

# Planning and Development Services Monthly Activity Report



December 2015 Edition

## Recently Held Meetings

- City Council met on January 4, 2016.
- Planning Commission met on December 14, 2015.
- The Board of Adjustment meeting scheduled for January 7, 2016 was cancelled.
- Architectural Review Board met on December 10, 2015.

## Upcoming Meetings

- City Council will be meeting on Wednesday, January 20, 2016.
- Planning Commission will be meeting on January 25, 2016.
- The Planning & Public Works Committee is scheduled for January 21, 2016 at 5:30 p.m.
- Architectural Review Board is meeting on January 14, 2016 at 6 p.m.

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## New Developments under review by the City

On December 14, 2015 the Planning Commission considered 2 new developments looking to build in Chesterfield.

The first proposal was for a new senior care facility known as The Grove in Chesterfield. This 96 bed facility is 3 stories in size, approximately 82,300 sq ft in size and located at Chesterfield Parkway West and Justus Post Road.

The Planning Commission approved this project by a vote of 9-0. The next phase of the review pro-

cess is for improvement plan review.

The other project reviewed by the Planning Commission in December was for Opus Development Company who submitted site development plan drawings for a new office development on the north side of North Outer 40, west of Timberlake Manor Parkway (pictured below).

This project will be built in phases, with the first phase including a single office building, four stories in height with bi-level

parking garage.

After review, the Planning Commission approved both the amended site development concept plan and amended site development section plan by a vote of 9-0. The next phase for this project is improvement plan review.

For more information on these and other projects, please contact the Planner of the Day at 636-537-4733 or visit our Active Projects Database at [www.chesterfield.mo.us](http://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 is available Monday thru Friday to answer such questions.

Feel free to contact us via email at [pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us) or call us

directly at 636-537-4733. Walk-ins are also welcome.

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

- 127 phone calls
- 9 walk ins
- 11 emails



## Permit Reviews and Development Meetings

For the month of December the Planning and Development Services Division received over 85 Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County.

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

- 25 Interior Finishes
- 30 new construction
- 7 signs
- 25 demolitions, temporary structures, and other.

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

- 18 business licenses
- 57 occupancy permits
- 2 home occupation permits

In addition to permit reviews, we also conduct pre-application meetings with developers prior to making submissions to the Department. In December we had 6 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 tracks 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 over 100 site violations.**



## Construction Activity Around the City

The City has over 20 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.



New homes under construction at Arbors at Kehrs Mill Development located at Kehrs Mill and Strecker Road. Once completed, this development will include 44 single family homes.



Highland on Conway has begun work on a new office development. Located off North Outer 40 Rd, this site will contain a five story office building with parking garage.

## 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 December.

291 CHESTERFIELD MALL, SPACE 2050	LA LA BEAUTY BAR
16641 OLD CHESTERFIELD ROAD	CROWN CASTLE
217 CHESTERFIELD TOWNE CENTER	NORTHWESTERN MUTUAL
16476 WILD HORSE CREEK ROAD	RISK MANAGEMENT SERVICES
16400 BURKHARDT PLACE	LIBRARY
158 LONG ROAD	EDISON EXPRESS
106 CHESTERFIELD TOWNE CENTER	TOBAKKO'S
14825 CLAYTON RD	TROPICAL SUN
733 CROWN INDUSTRIAL CT T	LA TECH, INC.
700 W CHESTERFIELD PARKWAY	MONSANTO
18065 CHESTERFIELD AIRPORT RD	RECURSIVE LABS, INC.
711 LONG ROAD CROSSING DRIVE	AMEREN
17909 CHESTERFIELD AIRPORT ROAD	AUTOZONE
640 CEPI DRIVE, SUITE C	STL RADON TEST AND MITIGATION
640 CEPI DRIVE, SUITE C	FYBR, LLC
1390 TIMBERLAKE MANOR PARKWAY, SUITE 130	CUSHMAN & WAKEFIELD
18040 EDISON AVENUE	JOSEPH SANSONE
717 CROWN INDUSTRIAL COURT, SUITE F	RED LEAF IT ASSET RECOVERY
110 CHESTERFIELD TOWNE CENTER	MIA GRACE BRIDAL
226 S WOODS MILL ROAD	ST. LUKE'S WEST MEDICAL BULDING
24 FOUR SEASONS SHOPPING CENTER	MONGOLIAN BBQ
618 SPIRIT DRIVE, SUITE 125	MJ BEVOLUTION, INC.
700 SPIRIT OF ST. LOUIS BOULEVARD, SUITE E	E*LENDING GROUP

## Projects Under Review

There are currently over 30 projects under review with the department. These include, but are not limited to:

- Brewhub
- Warwick on White Road
- Monsanto
- Four Seasons Plaza
- The Grove in Chesterfield

A full list of all projects, along with status, site location and contact information is available on the City's website under Active Project Database, or contact the Planner of the Day at 636.537.4733.