



# **PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT**

**AUGUST 2013 EDITION**

*SUBMITTED BY AIMEE NASSIF, PLANNING & DEVELOPMENT  
SERVICES DIRECTOR*

*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 month of August.*

# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

## AUGUST 2013 EDITION

We continue to see an increase in plan reviews, permit requests and pre application meetings in the Department. Currently, there are **over 35** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

*Monsanto*

*Schoettler Grove*

*U-Gas*

*Friendship Village*

*Justus Pointe*

*Hyatt Place Hotel*

*Chesterfield Commons Six, Chick fil a restaurant*

*Timberlake Corporate Center*

*Chesterfield Ridge Center, RGA site*

*Arbors at Wildhorse*

*Arbors at Kehrs Mill*

*Spirit Valley Business Park*

*Clarkson Square*

## DID YOU KNOW?

If you are thinking of opening a new business or relocating your existing business to Chesterfield you should first check to see if the use is permitted at the location of interest and what the regulations are pertaining to signage.

You can call us and speak to a Planner about everything you'll need to know before you open your doors. Knowing the regulations ahead of time can make your move a smooth one.

Call and speak to a Planner directly at 636.537.4733 or via email at [pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us)

We're here to help!

## 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 August, our permit review activity can be categorized in the following manner:

- *Interior finish or remodeling (residential & non-residential) 34*
- *New construction & additions (residential & non-residential) 35*
- *Sign permits 34*
- *Other construction permits 37*
- *Total MZA reviews 140*

**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 month of August, we reviewed and released 193 Occupancy Permits!**

***IN TOTAL, STAFF REVIEWED OVER 410 PERMITS THIS MONTH!***

## 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:

- ***216 requests by phone***
- ***15 requests from individuals coming to City Hall***
- ***20 requests by email***
- ***Total POD requests 251***

*\*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 August, Pre-Application meetings were held for the following sites:

- *Spirit Valley Business Park*
- *Schoettler Road (Schoettler Grove proposal)*
- *Chesterfield Village Mall*
- *Four Seasons Shopping Center (West)*
- *Olive and Chesterfield Airport Road (the Wedge)*
- *17971 N Outer 40 (LaFarge Plant)*
- *14001 Olive Road*
- *St Lukes Campus*
- *17505 Chesterfield Airport Road*

*\*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:

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

## New Businesses and Business License Renewals

In August we reviewed over 70 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.

UNO DE 50 (Taubman Prestige Outlets)	17017 N OUTER 40 ROAD, SUITE 127		
BROADWAY (Taubman Prestige Outlets)	17033 N OUTER 40 ROAD, SUITE 163		
ST. JOHN (Simon Premium Outlets)	18521 OUTLET BOULEVARD, SUITE 303		
RALPH LAUREN (Taubman Prestige Outlets)	17017 N OUTER 40 ROAD, SUITE 200		
BROOKSTONE (Taubman Prestige Outlets)	17057 N OUTER 40 ROAD, SUITE 151		
C.J. BANKS (Simon Premium Outlets)	18533 OUTLET BOULEVARD, SUITE 103		
HAGGAR DIRECT, (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITE 851		
JOS. A BANKS, (Simon Premium Outlets)	18527 OUTLET BOULEVARD, SUITE 721		
DISNEY STORE, (Simon Premium Outlets)	18527 OUTLET BOULEVARD, SUITE 704		
EASY SPIRIT (Simon Premium Outlets)	18533 OUTLET BOULEVARD, SUITE 121		
NINE WEST (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITE 830		
JONES NEW YORK (Simon Premium Outlets)	18533 OUTLET BOULEVARD, SUITE 124		
COLE HAAN (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITE 827		
HANES (Simon Premium Outlets)	18539 OUTLET BOULEVARD, SUITE 603		
THE PEEBCO ENERGY GROUP	743 SPIRIT 40 PARK DRIVE, SUITE 200		
MICHAEL OLIVERI (Healthcare practice)	17300 N OUTER 40 ROAD, SUITE 203		
EDDIE BAUER (Simon Premium Outlets)	18501 OUTLET BOULEVARD, SUITE 300		
GOLF GALAXY	28 THF BOULEVARD		
NETWORK DATA COPORATION (Computer consultant)	16216 BAXTER ROAD, SUITE 240 (Sharing space)		
BLUEFIN SOFTWARE (Computer consultant)	16216 BAXTER ROAD, SUITE 240 (Sharing space)		
MICHAEL KORS (Simon Premium Outlets)	18527 OUTLET BOULEVARD, SUITE 727		
ST. LOUIS FOOD SYSTEMS (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITES 803, 806 & 809		
WDK ENTERPRISES	913 WESTMEADE DRIVE		
TOYS R' US (Simon Premium Outlets)	18521 OUTLET BOULEVARD, SUITE 530		
SPERRY TOP SIDER (Simon Premium Outlets)	18517 OUTLET BOULEVARD, SUITE 202		
STRIDE RITE (Simon Premium Outlets)	18521 OUTLET BOULEVARD, SUITE 755		
LE CREUSET FACTORY STORE (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITE 840		
PERFUMES 4 U LAS VEGAS (Simon Premium Outlets)	18575 OUTLET BOULEVARD, SUITE 742		
WENDY'S	17451 CHESTERFIELD AIRPORT ROAD		
REEBOK (Simon Premium Outlets)	18539 OUTLET BOULEVARD, SUITE 600		
WET SEAL (Simon Premium Outlets)	18533 OUTLET BOULEVARD, SUITE 118		
CRABTREE & EVELYN (Simon Premium Outlets)	18521 OUTLET BOULEVARD, SUITE 820		
FINISH LINE (Simon Premium Outlets)	18533 OUTLET BOULEVARD, SUITE 100		
SAKS OFF 5TH (Simon Premium Outlets)	18501 OUTLET BOULEVARD, SUITE 306		
WETZEL'S PRETZELS (Simon Premium Outlets)	18511 OUTLET BOULEVARD, SUITE 822		
ELIE TAHARI ((Simon Premium Outlets)	18521 OUTLET BOULEVARD, SUITE 209		

## On the Cover

On the cover of this report is a photo construction work at Chick-fil-A Restaurant located on Lot 3 of Chesterfield Commons Six Development. Chick-fil-A is working on a 477 square foot addition to their kitchen area, and will be starting soon on an expansion to the front of the site for the creation of a dual drive thru. The purpose of these two updates on the site is to increase efficiency resulting in faster service to customers during peak hours of operation.



*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](http://www.chesterfield.mo.us)*