



# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

**MAY 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 May.*

# PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

## MAY 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*  
*Terra Vista*  
*Herman Stemme-Mitek Building*  
*The Reserve at Chesterfield Village*  
*Arbors at Khers Mill*  
*Chesterfield Fence and Deck*  
*Wings Corporate Estates*  
*Firestream Worldwide*  
*The Wedge Development*  
*Monsanto Campus*

## DID YOU KNOW?

The City of Chesterfield Planning Commission is responsible for reviewing site development plans, subdivision plats and zoning requests. The meetings are held at 7 pm on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month 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](http://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 May, our permit review activity can be categorized in the following manner:

- *Interior finish or remodeling (residential & non-residential) 33*
- *New construction & additions (residential & non-residential) 30*
- *Sign permits 8*
- *Other construction permits 20*
- *Total MZA reviews 91*

**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 May, we also reviewed and released 92 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:

- ***94 requests by phone***
- ***8 requests from individuals coming to City Hall***
- ***7 requests by email***
- ***Total POD requests 104***

*\*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



## New Businesses, Business License Renewals, and Occupancy Permits

In May we reviewed 90 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.

SUMITS HOT YOGA	17668 CHESTERFIELD AIRPORT RD
THE ARYA FOUNDATION	14531 CHELLINGTON COURT
HILLSBORO TITLE COMPANY	400 CHESTERFIELD CENTER
LIBERTY MUTUAL INSURANCE	390 S WOODS MILL ROAD
CHESTERFIELD ARTS	17089 N OUTER 40 ROAD
STORM GUARD EXTERIOR RESTORATION	251 CHESTERFIELD INDUSTRIAL
HUNAN EXPRESS	162 FOUR SEASONS
GALLERY MOTOR COMPANY	18102 CHESTERFIELD AIRPORT RD
SPECTRUM SURGICAL INSTRUMENTS	515 TRADE CENTER BOULEVARD
GT MOTORSPORTS	732 CROWN INDUSTRIAL COURT
ROOF RENEWAL SYSTEMS	732 CROWN INDUSTRIAL COURT
ABEINSA EPC ( <i>Engineering, Procurement &amp; Construction</i> )	16401 SWINGLEY RIDGE RD
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SPECIALIZED WOUND MANAGEMENT	14805 N OUTER 40 RD
CILENTO PHOTOGRAPHY	224 THF BOULEVARD
AMERICA'S BEST CONTACTS & EYEGLASSES	1673 CLARKSON ROAD
LUMARA HEALTH	16640 CHESTERFIELD GROVE RD
JUSTICE & BROTHERS	17049 N OUTER 40 ROAD



## 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 2<sup>nd</sup> and 4<sup>th</sup> 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.*

- *Wings Corporate Estates, Lot 5*
- *Unified Development Code-public hearing*
- *Chesterfield Blue Valley-ordinance amendment*
- *Spirit Valley Business Park-Firestream Worldwide*
- *St Luke's Hospital-Change of Zoning Request*
- *Four Seasons Plaza, Lot 2-Change of Zoning Request*



*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](http://www.chesterfield.mo.us)*