

COMMERCIAL DEVELOPMENT UPDATES

By Jonathan Raiche, City Planner

Approved and Recently Opened:

- Honey Pit Smokehouse, 951 S. Kirkwood Road. The new barbeque restaurant opened on the northwest corner of Kirkwood Road and Big Bend Boulevard (formerly Steak & Rice). The new restaurant owners remodeled the existing building and expanded the indoor seating area.
- BP Gas Station, 10901 Manchester Road. The existing gas station is currently under renovation to convert the old service station bays into expanded convenience store space. The project is still under construction, but is open and operating during construction.
- NiMoli Dance Studio, 245 W. Essex Avenue. The existing office building has been converted into a multi-disciplinary dance studio and opened this past fall. It is located at the northeast corner of Essex and Harrison.

Approved and Under Construction:

- The Magic House, 516 S. Kirkwood Road. The Magic House has completed the expansion to its existing parking lot and will soon start the addition of an enclosed walkway on the east side of the building, which will connect two portions of the existing buildings.
- Madison Avenue Condos, 110 W. Madison Avenue. A new 3.5 story condominium building hosting 12 condo units is being built immediately west of 201 S. Kirkwood Road (SSM Health). The project will include a 24-space parking structure and a 24-space surface parking lot.
- 10505 Big Bend Boulevard, northwest corner of Big Bend Blvd. and Fillmore Avenue. An approximately 4,000-square-foot neighborhood commercial building was approved for this location. The proposal is for a multi-tenant commercial building. Construction has begun for this new retail building.
- Strictly Pediatrics Daycare, corner of Woodbine and Magnolia. A new daycare center is under construction that will include six classrooms in the new, approximately 10,000-square-foot building.

Approved:

- Citizen Kane's Expansion, 127 and 133 Clinton. Citizen Kane's purchased the adjacent building at 127 W. Clinton and has been approved to operate a restaurant out of that location which is intended to complement the existing restaurant. There will be shared outdoor dining space between the two locations.

New Businesses Under Review:

- Auto Zone, 1205 S. Kirkwood Road. Auto Zone has submitted building plans for the conversion of the old Sports Authority space into a new automotive retail store and distribution center.
- Aldi Grocery Store, 1125 S. Kirkwood Road. Aldi has submitted plans for a small building addition and remodeling of the existing PetCo store to open a new grocery store at this location. Aldi hopes to open late summer 2018.