

# Planning & Development Services Activity Report

September 2012 EDITION  
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## News from the Planning Commission

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### *Holiday Hours of Operation*

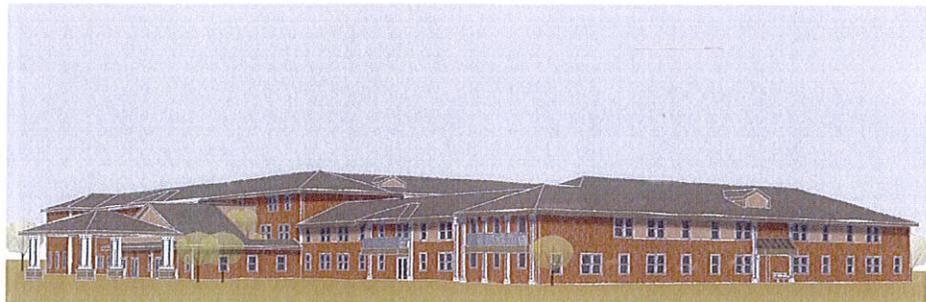
On August 27 the Planning Commission held a public hearing on a City initiated petition which would allow for extended hours of operation for retail establishments only for the Thanksgiving holiday (thanksgiving and the day after). This change impacts all developments throughout the City that currently have restrictions on their hours of operation for retailers.

A vote was taken by the Planning Commission on this petition the same night as the public hearing and after receiving a positive recommendation it was forwarded to the Planning and Public Works Committee for review. For a complete list of those impacted developments, please contact Planning and Development Services Director Aimee Nassif.

### *Chesterfield Senior Living Site Development Plan*

Civil Engineering Design Consultants on behalf of Vision Ventures submitted a site development plan, lighting plan, architectural elevations and landscape plan for the Chesterfield Senior Living proposal. This development will have 120 living units which are comprised of independent living units, memory care, and assisted living.

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.



*The next meeting of the Planning Commission will be on October 22, 2012*

## Planning and Public Works Activity




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*The next Planning & Public Works Committee Meeting will be on October 18, 2012 at 5:30 pm*

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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. A few of these projects recently reviewed and recommended for approval include:

***Mercy Health System.*** This was a zoning map amendment to the “UC” Urban Core District for a 40 acre site located north of Chesterfield Airport Road and east of Elbridge Payne. This zoning amendment would accommodate a new medical office campus for Mercy which would include approximately 960,000 square feet of development.

***RGA Insurance Company.*** RGA Insurance requested an ordinance amendment to an existing planned district ordinance which covers a large portion of the Chesterfield Village, NW Quadrant. The amendment included changes to the existing development requirements for Parcel III located off Swingley Ridge Road.

## Architectural Review Board Meeting

*There were no projects ready for review before the ARB in September. The next meeting will be held on October 11 and the following projects will be reviewed:*

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.

A copy of the full architectural plans, statement of design and elevations are available online at [www.chesterfield.mo.us](http://www.chesterfield.mo.us).




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*The next ARB meeting will be on October 11*

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## 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 August and September:

1. Planner of the Day Program responded to over **340** requests for information.
2. Planners and Engineers reviewed **231** building permit requests.
3. Planners reviewed and approved **28** business licenses.
4. Inspectors are currently monitoring **34** active construction sites.
5. Engineers reviewed over **20** 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 a few of the business licenses we approved in August and September

CRAZY BOWLS & WRAPS Hut No 8 (resale clothing store)	16890 CHESTERFIELD AIRPORT RD 146 CHESTERFIELD VALLEY DRIVE
FLAWLESS PERMANENT COSMETICS	143 LONG ROAD
OPEN SOURCE ASSOCIATES	11 THE PINES COURT, SUITE B
TWO BLIND GUYS	17718 CHESTERFIELD AIRPORT ROAD
INSURANCE SOLUTIONS OF MISSOURI	219 CHEVAL SQUARE
STREET SMART TECHNOLOGY	640 CEPI DRIVE, SUITE C
CHRISTOPHER NAGEL PHOTOGRAPHY	1445 WESTMEADE DRIVE
AMERICAN PATRIOT PRODUCTS	11 THE PINES COURT, SUITE B
AMERICAN CARD SERVICES	670 S GODDARD AVENUE
LANDSCAPES BY MARIPAT	14636 AMBERLEIGH HILL COURT
MoDIVINE	14478 TRAMORE DRIVE
MASTERCRAFT EXTERIORS OF MISSOURI	732 CROWN INDUSTRIAL COURT
HICKORY FARMS	291 CHESTERFIELD MALL, T-64
LOVELY NAILS SALON	12 CLARKSON WILSON CENTER
LUMIVID	624 TRADE CENTER BOULEVARD, SUITE B
BALKE BROWN TRANSWESTERN	16305 SWINGLEY RIDGE ROAD, SUITE 125
VETERANS COURIER GROUP	2 CYPRESS POINT COURT

## 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

Brunhaven residential development

The Reserve at Chesterfield Village

Chesterfield Prestige Outlet

Blue Valley, Lot 2-Premium Outlet

Hyatt Place Hotel

Paddington Hill

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

1. Chick-Fil-A , building addition
2. Friendship Village, improvement plans
3. Chesterfield Senior Living, improvement plans
4. Hyatt Place Hotel, improvement plans
5. Church of the Resurrection, amended site plan
6. Windsor Crossing Church, building addition and site improvements
7. YMCA, amended site development plan
8. Valvoline Instant Oil Change, improvement plans
9. Mohela, improvement plans
10. Solar energy research



*Photo of construction at The Reserve at Chesterfield Village*

*For additional information or general planning, development or zoning inquiries please contact Aimee Nassif, AICP at [anassif@chesterfield.mo.us](mailto: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](http://www.chesterfield.mo.us)*