



AUGUST 2020 - 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

New homes are being constructed on approximately ten lots in Phases 2,3,4,5, and 6 combined.

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 Villas – Ward # 3

No activity.

5. 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. Nine new homes are being built.

6. 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. Eight new homes are under construction.

7. Villas at Ridgepointe – (Ridgepointe 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 Ridgepointe Place Drive. The parcel is 13.25 acres and is zoned PR (Planned Residential). One new display home is built. One new home is under construction in the single homes phase. One lot remains in the detached villas phase.

8. 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. Four new homes are under construction at this time.

9. 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. Storm and sanitary utility work is done in Phase 2. Four displays have been built with twenty four new homes under construction. Phase 2 streets have been poured and utilities have been installed.

10. 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 being built at this time.

11. 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.

12. 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). Ten new homes are being built.

13. 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.

14. 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). Sanitary and storm sewers are installed. One new display home is built. Three new homes are being built. One new multifamily building is being built.

15. 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). Storm and sanitary utilities are complete. Streets have been paved. One new display home is being built. Five new homes are being built.

16. 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 complete. Building finish work is complete on all buildings.

17. Windsor Park – Freymuth Lane – Ward #1

This plan is for the development of an 87 lot subdivision and is located on Freymuth Lane. The parcel is 43.89 acres and is zoned SR 2 (Single Family Residential). Silt fence is installed and contractor is grading. Constructed East and West retention basins. Cutting the grade for the streets.

18. 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). Sanitary and storm work is complete. Building finish work in progress.

19. 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). Storm/sanitary sewer installation is complete. Starting to pave streets and parking lots.

20. 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). Silt fence has been installed and grading work is in progress. Working on pipe arch install and backfill.

21. Keeven Office/Warehouse – 8670 Orf Road – Ward #1

This plan is for the construction of two warehouse facilities on Wies Industrial Court. The site is 3.86 acres and is currently zones LI (Light Industrial). Silt fence has been installed and grading work is in progress. Storm sewer complete. Concrete foundations are complete and buildings are being constructed.

22. Lullaby Inn Learning Center – Prospect Road – Ward # 1

This plan is for the development of a new daycare facility located at the intersection of Northshire Lane and Prospect Road. The site is 1.28 Acres and is zoned PD (Planned Development). No activity.

23. TAUC Lake Saint Louis – South Ridge Shoppes – Ward #3

This plan is for the development of a new Urgent Care Facility Located on Lot 1 of South Ridge Shoppes. The site is 1.09 acres and is zoned PD (Planned Development). Working on building construction.

24. ALDI – Hawk Ridge Trail – Ward #3

This plan is for a building addition on the existing building. 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).

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. 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).

4. Dierberg’s – Ronald Reagan Drive – Ward #2

This plan is for the development of a multi tenant building totaling 88,850 S.F. located at the intersection of Orf Road and Ronald Reagan Drive. The site is 11.1 acres and is zoned PD (Planned Development).

5. Hawk Ridge Business Park, Lot 8 – Freymuth Lane – Ward # 1

This plan is for the development of a five building senior apartment community located at the intersection of Hawk Ridge Circle and Freymuth Lane. The site is 8.37 acres and is zoned BP (Business Park).