



# PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

October 2016

## Planning Commission Activity

The City of Chesterfield's Planning Commission (PC) have scheduled meetings on the 2nd and 4th Monday of each month. Public hearings for zoning petitions, conditional use permits and ordinance amendments are held before the Planning Commission as well as action taken on site development plans and plats.

### Recently reviewed before the PC

The following projects were presented before the Planning Commission in the month of October.

- Sign Package for the Courtyard by Marriott Hotel approved at the Oct 10, 2016 meeting.
- Public hearing held on Oct 26, 2016 for a change of zoning for 17439 & 17455 Wild Horse Creek Rd. No other action taken that evening on this petition.
- Sign package for Monarch Center was granted partial approval at the Oct 26, 2016 meeting as well. Discussion on the remaining signs still to review will occur on Nov. 14, 2016.

*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 Planning Commission meetings are held at 7 pm on the 2nd & 4th Monday of the month.**

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

# 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.

Stock and Associates Consulting Engineers Inc., on behalf of 150 N. Eatherton Property LLC, has submitted a request for a zoning map amendment from a "NU" Non-Urban District to a "PI" Planned Industrial District. The subject site is currently undeveloped and the applicant seeks to establish zoning that would permit approximately 140,000 square feet of office / warehouse development on the 10.786 acre area. Public hearing will be held on November 14, 2016 before the Planning Commission.



Breckenridge Materials has submitted a request for a zoning map amendment from a "FPM3" Flood Plain Industrial District to a "PI" Planned Industrial District. The request covers a 2.688 area of land located on a larger parcel along the Missouri River. They wish to have their operations here next to the existing sand plant. This will also be on for public hearing on November 14, 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 October, POD responded to the following requests for information:

172 phone calls!  
20 walk ins  
12 emails

## Projects Under Review

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

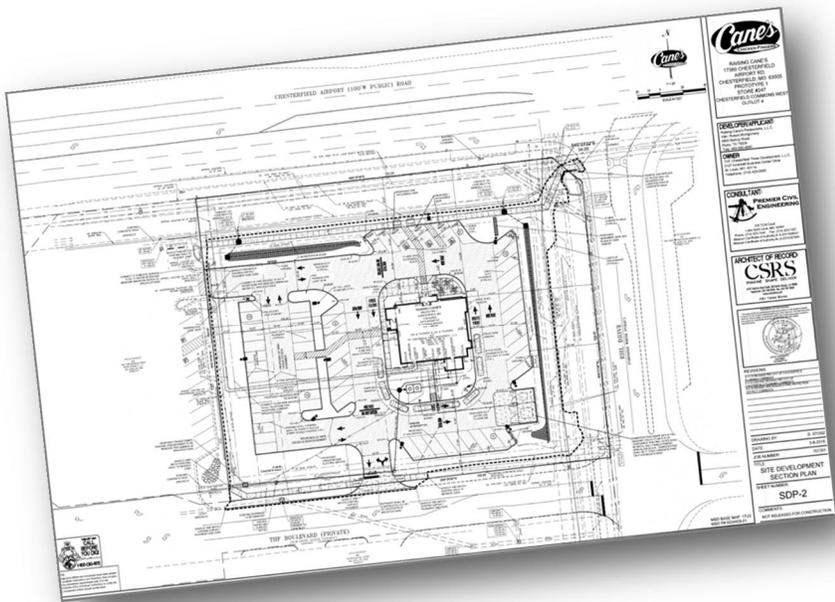
### WARD ONE

- \* Harmony Seven-record plat for new single family development at 14298 Olive.
- \* Brooking Park Village-request for amendments to the Conditional Use Permit.
- \* Trails West, Village of Green Trails-site development plan.

### WARD TWO

- \* 40 West Luxury Living-zoning map amendment request. Public hearing held, no vote meeting scheduled yet.
- \* PZ 05-2016 Shelbourne Assisted Living-zoning map amendment request. Public hearing held, no vote meeting scheduled yet.
- \* Emerald Point Building-amended site plan to improve parking area.





## 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.)

There are currently over 40 projects under review with the Department. The following is a list of a few of those:

### WARD THREE

- \* No new development proposals at this time.

### WARD FOUR

- \* Energy Express at 18382 Chesterfield Airport Rd –site development plan review.
- \* Wings Corporate Estates, Lot 14-site development plan review.
- \* Mohela office campus at Spirit Trade Center-site development plan review for future phased expansion.
- \* 18331 Chesterfield Airport Rd-change of zoning request.
- \* Holiday Inn Express—improvement plan review.

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 these projects are listed below:

Edison Express is a new convenience store, gas station, car wash facility located at the corner of Edison and Long Road. This development will also include a drive thru McArthur's Bakery. A photo of the construction activity is below, along with a rendering representing the site once finished.



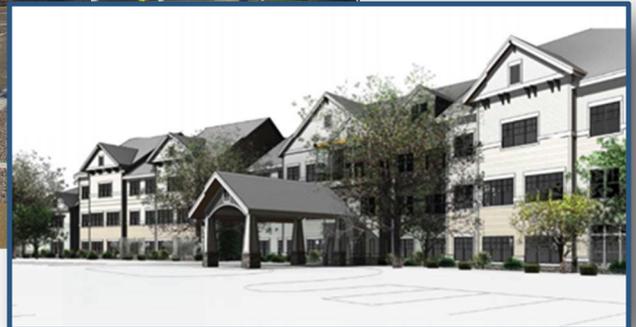
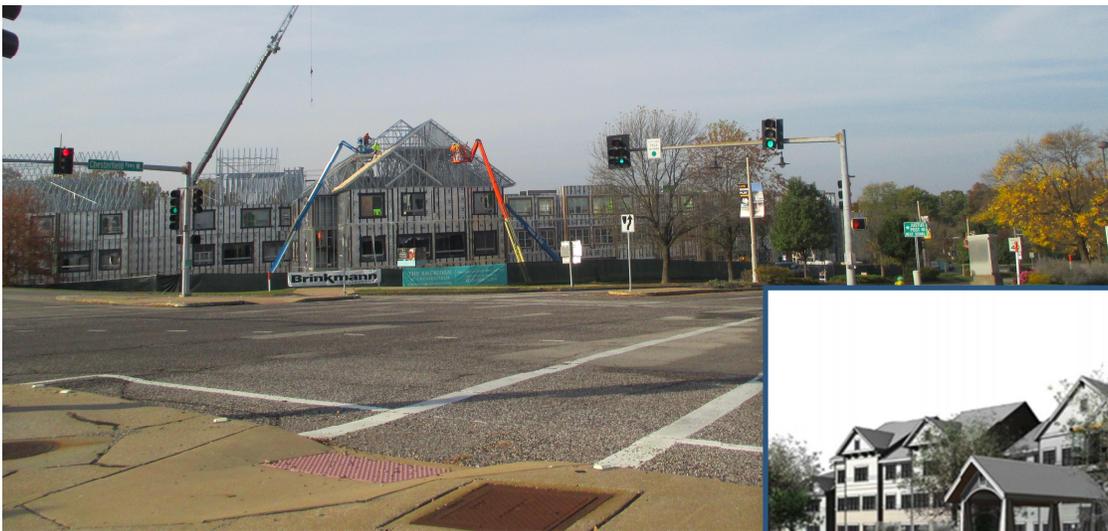
Brinkmann Construction is working on a Courtyard by Marriott between I-64 and Chesterfield Airport Road, west of Boone's Crossing. When complete, the hotel will be four-stories tall and have 112 rooms.



# Under Construction

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

The Grove in Chesterfield is under construction at the intersection of Justus Post and Chesterfield Parkway West. This three-story, 96 bed, assisted living and memory support senior care facility is being built by Brinkmann Constructors.



Work on the new Starbucks located at 13506 Olive Blvd also continues. Once completed, this will be a drive thru only Starbucks facility with limited outdoor seating.



# Under Construction

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

- .. Kraus Farm Center (Bunge Headquarters)
- .. Delmar Gardens III (Rabo Agrifinance)
- .. Arbors at Kehrs Mill
- .. Gas Mart (Chesterfield Blue Valley)
- .. Bur Oaks Development
- .. Arbors at Wilmas Farm
- .. Warwick on White Road
- .. Schoettler Grove Subdivision
- .. 1091 Wilson Road
- .. Four Seasons Shopping Center, Panera Bread (featured to the right).



## Municipal Zoning Approvals (MZA)

For the month of October the Planning and Development Services Department received **138** 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:

- .. **40 interior finishes**
- .. **46 new construction and additions**
- .. **27 signs**
- .. **25 demolitions, temporary structures, and other.**

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

- 3 home occupations**
- 4 special activity permits**
- 61 occupancy permits**
- 16 re-occupancy permits**



## Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, November 9, 2016 at 5:30 pm in room 102-103

Architectural Review Board: Thursday, November 10 at 6 pm in room 102/103

City Council: Monday, Nov 21, 2016 at 7 pm in Council Chambers

Planning and Public Works Committee: Thursday, November 10, 2016 at 5:30 pm in room 101

Planning Commission: Monday, November 14, 2016 at 7 pm in Council Chambers

Board of Adjustment: Thursday, Jan 5, 2017 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 are a few of the business licenses we reviewed in October.

ST. LOUIS DOORS & CLOSETS	180 CHESTERFIELD INDUSTRIAL BLVD
FOX & HOUND	17416 CHESTERFIELD AIRPORT RD
EVOLUTION GOLF PERFORMANCE & FITNESS	17676 CHESTERFIELD AIRPORT RD
CHANGING LIVES HOME HEALTHCARE	1839 ROCKMOOR DRIVE
THE SOUND ROOM II	17373 CHESTERFIELD AIRPORT RD
618 SPIRITS (Wine, Beer, Spirits)	618 SPIRIT DRIVE, SUITE 125
NAILS TECH	128 HILLTOWN VILLAGE CENTER
H-P NAILS LLC	1631 CLARKSON ROAD
KARIN O'BRIEN	415 SPRING VALLEY COURT
BOLK FINANCIAL	3 THE PINES COURT, SUITE F
HAPPY TREASURES PHOTOGRAPHY	2006 HONEY RIDGE COURT
SCOTT MALIN DDS	1748 CLARKSON ROAD
TOY HEAVEN (Seasonal Store)	291 CHESTERFIELD MALL
XILANG MANAGEMENT COMPANY	14515 N OUTER 40 ROAD, SUITE 112
SPIRIT PILOT SHOP	521 SPIRIT OF STL BOULEVARD
KELLER WILLIAMS CHESTERFIELD REAL-PAPARAZZI ACCESSORIES	16690 SWINGLEY RIDGE ROAD, SUITE 240 291 CHESTERFIELD MALL, T-76
SPEIRGLOBAL (Beauty & beverage trade)	743 SPIRIT 40 PARK DRIVE, SUITE 102
S & K CRAFTS	74 CHESTERFIELD MALL, SPACE 328