



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

FEBRUARY EDITION

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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 February.

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FEBRUARY 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:

Schoettler Grove

Monarch Center-Edison Express

Chesterfield Blue Valley, Lot 2

Four Seasons Plaza

Forum Center

St. Lukes Hospital

Chesterfield Ridge Center, RGA site

Terra Vista

The Reserve at Chesterfield Village

Spirit Valley Business Park

Arbors at Khers Mill

Old Chesterfield Road

Chesterfield U-Gas

The Wedge Development

DID YOU KNOW?

Spring will be here (hopefully) before you know it! If you are planning any home remodeling or home addition projects you will likely need to obtain a building permit first.

The City's website contains detailed information for you on the process for obtaining a permit and for finding out if one is needed.

Check out our information on the web at www.chesterfield.mo.us then simply click on the Building Permits link on the home page.

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

- *Interior finish or remodeling (residential & non-residential) 33*
- *New construction & additions (residential & non-residential) 24*
- *Sign permits 22*
- *Other construction permits 28*
- *Total MZA reviews 107*

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 February, we also reviewed and released 103 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 February, Pre-Application meetings were held for the following sites:

- *17516 Chesterfield Airport Road*
- *17455 Wild Horse Creek Road*

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*
- *Wilson Creek*
- *Chesterfield Senior Living*
- *Monsanto*



New Businesses, Business License Renewals, and Occupancy Permits

In February we reviewed approximately 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.

JARED VAULT (<i>Simon Premium Outlets</i>)	18527 OUTLET BOULEVARD, SUITE 745
FIT FLAVORS (<i>Healthy meals to go</i>)	14842 CLAYTON ROAD
KIDS FOOT LOCKER (<i>Taubman Prestige</i>)	17017 N OUTER 40 ROAD, SUITE 161
FOOT LOCKER (<i>Taubman Prestige</i>)	17017 N OUTER 40 ROAD, SUITE 157
CASEMARK, LLC	714 GODDARD AVENUE
CASEMARK REALTY ADVISORS	714 GODDARD AVENUE
CHARLI PRATHER COUNSELING	17295 CHESTERFIELD AIRPORT RD, STE 200
MATANE, INC. (<i>Japanese Restaurant</i>)	13419 OLIVE BOULEVARD
NVISION IT, LLC (<i>IT Consultant</i>)	743 SPIRIT 40 PARK DRIVE, SUITE 204
BAKER POOL & SPA	529 SPIRIT OF ST. LOUIS BOULEVARD
EXOTIC CHIC (<i>Online fashion clothing</i>)	624 BROADMOOR DRIVE, SUITE C
CANDY CITY	240 CHESTERFIELD MALL, SUITE 802
SELECT PHYSICAL THERAPY	17701 EDISON AVENUE, SUITE 103



On the Cover

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 2nd and 4th 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.

- *Four Seasons Plaza Ordinance Amendment*
- *Taubman Prestige Outlets Sign Package Amendment*
- *Wilmas Farms*
- *Pacific Dental Site Development Plan*
- *St Luke's Hospital Change of Zoning Request*
- *Herman Stemme Office Park Ordinance Amendment*
- *Boone's NE Interchange Ordinance 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