

Planning & Development Services Activity Report

June & July 2012 Edition
Aimee Nassif, AICP

AN 8/10/12

News from the Planning Commission

RGA Ordinance Amendment

On June 25 a public hearing was held for an ordinance amendment to an existing planned district ordinance which covers the Chesterfield Village-NW Quadrant. Specifically, RGA Insurance has requested an increase in density to permit a 759,000 square foot office campus located off of Chesterfield Parkway West and Swingley Ridge Road.

The main item under review by the Department has been the traffic impact this development would have on the existing roadway system. A traffic study has been received by the Department and this item will be on Planning Commission agenda August 13 for a vote meeting.

Boone's Crossing NE Interchange-medical office Building ordinance amendment

Doster Ullom, LLC., on behalf of CVPBA III requested an ordinance amendment for this property located at Boone's Crossing Interchange. The petitioners are requesting to modify the language as it relates to the Medical Office land use to allow overnight stay of up to 72 hours for patients.

On June 11 the Planning Commission recommended approval and it was forwarded to the Planning and Public Works Committee who also recommended approval. This project is currently pending before the City Council.

Mercy Medical Health System

In March a public hearing was held for a change of zoning request to facilitate the development of Mercy's new office campus, orthopedic hospital and virtual care center. This 1,000,000 square foot development is bounded by Clarkson Road, Elbridge Payne and the Chesterfield Parkway.

A traffic study was provided during the zoning which Staff has reviewed and now this item will be ready to proceed to Planning Commission for a vote meeting on August 13.

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News from the Planning Commission cont'd.



The next Planning Commission meeting will be on Monday, August 13

1. The Planning Commission voted to an ordinance amendment for **143 Long Road**. The property owner was seeking to add several retail and office type uses to the existing planned district ordinance.
2. A record plat for the **Arbors at Wild Horse Creek** was approved by the Planning Commission on June 25.
3. Also on June 25, amended architectural elevations were approved for **Delmar Gardens on the Green** off of Clayton Road. Delmar Gardens is doing improvements to their main entrance and drop off area.
4. **Friendship Village of West County** submitted plans for the first phase of improvements to the development which includes 3 new villas and a new 30 unit independent living building.
5. A site development plan was approved for a new **Wendy's Restaurant** at Chesterfield Commons Seven by the Planning Commission on July 9.

Architectural Review Board Meeting

The following projects were reviewed by the ARB in June and July:

- Chesterfield Senior Living
- Kim Cheese Restaurant
- Windsor Crossing Community Church
- Chesterfield Commons-Red Lobster
- Friendship Village of West County
- Delmar Gardens on the Green

A copy of the full architectural plans, statement of design and elevations are available online at www.chesterfield.mo.us.

Please note, the August 9 meeting for ARB has been canceled.



The next ARB meeting will be on September 13

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 April:

1. **Planner of the Day Program responded to over 200 requests for information in June and July.**
2. **Planners and Engineers reviewed 185 building permit requests.**
3. Planners reviewed and approved **42** business licenses.
4. Inspectors are currently monitoring **36** active construction sites.
5. Inspectors approved and monitored over **30** special use permits.
6. Engineers reviewed over **20** sets of project plans.
7. We are also responsible for inspections, pre-application meetings, code enforcement inquiries, project management, improvement plan review, grading permits, floodplain management and escrow maintenance.



New Businesses

The following is a few of the business licenses we approved in June & July:

THE MCDONOUGH LAW FIRM	16640 CHESTERFIELD GROVE ROAD, SUITE 125
MUSIC & ARTS CENTER	14778 WEST CLAYTON ROAD
GATEWAY LOCK & KEY	17667 WILD HORSE CREEK ROAD
OLDHAM DISTRIBUTING	743 SPIRIT 40 PARK DRIVE, SUITE 107
ECS AUTOMOTIVE CONCEPTS	719 N GODDARD AVENUE
HH GREGG	17397 CHESTERFIELD AIRPORT ROAD
ARCHWAY DERMOTOLOGY	224 S WOODS MILL ROAD
YOGURT MANIA, INC.	291 CHESTERFIELD MALL #2060
STAR CONSULTING & STAR TUTORING	14347 RAINY LAKE DRIVE
DAVID FERMAN, ATTORNEY AT LAW	16640 CHESTERFIELD GROVE ROAD, SUITE 100
KALLIAL LAW, LLC	16640 CHESTERFIELD GROVE ROAD, SUITE 100
CHEFS ON CALL	7 GEORGETOWN ROAD
BELTONE HEARING AID CENTER	1 CHESTERFIELD MALL DRIVE
MINUTE KEY, INC.	290 THF BOULEVARD
CAPITOL FORECASTING	16625 CHESTERFIELD MANOR DRIVE

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:

Brunhaven residential development
 The Reserve at Chesterfield Village
 Valvoline Instant Oil Change
 HHGregg electronics store
 Spirit Valley Business Park-Lot 10
 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 Blue Valley, 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 panel research

Community Engagement

On June 20, Aimee Nassif gave a presentation at Shaw Nature Reserve's training series with MSD on Greener Stormwater Solutions. This training event was attended by local engineers, landscape architects and planners in the area.

Aimee Nassif also serves on the Phase II Storm Water Co-Permittee Stakeholder Committee with MSD.

This summer Ben Neisen spoke in front of the kindergarten class of Marion Elementary School as part of National Public Works week.

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

Welcome Purvi Patel, Kevin Neill and Kim Streicher!

Several people have left the City's employment in the last few months. Fortunately, we have been able to find some wonderful new people to join our team! In the Planning and Development Services Division, please help me welcome several new folks:

Purvi Patel, Project Planner. Purvi is familiar face here as she has worked with us part-time for the past year. You may recall that Purvi researched and wrote Chesterfield's Undeveloped Land Inventory which was recently presented to the City Council. We are very excited that she is with us full time.



Kim Streicher, Civil Engineer. Kim started with us in July and has been a great addition to our team. Kim is a P.E. and used to work at St. Louis County Department of Public Works where her focus was on bridge designs and structural engineering.



Kevin Neill, Project Planner. Kevin just started at the end of July but is a familiar face to many. Kevin used to work at TrailNet and while employed there he worked on the City of Chesterfield's Bike Ped Master Plan! Kevin has his AICP and is interested in both long range and current planning. We are happy to have Kevin join our team.

