



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

MARCH 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 March.

PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

MARCH EDITION

We continue to see a lot of construction activity around the City. Currently, there are **over 30** projects in various stages of development currently under review by our planners and engineers. A few of those projects are listed below:

Monarch Center-Edison Express
Chesterfield Blue Valley, Lot 2
Four Seasons Plaza
St. Lukes Hospital
Chesterfield Ridge Center, RGA site
Terra Vista
Wellesley Place
The Reserve at Chesterfield Village
Arbors at Khers Mill
Chesterfield U-Gas
The Wedge Development
Monsanto Campus

DID YOU KNOW?

If you are interested in learning more about any development project currently under review by the Department, check out the Active Project Database on the City's website.

Information is provided on the name of the project, type of project, location and contact information.

You can also call
Planner of the Day at
646.537.4745

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

- *Interior finish or remodeling (residential & non-residential) 34*
- *New construction & additions (residential & non-residential) 31*
- *Sign permits 16*
- *Other construction permits 48*
- *Total MZA reviews 129*

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 March, we also reviewed and released 115 occupancy permits and business licenses!

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:

- ***107 requests by phone***
- ***5 requests from individuals coming to City Hall***
- ***14 requests by email***
- ***Total POD requests 126***

**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.

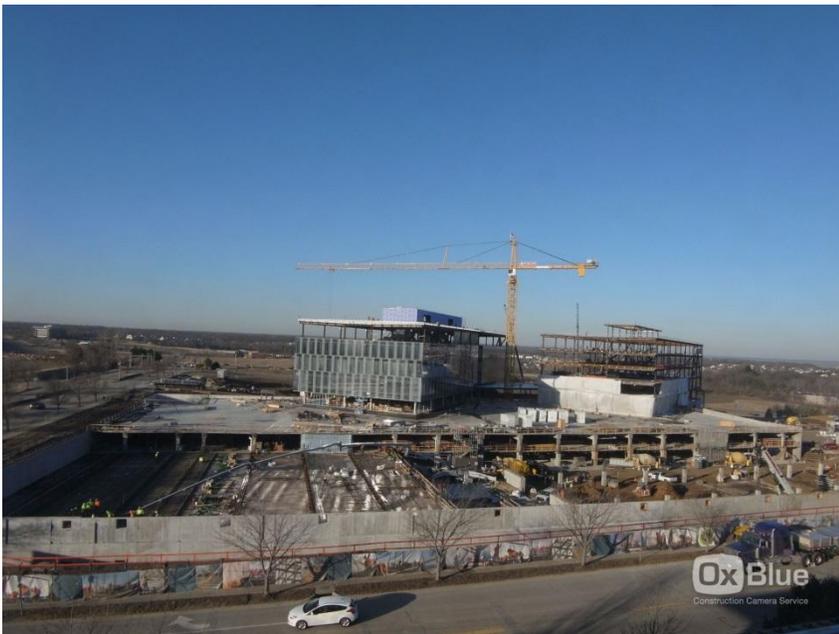
Our inspectors are in the field daily ensuring that site improvements such as parking areas, sidewalks, roadways, internal drives, and other public improvements are installed according to plans approved by the City. Planners and Engineers are also responsible for site visits to ensure compliance with 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*
- *Wellesley Place*
- *Chesterfield Senior Living*
- *Monsanto*



New Construction at the Reserve at Chesterfield Village



Construction continues at RGA site

New Businesses, Business License Renewals, and Occupancy Permits

In March we reviewed approximately 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.

MO CENTER FOR REPRODUCTIVE MEDICINE	17300 N OUTER 40 ROAD, SUITE 101
MARK ANTHONYS COLLECTIONS	2048 CHESTERFIELD MALL
THE URBAN COMPANY H & R BLOCK B & B PROMOTIONS CORPORATION OLD NAVY	93 HEATHER VIEW DRIVE 152 CHESTERFIELD MALL, SUITE 798 291 CHESTERFIELD MALL 16 THF BOULEVARD
PACIFIC ALLIANCES ONE SOURCE REALTORS YASMEEN BOUTIQUE & SPA	545 EAGLE MANOR LANE 3 THE PINES, SUITE A 269 CHESTERFIELD MALL
SBUX, LLC (Starbucks) SIMON MANAGEMENT ASSOCIATION (<i>Simon Premium Outlets</i>)	18521 OUTLET BOULEVARD, SUITE 590 18521 OUTLET BOULEVARD, SUITE 590
SURGIOSCOPY CASTLE SPORTS ARCH CITY MEDICAL	744 GODDARD, SUITE 744 148 CHESTERFIELD INDUSTRIAL BLVD 148 CHESTERFIELD INDUSTRIAL BLVD
COVENANT INVESTMENT REALTY	182 SEABROOK DRIVE



On the Cover

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.

- *Wellesley Place subdivision plat*
- *Wilmas Farms*
- *Hyatt Place Hotel*
- *St Luke's Hospital Change of Zoning Request*
- *River Bend Estates house addition*



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