



APRIL 2019 - DEVELOPMENT UPDATE

DEVELOPMENTS UNDER CONSTRUCTION

1. Chateau du Bois – (Henke Road) – Ward # 2

This residential development is approximately 12 acres. This development is substantially completed with the sanitary sewers and storm sewers complete. The roadways Place de Yeager is complete and Rue de Vin is complete. Seven new homes are built and occupied. One new home lot remains.

2. Heritage at Hawk Ridge – (Hawk Ridge Circle) – Ward # 1

The developer is addressing deficiency items in Phase 3 & 4. New homes are being constructed on approx 3 lots in Phases 2,3,4, and 5. All utility work is installed in Ph 6. Three new homes are being constructed in Ph 6.

3. Prospect Grove – (Hwy 40/61 & Prospect Road & Proposed Outer Road) – Ward # 1

Although inactive, this 8.11 acre planned commercial development is maintained in good order.

4. Ridgepoint Place – Ward # 3

A home is being constructed on the last lot remaining at 919 RP Circle.

5. Ridgepoint Villas – Ward # 3

No activity.

6. Wyndmere (aka Mason Glen Phase 3) – (Highway N) – Ward #1

This is for a revised preliminary development plan for Wyndmere Subdivision, (formerly Mason Glen Phase III), a residential subdivision of 85 lots having a minimum size of 9,000 square feet. The site is on 35.18 acres. Sanitary and storm sewers are complete in Ph1, Ph 2, & Ph3. All streets are paved in PH1, Ph 2 & Ph3. Utility work is complete in Phase 1, Ph 2, and Ph3. Two new display homes are built. Four new homes are being built.

7. Brookfield Crossings (aka Mason Glen Phase 2) – (Duello Road) – Ward #1

This is for a revised preliminary development plan for Brookfield Crossing Subdivision, (formerly Mason Glen Phase II), a residential subdivision of 66 lots having a minimum size of 9,000 square feet. The site is on 25.94 acres. All utilities and streets are in for both phases. One display home is built. Two new homes are under construction.

8. Villas at Ridgpointe – (Ridgpointe Place Drive) – Ward #3

This plan is for a development containing 18 single family lots and 20 detached villa lots at the corner of South Henke Road and Ridgpointe Place Drive. The parcel is 13.25 acres and is zoned PR (Planned Residential). Silt fence is installed and grading work is done. Storm and sanitary sewers are complete and utilities are installed. Streets are paved. One new display home is built. Two new homes are under construction in the single homes phase. Four new detached villas are being built.

9. Oak Bluff Estates – Street – Ward #1

This plan is for a development containing 20 single family lots and is located behind Crimson Oaks Subdivision. The parcel is 19.03 acres and is zoned NU (non-urban). Silt fence is installed and tree clearing is complete. Storm and sanitary utilities are complete. No new homes are under construction at this time.

10. Wyndstone – Duello Road – Ward # 1

This plan is for the development of a 283 lot subdivision, a residential subdivision having a minimum lot size of 5,500 square feet. The site is 104.3 Acres. Tree clearing is complete and the perimeter construction fence and silt fence has been installed. Grading has started in front and back phases. Single box culvert 6 x 5 and triple box culvert 11 x 9 runs are complete. Storm and sanitary sewer installation is mostly complete. Utility work is in progress in Phase 1. Four displays have been built with thirteen new homes under construction.

11. The Village at Stonecrest – Prospect Road – Ward # 1

This plan is for the development of a 10 lot subdivision that is located at the intersection of Northshire Lane and Prospect Road. The Parcel is 2.69 acres and is zoned PD (Planned Development). Streets are paved. Still installing storm basin. Utility work is done. One new home is being built.

12. Prospect West Subdivision – Prospect Road – Ward #1

This plan is for the development of a 13,568 SF office building, with two additional lots, that is located at the intersection of Northshire Lane and Prospect Road. The parcel is 2.58 acres and is zoned PD (Planned Development). No activity at this time.

13. Mill Creek – Lake Saint Louis Blvd – Ward #2

This plan is for the development of 28 lot subdivision that is located on Lake Saint Louis Blvd, North of Hawk Ridge Trail and South of Hawk Ridge Circle. The parcel is 10 acres and is zoned SR-2 (Single Family Residential). Streets are paved and parcel has been finished graded. All utility work is complete in Ph 1. One new homes is being built. Phase 2 streets are poured and utility work is complete.

14. Popeye's Louisiana Kitchen – Ronald Reagan Drive – Ward #2

This plan is for the development of a 2,744 SF restaurant that is located on the Northeast corner of the intersection of Highway N and Ronald Reagan Drive. This parcel is 1.27 acres and is zoned PD (Planned Development). Building is up and finish work is done. Business is open and sodding is complete.

15. Triton Properties, LLC – Hawk Ridge Circle – Ward #1

This plan is for the development of a 36,000, two story, office building located at the intersection of Lake Saint Louis Blvd and Hawk Ridge Circle. The site is 3.35 acres and is zoned BP (Business Park). Storm and sanitary sewer work is complete. Building finish work is done. Building is occupied and sodding is complete.

16. Lake Saint Louis Fire Protection District – Lake Saint Louis Blvd – Ward # 3

This plan is for the development of a new fire house that is 11,879 S.F. located at the intersection of Bent Oak Cutoff and Lake Saint Louis Blvd. This site is 2.0 acres and is zoned CB (Community Business). Building is complete and occupied. Rain garden work is in progress. Finish grading work to sod.

17. Storage Masters – S. Henke Road – Ward #3

This plan is for the development of an 810 unit storage facility located on S. Henke Road. The parcel is 11.73 acres and is zoned HC (Highway Commercial). No activity at this time.

18. Creekside Landing – Technology Drive – Ward #2

This plan is for the development of a 32 single family lot and 48 townhome unit subdivision located at the intersection of Technology Drive and S. Henke Road. The site is 18.7 acres and is zoned PR (Planned Residential). Grading operations have started. Sanitary and storm sewers are installed. Paving streets this week.

19. Parkway Industrial, LLC – Parkway Industrial Court – Ward #1

This plan is for the development of a multi-unit building that is 10,914 S.F. located at the intersection of Parkway Industrial Court and Stag Industrial Blvd. The site is 1.62 acres and is zoned L-1 (Light Industrial). Building is up and finish work is in progress. Storm utility work is complete. Grading for parking lot.

20. West Ridge Farms – Duello Road – Ward #1

This plan is for the development of a 29 lot subdivision located on Duello Road. The site is 10 acres and is zoned PD (Planned Development). Grading is in progress. Working on sanitary and storm sewers.

21. Thrive Lake Saint Louis – Technology Drive – Ward #2

This plan is for the development of a 220 multi-family dwelling units in eleven buildings on the meadows property and is located on Technology Drive. The site is 8.26 acres and is currently zones PD (Planned Development). Sanitary and storm sewer work is in progress. Building and foundation work is in progress on three buildings.

22. Permaseal – Orf Road – Ward # 3

This plan is for the repurposing of the existing Wentzville Fire House into an office for Permaseal and is located at the intersection of Hawk Ridge Trail and Orf Road. The site is 0.70 acres and is zoned HC (Highway Commercial). No activity at this time.

23. Windsor Park – Freymuth Lane – Ward #1

This plan is for the development of a 87 lot subdivision and is located on Freymuth Lane. The parcel is 43.89 acres and is zoned SR 2 (Single Family Residential). No activity at this time.

DEVELOPMENTS IN DESIGN

1. Lake Pointe, Lutheran Senior Services – Civic Center Drive – ward # 2

This plan is for the development of a Senior Living Facility and is located on Civic Center Drive, between Dauphin Drive and Cedar Circle Drive. The parcel is 37.29 acre and is zoned NU (Non Urban).

2. Imos Pizza – Technology Drive – Ward #2

This plan is for the construction of a multi-tenant building, which includes an Imos Pizza restaurant, located on Technology Drive just South of First State Bank. The site is 0.71 acres and is zoned HC (Highway Commercial).

3. Lake Saint Louis Blvd – Hawk Ridge Crossing – Ward #1

This plan is for the construction of a 76,000 SF office park consisting of 18 buildings located at the West of Lake Saint Louis Blvd, East of Freymuth Lane, North of Hawk Ridge Circle, and South of Interstate 64. The site is 15.87 acres and is zoned PD (Planned Development).

4. Hawk Ridge Animal Hospital – Robert Raymond Drive – Ward #2

This plan is for the construction of a 5,275 SF building located on Robert Raymond Drive, West of Ronald Reagan Drive. The site is 1.06 Acres and is zoned PD (Planned Development).

DEVELOPMENTS IN PLANNING

1. Lake Saint Louis Garden Center – Technology Dr – Ward #2

This plan is for the addition of a concrete paving and concrete storage bins on the property. The parcel is 7.83 acres and is zoned CB (Community Business).

2. Pro Investments, LLC dba Pro Irrigation – Wies Industrial Drive – Ward #1

This plan is for the development of a 10,080 SF warehouse and office building with an onsite material and equipment storage yard located on Wies Industrial Drive. The site is 2.15 acres and is zoned LI (Light Industrial).

3. South Ridge Shoppes – Orf Road – Ward #3

This plan is for the development of a mix commercial shopping center located at the intersection of Orf Road and Highway N. The site is 15.46 acres and is zoned PD (Planned Development).

4. Lake Wood Park – Lake Saint Louis Blvd – Ward #3

This plan is for the reconstruction of Lake Wood Park at the intersection of Lake Saint Louis Blvd and Charlemagne Drive. The site is 2.98 acres and is zoned PA (Public Activity).