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Planning Commission Staff Report

Project Type: Site Development Concept Plan Time Extension

Meeting Date: January 9, 2012

From: Shawn Seymour, AICP
Senior Planner

Location: A 98.10 acre tract of land zoned “PC&R” Planned Commercial and Residential District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Petition: P.Z. 45-2007 Downtown Chesterfield (Downtown Chesterfield, Inc.)

Description: **Downtown Chesterfield (P.Z. 45-2007 Time Extension)**: A request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for a 98.10 acre tract of land zoned “PC&R” Planned Commercial and Residential District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Proposal Summary

Downtown Chesterfield, Inc., has submitted a request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for P.Z. 45-2007 Downtown Chesterfield (Downtown Chesterfield, Inc.). The Department of Planning and Public Works has reviewed the request and submits the following report.

Site Area History

The subject site was zoned through multiple ordinances, throughout the past forty (40) years. St. Louis County approved Ordinance 6816 which changed the zoning of a large portion of the subject site from “NU” Non-Urban District to “R-8” Residence District with a “PEU” Planned Environmental Unit Special Procedure, “R-5” Residence District, “FPR-5” Flood Plain Residence District, and “R-6A” Residence District with a “PEU” Planned Environmental Unit Special Procedure. This Ordinance was amended by St. Louis County Ordinances 10,240, 12,717, and 12,755. On August 19th, 1996, The City of Chesterfield approved Ordinance 2021 which

incorporates a series of amendments to the original ordinance into one new ordinance showing the prior amendments to the St Louis County Ordinance. The remaining properties were zoned by St. Louis County from 1972 through 1987 prior to the incorporation of the City of Chesterfield. The City of Chesterfield has not reviewed a SDP or a change in zoning for these properties.

In 2007, the City of Chesterfield approved Ordinance 2449 granting the zoning entitlements of "PC&R" Planned Commercial and Residential District to the subject property.

Zoning Analysis

The "PC&R" Planned Commercial and Residential District zoning entitlements permit a mixture of land uses and increased densities and therefore, provide the zoning frame work for the creation and development of a downtown or civic center for the City of Chesterfield. The current governing ordinance incorporates all of the entitlements of the previous St. Louis County ordinances and conveys them in a more organized and detailed manner. This style of zoning and entitlements will provide an urban landscape that is currently missing in the City of Chesterfield. It will provide for a very urban environment, with an emphasis on place making.

The zoning entitlements will also compliment the surrounding office, residential and retail land uses. It will provide an alternative to the existing automotive oriented landscape of the City by putting pedestrians first and creating an environment and scale that promotes walkability and lessens the need for public infrastructure and access for cars and trucks.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north across U.S. Highway 40/I-61 is zoned "C-8" Planned Commercial District.

South: The property to the south is the YMCA and the Public Library and is zoned "PC" Planned Commercial District and "C-8" Planned Commercial District

East: The property to the east is zoned "C-8" Planned Commercial District.

West: The property to the west is the riparian corridor and the Reserve at Chesterfield Village and undeveloped land, zoned "R-5" and "R-8" Residence District and "C-8" Planned Commercial District.



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2449 requires that a Site Development Concept Plan be submitted to the City within four (4) years of the date of approval of the change of zoning. However, where due cause is shown by the developer, the time interval may be extended by the Planning Commission. Failure to comply with the established time limits will result in the addition of a Public Hearing to be held at the time of Site Development Concept Plan submittal. A letter from the applicant is attached to this report and provides details for this request.

DEPARTMENTAL INPUT

The expiration date for the time period to submit a Site Development Concept Plan is March 3, 2012. The Developer is currently seeking a requested time extension as due to the economic conditions, they have no plans to develop this site in the immediate future. The twenty-four (24) month extension will change the deadline to submit a Site Development Plan to March 3, 2014. Staff has reviewed the request for an extension of time to file a Site Development Concept Plan and has no outstanding issues related to this extension and requests action by the Planning Commission.

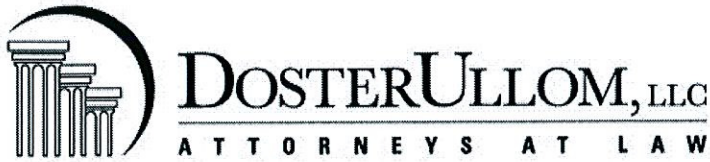
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for P.Z. 45-2007 Downtown Chesterfield (Downtown Chesterfield, Inc.)."

- 2) "I move to approve the request for a twenty-four (24) month extension of time to submit a Site Development Concept Plan for P.Z. 45-2007 Downtown Chesterfield (Downtown Chesterfield, Inc.) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from Applicant



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William B. Remis
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December 20, 2011

Sent via First Class Mail & E-mail

Justin Wyse
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



RE: Downtown Chesterfield – Ordinance No. 2449

Dear Justin:

We represent the owners of the “Downtown Chesterfield”. Pursuant to Section II.E. of Ordinance 2449, we hereby request a two (2) year extension of the time period for plan submittal specified in Section II of the Ordinance. Due to the on-going economic climate, the owners currently have no immediate plans to develop the Property. However, the owners would like to preserve the zoning at the parcel for as long as possible so as to ensure that options remain available for future development.

Please contact the undersigned if you have any questions and let us know when this will be on the agenda for a Planning Commission meeting. Thank you for your assistance.

Very truly yours,

William B. Remis

cc: Kathy Higgins