

ST. LOUIS POST-DISPATCH

DES PERES

MONDAY, DECEMBER 21, 1987

Revised Proposal For Development of Intersection

By Jim Dustin

Of the Post-Dispatch Staff

PIC Investment Corp, of St. Charles has submitted another plan to Des Peres officials in the hopes of moving ahead with the development of the corner southwest of the intersection of Des Peres and Manchester roads. Under its old proposal, PIC Investment had planned a restaurant, office building and 12-screen movie theater on an 18.1-acre site across from the Des Peres Square shopping center.

The Board of Aldermen rejected that plan on Nov. 9, primarily because of the objections from residential property owners with lots adjacent to the site.

The community's Planning and Zoning Commission came up with an alternative zoning plan for the site which is still under consideration.

The whole issue has been referred to a special aldermanic committee. Second Ward Alderman W.O. "Jim" Gilmour is the chairman, and 2nd Ward Alderman David Nations, 3rd Ward Aldermen Raymond C. Loyer and Eileen Bader are the other members. They were assigned to study the issue and report back to the Board of Aldermen, but are under no particular time schedule.

Last Monday, In an apparent effort to get discussions started again, PIC Investment submitted a new plan.

Under the revision, the movie theater would be moved to the north side of Manchester Road to another tract owned

by PIC Investment.

On the 18.1 acres south of Manchester Road and west of Des Peres Road, the developer now plans a multi-story office building. PIC Investment's proposal also includes a plan to relocate Des Peres Road. The state Highway and Transportation Department plans major improvements to Manchester Road in the near future. Those improvements will necessitate moving the intersection of Des Peres and Manchester roads about 1,200 feet to the west. PIC Investment's new plans call for putting the office building between the relocated Des Peres Road, which the developers would build, and Manchester Road. The remainder of the tract - about four acres - would become a park and serve as a buffer zone between the office building and residential areas.

In other action last Monday, the board read three times and approved a bill allowing Schnuck's Markets to expand its grocery store at 11945 Manchester Road.

Schnuck's plans a 2,200-square-foot addition to the front of the store, and will expand into another 6,000 square feet made available when The Squire Shop, a retail clothing store, went out of business next door to the supermarket.