



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

JULY 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 the month of July.

PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

JULY 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
Four Seasons Plaza
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

DID YOU KNOW?

The City of Chesterfield is one of the few municipalities in St Louis County to have an Architectural Review Board. This Board meets once a month to review new private development proposals for commercial, industrial and retail establishments. These meetings are held at City Hall and are open to the public.

Agendas for the meetings, including Staff reports, are available on the City's website at www.chesterfield.mo.us then select Agendas and Minutes.

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) 28*
- *New construction & additions (residential & non-residential) 23*
- *Sign permits 21*
- *Other construction permits 14*
- *Total MZA reviews 96*

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 July, we also reviewed and released over 150 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:

- **115 requests by phone**
- **17 requests from individuals coming to City Hall**
- **7 requests by email**
- **Total POD requests 139**

**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 The Reserve at Chesterfield Village Subdivision

New Businesses, Business License Renewals, and Occupancy Permits

In July 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.

IN RHYTHM, INC.	16141 SWINGLEY RIDGE ROAD
LE TAPIS ROUGE, LLC (<i>Hair Salon within Friendship Village Retirement Center</i>)	15201 OLIVE BOULEVARD
THOUSAND CPA SERVICES	16052 SWINGLEY RIDGE ROAD
OZZIE SMITH SPORTS ACADEMY	291 CHESTERFIELD MALL, SPACE 180
THE VALLEY MASSAGE (<i>Taubman Prestige outlets</i>)	17017 N OUTER 40 ROAD, SUITE 212
THE GITTO RESTAURANT GROUP (<i>Existing Restaurant</i>)	16401 SWINGLEY RIDGE RD
NOODLES & COMPANY (<i>Existing Restaurant</i>)	1784 CLARKSON ROAD
BON APPETIT	14532 S OUTER 40 ROAD
EDIBLE ARRANGEMENTS	14819 CLAYTON ROAD
OPTIMAL PERFORMANCE CENTER	219 CHESTERFIELD TOWNE CENTRE
ELIZABETH BARNHART (<i>Massage Therapy</i>)	14224 LADUE ROAD
TOWING VESSEL INSPECTION BUREAU	1819 CLARKSON ROAD, SUITE 202
TECHGUARD SECURITY, LLC	17295 CHESTERFIELD AIRPORT RD
BELLA HOME ACCESSORIES	17676 CHESTERFIELD AIRPORT RD



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 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.

- *Boone's Crossing NE Interchange Ordinance Amendment*
- *Monarch Center Development*
- *Edison Express, Lot A of Monarch Center*
- *16625 Old Chesterfield Road Ordinance Amendment*
- *Arbors at Kehrs Mill Site Development Plan*
- *Herman Stemme Office Building (Mitek USA)*
- *Schoettler Grove Site Development Plan*



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