

Planning & Development Services Activity Report

April 2012
Aimee Nassif, AICP



News from the Planning Commission

Chesterfield Blue Valley-St. Louis Premium Outlets

On April 9, staff presented the site development section plan, architectural elevations, lighting plan and landscape plan for the St. Louis Premium Outlets to the Planning Commission for review. The proposal, located in Lot 10 of the Chesterfield Blue Valley subdivision, includes a 390,000 square foot outlet mall comprised of 8 structures in a “race-track” design.

Based upon the size of this development and recommendations of the traffic impact study prepared in 2007, several roadway improvements are proposed to accommodate the request. Among those improvements is the addition of several signalized intersections into the Blue Valley development from Olive Boulevard.

This project was recommended for approval by the Planning Commission and forwarded to the Planning and Public Works (PPW) Committee for review. Currently, this project is still pending before the PPW Committee.

Mercy Health System-Issues Meeting

Mercy Health System held an issues meeting before the Planning Commission on April 23, 2012. At that meeting, the issues which were raised by Staff and at the public hearing were discussed and a draft of the “Attachment A” or planned district ordinance was presented for discussion.

Items that were discussed during the meeting included structure setback requirements, building height, feasibility of constructing parking garages as opposed to surface parking, density and landscaping.

One of the biggest items on everyone’s mind is the impact to the existing roadway system and traffic volumes and patterns that this development will have. While these items were discussed conceptually, the traffic impact study being prepared by the petitioner was not complete so specific analysis and recommendations could not be discussed.

This project will be back before the Planning Commission once the traffic impact study is received and analyzed by Staff. We anticipate this occurring sometime in May.

INSIDE THIS ISSUE

- 1 News from the Planning Commission
- 2 Architecture Review Board April Meeting
- 3 A Quick Look
- 3 New Businesses
- 4 Coming Soon
- 5 Research

Other Project News



The next Planning Commission meeting will be on Monday, May 14

1. The Planning Commission held a public hearing in April for 318 N. Eatherton Road. The property owner was seeking a change of zoning from “NU” Non-Urban to “PI” Planned Industrial for a 1 acre tract of land.
2. The site development plan for Valvoline Instant Oil Change (located in Chesterfield Commons Seven) was recommended for approval by the Planning and Public Works (PPW) Committee on April 19, 2012.
3. The change of zoning request for 1458 Kehrs Mill Road, from “NU” to “E-1 acre” was recommended for approval by the PPW Committee on April 19, 2012.
4. There were no petitions before the Board of Adjustment in March or April. The Board of Adjustment is scheduled to meet next on June 7, 2012.
5. Please note the 2nd May meeting for the Planning Commission will be on Wednesday, May 30 due to the Memorial Day holiday.

Architectural Review Board Meeting

Spirit Trade Center–Club Dog



The next ARB meeting will be on May 10

On April 12, the Architectural Review Board recommended approval, with modifications, for the “Club Dog” project. The proposal is in Spirit Trade Center and was originally called “Pets and Company.” The project was originally approved this past winter, but the property owners made some modifications to the design and color palette of the building. A copy of the full architectural plans, statement of design and elevations are available online at www.chesterfield.mo.us.

A Quick Look

This section gives you a quick glance at some of the projects, permits, licenses, and other assignments we are working on or have completed in April:

1. **Planner of the Day Program responded to over 235 requests for information in April alone.**
2. **Planners and Engineers reviewed over 100 building permit requests.**
3. Planners reviewed and approved **15** business licenses.
4. Inspectors are currently monitoring over **30** active construction sites.
5. Inspectors approved and monitored over **15** special use permits.
6. Engineers reviewed **20** sets of project plans.
7. We are also responsible for inspections, pre-application meetings, code enforcement inquiries, project management, improvement plan review, grading permits, floodplain management and escrow maintenance.



New Businesses

The following is a list of the business licenses we approved in April:

GEMCLEAN CORPORATION (Sale of wholesale cleaning detergent)	617 CEPI DRIVE
GOLDEN DISTRIBUTION (Wholesale distributor of distilled spirits and wine)	700 SPIRIT OF ST. LOUIS BLVD, UNIT K
GAMES WORKSHOP	1639 CLARKSON ROAD
ENDURANCE AMERICAN SPECIALTY INSURANCE	16052 SWINGLEY RIDGE RD, SUITE 130
GLOBAL RECRUITERS NETWORK	683 TRADE CENTER BOULEVARD
PRETIUM PACKAGING (Plastic Container Business)	15450 S OUTER 40 ROAD, SUITE 120
CLAYTON ROAD FRAMING	14140 OLIVE STREET ROAD
MO DOCTORS MUTUAL INSURANCE	16100 CHESTERFIELD PARKWAY W, SUITE 330
ON SITE AIR TEMP., INC.	18285 EDISON AVENUE
OUR EDITION (Floral & Gifts)	16419 ANDREAS DRIVE
FIVE BELOW	54 THF BOULEVARD
PPS CLINICAL RESEARCH	16216 BAXTER ROAD, SUITE 325
THERIAC HEALTH	16216 BAXTER ROAD, SUITE 325
SPA CHI	109 LONG ROAD
MEN'S WEARHOUSE	1668 CLARKSON ROAD

Coming Soon.....

As you drive through the City you may notice several parcels under varying phases of development. Some of these construction sites which we are monitoring include:

Brunhaven residential development

The Reserve at Chesterfield Village

Manors at Schoettler Valley

HHGregg electronics store

Spirit Valley Business Park

Paddington Hill



Several projects are currently under review by Staff. Those projects include, but are not limited to:

1. Wendy's Restaurant (at Chesterfield Commons Seven)-site development section plan
2. Friendship Village-amended site plan to add additional units
3. Chesterfield Blue Valley-record plat
4. Chesterfield Valley Professional Building III -ordinance amendment
5. Chesterfield Outlets-improvement plans
6. Delmar Gardens on the Green-amended elevations for a porte cochere
7. Chesterfield Village Parcels C-148 & C-254 -boundary adjustment plat
8. Larry Enterprises/Lynch Hummer-amended site development plan
9. Red Lobster-amended elevations
10. The Reserve at Chesterfield Village-escrow monitoring, amended elevations, building permits
11. Mohela, at Spirit Trade Center-amended site development plan and boundary adjustment plat
12. Church of the Resurrection-amended site plan
13. Windsor Crossing Church-building addition and site improvements
14. Kim Cheese Restaurant-amended elevations

For a complete list of projects under review, please visit the City's Active Project Database at www.chesterfield.mo.us

Planning Research and Studies

In addition to the private development projects we work on and monitor, we are also responsible for regular review and updates to the Zoning Ordinance, City Code, and Comprehensive Land Use Plan. This work general begins with months of research of local and national trends, land use law, statutes, and case examples. Some of the research and studies we have been working on includes:

- ✓ Completion of the Unified Development Code (UDC). This will replace the City's existing Zoning Ordinance and codify the Zoning Ordinance and all other development related ordinances and requirements (of which there were almost 50) into one document. The draft of this 530 (approximately) page document is complete and is currently being reviewed.
- ✓ Future Land Use Projection Study is in the final stages of completion. We have been working on this document for almost one year now and when it is finished it will provide a comprehensive review of all vacant land (over one acre in size) and the possible development which could be anticipated if full build out occurred.

*For additional information or
general planning, development
or zoning inquiries please
contact Aimee Nassif, AICP at
anassif@chesterfield.mo.us or
636.537.4748*