July 2016 Issue

Planning and Development Services Monthly Activity Report

July 2016 Edition

Recently Held Meetings

- City Council met on July 18, 2016.
- Planning Commission met on July 11 & 25, 2016.
- The Planning and Public Works Committee meeting for July was cancelled.
- The Board of Adjustment meeting scheduled for July was cancelled.
- Architectural Review Board met on July 14, 2016.

Upcoming Meetings

- City Council will be meeting on Monday, August 15, 2016 at 7 pm.
- Planning Commission will be meeting on August 22, 2016 at 7 pm.
- The Planning & Public Works Committee is scheduled for August 18, 2016 at 5:30 pm.
- Architectural Review Board is meeting on August 11, 2016 at 6 pm.

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Year in Review

Investment in the City of Chesterfield remains strong as evidenced by continued development and redevelopment projects within the City. Projects proposed within the City include single-family residential, multi-family residential, retail, entertainment, office, and warehouse facilities.

Through July, a total of 784 Municipal Zoning Approvals have been submitted; the first step in obtaining building permits for new construction and renovations for residential and non-residential work. This is a nearly 10% increase over the same time period in 2015.

Businesses continue to find success in Chesterfield and 110 new business licenses have been issued in 2016. These businesses provide services and goods to residents of Chesterfield and the St. Louis region.

The Planner of the Day (POD) program continues to be an extremely popular way for residents and businesses to communicate and learn about projects in the City and regulations about zoning and building requirements in the City. The Planner of the Day has responded to over 1,260 requests in 2016; a 6% increase from the same period last year.

Have a question about doing a project or development occurring in the City? Give the Planner of the Day a call at 636-537-4733 or email us at pod@chesterfield.mo.us. You can also visit our Active Projects Database at www.chesterfield.mo.us for up to date information on projects in the City.

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 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.

Below is a summary of the Planner of the Day program:

	July	Year to Date
Phone Calls	149	1,079
Emails	19	119
Walk-In's	11	64

Permit Reviews and Development Meetings

For the month of July the Planning and Development Services Department received over 124 Municipal Zoning Applications (MZA). An MZA is required prior to obtaining a building permit at St Louis County.

	July	Year to Date	2015 (Jan.—July)
Commercial — New Construction	3	5	3
Residential — New Construction	2	19	9
Addition, Interior Finish, Retaining Wall, Etc.	119	760	702
Total MZA's	124	784	714

Zoning Enforcement

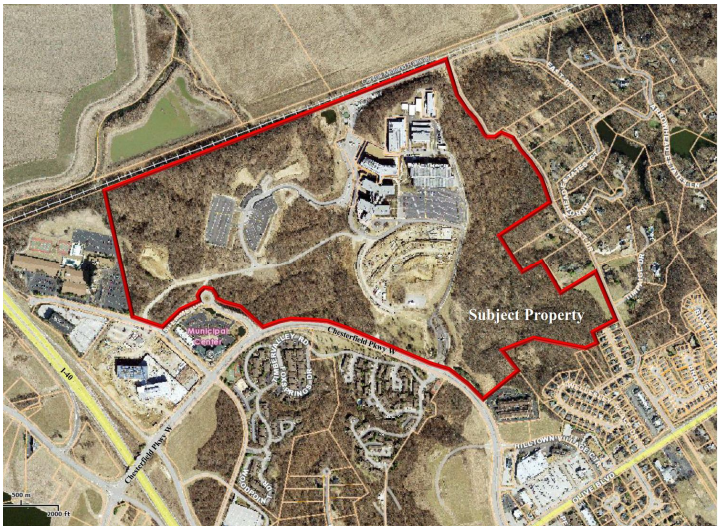
In addition to other services provided by the Division, Zoning Enforcement is carried out by City Staff to ensure compliance with applicable City Codes. Such violations include, but are not limited to, illegal signage, outdoor sales, temporary structures, and illegal construction activities without proper 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

Projects Under Review with the City

As mentioned on the cover page of this report, the City has several zoning petitions pending at this time. Below are a brief overview and update for several of these petitions. Please note that with zoning petitions, updates and new information may be received daily. For the latest information, please visit our Active Projects Database.

Monsanto has requested a change in zoning to permit additional density at their Chesterfield location. Under the proposed changes, the 200 acre lot would be permitted 4.8 million square feet of office and research uses. The site currently has approximately 2.1 million square feet of development and the increase will allow for continued growth and expansion of the facility.



The Planning Commission recommended approval and the project was before the Planning and Public Works Committee on August 4, 2016 and received a recommendation of approval as well. Next step, will be first reading before the City Council on August 15, 2016.

Located in Ward 4 is PZ 04-2016 US Ice Sports Complex & Valley Gates (TopGolf USA Chesterfield LLC). This is a change of zoning request to zone into a new Planned Commercial District to accommodate a new entertainment/restaurant user known as TopGolf USA. This is the site of the existing Hardee's Ice Plex Complex and also includes the vacant property to the east.

The Planning Commission has recommended approval of the change in zoning and the project will now move forward to the Planning and Public Works Committee and City Council for final review.

Projects Under Review with the City—Zoning

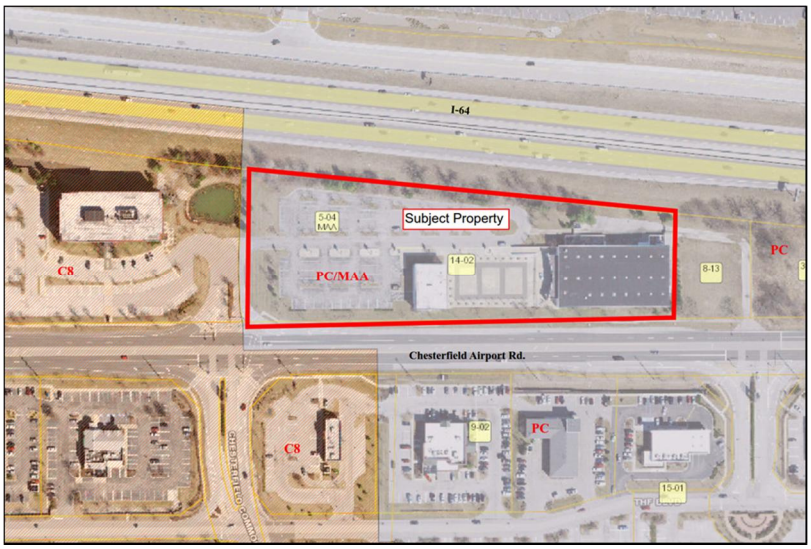
Continuing the trend of increased development activity in the City, there are several zoning projects under review at this time. Below are a brief overview and update for several of these petitions. Please note that with zoning petitions, updates and new information may be received daily. For the latest information, please visit our Active Projects Database.

875 Chesterfield Parkway W is located in Ward 2 at the intersection of Chesterfield Parkway W and Olive Blvd. The petitioner is requesting changes to their existing planned district ordinance to allow for research facilities on the property and allow a 460,000 square foot campus.

Public hearing was held before the Planning Commission on August 8, 2016.

Tesla Motors has announced their plans to open a facility on Chesterfield Airport Rd. The request requires a change to the zoning at 16955 Chesterfield Airport Rd. The request has received positive recommendations from the City's Planning Commission and Planning and Public Works Committee. The project now requires final approval for the use by City Council.

Tesla has indicated they will keep the existing structure which once was the Kemp Auto Museum.



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 July.

TRACY'S KARATE	136 CHESTERFIELD TOWNE CENTER
A&A RESEARCH, TRAINING & CONSULTING	400 CHESTERFIELD CENTER
LIFECYCLE FINANCIAL GROUP	17295 CHESTERFIELD AIRPORT ROAD, SUITE 200
MIDWEST CAPITAL GROUP	17998 CHESTERFIELD AIRPORT ROAD, SUITE 217A
CARE INSTRUCT, LLC	17295 CHESTERFIELD AIRPORT ROAD,
HEALTH WEBB, LLC	1651 WISHWOOD COURT, SUITE 2
SSM HEALTH EXPRESS CLINIC (WITHIN EXISTING WALGREENS)	917 E CHESTERFIELD PARKWAY
AT-UR-SVC, LLC (Business consultant)	17016 CHESTERFIELD ESTATES COURT
JOSEPH H.D. LEE & ASSOCIATES (Life Insurance)	300 CHESTERFIELD CENTER, SUITE 100
PMG MORI USA	733 CROWN INDUSTRIAL COURT, SUITE X
VORTEX SURGICAL, INC.	680 CROWN INDUSTRIAL COURT, SUITE F
EDISON EXPRESS	158 LONG ROAD
AERO SPECIALTY FINANCE	1350 ELBRIDGE PAYNE, SUITE 208
WORKING SECURITY	743 SPIRIT 40 PARK DRIVE, SUITE 259
ALIVE LASH SPA	17295 CHESTERFIELD AIRPORT ROAD, SUITE 200
PROPPER CONSTRUCTION SERVICES	17998 CHESTERFIELD AIRPORT ROAD, SUITE 600
ITL GIFT GALLERY	140 CHESTERFIELD MALL, SUITE 876
KATY COMPUTER SYSTEMS	390 S WOODS MILL ROAD, SUITE B1

Coming Soon!

Rock & Brews will be opening their latest restaurant on Chesterfield Airport Rd! The rock and roll themed restaurant will be their first location in Missouri. Plan approval was recently completed and construction will commence soon.

Raising Cane's will be starting construction on Chesterfield Airport Rd. as well. The store will replace the former Emperor's Palace restaurant. The anticipated opening date is not yet known.

Other Projects Under Review with the Department

In addition to the zoning petitions we have under review, there are currently over 30 projects pending before the Department for site plan review, improvement plan review, permits, or are active construction sites. These include, but are not limited to:

- Arbors at Wilmas Farm
- Bur Oaks Development
- Edison Express
- Harmony Seven
- Monsanto (green house and research building)
- Raising Cane's Restaurant
- Rock & Brew's Restaurant
- Schoettler Grove
- Spirit Valley Business Park, Lot 4
- Warwick on White Road
- Wings Corporate Estates, Lot 14

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 Department 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, contact information and 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