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Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: November 22, 2010

From: Justin Wyse, AICP
Project 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 Department of Planning and Public Works 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 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 2334, a Site Development Plan was required to be submitted by August 5, 2008. The current request is to allow for a two 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 in the region" as the basis for their request.

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to file a Site Development Plan or Site Development Concept Plan and requests action by the Planning Commission.

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
Preliminary Plan



DOSTERULLOM, LLC
ATTORNEYS AT LAW

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Michael J. Doster
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November 8, 2010

Aimee Nassif
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



RE: Monarch Center (158 Long Road) – Ordinance No. 2334

Dear Aimee:

We represent the owners of Monarch Center located at 158 Long Road. Pursuant to Ordinance No. 2334, a Site Development Concept Plan or Site Development Plan was to be submitted within 18 months of the City Council Approval which was February 5, 2007. We respectfully request an extension to submit either Plan to the City of Chesterfield retroactive to the required submission date and extending for an additional two years from the date of the extension approval. This extension is needed due to the current economic conditions in the region.

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,

Michael J. Doster

MJD/kml

