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March 11, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

The Planning Commission agenda for March 24, 2008 will include the following item for your consideration:

**Chesterfield Village/Altschuler Tract (P.Z. 34-2001 Time Extension):** A request for an eighteen (18) month extension of time for submittal of a Site Development Plan for a 5.29-acre “PC” Planned Commercial-zoned parcel located on the north side of North Outer Forty Road, east of its intersection with Chesterfield Parkway West.

Dear Commission Members:

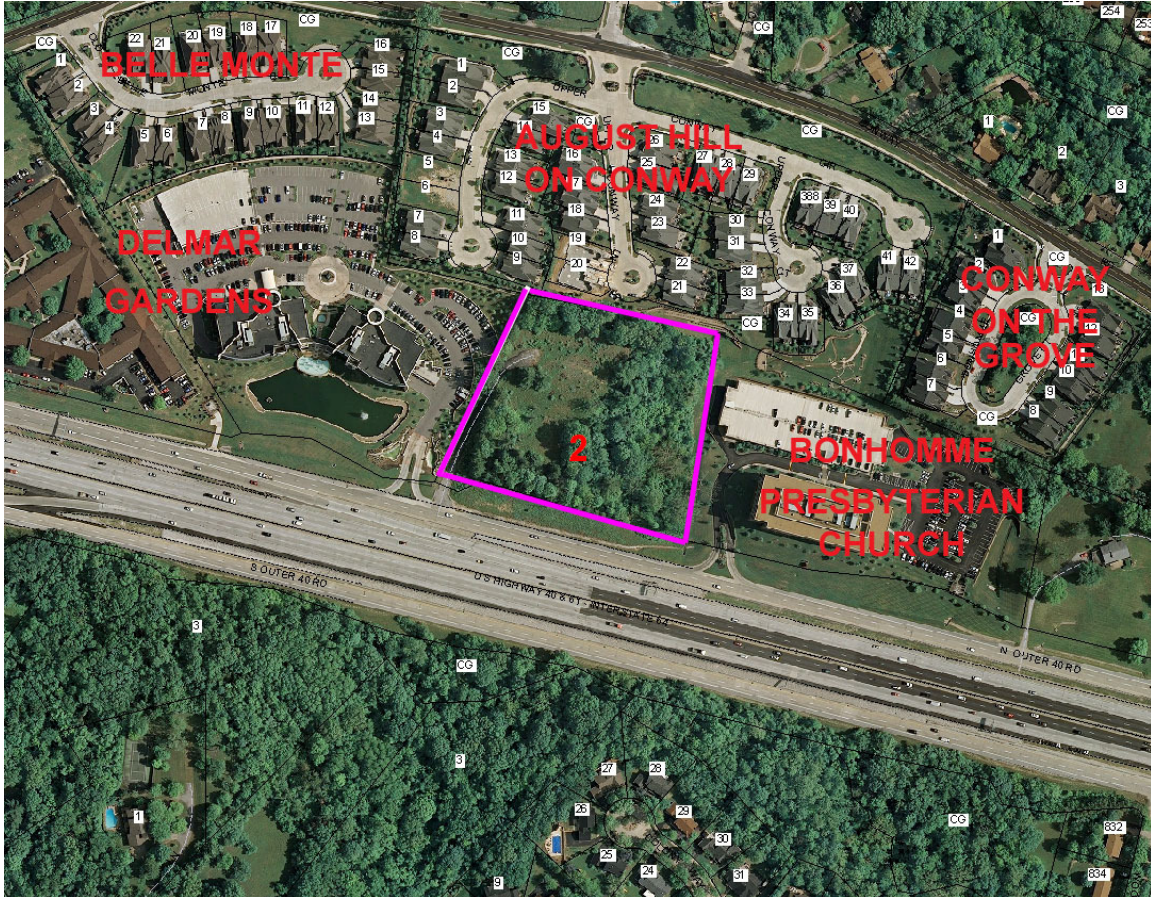
Michael J. Doster, on behalf of Chesterfield Village (Sachs Properties, Inc.), has submitted a request for an 18-month extension of time to submit a Site Development Plan for P.Z. 34-1001 Chesterfield Village/Altschuler Tract. The Department of Planning has reviewed this request and submits the following report:

**BACKGROUND INFORMATION**

1. The subject site was zoned “PC” Planned Commercial via City of Chesterfield Ordinance 1870 on September 6, 2002. A Site Development Plan for this development has never been submitted.
2. On February 23, 2004, the Planning Commission granted an eighteen (18) month time extension for the submittal of a site development plan. At that time, “current economic conditions in our region” were cited as the reasons for the request.
3. On June 13, 2005, the Commission granted a second eighteen (18) month time extension. Market conditions were cited as the rationale for the request.
4. On December 11, 2006, the Commission granted a third extension due to “unfavorable market conditions.”
5. This current extension will expire on June 11, 2008. Mr. Doster has submitted a new request for an extension, which sites market conditions and the pending development of Downtown Chesterfield as mitigating factors in the development of is attached for the Commission’s review.

## SUBMITTAL INFORMATION

City of Chesterfield Ordinance 1870 has the standard requirement for a Site Development Plan to be submitted with in 18 months from the date of approval of the preliminary plan. 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 with expiration of the preliminary plan and a new public hearing will have to be held.



## DEPARTMENTAL INPUT

Action is requested by the Planning Commission regarding approval for an extension of time to file a Site Development Plan.

Respectfully submitted,

*Annissa McCaskill-Clay*

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