



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

APRIL AND MAY 2013 EDITION

This report contains a summary of activity and work within the planning and development services division on private development sites within the City of Chesterfield for the months of April and May.

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For the past several months, we have seen an increase in plan reviews, permit requests and pre application meetings in the Department. Currently, there are **40** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

Spirit Valley Business Park-Pets and Company

Wendy's Restaurant

Valvoline Instant Oil Change

Taubman-Prestige Outlets

Simon-Premium Outlets

Mercy Health Systems

Monarch Center

Hyatt Place Hotel

Chesterfield Commons Six, Chick fil a restaurant

Timberlake Corporate Center

Chesterfield Ridge Center, RGA site

Pacific Dental

Church of the Resurrection

Arbors at Kehrs Mill

DID YOU KNOW?

Many people run and operate successful businesses out of their homes. If you are thinking of starting your own business or moving your business to your home you will need to apply for a home occupation permit as well as a business license. The requirements for a home occupation business can be found in Ordinance 2117 as

well as attached to the permit application itself.

These permits are reviewed by the PDS division and ultimately issued by the Finance Department.

Permits and Inspections

As you know, the City of Chesterfield contracts with St Louis County for the issuance of building permits and enforcement of applicable building codes. However, prior to permits being issued, a municipal zoning review is conducted by the City. Among other items, we ensure that uses are permitted, the proper zoning is in place, any zoning restrictions or conditions are adhered to and no outstanding violations exist on the site. We refer to these as MZAs or municipal zoning applications. For April and May, our permit review activity can be categorized in the following manner:

- *Interior finish or remodeling (residential & non-residential) 135*
- *New construction & additions (residential & non-residential) 30*
- *Sign permits 46*
- *Home Occupation permits 6*
- *Other construction permits 94*
- *Total MZA reviews 311*

In addition to MZA reviews, we also review all occupancy permits (both temporary and full), home occupation permits, business licenses, and special activity permits. For the months of April and May, these totaled over 450 reviews! This is over a 70% increase in permit reviews over the last reporting period.

Additional Community Services Offered

Planner of the Day. We offer a wide variety of resources to property owners, potential developers, residents and business owners. Through our Planner of the Day (POD) Program, individuals can email, call or come to City Hall without an appointment and speak to a planner or engineer about any parcel of land, new or existing development or general planning and zoning questions. Over the last two months, POD responded to the following:

- *183 requests by phone*
- *37 requests from individuals coming to City Hall*
- *16 requests by email*
- *Total POD requests 236*

**It is also important to remember that we strive to be as responsive and helpful as possible. Therefore, unless a particular request requires it; our response time to all POD inquiries is the same day or following day.*

Pre-Application Meetings. We encourage property owners and developers to meet with us prior to making a formal submittal to the City for new development or redevelopment projects. The purpose of these meetings is to offer a cursory review of a proposal prior to formal application being made. This allows us to provide an applicant with information regarding Code requirements, zoning entitlements, Comprehensive Land Use Plan items, and answer any other question they may have. Applicants find these meetings extremely helpful so that they know what the City requirements are prior to finalizing their plans. During these meetings we also walk them through our development process and explain the various meetings and submission deadline dates. These meetings take a significant amount of time to prepare for, but they are beneficial for all parties. By meeting with us ahead of time, we have found that the development process is much smoother and more efficient for everyone. In April and May, Pre-Application meetings were held for the following sites:

- *Monsanto*
- *14001 Olive Road*
- *Pacific Dental*
- *Lynch Hummer/Larry Enterprises*
- *Wilson Road (various addresses)*
- *936 Chesterfield Parkway East*
- *MPD Investments*

**Some of these sites have made formal project submittal to the City since the Pre-Application meeting was held.*

Site Inspections.

Our inspectors are in the field daily ensuring that site improvements such as parking areas, sidewalks, roadways, internal drives, and other public improvements are installed according to plans approved by the City. Planners and Engineers are also responsible for site visits to ensure compliance with other site related items such as landscape plans, lighting plans and building elevations. **We are currently monitoring over 20 active construction sites.**

These include the following developments:

- *Chesterfield Outlets*
- *RGA site*
- *Chesterfield Commons Seven (Valvoline & Wendy's Restaurant sites)*
- *Arbors at Wildhorse*
- *Brunhaven*
- *Blue Valley-Premium Outlets*
- *The Reserve at Chesterfield Village*
- *Hyatt Place Hotel*

New Businesses and Business License Renewals

In April and May we reviewed over 30 business licenses. The following is a list of some of existing businesses who renewed their business licenses with the City recently, who relocated to another location within the City, or who are new to town.

VALVOLINE INSTANT OIL CHANGE	17457 CHESTERFIELD AIRPORT RD
LUCKY TRAINING (Call center)	9 GREYMORE DRIVE
VINCENT R. KREKELER, ATTORNEY AT LAW	16640 CHESTERFIELD GROVE
VITA, LLC.(Home health agency)	14224 LADUE RD
MARIAN SIMPKINS DAY CARE	1270 LURAY DRIVE
CASEY YORK (Design & manufacture of sewing patterns)	874 FOXSPRINGS DRIVE
LIVE WELL HOME MODIFICATION SPECIALISTS (Provide home assist services)	15925 COUNTRY RIDGE DRIVE
CHESTERFIELD FASHION, INC. (GLITTER)	44 CHESTERFIELD MALL
RENT A CENTER (Located inside HH Gregg)	17397 CHESTERFIELD AIRPORT RD
ENERGY TEAM IN MISSOURI, LLC	700 CROWN INDUSTRIAL COURT
EMPEROR'S PALACE	17360 CHESTERFIELD AIRPORT RD
TURNATORES CATERING	17995 WILDHORSE CREEK RD
CHESTERFIELD LICENSE OFFICE	1711 CLARKSON RD
CONSUMER AUTO REFINANCE SERVICES, INC.	532 TRADE CENTER BOULEVARD
BIO PART LABS (Wholesale laboratory equipment)	744 SPIRIT OF ST. LOUIS BOULEVARD
CROWN DIVERSIFIED INDUSTRIES	17371 N OUTER 40 RD
WE CARE, INC. (Home health company)	13990 OLIVE BOULEVARD
TDK TECHNOLOGIES (IT Consultant)	16253 SWINGLEY RIDGE RD

Where are they now?

The City of Chesterfield continues to see growth in residential development as well as retail, office and industrial users as well. While many other communities still struggle to attract development and redevelopment projects, we are busier than ever. With hundreds of permits crossing our desks and upwards of 20 project reviews and meetings in a single month you may wonder what ever became of a project after it was approved by the City and what the current status of the construction is.

Arbors at Wild Horse is a single family detached development of McBride and Sons located on the south side of Wild Horse Creek Road. This PUD (planned unit development) was approved by the City Council on October 17, 2011. The PUD permitted construction of 22 residential dwelling units on 23 acres. The Site Development Plan was approved after zoning was in place in February 2012 and subsequently the Record Plat, Improvement Plans, Subdivision Escrows, Tree Preservation and Landscape Bonds, and all required permits were also reviewed and approved and construction began in November 2012.

Today, building permits have been submitted for 9 lots, 5 of which are near completion. The lots range from 24,000 to 25,000 square feet in size. A variety of housing types have been approved for this development utilizing a mix of brick and stone materials. The homes range in size, with the average being approximately 4,000 square feet (which includes the attached garage)



On the Cover

On the cover of this report is a photo of the Sterling Bank which is currently under construction. Rather than procuring land to construct a new building, Sterling Bank is an example of “adaptive reuse” of an existing structure. When tenants move out of an existing structure or the original user relocates, an opportunity arises for a new user to reinvest in the original structure; as is the case here. Sterling Bank is providing new architectural detail and color to an existing 20,813 square foot building at 16100 Swingley Ridge Road. In addition, improvements and updates are being made to the land itself with artwork, enhanced landscaping and a water feature at the front elevation of the structure.



To view all the projects currently under review with Planning and Development Services, visit the Active Project Database on the City's website at www.chesterfield.mo.us