



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: October 8, 2012

From: Justin Wyse, AICP
Senior Planner

Location: 158 Long Road

Petition: P.Z. 24-2006 Monarch Center (William and Sandra Kirchoff)

Description: **Monarch Center (P.Z. 24-2006 Time Extension)**: A request for a two (2) year extension of time to submit a Site Development Plan for a 10.14 acre tract of land zoned “PC” Planned Commercial district located north of Edison Avenue and east of Long Road.

PROPOSAL SUMMARY

Michael Doster of Doster Ullom, LLC, on behalf of William and Sandra Kirchoff, has submitted a request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 24-2006 Monarch Center (William and Sandra Kirchoff). The Planning and Development Services Division has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned “NU” Non-Urban District by St. Louis County. The site was rezoned to “PC” Planned Commercial District by the City of Chesterfield via Ordinance Number 2334 on February 5, 2007.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Industrial	"PI" Planned Industrial
South	Commercial	"PC" Planned Commercial
East	Church	"PI" Planned Industrial
West	Commercial	"PC" Planned Commercial



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2334 has the requirement for a Site Development Plan to be submitted within eighteen (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 require a new public hearing to be held.

Per the requirements of Ordinance 2334, a Site Development Plan was required to be submitted by August 5, 2008. An extension to this was approved in November of 2010, requiring a site plan to be submitted by November 2012. The current request is to allow for a two (2) year 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.

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 2334. Based on this review, Staff has no concerns with a two (2) year 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 October 8th, 2014.**

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 two (2) year extension of time to submit a Site Development Plan or Site Development Concept Plan for P.Z. 24-2006 Monarch Center (William and Sandra Kirchoff)."
- 2) "I move to approve the request for a two (2) year extension of time to submit a Site Development Plan or Site Development Concept Plan for P.Z. 24-2006 Monarch Center (William and Sandra Kirchoff) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from Doster Ullom, LLC

cc: Aimee Nassif, Planning and Development Services Director



DOSTERULLOM, LLC
ATTORNEYS AT LAW

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Michael J. Doster
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September 14, 2012

Ms. Aimee Nassif
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

RE: P.Z. 24-2006 Monarch Center (158 Long Road)

Dear Ms. Nassif:

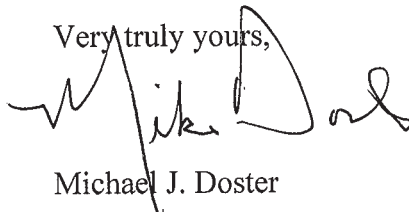
On behalf of the Owner and pursuant to Section II of Ordinance No. 2334, we are hereby respectfully requesting a two year extension of the time period to submit the Site Development Concept Plan regarding the above mentioned project.

The Owner does not anticipate any development occurring at this location in the immediate future due to current economic conditions.

We understand this request requires a review by the Planning Commission, therefore please advise on the meeting date.

Please call if you have any questions or require additional information.

Very truly yours,



Michael J. Doster

MJD/kml

cc: Mr. Bill Kirchoff

