



PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

April 2016

Architectural Review Board (ARB)

This month saw the same, high level of activity with new projects coming to the City of Chesterfield. As our reviews are in full swing, agendas for both the Planning Commission and Architectural Review Board have seen and will continue to see an increase in the number of projects on them.

Recently reviewed by the ARB

The following projects have recently been before the ARB for review and recommendation. Once review is completed with Staff, they will proceed to an upcoming Planning Commission meeting.

- ◆ **i-FLY (Chesterfield Village Mall): recommended approval with conditions 5-0**
- ◆ **AutoZone (17505 Chesterfield Airport Rd): recommended approval with conditions 5-0**

Upcoming in May for review by the ARB

- ◆ **Watermark at Chesterfield Village**
- ◆ **The Wedge, McGrath Plaza (Energy Express)**
- ◆ **Chesterfield Commons West (Raising Cane's Restaurant)**
- ◆ **River Crossings, Lot 4 (Holiday Inn Express)**

These monthly updates provide information on projects currently going through the City's development process as well as our work on licenses, permits, enforcement and outreach.

*-Aimee Nassif, AICP
Planning & Development Services
Director*



The Architectural Review Board meetings are held at 6 pm on the 2nd Thursday of the month.

Packets, which include the proposal and staff report, for every meeting are available on the City's website.

PENDING BEFORE PLANNING COMMISSION

The Planning Commission is made up of 9 citizens appointed from each of the 4 wards. They meet on the 2nd and 4th Monday of every month to review a variety of planning projects. The following development projects are either currently pending before the Planning Commission or have recently been approved by them.

Friendship Village (located at 15201 Olive) is pending before the Planning Commission for an amendment to their Conditional Use Permit to allow for an increase in the number of independent living units and nursing units. The public hearing was held in January and will return to Planning Commission for vote once resubmittal is made by the Applicant and review is complete. (aerial image of the site is depicted on the right).



Monsanto is pending before the Planning Commission for a change of zoning to the "UC" Urban Core District. This change would also include amendments to existing entitlements including an increase in the permitted square footage to be built at this Campus. Staff is working with the applicant and area agencies to finalize language for the planned district ordinance and will be back before the Planning Commission for vote in the near future.



Ezra Partners LLC is seeking a change of zoning from the "M-3" District to the "PI" Planned Industrial District for the property located at 18600 Olive Street Rd and shown on the image to the right in red. The public hearing was held on March 14, 2016 and Staff is working with the applicant on the issues identified at that meeting as well as those identified during the review. This project will be before the Planning Commission to vote in the near future.



PENDING BEFORE PLANNING COMMISSION

The Planning Commission is made up of 9 citizens appointed from each of the 4 wards. They meet on the 2nd and 4th Monday of every month to review a variety of planning projects. The following development projects are either currently pending before the Planning Commission or have recently been approved by them.

Pictured below is Johnny Y Properties located at 16861 Chesterfield Airport Road. This site is currently zoned "PC" Planned Commercial District and the property is seeking to increase the uses permitted and amend the development requirements such as structure setbacks. Public hearing was held in November and the applicant has been working on addressing all outstanding items.



Right next door, to the west, of Johnny Y Properties is Kemp Auto Museum. The property owners are seeking an ordinance amendment from this Planned Commercial District to allow for additional uses to the site. The intent is to retrofit the main structure on the building to accommodate a new user. The public hearing was held in December and will be heading back to the Planning Commission soon.





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 April, POD responded to the following requests for information:

220 phone calls!

36 walk ins

16 emails

Projects Under Review

The following is a list of some of the projects currently under review with the Department:

WARD ONE

- * Warwick on White Road-development plan for 10 new homes located at 1050 & 1060 White Road. Applicant is Fischer & Frichtel Custom Homes.
- * Four Seasons Plaza (Panera Bread) - improvement plans under review for new drive thru facility.
- * Brattle Hill-improvement plans for property located at 13511 Conway Road.

WARD TWO

- * Highland on Conway-improvement plans
- * Bonhomme Presbyterian Church-plans for new outdoor area
- * The Grove in Chesterfield-amended site development plans for new senior living facility at corner of Chesterfield Parkway and Justus Post.
- * 40 West Luxury Living-change of zoning to R-6 for new multi-family development at Haybarn Lane and Schoettler Road. Public hearing will be held on May 23, 2016 at 7 pm before the Planning Commission.





Projects Under Review (cont'd.)

The following is a list of some of the projects currently under review with the Department:

WARD THREE

- * No new projects (other than construction activity) at this time.

WARD FOUR

- * Gander Mountain-amended lighting plans
- * Edison Express-located at the corner of Long and Edison has amended architectural elevations in for review. (pictured below)
- * Arbors at Wilmas Farm-site development plan under review for 47 new single family homes located at 17508 Wild Horse Creek Road. The home builders are McBride and Sons and Claymont Development LLC.



Same Day MZA

The City of Chesterfield offers same day review for interior finish and interior renovation work for residential structures. So whether you are remodeling your home, finishing your basement, or updating your kitchen, we can review those plans for you the same day.

All you need is a completed MZA (municipal zoning approval) which is available on our website along with 5 plan sets. Submit those to the City prior to 10 am and we can have them back to you by 3 pm the same day. Once approved, you will take your drawings to St. Louis County for building permits, including any electrical and plumbing permits as well.

For questions about the same day MZA review, call the City of Chesterfield at 636.537.4733.



Under Construction

Staff also has over 25 active construction sites throughout the City which we perform regular inspections on. A few of those projects are listed below:

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.



Bur Oaks development, located on the north side of Wild Horse Creek Road, has recently started construction of this new 35 lot subdivision. The developer is Pulte Homes and their display home is shown in the photo to the right.



Contact Us

For more information about these or any other projects under review with the City, you may contact us at 636.537.4733 or via email at pod@chesterfield.mo.us

Information along with a full list of projects is available on the City's website at www.chesterfield.mo.us, then select the Active Projects tab.

Under Construction

Staff also has over 25 active construction sites throughout the City which we perform regular inspections on. A few of those projects are listed below.



Another new residential development is Schoettler Grove. Located off Schoettler Road near Clayton, Schoettler Grove will have 31 new homes once construction is final. The developers are Prestige Custom Homes and Benton Homebuilders. An example of the new homes that will be available is below.



ELEVATION 1

Facades are going up at Cavender's Boot City which is located on Lot 1 inside the Chesterfield Blue Valley Development. Once completed, it will be approximately 19,000 sq ft in size with surface parking.



Contact Us

For more information about these or any other projects under review with the City, you may contact us at 636.537.4733 or via email at pod@chesterfield.mo.us

Information along with a full list of projects is available on the City's website at www.chesterfield.mo.us, then select the Active Projects tab.

Under Construction

Other projects currently under construction which we monitor and inspect include:

- ◆ Kraus Farm Center
- ◆ 1901 Wilson
- ◆ Arbors at Kehrs Mill
- ◆ Gas Mart (Chesterfield Blue Valley)
- ◆ Parkway West Middle School
- ◆ Edison Express
- ◆ The Reserve at Chesterfield Village
- ◆ Petropolis (shown to the right)
- ◆ Forum Apartments
- ◆ Twin Peaks Restaurant (963 Chesterfield Center)



Municipal Zoning Approvals (MZA)

For the month of April the Planning and Development Services Division received **140** Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County. The type of MZAs reviewed include, but are not limited to:

33 interior finishes

58 new construction and additions

23 signs

26 demolitions, temporary structures, and other.

The Department is also responsible for reviewing other permits such as home occupations and occupancy permits. In April we performed the following reviews:

5 home occupations

6 special activity permits

63 occupancy permits

8 express MZAs

Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, May 11, 2016 at 5:30 pm in room 102-103

*

Architectural Review Board: Thursday, May 12 at 6 pm in room 101

*

City Council: Monday, May 16, 2016 at 7 pm in Council Chambers

*

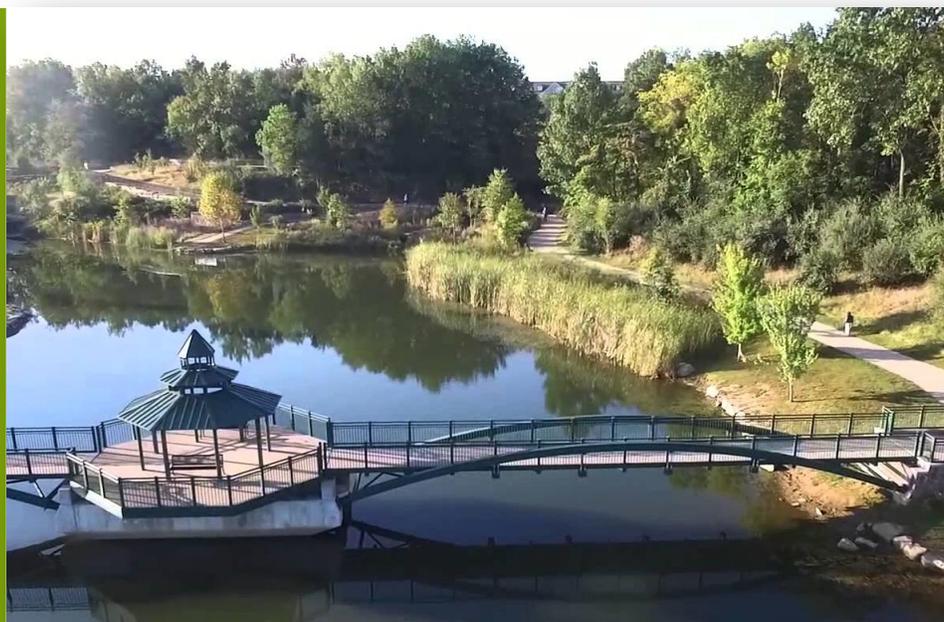
Planning and Public Works Committee: Thursday, May 19, 2016 at 5:30 pm in room 101

*

Planning Commission: Monday, May 23, 2016 at 7 pm in Council Chambers

*

Board of Adjustment: Thursday, July 7, 2016 at 6 pm in Council Chambers



Permits and Licenses

Planning and Development Services is also responsible for reviewing liquor licenses, home occupation licenses, demolition permits, occupancy permits, and business licenses. Below is a few of the business licenses we reviewed in April.

TWIN PEAKS (<i>New Restaurant</i>)	963 CHESTERFIELD CENTER
NJB BRANDS (<i>Wholesale website for gifts and accessories</i>)	722 SPIRIT OF ST. LOUIS BOULEVARD, SUITE E
NATIONWIDE HOME LOANS	100 CHESTERFIELD BUSINESS PARKWAY
CROWNE COMFORTEUR (<i>Footwear</i>)	17017 N OUTER 40 ROAD, SUITE 144
DIGITAL DOC (<i>Electronic sales and repairs</i>)	16897 CHESTERFIELD AIRPORT ROAD
AT HOME SPACES LLC	226 CHESTERFIELD MALL
T-CAN SOLUTIONS (<i>Operations & logistics support</i>)	1806 SHADYWOOD COURT
CENTENE CORPORATION	1370 TIMBERLAKE MANOR PARKWAY
CLARK HOURLY FINANCIAL PLANNING & INVESTMENT	1415 ELBRIDGE PAYNE ROAD
CSI OF ST. LOUIS	184 CHESTERFIELD INDUSTRIAL BOULEVARD
ELECTRICAL DATA	1044 GREYSTONE MANOR
VALLEY SNOW (Snow Cone Stand at Simon Premium Outlets)	18521 OUTLET BOULEVARD
MISTWOOD AVIATION SERVICES	18032 EDISON AVENUE
JAW CONSTRUCTION SERVICES	1866 BRAUMTON COURT
NEWS PRESS & GAZETTE	1415 ELBRIDGE PAYNE ROAD, SUITE 125
CONTINENTAL TITLE COMPANY	173 LONG ROAD, SUITE 104
MISSOURI RESTAURANT SOLUTIONS	757 SPIRIT OF ST. LOUIS BOULEVARD
SENSORY FUN PRESS (<i>Children's book sales</i>)	14008 CALCUTTA DRIVE
PAYAN, INC. (<i>General services & consulting</i>)	807 WALFIELD COURT



Comings and Goings!

Below are a list of new restaurants that have recently opened or will be opening soon.

Stack House Restaurant will be opening in the location that was once home to Miller's Crossing at 14156 Olive.



Absolute BBQ-Indian Wish Grill opened in March at 17409 Chesterfield Airport Road.



Good to Know!

When opening a new business, items like signage, parking, land use and permits are typically at the top of the list in terms of questions. In the City of Chesterfield, most sites are zoned to planned districts which means that each property may have unique land uses and development criteria specific to that location.

If you need information or written documentation, we also offer zoning verification letters which we can provide to you in a few days time.

To obtain the information you may need regarding these items, you can call the Planner of the Day at 636.537.4733 or email us at pod@chesterfield.mo.us. A planner will be available to work with you, research the site and provide any and all information we have.

