

ACTIVITY REPORT

Recently Held Meetings

- Planning Commission met on January 26, 2015
- The Board of Adjustment meeting scheduled for February 5, 2015 was cancelled.
- Architectural Review Board met on January 8, 2015.

Upcoming Meetings

- Planning Commission January 26, 2015 at 7:00 pm
- Architectural Review Board will meet again on February 12, 2015 at 6:30 pm
- Next scheduled Board of Adjustment meeting will be held on March 12, 2015 at 6 pm.
- The CHLPC will meet again on March 11, 2015 at 5:30 pm.

UNDER CONSTRUCTION

There are approximately 20 active construction sites throughout the City. For each of these developments, whether they be commercial, office, or residential development, we perform regular inspections to ensure compliance with all codes and approved plans. A few of these active construction sites include:



1. Pacific Dental
2. RGA, Reinsurance Group of America
3. Reserve at Chesterfield Village
4. Friendship Village
5. Mitek Office Building
6. Monsanto Campus
7. Mercy Health Campus
8. Scott Properties
9. Wings Corp. Estates
10. Ch. Blue Valley
11. Firestream WW
12. Georgetown Estates
13. Wilson Creek

The photo above shows progress at Lot 5 of Wings Corporate Estates located off of Eatherton Road.

Construction is for a new office/warehouse building approximately 17,000 square feet in size and includes associated surface parking and necessary site improvements.

COMING SOON- BARAT ACADEMY REQUEST

Barat Academy, located at 17815 Wild Horse Creek Road, is seeking a zoning map amendment for an adjacent 3 acre tract of land they also own. The change of zoning request would change the zoning from "NU" Non-Urban to

"LLR" Large Lot Residential. A public hearing on this matter will be held on February 23, 2015 at 7 pm before the Planning Commission.

The purpose of the zoning request is to accommodate future use of the ex-

isting residential structure on the site.

For more information you may visit the City's website or contact the Planning & Development Services Department at 636.537.4746.

Blanket occupancies can be used for start-ups, business incubator programs or other businesses wanting to occupy space within a larger room or office area, typically on a short term basis. If you qualify, the blanket occupancy program can help streamline the occupancy permit process for you.

Contact the Planner of the Day if you would like additional information on this option.

PERMITS, PERMITS, PERMITS

Permits required for your home remodeling project, home occupation license, office addition, business license, occupancy permit and everything in between are reviewed by the Planning and Development



Services Division prior approval by the City and/or review by St Louis County (if applicable).

For instance, the City contracts with St Louis County for approval of all building permits (which includes plumbing, electrical, and mechanical as well). However, your first stop will be with us prior to taking your application to St Louis County. Our review time is 1-3 days depending on the type of work you are doing and the application is referred to as an MZA

(Municipal Zoning Approval).

If you are unsure if a permit is required for your particular project, you can stop by City Hall and speak with a Planner or call us at 636.537.4733.

We can also answer questions for you related to occupancy permits, home occupation permits, temporary structure permits, sign permits, and even permits for installation of renewable energy devices.

PERMIT APPROVALS IN JANUARY

Permit review activity for January can be broken down in the following manner:

- 27 interior finish/remodeling
- 20 new construction
- 12 sign permits
- 15 miscellaneous

In addition to MZA review the Planning and Development Services Division is responsible for review of demolition authorizations renewable energy, temporary structures, special activity permits, business licenses, home occupation permits, and occupancy

(along with re-occupancy and temporary occupancy) permits.

In January we reviewed a total of **90** of these types of permits; bringing the total number of permits reviewed for the month to **160**.

AROUND THE CITY



New Scott Properties building next to Heavy Duty Equipment



Construction at Friendship Village continues



Work continues at Firestream World Wide in Spirit of St Louis Aipark

PLANNER OF THE DAY

We offer a wide variety of services and resources to property owners, developers, residents and business owners through our Planner of the Day Program. The Planner of the Day (or POD) provides a professional planner on Staff Monday thru Friday to answer any of your land use, development, or construction questions.

You can contact us through email at pod@chesterfield.mo.us or

phone us directly at 636.537.4733. If you are in the area, you can also stop by without an appointment anytime during City Hall business hours (8:30-5:00 pm)

In January, the Planner of the Day responded to or met with:

- 13 emails
- 10 walk in visitors
- 110 phone calls



For information on all active projects under review, visit our Active Projects Database online at www.chesterfield.mo.us

COMING SOON

The following are a list of just a few of the projects we are currently working on which have not yet obtained plan or zoning approval. Once our review is complete, these will be set on a Planning Commission and/or City Council agenda:

- St. Louis Premium Outlets, Phase 2 addition
- Chesterfield Outlets, amended architectural elevations (H&M)
- Four Seasons Apartments redevelopment plan for clubhouse.
- Four Seasons ordinance amendment.
- Falling Leaves Estates
- Wild Horse Bluffs
- Monsanto expansion
- St Lukes Hospital
- Schoettler Grove plat

