

# Planning and Development Services Monthly Activity Report



January 2016 Edition

## Recently Held Meetings

- City Council met on February 1, 2016
- Planning Commission met on February 8, 2016.
- The Board of Adjustment meeting scheduled for February 4, 2016 was cancelled.
- Architectural Review Board met on January 14, 2016.

## Upcoming Meetings

- City Council will be meeting on Wednesday, February 17, 2016.
- Planning Commission will be meeting on February 22, 2016.
- The Planning & Public Works Committee is scheduled for February 18, 2016 at 5:30 p.m.
- Architectural Review Board is meeting on February 11, 2016 at 6 p.m.

## New Developments under review by the City

Several new developments have recently been before the City's Planning Commission for review.

The first is Friendship Village who is seeking to increase the number of units/beds allowed at their existing facility off of Olive Road in Ward I.

The public hearing on this matter was held on January 25, 2016. At that time the Planning Commission had several questions for the Applicant regarding the future development. These included matters such as height of buildings,

tree preservation and traffic concerns.

A vote meeting has not yet been set on this project as it is still under review with Staff.

At this same meeting, the Planning Commission recommended approval of a new residential development called Warwick on White Road. This new residential project is located at 1050 and 1060 White Road. A change of zoning was recommended for approval by the Planning Commission to the "R-2" District. The pro-

ject was then recommended for approval by the Planning and Public Works Committee and will be on the upcoming City Council agenda for first reading. The home builder is Fischer and Frichtel Custom Homes LLC. An image of the area is provided below.

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 January, POD responded to the following requests for information:

- 111 phone calls
- 9 walk ins
- 8 emails



## Permit Reviews and Development Meetings

For the month of January the Planning and Development Services Division received over **70** 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:

- 35 Interior Finishes
- 13 new construction
- 12 signs
- 11 demolitions, temporary structures, and other.

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

- 10 business licenses
- 61 occupancy permits
- 3 home occupation permits

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

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>

The City utilizes a Work Order system which tracks all work orders and updates to these specific



## 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.

Cavender's Boot City has started construction on a new retail store located in the Chesterfield Blue Valley Development. With headquarters in Texas, this will be Cavender's first store to the St. Louis area and only second in the state of Missouri. The store will be approximately 19,000 square feet in size once fully constructed.



## Construction Activity Around the City...

A new residential development coming soon is Bur Oaks. Located on the north side of Wild Horse Creek Road and west of Long Road, this development will include 35 new single family detached homes. Amenities of the development will also include an exercise trail with outdoor equipment, children's playground area, and community gathering area. The home builder is Pulte Homes.



## Construction Activity Around the City...

Construction is also recently underway for a new hotel to the Chesterfield Valley. Courtyard by Marriott is building a new 4 story, 112 room hotel within the Chesterfield Commons Six development. Below is an aerial of the site and a copy of the architectural rendering.



COURTYARD - CHESTERFIELD, MO  
FRONT VIEW



## 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 January.

ELENDING GROUP	700 SPIRIT OF ST. LOUIS BOULEVARD, SUITE E
CHESTERFIELD SMILES DENTISTRY	16889 CHESTERFIELD AIRPORT ROAD
RACHEL WILLIAMS INSURANCE & FINANCIAL SERVICES	13714 OLIVE BOULEVARD, SUITE E
CLARITY FINANCIAL PARTNERS	400 CHESTERFIELD CENTER, SUITE 400
ANDREA'S FINE FOODS	14254 FINGERLAKE DRIVE
ZEN THAI & JAPANESE CUISINE	17535 CHESTERFIELD AIRPORT ROAD
SMOKING HOT CIGARS	112 CHESTERFIELD COMMONS EAST
TIPTON MANAGEMENT GROUP ( <i>Management Company</i> )	29 CHESTERFIELD LAKES ROAD
TRINITY COMPANIES, LLC ( <i>Holding Company</i> )	29 CHESTERFIELD LAKES ROAD

## Comings and Goings!

**Absolute BBQ** will be opening in March at 17409 Chesterfield Airport Rd, Suite C. This is the former location of It's a Better Burger.

**Treasure Rooms** will be closing their location in River Crossings Development and relocating to 120 Chesterfield Towne Center. This site was previously occupied by Crush Cycle Studio. The new Treasure Rooms will be opening in March.

**Zen Supreme** is a new Thai and Japanese Restaurant coming to the Valley. They will be moving to 17535 Chesterfield Airport Rd which was previously occupied by New China Restaurant. The tentative opening date is sometime in February.

## Projects Under Review with the Department

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

- **Brewhub**
- **Bonhomme Presbyterian Church**
- **Monsanto**
- **Four Seasons Plaza**
- **The Grove in Chesterfield**
- **Wilmas Farm**
- **Brattle Hill**
- **Edison Express**

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.

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## Active Projects Database

If you are familiar with the City's website, you may have noticed our Active Projects Database. The Planning and Development Services Division maintains this database with the latest updates and status of all development projects throughout the City.

The database includes the name, location and type of project under review. We also include the status of the project and contact information. With the help of many individuals at city hall, the database has recently been improved to now include an interactive map! This map allows you to see exactly where the project is located. You can also simply click on the option "view map of all active projects" to see all the properties which have development proposals associated with them.

The link to the Active Projects Database, and this map, is located here:

<http://www.chesterfield.mo.us/active-projects.html>