

September 2015
Issue

Recently Held Meetings

- Planning Commission met on September 16 and September 30, 2015.
- The Board of Adjustment meeting scheduled for September 3, 2015 was cancelled.
- Architectural Review Board met on September 10, 2015.

Upcoming Meetings

- City Council is scheduled for October 19, 2015 at 7:00 p.m.
- The Planning & Public Works Committee is scheduled for October 22, 2015 at 5:30 p.m.
- Architectural Review Board is just met on October 8, 2015 and the next meeting will be November 12, 2015
- Planning Commission is scheduled for October 26, 2015 at 7:00 p.m.

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Planning and Development Services Monthly Activity Report



Zoning Requests under review by the City

On September 16, 2015 the Planning Commission recommended approval of a change of zoning for 17505 Chesterfield Airport Road. The request was for a zoning map amendment to the PC Planned Commercial District. The project is now before the City Council.

On October 26, 2015 a public hearing will be held before the Planning Commission for a zoning map amendment for 3 parcels adjacent to Friendship Village of West County.

The applicant, Friendship Village of West County, recently acquired the property and is seeking a change of zoning to the R-4 District for each site. The property owners desire this change of zoning to accommodate future expansion of their facility. An aerial of these parcels is provided in the image below.

While not back on an agenda yet, Monsanto is still in under review for their change of zoning request to the Urban

Core District. This zoning map amendment would allow for an increase in density to the site. The public hearing was held in August and the petitioner continues to work with Staff on the request.

For more information on these or any other projects pending in the Department, contact the Planner of the Day at 636.537.4745 or visit the Active Projects Database at www.chesterfield.mo.us



Planner of the Day

Have a question about area development, obtaining building/zoning permits, or sign regulations? The Planner of the Day (POD) is a program provided to residents and business owners where one of our skilled Planners are available Monday thru Friday to answer such questions.

Feel free to contact us via email at pod@chesterfield.mo.us or call us

directly at 636-537-4733.

Walk-ins are also welcome.

In September, POD responded to the following requests for information:

- 141 phone calls
- 14 walk ins
- 12 emails



Permit Reviews and Development Meetings

For the month of September, the Planning and Development Services Division received over 100 Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County. Current review time is typically 3 days and there is no permit fee associated with the City's zoning review.

The type of MZAs reviewed by the Department can be broken down as follows:

- 22 Interior Finishes
- 44 new construction
- 19 signs
- 17 demolitions, temporary structures, and other

In addition, the Department was also responsible for reviewing the following:

- 24 business license
- 83 occupancy permits
- 9 special activity permits

In addition to permit reviews, we also conduct pre-application meetings with developers prior to making submissions to the Department. In September we had 12 meetings.

Zoning Enforcement

In addition to other services provided by the Division, Zoning Enforcement is carried out by City Staff to ensure compliance with applicable City Codes. Such violations include, but are not limited to, illegal signage, outdoor sales, temporary structures, and illegal construction activities without proper permits.

The City utilizes a Work Order system which tract all work orders and updates to these specific inquiries. Staff actively reports violations and also responds to

work orders submitted by residents. If you have an item you wish Staff to investigate, feel free to either call/email the Planner of the Day (POD) or feel free to enter the item via the City's website at the following address: <http://www.chesterfield.mo.us/report-a-problem.html>

For 2015, Staff has investigated and followed up with 85 site violations.



Construction Activity Around the City

The City has over 25 projects currently under construction at this time. The projects include retail shopping spaces, new residential developments, corporate headquarters/office buildings, and tear downs. These projects range from just started to sites which are almost completed. Below are a few sites which are around town and their status. Staff continues to provide inspections to all construction sites to ensure compliance with City standards.



Mitek's new office building will be opening soon. The new 99,000 square foot office is located off Swingley Ridge Drive.



Gander Mountain is located within the Chesterfield Blue Valley development near St Louis Premium Outlets. The project is nearly completed and expected to open this Fall.



Pacific Dental is a new medical office/retail center located on the north side of Chesterfield Airport Road.



Forum Apartments is working on construction of a new club house for their residents. The new club house (approximately 3,100 square feet) will replace the old one that was previously demolished.

Businesses in the City

Below is a list of new and existing businesses which received business licenses, occupancy permits or renewals for the month of September.

RAIN SPA	141 LONG ROAD
FRAMIN PLACE & GALLERY	118 FOUR SEASONS SHOPPING CENTER
THAI EXPRESS	17535 CHESTERFIELD AIRPORT ROAD
TITLE BOXING CLUB	1695 CLARKSON ROAD
INDUSTRIAL ALLY	1422 ELBRIDGE PAYNE ROAD, STE. 120
BLUE PEARL MISSOURI	17497 N. OUTER 40 ROAD
HICKORY FARMS #10491	291 CHESTERFIELD MALL
BEAUTY EXPO USA	300 CHESTERFIELD CENTER, SUITE 300
ACI BOLAND ARCHITECTS	17107 CHESTERFIELD AIRPORT ROAD,
LANDMARK SIGN COMPANY	175 CHESTERFIELD INDUSTRIAL BLVD
PRODUCTION SERVICES ASSOCIATES	670 GODDARD AVENUE
MMMA (<i>Missouri Merchants & Manufacturers Association</i>)	15450 S OUTER 40 ROAD, SUITE 200
MIDWEST REGIONAL BANK	18173 C EDISON AVENUE
ENABLE MIDSTREAM PARTNERS	14805 N OUTER 40 ROAD, SUITE 2
EDGEWELL PERSONAL CARE BRANDS, LLC	1350 TIMBERLAKE MANOR PARKWAY
THE LIMITED #341	18521 OUTLET BOULEVARD, SUITE 118
CONSORT HOMES	16141 SWINGLEY RIDGE ROAD, SUITE 109
CHESTERFIELD VALLEY CONSTRUCTION SERVICE	16141 SWINGLEY RIDGE ROAD, SUITE 109
MEINEKE CAR CARE	165 LONG ROAD
PREMIER MANUFACTURING INC.	629 CEPI DRIVE
H.A. HAMMER	18110 CHESTERFIELD AIRPORT ROAD
WATCH TECHNICIANS/FIX TIME	291 CHESTERFIELD MALL, K9010
TITANIUM SOLUTIONS	1795 CLARKSON ROAD, SUITE 230
GANDER MOUNTAIN	18491 OUTLET BOULEVARD

