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Planning Commission Staff Report

Project Type: Site Development Concept Plan Time Extension Request

Meeting Date: February 22, 2016

From: Jonathan Raiche
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

Doster Ullom, LLC, on behalf of the property owners, has submitted a request for a twenty-four (24) month time extension to submit a Site Development Concept Plan for P.Z. 45-2007 Downtown Chesterfield (Downtown Chesterfield, Inc.). A copy of the letter explaining the request is attached to this report. The Planning and Development Services Division has reviewed the request and submits the following report.

SITE AREA HISTORY

The subject site has been zoned through multiple governing 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 for the larger Chesterfield Village area, which incorporated 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.

In March of 2008, the City of Chesterfield approved Ordinance 2449 granting the zoning entitlements of “PC&R” Planned Commercial and Residential District to the subject property.

Previous requests for time extension to submit a Site Development Concept Plan for P.Z. 45-2007 Downtown Chesterfield were approved by the City of Chesterfield Planning Commission in 2012 and 2014. The most recent extension is valid through March 3, 2016.

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-64 is the new RGA development and 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 immediately to the east across Chesterfield Parkway West is vacant and is zoned “C-8” Planned Commercial District.
- West:** The property to the west is the riparian corridor and undeveloped land, zoned “R-5” 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

As granted by the previous time extension, the expiration date for the time period to submit a Site Development Concept Plan was March 3, 2016. The Developer has recently submitted a letter stating that the property owners are not currently in a position to submit plans and are therefore seeking another time extension. **The twenty-four (24) month extension, if approved, will change the deadline to submit a Site Development Concept Plan to March 3, 2018.** Staff has reviewed the request and recommends approval.

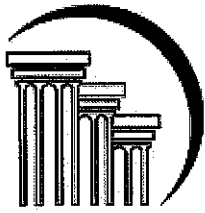
MOTION

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)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Request letter from Applicant



DOSTER ULLOM & BOYLE, LLC

ATTORNEYS AT LAW

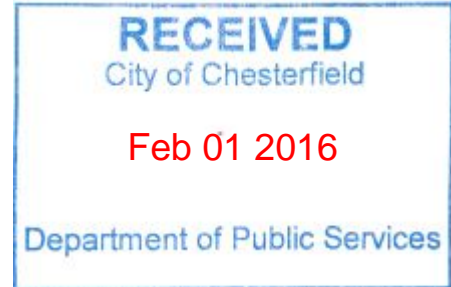
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William B. Remis
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February 1, 2016

Sent via E-mail and U.S. Mail

Jonathan D. Raiche
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



RE: Downtown Chesterfield – P.Z. 45-2007

Dear Jonathan:

We represent the owners of Downtown Chesterfield. Pursuant to Section II.E. of the above ordinance, we hereby request a two year extension of the time period for plan submittal specified in Section II of the Ordinance. The owners to date are not in a position to prepare and file plans with respect to development of this property. However, the owners would like to preserve their existing rights with respect to processing of site plans to ensure all development options under the Ordinance remain available.

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: Steve Sachs
Mike Doster