



# Planning and Development Services Update

February 2012

## Planning Commission and Architectural Review Board

On February 13 a public hearing was held for Friendship Village who were seeking to amend the existing Conditional Use Permit (CUP) in order to accommodate future upgrades and an addition to the existing development. A vote on the matter was held until March in order to finalize the outstanding questions and issues with the proposal. Per City of Chesterfield Zoning Ordinance Section 1003.181, CUP requests are approved by the Planning Commission. If the CUP is approved, full site development plans will be submitted to the City for review.

On February 27, the Chesterfield Outlets project was presented to the Planning Commission. This 48 acre site includes an outdoor outlet mall approximately 472,000 square feet in size. The proposal, which was reviewed by the Architectural Review Board prior to submittal to the Planning Commission, included a landscape plan, light plan, site development plan, and architectural elevations.

A sign package will be submitted by the developer in the near future.

The proposal was recommended for approval by a vote of 6-2. The planned district ordinance for this development includes automatic power of review by the City Council. The project will therefore be presented to the City Council in March.

Upcoming agenda items for the Architectural Review Board (ARB) include Valvoline Instant Oil Change and St. Louis Premium Outlets.

Upcoming agenda items for the Planning Commission include a public hearing on the Mercy Medical proposal, site development plan review for St. Louis Premium Outlets, and a modification to an existing sign package for Chesterfield Retail.



Photos of Friendship Village above

# New Construction

Once the zoning on a site and the site development plans are approved the work really just begins for the Planning and Development Services Division. We perform site inspections throughout the construction of a project to ensure its compliance with all code requirements and approvals. Currently, there are over **35** open permits in different stages of construction for both residential and commercial developments. A few of the sites which are currently “active” are:

- The Reserve at Chesterfield Village (pictured on this page)
- Long Road Dental
- Brunhaven
- Charter
- Manors at Schoettler Village
- Spirit Valley Business Park
- Parkway Central Science Addition
- Paddington Hill



## Planner of the Day



**In February the Planner of the Day Program responded to 180 phone, email and walk-in inquiries!**

This is a 20% increase over the number of inquiries received last month. The questions the Planner of the Day receive range from questions about setbacks, to uses, to sign regulations and information about building permits. A single question can sometimes require up to a full day of research and review.



# New Businesses

When new businesses move to Chesterfield or relocate from one tenant space to another, a business license and occupancy permit is required. We review and approve business licenses, occupancy permits, home occupation permits, and Municipal Zoning Applications which is required in order to get a building permit for any construction project.

***In February, planners and engineers in P&DS Division reviewed over 85 applications! This is a 20% increase from what we saw in January.***

A list of a few of the new businesses which have applied for a permit or business license with the Department is provided below:

FASHION WIRELESS ( <b>DBA: Cellairis</b> )	291 CHESTERFIELD MALL, SUITE 9006 - KIOSK
ALOHA MIND MATH - CHESTERFIELD ( <b>After hours math tutoring</b> )	13990 OLIVE BOULEVARD, SUITE 204
HURRICANE FABRIC	1 FIRST MISSOURI CENTER, SUITE 218
<b>PIQUANT SOFTWARE SOLUTIONS (Software Development Company)</b>	<b>16020 SWINGLEY RIDGE ROAD, SUITE 220</b>
TITLE BOXING CLUB	1695 CLARKSON ROAD
VICKI AMBROSE COUNSELING ( <b>Counseling and motivational speaker</b> )	17295 CHESTERFIELD AIRPORT ROAD, SUITE 200
IT'S A BETTER BURGER	17409 CHESTERFIELD AIRPORT ROAD, SUITE C
LA LA FANG ( <b>Hand Crafts</b> )	1532 E WOODROYAL DRIVE
AK FASHION 21, INC.	13477 OLIVE BOULEVARD
SUNCREST HOME REMODELING	1834 BRITANIA COURT
FIRST STATE BANK OF ST. CHARLES	16640 CHESTERFIELD GROVE COURT, SUITE 190
BRIAN KRAMER PHOTOGRAPHY	13515 COLISEUM DRIVE
STL INFORMATION TECHNOLOGY ( <b>Software Development Company</b> )	2142 ENGLEWOOD TERRACE
AGREECO, LLC. ( <b>Business Consultant</b> )	2142 ENGLEWOOD TERRACE

## Quick Stats



While you may only see us at an Architectural Review Board, Planning Commission or City Council meeting, there is a lot of activity that takes place before and after a project is placed on an agenda for approval. In addition, minor amendments to changes to plans are reviewed and approved administratively in addition to the site inspections, permits, and other department research underway. Below is a quick look at other work completed by the Planning and Development Services Division in November and December.

- 87 municipal zoning applications (building permits) were reviewed
- 8 reports prepared for City Council
- 4 pre application meetings were held with developers and property owners
- 13 project reports and presentations prepared for various commissions and boards
- 4 sunshine law requests for information handled
- 25 development projects under review at various stages
- 180 planner of the day requests satisfied
- 9 zoning complaints handled

## Currently underway

### Planning and Development Services Update

Aimee Nassif, AICP  
636.537.4745 or  
anassif@chesterfield.mo.us

The following projects are currently under review by the PDS Division:

- Site Development Plan, Landscape Plan, Lighting Plan for St. Louis Premium Outlets
- Improvement Plans Arbors at Wild Horse Subdivision
- Improvement Plans for Hhgregg Development
- Unified Development Code/Code Codification with Sullivan Publications
- Mobil on the Run (14905 Clayton Rd)
- Valvoline Instant Oil Change
- Simpson Construction Materials
- Architectural amendments to Pets & Company
- Change of zoning for Lungo Estates
- Change of zoning for Mercy Medical development