



# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

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## AUGUST EDITION

*SUBMITTED BY AIMEE NASSIF, PLANNING & DEVELOPMENT  
SERVICES DIRECTOR AND JOHN BOYER, SENIOR PLANNER*

*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 EDITION

We continue to see a lot of construction activity around the City. Currently, there are **over 25** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

*Pacific Dental*  
*Arbors at Wildhorse*  
*Schoettler Grove*  
*St. Lukes Hospital*  
*Chesterfield Ridge Center, RGA site*  
*Herman Stemme-Mitek Building*  
*The Reserve at Chesterfield Village*  
*Arbors at Khers Mill*  
*Monarch Center*  
*16625 Old Chesterfield Road*  
*Firestream Worldwide*  
*The Wedge Development*  
*Monsanto Campus*  
*Mercy Health Systems*

## DID YOU KNOW?

Each property in the City of Chesterfield is zoned to a specific zoning district within the City Code and each district has its own set of development regulations and allowable uses. This zoning information is maintained on our city wide official Zoning Map which is viewable on our website or you can come in and speak to the Planner of the Day with any zoning questions you may have.

Contact us at  
636-537-4733 or via  
email at  
[pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us)

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

- *Interior finish or remodeling (residential & non-residential) 24*
- *New construction & additions (residential & non-residential) 35*
- *Sign permits 9*
- *Other construction permits 3*
- *Total MZA reviews 85*

**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 also reviewed and released over 112 permits in addition to the MZA reviews!**

## 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 month, POD responded to the following:

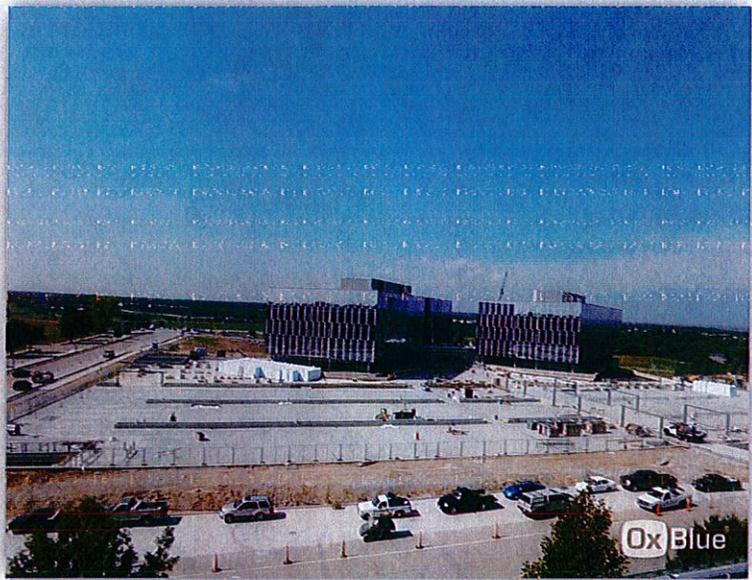
- **126 requests by phone**
- **17 requests from individuals coming to City Hall**
- **7 requests by email**
- **Total POD requests 150**

*\*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.*

## 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*
- *Arbors at Wildhorse*
- *The Reserve at Chesterfield Village*
- *Manors at Schoettler Valley*
- *Mercy Health Systems*
- *Monsanto*



Construction continues at RGA Site



Construction at Arbors at Wild Horse

## New Businesses, Business License Renewals, and Occupancy Permits

In August we reviewed over 100 business licenses and occupancy permits.

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.

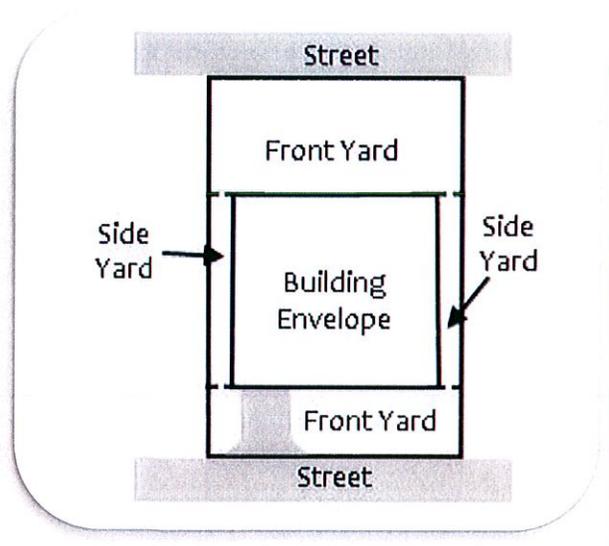
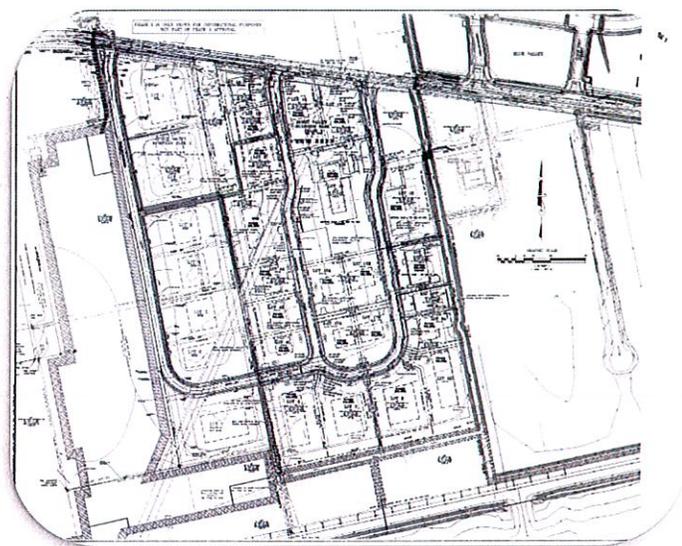
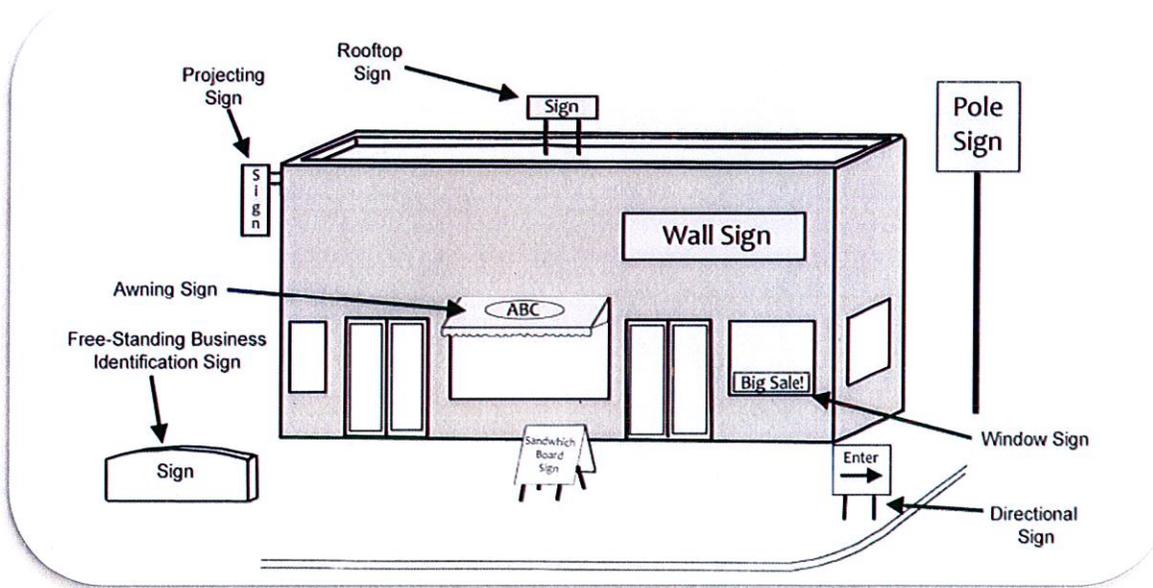
NATIONAL MEDICAL BILLING SERVICES  
COACH (*Taubman Prestige Outlets*)  
HONEY KIDS KITCHEN  
CHESTERFIELD SPINE & SPORTS MEDICINE  
AFFINITY LENDING SOLUTIONS  
D-FINE-U (*Rehab, nutrition, physical training*)  
HOME SPA  
STEVENS DIGITAL GROUP  
SYLVAN LEARNING CENTER  
HARPO'S BAR & GRILL  
BAR LOUIE  
ALPHA OMEGA GAMING  
ALLIANCE TECHNOLOGY PARTNERS  
JONES ELDER LAW, LLC  
THE NEUTRAL ZONE  
MASTERS GENERAL CONTRACTING-  
RESTORATION  
PRO IMAGE SPORT (*Taubman Prestige Outlets*)

7 ARNAGE  
17017 N OUTER 40 ROAD, SUITE 189  
44 CHESTERFIELD MALL  
1761 CLARKSON ROAD  
1 MCBRIDE & SONS CENTER DRIVE, SUITE 100  
163 CHESTERFIELD INDUSTRIAL BOULEVARD  
29 CHESTERFIELD MALL  
6 THE PINES, UNIT F  
126 CHESTERFIELD TOWNE CENTER  
136 HILLTOWN VILLAGE CENTER  
103 CHESTERFIELD VALLEY DRIVE  
291 CHESTERFIELD MALL, SUITE 504  
18102 CHESTERFIELD AIRPORT ROAD, SUITE E  
500 CHESTERFIELD CENTER, SUITE 355  
214 CHESTERFIELD MALL  
247 CHESTERFIELD INDUSTRIAL BLVD.  
17057 N OUTER 40 RD



# Unified Development Code

On June 16, 2014, the City of Chesterfield City Council approved a new Unified Development Code (UDC) which contains all the ordinances, codes, regulations, and procedures pertaining to the development of land within the City of Chesterfield. The new UDC replaces the Zoning Ordinance, Subdivision Ordinance, Lighting Code, Landscape Requirements, Access Management Requirements, Grading Ordinance etc. so that all criteria and standards are now found under one document. The UDC now also includes new tables, charts and illustrations to help increase readability and understanding as well. The UDC can be viewed online at the following link: <http://www.chesterfield.mo.us/unified-development-code.html>



## Planning Commission Activity

*The City of Chesterfield continues to see growth in our residential, commercial and industrial areas. As a result, the number of projects reviewed by our Planning Commission is also on the rise. The Planning Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Monday of every month at 7:00 pm and those interested are welcome to attend and speak directly to the Commission regarding any project on the agenda.*

*Below are a few of the projects recently on the Planning Commission's agendas.*

- *Monarch Center Development*
- *Edison Express, Lot A of Monarch Center*
- *Arbors at Kehrs Mill Site Development Plan*
- *Herman Stemme Office Building (Mitek USA)*
- *Schoettler Grove Site Development Plan*
- *Unified Development Code (UDC) Amendments to Article 3*
- *Wild Horse Creek Road Overlay District Update*
- *The Wedge Zoning Map Amendment*



*To view all the projects currently under review with Planning and Development Services, visit the Active Project Database, under "City Projects" on the City's website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)*