

**Planning and
Development
Services
Update**
(AN) 11/10/12
November & December 2011

News from the Planning Commission

On November 14, the Planning Commission held a public hearing for the change of zoning request from Friendship Village of West County. Friendship Village was zoned NU Non-Urban by St. Louis County prior to the incorporation of the City of Chesterfield. The development is undergoing some remodeling and will be increasing the number of units it has to offer the community. To facilitate this, they needed to amend their existing Conditional Use Permit and zone to an active residential district category.

A public hearing was also held on November 14 for a CIDD on Chesterfield Village Parcel C-300. A CIDD is a Commercial-Industrial Designed Development (CIDD) Procedure and allows a property owner to request one additional use if said use is consistent with the existing uses and zoning. The property was zoned "C8" Planned Commercial by St. Louis County in 1979. The petitioners are requesting to utilize the CIDD procedure for the purpose of permitting the land use of *office, general*.

Planning Commission approved plans for a new retail establishment in Chesterfield Commons Six subdivision. Civil Engineering Design Consultants, on behalf of Hhgregg and THF Realty, submitted a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a new 24,567 square foot retail store located on Lot 5A of this subdivision. The proposed retailer is Hhgregg who specialize in appliances and electronics.

In December, the Planning Commission reviewed plans for a new Hyatt Place Hotel to be located in adjacent to the existing Drury Hotel in Ward II.

Stock and Associates, on behalf of GHH Investments, LLC and Pets and Company, LLC submitted a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Planning Commission review. The request was for a new 10,297 square foot pet kennel located on lot 12A of the Spirit Trade Center subdivision.



Above is a colored elevation of the new Pets and Company building in Spirit Trade Center.

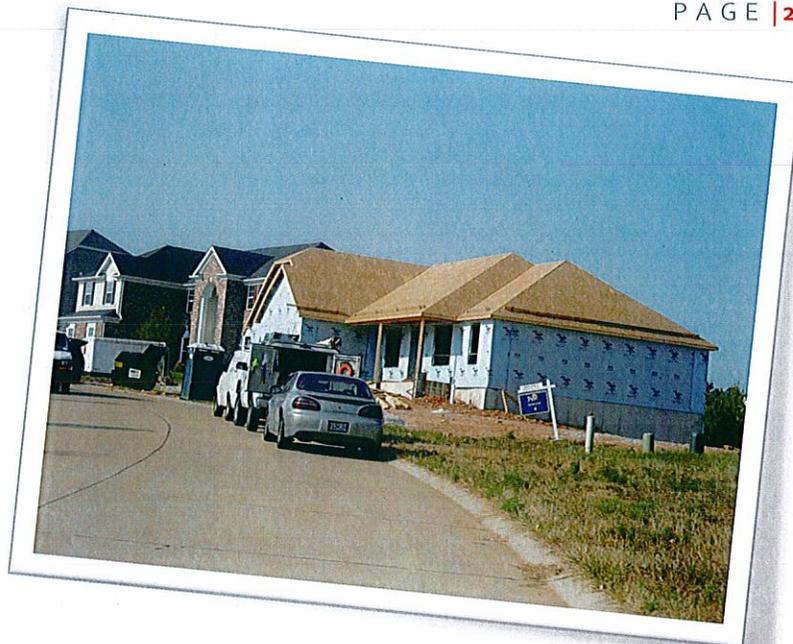


Above is a color rendering of the front elevation for the new Hhgregg store located in Chesterfield Commons Six.

New Construction

Once the zoning on a site and the site development plans are approved the work really just begins for the Planning and Development Services Division. We perform site inspections throughout the construction of a project to ensure its compliance with all code requirements and approvals. Currently, there are **41** open permits in different stages of construction for both residential and commercial developments. A few of the sites which are currently “active” are:

- The Reserve at Chesterfield Village
- Long Road Dental
- Brunhaven
- Charter
- Manors at Schoettler Village
- Spirit Hangars
- Parkway Central Science Addition
- Paddington Hill
- Willows at Brooking Park



Planner of the Day

In November and December the Planner of the Day Program responded to over 230 phone, email and walk-in inquiries!

The questions the Planner of the Day receive range from questions about setbacks, to uses, to sign regulations and information about building permits. Questions can require up to a full day to research, pulling old files, reviewing meeting minutes and performing zoning analysis.



New Businesses

When new businesses move to Chesterfield or relocate from one tenant space to another, a business license and occupancy permit is required. We review and approve business licenses, occupancy permits, home occupation permits, and Municipal Zoning Applications which is required in order to get a building permit for any construction project.

In November and December, planners and engineers in P&DS Division reviewed almost 150 applications!

A list of a few of the new businesses which have applied for a permit or business license with the Department is provided below



GOLDEN CHINA

MOA, LLC (Internet dealer)

HOT FASHIONS

WAFFLE-LICIOUS

GOLF DISCOUNT

ANTHONY AUTOMOTIVE(Wholesale/Broker of vehicles on behalf of 3rd parties)

AKNAM HUSSEIN (Retail - Tshirts)

SACK-TRAK (Plastic Trash can adapter for easy removal of trash bags from container - Internet Sales)

HITACHI DATA SYSTEMS

CLEAN SPA

CLASSIC RED HOTS

BROOKSTONE STORES, INC.

BATTERIES PLUS

MIDWEST HEART RHYTHM (PART OF ST. LUKE'S)

JENNY'S CAFÉ'

EXCEL APP2, LLC (iPhone app. development)

414 THF BOULEVARD

15225 KEMPWOOD DRIVE

700 SPIRIT OF ST. LOUIS BOULEVARD, SUITE I

291 CHESTERFIELD MALL

291 CHESTERFIELD MALL - CART

1510 AMISK

291 CHESTERFIELD MALL - CART

122 KENDALL BLUFF COURT

16090 SWINGLEY RIDGE ROAD, SUITE 210

17201 CHESTERFIELD AIRPORT ROAD

390 THF BLVD

291 CHESTERFIELD MALL

17406 CHESTERFIELD AIRPORT RD.

222 WOODS MILL ROAD

45 FORUM CENTER

14580 CROSSWAY COURT

A Quick Glance



While you may only see us at an Architectural Review Board, Planning Commission or City Council meeting, there is a lot of activity that takes place before and after a project is placed on an agenda for approval. In addition, minor amendments to changes to plans are reviewed and approved administratively in addition to the site inspections, permits, and other department research underway. Below is a quick look at other work completed by the Planning and Development Services Division in November and December.

- 130 municipal zoning applications (building permits) were approved
- 7 amended site plans were approved
- 6 landscape inspections conducted
- 7 pre application meetings were held with developers and property owners
- 30 project reports and presentations prepared for various commissions and boards

The following projects are currently under review:

- Friendship Village of West County new Conditional Use Permit
- Site Development Plan, Landscape Plan, Lighting Plan for Chesterfield Outlets
- Arbors at Wild Horse Subdivision
- Improvement Plans for Hhgregg Development
- Unified Development Code/Code Codification with Sullivan Publications
- Mobil on the Run (14905 Clayton Rd)
- Church of the Resurrection
- Simpson Construction Materials

Planning and Development Services Update

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