

ACTIVITY REPORT

Recently Held Meetings

- Chesterfield Historic and Landmarks Preservation Committee was held on October 2, 2014

Upcoming Meetings

- Planning Commission on October 13, 2014 at 7:00 pm
- Planning and Public Works Committee on October 23, 2014 at 5:30 pm
- Architectural Review Board on October 23, 2014 at 6:30 pm
- Board of Adjustment on November 6, 2014 at 6:00 pm

UNDER CONSTRUCTION

There are approximately 20 active construction sites throughout the City. For each of these developments, whether they be commercial, office, or residential development, we perform regular inspections to ensure compliance with all codes and approved plans. A few of these active construction sites include:

1. RGA, Reinsurance Group of America
2. Reserve at Chesterfield Village
3. Friendship Village
4. Mitek Office Building
5. Monsanto Campus
6. Mercy Health Campus
7. Bar Louie



While not yet under construction, Arbors at Kehrs Mill and Pacific Dental each continue to work with us on obtaining final approvals necessary to begin construction. Arbors at Kehrs Mill is a new

residential development off of Kehrs Mill and Strecker Rd. Pacific Dental is a medical office/retail center located next to Kemp Auto Museum on the north side of Chesterfield Airport Road.

UPCOMING PLANNING COMMISSION AGENDA

The next meeting of the Planning Commission will be on Monday, October 13, 2014 at 7 pm. A public hearing will be held at the request of the Lowe's Development in Chesterfield Commons. Lowe's is requesting additional hours

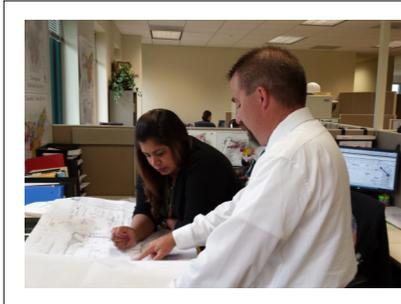
of operation and allowances for outdoor storage/sales of merchandise. The Place is an indoor storage facility for high end automobiles, boats, and other recreational vehicles. They are looking to build in the Spirit Valley Business

Park Development located in Ward IV. Also on the agenda is a request for a new gas station/convenience store at the intersection of Chesterfield Airport Rd and Olive Street Rd in the Chesterfield Blue Valley Development.

You may contact the Planner of the Day at 636-537-4733 or pod@chesterfield.mo.us for additional questions on building permit approvals.

BUILDING PERMIT REVIEW

The City of Chesterfield contracts with St. Louis County for the issuance of building permits and compliance with all applicable building codes.



However, prior to obtaining a building permit, individuals must first submit a Municipal Zoning Application (MZA) to Chesterfield for review. With this MZA, we review to ensure that the project is in compliance with the Unified Development Code, the site specific ordinance, and review such items as architectural elevations, signage, land use, storm water management, grading, tree preservation and landscaping require-

ments, etc. Prior to MZA approval, we also ensure that all associated plans and sureties are also in place. This includes such items as tree preservation surety, landscape bonds, grading sureties, improvement plans, flood plain development permits, etc.

Once approved, the applicant is notified and for residential construction, a courtesy email is sent to the subdivision trustees.

PERMIT APPROVALS IN SEPTEMBER

Permit review activity for September can be broken down in the following manner:

- 36 interior finish/remodeling
- 24 new construction
- 20 sign permits
- 20 miscellaneous

In addition to MZA review the Planning and Development Services Division is responsible for review of demolition authorizations renewable energy, temporary structures, special activity permits, business licenses, home occupation permits, and occupancy

(along with re-occupancy and temporary occupancy) permits.

In September we reviewed a total of 131 of these types of permits; bringing the total number of permits reviewed for the month to 231.

AROUND THE CITY



New Construction at 86 River Bend Dr



New villas coming soon at Friendship Village



Work progresses at the RGA site across from City Hall

PLANNER OF THE DAY

We offer a wide variety of services and resources to property owners, developers, residents and business owners through our Planner of the Day Program. The Planner of the Day (or POD) provides a professional planner on Staff Monday thru Friday to answer any of your land use, development, or construction questions.

You can contact us through email at pod@chesterfield.mo.us or

phone us directly at 636.537.4733. If you are in the area, you can also stop by without an appointment anytime during City Hall business hours (8:30-5:00 pm)

In September, the Planner of the Day responded to or met with:

- 14 emails
- 17 walk in visitors
- 145 phone calls



For information on all active projects under review, visit our Active Projects Database online at www.chesterfield.mo.us

COMING SOON

The following are a list of just a few of the projects we are currently working on which have not yet obtained plan or zoning approval. Once our review is complete, these will be set on a Planning Commission and/or City Council agenda:

- St. Louis Premium Outlets, Phase 2 addition
- Chesterfield Outlets, amended architectural elevations
- Four Seasons, ordinance amendment
- Bur Oaks residential development
- Monarch Center boundary adjustment plat
- Wild Horse Bluffs
- Monsanto expansion
- St Lukes Hospital
- Schoettler Grove plat