

Planning Commission Action

Recently Held Meetings

- ◆ Planning Commission met on June 22, 2015
- ◆ The Board of Adjustment meeting scheduled for July 2, 2015 was cancelled.
- ◆ Architectural Review Board met on July 9, 2015.

Upcoming Meetings

- ◆ Planning Commission will meet on July 13, 2015 at 7:00 pm
- ◆ City Council will meet on July 20, 2015 at 7 pm
- ◆ The Planning and Public Works Committee is scheduled to meet again on July 23, 2015 at 5:30 pm
- ◆ Architectural Review Board will meet again on August 13, 2015 at 6:30 pm
- ◆ The next CHLPC meeting will be on September 2, 2015 at 5:30 pm

On June 8, 2015 the Planning Commission recommended approval of a zoning map amendment for two tracts of land located at Chesterfield Parkway and Justus Post Road. The new zoning category to the Urban Core "UC" District would allow for a mix of commercial and residential type uses. The intent of this request is to allow for a nursing home/senior living facility center to be constructed in the future. First reading of this petition before the City Council will be on July 20.

On June 22, a public hearing was held for a new residential proposal by McBride and Sons called the Arbors at Wilmas Farm. Located at 17508 Wild Horse Creek Road, this project is a two step request. First, McBride is seeking a change of zoning from NU District to the E-1 Acre District. Secondly, they are then petitioning, provided the E-1 District is approved, for a change of zoning again to a PUD District. The purpose of the PUD request is to have flexibility in traditional development criteria in order to obtain the one acre den-

sity which would result in the construction of 47 new single family residential lots. Once review is completed by Staff, it will be placed back on a future Planning Commission agenda for a Vote Meeting.

Below is an aerial image of the site.



Recently Approved Projects

City Council recently approved an ordinance amendment for the Four Seasons Plaza which allows for drive-thru use for fast casual type restaurants.

The property located at

16659 Old Chesterfield Road (known as the Doorack Tract) was approved for change of zoning to Park and Scenic District.

Also approved for a change of zoning was

Falling Leaves Estates II. Located off Wilson Avenue, this development was approved for zoning to the PUD District to allow for construction of a new single family residential development.

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.

Questions range from how

to obtain a building permit, to information on sign regulations, to questions on new development under construction. We can also provide written zoning verifications and property research upon request.

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 June, the Planner of the Day responded to or met with:

26 emails

13 walk in visitors

160 phone calls

Telecommunication Siting Permits

Since 2008, 64 permits for new equipment, upgrades or other construction work on telecommunication sites has been approved by the City.

As technology continues to evolve and more and more people rely on cell phones as their primary source for communication, cellular companies are upgrading older telecommunication sites and adding antennas and new equipment as well. Most re-

quests do not require a new or additional telecommunication siting permit (or TSP) when one already exists. Instead these are handled administratively and the construction/ placement of the new equipment or upgrades simply requires an MZA

prior to obtaining a building permit.

This year, Planning and Development Services Staff has reviewed and approved 7 permits for this type of work with only 1 request first requiring a new TSP to be approved.

Permit Reviews



For the month of June Planning and Development Services reviewed **105 MZAs (building permits)**. Our current review time is typically 3 days and there is no permit review fee. The type of building permits reviewed this month

can be further broken down as follows:

31 interior finishes

25 new construction

17 signs

32 demo, retaining walls & other

In addition, we also reviewed:

6 special activity permits

25 business license

6 home occupations

62 occupancy permits

Long Range Planning Activities

In addition to our current planning work with zoning petitions, site plan reviews, inspections and permit reviews, we also work on long range planning projects. These typically include research assignments, city code updates and updates/amendments to the Unified Development Code.

Recently this work has included the River Valley/

Hog Hollow Road study and re-adoption of the portable on site storage container ordinance.

Just last month the United Stated Supreme Court handed down a decision in a first amendment case involving temporary signs. As a result, many municipalities across the Country will need to take a close looks at their sign codes to ensure compliance with the

Court's ruling. We are currently doing such a review and research into our City Code.

In addition, several new Senate Bills which were signed into law have changed municipalities' review authority across the State. As a result, we are currently working on an update to the City's telecommunication ordinance.



Pre Application Meetings

We recommend that before you file your application for plan review or zoning map amendment, that you contact us to set up a pre application meeting.

In these meetings we will help walk you through the development review process, provide contact infor-

mation to key persons and agencies involved in the process, research the history of the site for you and provide feedback on your proposal.

These meetings are helpful to applicants and Staff alike as it gives us an opportunity to hear first hand

about your proposal.

To date, we have had 46 pre application meetings this year.

Call Kristine Kelley at 636.537.4748 directly to schedule a pre-application meeting with us.

Zoning Enforcement

Another area of our operation is Zoning Enforcement. Our planners and planning technicians follow up on site violations pertaining to conditions in site specific ordinances and those related to development criteria such as permitted land use-

es, sign violations (both temporary and permanent), outdoor storage and sales, and construction activities occurring without proper permits in place.

All inquiries which are entered into the City's work order system are investi-

gated and followed up on within a few days. To date for the year, we have investigated **over 25** site violations with less than 3 ending up in municipal court.



New Businesses and 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 June and those who received occupancy permits.

WEBER'S FRONT ROW PUB & GRILL	101 CHESTERFIELD TOWNE CENTER
NAIL LOFT	17223 CHESTERFIELD AIRPORT ROAD
EL MAGUEY	104 - 105 CHESTERFIELD TOWNE CENTER
BUFFALO WILD WINGS	17276 CHESTERFIELD AIRPORT ROAD
MJL FARMERS (<i>Farmers Insurance Office</i>)	16020 SWINGLEY RIDGE ROAD, SUITE 360
JD PRECLINICAL SOLUTIONS	5 ARROWHEAD ESTATES COURT
TORRID	88 THF BOULEVARD A
AK LOCKSMITH SOLUTIONS	400 CHESTERFIELD CENTER
TJ TRANSPORTATION	14824 CLAYTON ROAD, SUITE 21
POPPA TANGO ENTERPRISES	17000 BAXTER ROAD, SUITE 206
MERRELL	18521 OUTLET BOULEVARD, SUITE 755
PAPAYA CLOTHING	17057 N OUTER 40 ROAD, SUITE 142
THE SALON AT ST. LOUIS CIGARS	14147 OLIVE BOULEVARD
CIRCLE OF CONCERN, INC.	650 SPYGLASS SUMMIT DRIVE
AJG RICK MANAGEMENT SERVICES	595 BELL AVENUE
K-NAILS	17537 CHESTERFIELD AIRPORT ROAD
GOLDEN EAGLE HANDYMAN	15433 BRAEFIELD DRIVE
BACT EQUIPMENT, INC. (Manufacturer's Rep.)	201 FICK FARM ROAD
CHESTERFIELD OUTLETS - TEMPORARY MGMT. OFFICE	17033 N OUTER 40 ROAD, SUITE 170A
BUILDING POINT MID-AMERICA	17263 WILDHORSE CREAK ROAD, SUITE 201
THE HEALDING FIELD	14824 CLAYTON ROAD, SUITE 24
GUARANTEED RATE, INC.	1422 ELBRIDGE PAYNE ROAD, SUITE 210
BAL COEUR CLEANERS	123 CHESTERFIELD TOWNE CENTER

Construction Activity Around the City

As you drive around the City it seems like construction and development is everywhere! We have over 20 active construction sites at this time. These include residential, office, commercial, and tear downs. Some sites have only just begun grading activity while others are putting the finishing touches on their newly erected structures. Below is an update of a few projects around town and their status.



Photo above of progress at the Mitek office building located off Swingley Ridge Road. New 99,000 sq ft office building opening soon.



Construction of the new Virtual Care Center for Mercy Health Systems at 15598 S. Outer 40 Rd is almost complete. The new building will be opening soon and will have approximately 400 employees.



A new 55,000 square foot Burlington store will be opening soon in Chesterfield Blue Valley. The retailer has an expected grand opening date this Fall and will create over 50 new jobs.



JCI is installing a new monument to celebrate their 100th Anniversary. Work will be completed by the end of the month.

If you ever see a project under construction and are curious as to what is being built, call the Planner of the Day to find out more! We can be reached at 636.537.4733 or email us at pod@chesterfield.mo.us Also check the City's website under "City Projects" for up to date information on all active project under review.