

# Planning and Development Services Monthly Activity Report



March 2016 Edition

## Recently Held Meetings

- City Council met on March 21, 2016.
- Planning Commission met on March 14, 2016.
- The Board of Adjustment meeting scheduled for March 3, 2016 was cancelled.
- Architectural Review Board met on March 10, 2016.
- Planning & Public Works Committee last met on March 10, 2016.

## Upcoming Meetings

- City Council will be meeting on Wednesday, April, 20, 2016.
- Planning Commission will be meeting on April 11, 2016.
- The Planning & Public Works Committee is scheduled for April 21, 2016 at 5:30 p.m.
- Architectural Review Board is meeting on April 14, 2016 at 6 p.m.

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## New Developments under review by the City

Development continues to climb in Chesterfield. As you drive through the City you will find everything from new home construction, to new office buildings and new retail developments. Our permits are up 10% from this time last year.

Construction activity at Schoettler Grove continues as the new residential subdivision takes shape. With access off of Schoettler Road, once constructed it will be home to 31 new single family homes.

A new drive thru only Starbucks is proposed at the corner of Olive Blvd and Woods Mill Road. This site development plan was approved by the Planning Commission on March 14 and will be reviewed next by the Planning & Public Works Committee.

Also recently before the Planning Commission was a change of zoning request by Ezra Partners for 18600 Olive Street Road. Pictured below, the request is for a zoning map amendment for the subject site to PI Planned In-

dustrial District. This will be heading back to the Planning Commission for vote in the near future.

Other change of zoning or special procedure projects still pending before the Planning Commission include Kemp Auto Museum, Johnny Y Properties, Monsanto and Friendship Village.

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-requests doubled in March!

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 March, POD responded to the following requests for information:

- **203 phone calls!!!**
- **16 walk ins**
- **18 emails**



## Permit Reviews and Development Meetings

For the month of March the Planning and Development Services Division received over **110** Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County.

The type of MZAs include, but are not limited to:

- 35 Interior Finishes
- 26 new construction
- 16 signs
- 15 demolitions, temporary structures, and other.

In addition, the Department also reviewed the following:

- 17 business licenses
- 54 occupancy permits
- 2 wireless communications permits
- 5 special activity and home occupation permits

We also conduct pre-application meetings with developers prior to making submissions to the Department. In March 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>

Out of 17 zoning violations investigated this year, we currently have 3 pending in municipal court.



## Construction Activity Around the City

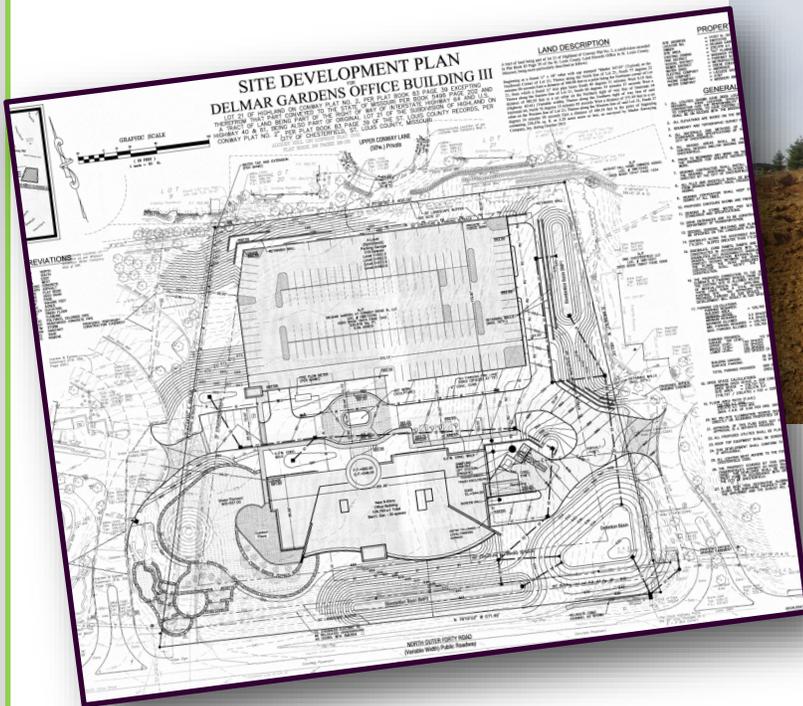
The City has over **20** projects currently under construction at this time. The projects include retail shopping spaces, new residential developments, corporate headquarters/office buildings, and tear downs. These projects range from just started to sites which are almost completed. Below are a few sites which are around town and their status. Staff continues to provide inspections to all construction sites to ensure compliance with City standards.

Construction is well underway for the new medical office building on St Luke's campus. The new medical office will be approximately 103,000 square feet in size and is located on the Northwest Campus. Below is a rendering of the new building located next to the Desloge Outpatient Center.



## Construction Activity Around the City...

Grading has started at the Highland on Conway site located on North Outer 40 Road, just east of the existing Delmar Gardens campus. This site, will serve as an extension to the existing Delmar Gardens Campus and will include a 5 story office building with 4 level parking garage.



This rendering below shows the existing buildings on the left and new office structure on the right.



## Construction Activity Around the City...

Construction is complete and we are finishing up final inspections and reviews in order to release the remaining documents on the new Mitek building. Mitek is approximately 99,000 square feet in size and located in the Herman Stemme Office Park off of Swingley Ridge Road.



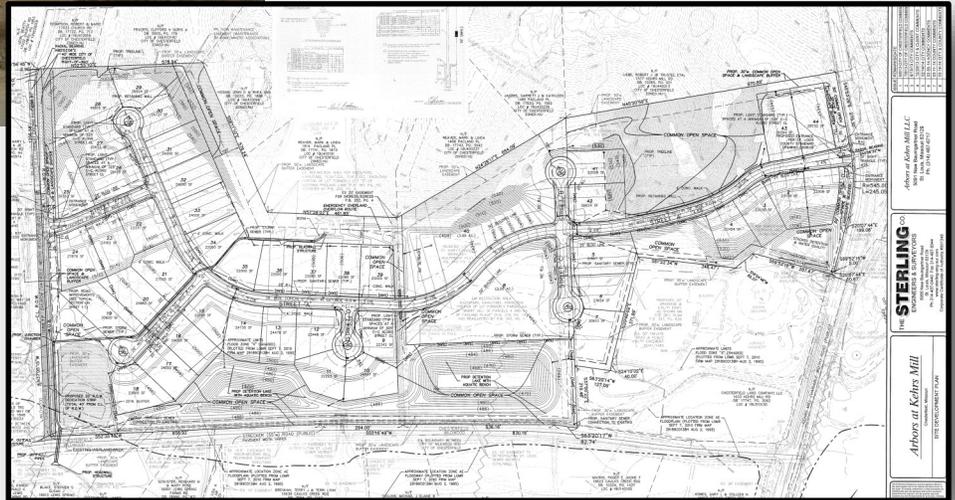
Grading continues at Monarch Center. Located at the corner of Edison and Long Road, Monarch Center's first development will be a new gas station/convenience store known as Edison Express.

This will also include a car wash facility and fast food restaurant inside the convenience store. Dial Architects are the architects involved with the project. A color rendering of the development is depicted below.



## Construction Activity Around the City...

New home construction continues at Arbors at Kehrs Mill development. Located off of Kehrs Mill and Strecker Road, this new residential community will include 44 new single family homes. The home builders include McBride & Sons and Claymont Development LLC. Below are several photos of new homes under construction.



## 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 March.

FIX TIME 3 LLC	291 CHESTERFIELD MALL
THE HOT POT	137 CHESTERFIELD TOWNE CENTER
YOGABED	716 CROWN INDUSTRIAL COURT, UNIT E
EDWARD JONES	16020 SWINGLEY RIDGE ROAD, SUITE 201
SWEET BUDS KITCHEN	125 CHESTERFIELD TOWNE CENTER
ANIMEGGROLL	291 CHESTERFIELD MALL, SUITE 880
WEBB MASON, INC.	16052 SWINGLEY RIDGE ROAD
HUNAN EXPRESS, LLC	1713 CLARKSON ROAD
CHIMI'S FRESH MEX	60 FOUR SEASONS SHOPPING CENTER
M & H GAS OF ST. LOUIS	16835 CHESTERFIELD AIRPORT ROAD
NORTHWESTERN MUTUAL	217 CHESTERFIELD TOWNE CENTER
PAPA MURPHY'S PIZZA	179 HILLTOWN VILLAGE CENTER
BES*TEC*4U	16616 BENTON TAYLOR DRIVE
BERKSHIRE HATHAWAY	636 TRADE CENTER BOULEVARD
ALLIANCE TITLE GROUP	17050 BAXTER ROAD, SUITE 200
ALLIANCE TITLE GROUP	636 TRADE CENTER BOULEVARD
BERKSHIRE HATHAWAY ALLIANCE REAL ESTATE	17050 BAXTER ROAD, SUITE 200

## Coming Soon!

**Chimi's Fresh Mex** will be opening soon at 60 Four Seasons Shopping Center. This is the former location of Kirlin's Hallmark.

**Circus Harmony Flying Trapeze!** will be coming soon to the Doubletree Hotel. This will be a temporary, outdoor activity that will open to the public at the end of May and run through October.



## 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**
- **Arbors at Kehrs Mill**
- **Monsanto**
- **Kraus Farm Center**
- **Harmony Seven**
- **I-Fly**
- **Four Seasons Plaza**
- **The Grove in Chesterfield**
- **Wilmas Farm**
- **Brattle Hill**
- **Edison Express**
- **Warwick on White Road**

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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>

