



# PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

May 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.

- ◆ **Watermark at Chesterfield Village. Recommended for approval, as presented 5-0.**
- ◆ **The Wedge, McGrath Plaza (Energy Express). Recommended for approval with conditions, 6-0.**
- ◆ **Chesterfield Commons West (Raising Cane's Restaurant). Recommended for approval as presented, 6-0.**
- ◆ **River Crossings, Lot 4 (Holiday Inn Express). Recommended for approval as presented, 4-1.**

*Additional information on each of these projects is provided later in this report under "Projects Under Review" section.*

*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.**

# PLANNING COMMISSION ACTION

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.

I-FLY was recently before the Planning Commission for approval of a new facility located next to the Chesterfield Mall. This indoor sky diving facility is located at 595 Chesterfield Center. Plans were approved by the Planning Commission on May 23, 2016. The reviews continue with improvement plans and permit reviews before construction can commence.



On May 23, 2016 the Planning Commission recommended approval of a zoning map amendment for the property at 18600 Olive Street Road. Ezra Partners LLC requested a change of zoning from the “M-3” District to the “PI” Planned Industrial District to increase marketability and allow for a variety of commercial and industrial type uses. This project was subsequently recommended for approval by the Planning & Public Works Committee with amendments and now proceeds to City Council for 1st and 2nd readings.



40 West Luxury Living (KU Development, LLC) had a public hearing before the Planning Commission on May 23, 2016. The request is for a change of zoning to R-6 for 1 & 15 Haybarn Lane and 1330 Schoettler Road to accommodate a multi-family development. The next step is an Issues Meeting before the Planning Commission which has not yet been scheduled.



# COMING SOON TO PLANNING COMMISSION

Site Development Projects are placed on Planning Commission agenda once the plan adheres to all City Code requirements. For zoning matters, a public hearing is scheduled upon receiving a completed Application so the project can be presented in a public forum and input from the public received.

Below is an aerial of the Watermark at Chesterfield Village proposal. This project is located at Lydia Hill and Chesterfield Parkway (as shown below) and is currently zoned for multi-family development. The development plan is for 3 buildings, each 4 stories in height for a total of 345 dwelling units. This project was recommended for approval by the ARB in May and will be proceeding to Planning Commission once review by Staff for compliance with all Code requirements is complete.



Energy Express is a proposal for a new gas station, convenience store and retail building located at 18382 Chesterfield Airport Road. The architectural elevations for this project were recommended for approval by the ARB on May 12, 2016. The agenda date for review by the Planning Commission is not known at this time as the review by Staff is still underway.



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Holiday Inn Express has a proposal pending before the City for a new, 91 room hotel located in Chesterfield Valley. This 4 story hotel is located in the River Crossings development just north of the St Luke's Urgent Care facility at 11 Arnage Drive. This project was recommended for approval by the ARB and will be before the Planning Commission on Wednesday, June 15, 2016 for review and vote.



Raising Cane's restaurant has submitted a proposal for a new restaurant with drive thru facility at 17560 Chesterfield Airport Road. This was once the location of the Emperor's Palace restaurant which has been closed. The project's architectural elevations were recommended for approval by the ARB in May. The agenda date for review by the Planning Commission has not yet been set.





## 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.
- \* Harmony Seven-improvement plans for new single family development at 14298 Olive.

### WARD TWO

- \* Highland on Conway-improvement plans.
- \* The Grove in Chesterfield-improvement plans for new senior living facility at corner of Chesterfield Parkway and Justus Post.
- \* Kraus Farm Office Center-improvement plans.
- \* PZ 05-2016 Shelbourne Assisted Living-public hearing set for this change of zoning to Urban Core District on June 27, 2016.

## 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 May, POD responded to the following requests for information:

**156 phone calls!**

**17 walk ins**

**5 emails**





## 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.



## Projects Under Review (cont'd.)

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

### WARD THREE

- \* Schoettler Grove-construction activity underway.

### WARD FOUR

- \* PZ 04-2016 US Ice Sports Complex (Top Golf)-change of zoning to new Commercial District. Public hearing set for June 27, 2016.
- \* 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.
- \* Boone's Crossing NE Interchange, Lot 1B Midwest Regional Bank-site development section plan.

The projects listed herein are just a sample of the projects in under review with the Department. For a full list of projects, as well as those under construction, please visit our Active Projects Database on the City's website at:

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

# 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:

This is the future site of Rabo AgriFinance Headquarters. Located at 14767 North Outer 40 Road, this site, 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.



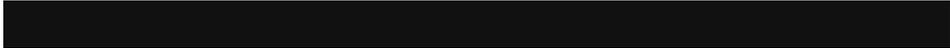
## Contact Us

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](mailto:pod@chesterfield.mo.us)

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“The Place” is a new facility providing private condominium suites for luxury vehicles, classic cars, boats and other similar items. Located at 600 Spirit Valley East Drive, construction is well underway and should be completed in the near future. An opening date is not yet known.



Cavender’s Boot City which is located on Lot 1 inside the Chesterfield Blue Valley Development is nearing completion. Once completed, it will be approximately 19,000 sq ft in size with surface parking. Opening will be this summer.



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# Under Construction

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

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



## Municipal Zoning Approvals (MZA)

For the month of May the Planning and Development Services Division received **101** 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:

**37 interior finishes**

**20 new construction and additions**

**22 signs**

**22 demolitions, temporary structures, and other.**

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

**4 home occupations**

**5 special activity permits**

**69 occupancy permits**

**5 express MZAs**

## Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, July 13, 2016 at 5:30 pm in room 102-103

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Architectural Review Board: Thursday, July 14 at 6 pm in room 101

\*

City Council: Monday, June 20, 2016 at 7 pm in Council Chambers

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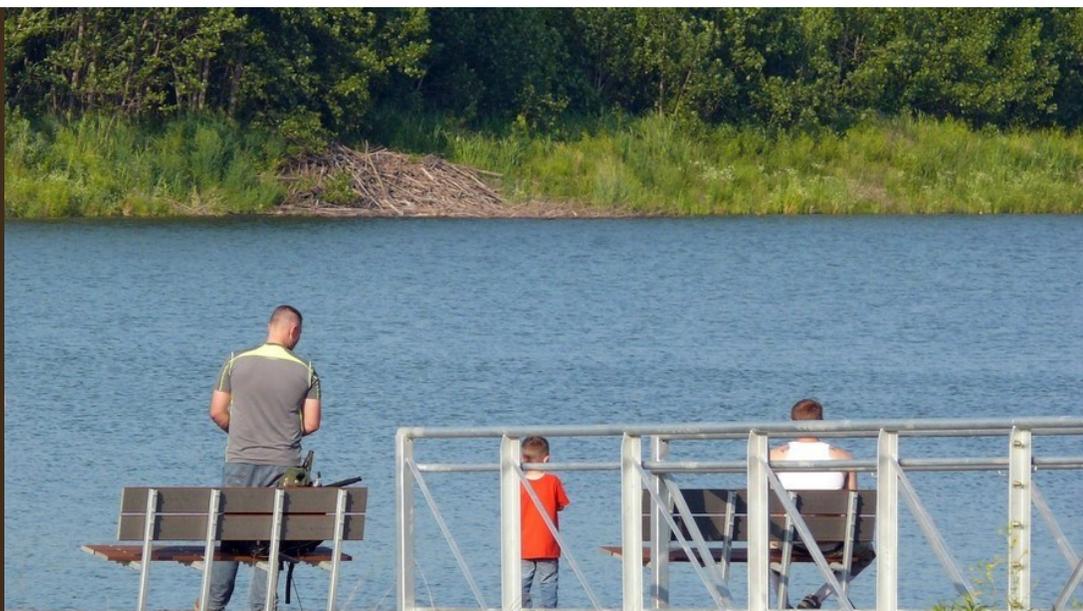
Planning and Public Works Committee: Thursday, June 23, 2016 at 5:30 pm in room 101

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Planning Commission: Monday, June 27, 2016 at 7 pm in Council Chambers

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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 May.

|  |   |
|--|---|
| OZZIE SMITH IMAC REGENERATION CENTER                           | 13339 OLIVE BOULEVARD                                 |
| TEMPERATURE PRO OF ST. LOUIS & ST. CHARLES COUNTIES            | 759 SPIRIT OF ST. LOUIS BOULEVARD                     |
| STACK HOUSE ( <i>New Restaurant &amp; Bar</i> )                | 14156 OLIVE BOULEVARD (Previously: Miller's Crossing) |
| VESNA ART GALLERY  | 291 CHESTERFIELD MALL                                 |
| FANCY THAT ( <i>Retail sales of jewelry &amp; gift items</i> ) | 14868 CLAYTON ROAD                                    |
| BLUE TIGER CAPITAL, LLC  | 14757 MILL SPRING DRIVE                               |
| RELAX PLACE MASSAGE  | 141 LONG ROAD   |
| CINDERELLA'S CLEANING  | 14524 TRAMORE DRIVE, APARTMENT 8                      |
| EXPRESS FACTORY OUTLET   | 18521 OUTLET BOULEVARD, SUITE 125                     |
| UNITED SPORTS APPAREL  | 243 CHESTERFIELD MALL, SUITE 618                      |
| YORI ( <i>Asian restaurant</i> )                               | 1637 CLARKSON ROAD                                    |
| CAVENDER'S WESTERN OUTFITTER                                   | 18451 CONVENIENCE WAY                                 |
| CREATIVE ANVIL   | 140 LONG ROAD   |
| MINDSCAPE GALLERY  | 51E CHESTERFIELD MALL                                 |
| THE PRIVATE BANK   | 390 S WOODS MILL ROAD, SUITE 125                      |
| SOCIAL STORY MEDIA   | 1611 HUGUENOT COURT                                   |
| NSR TALENT ( <i>Staffing Firm</i> )                            | 1918 CEDARMILL DRIVE                                  |