



# Planning and Development Services Activity Report

August 2015 Edition

## Recently Held Meetings

- Planning Commission met on August 10, 2015.
- Planning Commission met of August 24, 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

- City Council is scheduled for September 9, 2015 at 7:00 p.m.
- The Planning & Public Works Committee is scheduled for September 10, 2015 at 5:30 p.m.
- Architectural Review Board is scheduled for September 10, 2015 at 6:00 p.m.
- Planning Commission is scheduled for September 16, 2015 at 7:00 p.m.
- City Council is scheduled for September 21, 2015 at 7:00 p.m.
- The Planning & Public Works Committee is scheduled for September 24, 2015 at 5:30 p.m.
- Planning Commission is scheduled for September 30, 2015 at 7:00 p.m.

## Planning Commission Action

On August 10, 2015, public hearings were held for 3 applications. The first was a rezoning of the 200 acre Monsanto campus north of City Hall off Chesterfield Pkwy W. (see aerial photo of property below). This site is currently zoned C8 Planned Commercial District and Monsanto is seeking to change the zoning to UC Urban Core District. The project was discussed by the Planning Commission and area residents. Several issues were identified for Monsanto to address. A future Planning Commission meeting to ad-

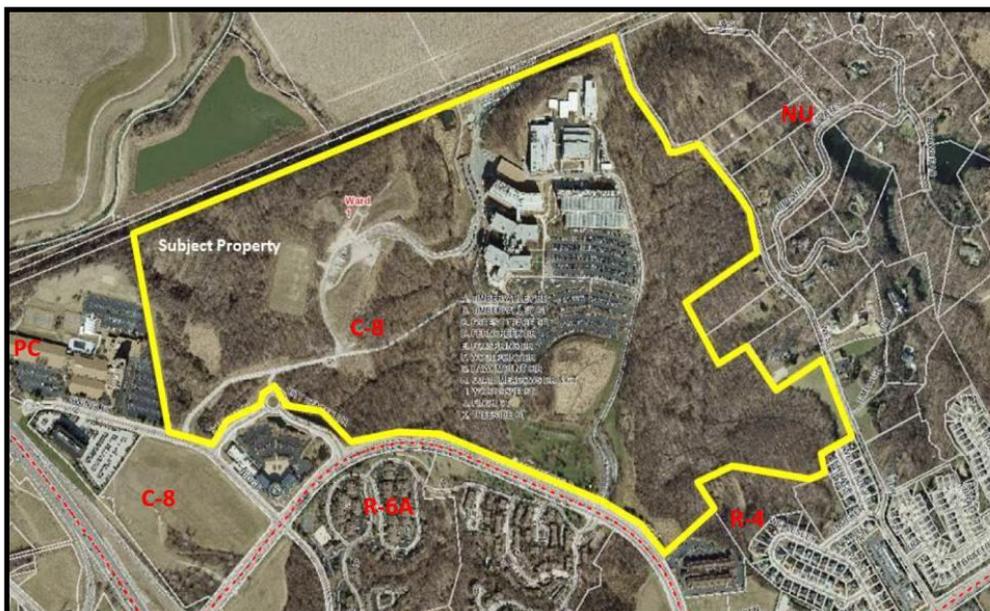
dress these items has yet to be set.

The 2nd application discussed at the Public Hearing was an update to the City of Chesterfield's Unified Development Code (UDC). The City is seeking to make clarifications to the current UDC definitions and table. Public Hearing was held on this and Staff is finalizing the updates.

The 3rd and final item on for Public Hearing was for the replacement of a cell tower located at 1850 Baxter Rd. This item was for public hearing only and

will be forwarded to the Planning & Public Works Committee for discussion prior to review and vote by the City Council.

On August 24, 2015, the Planning Commission approved a time extension for construction of a 10 acre tract within the Chesterfield Airport Commerce Park, and also approval of an Amended Architectural Elevation for Scott Retail (the old Lynch Hummer site).



## 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](mailto:pod@chesterfield.mo.us) or call us

directly at 636-537-4733.

In the area and want to stop by for questions? Come by and we would be more than happy to assist you. No appointment is necessary! City Hall business hours are 8:30 a.m. to 5:00 p.m.

In August, the POD program responded to over 150 inquiries.



## Permit Reviews

For the month of August, the Planning and Development Services Division received 123 Municipal Zoning Approvals (MZA's). Current review time is typically 3 days and there is no permit fee associated with the City's zoning review.

A complete list of approved MZA's can be

broken down as follows:

- 31 Interior Finishes
- 33 construction additions
- 15 signs
- 15 demolitions, retaining walls & other
- 5 wireless communications co-locations

In addition, Staff also reviewed:

- 17 business license
- 95 occupancy permits
- 7 special activity permits

To date, Staff has reviewed a total of 839 MZA's, 169 business licenses, and 682 occupancy permits!

## 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>

To date, Staff has investigated 81 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. Have questions on a specific site? Please let the Planner of the Day know!



Pacific Dental is a dental office with associated tenant spaces located directly east of the Kemp Auto Museum off Chesterfield Airport Road. Work is on-going with no completion date as of yet.



Burlington is located within the Chesterfield Blue Valley development adjacent to Simon Prestige Outlets in the Valley. The project is nearly completed and expected to open early Fall 2015.



Mercy Health System's Virtual Care Center has recently received temporary occupancy from the City. The majority of construction associated with this phase of the Mercy campus is nearly completed. Additional phases are anticipated in the future. This project is located southeast of the intersection of I-64 and Clarkson/Olive interchange.



Schoettler Grove is a 31 lot development located at the intersection of Schoettler Road and Clayton Road. Grading activity continues with the start of infrastructure installation (storm water and sewer pipes). Development activity is expected to continue into 2016.

## New Businesses to the City!

Below is a list of new businesses which received Business Licenses or Occupancy Permits for the month of August.

- Stone Soup Galleries, 88 Chesterfield Mall
- The Yankee Candle Company, 17089 N. Outer 40 Rd. Suite 138
- D&T Recycling LLC, 626 Broadmoor Dr Suite A
- The Bedroom Store, 18533 Outlet Blvd Suite 114
- Chesterfield Hill Town Dental, 130 Hill Town Village Center
- The Watch Station, 17017 N. Outer 40 Rd. Suite 155
- Classic Spa, 14760 Clayton Rd.
- Ashley UHL Interiors, 14425 Pembury Dr.
- Lalo Salon, 16223 Baxter Rd.
- Titan Strength Fitness, 100 Chesterfield Pkwy Suite 200
- Renovation Expertise, 1541 Milbridge Dr.
- Orange Theory/Fitness, 1674 Clarkson Rd.
- Pure Barre, 1740 Clarkson Rd.
- JLC Jealousy Jewelry, 151 Chesterfield Industrial Blvd. Suite B.
- In-Touch Home Health Care, 2163 Riding Trail Dr.

