

# Planning & Development Update

Activity Report for October 2011

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AR 11/14/11

## Special Interest:

- T-O Ventures recommended for approval at Planning Commission on October 10.
- New home construction continues at the Reserve at Chesterfield Village.

## Planning Commission Decisions

The Planning Commission recommended approval of the T-O Ventures request which was a request for a zoning map amendment for a Planned Commercial District for a 50 acre tract of land north of Highway 40, and west of Hardees IcePlex. The proposal involves a variety of retail and commercial uses.

A public hearing was held for the Church of the Resurrection located 1330 Schoettler Road. The change of zoning request was from an NU District to

an R2 District which will accommodate some site improvements the property owners would like to make to the parking area.

The Planning Commission also reviewed several Telecommunication Siting Permit requests for equipment upgrade being done by AT&T.

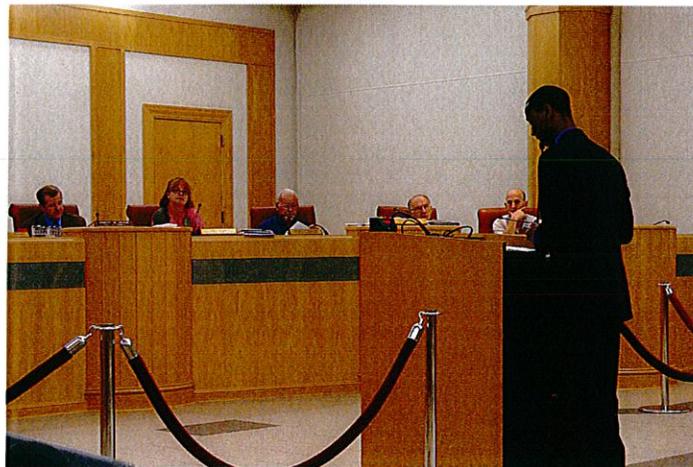
And a public hearing was held for Simpson Construction who is seeking an amendment to their existing Conditional Use Permit to expand

their sand plant operations into an asphalt plant. Staff continues to work with the applicant on the outstanding issues before returning to the Planning Commission for a vote.



## Individual Highlights:

- New Businesses 3
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Contact Planner of the Day at 636.537.4733 or [pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us)



To schedule a pre-application meeting contact Kristine Kelley at 636.537.4748

## Planner of the Day (POD)

A Planner is assigned each and every day to be the point of contact for all incoming phone calls or email inquiries from the general public. This Planner is also here to assist developers, contractors, business owners, or citizens who come to city hall on the spot so they do not need to make an appointment and can have immediate and knowledgeable assistance.

***In October the Planner of the Day Program responded to 145 phone and email 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.

***Did you know the Planner of the Day Program won an award from the Missouri American Planning Association in 2005 for Outstanding Program!***

## Developer Meetings

We encourage developers to meet with us prior to making formal application on any type of development project. This includes anything from a zoning map amendment, to a site plan, grading plan or record plat.

that may be applicable to that particular site. By meeting with us ahead of time, we can help a developer reduce the review time once an official application is submitted.

***In October we met with local business owners regarding the old Lynch Hummer car dealership site.***

This is a great way for the developer and property owner to learn about our review process and allows us to advise him of certain regulations and standards

Depending on the type of project and the type of questions for us, we have an engineer and a planner available to attend these meetings.

## Occupancy Permits and Business Licenses

Occupancy permits are issued when a business moves into a newly constructed building. A re-occupancy permit is required when any business moves into an existing space. Issuance of the re-occupancy

permit requires a site inspection, review of the site specific ordinance to determine the use/business is permitted and confirmation that there are no existing code violations on the site. In addition, a business

license is required yearly for any business operating in the City. We review this permit and perform site inspections if necessary.

***In October, 23 permits and licenses were submitted for review.***

## New Businesses

The following is a list of some of the businesses who submitted for an occupancy permit, business license or business license renewal in October.

ALDI, INC.	300 THF BOULEVARD
ABC CHEFS COOKING ACADEMY	1760 CLARKSON ROAD
GORDMAN'S	320 THF BOULEVARD
THE INSURANCE GROUP	#1 MCBRIDE & SONS CENTER DRIVE, SUITE 120
VITA (Home Health Agency)	13990 OLIVE BOULEVARD, SUITE 203
TOTAL BUSINESS SOLUTIONS (Billing Service)	1422 ELBRIDGE PAYNE, SUITE 190
MOVETERANAID.ORG (Educate veterans & families about disability benefits)	42 FOUR SEASONS CENTER, SUITE 122A
AVION SOLUTIONS	687 TRADE CENTER BOULEVARD, SUITE 120
SEE'S CANDIES	291 CHESTERFIELD MALL, CART T-119
FIREHOUSE SUBS	1649 CLARKSON ROAD
FEET FOR LIFE	17201 - 17205 CHESTERFIELD AIRPORT ROAD
SPIRIT HALLOWEEN SUPERSTORES	291 CHESTERFIELD MALL, SUITE 204
NOOTY (Sale of spa items)	291 CHESTERFIELD MALL
E-READERS PLUS (Online retail sales of ebook readers)	1500 TIMBERBRIDGE COURT
Sports Clips	202 THF Boulevard
Insight Researchers	1801 Grayson Ridge Court

## Building Permits, MZAs, and Special Activity Permits

A Municipal Zoning Application or MZA is required prior to receiving a building permit with St. Louis County.

The MZAs include applications for interior finish for commercial and residential structures, new construction of industrial, commercial, office, or residential structures, building additions, fences, retaining walls, and signage.

*In October, planners and engineers in P&DS Division reviewed almost 100 applications!*

We are also responsible for Special Activity Permits. A Special Activity Permit is required for any temporary, outdoor event such as a parade, run/walk, party, live music or other event.



## Code Compliance/Zoning Violations

P&DS handles all inquiries, inspections, court citations, and abatement schedules for zoning code complaints and violations. A zoning violation is a violation of the site specific ordinance for that particular property or from the zoning ordinance. These types of issues and violations

include issues with site lighting, tree preservation, signs and ensuring compliance with requirements of the site specific ordinance such as outdoor sales, hours of operation, operating or construction without proper permits etc. **There have been 50 zoning complaints/violations**

**reported this year which required inspections, contact with property owners and the necessary action taken.** Most of these violations were abated, several resulted in violation letters being sent and one did end up in court.

## Recent Openings!

*Both Aldi's and Gordman's had grand openings for their new locations in the Chesterfield Valley*



## Private Development Projects

Private development projects include ordinance amendments, change of zoning petitions, special procedure applications, site plans, architectural elevation review, and subdivision plats to name just a few!

Currently, planners, engineers, and inspectors in the P&DS division have approximately **25 private development projects under review.**

For the month of October, the projects under review/inspection included the following:

The Reserve at Chesterfield Village  
Paddington Hill  
Tahoe Joe's  
The Arbors at Wild Horse Creek  
Drury Plaza Hotel Corporation  
McDonald's Corporation  
Pets and Company  
Spirit of St Louis Airpark  
Chesterfield Commons West-Aldi's  
Chesterfield Commons West-Gordmans  
Long Road Dental  
Brunhaven

Kramer Commerce Center  
Village at Old Baxter Square



For more information on these projects or any other planning and zoning related matter, you can contact us directly at 636.537.4746 or check out the active projects database on the City's website at [www.chesterfield.mo.us](http://www.chesterfield.mo.us)