



VII. C.

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Planning Commission Staff Report

Project Type: Time Extension for Submittal of Site Development Plan

Meeting Date: February 23, 2015

From: Jessica Henry, Project Planner

Location: A 3.038 acre tract and a 10.895 acre tract of land zoned “C8” Planned Commercial District located on the southwest and southeast corners respectively of the Baxter Road and Wild Horse Creek Road intersection.

Description: **Wildhorse Baxter Center (P.Z. 26-2008 Time Extension)**: A request for a twenty-four (24) month extension of time to submit a Site Development Plan for a 3.038 and a 10.895 acre tract of land zoned “C8” Planned Commercial District located on the southwest and southeast corners respectively of the Baxter Road and Wild Horse Creek Road intersection.

PROPOSAL SUMMARY

Doster Ullom, LLC, on behalf of Chesterfield Village, Inc., has submitted a request for a twenty-four (24) month extension of time to submit a Site Development Plan. The Planning and Development Services Division has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Parcels C-119 and C-148 were zoned “C8” Planned Commercial District by Saint Louis County prior to the incorporation of the City of Chesterfield as part of the master plan for the Chesterfield Village Development by Sachs Properties. In May of 1996, the City of Chesterfield amended the Saint Louis County ordinance for this “C8” Planned Commercial District to add a 0.6 acre property to Parcel C-119. Parcel C-148 was subject to a Boundary Adjustment Plat that was approved by the City of Chesterfield in December of 2006 which modified the southern boundary of the parcel that borders The Reserve at Chesterfield Village subdivision. Finally, in 2007 Wild Horse Creek Road was realigned, which required that the applicant dedicate a portion of Parcel C-148 for right-of-way for that road improvement.

Due to the above referenced addition of land, boundary adjustment, and right-of-way dedication, the legal descriptions of both Parcel C-119 and C-148 as provided for in the “C8” Planned Commercial District were deemed inaccurate. In 2009, City of Chesterfield Ordinance 2557 amended this “C8” Planned Commercial District to correct the legal description inaccuracies. The current “C8” Planned Commercial District permits all of the uses provided for in the “C2” Shopping District and the “C6” Offices and Research Services District without a Conditional Use Permit. Fast Food Restaurants are prohibited. Offices are limited to 90,000 sf., restaurants are limited to 13,000 sf., and retail is limited to 44,000 sf.

On February 14, 2011, Planning Commission approved a twenty-four (24) month extension to submit a Site Development Plan. A second twenty-four (24) month extension was granted on March 11, 2013.

Land Use and Zoning of Surrounding Properties:

North: The adjacent properties to the north are a school zoned “LLR” Large Lot Residential and a community center zoned “R2” Residence District (15,000 sq. ft.), and a church also zoned “R2” Residence District (15,000 sq. ft.).

South: The adjacent property to the south is a residential subdivision, which is zoned “R5” Residence District (6,000 sq. ft.).

East: The adjacent property to the east is the Riparian Corridor which is a conservation easement placed over the “C8” Planned Commercial District.

West: The adjacent property located to the west is a residential subdivision, which is zoned “R1” Residence District.



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2557 has the standard requirement for a Site Development Plan or Site Development Concept Plan to be submitted within 18 months of the date of approval of the change of zoning by the City. 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 Plan submittal. A letter from the applicant is attached to this report and provides details for this request.

DEPARTMENTAL INPUT

Staff has reviewed this third request for an extension of time to submit a Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance Number 2557. Based on this review, Staff has no concerns with a twenty-four (24) month extension to submit a Site Development Plan as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until March 11th, 2017.**

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 Plan for P.Z. 26-2008 Chesterfield Village Parcels C-119 & C-148 (Chesterfield Village, Inc.)."
- 2) "I move to approve the request for a twenty-four (24) month extension of time to submit a Site Development Plan for P.Z. 26-2008 Chesterfield Village Parcels C-119 & C-148 (Chesterfield Village, Inc.) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from applicant



DOSTER ULLOM & BOYLE, LLC

ATTORNEYS AT LAW

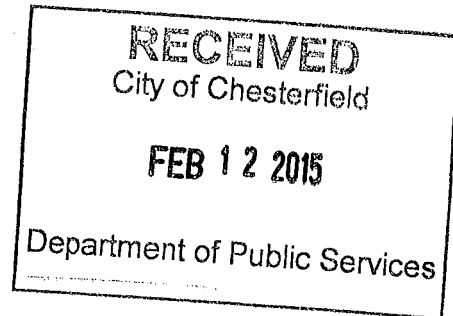
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William B. Remis
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February 11, 2015

Sent via E-mail

Jessica Henry
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



RE: PZ 26-2008 Wildhorse Baxter Center - Time Extension

Dear Jessica:

We represent the owners of Wildhorse Baxter Center. Pursuant to P.Z. 26-2008, we hereby request a two year extension of the time period for plan submittal required pursuant to the Ordinance. The owners currently have no immediate plans to develop the Property and do not anticipate any development occurring at this location in the immediate future. 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 if deemed appropriate.

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