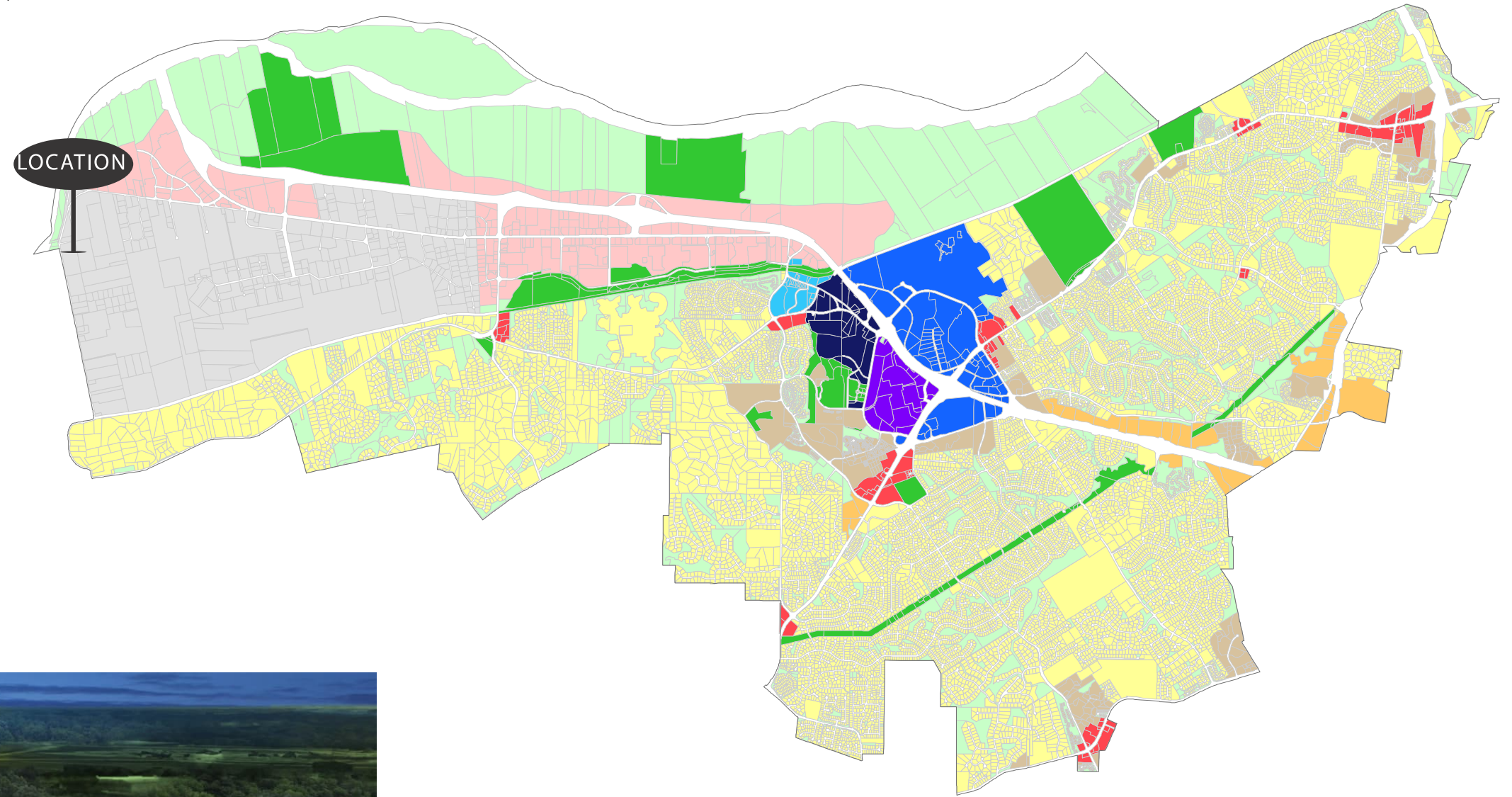
# CARSHIELD F.C.

Ward: 4

Proposal: A Site Development Plan for a proposed indoor/outdoor athletic complex.

Applicant: Stock & Associates

Land Use Designation: Industrial



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

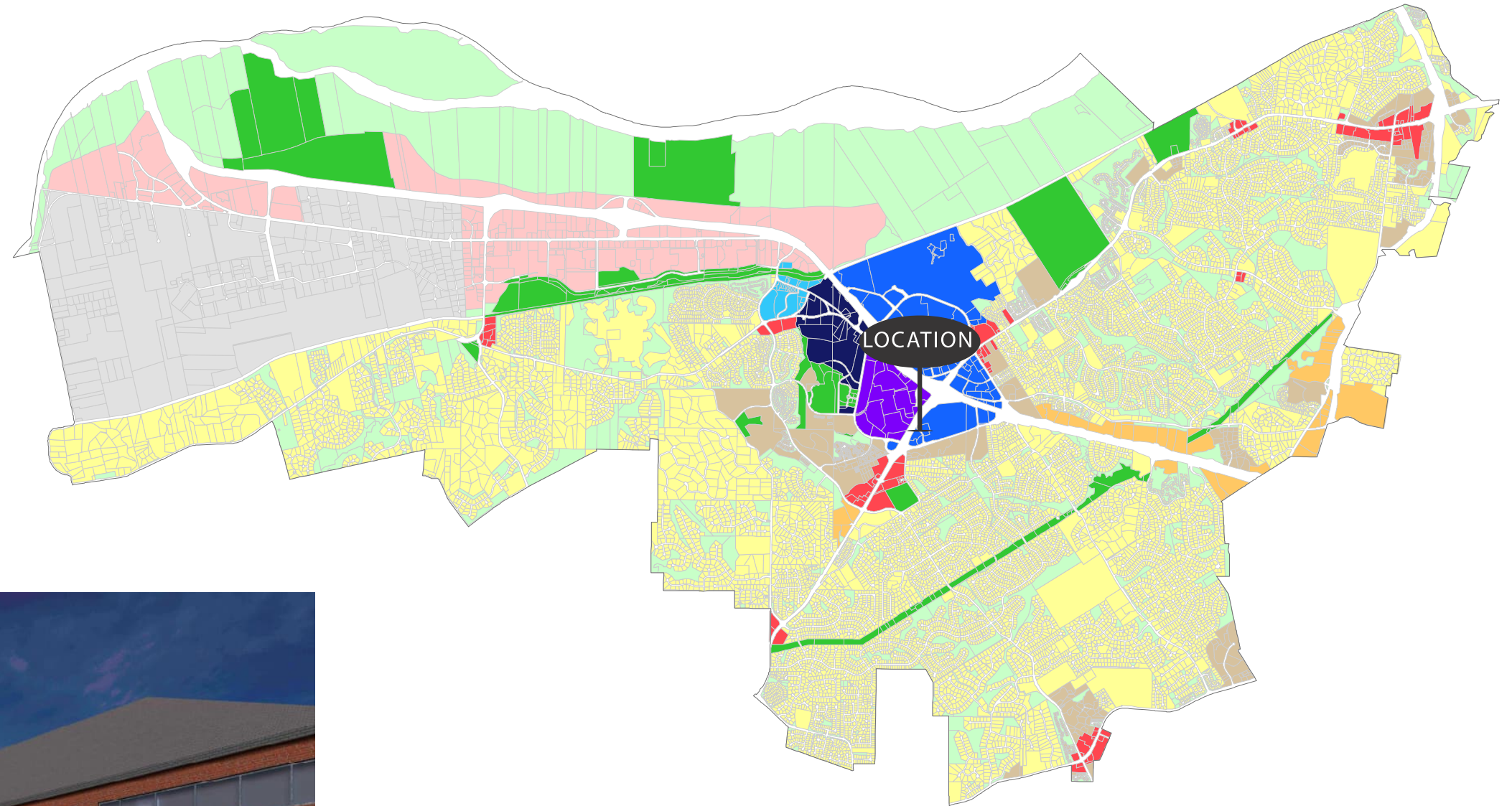
## ELBRIDGE PAYNE OFFICE PARK, LOT C702

Ward: 2

Proposal: An Amended Site Development Section Plan for the addition of an entry vestibule.

Applicant: Stock & Associates

Land Use Designation: City Center (Corporate Village)



### APPROVAL PROCESS

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

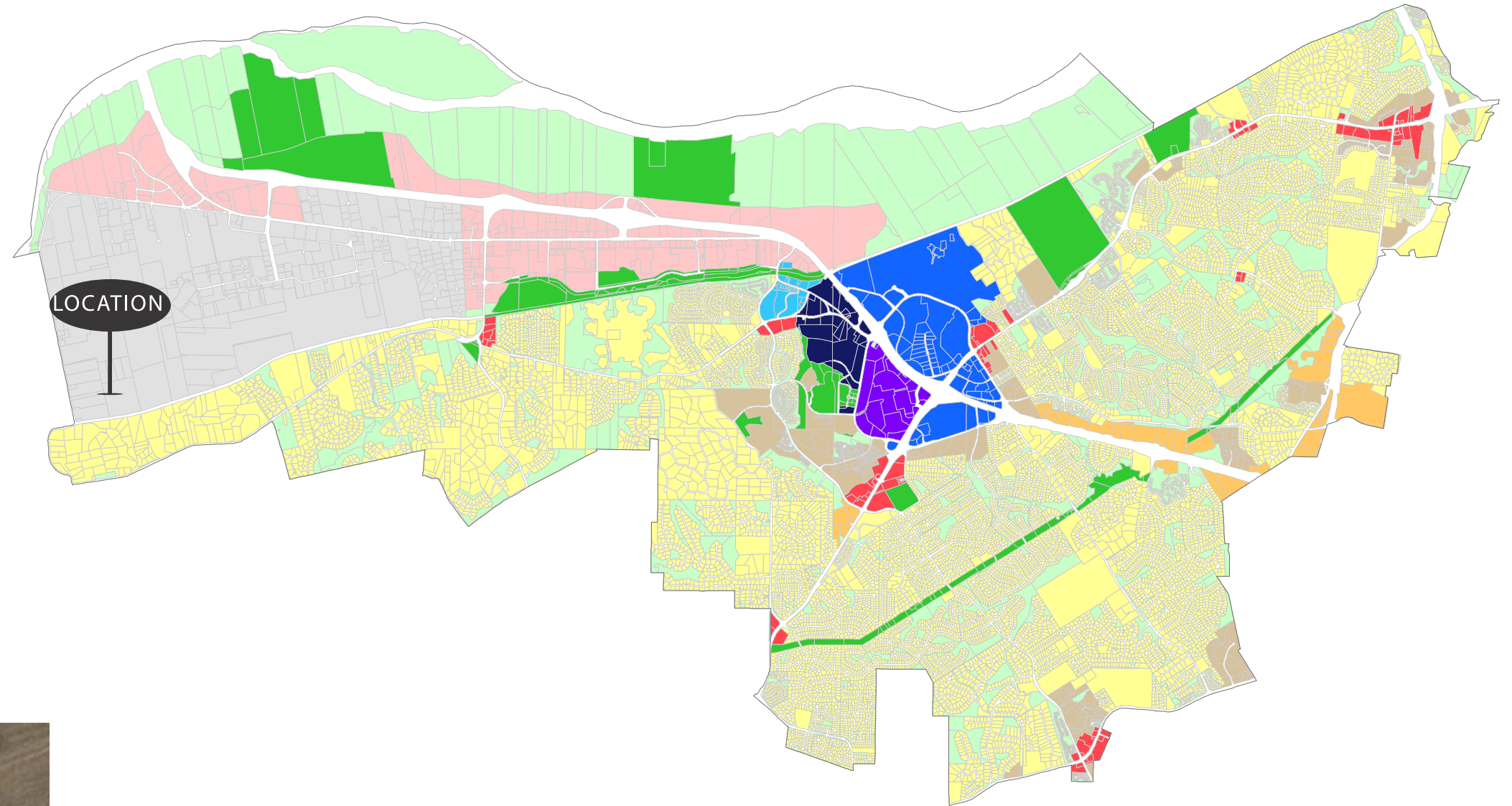
## THE CROSSING

Ward: 4

Proposal: A sign package request for an existing church.

Applicant: The Crossing Church

Land Use Designation: Industrial



### APPROVAL PROCESS

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



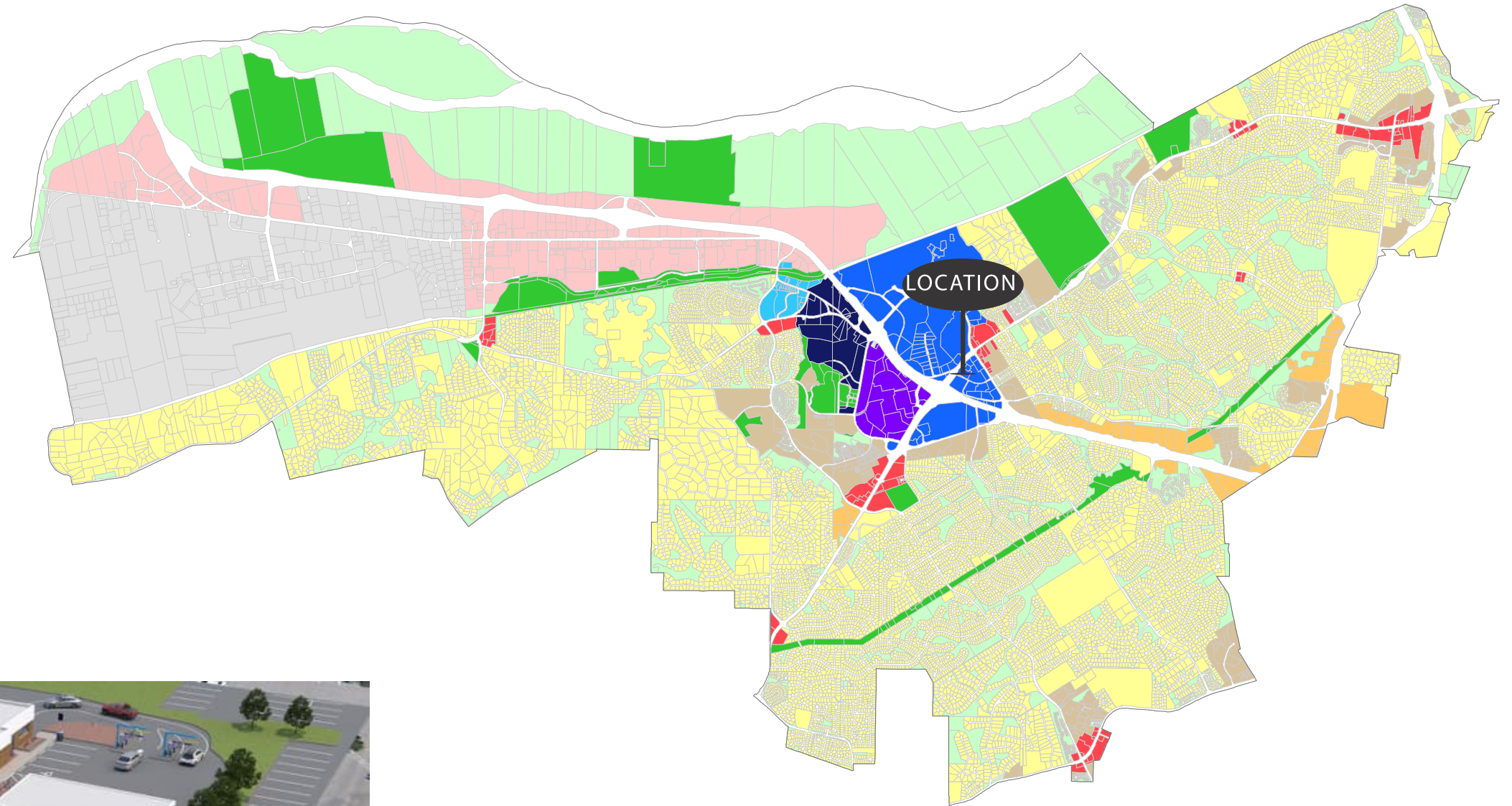
# HERMAN STEMME PARK, LOT 2B

Ward: 4

Proposal: An Amended Site Development Section Plan for modifications to an existing car wash.

Applicant: Waterway Carwash

Land Use Designation: City Center (Corporate Village)



..... APPROVAL PROCESS

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

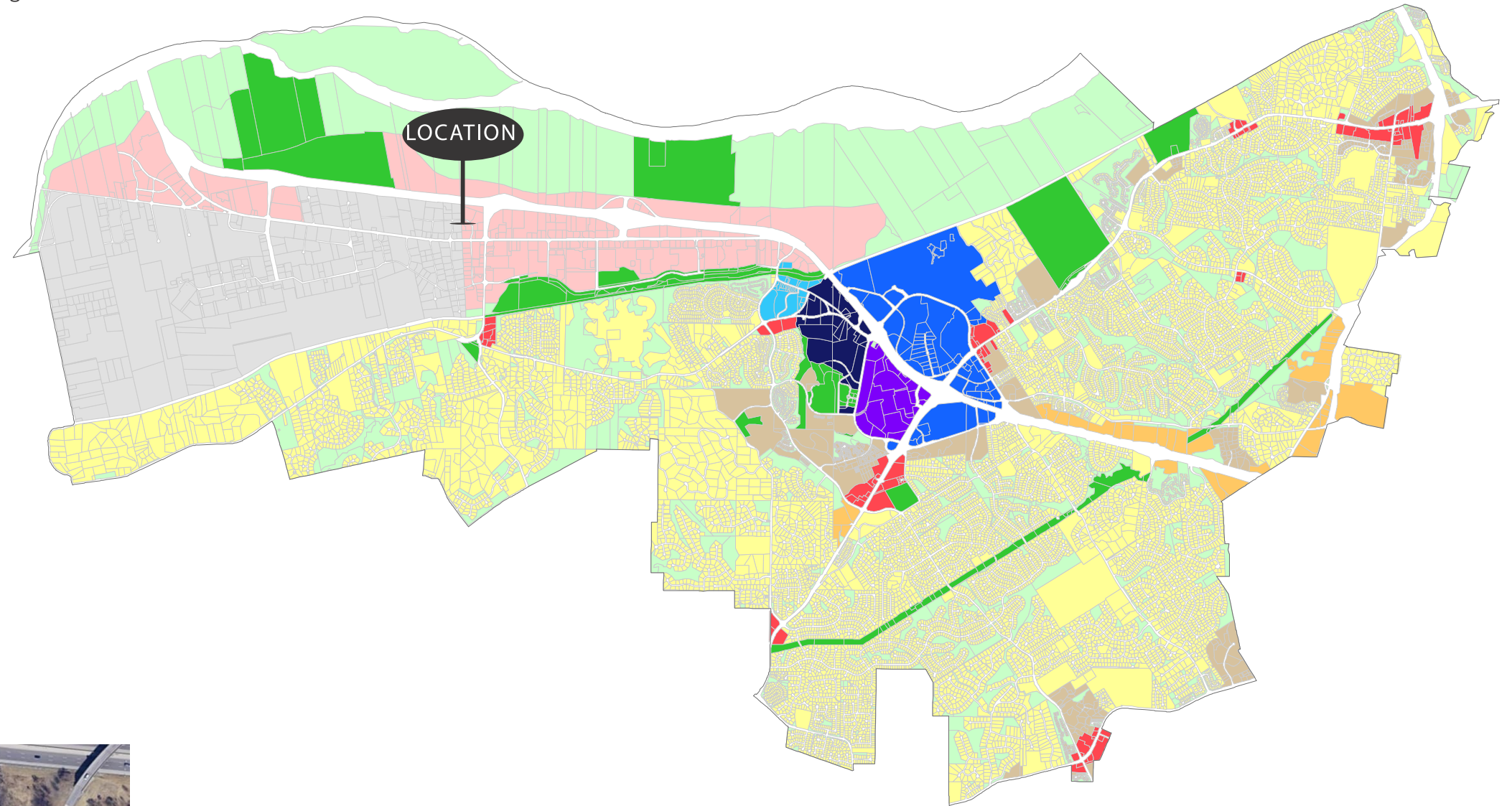
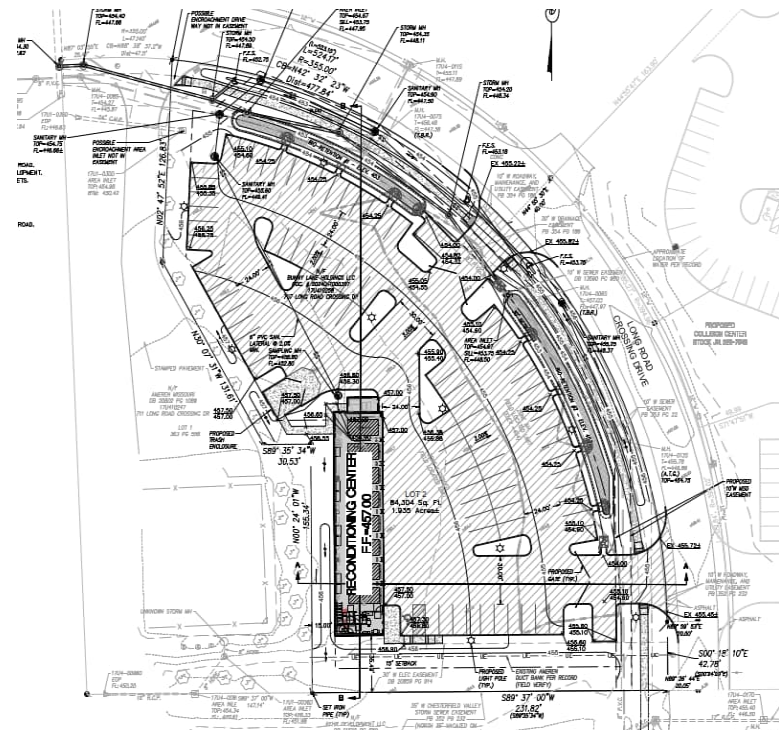
# LONG ROAD CROSSING, LOT A2

Ward: 4

Proposal: A Site Development Section Plan for a reconditioning center for an adjacent car dealership.

Applicant: Jim Butler Kia

Land Use Designation: Regional Commercial



## APPROVAL PROCESS

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

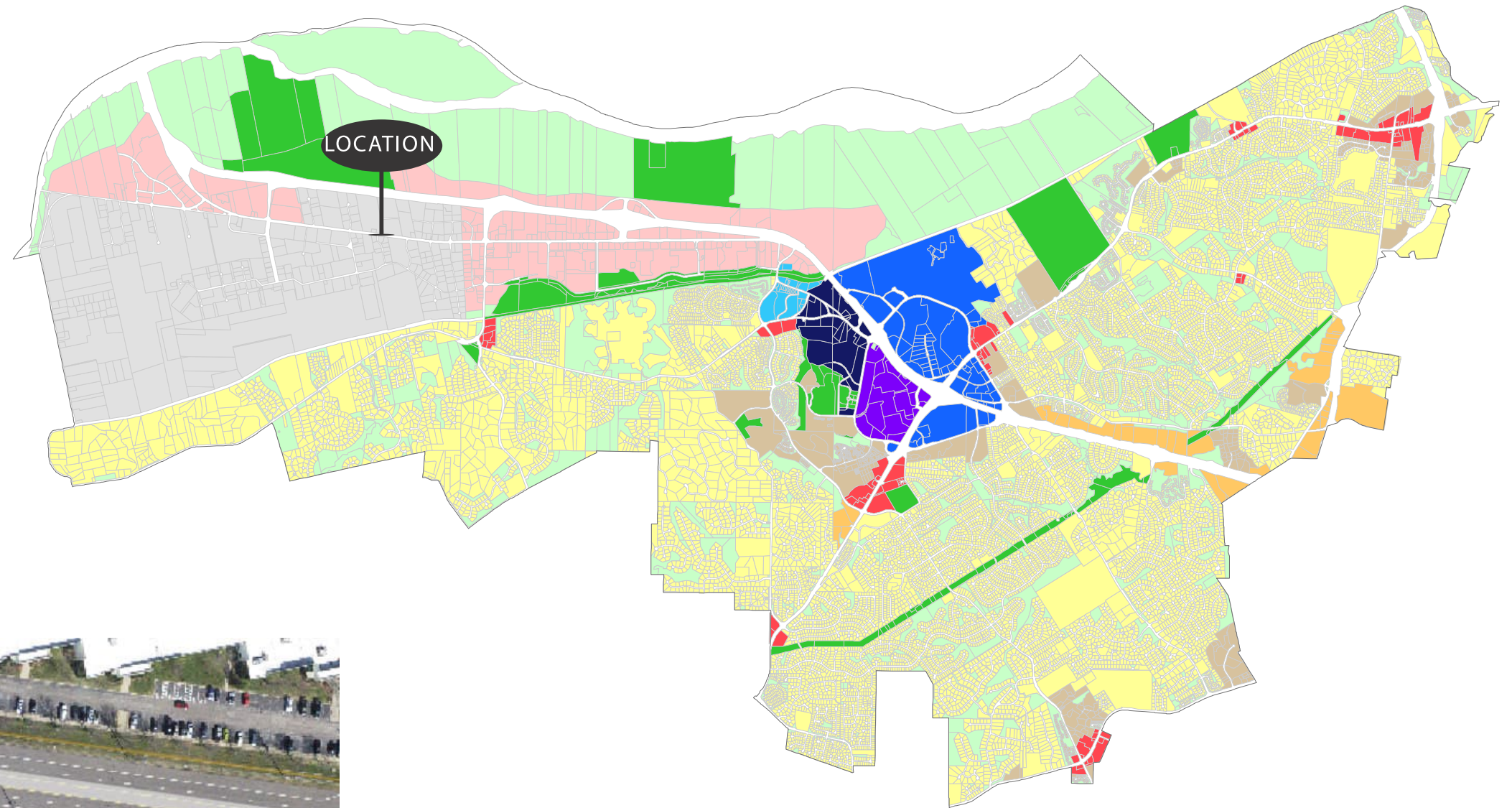
# CHESTERFIELD EXECUTIVE PARK, LOT 1

Ward: 4

Proposal: A Site Development Section Plan for a revised location of a monument sign.

Applicant: Bourbon Lake, LLC

Land Use Designation: Industrial



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

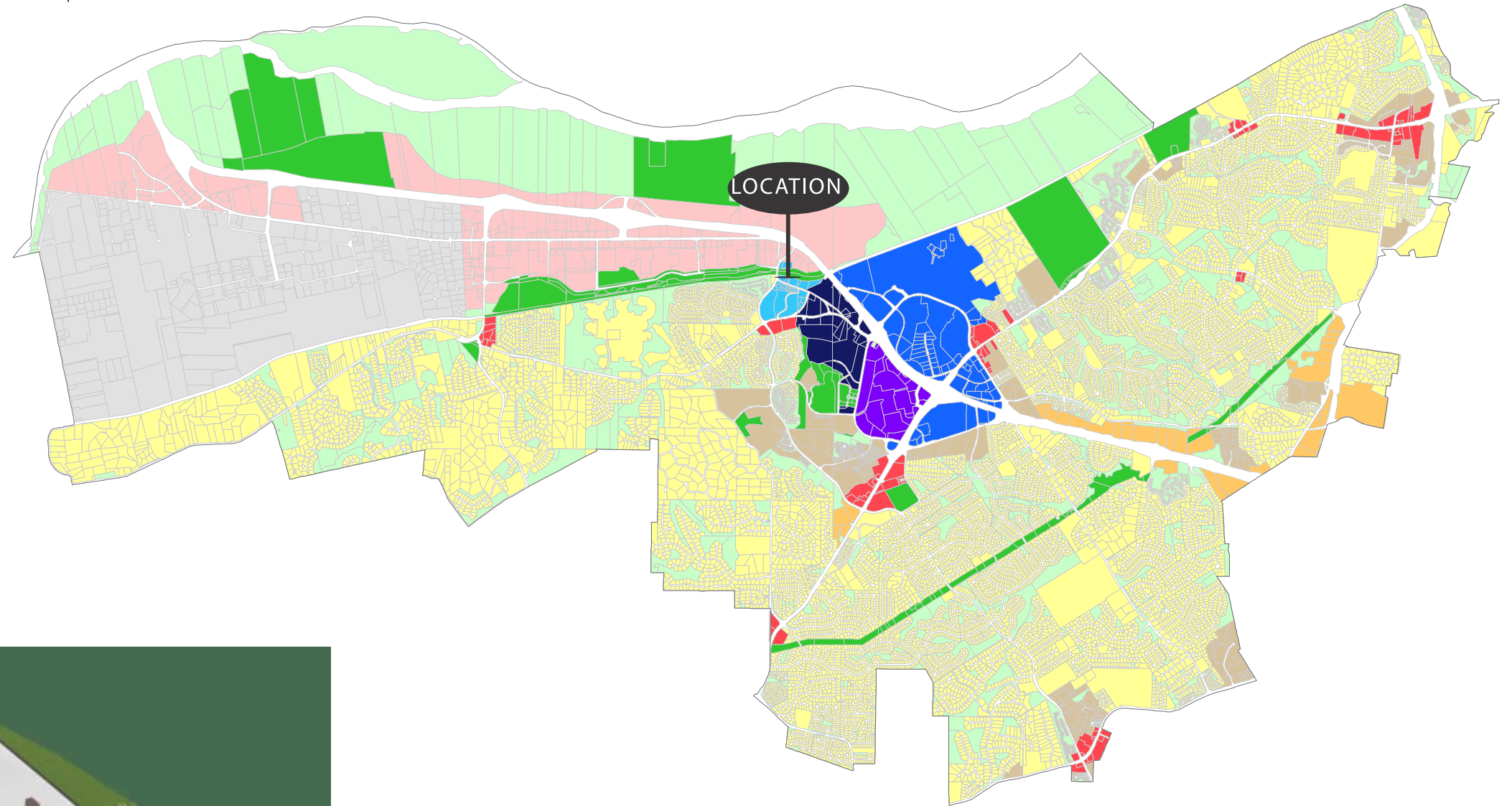
# 16659 OLD CHESTERFIELD ROAD

Ward: 4

Proposal: A Site Development Plan for an office/warehouse development.

Applicant: West Jefferson Properties LLC

Land Use Designation: City Center (Historic Chesterfield)



..... APPROVAL PROCESS

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

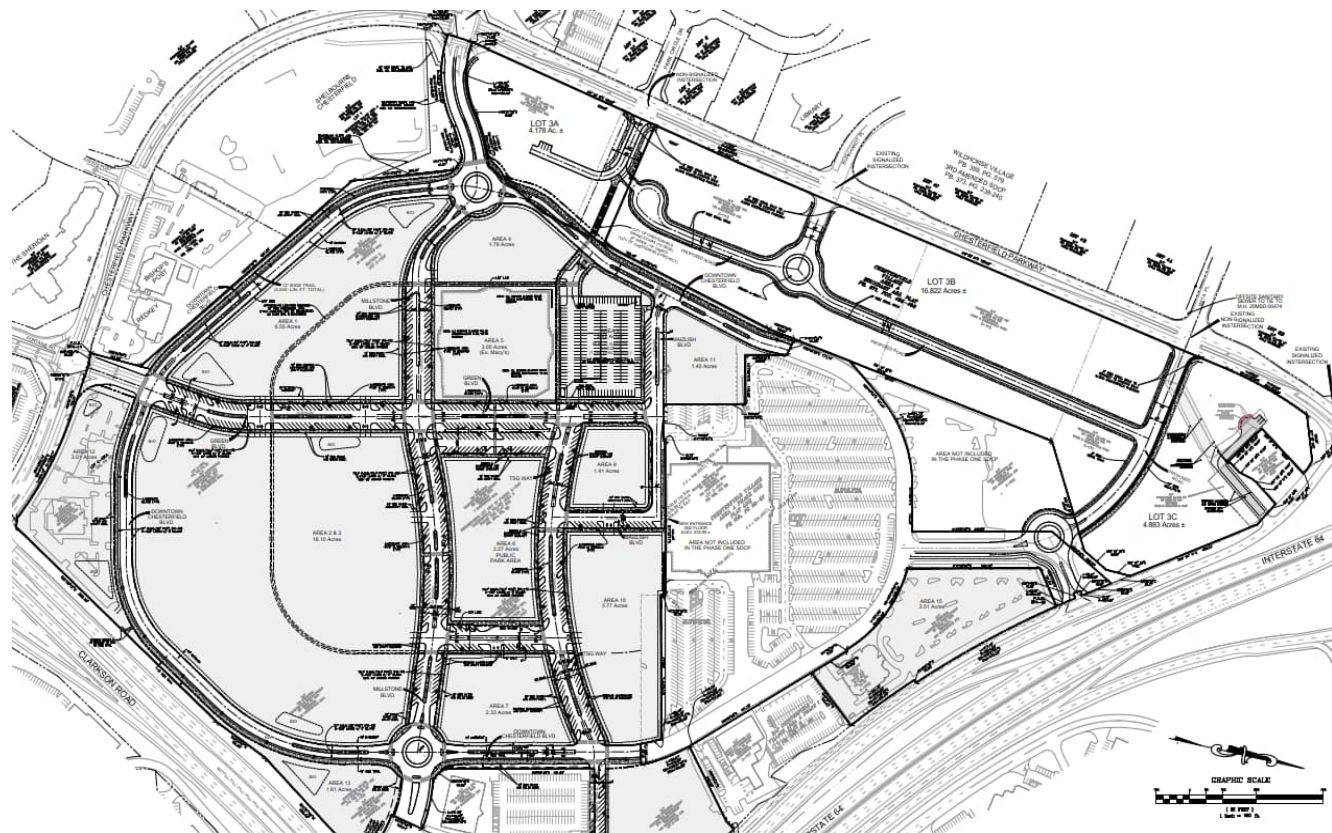
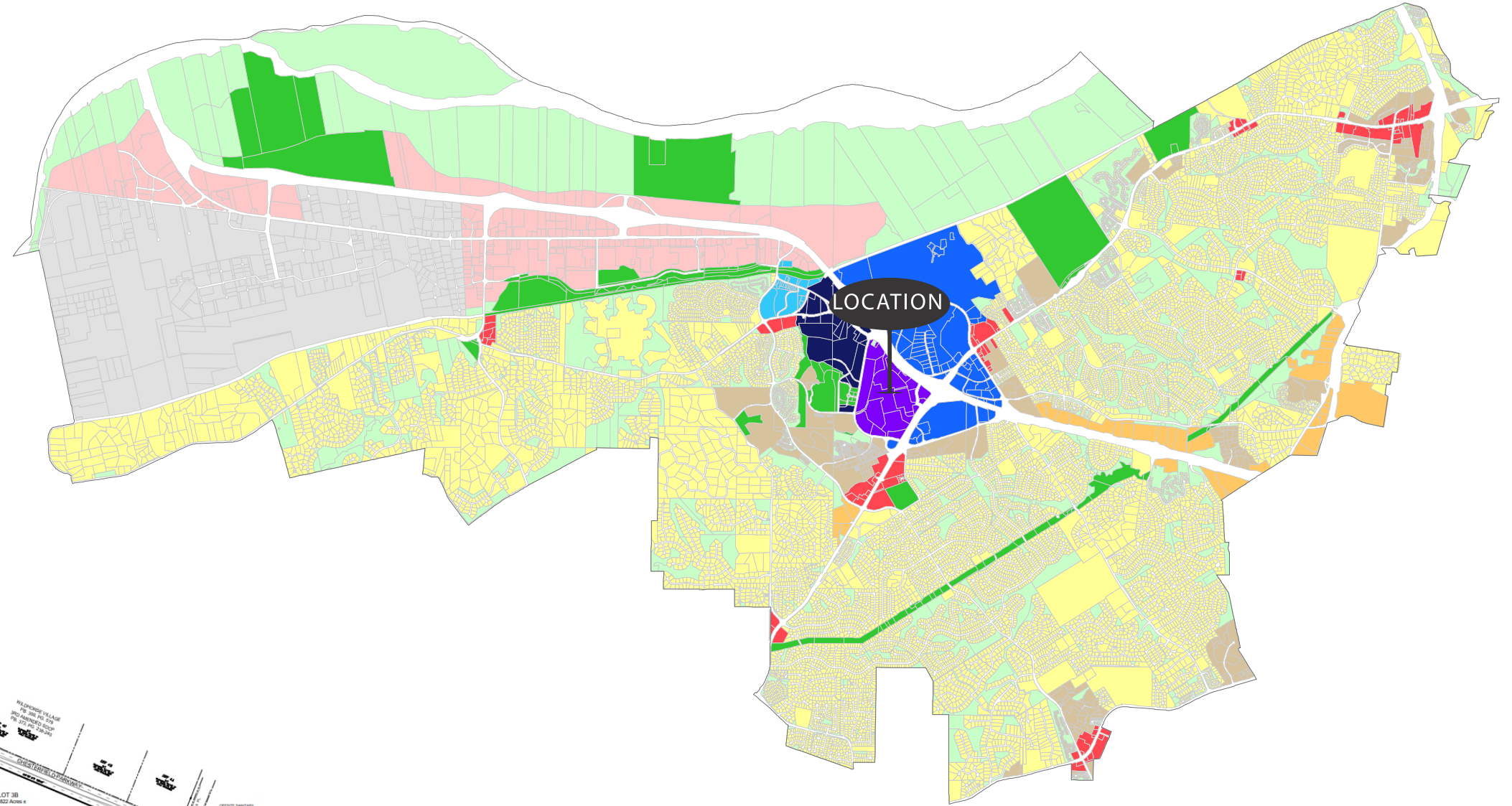
# CHESTERFIELD VILLAGE MALL

Ward: 2

Proposal: A Site Development Concept Plan for the proposed "Downtown Chesterfield" development.

Applicant: TSG Downtown Chesterfield Redevelopment, LLC

Land Use Designation: City Center (Downtown)



- ..... APPROVAL PROCESS
- ZONING - PERMITTED
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  - IMPROVEMENT PLANS - FORTHCOMING
  - MUNICIPAL ZONING APPROVAL - FORTHCOMING
  - UNDER CONSTRUCTION - FORTHCOMING
  - OCCUPANCY - FORTHCOMING

## LONG ROAD CROSSING, LOT B2

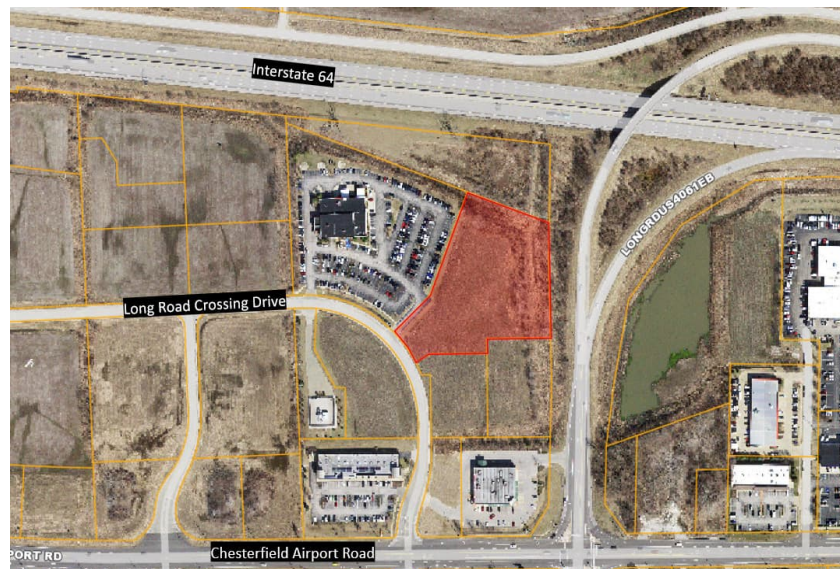
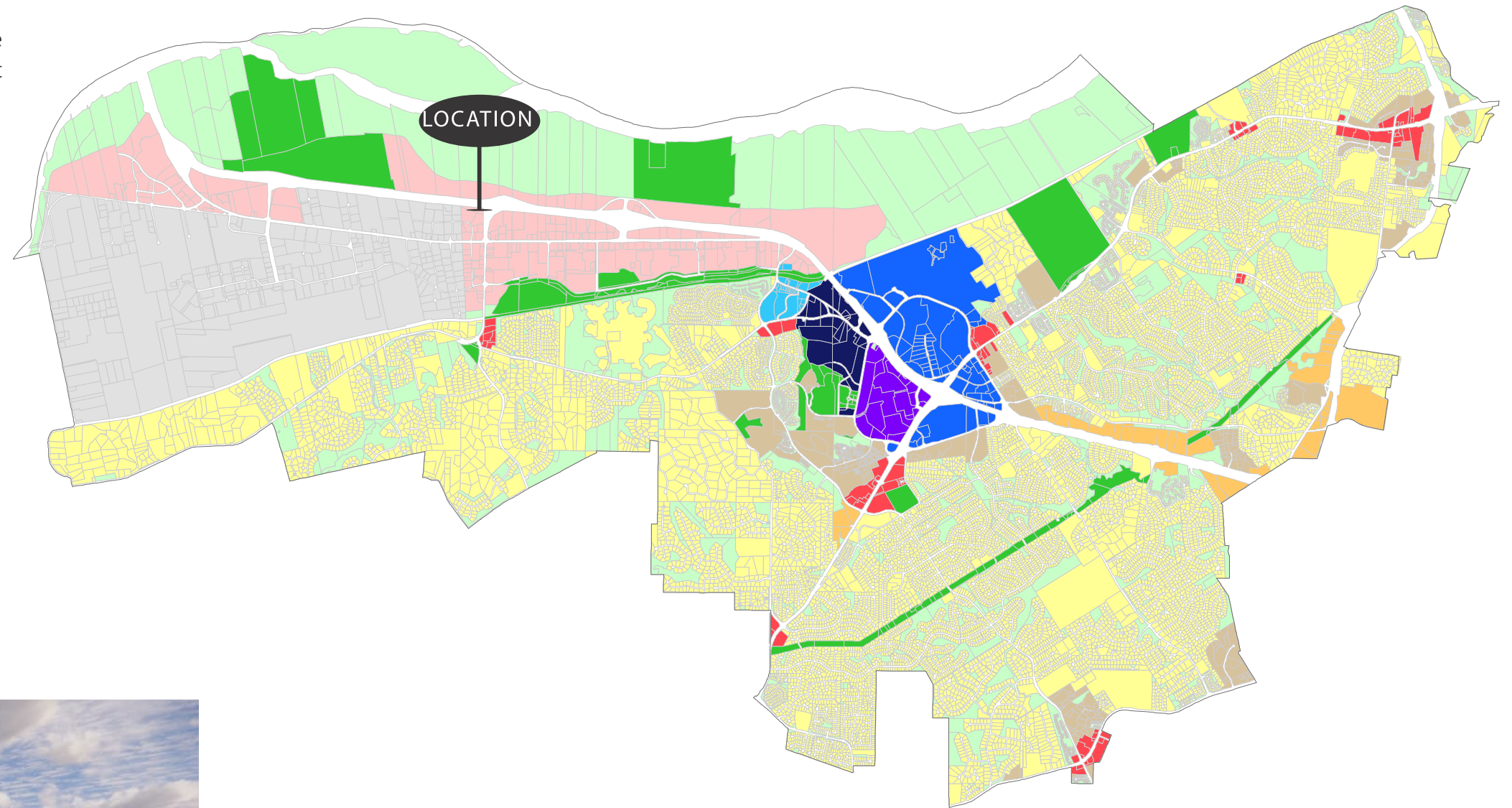
Ward: 4

Address: 714 Long Road Crossing

Proposal: A Site Development Section Plan, Amended Site Development Concept Plan, and Boundary Adjustment Plat for a proposed 28,000 sq ft vehicle collision center.

Applicant: Omaha Collision Company

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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

# TERRA CORPORATE PARK, LOT 4

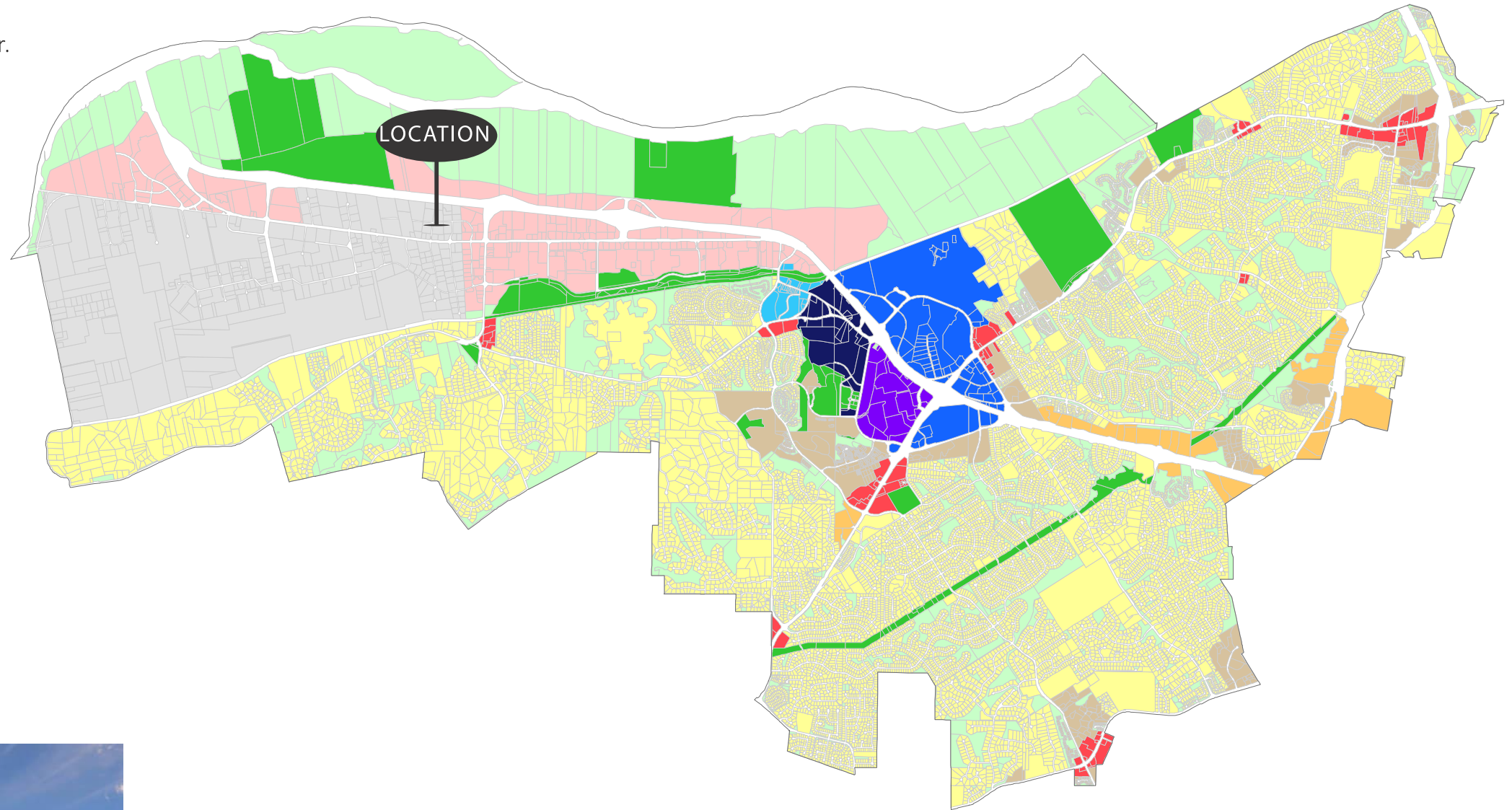
Ward: 4

Address: 760 N. Trade Center Blvd

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

Applicant: Amini's

Land Use Designation: Industrial



### APPROVAL PROCESS

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

# SUMMIT-TOPGOLF, LOT C1

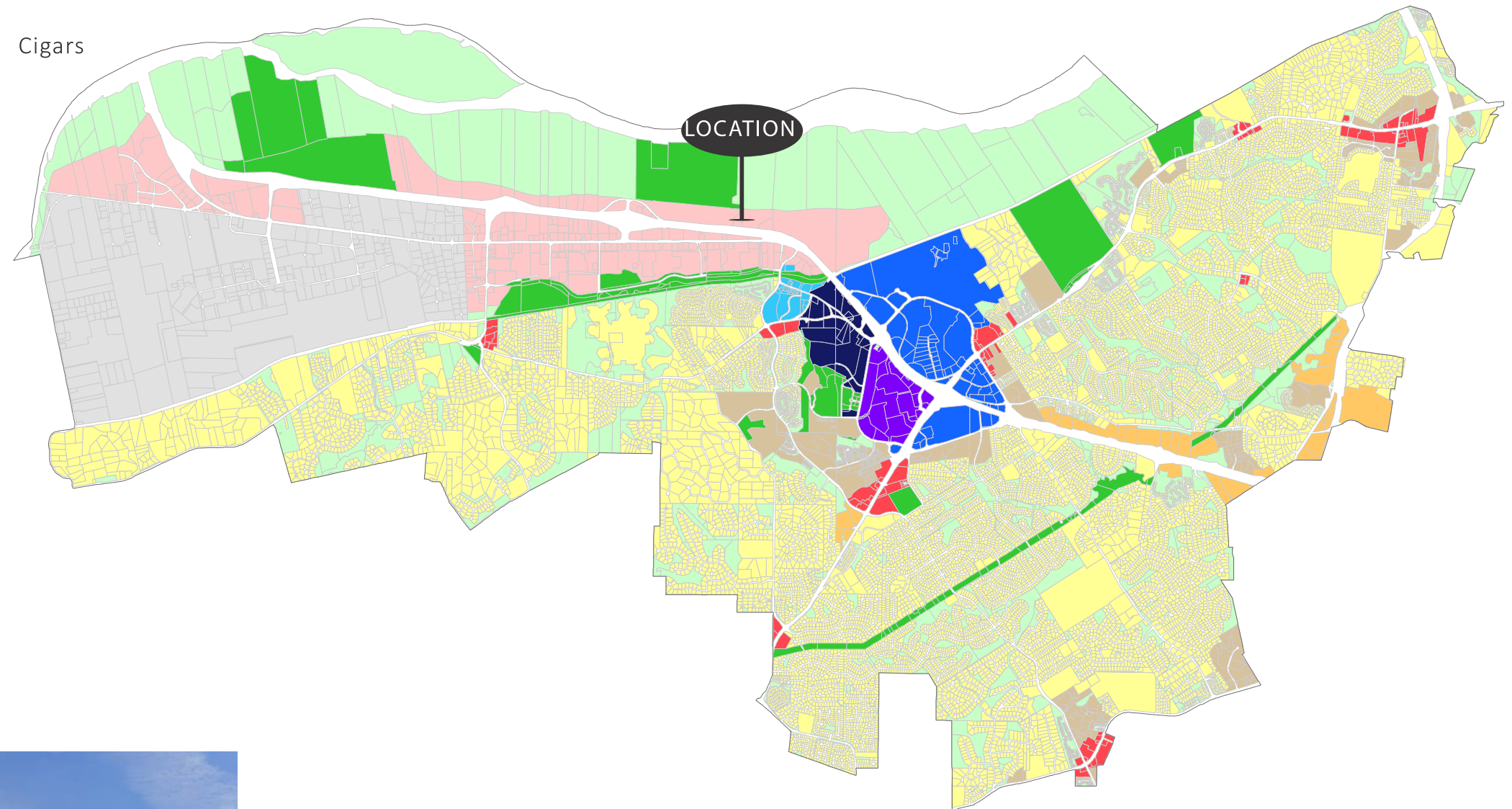
Ward: 4

Address: 16839 North Outer 40

Proposal: Site Development Section Plan for a proposed Cigars International retail store.

Applicant: Cigars International

Land Use Designation: Regional Commercial



## APPROVAL PROCESS

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



# INSITUFORM, LOT 3

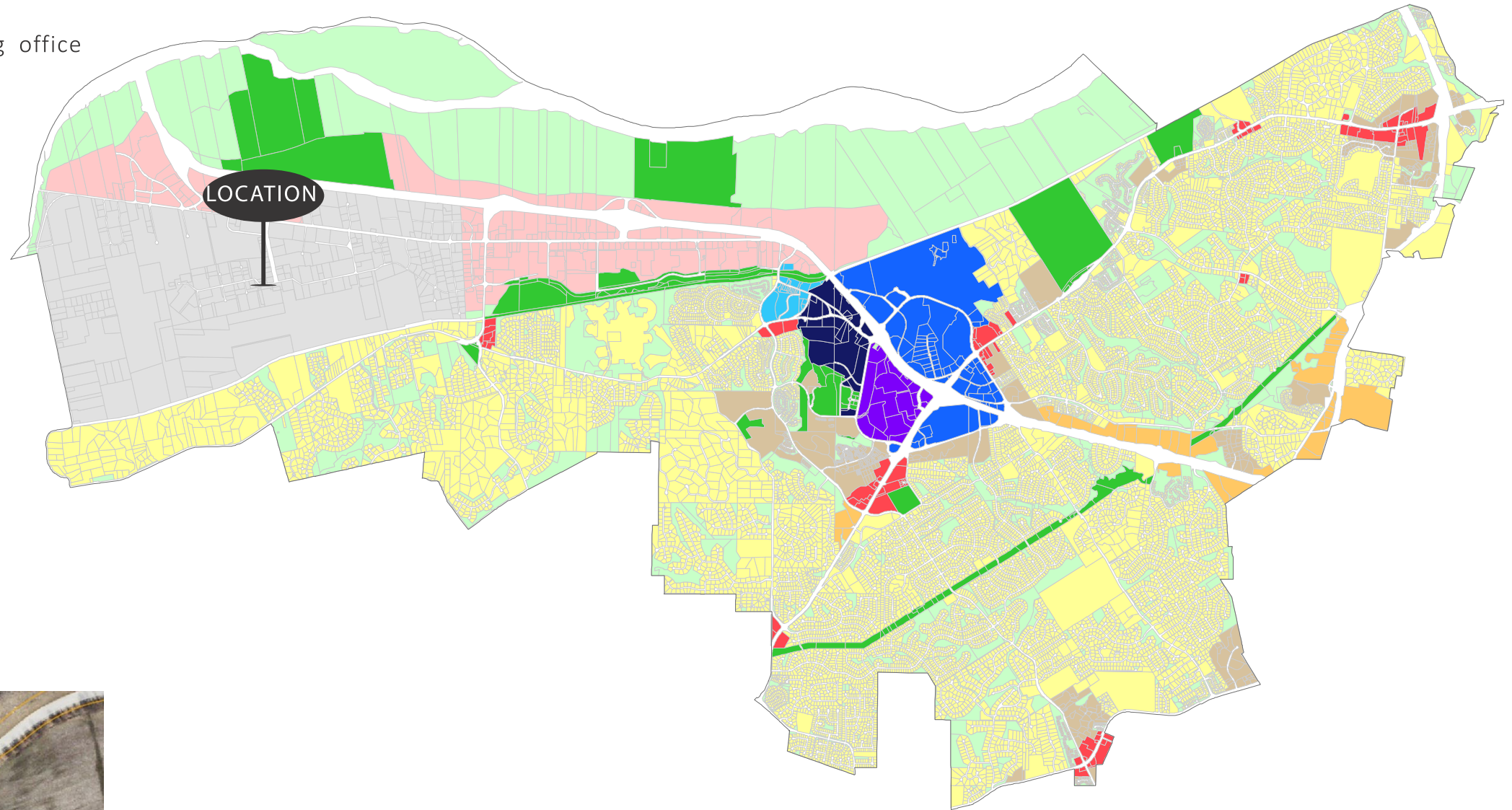
Ward: 4

Address: 17988 Edison Avenue

Proposal: Amended architectural elevations for an existing office building.

Applicant: Novus International

Land Use Designation: Industrial



## APPROVAL PROCESS

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

# CONTINENTAL, LOT B (FIRST BANK)

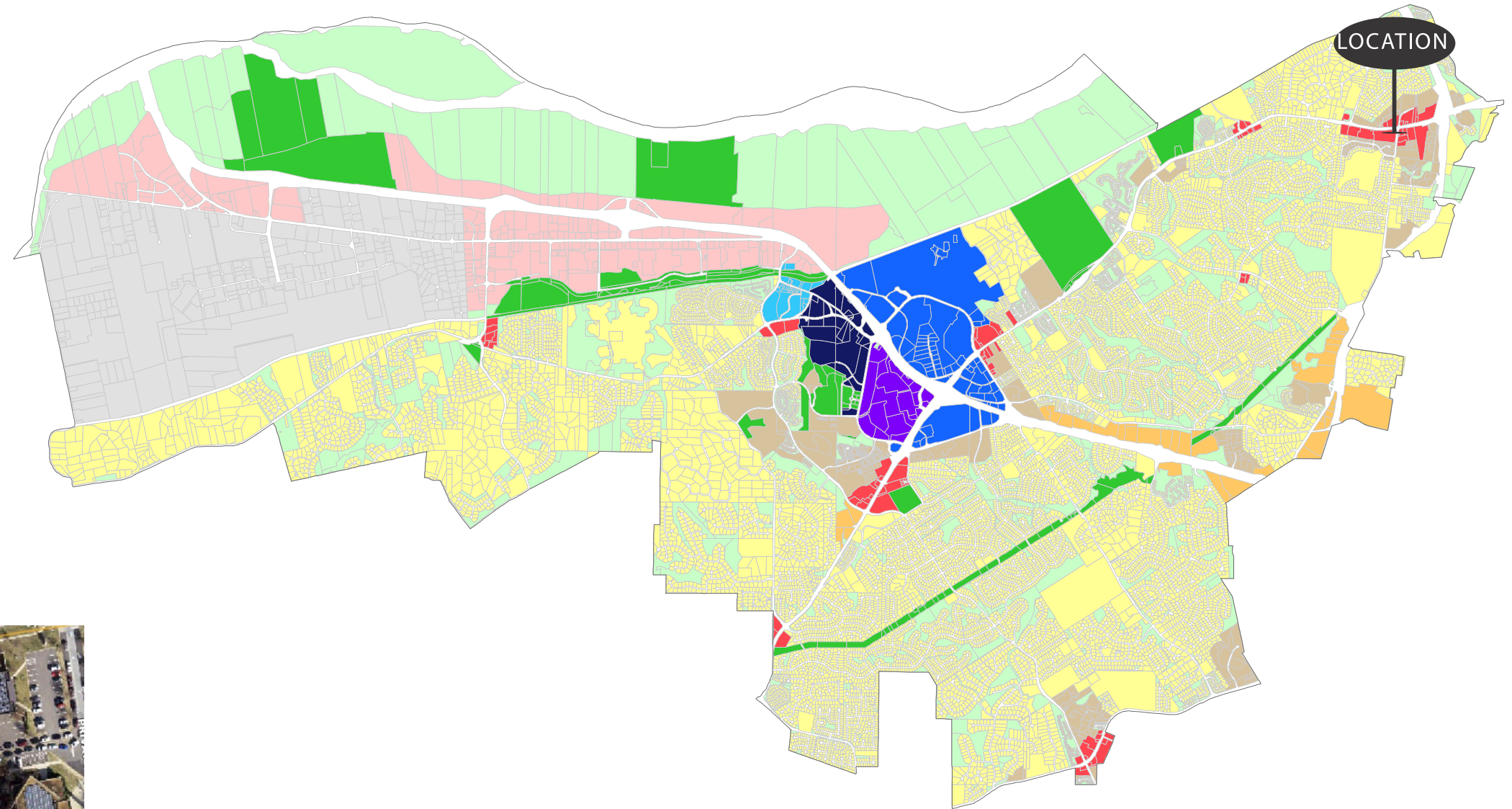
Ward: 1

Address: 1 1st Missouri Center

Proposal: Amended Lighting Plan for an existing bank.

Applicant: Jarvis Electric

Land Use Designation: Neighborhood Center



### APPROVAL PROCESS

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

# SPIRIT VALLEY BUSINESS PARK, LOT 4B

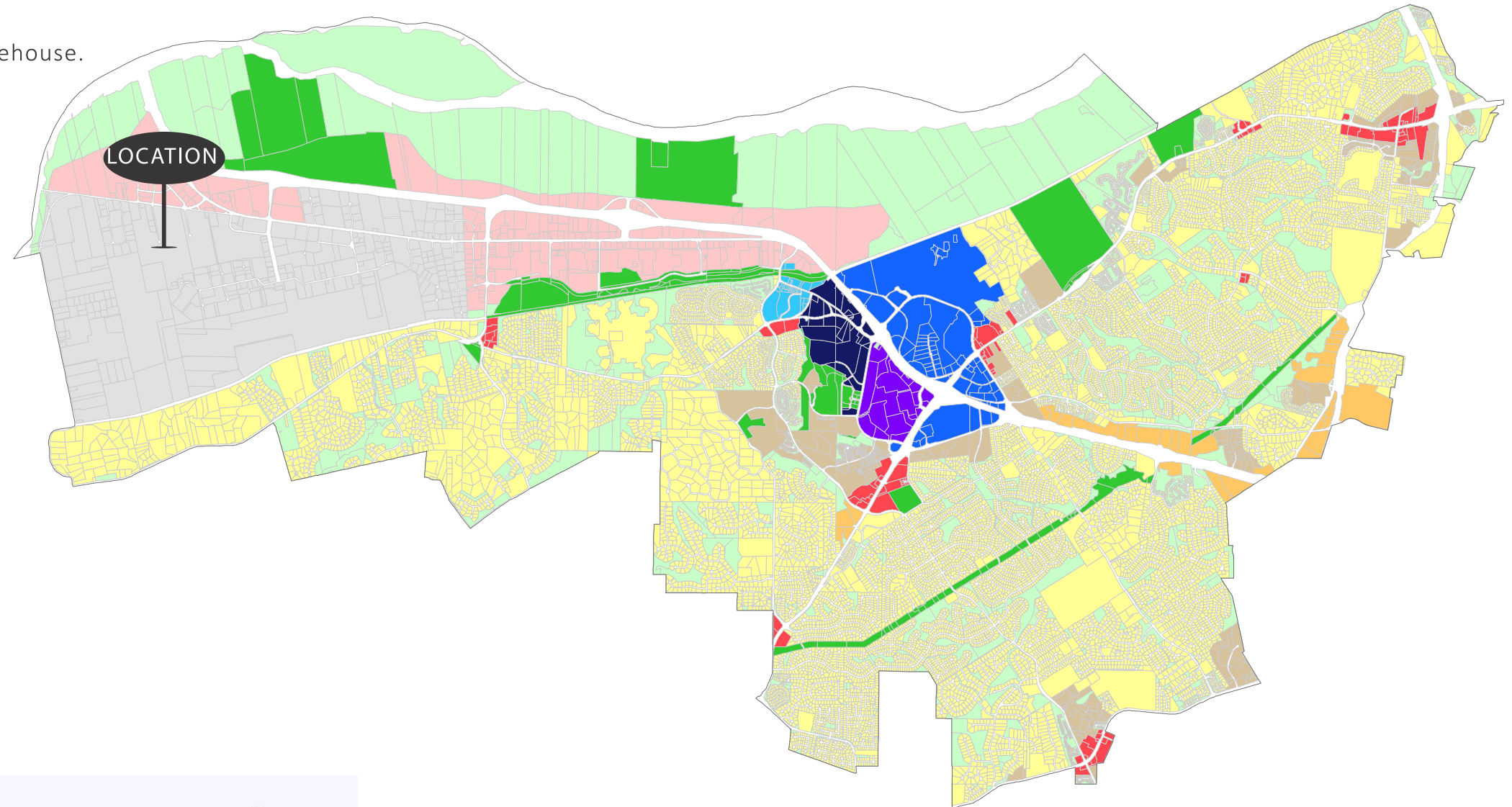
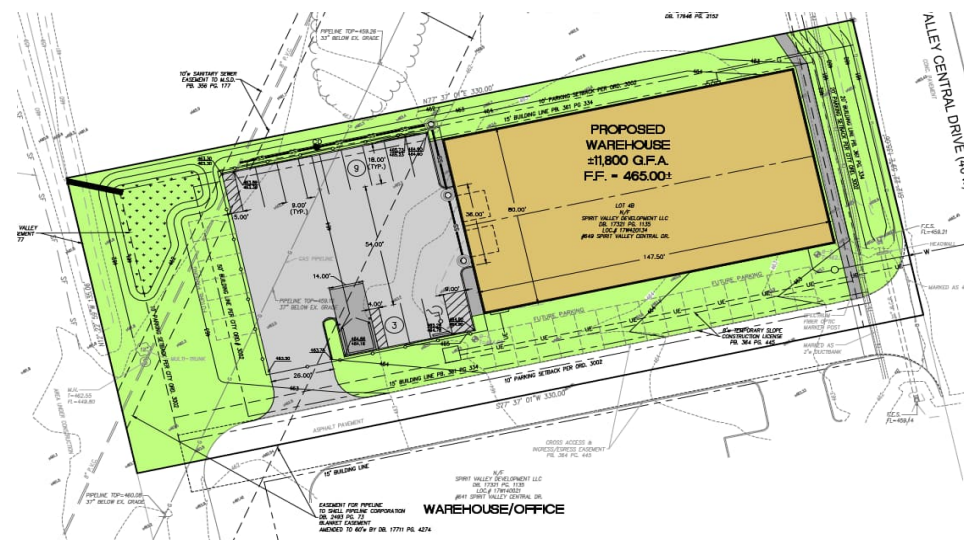
Ward: 4

Address: 649 Spirit Valley Central Drive

Proposal: A Site Development Section Plan for a proposed warehouse.

Applicant: Stock & Associates

Land Use Designation: Industrial



## APPROVAL PROCESS

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

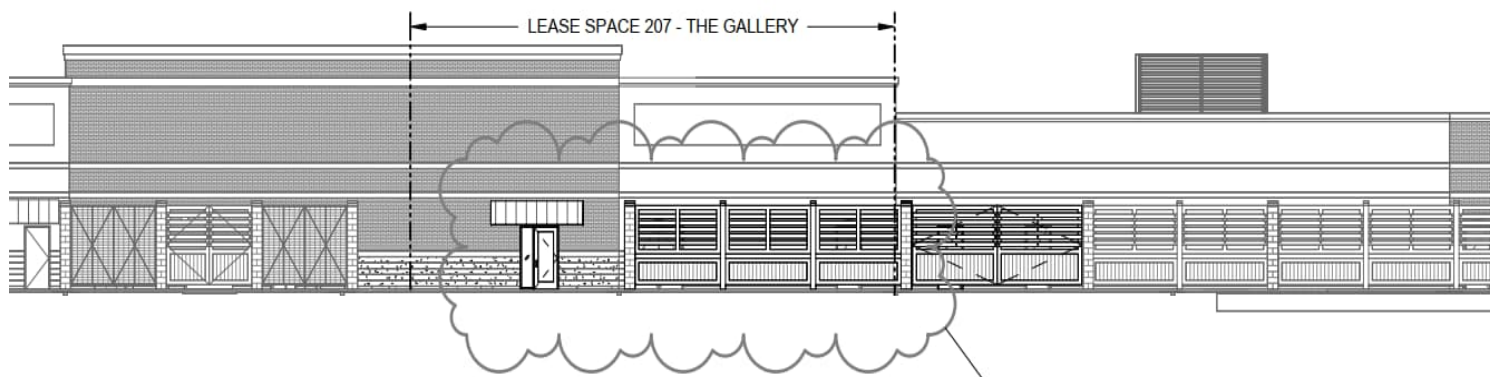
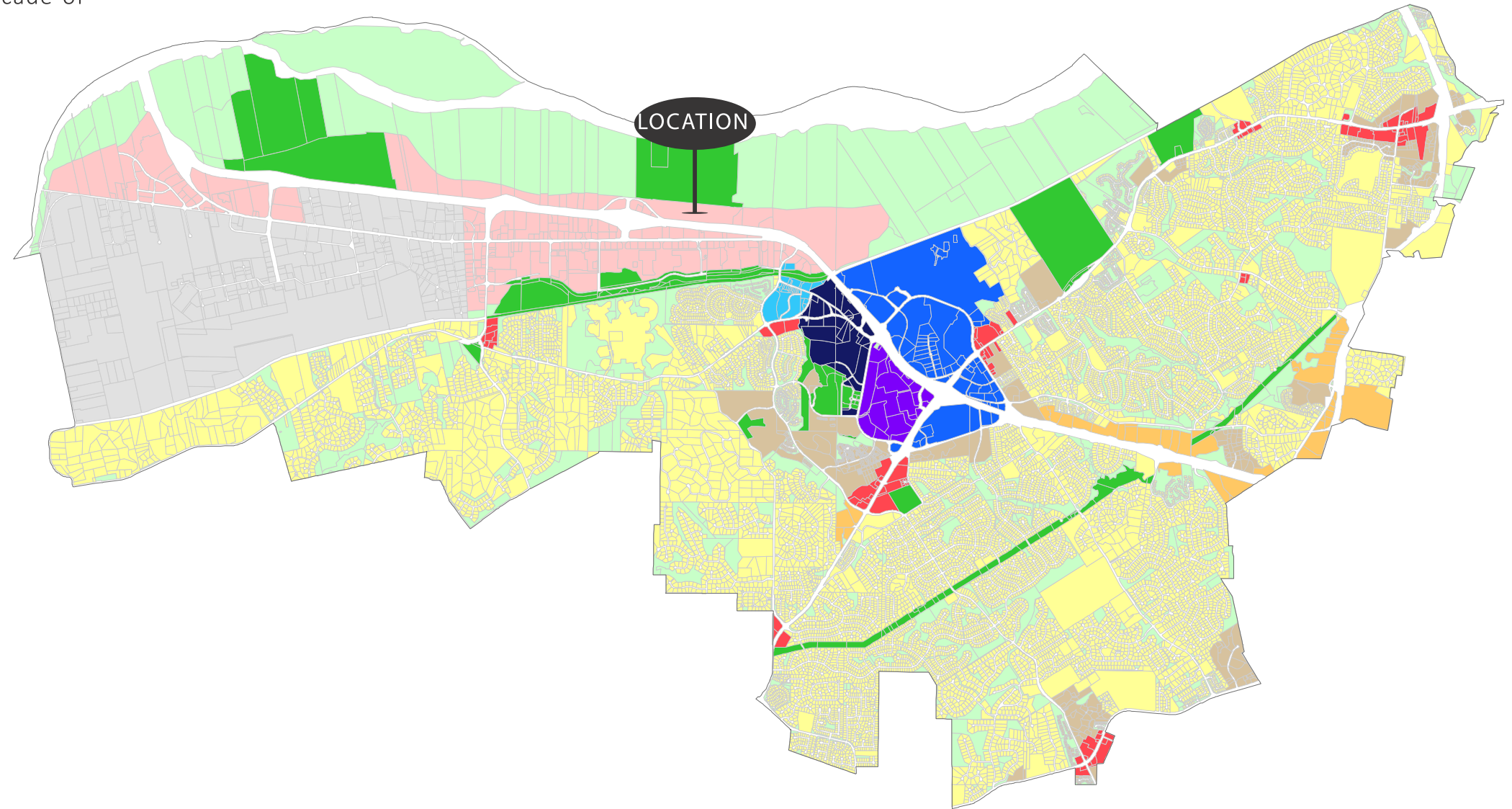
## THE DISTRICT (THE GALLERY)

Ward: 4

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

Applicant: TSG Chesterfield Lifestyle, LLC

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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

## CHESTERFIELD COMMONS, OUTLOT 15 (TACO BELL)

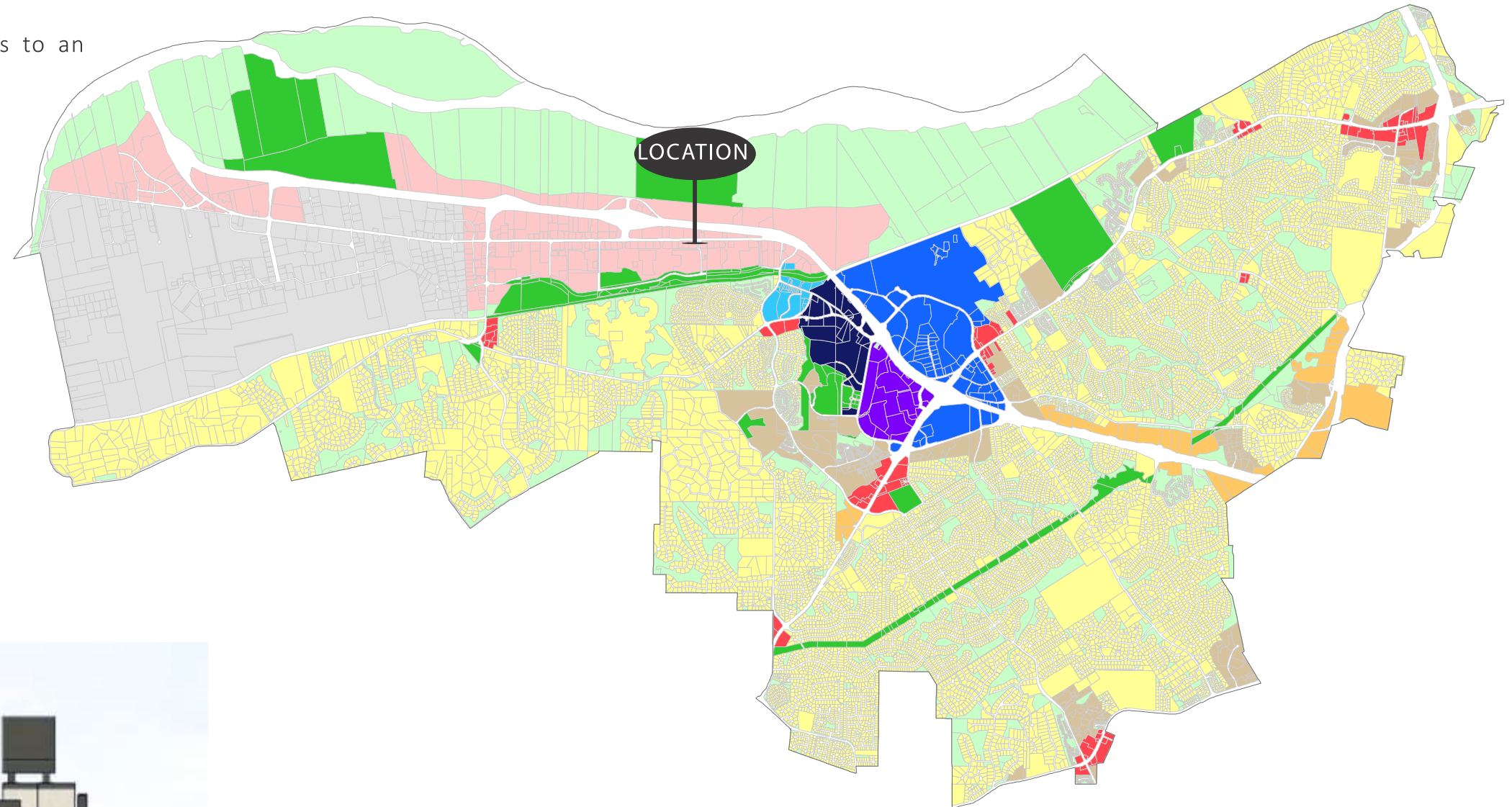
Ward: 4

Acreage: 1.5 acres

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

Applicant: Flynn Group/Bell American Group

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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

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

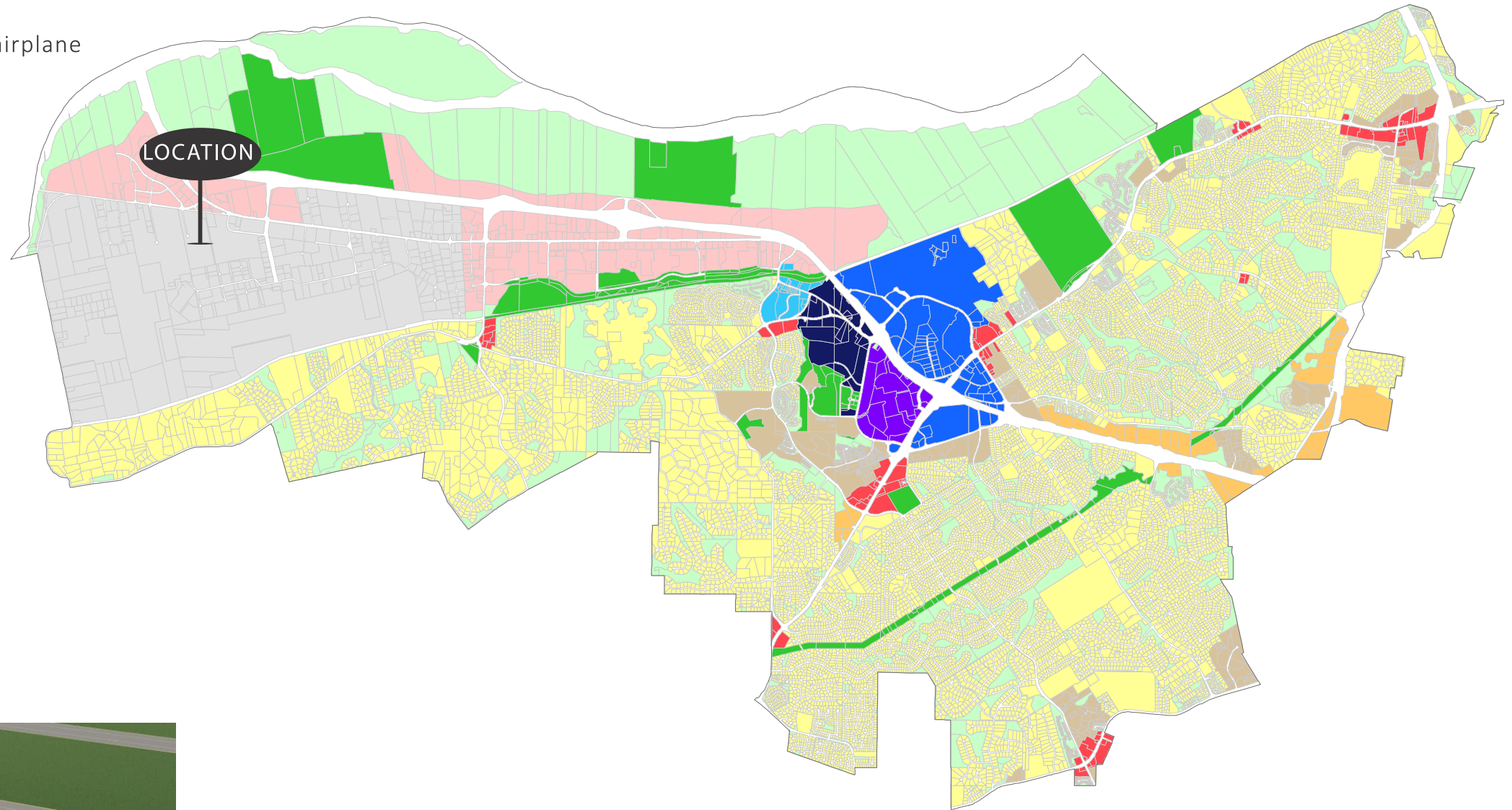
Ward: 4

Acreage: 47 acres

Proposal: Site Development Section Plan for proposed airplane hangars.

Applicant: Spirit Sky Club

Land Use Designation: Industrial



## APPROVAL PROCESS

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

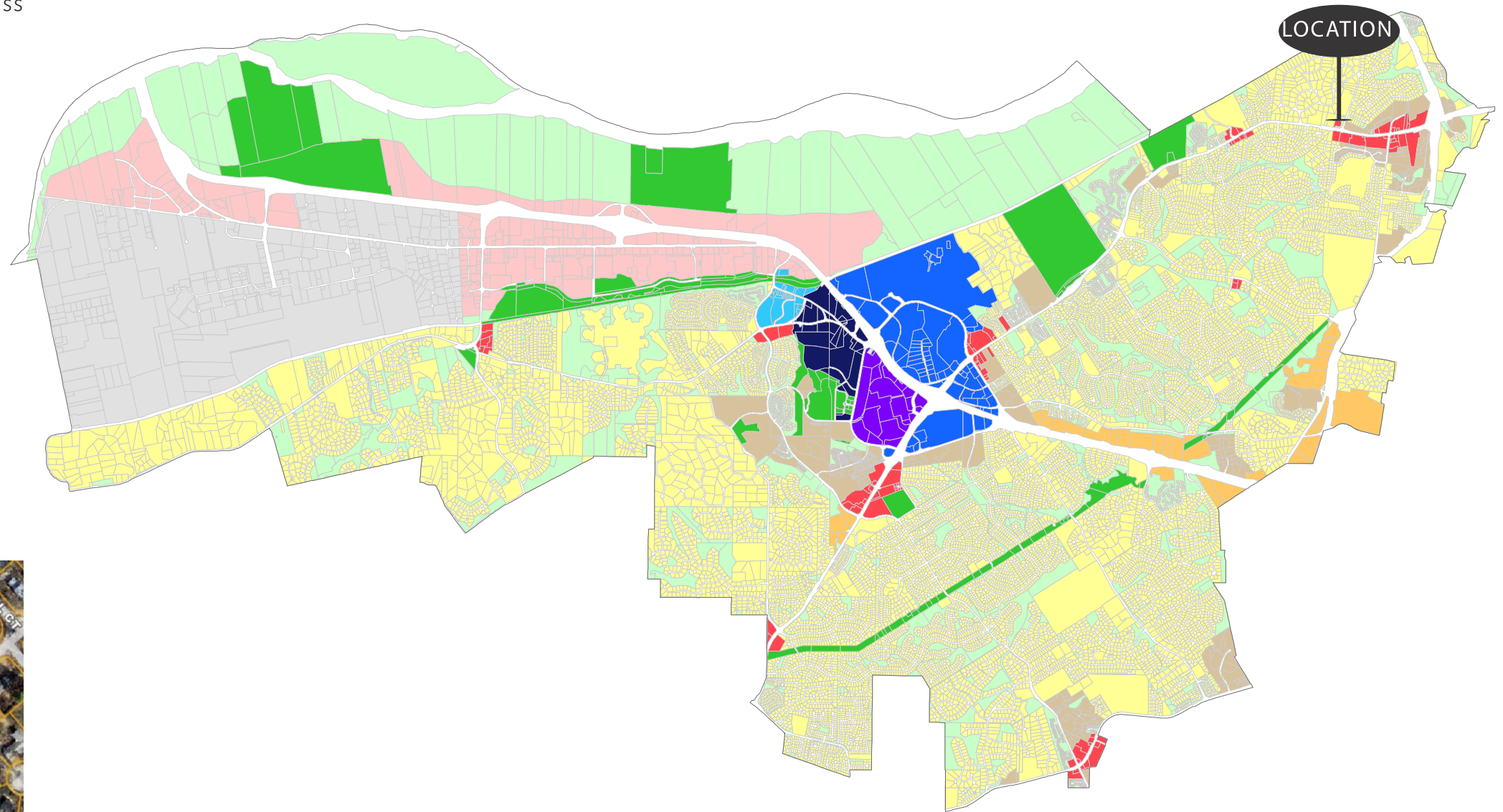
FSP 60-2024

Ward: 1

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

Applicant: Verizon

Land Use Designation: Conservation



APPROVAL PROCESS

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

# CHESTERFIELD VALLEY CENTER, LOT 6

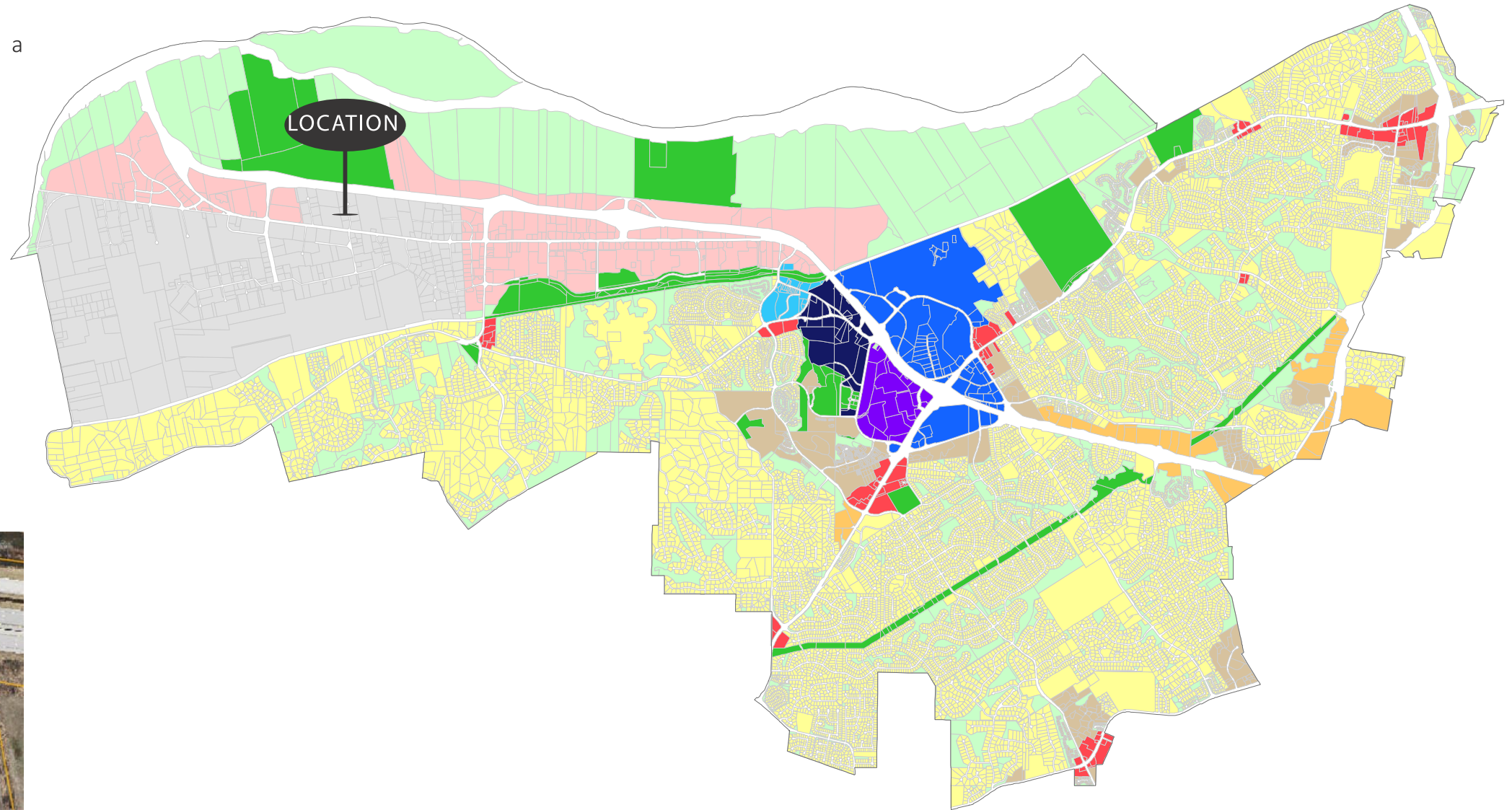
Ward: 4

Acreage: 2.5 acres

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

Applicant: Stock & Associates

Land Use Designation: Industrial



### APPROVAL PROCESS

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



# 17955-18055 N OUTER 40 RD

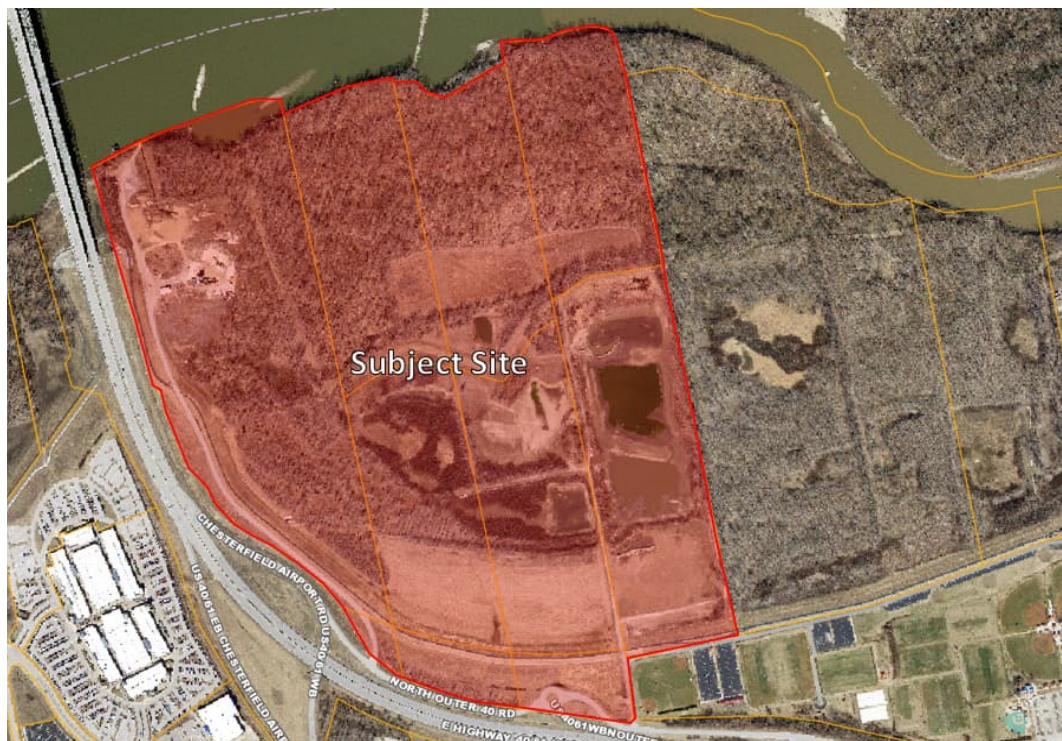
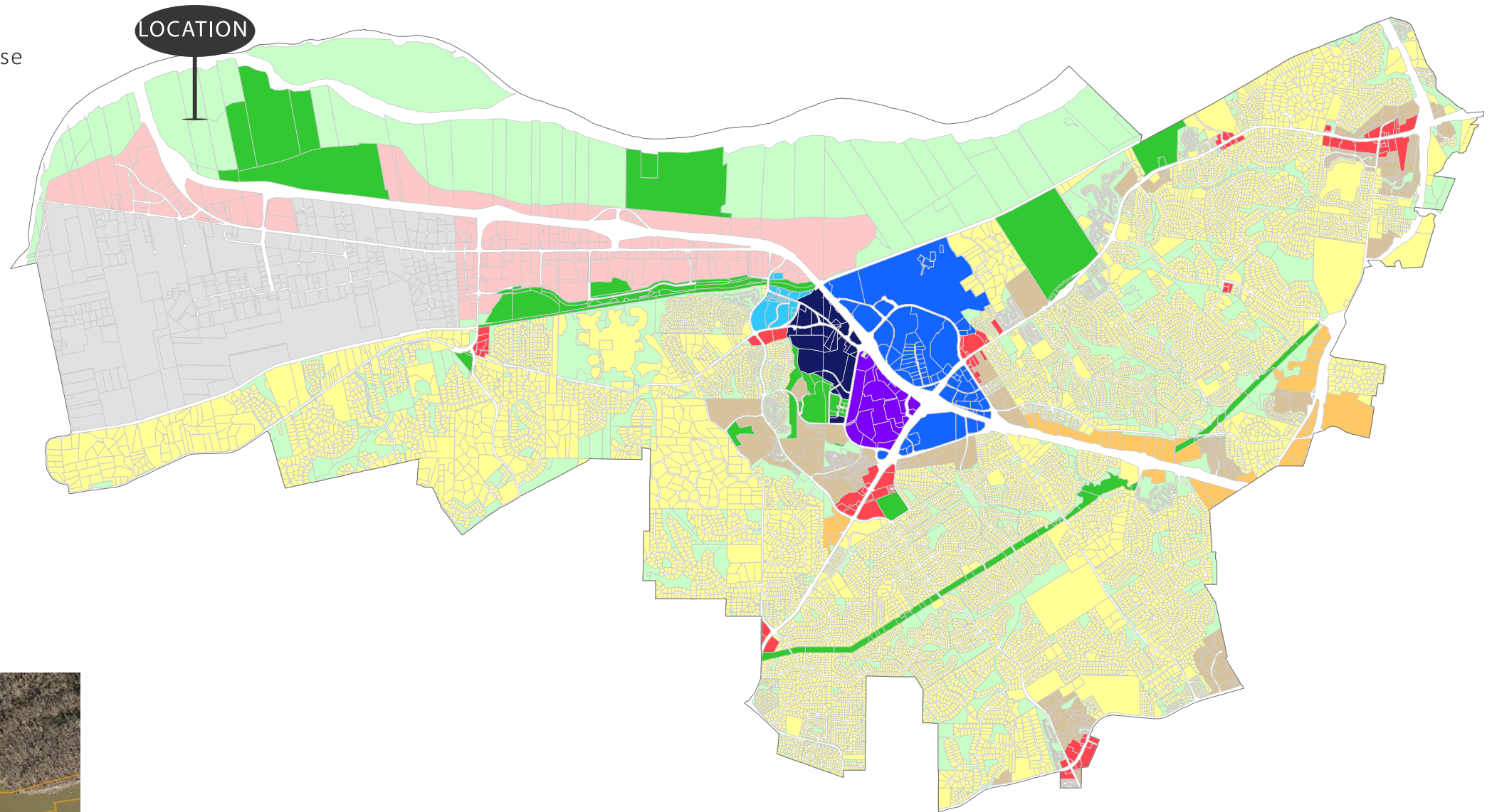
Ward: 4

Acreage: 290 acres

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

Applicant: Stock & Associates

Land Use Designation: Conservation



## APPROVAL PROCESS

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

## LONG ROAD LIPTON, LOTS 3-7

Ward: 4

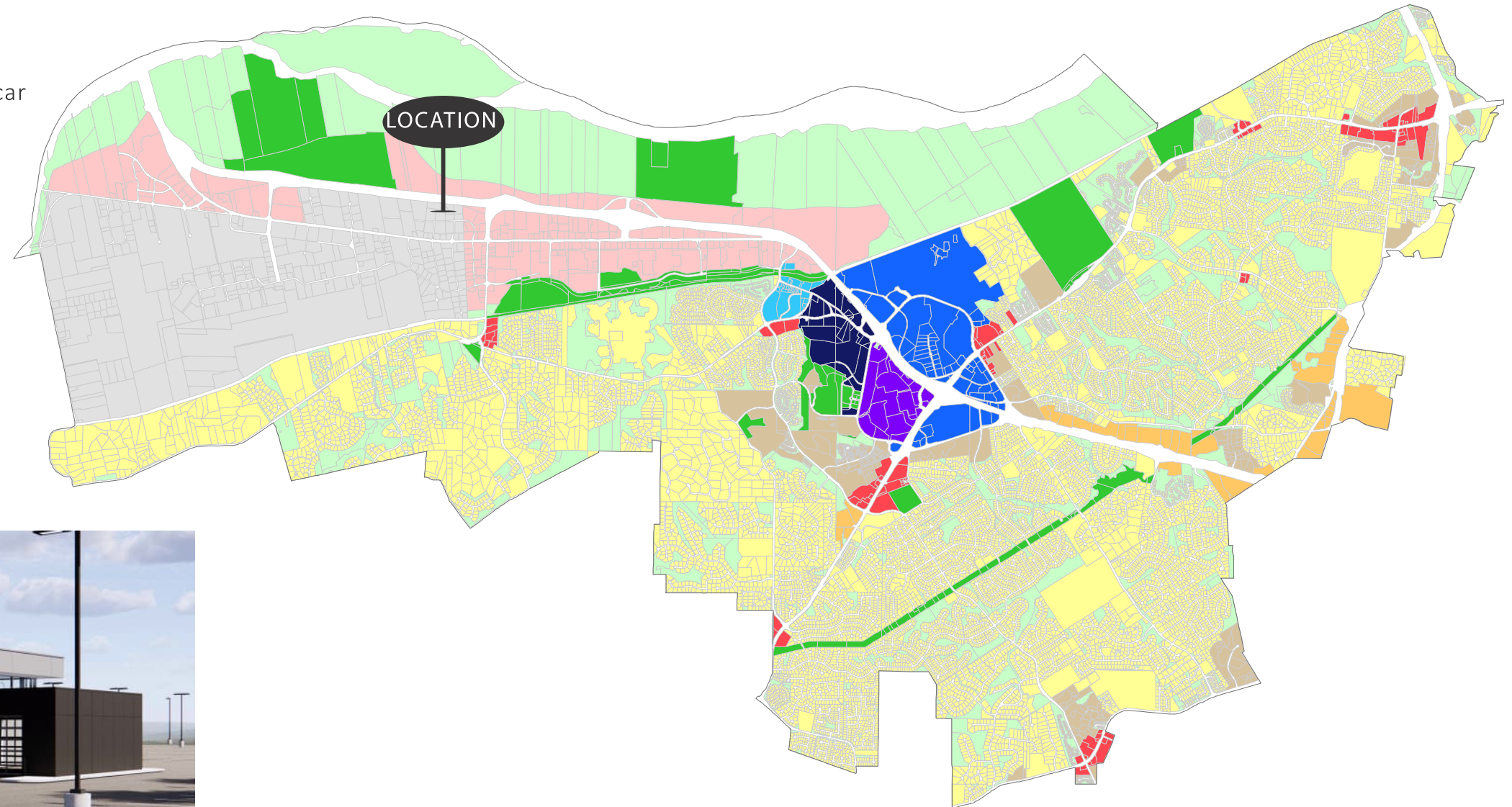
Acreage: 8 acres

Address: Long Road Crossing Drive

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

Applicant: Dean Team

Land Use Designation: Industrial



### APPROVAL PROCESS

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

# TPHERIS ISRAEL CHEVRA KADISHA

Ward: 1

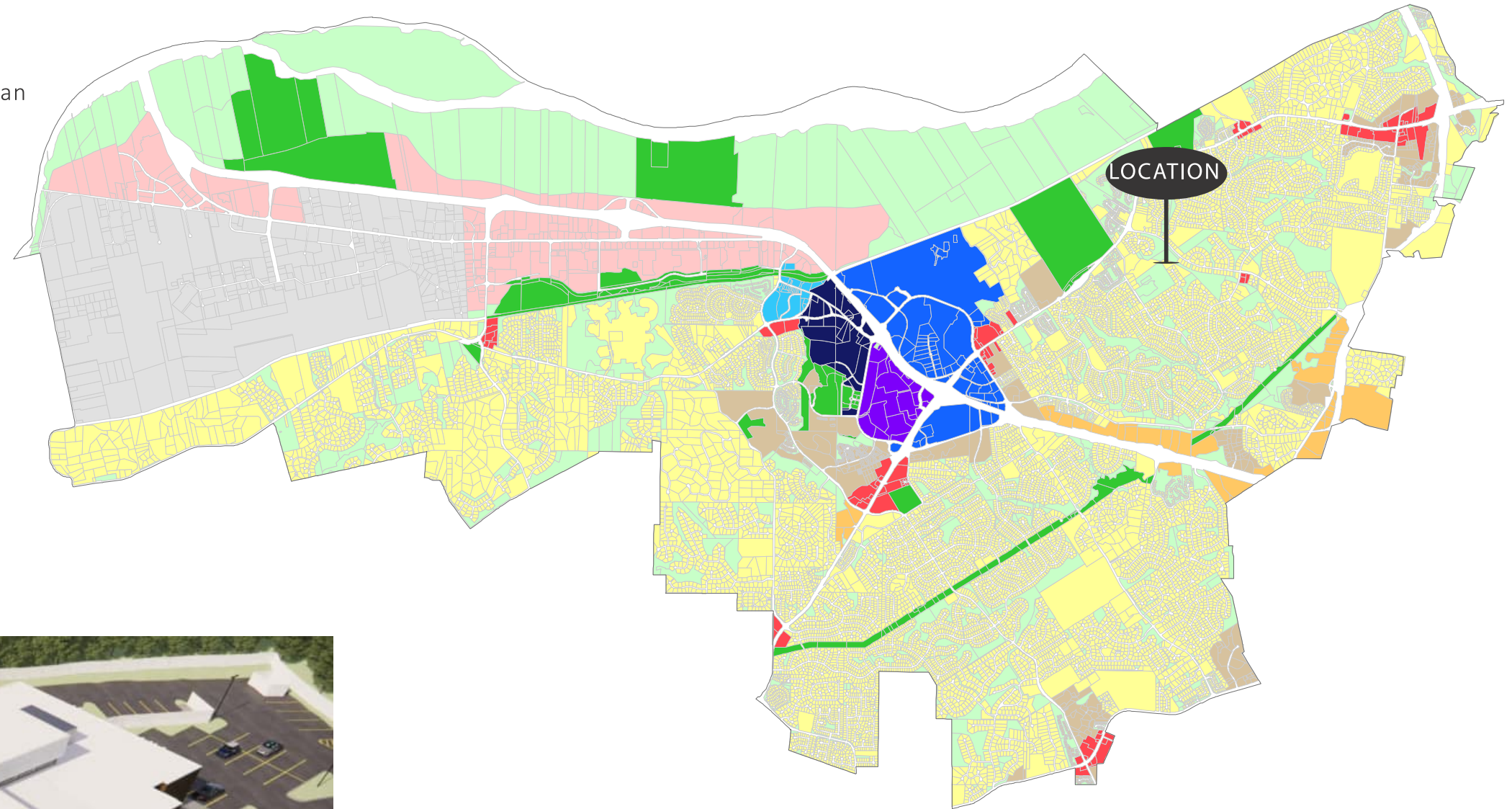
Acreage: 5.45 acres

Address: 14550 Ladue Road

Proposal: Amended Site Plan for a building addition for an existing synagogue.

Applicant: Tao & Lee Associates

Land Use Designation: Suburban Neighborhood



## APPROVAL PROCESS

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

## CLARKSON SQUARE, LOT B (BLACK SALT)

Ward: 2

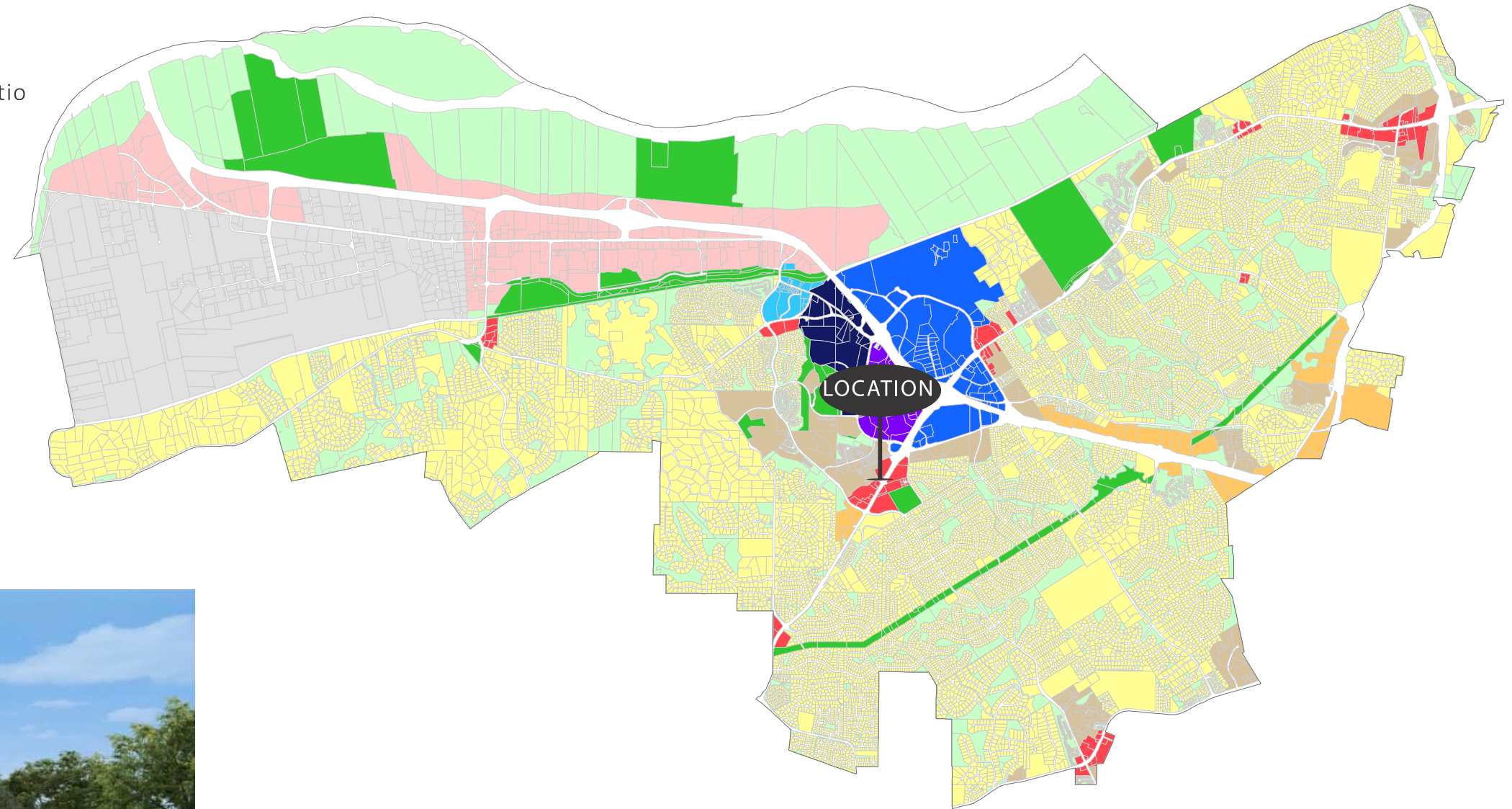
Acreage: 1.29 acres

Address: 1707 Clarkson Road

Proposal: Amended site development section plan for a patio addition for an existing restaurant.

Applicant: Caplaco Four, Inc.

Land Use Designation: Neighborhood Center



### APPROVAL PROCESS

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

## THE DISTRICT (PARKING ADDITION)

Ward: 4

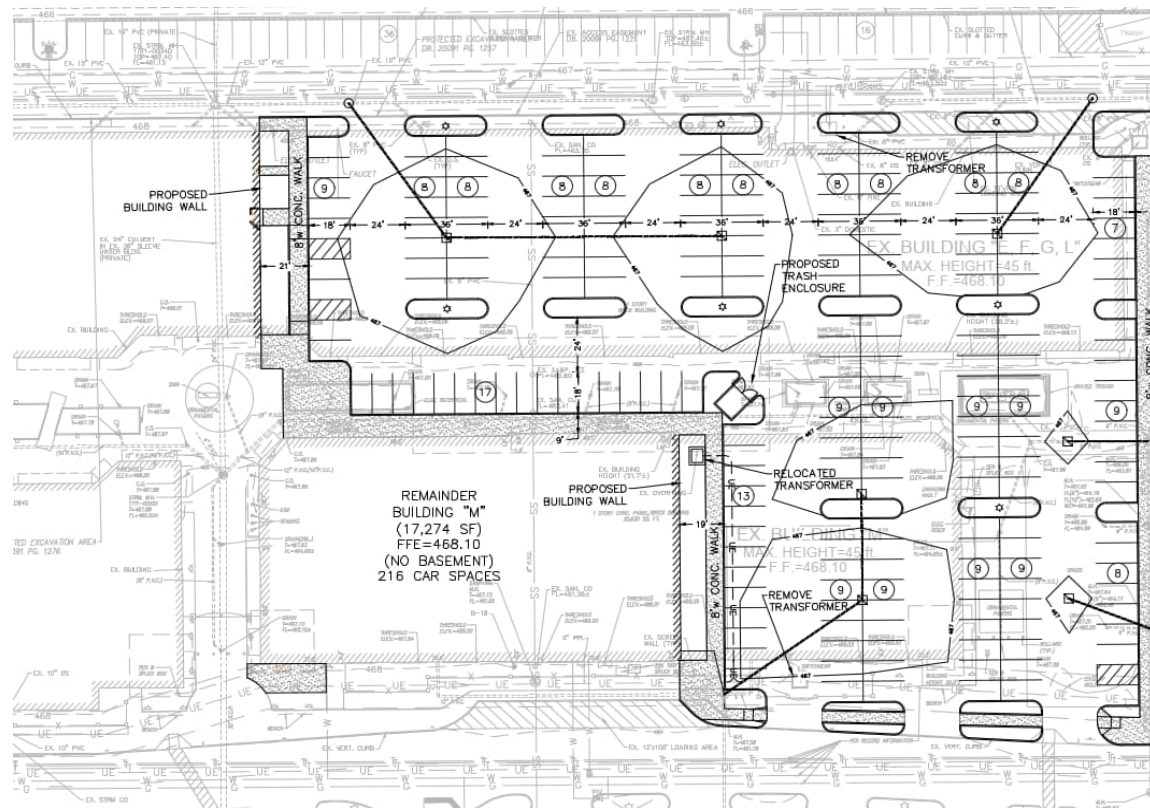
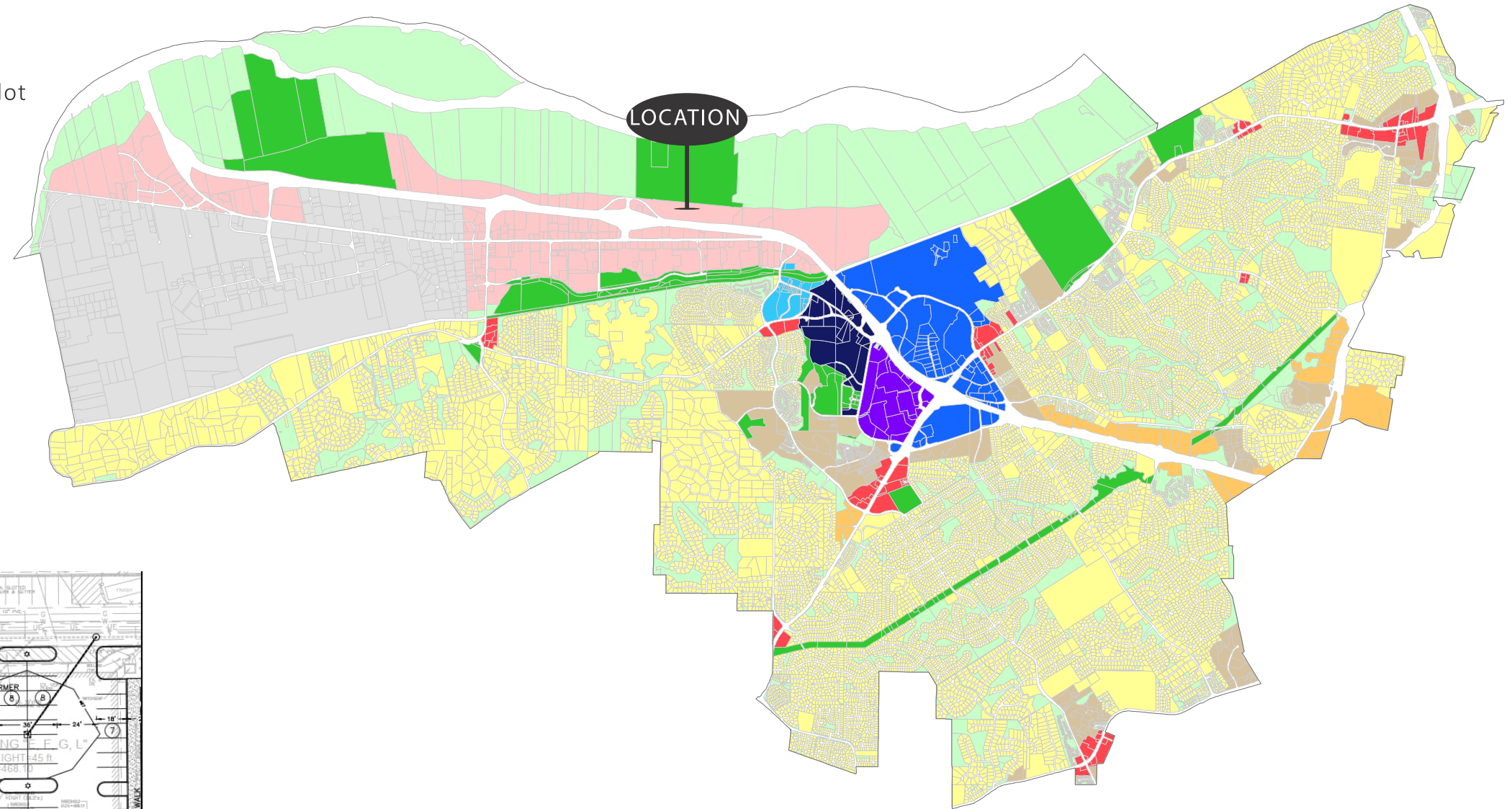
Acreage: 48.15-acres

Address: 17017 N. Outer 40 Rd

Proposal: Amended site development plan for a parking lot addition at an existing entertainment district.

Applicant: TSG Properties

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - PERMITTED
- UNDER CONSTRUCTION - YES

# SPIRIT OF ST. LOUIS AIRPARK, LOT 19

Ward: 4

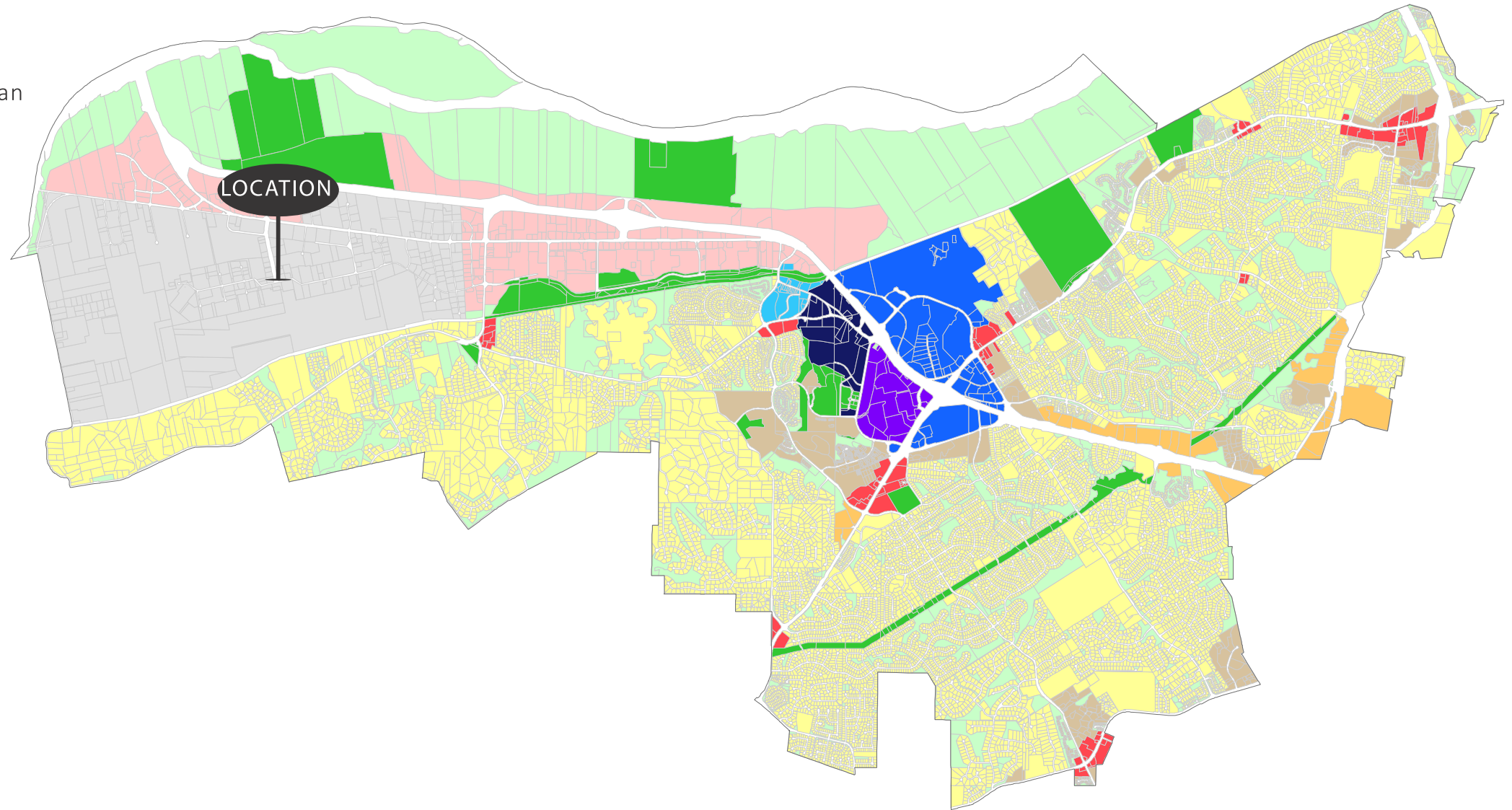
Acreage: 9.3-acres

Address: 18377 Edison Avenue

Proposal: Amended site development section plan for an addition to an existing airplane hangar.

Applicant: Stock & Associates Consulting Engineers, Inc.

Land Use Designation: Industrial



## APPROVAL PROCESS

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

## CHESTERFIELD BLUE VALLEY, LOT 2

Ward: 4

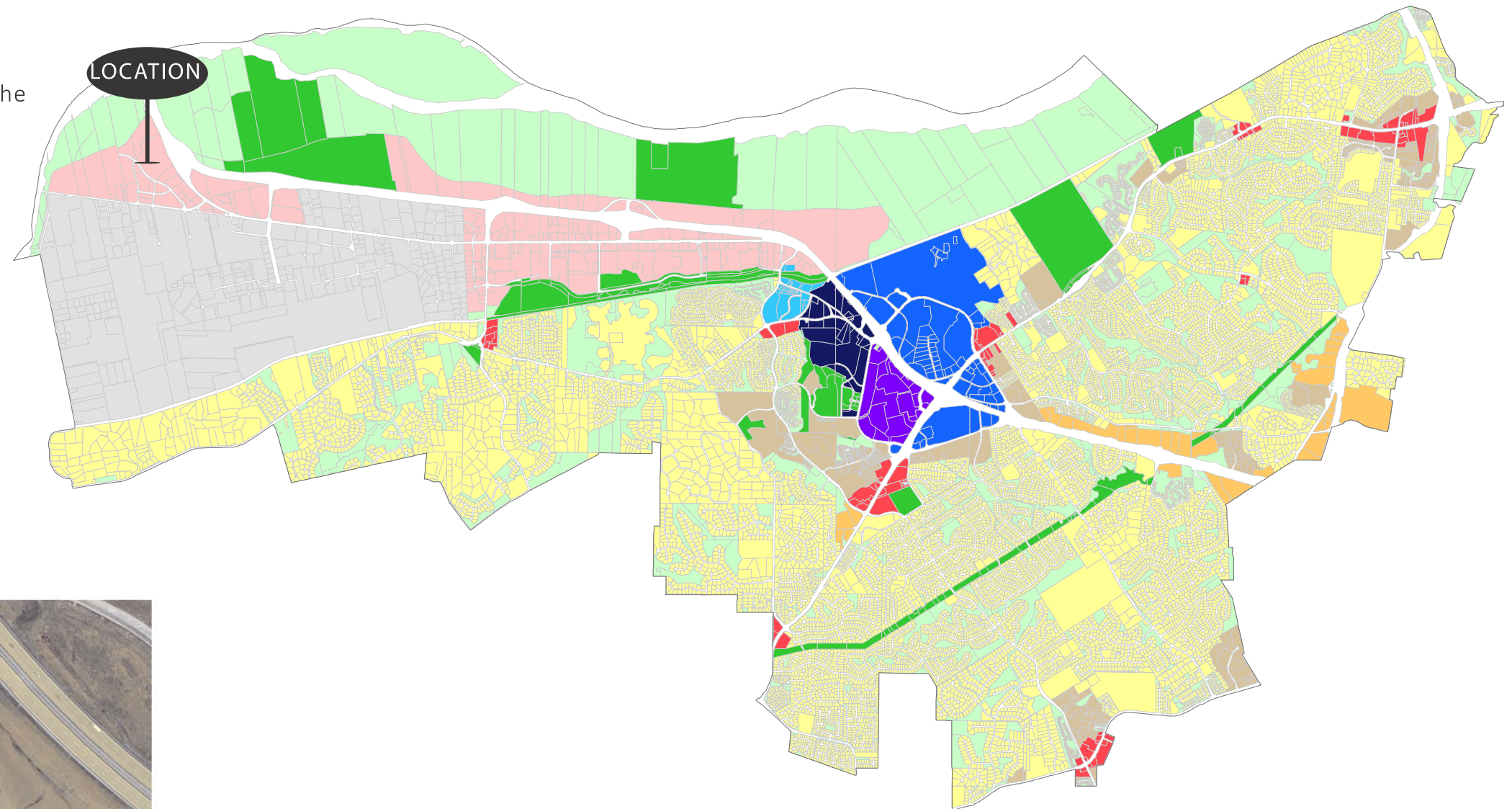
Acreage: 31.73-acres

Address: 18501 Outlet Blvd

Proposal: Amended site development section plan for the addition of electronic vehicle chargers.

Applicant: Electrify America

Land Use Designation: Regional Commercial



### APPROVAL PROCESS

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

# TSG CHESTERFIELD AIRPORT ROAD, LOT B

Ward: 4

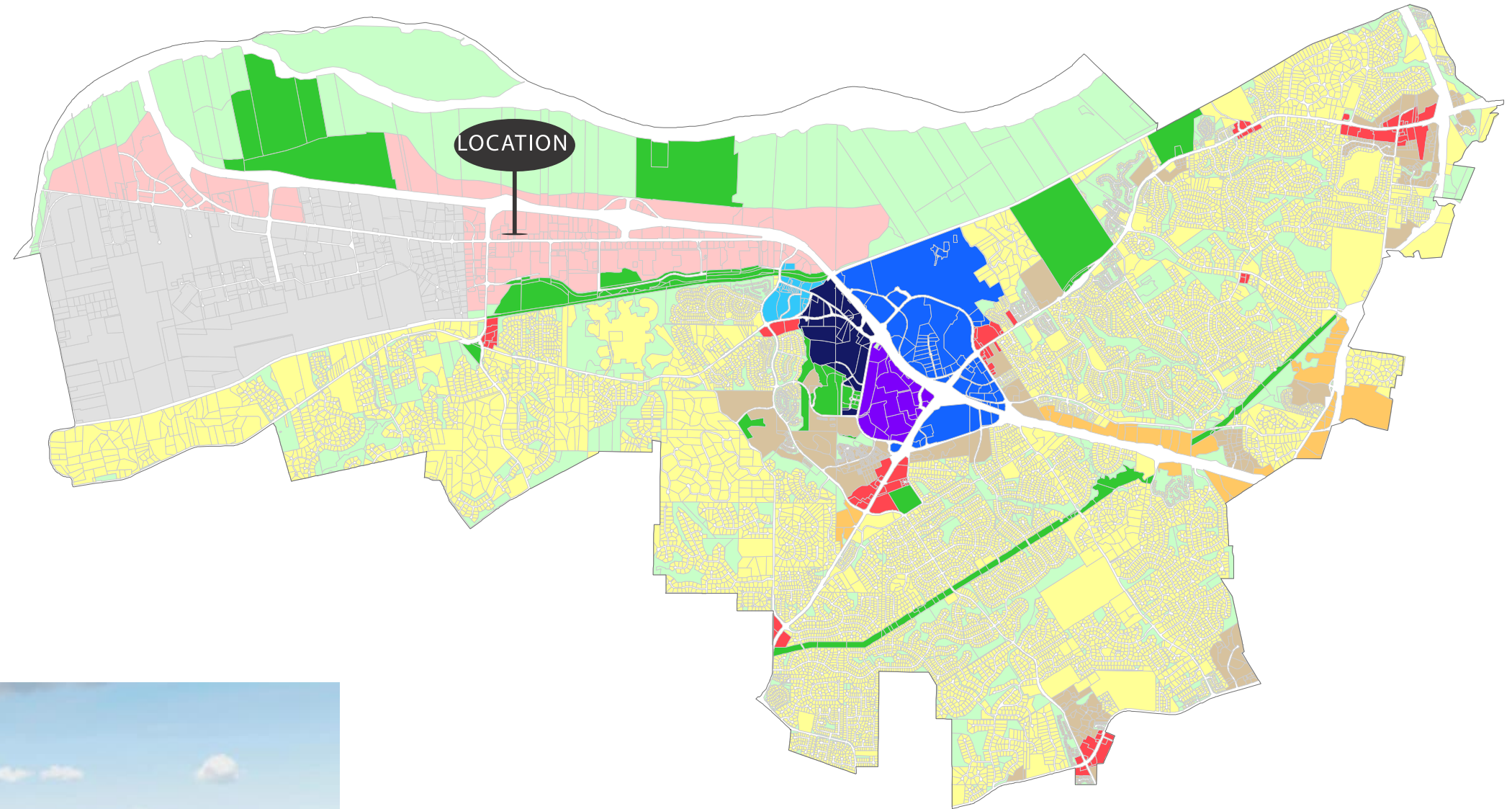
Acreage: 1 acre

Address: 42 Arnage Rd

Proposal: Retail sales building with drive-thru facilities.

Applicant: MOrganic Ventures LLC

Land Use Designation: Regional Commercial



## APPROVAL PROCESS

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



# RIVERBEND ELEMENTARY SCHOOL

Ward: 1

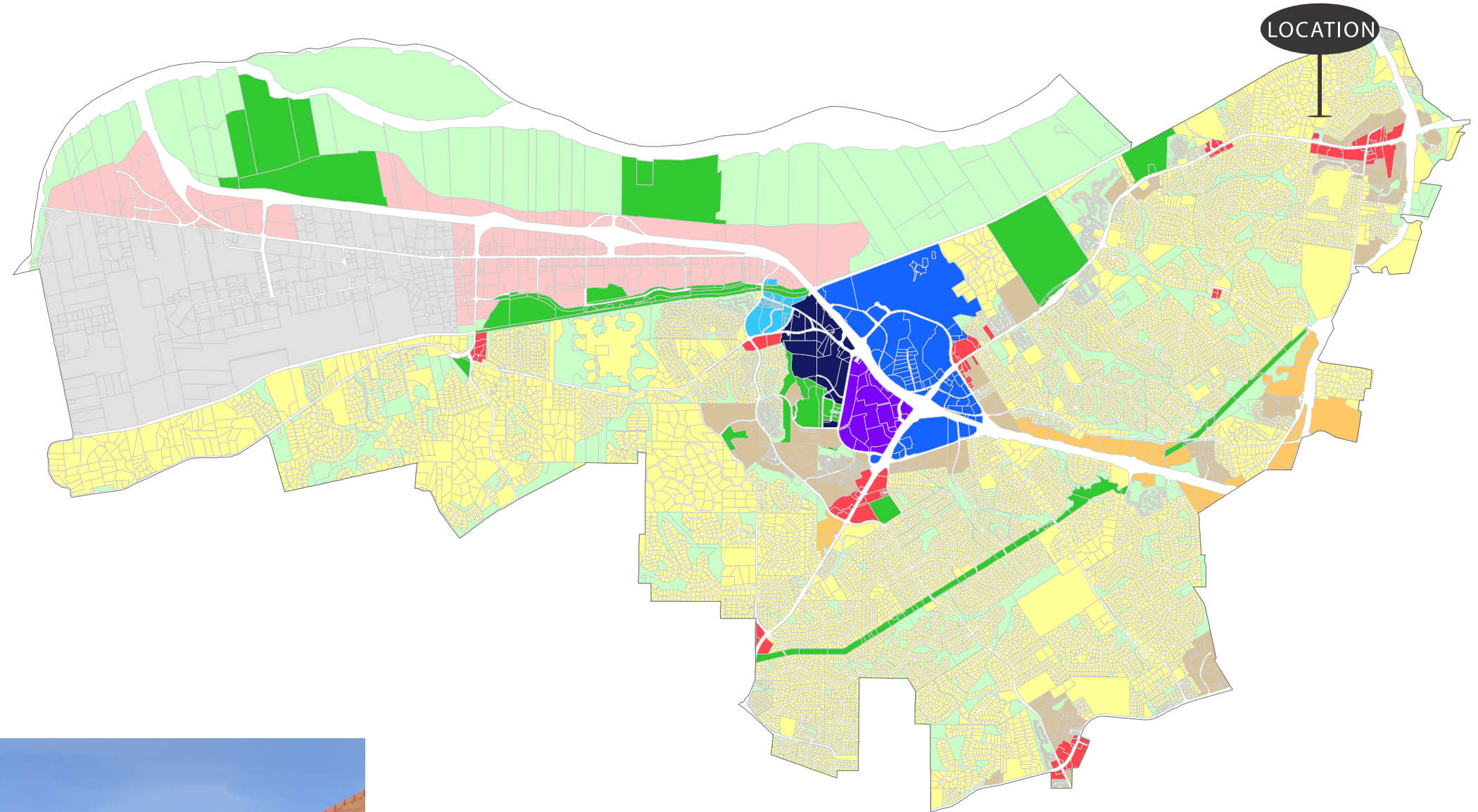
Acreage: 9.37 acres

Address: 224 River Valley Drive

Proposal: Building addition for an existing elementary school

Applicant: WSP

Land Use Designation: Suburban Neighborhood



## APPROVALS

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

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

Ward: 4

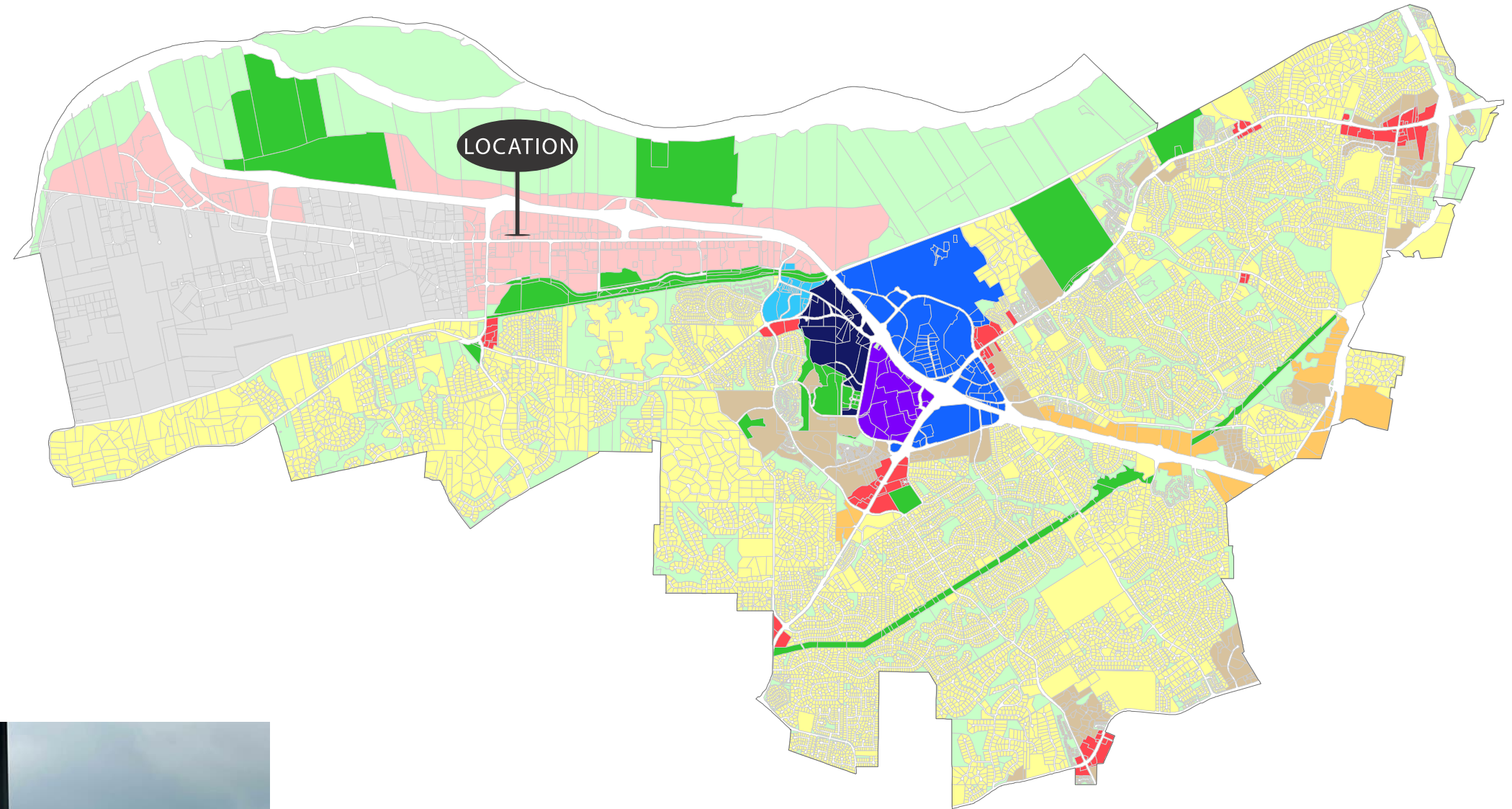
Acreage: 1.4 acres

Address: 38 Arnage Road

Proposal: A new 5,396 square foot car wash

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Regional Commercial



## APPROVALS

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

## WEST COUNTY YMCA

Ward: 4

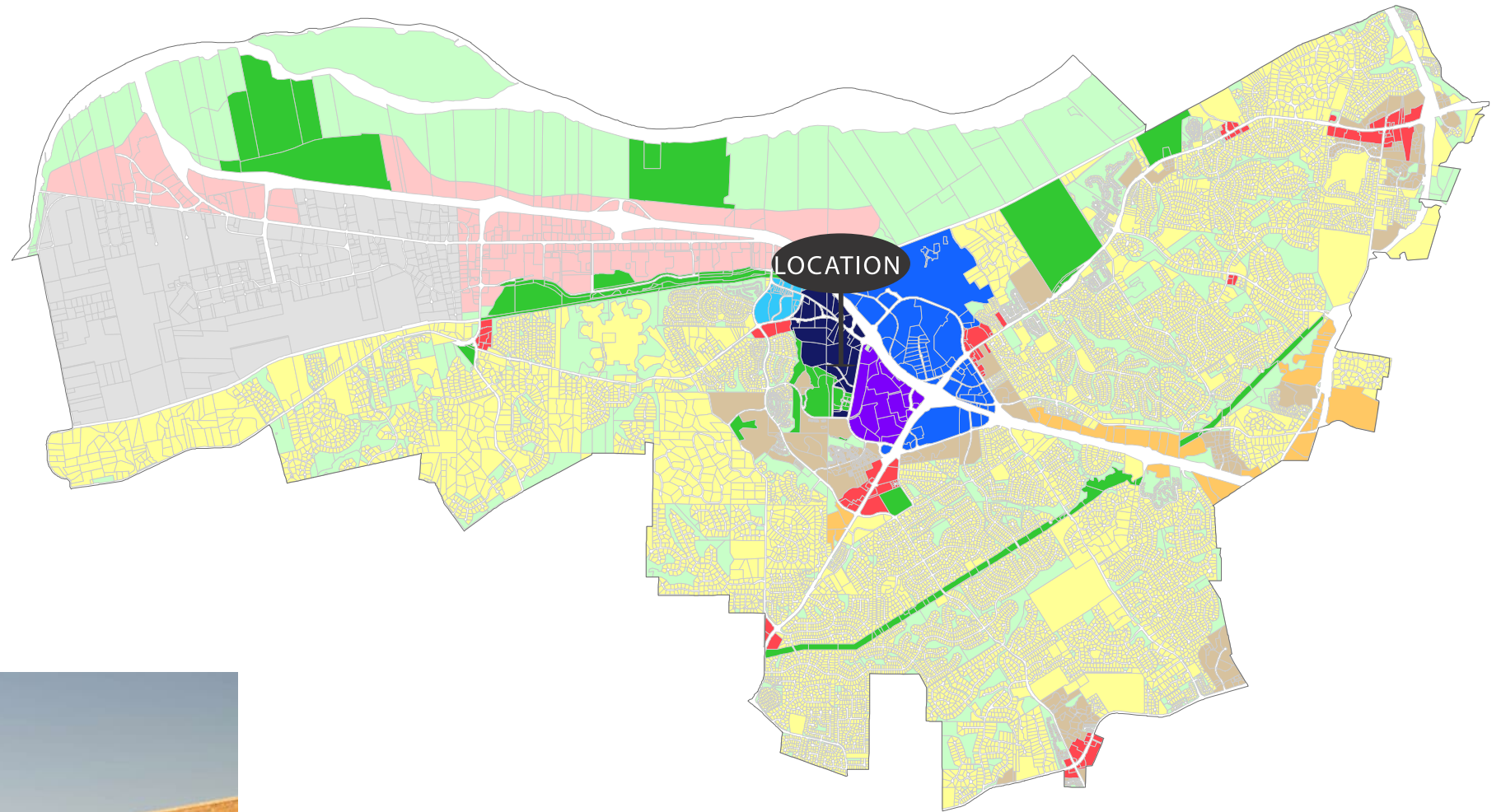
Acreage: 5.6 acres

Address: 16464 Burkhardt Place

Proposal: Building addition and remodel for existing YMCA facility.

Applicant: YMCA

Land Use Designation: City Center (Urban Transition)



### APPROVALS

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

# CLARKSON SQUARE, ADJ. LOT 1

Ward: 2

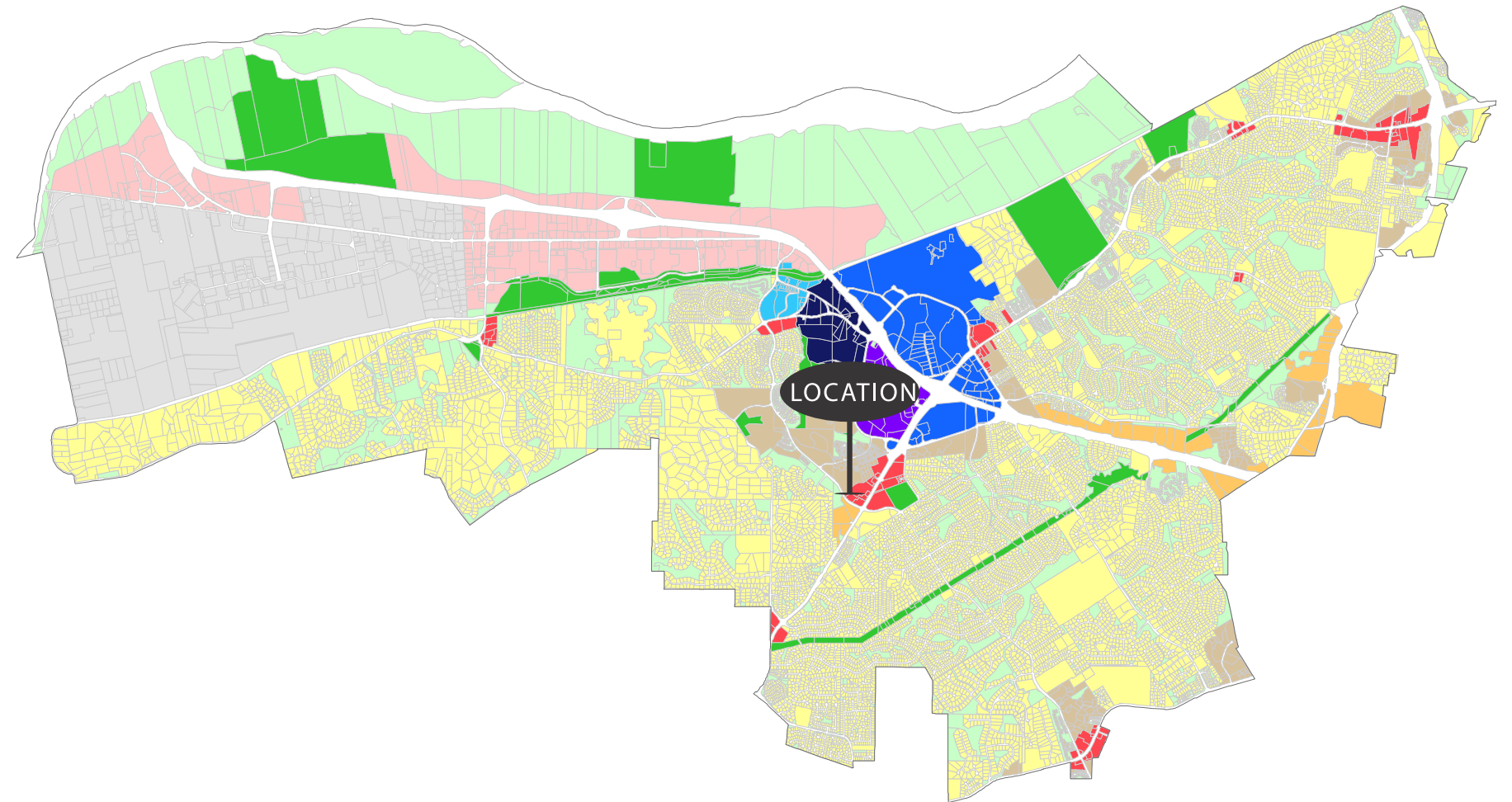
Acreage: 3.23 acres

Address: 1791 Clarkson Road

Proposal: Amended elevations for an existing retail space

Applicant: Dawdy & Associates

Land Use Designation: Regional Commercial



## APPROVALS

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

# TUBULAR USA

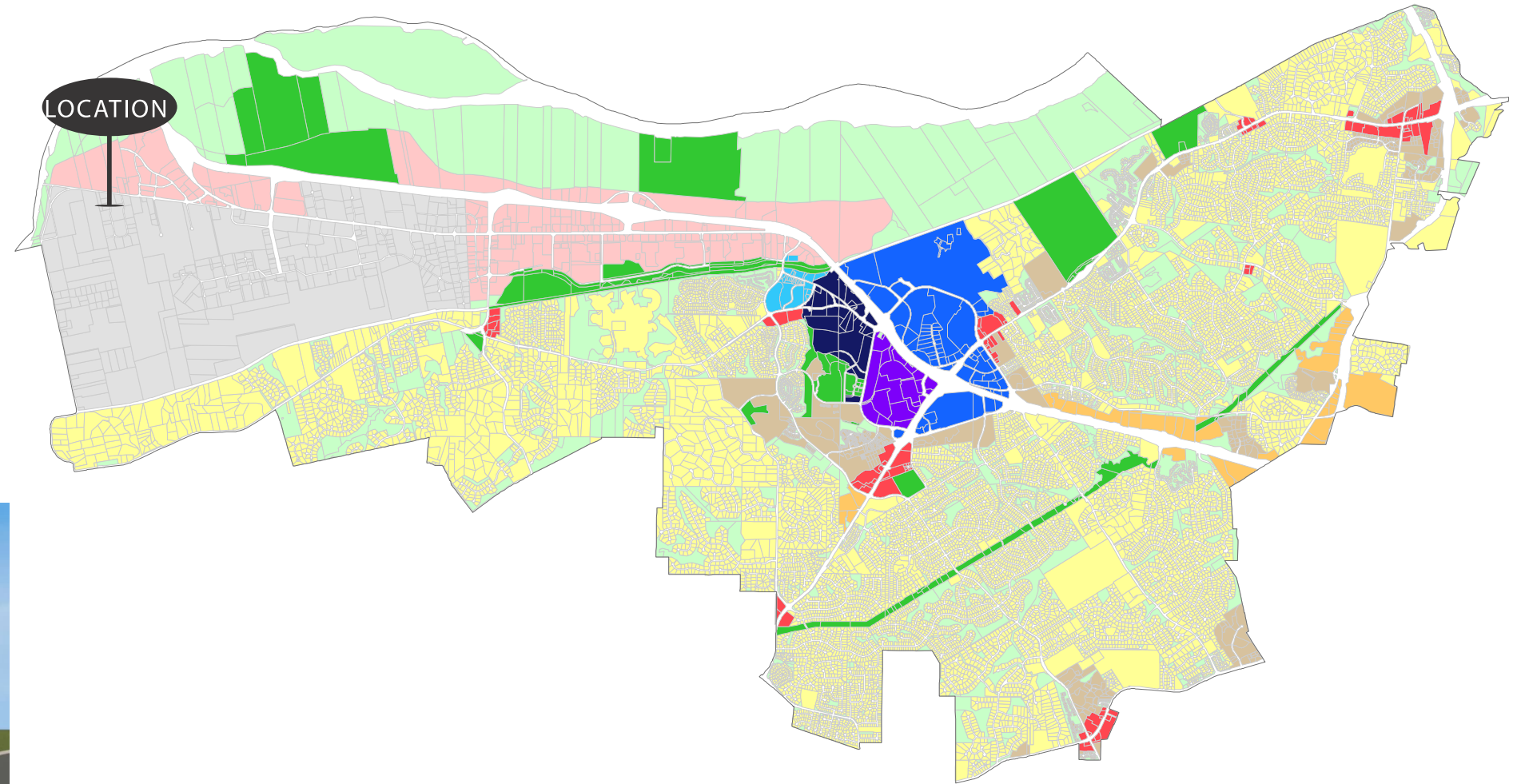
Ward: 4

Acreage: 8.15 acres

Address: 686 Spirit Valley West Drive

Proposal: Proposed 131,328 sq ft office/warehouse

Applicant: Stock & Associates



## APPROVALS

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

## JEWISH COMMUNITY CENTER

Ward: 4

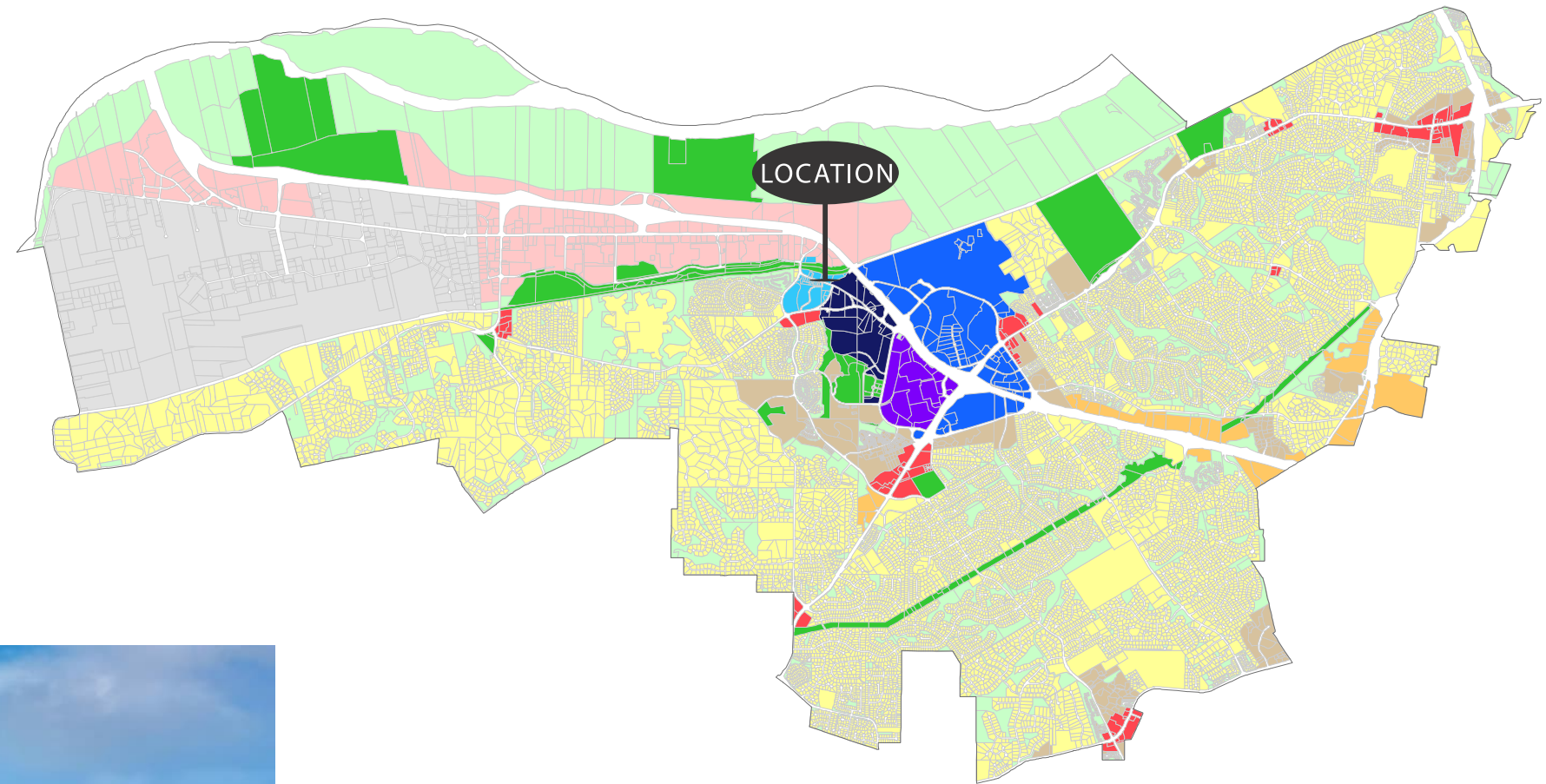
Acreage: 11.4 acres

Address: 16801 Baxter Road

Proposal: Amended elevations and site improvements for existing community center

Applicant: Jewish Community Center Association

Land Use Designation: City Center (Historic Chesterfield)



### APPROVALS

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

# TARA RIDGE

Ward: 4

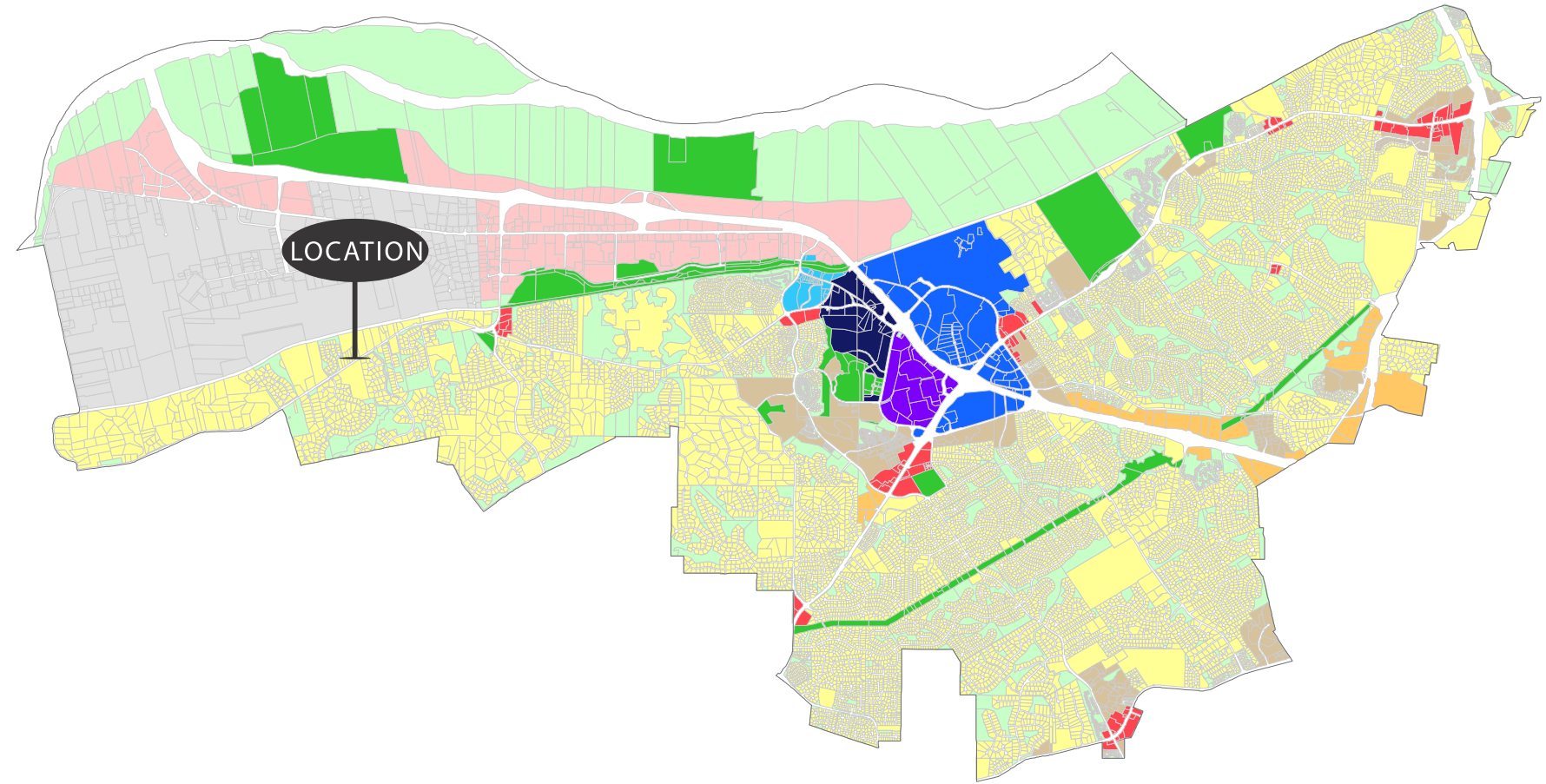
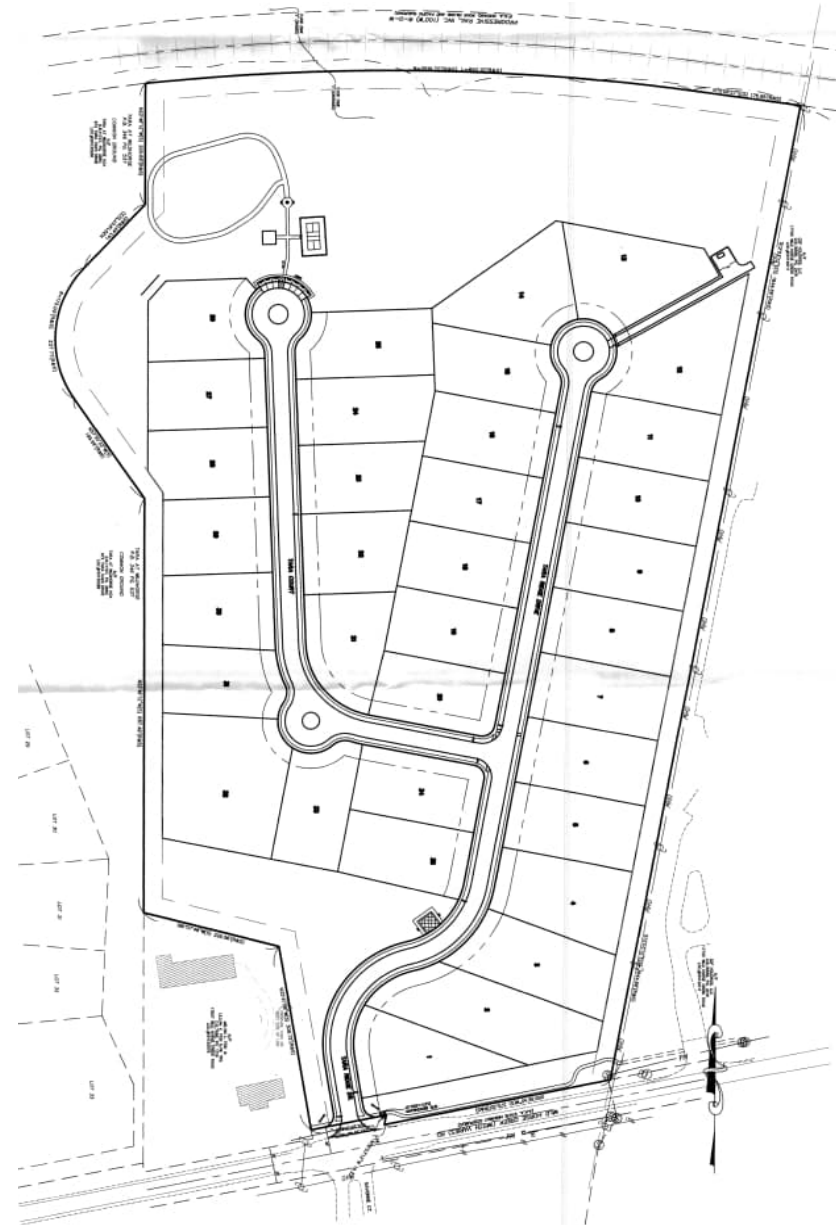
Acreage: 35.03 acres

Address: 17815 Wild Horse Creek Road

Proposal: 35 single-family homes

Applicant: McBride Berra Land Company

Land Use Designation: Suburban Neighborhood



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 5 OF 35 LOTS
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

# CHESTERFIELD LAWN & LANDSCAPE

Ward: 4

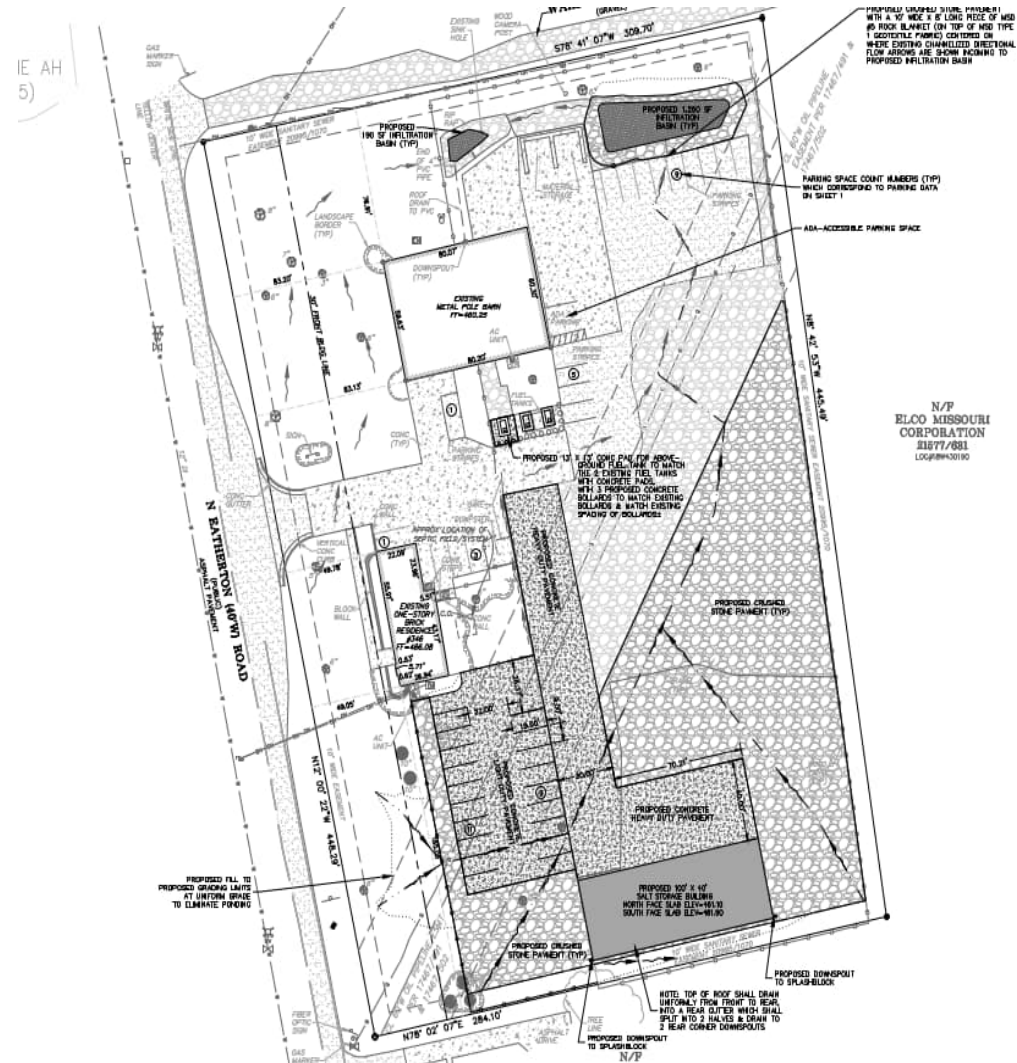
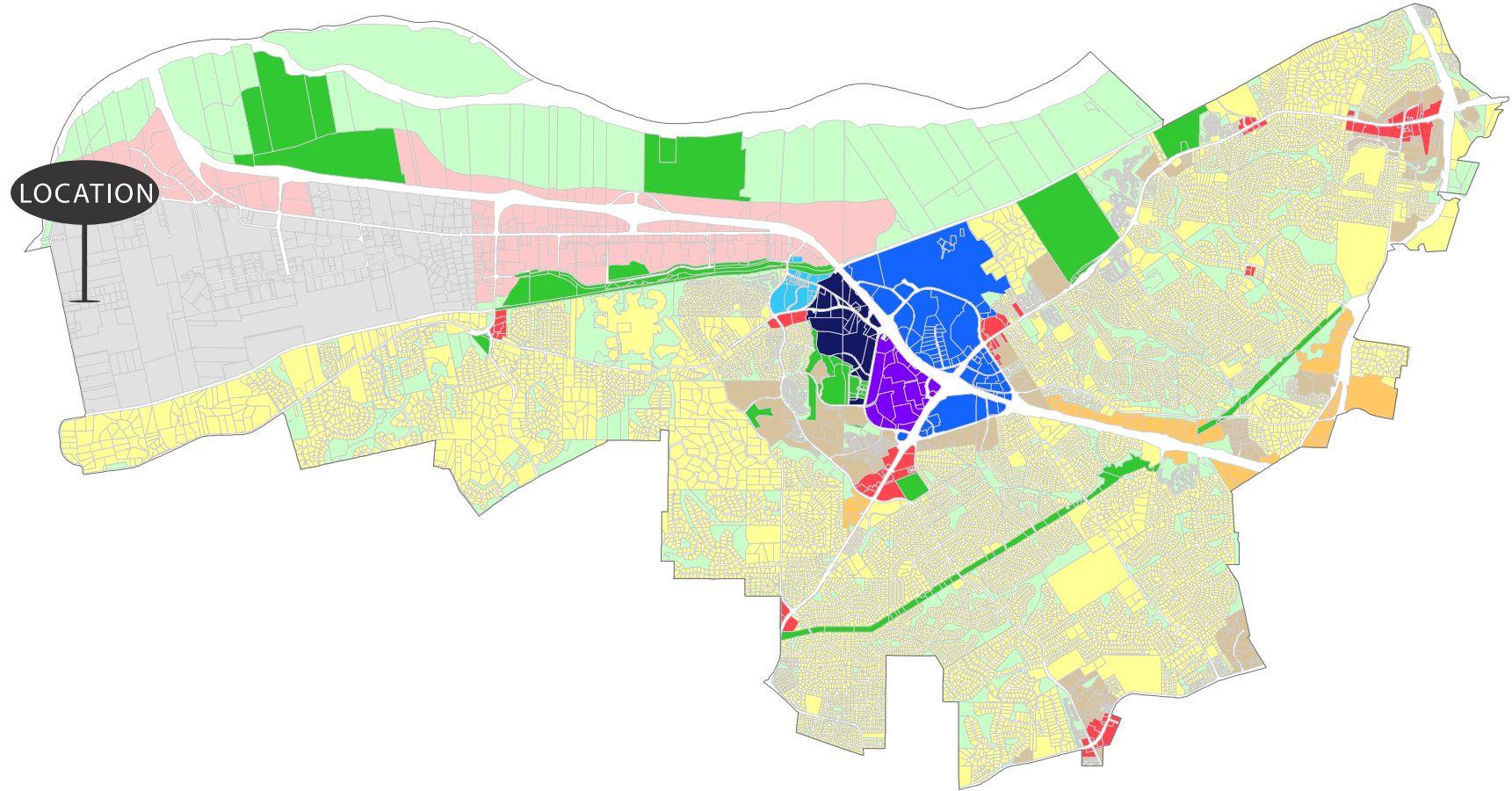
Acreage: 3 acres

Address: 346 N. Eatherton Road

Proposal: Site improvements for existing business

Applicant: Chesterfield Lawn & Landscape

Land Use Designation: Industrial



## APPROVALS

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



# CHESTERFIELD COMMONS SIX (CHICK-FIL-A)

Ward: 4

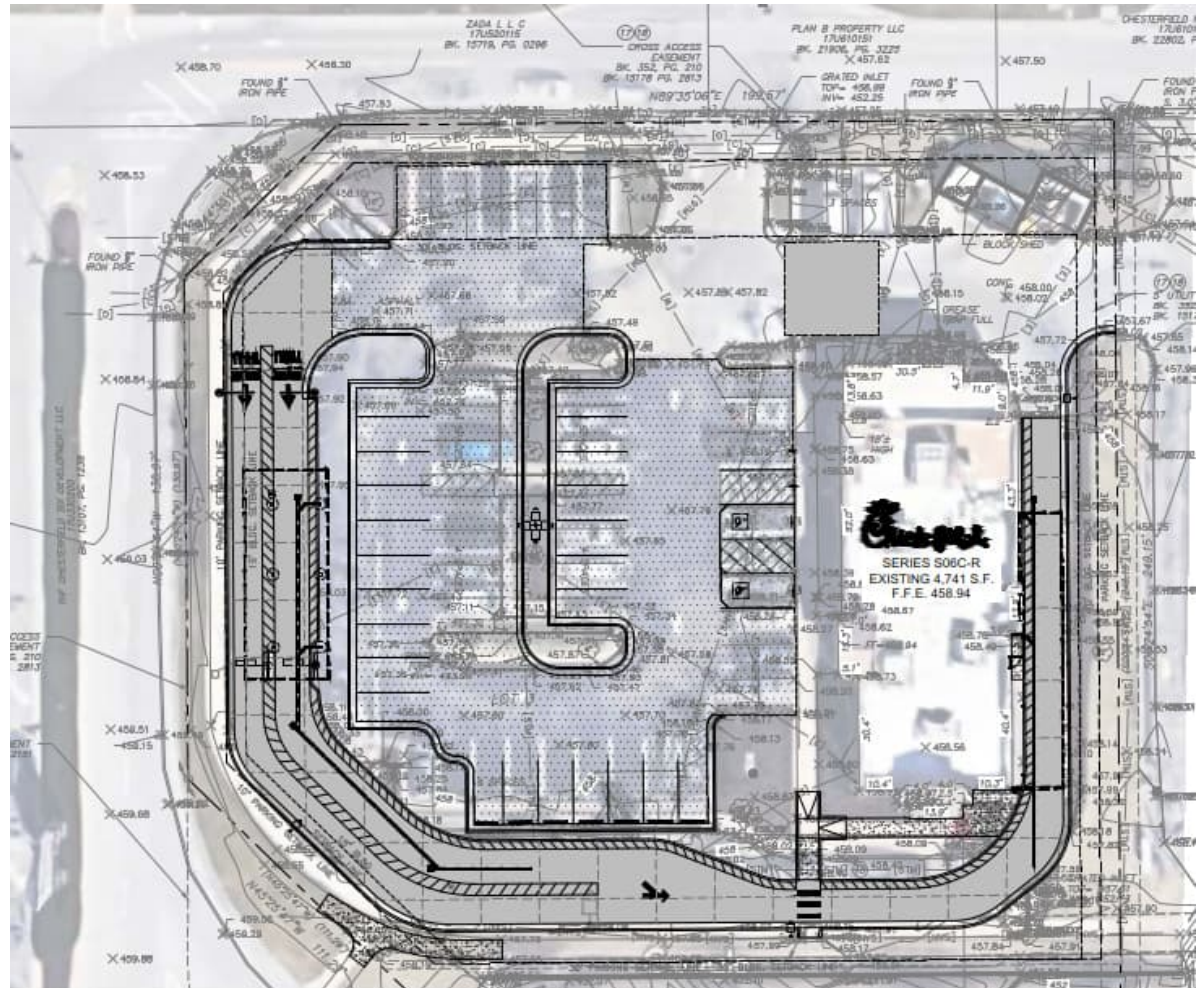
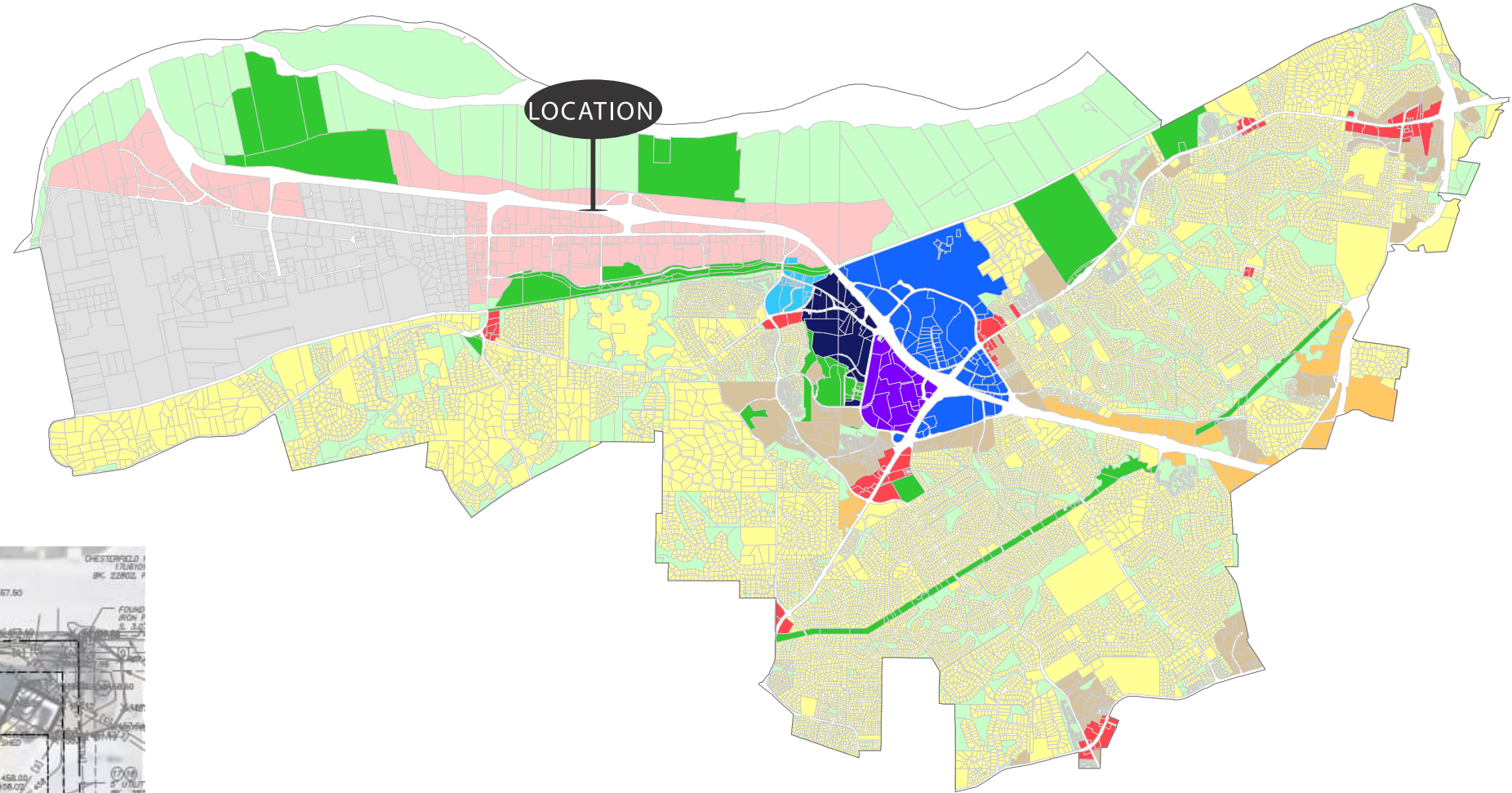
Acreage: 1.28 acres

Address: 17365 Chesterfield Airport Road

Proposal: Site improvements for an existing fast-food restaurant.

Applicant: THF Chesterfield Six Development, LLC

Land Use Designation: Regional Commercial



## APPROVALS

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

# SCHAEFFER'S GROVE

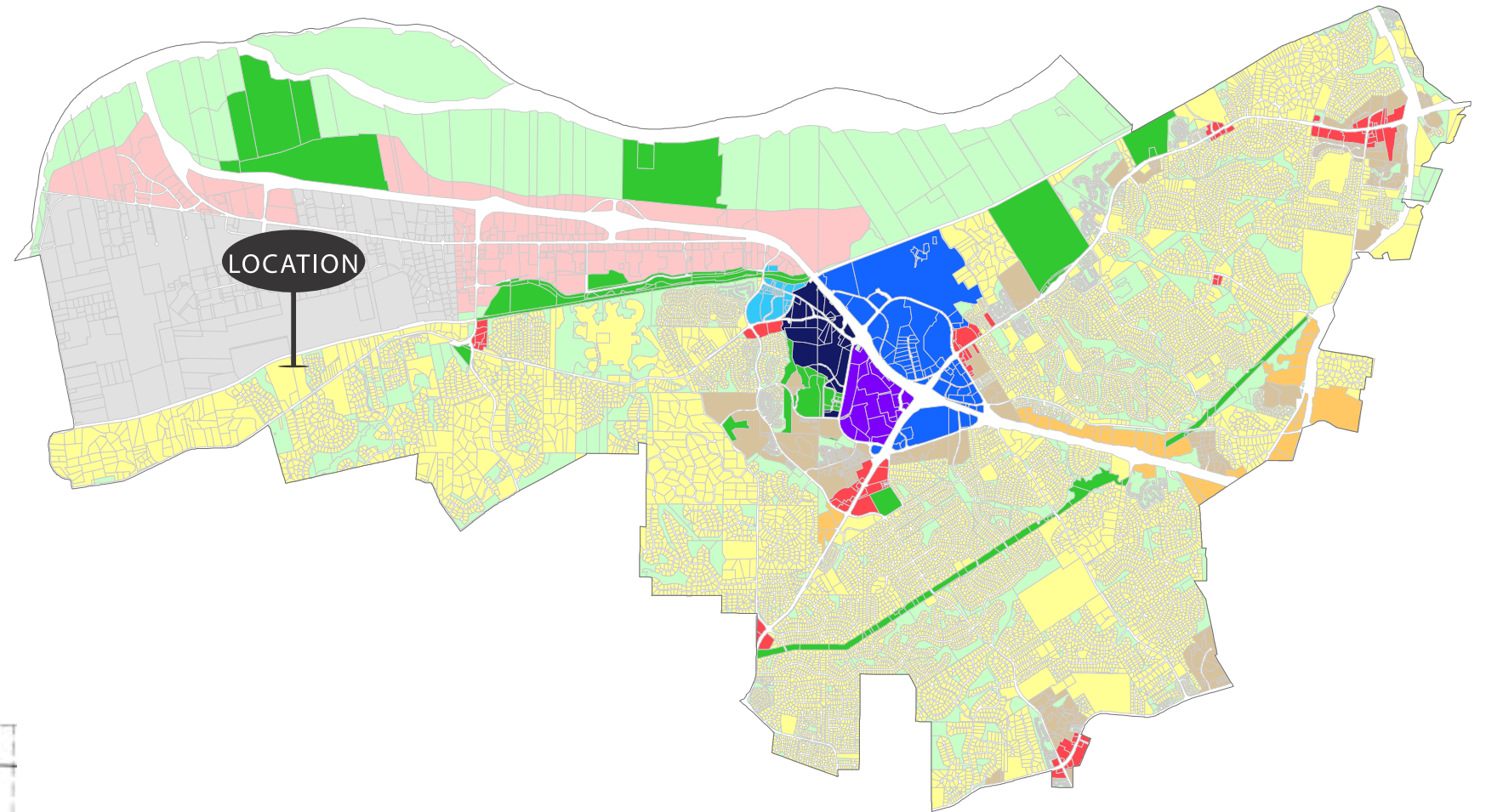
Ward: 4

Acreage: 26.8 acres

Proposal: Proposed 36 single family home residential development

Applicant: McBride Byrne, LLC

Land Use Designation: Suburban Neighborhood



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 29 OF 36 LOTS
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

## WILDHORSE VILLAGE CONDOS

Ward: 4

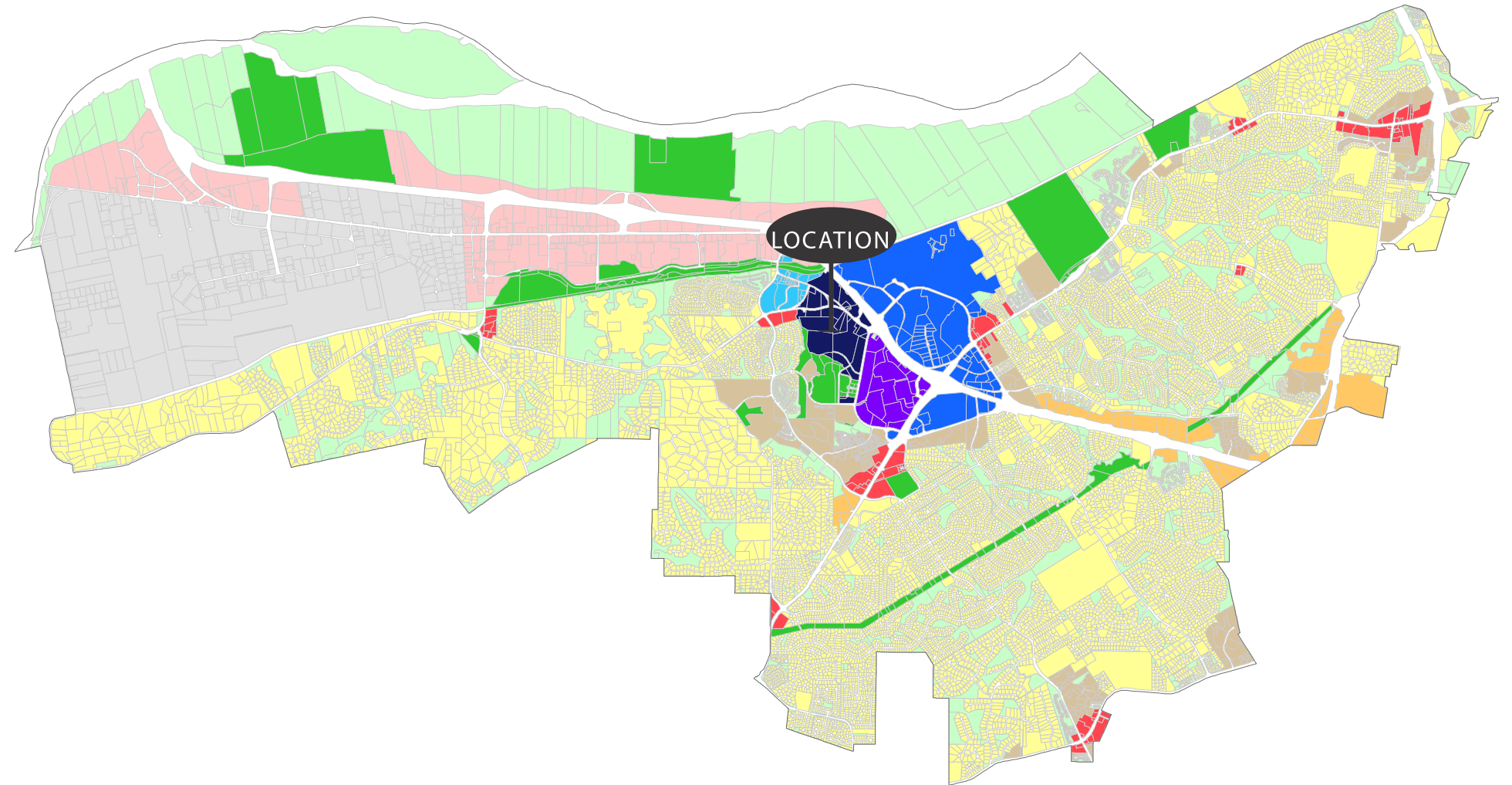
Acreage: 0.8 acres

Address: 16460 Wildhorse Lake Blvd

Proposal: Proposed 16 unit residential condo development

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: City Center (Urban Transition)



### APPROVALS

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

### ESTATES AT CONWAY

Ward: 2

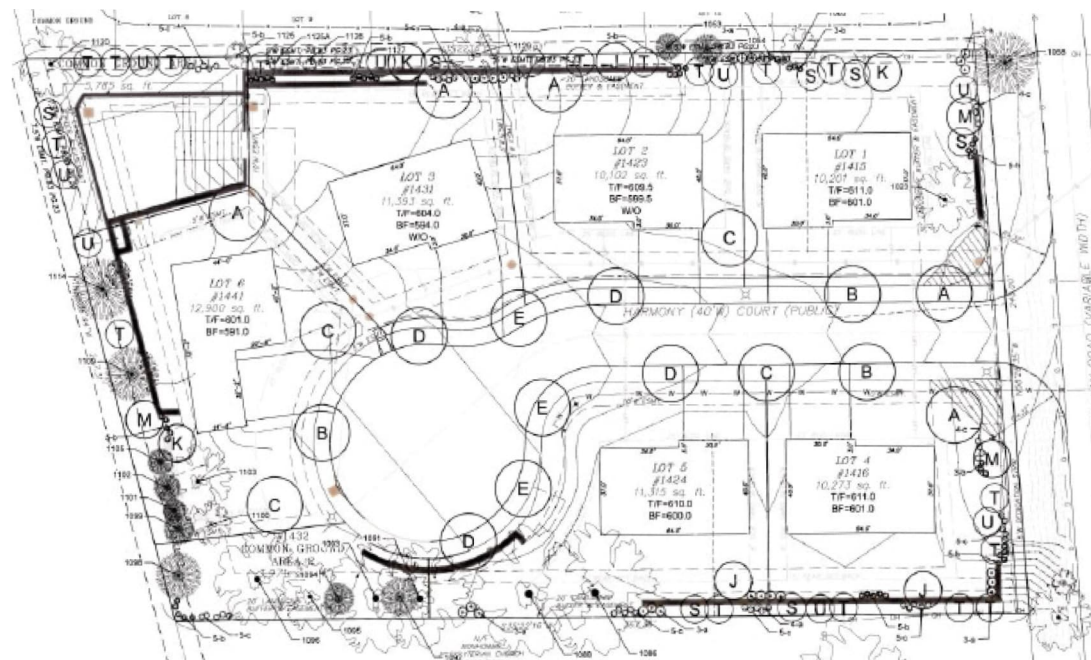
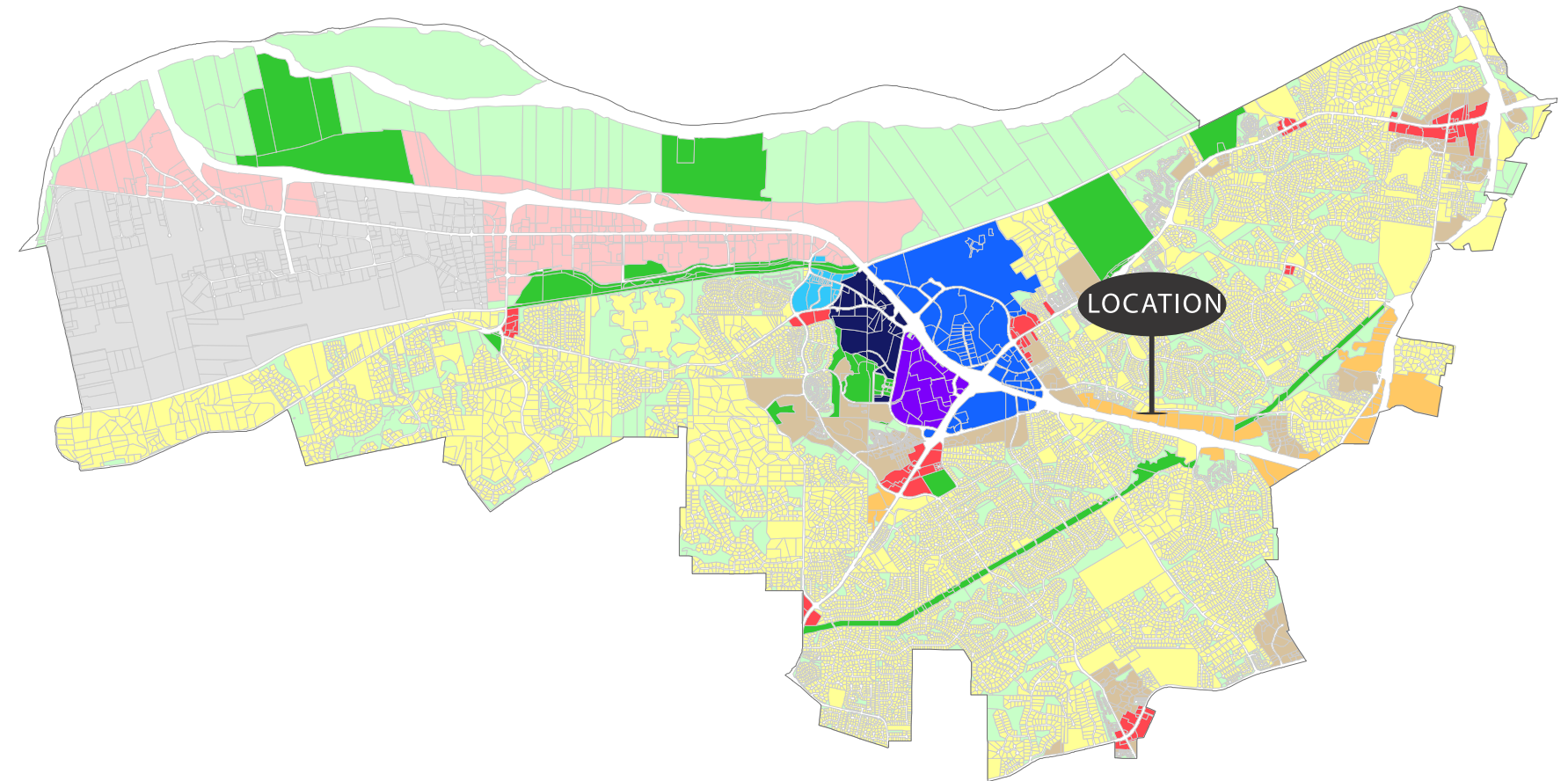
Acreage: 2.1 acres

Address: 14880 Conway Road

Proposal: A proposed 6 lot single family home development

Applicant: Kumara S. Vadivelu

Land Use Designation: Suburban Neighborhood



#### APPROVALS

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

## LEGENDS AT SCHOETTLER POINTE

Ward: 2

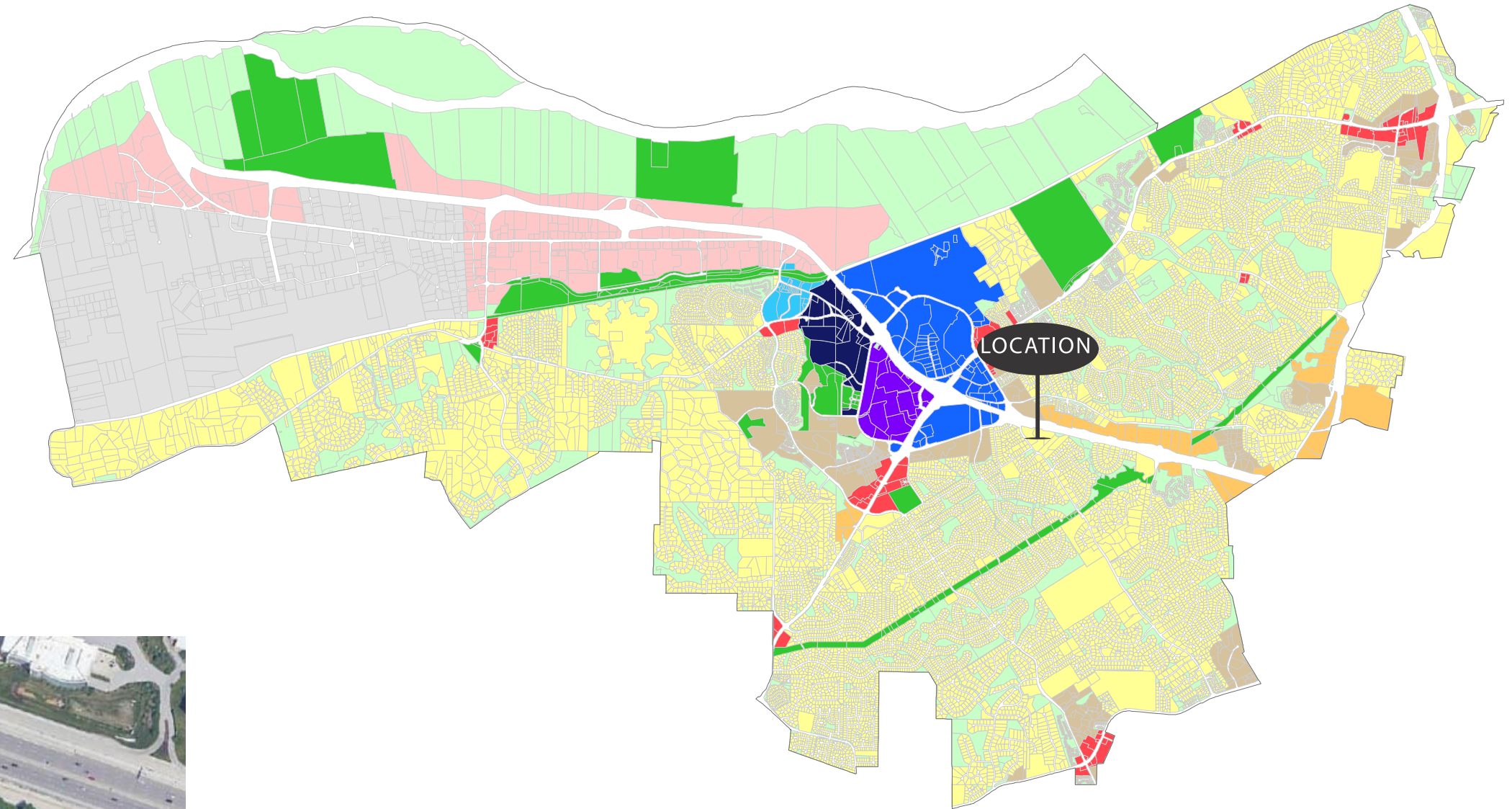
Acreage: 9.1 acres

Address: 1 Haybarn Lane

Proposal: 13 single family home development

Applicant: Lombardo Homes of St. Louis, LLC

Land Use Designation: Suburban Neighborhood



### APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 10 OF 13 LOTS
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

## SPIRIT HOTEL

Ward: 4

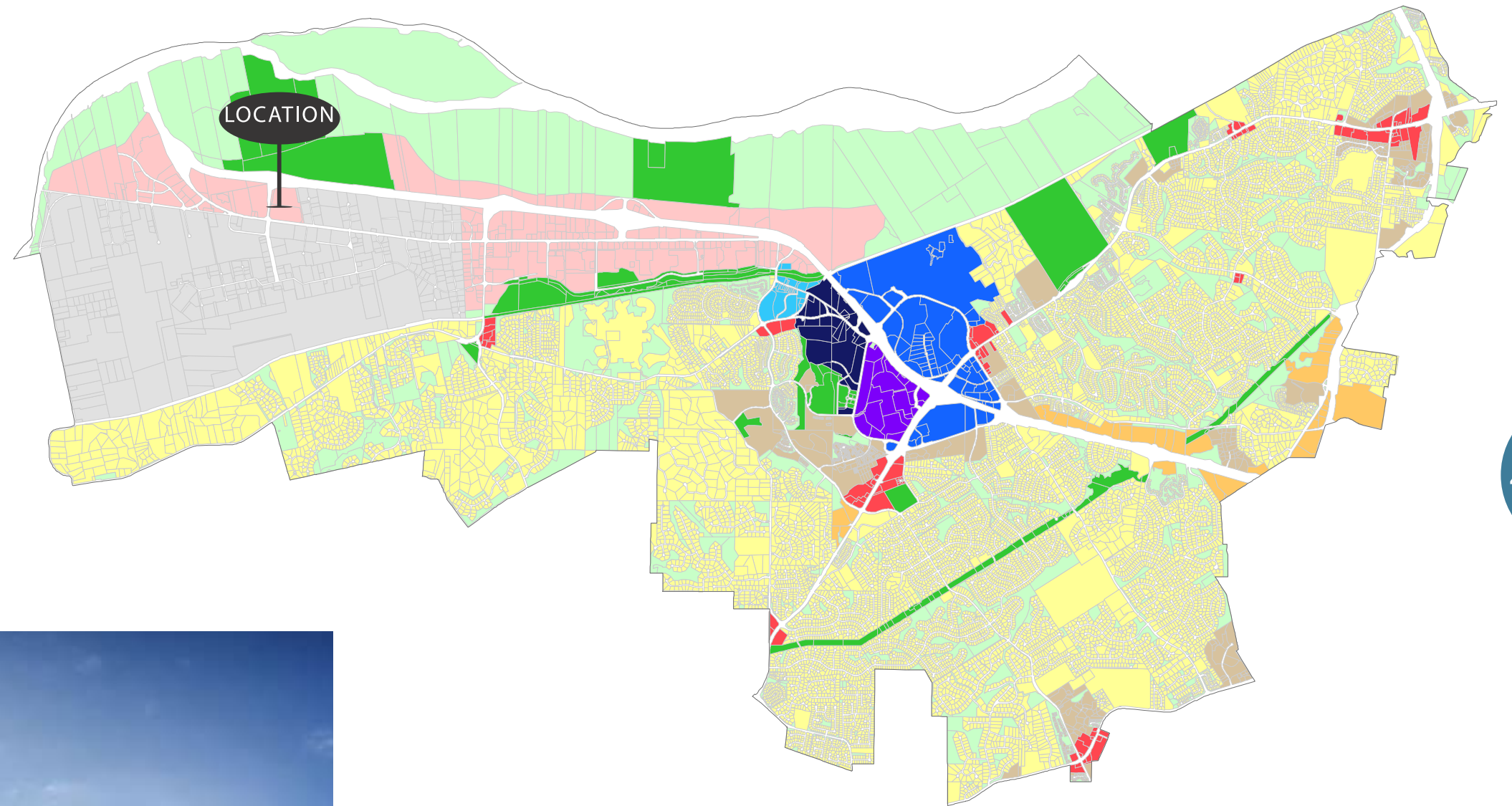
Acreage: 7 acres

Address: 950 Spirit of St. Louis Blvd

Proposal: 5 story hotel with 168 rooms

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: Regional Commercial



### APPROVALS

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

## PORSCHE SERVICE CENTER

Ward: 4

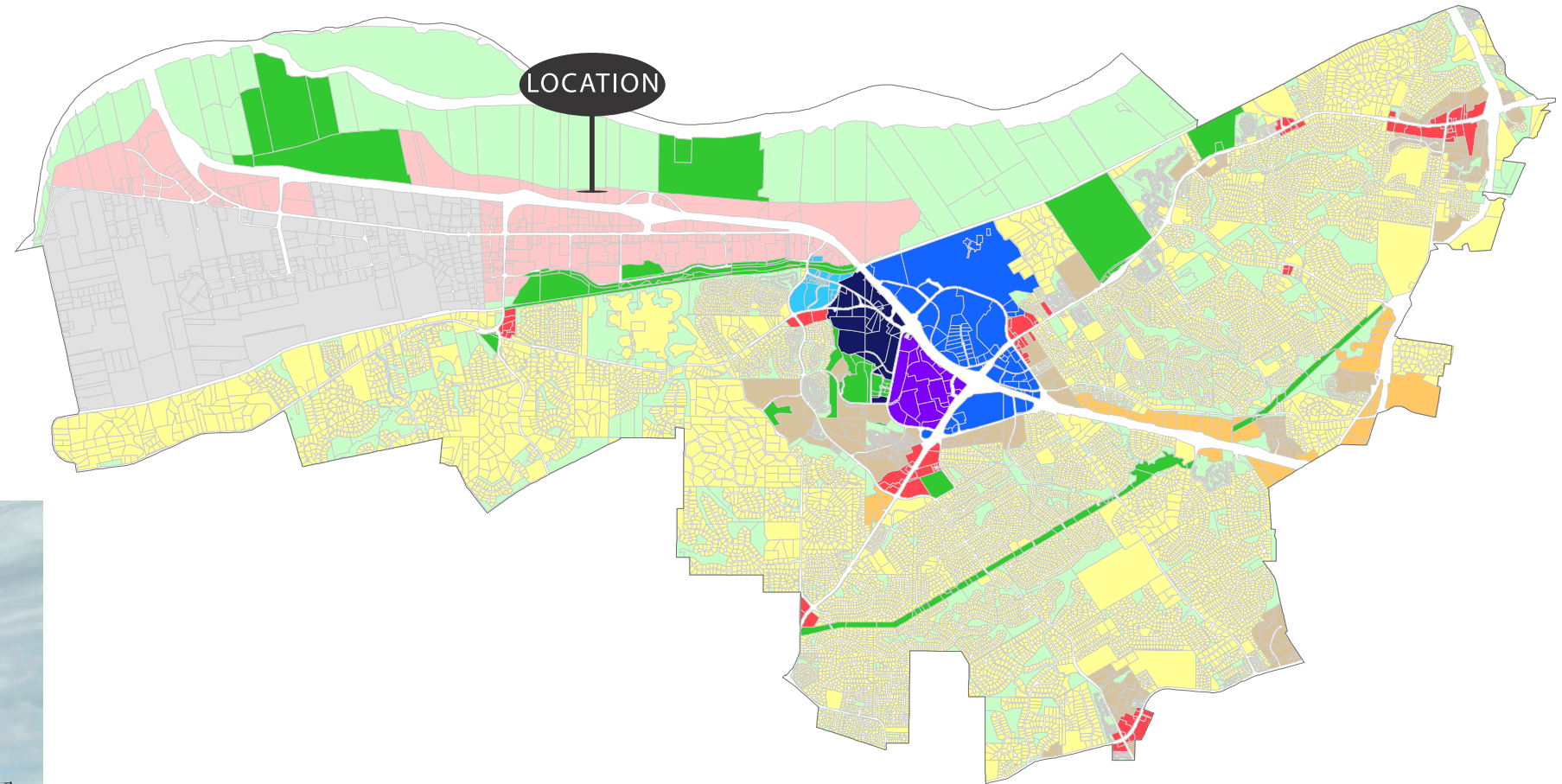
Acreage: 5.25 acres

Address: 17455 N. Outer 40 Road

Proposal: Proposed automobile service center

Applicant: IndiGO Properties STL LLC

Land Use Designation: Regional Commercial



### APPROVALS

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

## THE TERRACES AT WILDHORSE VILLAGE

Ward: 4

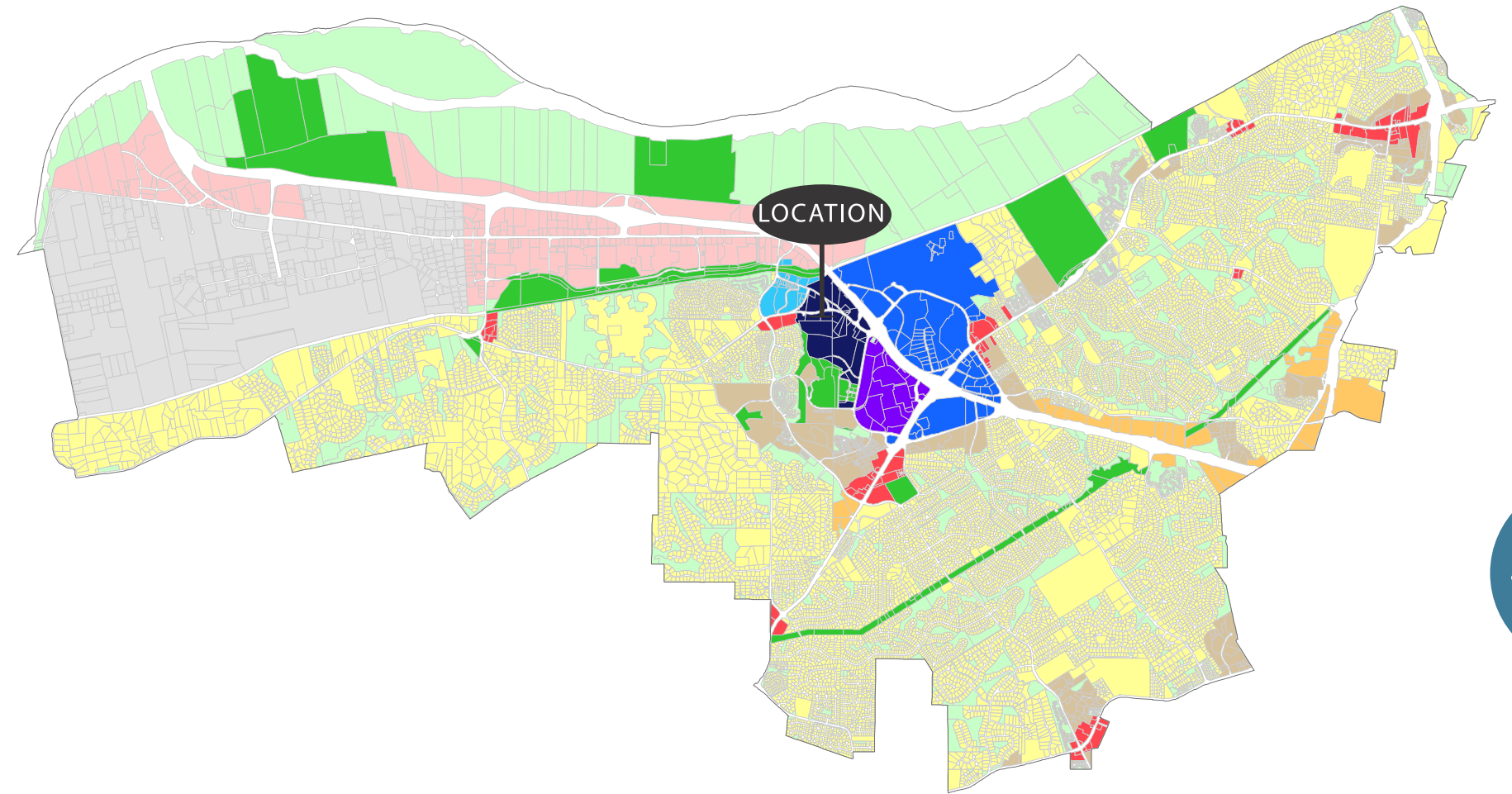
Acreage: 3.6 acres

Address: 16300 Lakeview Circle

Proposal: Proposed 70 unit multi-family residential townhome development

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: City Center (Urban Transition)



### APPROVALS

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



# CHABAD OF CHESTERFIELD

Ward: 2

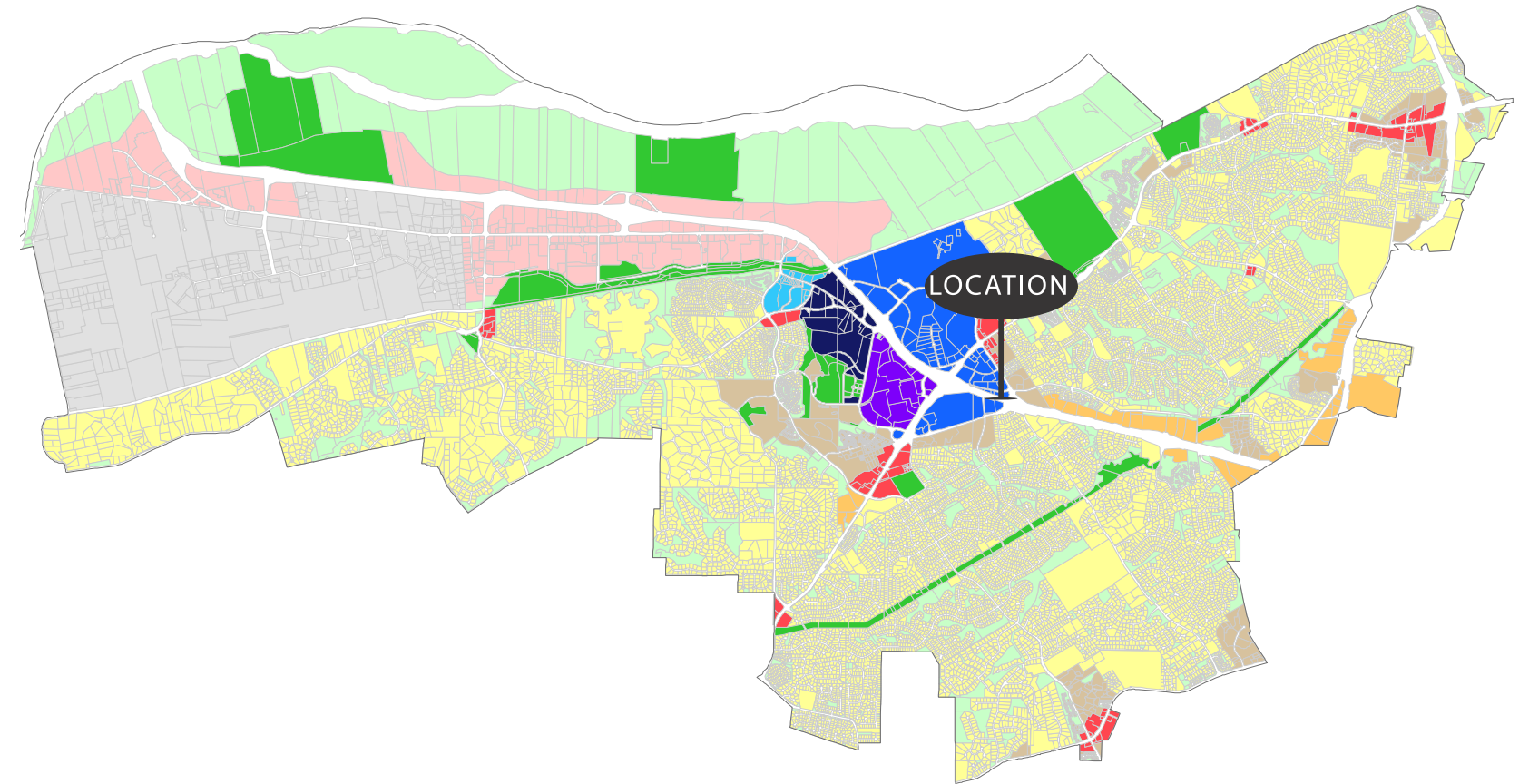
Acreage: 1.5 acres

Address: 15310 Conway Road

Proposal: Chabad of Chesterfield

Applicant: Daniel F. Conway

Land Use Designation: City Center (Corporate Village)



## APPROVALS

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

## WILDHORSE BLUFFS

Ward: 4

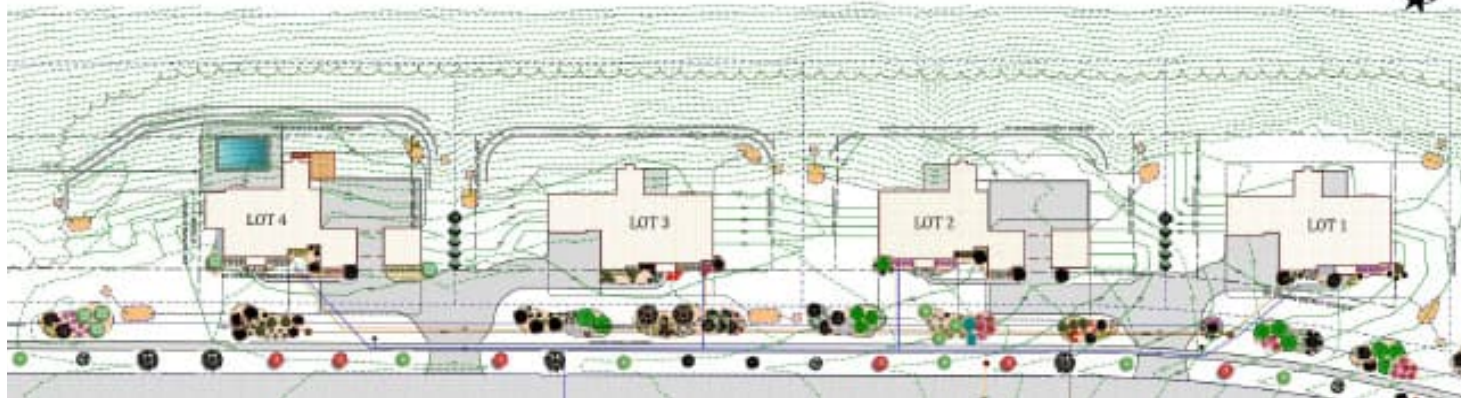
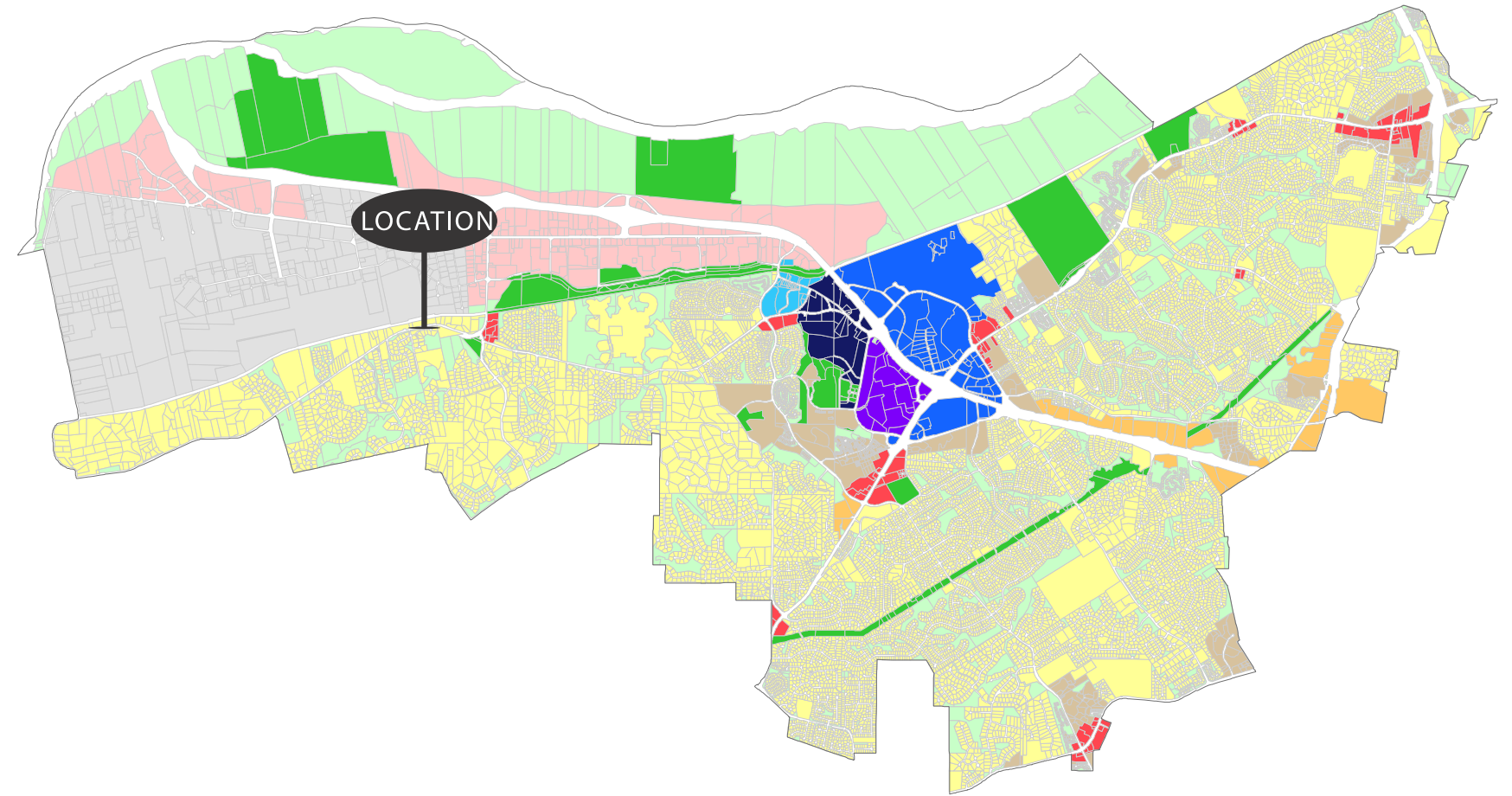
Acreage: 4.9 Acres

Address: 17447-17435 Wild Horse Creek Road

Proposal: 4 single family homes

Applicant: Adams Development

Land Use Designation: Suburban Neighborhood



### APPROVALS

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

# WATERFRONT AT WILDHORSE VILLAGE

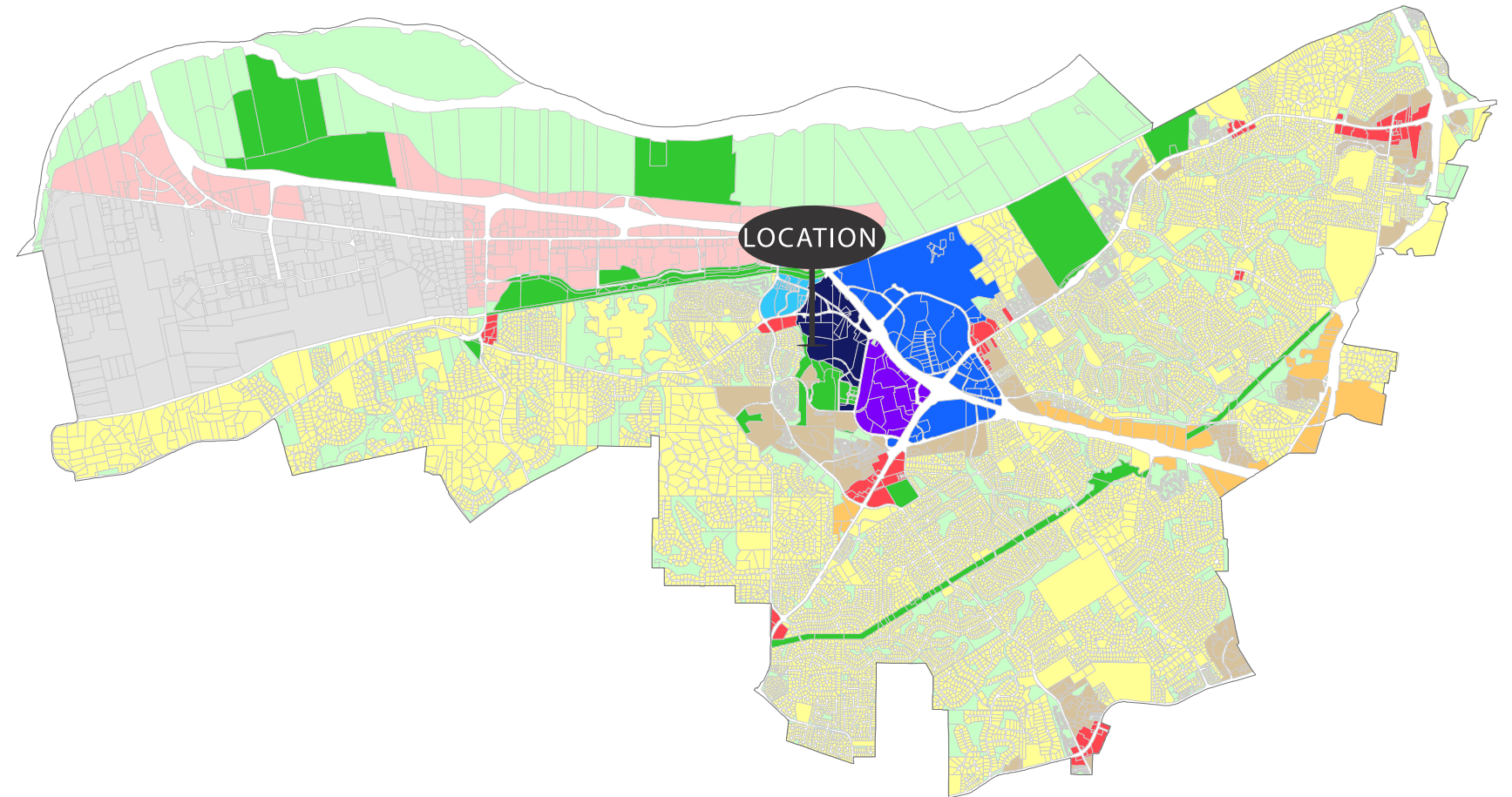
Ward: 4

Acreage: 11.6 Acres

Proposal: 35 detached single family homes

Applicant: Stock & Associates Consulting Engineers Inc.

Land Use Designation: City Center (Urban Transition)



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 35 OF 35 LOTS
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

## DAMIEN KROENUNG ESTATES

Ward: 4

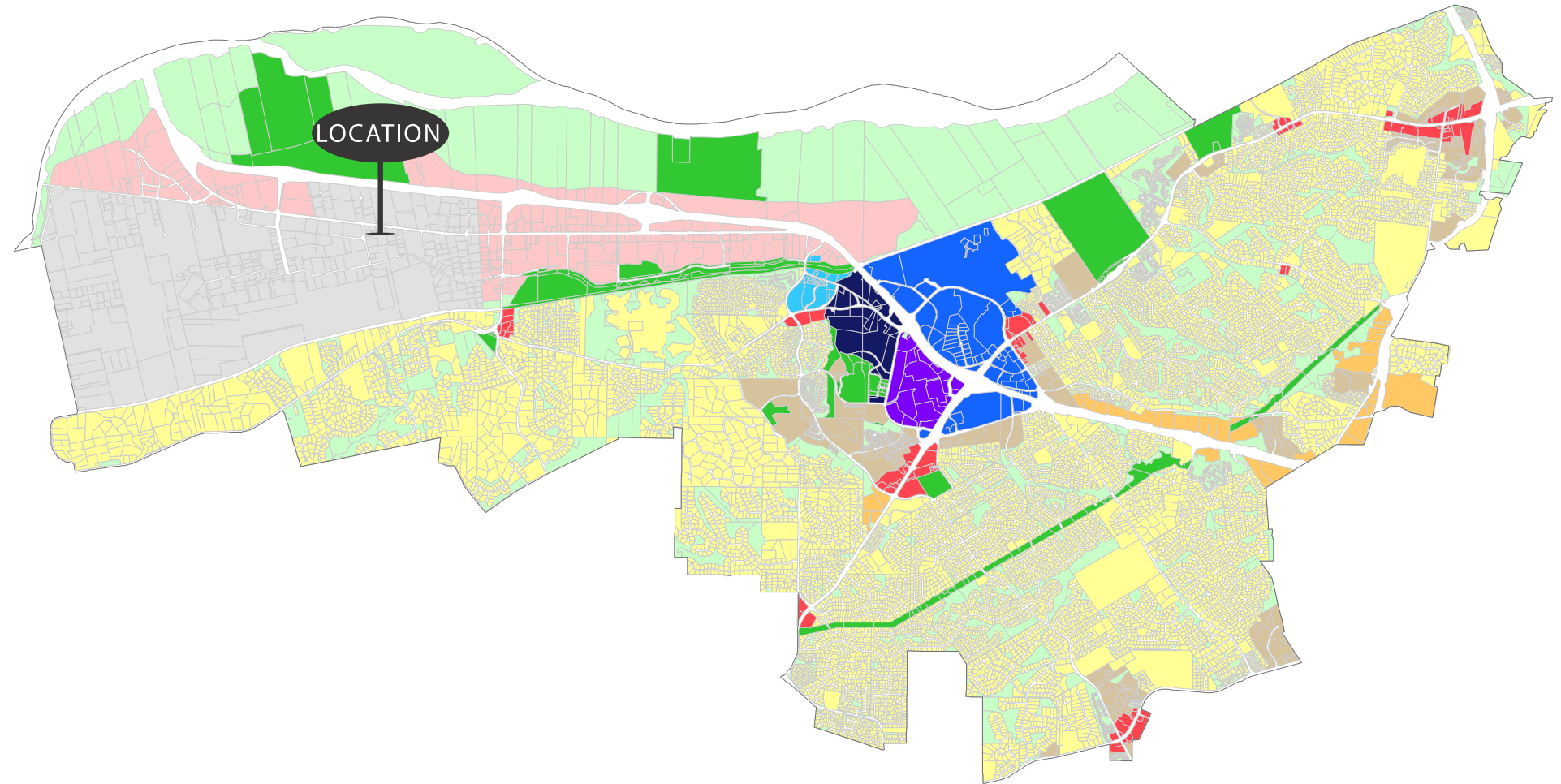
Acreage: 7.1 acres

Address: 17970 Edison Avenue

Proposal: Proposed office/warehouse for book distribution

Applicant: Edison Partners, LLC

Land Use Designation: Industrial



### APPROVALS

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

## GATEWAY STUDIOS

Ward: 4

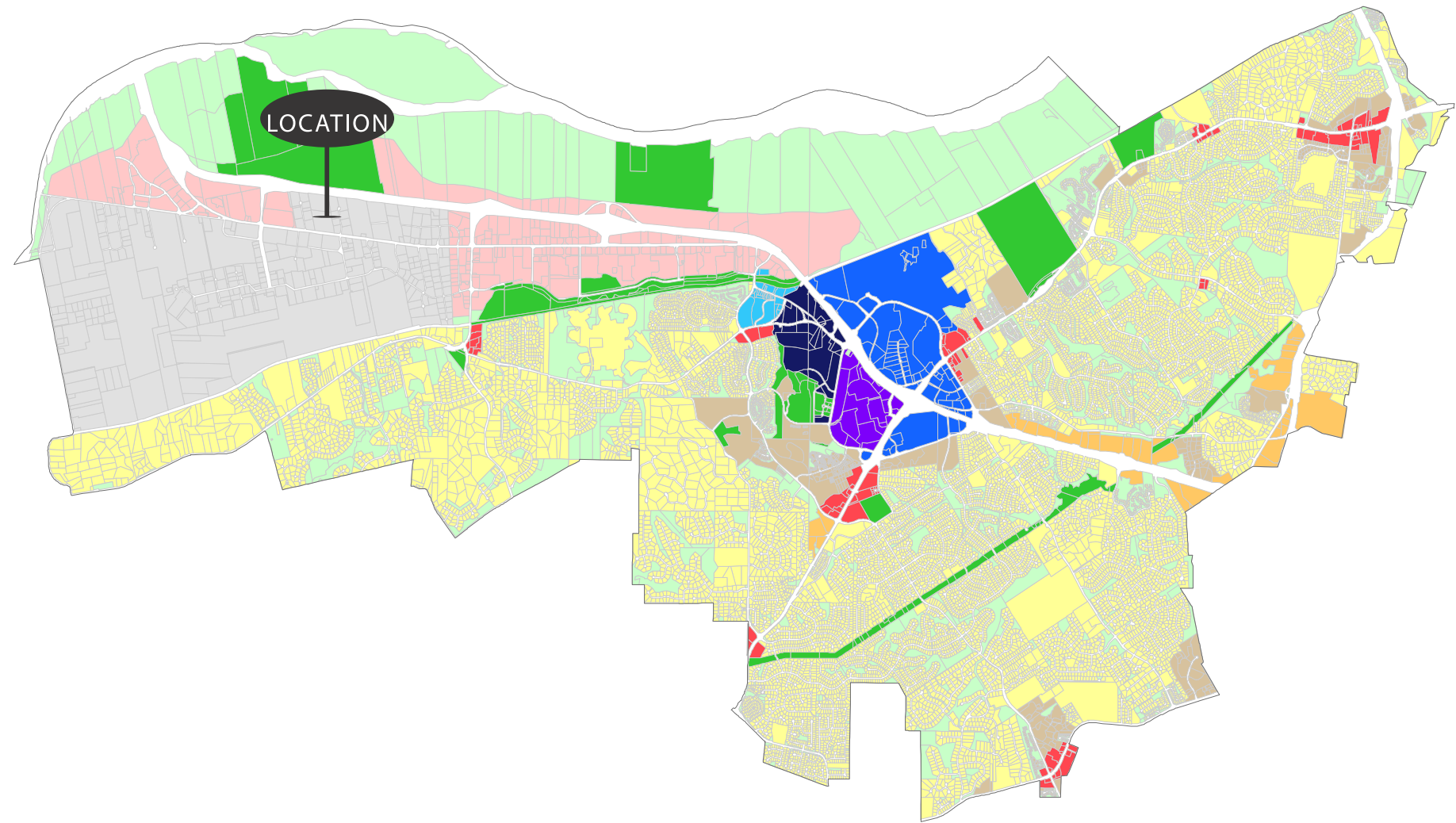
Acreage: 24 acres

Address: 900 Spirit of St. Louis Blvd

Proposal: Proposed music studio

Applicant: Gateway Studios, LLC

Land Use Designation: Industrial



### APPROVALS

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

# THE TOWNES AT WILDHORSE VILLAGE

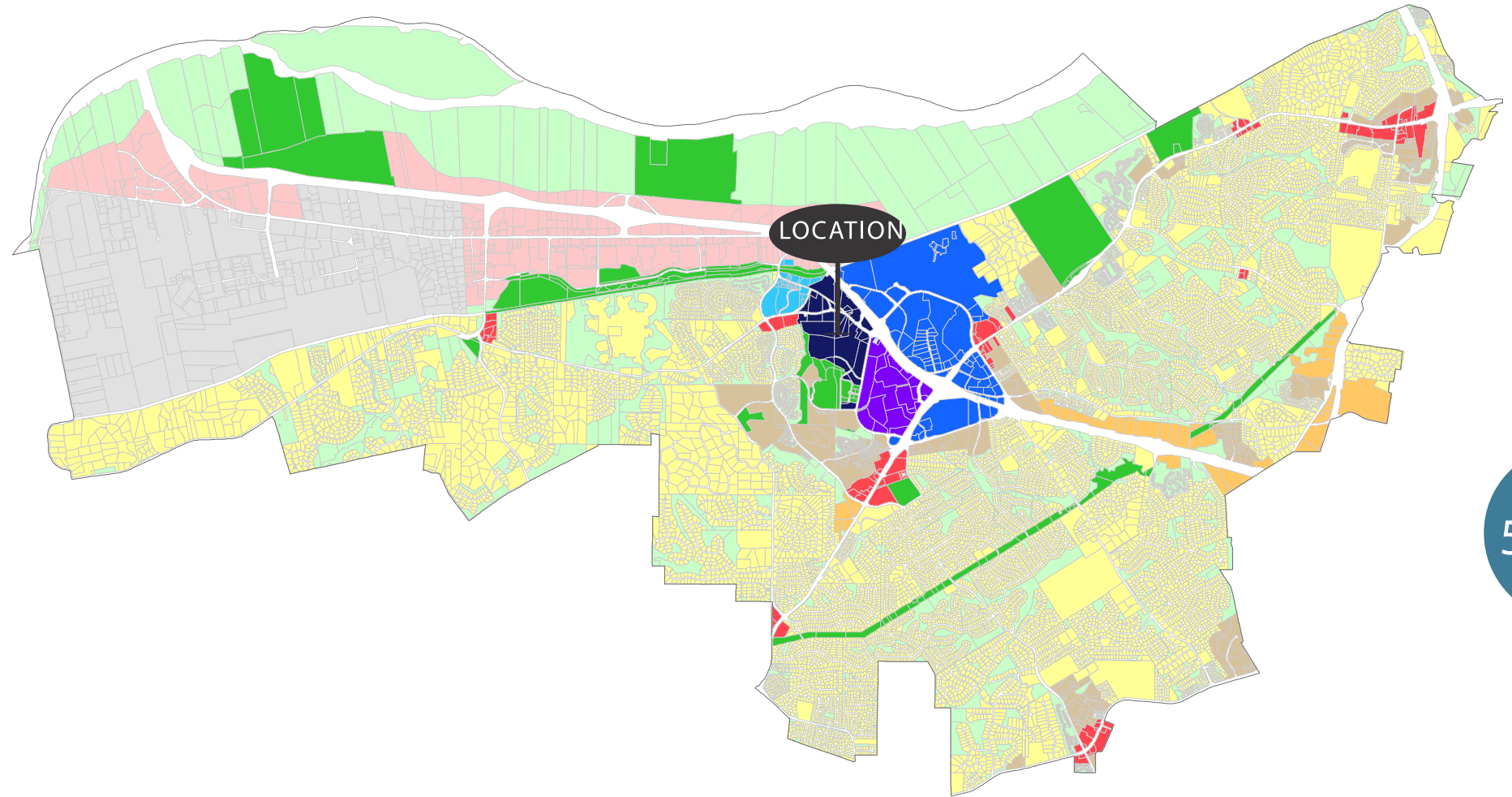
Ward: 4

Acreage: 8.6 Acres

Proposal: 72 single family residential town-home development

Applicant: Stock & Associates Consulting Engineers

Land Use Designation: City Center (Urban Transition)



## APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 33 OF 72 LOTS
- UNDER CONSTRUCTION - YES
- OCCUPANCY - FORTHCOMING

## FAIRFIELD SUITES

Ward: 2

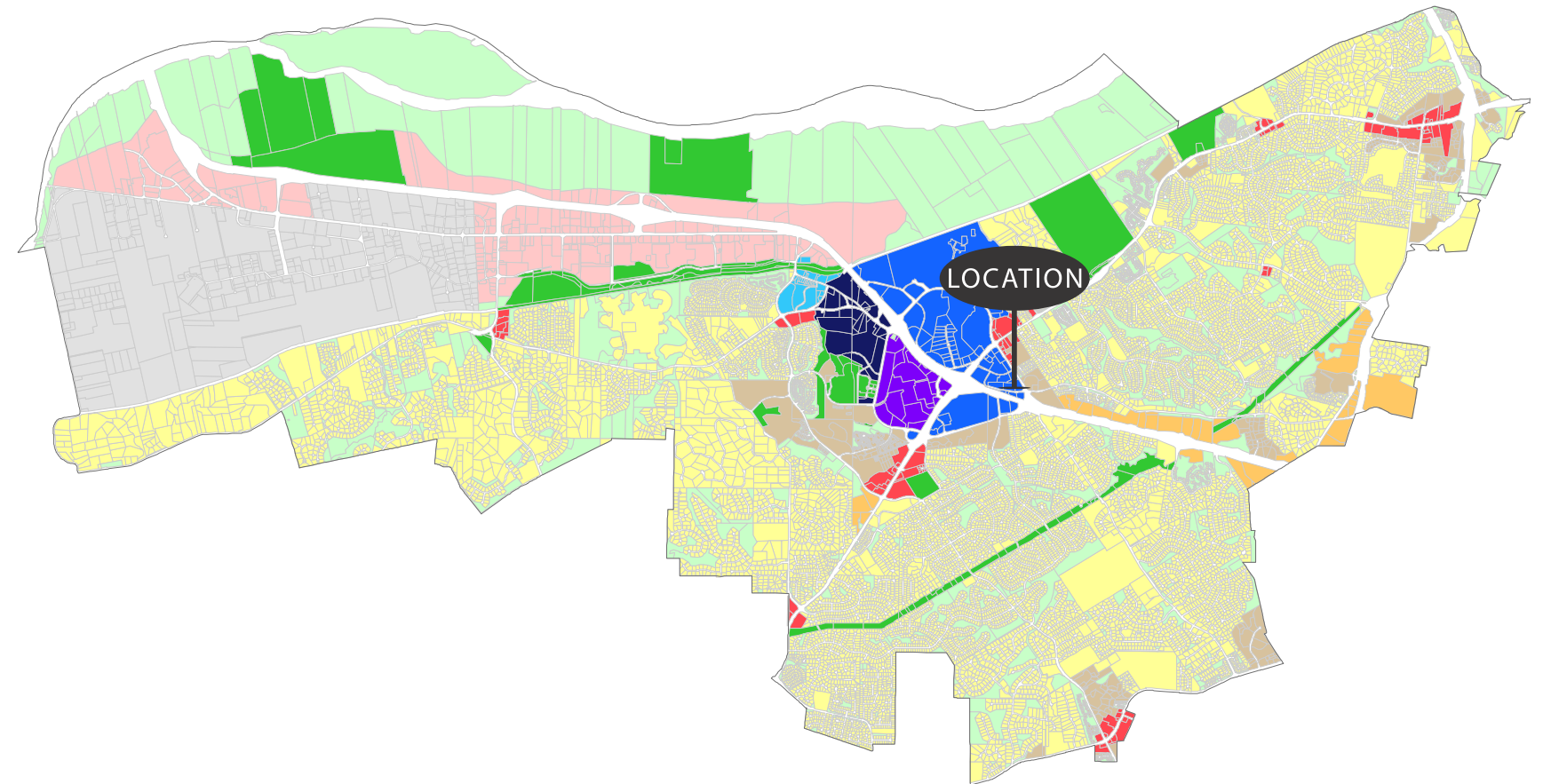
Acreage: 2.84 acres

Address: 1065 E. Chesterfield Pkwy

Proposal: Hotel addition including parking structure

Applicant: Chesterfield Village Lodging, LLC

Land Use Designation: City Center (Corporate Village)



### APPROVALS

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

## FIENUP FARMS

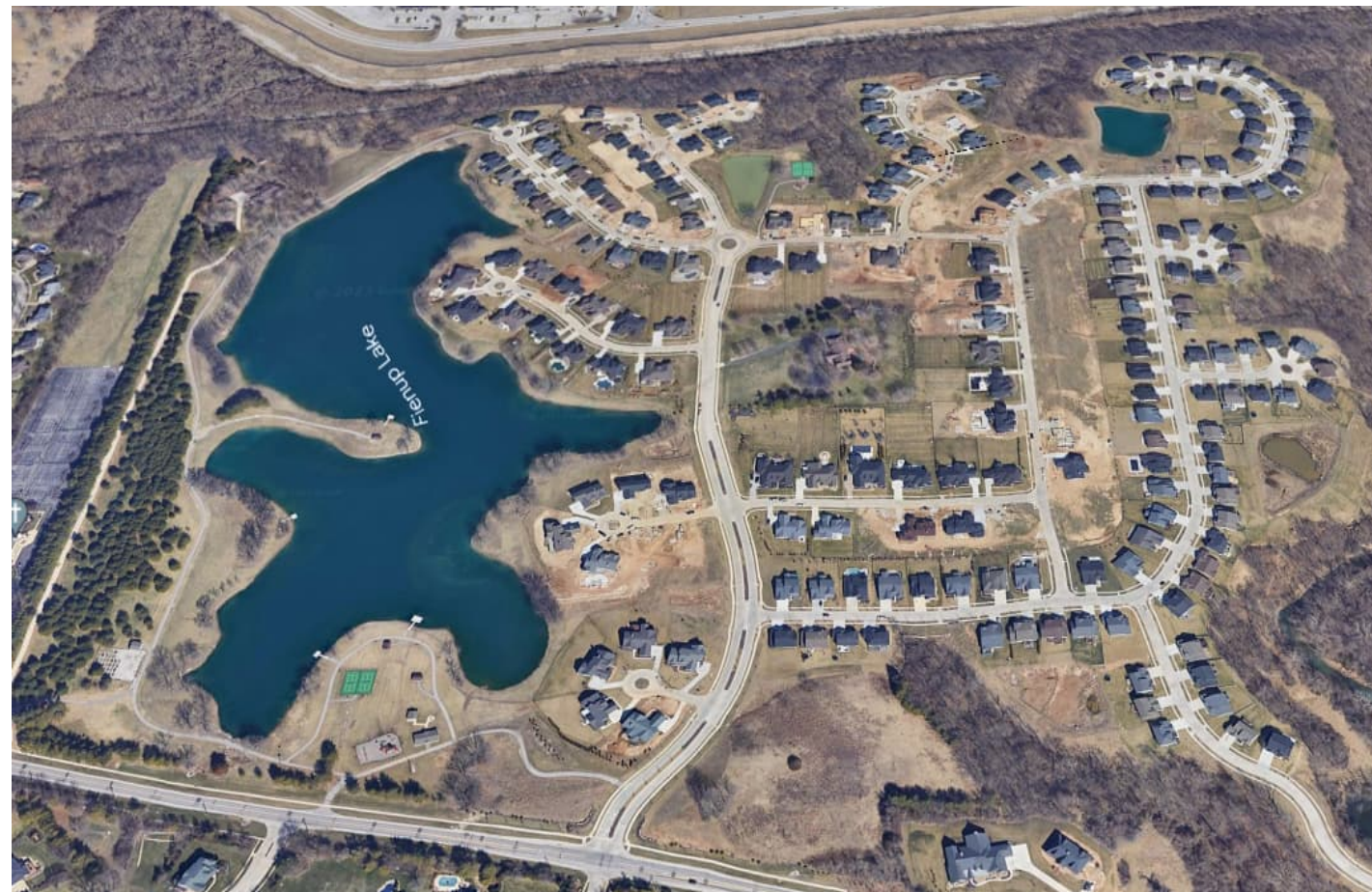
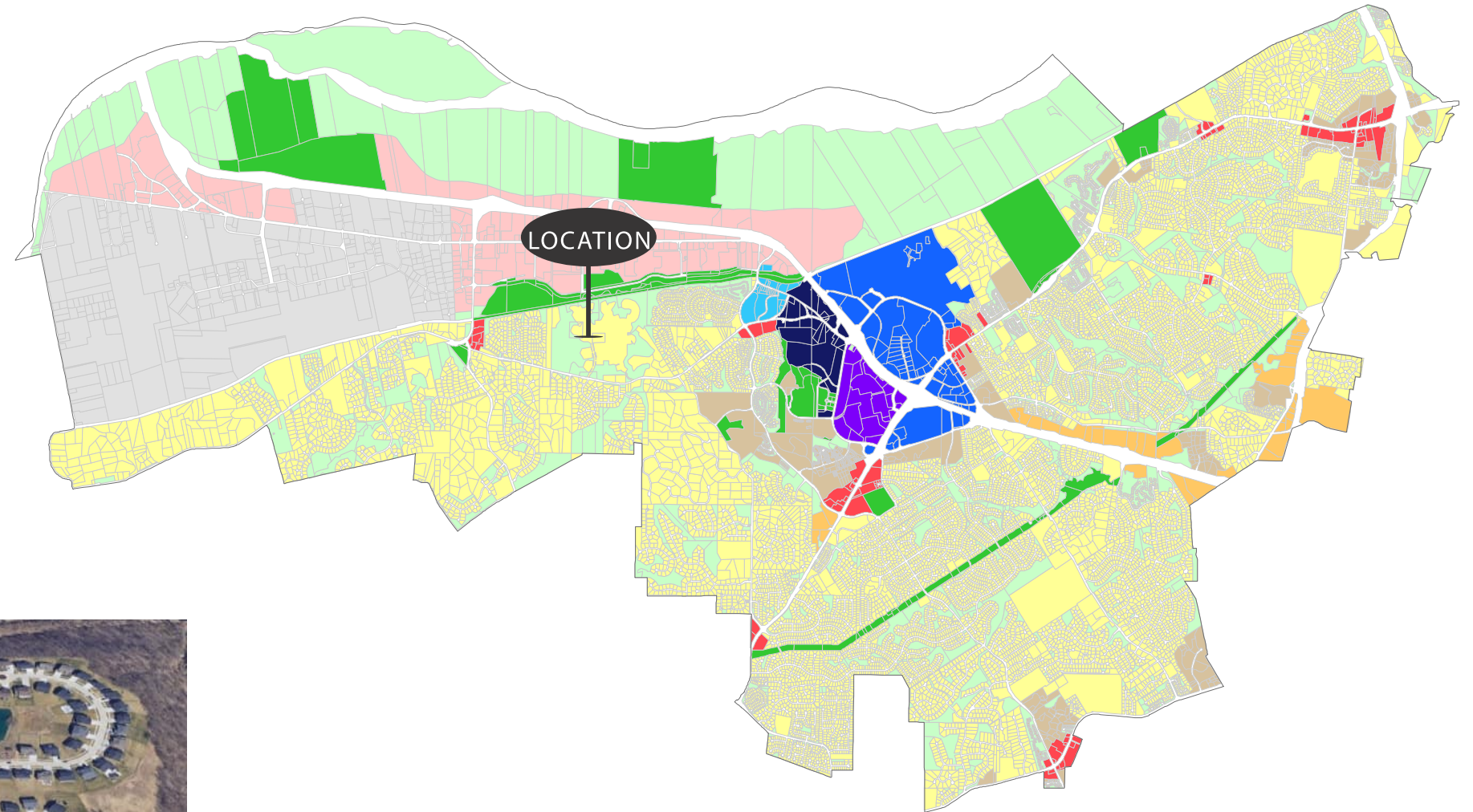
Ward: 4

Acreage: 223 acres

Proposal: 223 single family home subdivision

Applicant: Wild Horse Residential, LLC

Land Use Designation: Suburban Neighborhood



### APPROVALS

- ZONING - PERMITTED
- SITE PLAN - PERMITTED
- IMPROVEMENT PLANS - PERMITTED
- MUNICIPAL ZONING APPROVAL - 213 OF 223
- UNDER CONSTRUCTION - YES





# ZONING PETITIONS

## ZONING PETITIONS

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

### PZ 04-2024 THE SMOKEHOUSE

- PUBLIC HEARING - 6/10/2024
- PLANNING COMMISSION - 6/10/2024
- P&PW - 6/20/2024
- CITY COUNCIL - 7/15/2024
- CITY COUNCIL - FORTHCOMING

An ordinance amendment to amend the legal description for an existing "C-8" Planned Commercial District.

### PZ 05-2024 16624 OLD CHESTERFIELD ROAD

- PUBLIC HEARING - 8/12/2024
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

An ordinance amendment to modify the permitted uses for a 0.226-acre tract of land zoned "UC" Urban Core with an LPA overlay.

### PZ 06-2024 CITY OF CHESTERFIELD

- PUBLIC HEARING - 8/12/2024
- PLANNING COMMISSION - FORTHCOMING
- P&PW - FORTHCOMING
- CITY COUNCIL - FORTHCOMING
- CITY COUNCIL - FORTHCOMING

Modifications to the Unified Development Code pertaining to CHLPC.