



October 2021 - DEVELOPMENT UPDATE

DEVELOPMENTS UNDER CONSTRUCTION

1. 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.

2. 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). Five new homes are built at this time. None under construction.

3. 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.

4. 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). Five new homes under construction and three empty lots left.

5. 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.

6. 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). Seven new homes are being built. Five empty lots left. Three new multifamily buildings are being built.

7. 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. One new display home is built. Five new homes are being built. There are three empty lots remaining.

8. 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). East and West retention basins are built. Three new display homes are built. Fifteen new homes are being built. Installed lighting in phase 3. Installing gas utility currently in phase 3.

9. 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 in first phase. Streets and parking lots are paved in first phase. Second building is complete and occupied.

10. 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). Paved the mainline street and sidewalks. Recently seeded/sodded.

11. 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.

12. 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). Building finish work is in progress. Parking lot paving is in progress. The new portion of Pond Fort Rd concrete is paved. Pouring sidewalks along Ronald Reagan.

13. Tidal Wave Express Car Wash – Highway N – Ward # 2

This plan is for the development of a car wash facility located at the intersection of Highway N and Sommers Road. The site is 1.01 acres and is zoned HC (Highway Commercial). Started grading and installing erosion control. Storm sewer is complete. Building structure has started.

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. 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).

2. Bushwood Subdivision – N. Henke Road – Ward #3

This plan is for the development of a five lot subdivision located at the intersection of Palomino Ridge and N. Henke Road. The site is 2.75 acres and is zoned SR1 (Single Family Residential).