

# ACTIVITY REPORT

*Aimee Nassif, Planning and Development Services Director*

## Recently Held Meetings

- Planning Commission met on March 9, 2015
- The Board of Adjustment meeting scheduled for March 12, 2015 was cancelled.
- Architectural Review Board met on April 9, 2015.

## Upcoming Meetings

- Planning Commission April 13, 2015 at 7:00 pm
- City Council will meet on April 22, 2015 at 7 pm
- The Planning and Public Works Committee is scheduled to meet again on April 23, 2015 at 5:30 pm
- Architectural Review Board will meet again on May 14, 2015 at 6:30 pm
- The CHLPC will meet again on May 13, 2015 at 5:30 pm.

## ST LUKE'S HOSPITAL EXPANSION

In March, City Staff presented plans to the Planning Commission for the St. Luke's Hospital expansion of both the Main Campus and Northwest Campus.

The zoning entitlements for the Main Campus allow for a total site build out of 937,800 sq ft. (not including parking areas). Currently the site has buildings totaling over 826,800 sq ft occupied. A Site Development Concept Plan showing the conceptual and full layout of the Main Campus was approved by the Planning Commission on March 23.

At this same meeting, both the Site Development Concept Plan and Site Development Section Plan for the Northwest Campus were presented and approved by the Planning Commission.

Zoning Entitlements for the Northwest Campus allow for full build out of 834,000 sq ft (not including parking areas). As this site will be developed in phases, a total of 5 medical buildings are proposed for future



construction. The first new building proposed for the Northwest Campus (rendering shown below) is approx. 102,450 sq ft and will connect to the existing 144,200 sq ft building on the campus.

Associated road improvements to the area will also be constructed in phases. Construction on the new medical building will commence once improvement plans and building permits have been approved.



## CHESTERFIELD BLUE VALLEY CONTINUES TO GROW

*Chesterfield Blue Valley Development zoning entitlements allow for construction of up to 1,400,000 sq ft of mixed commercial use development.*

*To date, approximately 615,300 sq ft has been approved or is under review.*

Chesterfield Blue Valley Development is a 137+ acre development, zoned Planned Commercial District, in the west end of the City. The first development here was the **St Louis Premium Outlets**, which opened its doors in August, 2013. Since that time, development activity has been on the rise for the area.

On March 9, 2015 the Planning Commission approved a 78,297 sq ft addition to the **Premium Outlets**. This addition is an

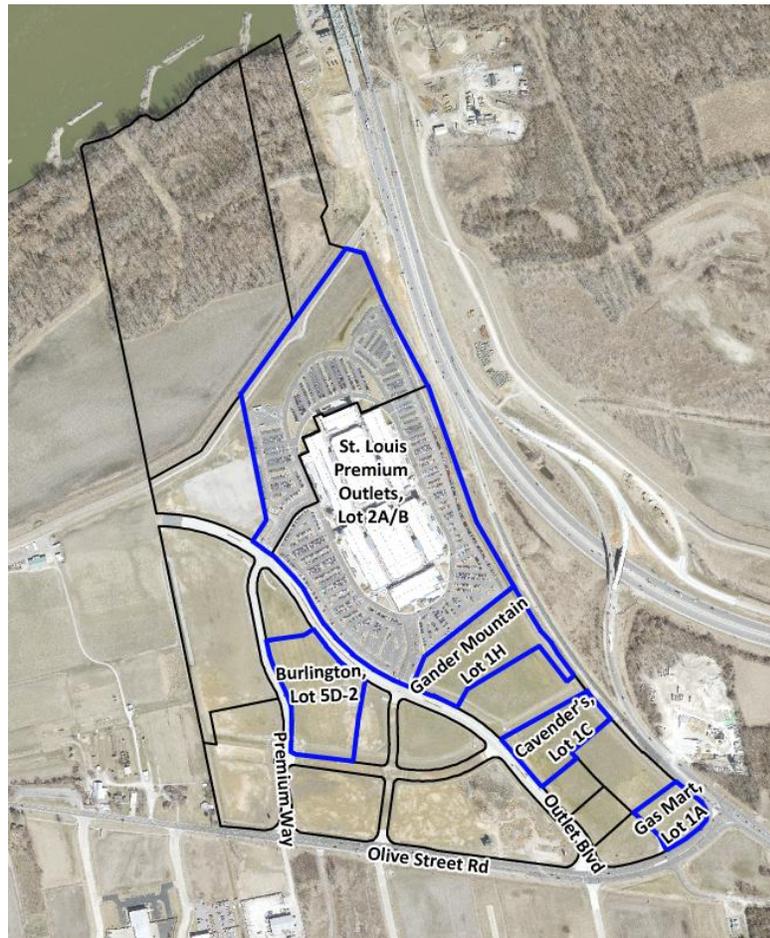
extension of the existing retail establishment and will bring the total size of the Premium Outlets to just over 473,000 sq ft. Additional parking will also be provided along the north side of the building.

On Lot 1A, which fronts Olive Street Road, a new gas station/convenience store is planned. Improvement Plans for the future **Gas Mart** development are still under review with Staff.

On Lot 1C, **Cavender's Boot City** is under review for a new 19,250 sq ft store. This will be the first of its kind in Missouri!

Just a few lots away, on Lot 1H, **Gander Mountain** is proposing a 60,000 sq ft store.

And finally, **Burlington** has been approved for a 54,980 store. Burlington has had all plans and permits approved and recently began construction on Lot 5D-2.



## CHESTERFIELD BLUE VALLEY CONTINUES TO GROW

*New commercial, office and industrial development proposals are reviewed against the City's Architectural Review Standards in the Unified Development Code. These projects are also reviewed by the Architectural Review Board (ARB) prior to review by the Planning Commission.*

*The ARB meets monthly on the first Thursday of each month.*

*Gas Mart front elevation, Lot 1A*



*Burling rendering, Lot 5D-2*



*St Louis Premium Outlets, phase 2 rendering*



*Architectural Elevations (including renderings) are still under review by City Staff for Cavender's Boot City and Gander Mountain. Both projects were reviewed by the City's Architectural Review Board on April 9, 2015. A full copy of Staff's report which includes proposal details may be accessed on the City's website under "Agendas and Minutes" or contact us directly at 636.537.4733.*

## 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](mailto: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 March, the Planner of the Day responded to or met with:

- 12 emails
- 18 walk in visitors
- 152 phone calls



*The Planning and Development Services Division currently has over 25 projects in under review for site plan review, improvement plan review, ordinance amendments, and zoning petitions.*

## PERMIT REVIEWS

For the month of March, Planning and Development Services reviewed over **100** MZAs (building permits). These permit reviews can be further broken down by:

- ◆ 35 interior finishes
- ◆ 32 new construction
- ◆ 10 temp structures
- ◆ 23 demo, retaining walls & other

In addition, we also reviewed:

- ◆ 4 special activity permits
- ◆ 22 business license
- ◆ 3 home occupations
- ◆ 86 occupancy permits

*For information on all active projects under review, visit our Active Projects Database online at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)*

## CONSTRUCTION INSPECTIONS

After final approval of all necessary plans, escrows and permits, we are on site conducting site inspections during construction of the lot. Below is a list of a sample of the sites currently under construction in the City which we are monitoring:

Wilson Creek  
The Reserve at Chesterfield Village  
1901 Wilson Road  
Schoettler Grove  
Arbors at Kehrs Mill  
Mitek Office Building

Mercy Health Systems  
Monsanto Campus  
Chesterfield Blue Valley road improvements  
Burlington  
Friendship Village

## NEW BUSINESSES & OCCUPANCIES

In addition to the permits needed for any new construction or renovation of existing space, we also review all business licenses for new businesses, annual renewals, and liquor licenses. In addition, occupancy permits, temporary occupancies and re-occupancies of existing spaces are reviewed and issued by the Division. Below is a list of a few of the businesses who received new or renewed business licenses during the month of March and those who received occupancy permits.

- |                              |                                    |
|------------------------------|------------------------------------|
| 1. Boone Partners LLC        | 2004 Brook Hill Lane               |
| 2. Carroll Wealth Management | 16253 Swingley Ridge Road          |
| 3. Arch Sports               | 140 Long Road                      |
| 4. Social Presence Network   | 14836 Greenleaf Valley Drive       |
| 5. Jazzercise                | 13399 Olive                        |
| 6. Oceane                    | Taubman Chesterfield Outlets       |
| 7. Hugo Boss                 | Taubman Chesterfield Outlets       |
| 8. Dauster's Greenhouse      | 1751 Creve Couer Mill Road         |
| 9. State Farm Insurance      | 105 Chesterfield Business Parkway  |
| 10. Rally House              | 82 THF Boulevard                   |
| 11. ABRA Auto Body and Glass | 638 S Goddard                      |
| 12. Klobasa Law, LLC         | 1819 Clarkson                      |
| 13. Northwest Tire and Auto  | 120 Long Road                      |
| 14. Heartland Hearing Center | 143 Long Road                      |
| 15. Legal Legacy Group       | 16401 Swingley Ridge Center, Suite |

If you are relocating your business to an existing space and not doing any renovations which require building permits, a Re-Occupancy permit is required.

The application is available on the City's website under "Forms and Permits"



## CURRENTLY UNDER REVIEW

Currently, there are over 25 development projects in and under review by Staff. These projects include site development plan reviews, improvement plans, architectural elevations, lighting plans, landscape/tree preservation, subdivision plats, ordinance amendments and zoning map amendments, vacation of easements and so forth.

Below is a list of a few of these projects currently under review. If you would like more detailed information including contact information, up to date status, and meeting histories, you may call the Planner of the Day or visit our Active Projects Database online at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

1. St. Luke's Campus improvement plans
2. Monsanto improvement plans
3. Monsanto 10th amended site development section plans
4. Gander Mountain site development section plan
5. Cavender's Boot City site development section plan
6. Scott Properties amended architectural elevations
7. Pacific Dental improvement plans
8. Falling Leaves Estates II zoning map amendment
9. Wild Horse Bluffs improvement plans
10. The Grove at Chesterfield zoning map amendment
11. Four Seasons Plaza ordinance amendment
12. Courtyard by Marriot site development section plan
13. Highcroft Elementary
14. Arbors at Kehrs Mill record plat
15. Bur Oaks site development plan
16. Bur Oaks improvement plans

Planner of the Day  
may be contacted at  
[pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us)  
or 636.537.4733.

Walk-ins are also  
welcome!



Construction underway in the Herman Stemme Office Park for the new Mitek Office building.

When completed, the building will be approximately 99,000 square feet in size with surface parking in the rear of the building