November 2015 Issue

Planning and Development Services Monthly Activity Report

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Recently Held Meetings

- Planning Commission met on November 23, 2015.
- The Board of Adjustment meeting scheduled for November 5, 2015 was cancelled.
- Architectural Review Board met on November 12, 2015.

Upcoming Meetings

- City Council is scheduled for January 4, 2016 at 7:00 p.m.
- The Planning & Public Works Committee is scheduled for January 7, 2016 at 5:30 p.m.
- Architectural Review Board is meeting on January 14, 2016 at 6 p.m.
- Planning Commission will meet on January 11, 2016 at 7 p.m.

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Zoning Requests under review by the City

On November 23, 2015 public hearings were held for two petitions located in the Kemp Auto development on the north side of Chesterfield Airport Road. The first is the property formerly home to Kemp Auto Museum and the other is Johnny Y Properties. Both sites are seeking ordinance amendments to amend the permitted uses and development criteria in their respective ordinances to allow for future development/redevelopment of the properties.

An aerial image of these subject sites are provided below.

Monsanto continues to work with Staff and other agencies for their change of zoning request to the Urban Core District. This zoning map amendment would allow for an increase in density from approximately 2.66 million square ft build out to 4 million square ft. The public hearing was held in August and the petitioner continues to work with Staff on the request.

At the most recent City Council meeting, Friendship Village of West County's petition for change of zoning for 3 small parcels to R-4 District was approved. They will be coming in, in the near future to amend their Conditional Use Permit to allow for future expansion of their existing facility in Ward 1.

For more information, please contact the Planner of the Day at 636-537-4733.

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

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

- 110 phone calls
- 5 walk ins
- 9 emails

Permit Reviews and Development Meetings

For the month of November the Planning and Development Services Division received almost 100 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:

- 22 Interior Finishes
- 38 new construction
- 11 signs
- 28 demolitions, temporary structures, and other.

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

- 15 business licenses
- 92 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 November we had 5 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 95 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.

Grading is underway for Gas Mart which will be located on Lot 1 of the Chesterfield Blue Valley Development. This commercial lot will include gas pumps, c-store with restaurant, and a car wash facility.

This aerial shows the Gas Mart lot at Chesterfield Blue Valley.

Work is progressing at Pacific Dental; located north of Chesterfield Airport Road immediately east of the Kemp Auto Museum site. Once completed, this will be a 5,200 square foot retail/ medical office building.

Total Wine and More recently finished architectural updates at the Clarkson Square Development. Total Wine and More is in the space previously occupied by Toys R Us.

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 November.

SYNERGIES	744 SPIRIT OF ST. LOUIS BOULEVARD, SUITE M
SERVICE DAO (Software development)	15222 KEMPWOOD DRIVE
ST. LOUIS EVENT SPACE	231 CHESTERFIELD MALL, SPACE F
HUSON MANAGEMENT SERVICES	42 FOUR SEASON SHOPPING CENTER
THE DARK SIDE COMICS & GAMES	48 CLARKSON WILSON CENTER
ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES	16476 WILD HORSE CREEK ROAD
S & K CRAFTS	18521 OUTLET BOULEVARD
SUNGLASS HUT	18527 OUTLET BOULEVARD
MY ROOM ROCKS	291 CHESTERFIELD MALL, SUITE 43
STARBUCKS	1720 CLARKSON ROAD
LANGE TECH	743 SPIRIT 40 PARK DRIVE, SUITE 257
ENSURETY FINANCE SERVICES	17107 CHESTERFIELD AIRPORT ROAD, SUITE 130
RELAXING MATTER	13714 OLIVE BOULEVARD, SUITE A
ST. LOUIS TITLE COMPANY	18155 EDISOIN AVENUE
EDWARD JONES	16640 CHESTERFIELD GROVE, SUITE 130

Let's Eat!

1. Papa Murphy's Pizza is now open at 179 Hilltown Village Center.

2. Total Wine & More recently opened at 1781 Clarkson Square, located in the Clarkson Square Development.

3. Fort Taco is coming soon to the food court at Chesterfield Mall.