



PLANNING AND DEVELOPMENT SERVICES ACTIVITY REPORT

NOVEMBER 2013 EDITION

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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 November.

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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:

Monsanto (parking structure)
Schoettler Grove
Monarch Center
Chesterfield Blue Valley, Lot 2
Justus Pointe
Hyatt Place Hotel
Forum Center
St. Lukes Hospital
Chesterfield Ridge Center, RGA site
Arbors at Wildhorse
Arbors at Kehrs Mill
Spirit Valley Business Park
Clarkson Square
Wings Corporate Estates
Chesterfield U-Gas
The Wedge Development

DID YOU KNOW?

The City of Chesterfield is one of the few municipalities in the St. Louis area that has an architectural review board. This board is made up of commercial, residential, and landscape architects and several individuals from other similar professions. Monthly meetings are held to review new construction and redevelopment projects.

This board provides expertise and recommendations to City Staff and the Planning Commission during site plan review.

To learn more about the Architectural Review Board, contact the Planning and Development Services Division at 636.537.4746

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

- *Interior finish or remodeling (residential & non-residential) 31*
- *New construction & additions (residential & non-residential) 24*
- *Sign permits 14*
- *Other construction permits 34*
- *Total MZA reviews 103*

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 November, we reviewed and released 117 Occupancy Permits!

IN TOTAL, STAFF REVIEWED OVER 250 PERMITS THIS MONTH!

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 two months, POD responded to the following:

- ***154 requests by phone***
- ***19 requests from individuals coming to City Hall***
- ***5 requests by email***
- ***Total POD requests 178***

**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.*

Pre-Application Meetings. We encourage property owners and developers to meet with us prior to making a formal submittal to the City for new development or redevelopment projects. The purpose of these meetings is to offer a cursory review of a proposal prior to formal application being made. This allows us to provide an applicant with information regarding Code requirements, zoning entitlements, Comprehensive Land Use Plan items, and answer any other question they may have. Applicants find these meetings extremely helpful so that they know what the City requirements are prior to finalizing their plans. During these meetings we also walk them through our development process and explain the various meetings and submission deadline dates. These meetings take a significant amount of time to prepare for, but they are beneficial for all parties. By meeting with us ahead of time, we have found that the development process is much smoother and more efficient for everyone. In November, Pre-Application meetings were held for the following sites:

- *Windsor Crossing*
- *707 Long Road*
- *16902 Wild Horse Creek Road*
- *18539 Olive*
- *318 N Eatherton*
- *17017 N Outer 40 Road*
- *1662 Clarkson*
- *Broeker Place*

**Some of these sites have made formal project submittal to the City since the Pre-Application meeting was held.*

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*
- *Hyatt Place Hotel*
- *Brunhaven*

New Businesses and Business License Renewals

In November we reviewed over **20** business licenses. 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.

GO! WIRELESS	128 THF BOULEVARD
WEISS ATTORNEYS	400 CHESTERFIELD CENTER, SUITE 400
CHESTEFIELD PRODUCE/ROMBACH FARMS	18521 OUTLET BOULEVARD
SELECT CLEANING SERVICES	1 MCBRIDE & SONS CENTER DRIVE
DOG'N IT (<i>Fast food restaurant, specializing in Chicago dogs</i>)	1721 CLARKSON ROAD
LOVELY NAILS	12 CLARKSON WILSON CENTER
SUB-ZERO CRYOTHERAPY (<i>Rehab Therapy</i>)	17722 CHESTERFIELD AIRPORT ROAD
E'CLAT PHARMACEUTICALS	702 SPIRIT 40 PARK DRIVE, SUITE 108
JUICY COUTURE (<i>Taubman Prestige Outlets</i>)	17089 N OUTER 40 ROAD, SUITE E139
SHALIN, INC. (<i>Oriental Grocery Store</i>)	140 FOUR SEASONS SHOPPING CENTER
JERSEY MIKE'S SUBS	17273 CHESTERFIELD AIRPORT ROAD
SEE'S CANDIES	291 CHESTERFIELD MALL, SPACE T77
MIDWEST MUSIC	703 LONG ROAD, SUITES 6 & 7
VERA ASIAN (<i>Taubman Prestige Outlets</i>)	17073 N OUTER 40 ROAD, SUITE F07
TAVIANI'S ITALIAN (<i>Taubman Prestige Outlets</i>)	17073 N OUTER 40 ROAD, SUITE F04
TOKYO SAN (<i>Taubman Prestige Outlets</i>)	17073 N OUTER 40 ROAD, SUITE F03
GEOSYNTEC CONSULTANTS	1 MCBRIDE & SONS CENTER DRIVE, SUITE 202
HAPPY NAILS	14768 CLAYTON ROAD
NOONAN FARMS	2315 BAXTER ROAD
FIRESTREAM WORLDWIDE (<i>Software development</i>)	18421 EDISON AVENUE
SSLtg (<i>Commercial/Industrial lighting representatives</i>)	680 CROWN INDUSTRIAL BOULEVARD, UNIT K
THE DAILY DOSE (<i>Taubman Prestige Outlets</i>)	17017 N OUTER 40 ROAD
PILATES & YOGA	1586 CLARKSON ROAD

On the Cover

On the cover of this report is a photo construction work at the Forum Center development originally constructed in 1966. ACI Boland Architects, on behalf of the Forum Center, submitted a request for Amended Architectural Elevations for this retail shopping center located at the northwest corner of the intersection of Olive Boulevard and Woods Mill Road. The request involved a color change for the existing metal roof from orange to dark grey, painting of the tenant entry EIFS to a rust color and the façade EIFS a light buff color. The developer is also adding cultured stone veneer to the columns at the three entry elements. The top photo is of the original façade, while the bottom shows the new, updates made.



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