

# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

July, 2015 Edition



## Planning Commission Action

### Recently Held Meetings

- ◆ Planning Commission met on August 10, 2015
- ◆ The Board of Adjustment meeting scheduled for August 6, 2015 was cancelled.
- ◆ Architectural Review Board scheduled for August 13, 2015 was cancelled.

### Upcoming Meetings

- ◆ Planning Commission will meet on July 13, 2015 at 7:00 pm
- ◆ City Council will meet on August 17, 2015 at 7 pm
- ◆ The Planning and Public Works Committee is scheduled to meet again on August 20, 2015 at 5:30 pm
- ◆ The next CHLPC meeting will be on September 2, 2015 at 5:30 pm

On July 13, 2015 a public hearing was held for a change of zoning request for 17505 Chesterfield Airport Road (**depicted in the photo on the right**). This site is currently zoned NU Non-Urban District and the applicant is seeking a PC Planned Commercial zoning.

The project proposal was discussed and issues from the Planning Commission identified. A future meeting date to return to the Planning Commission has not yet been set.

Also on this evening, the Planning Commission approved an amendment to

the sign package (sign criteria) for commercial developments within the Chesterfield Blue Valley development.

On July 27, 2015 the Planning Commission recommended approval of a new PUD Planned Unit Development District for a 47

single family lot development off Wild Horse Creek Road. The proposal, Arbors at Wilmas Farm was presented by McBride and Sons and will be moving forward to City Council for final approval on August 17, 2015.



## Recently Approved Projects

City Council recently approved a site development plan for construction of a new Courtyard by Marriott hotel located in the Chesterfield Commons Six development. This new hotel will be 4 stories, 112

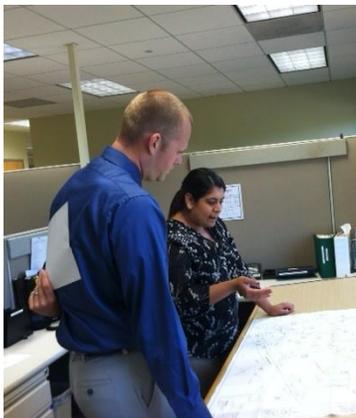
rooms and include surface parking.

Also approved was a Telecommunications Siting Permit for Sprint at 16090 Swingley Ridge Road.

On August 3, 2015 City Council approved a change

of zoning for PZ 03-2015 Sachs Properties (The Grove in Chesterfield) from C-8 to UC Urban Core District. The Grove is located at Justus Post and Chesterfield Parkway across from Bishop's Post.

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

19 emails

12 walk in visitors

156 phone calls

## Same Day MZA Reviews Available

The City began to offer this same day review service for interior finishes in the Fall of 2010. To date, we have had 230 qualifying same day MZAs reviews.

The City of Chesterfield contracts out with St Louis County for the issuance of building permits. However, before heading to St Louis County you will need to obtain municipal zoning approval or an MZA from Chesterfield first.

The MZA review applica-

tion is available on the City's website and has no fee associated with it. Our typical review time for these is 3 days.

For residential interior finish work, we do offer same day MZA review. If you submit your application prior to 10 am, provide no

additional information is needed, we can have your review completed for you that same business day; typically by 3 pm.

If you have additional questions, please contact Kristine Kelley at 636.537.4748 or the Planner of the Day at 636.537.4733.

## Permit Reviews



For the month of July Planning and Development Services reviewed **126 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:

26 interior finishes

28 new construction and additions

31 signs

41 demo, retaining walls & other

In addition, we also reviewed:

5 special activity permits

20 business license

1 home occupations

75 occupancy permits

# Site Inspections

During site construction our inspectors are on site monitoring construction activity to ensure compliance with all approved permits and plans. This includes all exterior site improvements including parking areas, drive-ways, streets, grading, storm water and other infrastructure.

In addition, inspections are made to ensure compliance with approved architectural elevations, lighting and landscape plans.

Interior building inspections for everything such as plumbing, mechanical, and electrical work are handled by St Louis County.

The City Arborist also works in partnership with the project planner for landscape and tree preservation reviews and inspections.

There are currently over **25** active construction sites throughout the City. The majority of these are office/commercial



# 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 53 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,

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 50** site violations with less than 5 ending up in municipal court. Most complaints center around sign violations.



# 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 July and those who received occupancy permits.

B&G INNOVATIONS	717 CROWN INDUSTRIAL COURT, SUITE A
SOUTHWESTERN JET CHARTER	18270 EDISON AVENUE
FLOOR COVERINGS INTERNATIONAL	700 SPIRIT OF ST. LOUIS BOULEVARD, SUITE K
SUPER CUTS	1678 CLARKSON ROAD
MIDWEST AUTO SPECIALISTS	159 CHESTERFIELD INDUSTRIAL BOULEVARD
HOLTHAUS ROOF, LLC	15510 OLIVE BOULEVARD, SUITE 212
BRINKMAN CONSTRUCTORS	215 CHESTERFIELD BUSINESS PARKWAY, SUITE A
LIGHT A SINGLE CANDLE FOUNDATION	17000 BAXTER ROAD, SUITE 206
BRODA ENTERPRISES	15455 CONWAY ROAD, SUITE 170
PARIS NAILS & SPA	20 FOUR SEASONS CENTER
AMERICA'S KIDS	17033 N OUTER 40 RD, SUITE 163
LAND'S END	1 CHESTERFIELD MALL
TRIZEES, LLC	274 THF BOULEVARD
CLUB FITNESS	17033 N OUTER 40 ROAD, SUITE 164
DARMILL GROUP, LLC (Consultant)	17295 CHESTERFIELD AIRPORT ROAD, SUITE 200
BUILDERS BLOC MANAGEMENT	607 TRADE CENTER BOULEVARD
BIG DOG SPORTSWEAR	17033 N OUTER 40, SUITE 156
PACIFIC KITCHEN & HOMES	178 THF BOULEVARD
YO ADRIENNE! (Advertising/Creative Marketing)	266 WOODCLIFFE PLACE DRIVE
WHOLESALE MATTRESS CENTER & MORE	73 CHESTERFIELD CENTER, SUITE 260

# Construction Activity Around the City

As you drive around the City it seems like construction and development is everywhere! We have over 25 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 Arbors at Wild Horse. Work is complete and we are preparing for final release of the escrows.



Gander Mountain is moving along with their new retail building located on Lot 1H of Chesterfield Blue Valley Development.



Grading has started on Lot1A of Chesterfield Blue Valley Development. This is the future site of GasMart. This commercial development will feature a gas station, car wash, and convenience store.



Parkway Central Middle School is building a classroom addition where their gym was.

*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](mailto:pod@chesterfield.mo.us) Also check the City's website under "City Projects" for up to date information on all active project under re-*