

Planning & Development Services Activity Report

October/November 2012 Edition
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12/10/12

News from the Planning Commission

Public Hearings Held

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In October, public hearings were held for the following petitions:

- **Stages-St. Louis** requested an amendment to the existing development conditions for 1023 Chesterfield Parkway East. They plan to relocate into the former Congregation Kol Am site.
- Capital Land Company requested an amendment to their planned district ordinance for the **Chesterfield Oaks** development in order to add the “medical office” use.

In November, a public hearing was held for **U-Gas Inc.** Clayton Engineering Company, on behalf of U-Gas, are requesting an amendment to the existing zoning entitlements to allow for the construction and operation of a convenience store, gas station and fast food restaurant at 17551 and 17555 Chesterfield Airport Road.

Mercy Health Systems (SDCP)

The Site Development Concept Plan for Mercy Health Systems was approved by the Planning Commission at the November 26 meeting.

A concept plan was required to show conceptual location of buildings, parking and landscaping because this site will be development in phases. The next step is for section plans for each phase of development to be reviewed.

On September 10, the Planning Commission approved the project and the improvement plans are now currently under review with the Planning and Development Services Department.

RGA Insurance Company (SDSP)

The Site Development Section Plan for RGA Insurance Company was approved by the Planning Commission at the November 26 meeting. This section plan included architectural details, landscaping, and lighting for the site.



The next Planning Commission Meeting will be on January 14, 2013 at 7:00 pm

Planning and Public Works Activity



The next Planning & Public Works Committee Meeting will be on January 10, 2013 at 5:30 pm

The Planning and Public Works Committee (PPW) is a subcommittee of the Chesterfield City Council. Comprised of one council member from each of the four wards, the PPW hears zoning petitions and project proposals which have “power of review” on them prior to being placed on the City Council agenda. The PPW provides a recommendation to the City Council on a variety of Planning/Development and Public Works related items.

The PPW Committee reviewed the following petitions subsequent to vote by the Planning Commission:

- **Capital Land/Chesterfield Oaks** request to add medical office use
- **Stages-St. Louis** request for amendment to uses for site that was the previously home to Congregation Kol Am.

PPW Committee also reviewed and approved a request from the HBA to amend Section 2.5-4 of the City Code to allow open house directional signs to be displayed on Saturdays when an open house is scheduled.

Architectural Review Board Meeting

The following projects were reviewed by the Architectural Review Board prior to consideration before the Planning Commission:

- **RGA Insurance Co.** The request is for two five-story office buildings and a three-story parking structure.
- **Buffalo Wild Wings**, located in Chesterfield Commons, Outlot 6. This is the site of the former O’Charley’s Restaurant.
- **Sterling Bank.** The request was for amended architectural elevations and other site amendments to accommodate improvements to the existing office building located at 16100 Swingley Ridge Road. This project will be moving forward to the December Planning Commission meeting for review.



The next ARB meeting will be on October 11

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 October and November:

1. Planner of the Day Program responded to over **300** requests for information.
2. Planners and Engineers reviewed **193** building permit requests.
3. Planners reviewed and approved **42** business licenses.
4. Inspectors are currently monitoring **34** active construction sites.
5. Engineers reviewed over **30** sets of project plans.
6. We are also responsible for inspections, pre-application meetings, code enforcement inquiries, project management, improvement plan review, grading permits, floodplain management, traffic studies and escrow maintenance.



New Businesses

The following is just a few of the business licenses we reviewed in October and November

BIG ST. CHARLES MOTORSPORTS OUTLET	1100 CHESTERFIELD MALL
DR. FRICK'S PET REHAB & PAIN CENTER	100 CHESTERFIELD COMMONS EAST ROAD
GALLAGHER BENEFIT SERVICES	1350 ELBRIDGE PAYNE, SUITES 205 & 206
GATEWAY MEDICAL EQUIPMENT	181 CHESTERFIELD BUSINESS PARKWAY,
THE JONES COMPANY BUSINESS SERVICES	17107 CHESTERFIELD AIRPORT ROAD, SUITE 120
PULTE HOMES OF ST. LOUIS	17107 CHESTERFIELD AIRPORT ROAD, SUITE 120
AMERICAN JET MANAGEMENT	577 BELL AVENUE
TEAMZ MMA FITNESS CENTER	114 FOUR SEASONS SHOPPING CENTER
TOTAL ACCESS URGENT CARE	1737 CLARKSON ROAD
CREATIVE SPACES ORGANIZING, LLC.	16787 EAGLE BLUFF COURT
FIRST STATE BANK OF ST. CHARLES	17050 BAXTER ROAD, SUITE 100
HD TRUCK & TRAILERS, LLC	17371 N OUTER 40 ROAD
WHIMZY COLLECTION	291 CHESTERFIELD MALL
M & L NOVELTIES	291 CHESTERFIELD MALL
PAUL H MYER CONSULTING	14144 LADUE ROAD
SINGLE-PILOT JET MANAGEMENT	515 TURBINE AVENUE
BLACK & VEATCH CORPORATION	16305 SWINGLEY RIDGE ROAD, SUITE 230
RESOLUTIONS TITLE	15455 CONWAY ROAD, SUITE 310
BUFFALO WILD WINGS	17276 CHESTERFIELD AIRPORT ROAD
SPINNAKER'S DIAGNOSTIC LAB (Lab equipment)	18118 CHESTERFIELD AIRPORT ROAD, SUITE N
KELLER WILLIAMS REALTY CHESTERFIELD	16091 SWINGLEY RIDGE ROAD, SUITE 220
VIP ST. LOUIS (Planning Consulting Services)	16757 BENTON TAYLOR DRIVE
VESTAL CORPORATION	#1 THE PINES COURT, SUITE A
NUTRITIONAL SERVICES	1795 CLARKSON ROAD, SUITE 170
ST. LOUIS SPORTS COMPANY	2034 CHESTERFIELD MALL

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:

Arbors at Wild Horse

Wendy's Restaurant

The Reserve at Chesterfield Village

Chesterfield Prestige Outlet

Blue Valley, Lot 2-Premium Outlet

Hyatt Place Hotel

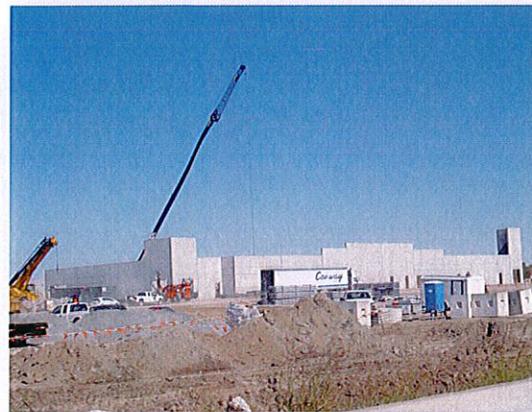
Paddington Hill



Construction at Buffalo Wild Wings

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

1. Edge Wild Restaurant, patio addition
2. Chick-Fil-A , building addition
3. Friendship Village, improvement plans
4. Chesterfield Senior Living, improvement plans
5. Wendy's Restaurant, amended site plan
6. Church of the Resurrection, amended site plan
7. Windsor Crossing Church, building addition and site improvements
8. U-Gas Inc. ordinance amendment request
9. Valvoline Instant Oil Change, improvement plans
10. Mohela, improvement plans
11. Solar energy research
12. 1895/1901 Wilson Road, boundary adjustment plat
13. Breckenridge temporary batch plant
14. Spirit 40 Park, lot 2, amended site plan
15. Spirit of St Louis Airpark, Spirit Hangars, amended site plan



*Construction underway at
Taubman Development-
Prestige Outlets*

News from the Planning & Development Services Division

In November, after a public hearing was held at Planning Commission, the City Council passed legislation which allows commercial development, which have restricted hours of operation, to apply for a permit to extend those retail hours on Thanksgiving and Black Friday only. Letters were sent to all property owners of the 18 developments which this legislation impacted. We received very positive response from property owners and tenants alike and approved permits for many retailers in the City. These permits are a one-time allowance only; therefore permits will need to be submitted each year for those developments wishing to extend their hours. A few of the impacted developments are listed below. For a complete list of those impacted developments, please contact the Planning & Development Services Division.



Chesterfield Commons
 Chesterfield Commons Four
 Chesterfield Commons North
 Chesterfield Commons West
 Clocktower Plaza
 Chesterfield Outlets
 Chesterfield Oaks
 Edison Crossing
 Four Seasons Plaza
 Four Seasons Plaza West

For additional information or general planning, development or zoning inquiries please contact Aimee Nassif, AICP at anassif@chesterfield.mo.us or 636.537.4748

For a complete list of projects under review, please visit the City's Active Project Database at www.chesterfield.mo.us