



# **PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT**

## **DECEMBER AND JANUARY 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 December and January.*

# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

## DECEMBER AND JANUARY EDITION

We continue to see a lot of construction activity around the City. Currently, there are **over 30** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

*Monsanto (parking structure)*  
*Schoettler Grove*  
*Monarch Center-Edison Express*  
*Chesterfield Blue Valley, Lot 2*  
*Justus Pointe*  
*Four Seasons Plaza*  
*Forum Center*  
*St. Lukes Hospital*  
*Chesterfield Ridge Center, RGA site*  
*Terra Vista*  
*Arbors at Kehrs Mill*  
*Spirit Valley Business Park*  
*Clarkson Square*  
*Wings Corporate Estates*  
*Chesterfield U-Gas*  
*The Wedge Development*

## DID YOU KNOW?

Even in this cold winter weather, construction on various projects throughout the City is still underway. As such, we continue to monitor active construction sites and document the progress of work through photographs.

If you see a site under construction and would like more information on what is being built you can call the Planner of

the Day at  
636.537.4745 or  
send us an 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 December and January, our permit review activity can be categorized in the following manner:

- *Interior finish or remodeling (residential & non-residential) 42*
- *New construction & additions (residential & non-residential) 45*
- *Sign permits 10*
- *Other construction permits 59*
- *Total MZA reviews 156*

**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 December and January, we reviewed and released 297 occupancy permits and business licenses!**

## 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:

- ***240 requests by phone***
- ***20 requests from individuals coming to City Hall***
- ***17 requests by email***
- ***Total POD requests 277***

*\*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 December and January, Pre-Application meetings were held for the following sites:

- *Wilmas Farms*
- *Herman Stemme Office Park*
- *17751 Wild Horse Creek Road*
- *16635 Old Chesterfield Road*
- *18336 Edison Avenue*
- *11 Arnage Road*
- *Friendship Village of West County*
- *Monsanto*

*\*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*
- *Arbors at Wildhorse*
- *The Reserve at Chesterfield Village*
- *Hyatt Place Hotel*

## New Businesses and Business License Renewals

In December and January we reviewed approximately 40 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.

ST. LOUIS CIGARS	14147 OLIVE BOULEVARD
BELLA HOME ACCESSORIES	14827 PHEASANT HILL COURT
GATEWAY TO DREAMS	97A CHESTERFIELD MALL
UNIVERSAL THERAPY	13732 OLIVE BOULEVARD
FRANJO SPEED	615 SPIRIT OF ST. LOUIS BOULEVARD
SLIM 4 LIFE 36 CLARKSON WILSON CENTER	36 CLARKSON WILSON CENTRE
UFC GYM OF ST. LOUIS	48 CLARKSON WILSON CENTRE
BLUE OCEAN FITNESS	17065 BAXTER ROAD
DOHMEN LIFE SCIENCE SERVICES ( <i>Pharmacy</i> )	17877 CHESTERFIELD AIRPORT ROAD
THE PINES OFFICE LLC	4 THE PINES COURT, SUITE E
ESTANCIA MEXICAN RESTAURANT	17258 CHESTERFIELD AIRPORT ROAD
FLAGSHIP FINANCIAL GROUP	1795 CLARKSON ROAD, SUITE 320
CATALYST FITNESS & NUTRITION	14760 CLAYTON ROAD
ST. LOUIS PEDIATRIC DENTISTRY	1755 CLARKSON ROAD
THE CUP (Bakery)	1590 CLARKSON ROAD
MACKENZIE RENOVATIONS	17813 EDISON AVENUE, SUITE 102
MYNAH TECHNOLOGIES	390 S WOODS MILL ROAD, SUITE 100
KASPER	17089 N OUTER 40 ROAD, SUITE 136
NATIONAL FIRE & SAFETY, LLC	16527 CROSSOVER LANE
BAKER POOL & SPA	6 THF BOULEVARD

## On the Cover

*There were so many development sites we reviewed this year, that for this edition, the cover photo is a photo of City Hall. Below are a few quick stats looking at the work completed by Staff this past year.*

- *88 pre application meetings held on future development projects*
- *2,140 requests for the Planner of the Day program*
- *62 zoning enforcement issues investigated*
- *29 landscape inspections performed*
- *270 plan submittal reviews completed*
- *1,500 MZAs (building permits) reviewed*
- *1,762 licenses, occupancy permits, home occupation, special activity permits reviewed.*



*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)*