



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: May 9, 2011

From: Justin Wyse, AICP
Senior Planner

Location: 13506 Olive Blvd.

Petition: P.Z. 04-2009 Spirit Energy (13506 Olive Blvd.)

Description: **Spirit Energy (P.Z. 04-2009 Time Extension):** A request for an 18 month extension of time to submit a Site Development Plan for a 0.31 acre tract of land zoned "PC" Planned Commercial district located on the southwest corner of Olive Blvd. and Woods Mill Rd. (Locator 16Q330902).

PROPOSAL SUMMARY

William Remis of Doster Ullom, LLC, on behalf of Spirit Energy LLC, has submitted a request for an 18 month extension of time to submit a Site Development Plan for P.Z. 04-2009 Spirit Energy (13506 Olive Blvd). The Department of Planning and Public Works has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In January of 2010, the City of Chesterfield approved Ordinance 2592 which changed the zoning of the subject site from a "C-2" Shopping District to a "PC" Planned Commercial District. Approved uses and development criteria for the site were included in the Attachment A of Ordinance 2592. Prior to approval of Ordinance 2592, the site was permitted to develop under the terms and conditions of the "C-2" Shopping District

including the conditional use of a filling station authorized under Conditional Use Permit #17.

Surrounding Land Use and Zoning

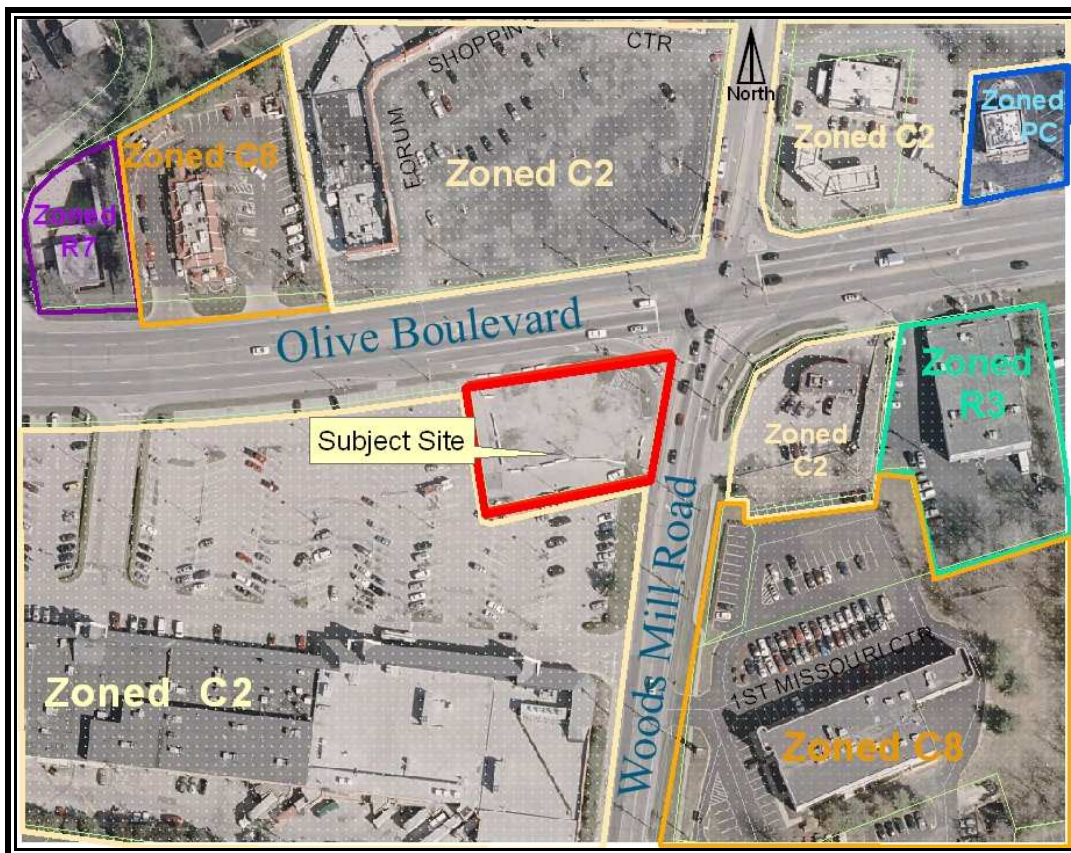
The land use and zoning for the properties surrounding this parcel are as follows:

North: Forum Shopping Center is zoned "C-2" Commercial District.

South: Four Seasons Shopping Center is zoned "C-2" Commercial District.

East: Jiffy Lube is zoned "C-2" Commercial District.

West: Four Seasons Shopping Center is zoned "C-2" Commercial District.





Looking south across the subject site



Looking southeast across the subject site



Looking at the subject site



Looking north at the subject site

SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2592 has the standard requirement for a Site Development Plan to be submitted within 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.

Per the requirements of Ordinance 2592, a Site Development Plan is required to be submitted by June 20, 2011. The current request is to allow for an 18 month time extension of the requirement for the submission of a Site Development Plan from the date of approval of the request. The request cites current economic conditions as the basis for their request.

P.Z. 04-2009 Spirit Energy
(13505 Olive Blvd.)

Time Extension Request
May 09, 2011

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to file a Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2592. Based on this review, Staff has no concerns with an 18 month extension for the submittal of a Site Development Plan as requested by the applicant and recommends approval of the request. If approved, the time extension would be valid until May 9th, 2012.

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 an 18 month extension of time to submit a Site Development Plan for P.Z. 04-2009 Spirit Energy (13506 Olive Blvd.)."
- 2) "I move to approve the request for an 18 month extension of time to submit a Site Development Plan for P.Z. 04-2009 Spirit Energy (13506 Olive Blvd.) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from Doster Ullom, LLC
Preliminary Plan



St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

William B. Remis
bremis@dosterullom.com

April 20, 2011

Sent via E-mail and U.S. Mail

Justin Wyse
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760

Re: Spirit Energy – 13506 Olive Blvd.

Dear Justin:

We represent the owners of 13506 Olive Boulevard. In accordance with Attachment A of Ordinance 2592, we hereby request an eighteen month extension of the time period for plan submittal required by the Ordinance. The current submittal deadline is June 20, 2011.

Due to current economic conditions, the owners have not yet been able to secure an appropriate user for this location. However, the owners are continuing with their efforts to market the property, and as such, would like to preserve the zoning at the parcel for as long as possible.

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.

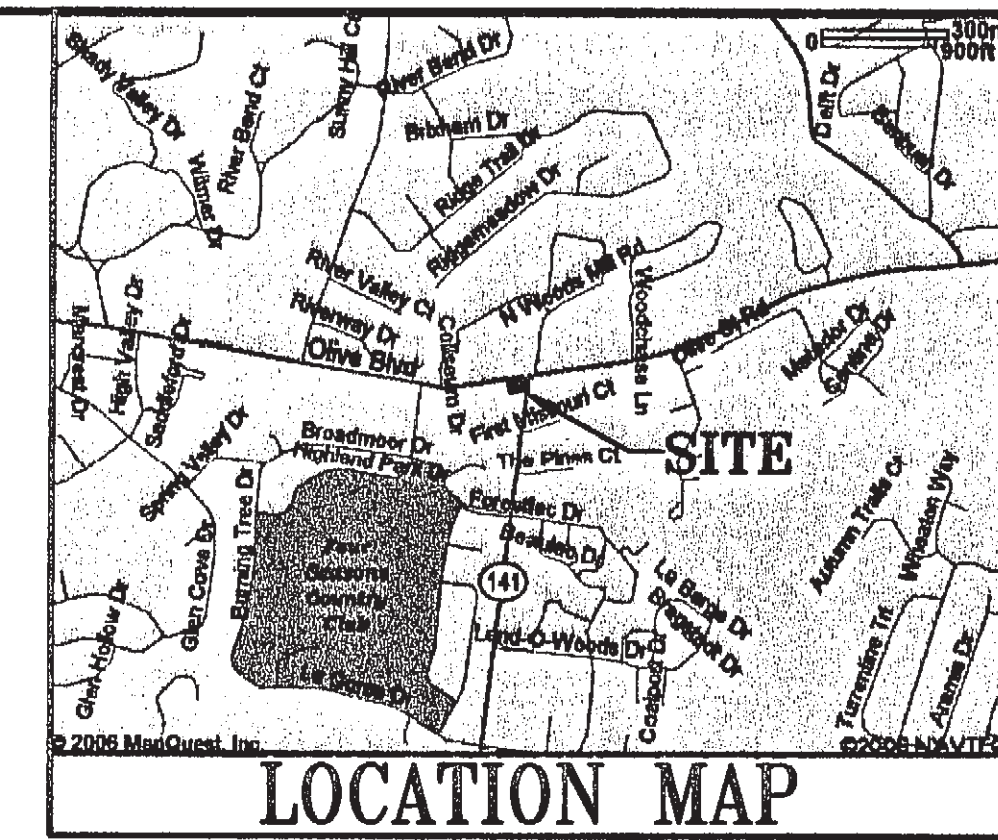
Very truly yours,

William B. Remis

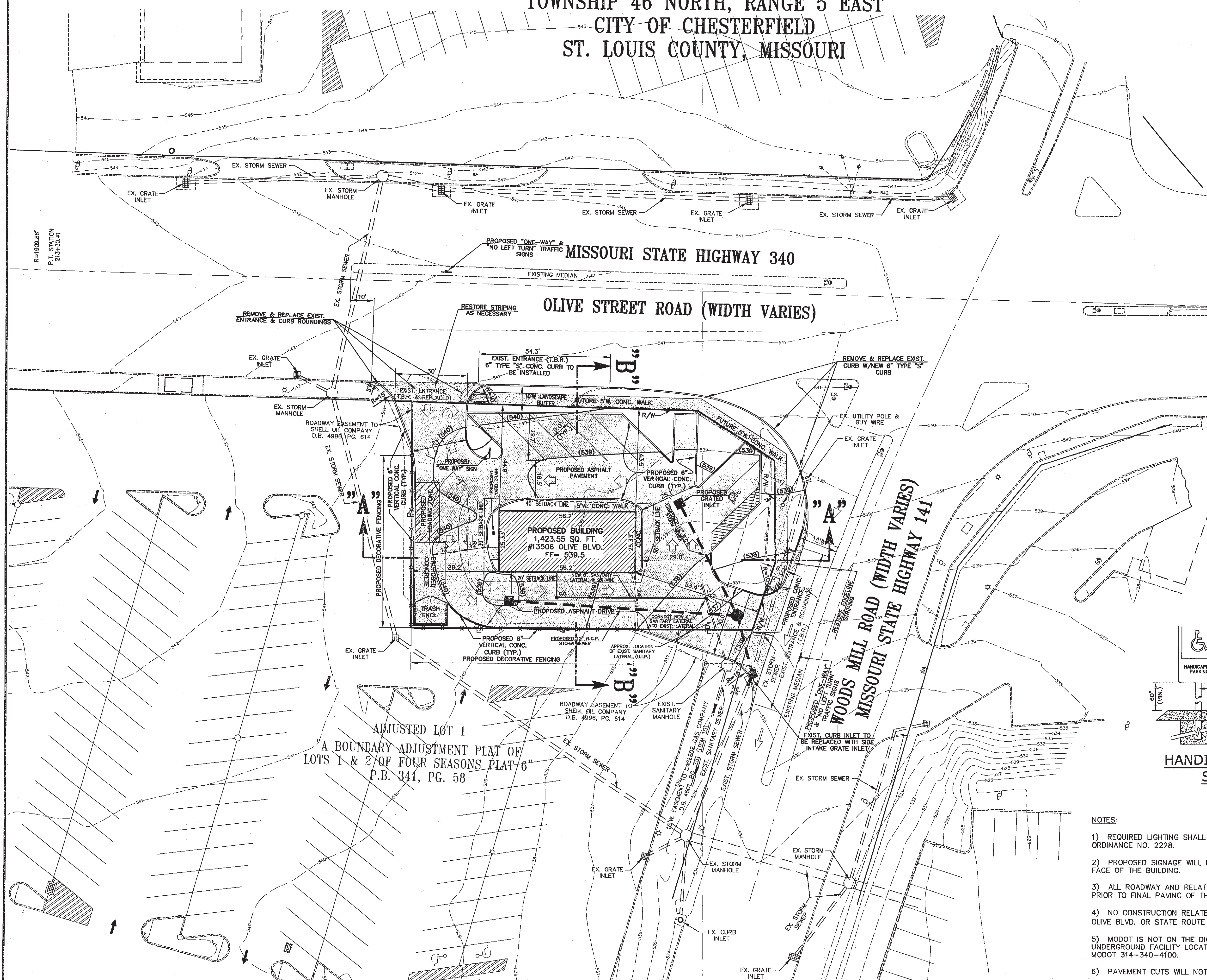
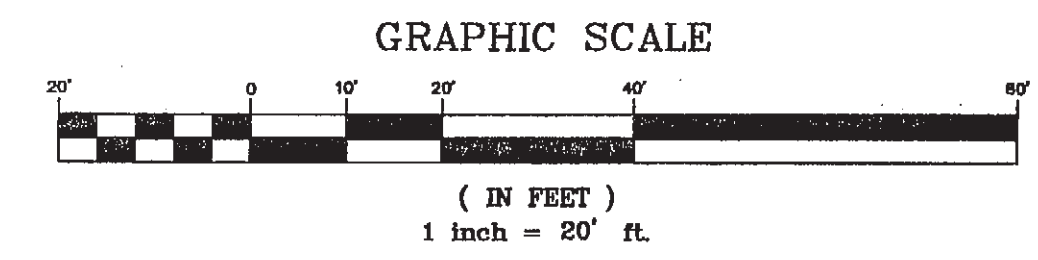
cc: Chris Kempf
Greg Yawitz

SPIRIT ENERGY, LLC 13506 OLIVE BLVD.

A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE
PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207
TOWNSHIP 46 NORTH, RANGE 5 EAST
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



NO.	DATE	BY	DESCRIPTION
1	7/28/06	JNW	REVISED PROPERTY DESCRIPTION PER TITLE COMMITMENT
2	8/9/06	JNW	REVISED ACRESAGE IN NOTE NO. 1
3	11/1/06	JNW	NEW SITE LAYOUT/ADDED IMPROVEMENTS WITHIN 150 FT. OF SITE
4	11/16/06	JNW	REVISIONS PER CITY OF CHESTERFIELD
5	11/16/06	JNW	REVISIONS PER CITY OF CHESTERFIELD
6	12/22/06	JNW	REVISIONS PER CLIENT
7	5/14/07	JNW	ADDED WOODS MILL LANE IN WOODS MILL RD.
8	9/29/07	JNW	REVISIONS PER CITY OF CHESTERFIELD
9	11/23/07	JNW	REVISIONS PER CITY OF CHESTERFIELD
10	2/25/07	JNW	REVISIONS PER CITY OF CHESTERFIELD
11	5/5/09	JNW	REVISIONS PER CITY OF CHESTERFIELD
12	9/29/09	JNW	REVISIONS PER CITY OF CHESTERFIELD
13			

REVISIONS

SPIRIT ENERGY, LLC
13506 OLIVE BLVD.
CHESTERFIELD, MO 63017

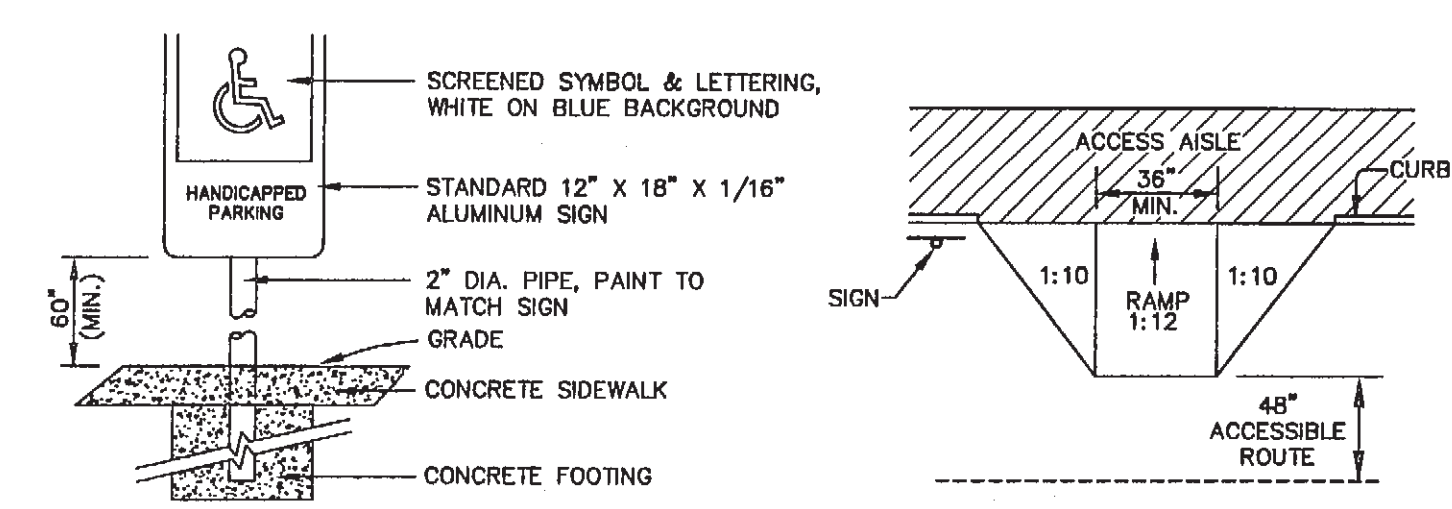
PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: **SPIRIT ENERGY, LLC**
50 S. BEMISTON AVE.
ST. LOUIS, MO 63105
314-988-9239
314-726-9575 (FAX)

JAMES ENGINEERING & SURVEYING CO., INC.
10811 Big Bend Boulevard
Kirkwood, MO 63122
Phone: (314) 822-1008 Fax: (314) 822-0006

Sur. No. 181067
Scale: 1" = 20'
Vertical: 1" = 20'
Horizontal: 1" = 20'
Issue Date: 9/29/09

W/Engineering Projects (314) 822-1008 9/29/2009 105808 W/01



HANDICAPPED PARKING SIGN DETAIL
HANDICAPPED CURB RAMP DETAIL

- NOTES:
- 1) REQUIRED LIGHTING SHALL BE PER THE CITY OF CHESTERFIELD ORDINANCE NO. 222B.
 - 2) PROPOSED SIGNAGE WILL BE WALL MOUNTED ON THE EXTERIOR FACE OF THE BUILDING.
 - 3) ALL ROADWAY AND RELATED IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING OF THE PARKING LOT FOR THE DEVELOPMENT.
 - 4) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN OLIVE BLVD. OR STATE ROUTE 141 (WOODSMILL ROAD) RIGHT-OF-WAY.
 - 5) MODOT IS NOT ON THE DIG-RITE ONE-CALL SYSTEM. FOR UNDERGROUND FACILITY LOCATES WITHIN THE RIGHT-OF-WAY, CALL MODOT 314-340-4100.
 - 6) PAVEMENT CUTS WILL NOT BE ALLOWED FOR NEW WATER SERVICE.

LEGEND

	- EX. TRAFFIC SIGNAL
	- EX. TRAFFIC CONTROL BOX
	- EX. UTILITY POLE
	- EX. UTILITY POLE
	- EX. GUY ANCHOR
	- EX. WATER METER
	- EX. MONITORING WELL
	- EX. GAS DRIP
	- EX. WATER MAIN
	- EX. GAS MAIN