

# Planning & Development Services Activity Report

March 2012  
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## News from the Planning Commission

### ***Mercy Health System***

On March 12, a public hearing was held before the Planning Commission for the Mercy Health System proposal. The applicant is seeking a zoning map amendment to the "UC" Urban Core district for 40 acres located north of Chesterfield Parkway and east of Elbridge Payne. The change of zoning is being sought to accommodate a new medical office campus which will house an orthopedic care hospital, virtual care offices, and be the new headquarters for Mercy Health System. If approved, the project will be developed in phases over a 10 year period and have approximately 3,100 employees. We are currently working with the applicant on addressing the issues that arose during the public hearing which include examining the requested land uses, intensity of the development proposal, necessary infrastructure to support the proposal and traffic implications on the existing roadway system. An issues meeting before the Planning Commission will be held in April.

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### ***Chesterfield Blue Valley***

Chesterfield Blue Valley was zoned to the Planned Commercial District back in 2005. Activity has recently started again for this 137 acre development with submittals of a site development concept plan and site development section plan to the department. The site development concept plan, which conceptually lays out the plan for the entire 137 acres, was reviewed by staff and presented to the Planning Commission on March 26. The Planning Commission recommended approval of the proposal and City Council will render a decision on the proposal on May 7.

## News from the Planning Commission

### *Continued*

In addition to the Blue Valley and Mercy Health Systems projects, the following projects were also presented to the Planning Commission in March:




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*The next Planning Commission meeting will be on Monday, April 23*

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1. A new conditional use permit (CUP) for Friendship Village of West County was approved. The CUP increased the number of self-care units permitted from 300 to 400.
2. A CUP for an asphalt plant proposed by Simpson Construction located at 17971 North Outer 40 Road was denied by the Planning Commission.
3. Valvoline Instant Oil Change, proposed in the Chesterfield Commons Seven development (located north of Chesterfield Airport Road), was approved. This project has automatic power of review.
4. Planning Commission recommended approval of a change of zoning from NU to E-1 acre for 1458 Kehrs Mill Road.
5. An amended sign package for Chesterfield Retail was approved. The amended involved a change to the height of the freestanding monument sign.

## Architectural Review Board Meeting

### *St. Louis Premium Outlets*

On March 8, the Architectural Review Board recommended approval, with modifications, for the St. Louis Premium Outlets project located on Lot 10 at Chesterfield Blue Valley. The proposal involves an outdoor pedestrian mall comprised of 8 buildings totaling approximately 390,000 square feet. Exterior building materials include EIFS, glass, brick, stone veneer, and painted concrete. A copy of the full architectural plans, statement of design and elevations are available online at [www.chesterfield.mo.us](http://www.chesterfield.mo.us).




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*The next ARB meeting will be on April 12*

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## A Quick Look

This section gives you a quick glance at some of the projects, permits, licenses, and other assignments we are working on or have completed in March:

1. Planner of the Day Program responded to over **220** requests for information in March alone.
2. Planners and Engineers reviewed over **95** building permit requests.
3. Planners reviewed and approved over **34** business licenses.
4. Responded to 6 code enforcement issues.
5. Inspectors are currently monitoring over **30** active construction sites.
6. Inspectors approved and monitored over **15** special use permits.
7. Planners and Engineers had **7** pre-application meetings with developers and property owners.
8. Engineers reviewed **20** sets of project plans.



## New Businesses

The following is a list of the business licenses we approved in March:

TOTAL LACROSSE	198 THF BOULEVARD
STONEY RIVER PROPERTY SOLUTIONS ( <b>Commercial and Residential Cleaners</b> )	1606 TRADD COURT
SIMPLY HEALTH ( <b>Chiropractic Office</b> )	126 HILLTOWN VILLAGE CENTER
AMERICAN GIRL	2020 CHESTERFIELD MALL
SYKES ENTERPRISES, INC. ( <b>IT Consulting</b> )	14515 N OUTER 40 ROAD
TOTAL RECOGNITION GROUP ( <b>Provide awards and gifts</b> )	420 FORSHEER DRIVE
MOTIVATION RECOGNITION & INCENTIVE	14780 CLAYTON ROAD
SHELL'S COASTAL CUISINE ( <b>Mobile Food Truck</b> )	3 HARRIS DRIVE
FERGUSON CONSULTING ( <b>IT Consulting Services</b> )	1350 TIMBERLAKE MANOR PARKWAY, SUITE 450
GHAP & REPAIRS ( <b>DBA: CPR Cell Phone Repair</b> )	703 LONG ROAD CROSSING, SUITE 9
ELEGANT NAILS & SPA	224 THF BOULEVARD
UNIQUE SOLUTIONS DESIGNS ( <b>3-D Body Scanning for apparel recommendations</b> )	291 CHESTERFIELD MALL, SPACE T-104
FRANCESAS COLLECTIONS	291 CHESTERFIELD MALL, SPACE 616
TOPNIC FASHION ( <b>Sewing &amp; Alterations</b> )	996 CHESTERFIELD PARKWAY EAST

## Coming Soon.....

As you drive through the City you may notice several parcels under varying phases of development. Some of these construction sites which we are monitoring include:

Brunhaven residential development

American Girl at Chesterfield Mall

Manors at Schoettler Valley

HHGregg electronics store

Spirit Valley Business Park

Paddington Hill



Several projects are currently under review by Staff. Those projects include:

1. Wendy's Restaurant (at Chesterfield Commons Seven)-site development section plan
2. Chesterfield Blue Valley-record plat
3. Chesterfield Valley Professional Building III -ordinance amendment
4. Chesterfield Outlets-improvement plans
5. 318 N. Eatherton Road-change of zoning to PI District
6. Chesterfield Village Parcels C-148 & C-254 -boundary adjustment plat
7. Larry Enterprises/Lynch Hummer-amended site development plan
8. Club Dog (formerly known as Pets & Co) -amended architectural elevations
9. The Reserve at Chesterfield Village-escrow monitoring, amended elevations, building permits
10. Mohela, at Spirit Trade Center-amended site development plan

For a complete list of projects under review, please visit the City's Active Project Database at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)