



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: 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



St. Louis

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

Michael J. Doster mdoster@dosterullom.com

November 8, 2010

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

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

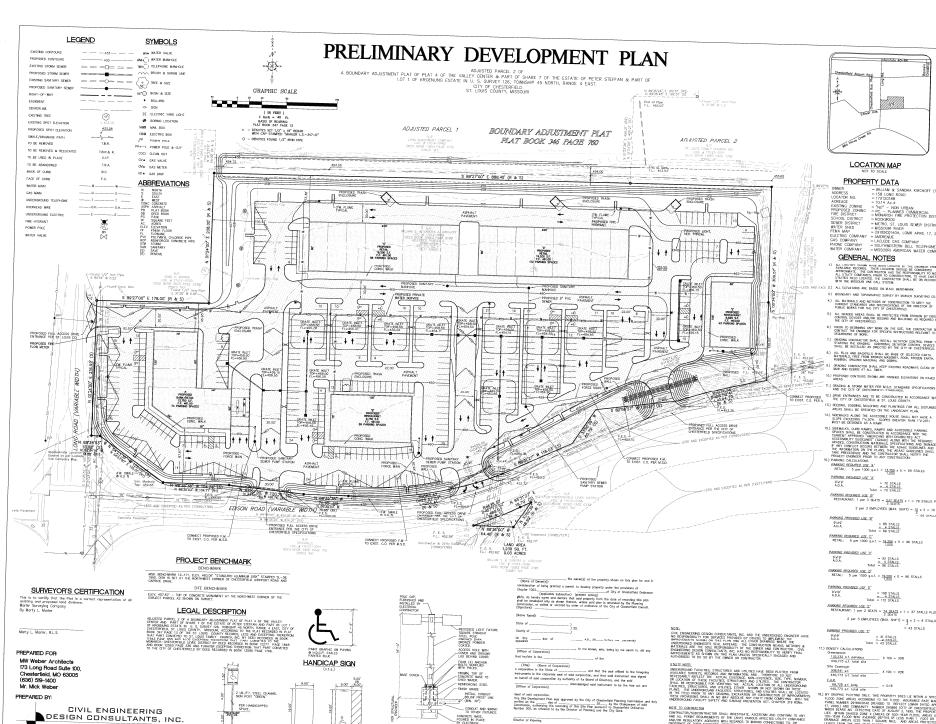
Dear Aimee:

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.

Michael J. Doster

MJD/kml



LIGHTING STANDARD ELEVATION

11 402 GRAVDIS ROAD BUITE 100 SAINT LOUIS MISSIGURI 631 26 S14-7295-1400 FAX 314-7295-1400 FAX 314-7200 FA



LOCATION MAP

- WILLIAM & SANDRA KIRCHOFF (10082, = 158 LONG ROAD = 170120188 = 10.14 Ac.± = "NU" - NON URBAN = PC - PLANNED COMMERCIAL - MONARCH FIRE PROTECTION DISTRICT = BOCKWICK. = MONARCH FIRE PROTECTION DISTRIC = ROCKWOOD = METRO, ST. LOUIS SEWER DISTRICT = MISSOURI RIVER - MISSOURI RIVER

= 29189C01401, LOMR APRIL 17, 2000

= AMERENUE

- LACLEDE GAS COMPANY

= SOUTHWESTERN BELL TELEPHONE

= MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES ALL LIST THE SHOWN MAKE BEDI LOOKING BY THE CHAPMENT FROM AVAILABLE RECORDS. THIS LOCATION SHOULD STREAM PROBLET AND APPROXIMATE. THE CONTRACTOR HAS BEE RESIDENCED FOR STREAM LIBERTY COMPANIES, PRICE OF CONTRACTOR SHOWN TO HAVE EXCHANGE WITH THE MEDICAL THE CONTRACTOR SHAUL BE ON RECORD WITH THE MEDICAL OWN TO STEPLY.

E 2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHWARK 3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.

ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WITHOUT

ALL FILLS AND BADDFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED 11.) GRADING & STORM HATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERSHELD STANDARDS

 DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY. 3.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN

MATT DE ESSONED AS A RAMP.

STREAMS, CLORES MANES, AMERS AND ASSOCIATION IN THE CONTROL OF THE C

PARKING PROVIDED USE 'A' 9'x19' = 70 STALLS A.D.A. = 4 STALLS Total = 70 STALLS PASKNIK REQUISED (USE 19)

RESTAURANT: 1 per 3 SEATS = 227 SEATS x 1 = 79 STALLS PLUS
3 SEATS = 1 = 79 STALLS PLUS

2 per 3 EMPLOYEES (MAX. SHFT) = 15 x 2 = 10 STALLS 9'x19' = 88 STALLS AD.A. = 4 STALLS Total = 89 STALLS

PASSING REQUIRED USE 27'

RETAIL: 5 per 1000 g.s.f. = 19,200 x 5 = 95 STALLS

9'x19' = 108 STALLS A.D.A. = 4 STALLS Total = 112 STALLS

PAROND BECOMED USE Y.

RESTAURANT: 1 per 2 SEATS = 74 SEATS x 1 = 37 STALLS PLUS 2 SEATS = 75 ST 2 SEATS 2 per 3 EWPLOYEES (MAX. SHFT) = $\frac{9}{4} \times 2 = 6$ STALLS

= 43 STALLS 9'x19' = 41 STALLS - 2 STALLS Total = 43 STALLS

132,232 s.f. pervious X 100 = 30% 440,773 s.f. total site

Re Coverage: 308,541 s.f. X 100 = 70% 440,773 s.f. total site

ROOF TOP EQUIPMENT SHALL BE SOPERADE

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PRO-APPROXIMATE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTR VERFY THE FIELD LOCATIONS, AMERICAND LEARANCES AND THE EXIST FACULTES MOT SHOWN HERICON, AS PART OF THE INVESTIGATIONS IN THE

VIL ENGINEERING
N CONSULTANTS, II
102 GRAVOIG SOUR 100
MAT LOUIS MISSOUR 631264
17393 1404
17390 1404
17390 1404
17390 1404 DESIGN

Preliminary Development Plan MONARCH CENTER 158 Long Road Chesterfield, Missouri 63017



Proj. # 0534 lo. Description Date by Submittel 09/12/06

Preliminary Development Plan