



PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

November 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 November.

- A public hearing for Breckenridge Materials and their request for rezoning at 17971 N Outer 40 Rd to Planned Industrial District on November 14, 2016.
- A public hearing was also held on November 14 for 150 N. Eatherton Rd to zone from Non-Urban to Planned Industrial District. .
- Arbors at Wilmas Farm record plat.
- Harmony Seven record plat.
- Hampton Inn Chesterfield Lodging amended architectural elevations.
- Monarch Center sign package.
- Spirit Valley Business Park II time extension request.
- Beyond Self Storage amended architectural elevations.

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.

PUBLIC HEARINGS

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.

Nashrallah Global RE Services is requesting a change of zoning for 18331, 18333 and 18335 Chesterfield Airport Rd. The request is to rezone these properties from Planned Industrial to Planned Commercial to accommodate future commercial development here in this area. The public hearing will be held on December 12, 2016 before the Planning Commission. The properties are highlighted in red below.



Edward Struckman is the owner of several properties along Old Chesterfield Road, most of which are zoned with the landmark preservation area overlay on it. On December 12, 2016 there is a public hearing for 16625 & 16635 Old Chesterfield Road where Mr. Struckman is wanting to amend the existing ordinance to add existing uses and amend some of the development criteria to allow for future outdoor uses.





[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 November, POD responded to the following requests for information:](#)

171 phone calls!
24 walk ins
7 emails



Projects Under Review

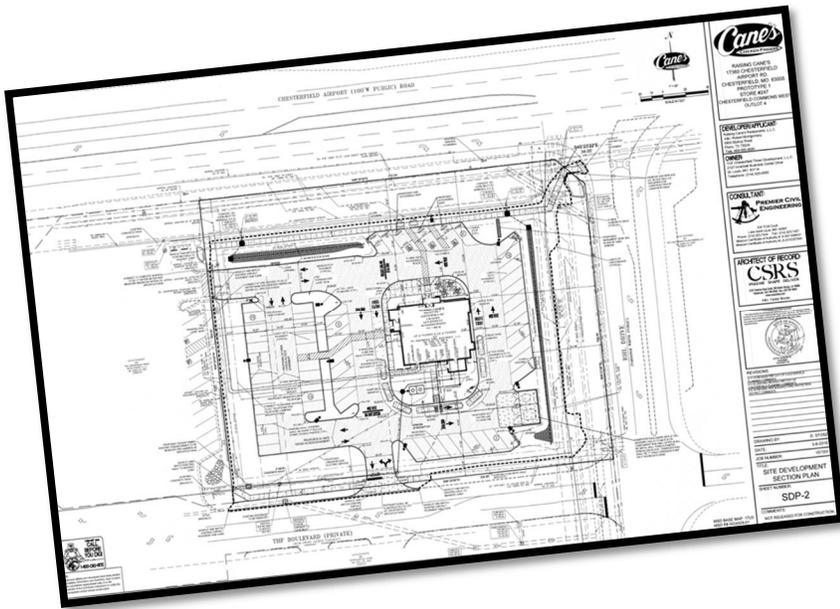
The following is a list of some of the projects currently under review with the Department:

WARD ONE

- * Warwick on White Road-improvement plans for new single family development.
- * Harmony Seven-record plat and improvement plans for new single family development.
- * Brooking Park Village-request for amendments to the Conditional Use Permit.
- * Trails West, Village of Green Trails-site development plan.

WARD TWO

- * 14985 Conway Road-grading plans.
- * Bonhomme Presbyterian Church-sign request and improvement plans.
- * PZ 05-2016 Shelbourne Assisted Living-zoning map amendment request. Public hearing held, no vote meeting scheduled yet.
- * Watermark Residential-improvement plans for new multifamily development.
- * 40 West Luxury Living –issues meeting held with the Planning Commission on December 12, 2016. No vote meeting scheduled at this time.



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

- * McGrath Plaza (The Wedge)-sign package and site development plan.
- * Wings Corporate Estates, Lot 14-site development plan review.
- * Mohela office campus at Spirit Trade Center-site development plan review for future phased expansion.
- * Wings Corporate Estates-improvement plans.
- * River Crossings Development-Holiday Inn Express new construction.
- * 17256 Wild Horse Creek Rd-change of zoning request to E1 district.

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:

A new medical office building is almost complete on the Northwest Campus of St Luke's Hospital. This 102,000 square foot building will be connected to the existing medical office structure and additional surface parking will be provided to accommodate parking needs.



The new Panera Bread has recently opened with their new location in the Four Seasons development. This retailer includes indoor and outdoor dining and a drive thru facility at the location off of Olive Boulevard in Ward 1.



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 (featured on the right).
- .. Gas Mart (Chesterfield Blue Valley)
- .. Bur Oaks Development
- .. Arbors at Wilmas Farm
- .. Warwick on White Road
- .. Schoettler Grove Subdivision
- .. 1091 Wilson Road
- .. Edison Express



Municipal Zoning Approvals (MZA)

For the month of November the Planning and Development Services Department 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 reviewed include, but are not limited to:

- .. **36 interior finishes**
- .. **40 new construction and additions**
- .. **22 signs**
- .. **12 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:

- 2 home occupations
- 6 special activity permits
- 92 occupancy permits
- 5 temporary occupancy



Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, January 11, 2017 at 5:30 pm in room 102-103

Architectural Review Board: Thursday, January 12, 2017 at 6 pm in room 101

City Council: Wednesday, January 4, 2017 at 7 pm in Council Chambers

Planning and Public Works Committee: Thursday, January 5, 2017 at 5:30 pm in room 101

Planning Commission: Monday, December 12, 2016 at 7 pm in Council Chambers

Board of Adjustment: Thursday, January 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 is a few of the business licenses we reviewed in November.

.. Neptune Performance Products, LLC	16625 Swingley Ridge
.. Integrated Spine Care LLC	13710 Olive Blvd
.. Mirabella	18521 Outlet Blvd
.. Casemark Property Management	1415 Elbridge Payne Rd
.. The Organized Garage	67 Chesterfield Mall
.. Valley Beer and Brat	18521 Outlet Blvd
.. K&R Certified Public Accountants	1 1st Missouri Center
.. Scott Manlin DDS	1748 Clarkson Rd
.. Crack Wizard	17295 Chesterfield Airport Rd
.. Classic Spa	14760 Clayton Road
.. St Louis Bread Company	100 Four Seasons Shopping Center
.. Elizabeth Nooning Consulting LLC	14008 Augusta Drive
.. GC Engineering	1600 Chesterfield Parkway West