



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

FEBRUARY AND MARCH 2013 EDITION

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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 months of February and March.

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For the past several months, we have seen an increase in plan reviews and pre application meetings in the Department. Currently, there are **40** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

Spirit Valley Business Park-Pets and Company

Wendy's Restaurant

Valvoline Instant Oil Change

Taubman-Prestige Outlets

Simon-Premium Outlets

Mercy Health Systems

Monarch Center

Hyatt Place Hotel

Chesterfield Commons Six, Chick fil a restaurant

Surdex, Lot A

Chesterfield Ridge Center, RGA site

Friendship Village

Church of the Resurrection

Windsor Crossing Community Church

325 N. Eatherton Road

DID YOU KNOW?

With spring upon us folks are starting to plan more outdoor

events such as charity runs/walks and subdivision parties.

If you are planning any type of event like this,

you will need to contact the City and obtain a special

activity permit first.

The application is available on the City's website under "forms and permits".

These permits are reviewed by both the PDS division and Police Dept and are ultimately issued by the Police Dept

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

- *Interior finish or remodeling (residential & non-residential) 91*
- *New construction & additions (residential & non-residential) 50*
- *Sign permits 23*
- *Home Occupation permits 7*
- *Total MZA reviews 154*

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 February and March, these totaled over 240 reviews and requests!**

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:

- *252 requests by phone*
- *29 requests from individuals coming to City Hall*
- *24 requests by email*
- *Total POD requests 305*

**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.*

We responded to almost 100 additional inquiries in February and March than we had in December and January

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 and March, Pre-Application meetings were held for the following sites:

- *Blue Ocean*
- *Monarch Center*
- *346 N Eatherton*
- *Chesterfield Commons Four*
- *Falling Leaves Estates*

**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:

- *Chesterfield Outlets*
- *Friendship Village*
- *Chesterfield Commons Seven (Valvoline & Wendy's Restaurant sites)*
- *Arbors at Wildhorse*
- *Brunhaven*
- *Blue Valley-Premium Outlets*
- *The Reserve at Chesterfield Village*
- *Wilson Creek*

New Businesses and Business License Renewals

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.

ILLUMINATELEDS LIMITED COMPANY	234 CHEVAL SQUARE DRIVE
PINOT'S PALETTE (<i>Artistic Paint Studio</i>)	1641 CLARKSON ROAD
INTERNATIONAL MARKETING PARTNERS (<i>Sales & Marketing Firm</i>)	13990 OLIVE BOULEVARD
GRAPHIC PACKAGING INTERNATIONAL (<i>Paperboard packaging sales office</i>)	16253 SWINGLEY RIDGE ROAD, SUITE 220
SHARON MOEHLE, MD (<i>SM Psychological Services</i>)	4 THE PINES COURT, SUITE E
NESTLE' TOLL HOUSE	291 CHESTERFIELD MALL/K9009
PEARL SEROTA, MD (<i>Child, Adolescent & Adult Psychiatry Services</i>)	4 THE PINES COURT, SUITE E
ELITE PERFORMANCE ACADEMY (<i>Sports training services</i>)	17363 EDISON AVENUE
HEART & HANDS (<i>Massage Therapy</i>)	1643 TIMBERLAKE MANOR PARKWAY
CAMELA MEDICAL GROUP (<i>Supplier of Medical devices, equipment & hygiene products</i>)	16647 CHESTERFIELD GROVE
MARY CORDERO (<i>English to Spanish Translator</i>)	443 MAPLE RISE PATH
JOAN BUTCHER, MD (<i>Psychiatric services</i>)	4 THE PINES COURT, SUITE E
GATEWAY PHARMAOLOGY LABORATORIES	743 SPIRIT 40 PARK DRIVE, SUITE 202
KAB AGRONOMICS, LLC (<i>Provide agronomic consulting service to the Midwest Region</i>)	2431 BROADMONT DRIVE
SINGZOU CONSULTANT, LLC. (<i>Pharmaceutical Consulting services</i>)	15450 HARRISBERG COURT
VOUGA ELDER LAW, LLC. (<i>Law office</i>)	1819 CLARKSON ROAD, SUITE 200
TSE-SYSTEMS, INC. (<i>Distributor of animal research equipment</i>)	186 CHESTERFIELD INDUSTRIAL BLVD
AUTO SHIELD, INC. (<i>Sales & marketing of vehicle service contracts</i>)	151 CHESTERFIELD INDUSTRIAL BLVD
THE EGG & I (<i>Breakfast and lunch restaurant</i>)	1722 CLARKSON ROAD
THE JOINT(<i>Chiropractic office</i>)	1636 CLARKSON ROAD

ON THE COVER

On the cover of this report is a photo of the **Hyatt Place Hotel** which is currently under construction. Located adjacent to the Drury Hotel on Chesterfield Center, Hyatt Place will be an eight (8) story facility with 145 guest rooms, a two (2) story lobby with amenities that include a gallery, dining area, lounge areas and indoor pool. There will also be 3 meeting rooms which will be able to accommodate 30 guests. The Hyatt Place will also feature a connection to the Drury Hotel from the shared underground garage. The Drury Corporation, which owns the Hyatt Place hotel, anticipate opening in December 2013.



*To view all the projects currently under review with Planning and
Development Services, visit the Active Project Database on the City's
website at www.chesterfield.mo.us*