



NOVEMBER 2016 - 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. Storm sewers from Rue de Vin are installed. Utilities are complete in Ph 2. Four new homes are built and occupied. One new home is under construction.

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

Phase three and four are currently in the building phase. The developer is addressing deficiency items in Phase 3 & 4. New homes are being constructed on approx six lots. Phase 2 sanitary, storm, and utilities are in and the streets paved. Six new homes are being built in Ph 2. Phase 6 has streets poured with storm & sanitary sewer construction in progress.

3. Manors at Meadowbrook # 1 – (Lake St. Louis Blvd.) – Ward # 3

Inactive

4. Mason Glen – (Orf Road & Duello Road & Hwy N) – Ward # 1

This 91.5 acre multi-phase residential development is currently in Phase I building construction. Re-graded detention basin behind 318 Mason Glen. No activity at this time.

5. 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.

6. Ridgepoint Place – Ward # 3

Two new homes or villas are under construction on Ridgepointe Place Circle.

7. Ridgepoint Villas – Ward # 3

Two new home or villas are under construction.

8. Saratoga – (Hwy N & Orf Road) – Ward # 2

This 38.64 multi-phase residential development is a two phase project Phase I and Phase 2 are mostly built out. A few open lots remain. No activity at this time.

12. Sommers Landing – Ward #2

This multi-phase residential development is approximately 46.91 acres and is mostly built-out. No activity at this time.

13. 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 in progress for Ph3. Two new display homes are built. Four new homes are being built.

14. 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. Silt fence is installed and grading work is done. Contractor has installed sanitary and storm sewers. Streets are in for phase one. Gas and electric utilities in both phases is now complete. One display home is built. Six new homes are under construction.

15. First Baptist Church – (Lake St. Louis Blvd.) – Ward #3

This plan is for a building addition and parking lot expansion onto the current facility of First Baptist Church of Lake Saint Louis. The parcel is 6.55 acres and is zoned PA (Public Activity). Grading work, sanitary, and storm sewers are complete. Detention basin has been seeded/sodded. Building is finished. Parking lot has been paved. Final grading and seeding is done.

16. 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. One new home is under construction.

17. Lake Ridge Senior Apartments – Technology Drive – Ward #3

This plan is for the development of a 49 unit senior apartment building at the corner of Fiese Commercial Drive and Technology Drive. The parcel is 2.75 acres and is zoned HC (Highway Commercial). Storm sewers are complete. Building construction is in progress with finish work. Working on parking lot and landscaping.

18. St. Joe West Parking Garage Addition – Veterans Memorial Parkway – Ward #2

This plan is for the development of a two story parking garage located on the property of St. Joseph West Hospital. Erosion control measures in place and grading. Building structure is complete. Final landscaping work is done.

19. Hawk Ridge Village Lot B2-2A – Pond Fort Drive – Ward #2

This plan is for the development of a multi-tenant building located East of the intersection of Ridgeway Ave and Pond Fort Drive. The parcel is 1.31 acres and is zoned PD (Planned Development). Silt fence is installed and working on masonry building work. Storm sewer and sanitary are near complete. Utilities are being installed. Concrete driveways have been poured. The asphalt parking lot is installed. Finish work on building is in progress.

20. Jefferson Point Parking Lot Improvements – Civic Center Drive – Ward #2

This plan is for the construction of a 58 space parking lot, and sidewalks located at Jefferson Point. The parcel is 11.51 acres and is zoned CB (Community Business). New concrete drive is poured. Sidewalk work and landscaping in the next phase is complete.

21. 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). No activity at this time.

22. Lake Saint Louis Industrial Offices – 306 TCW Court – Ward #1

This plan is for the development of a multi-tenant office building located on TCW Court. The parcel is 1.02 acres and is zoned L-1 (Light Industrial). Project complete and some units occupied.

23. Prospect Place Apartments – Prospect Road – Ward # 1

This plan is for the development of a 22 townhouse apartment units located on the South side of Prospect Road, East of Cedar Ridge Apartments. The parcel 3.909 acres and is zoned PD (Planned Development). Working on construction of new buildings with finish work in progress. Working on storm and sanitary sewer installation.

24. Cottages at Lake Saint Louis – Technology Drive – Ward # 3

This plan is for the development of a six building, sixty bed, skilled nursing facility located on the Southeast corner of the intersection of Fiese Commercial Drive and Technology Drive. The parcel is 5.20 acres and is zoned HC (Highway Commercial). Silt fence is installed and grading work almost complete. All six buildings are up with finish work in progress. Storm sewer utilities have just started.

25. RFC Industries – 310 TCW Court – Ward #1

This plan is for the development of a 1,960 SF office with an attached warehouse. This site is 1.002 acres and is zoned I-I (Light Industrial). Silt fence is up and grading work and concrete slab work in progress.

26.

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. **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.
3. **Hawk Ridge Village, Lot B2-1 – Pond Fort Trail – Ward 2**
This plan is for the development of a 7,020 SF multi-tenant building. The site is 1.77 acres and is zoned PD (Planned Development).

DEVELOPMENTS IN PLANNING

1. **Wentzville Fire Protection District Fire House #4 – Orf Road – Ward #3**
This plan is for the construction of a new firehouse next door to the current facility located on Orf Road, just South of South Outer Road. The parcel is 2.61 acres and is zoned PA (Public Activity).
2. **West Community Credit Union – Pond Fort Trail – Ward #2**
This plan is for the development of West Community Credit Union and is located at the intersection of Ridgeway Drive and Pond Fort Trail. The parcel is 1.06 acres and is zoned PD (Planned Development).
3. **Regions Bank – Civic Center Drive – Ward #2**
This plan is for the development of a Regions Bank branch that is located at the intersection of Lake Saint Louis Blvd and Civic Center Drive. The parcel is 1.61 acres and is zoned CB (Community Business).