

# Planning & Development Services Activity Report

May 2012  
Aimee Nassif, AICP



## News from the Planning Commission

### INSIDE THIS ISSUE

- 1 News from the Planning Commission
- 2 Architecture Review Board April Meeting
- 3 A Quick Look
- 3 New Businesses
- 4 Coming Soon
- 5 Research

### ***318 North Eatherton Road-change of zoning***

On May 14 a public hearing was held for 318 North Eatherton Road.

Volz Engineering Inc. on behalf of James Busch, requested a zoning map amendment from "NU" Non-Urban District to "PI" Planned Industrial District for this tract of land which is 1.049 acres in size. The purpose of this request is to allow for the use of the land to store materials and equipment for a landscaping business.

This project was recommended for approval by the Planning Commission and forwarded to the Planning and Public Works (PPW) Committee for review. Currently, this project is pending before the City Council.

### ***Boone's Crossing NE Interchange-medical office Building ordinance amendment***

Doster Ullom, LLC., on behalf of CVPBA III requested an ordinance amendment to modify the list of permitted land uses and to modify one (1) building setback line on a property zoned "PC" Planned Commercial District of 6.172 acres in size. The requested modification to the list of permitted land uses would not grant approval to an additional land use, but rather modify the language to specify and permit an accessory activity to a current permitted land use.

The petitioners are requesting to modify the language as it relates to the Medical Office land use. This land use by definition in the City of Chesterfield Zoning Ordinance is geared towards outpatient procedures and does not permit the activity of overnight stay. The petitioners wish to add language to the governing ordinance of the site to permit overnight stay as an accessory land use to the already approved medical office land use. This overnight stay would not exceed 72 hours for any one patient.

A public hearing was held on this petition on May 30 before the Planning Commission. This project will be going back to the Planning Commission for vote in June.

## Other Project News




---

*The next Planning Commission meeting will be on Monday, June 25*

---

1. The Planning Commission voted to approve the amended architectural elevations for Club Dog located in Spirit Trade Center.
2. A public hearing will be held before the Planning Commission on June 25 for an ordinance amendment request made by RGA to accommodate construction of a new office building.
3. Staff continues work and discussions with Mercy Medical Health Systems for their change of zoning request. The main focus of the work at this time centers on the traffic study. Once all outstanding items are addressed, this project will be placed on Planning Commission agenda for a vote meeting.
4. There were no petitions before the Board of Adjustment in May. The Board of Adjustment is scheduled to meet next on July 12, 2012.

## Architectural Review Board Meeting

*On May 10, the Architectural Review Board nominated Carol Duenke as chair and Bud Gruchella as vice -chair.*

### *Spirit Valley Business Park–Lot 10*

On May 10, the Architectural Review Board recommended approval, with modifications, for the new building located on Lot 10 of Spirit Valley Business Park. This building will serve an industrial user and will be heading to Planning Commission for review in June.

### *Chesterfield Commons Seven–Wendy's Restaurant*

Wendy's restaurant presented their architectural plans to the Board on May 10 also. This project was recommended for approval with modifications and will be forwarded to the Planning Commission for review once all items are addressed.

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).




---

*The next ARB meeting will be on July 12*

---

## 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 April:

1. **Planner of the Day Program responded to over 210 requests for information in May alone.**
2. **Planners and Engineers reviewed 100 building permit requests.**
3. Planners reviewed and approved **7** business licenses.
4. Inspectors are currently monitoring **30** active construction sites.
5. Inspectors approved and monitored over **10** special use permits.
6. Engineers reviewed over **20** sets of project plans.
7. We are also responsible for inspections, pre-application meetings, code enforcement inquiries, project management, improvement plan review, grading permits, floodplain management and escrow maintenance.



## New Businesses

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

NAIL STUDIO

NOT JUST PIZZA

OIA GLOBAL LOGISTICS-SCM, INC. (**Distribution & warehousing of shoe component parts**)

ZEN NAILS & SPA

FERRETTI BOOKKEEPING

AURORA TRAILER HOLDINGS LLC

31 FORUM SHOPPING CENTER

17712 CHESTERFIELD AIRPORT ROAD

620 SPIRIT OF ST. LOUIS BOULEVARD

1620 CLARKSON ROAD

16624 OLD CHESTERFIELD ROAD, SUITE 102

17667 WILD HORSE CREEK ROAD

## 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  
 The Reserve at Chesterfield Village  
 Manors at Schoettler Valley  
 HHGregg electronics store  
 Spirit Valley Business Park  
 Paddington Hill



Several projects are currently under review by Staff. Those projects include, but are not limited to:

1. Amended architectural elevations for Drew Station
2. Friendship Village-amended site plan to add additional units
3. Chesterfield Blue Valley-record plat
4. Chesterfield Outlets-improvement plans
5. Delmar Gardens on the Green-amended elevations for a porte cochere
6. Chesterfield Village Parcels C-148 & C-254 -boundary adjustment plat
7. Larry Enterprises/Lynch Hummer-amended site development plan
8. Red Lobster-amended elevations
9. The Reserve at Chesterfield Village-escrow monitoring, amended elevations, building permits
10. Mohela, at Spirit Trade Center-amended site development plan and boundary adjustment plat
11. Church of the Resurrection-amended site plan
12. Windsor Crossing Church-building addition and site improvements
13. Kim Cheese Restaurant-amended elevations

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)

## Planning Research and Studies

In addition to the private development projects we work on and monitor, we are also responsible for regular review and updates to the Zoning Ordinance, City Code, and Comprehensive Land Use Plan. This work general begins with months of research of local and national trends, land use law, statutes, and case examples. Some of the research and studies we have been working on includes:

- ✓ Completion of the Unified Development Code (UDC). This will replace the City's existing Zoning Ordinance and codify the Zoning Ordinance and all other development related ordinances and requirements (of which there were almost 50) into one document. The draft of this 530 (approximately) page document is complete and is currently being reviewed.
- ✓ Work has been finalized on a future land development forecast by Staff. This forecast takes an inventory of all undeveloped land over one acre in size and analyzes the surrounding zoning and uses. Gathering all this information and conducting this research has taken 6 months to complete! This will help give the City an idea of possible future development and what areas of Chesterfield have the most room for growth. This land inventory will be presented to the City Council in June.

*For additional information or  
general planning, development  
or zoning inquiries please  
contact Aimee Nassif, AICP at  
[anassif@chesterfield.mo.us](mailto:anassif@chesterfield.mo.us) or  
636.537.4748*