

PROPOSED BY: Planning & Zoning Commission

BILL NO. 25-3059

INTRODUCED BY: Alderman Concagh

ORDINANCE NO. 3046

AN ORDINANCE AMENDING THE DEVELOPMENT PLAN FOR MH EXCHANGE V LLC d/b/a MARCUS THEATERS FOR PROPERTY LOCATED AT 12701 – 12805 MANCHESTER ROAD

WHEREAS, applicant MH Exchange V LLC (d/b/a “Marcus Theatres”), owner of 12701 and 12805 Manchester Road (“the Property”), filed a petition dated December 26, 2024 for amendment to their existing Master Development Plan for the Property to reflect a minor boundary adjustment with an adjoining property as approved in Ordinance XXXX; and

WHEREAS, the Planning and Zoning Commission at their meeting held January 11, 2025 found that the partial amendment to the Master Development Plan originally approved by Ordinance 1539 and amended by Ordinance 1738, petitioned by Marcus Theatres, met all the applicable requirements of the Zoning Codes of the City of Des Peres and recommended approval of the partial amendment to the Master Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DES PERES, MISSOURI, AS FOLLOWS:

SECTION ONE: Ordinance 1739, AN ORDINANCE APPROVING AMENDING ORDINANCE 1539 OF THE CITY OF DES PERES, MISSOURI AMENDING THE MASTER DEVELOPMENT PLAN FOR WEHRENBURG, INC. FOR PROPERTY LOCATED AT 1215 DES PERES, as enacted on the September 12, 1995, is hereby amended to modify the existing property boundary and remove any conflicting development requirements related thereto. The area governed by Ordinance 1539, as amended by Ordinance 1739, will remain substantively the same, less and except the area referred to herein as Exhibit “A”.

SECTION TWO: Any changes to signage hereafter on the Property shall be in conformance with Appendix A of the Municipal Code of the City of Des Peres, Missouri.

SECTION THREE: The owner shall prepare and submit to the Director of Public Works a revised Master Development Plan reflecting all details of said plan approved herein and as referenced in Exhibit “A”. Said revised Master Development Plan shall be filed with the Recorder of Deeds of St. Louis County and a recorded copy of said plan shall be filed with the Director of Public Works of the City of Des Peres.

SECTION FOUR: This ordinance shall be in full force and effect both from and after its passage and approval by the Mayor and Board of Aldermen

Voting in Favor: Osherow, Weller, Barrett, Kleinschmidt, Concagh, Fitzpatrick

Voting Against:

Absent: None

This Ordinance passed by the Board of Aldermen this 10th day of February, 2025.

Mark Becker
Presiding Officer

ATTEST:

Kimberly Creswell
Kimberly Creswell, City Clerk

This Ordinance approved this 10th day of February, 2025.

Mark Becker
Mayor Mark Becker

ATTEST:

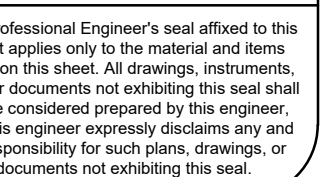
Kimberly Creswell
Kimberly Creswell, City Clerk

1st Reading 01-27-2025
2nd Reading 02-10-2025

DDC
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ST. LOUIS, MO 63131
TEL: (314) 423-6698
TTN.: EMILY GODFREY

MH EXCHANGE V LLC d/b/a MARCUS THEATERS
111 E. KILBOURN AVE., SUITE 1200
MILWAUKEE, WI 53202

MARCUS DES PERES CINEMA
12701 & 12800 Manchester Road, St. Louis, MO 63131



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