



# PDS ACTIVITY REPORT

Monthly Development Activity Report from Planning and Development Services

August 2016

## Development Review

As a direct result of all the site plans approved by the City earlier this year, construction activity has been moving full steam ahead throughout the area. From new industrial sites, to improvements to existing institutions to new residential subdivisions, the Department has been hard at work monitoring the construction activity to ensure compliance with all codes and permits.

After site plan approval, developers and property owners have a host of other plans, permit and escrows to which they are responsible for prior to commencement of construction activity. Once all these necessary approvals and permits are obtained, an inspector is assigned to the project and activity may start. Typically, it can be several weeks or several months, depending upon the scope of the project, for the developer to have everything in order for dirt to start moving on a site.

To date, we have approximately 40 open construction sites which we are monitoring. With some project sites in the early stages of grading, some sites are now complete and closing out their escrows. This report will provide an update on many of these projects.

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*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*

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*If you are looking for information on planning and development which is not answered in this report, please feel free to contact the Planner of the Day at:*

*636.537.4733 or via email at  
POD@chesterfield.mo.us*

## RECENTLY APPROVED

The following is a list of development projects which have recently obtained plan and permit approval from the City. Construction is just getting started or will in the near future.

Clockwork Architecture + Design on behalf of Kanbrews STL, LLC submitted a request for modifications to the old Estancia Restaurant to accommodate a new restaurant/bar user Rock & Brews. This new restaurant/bar will also include a large enclosed patio area. The project site is located at 17258 Chesterfield Airport Road. Representatives from Rock & Brews have indicated they hope to open this fall.



A copy of the approved rendering is shown on the left. Below is a photo which shows the previous use of the site for Estancia Mexican Restaurant.



Holiday Inn Express is building 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.

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Another new restaurant moving into an outlot in Chesterfield Valley is Raising Cane's Restaurant. Raising Cane's plans to demolish the Emperor's Palace building that is located at the corner of Chesterfield Airport Road and RHL Drive to accommodate a redevelopment for this new user.



A copy of the approved rendering is above for you. To the left, is a photo of the existing structure which was once home to Emperor's Palace Restaurant.

# CONSTRUCTION UNDERWAY

For many, site construction has been underway all summer. A planner, engineer and site inspector are assigned to each of these sites to ensure compliance with all codes and ordinances. Those sites which have tree protection areas are also monitored by the City's arborist.

Rabo Agrifinance will be the major tenant in the new office building developed by Delmar Gardens at 14767 North Outer 40 Rd. They plan to lease approximately 60,000 square feet for 220 employees coming from their current Creve Coeur office space, and will add 35 jobs over the next five years. Architectural plans were submitted by Gray Design Group.



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Moving east along the Highway 40 Corridor you will come across the construction site for the future headquarters of Bunge North America. Located at 14730 North Outer 40 Road, this site will be home to a new 150,000 square foot office building with structured and surface parking. Once completed, Bunge will move 550 jobs to Chesterfield and plans to add 200 more jobs over the next ten years.



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The Grove in Chesterfield is a new assisted living facility located in the City's Urban Core at the intersection of Justus Post and Chesterfield Parkway West. This facility will be 3 stories in height (approximately 82,300 square feet in size) with 96 beds for assisted living and memory care. The facility is expected to open in early 2017.

An aerial of the site is depicted in the image on the right.



Above shows the approved architectural elevations for this project site.



# Under Construction

New residential developments are also being built throughout the City.



New home construction is underway for Schoettler Grove development. This PUD located at Schoettler near Clayton Road will contain 31 single family homes once completed. The home builders are Benton Homebuilders and Prestige Custom Homes.



## 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)

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

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.





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

238 phone calls!

19 walk ins

19 emails

## Additional Construction Activity

The following is a list of some of the projects currently under construction which the Department is monitoring:

- \* Four Seasons (Panera Bread relocation)
- \* Justus Pointe (Hardesty Home construction)
- \* St Luke's Hospital (campus expansion)
- \* Chesterfield Blue Valley
- \* Bonhomme Presbyterian Church improvements
- \* 1901 Wilson Road
- \* Monsanto Campus (parking structure and greenhouse)
- \* Edison Express
- \* Arbors at Kehrs Mill
- \* Harmony Seven
- \* Spirit Energy (Starbucks located at Olive and Woodsmill)
- \* Parkway West Middle School
- \* Courtyard by Marriott (17369 Chesterfield Airport Road, pictured at top of page 10)





## Municipal Zoning Approvals (MZA)

For the month of August the Planning and Development Services Division received **105** 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:

**29 interior finishes**

**25 new construction and additions**

**24 signs**

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

The Planning and Development Services Department also reviews liquor licenses, home occupations, special activity permits, business licenses and occupancy permits. The reviews for the month of August were as follows:

**21 business licenses**

**93 occupancy permits**

**3 liquor licenses**

**3 special activity permits**

## 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.



## Upcoming Meeting Dates:

Chesterfield Historic and Landmarks Preservation Committee: Wednesday, September 14 at 5:30 pm in room 102-103

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Architectural Review Board: Thursday, October 13 at 6 pm in room 101

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City Council: Monday, September 19, 2016 at 7 pm in Council Chambers

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Planning and Public Works Committee: Thursday, September 22, 2016 at 5:30 pm in room 101

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Planning Commission: Monday, September 26, 2016 at 7 pm in Council Chambers

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



## Plans and Zoning Petitions

Planning and Development Services is also responsible for reviewing all site plans, site development plans, conditional use permits, ordinance amendments and zoning petitions (to name a few!). Below are a list of a few of those projects which are currently under review.

*Warwick on White Road*

*875 Chesterfield Parkway West*

*Chesterfield Commons, outlot 12 (Verizon Wireless)*

*Chesterfield Village, Watermark Residential*

*PZ 04-2016 Top Golf*

*Villages at Greentrails, lot B*

*318 N Eatherton Road*

*Holiday Inn Express*

*Willows at Brooking Park*

*Chesterfield Blue Valley, outlot 5B*

*Arbors at Wilmas Farm*

*40 West Luxury Living*

*Shelbourne Assisted Living*

***For a complete, up to date list of all projects under review with the Department, please visit the Active Projects database on the City's website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us).***