

# Memorandum

## Department of Planning & Development Services



**To:** Planning and Public Works Committee

**From:** Andrew Stanislav, Planner *AS*

**Date:** January 10, 2019

**RE: P.Z.18-2016 17511 Chesterfield Airport Rd. (Time Extension Request):**  
A request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 13.01 acre tract of land located north of Chesterfield Airport Road, east of Long Road, west of Arnage Boulevard, and south of Interstate 64/US 40 (17U510084).

### **Summary**

Jack E. Pohrer, on behalf of Save Gasoline Corp., has submitted a request for an eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for P.Z. 18-2016 17511 Chesterfield Airport Rd.

The subject property is currently vacant and was originally zoned “NU” Non Urban District by St. Louis County prior to the City’s incorporation. A petition was filed for a zoning map amendment in 2016 to the “PC” Planned Commercial District and was approved by the City of Chesterfield on August 7, 2017.

City of Chesterfield Ordinance 2969 has the requirement for a Site Development Concept Plan or Site Development Plan to be submitted within eighteen (18) months from the date of approval of the change of zoning. However, where due cause is shown by the developer, the time interval may be extended by the City Council.

The property at 17511 Chesterfield Airport Road was under contract for sale at the time of the change of zoning request in anticipation for development by a separate entity purchasing the property. The sale contract was terminated following the approval of the change of zoning request and the property owners are actively seeking development opportunities for future development. This is the first time extension request for this property and the current time for submitting a Site Development Concept Plan or Site Development Plan will expire on February 7, 2019.

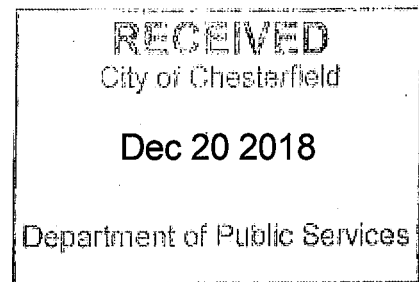
Staff has reviewed the request for an extension of time to file a Site Development Concept Plan or Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2969. Based on this review, Staff recommends approval of an eighteen (18) month extension for the submittal of a Site Development Concept Plan or Site Development Plan as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until August 7, 2020.**

Attachments: Applicant's Letter



**Figure 1: Subject Site Aerial**

**Save Gasoline Corp.  
1617 South 3rd Street  
St. Louis, MO 63104**



December 20, 2018

Via Email: [Jwyse@chesterfield.mo.us](mailto:Jwyse@chesterfield.mo.us)  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017  
Attn: Justin Wyse, Director of Planning &  
Development Services

**Re: 17511 Chesterfield Airport Road; Request Extension Under Ordinance  
2969 of Deadline to Submit Site Development Concept Plan and Site  
Development Section Plans**

Dear Mr. Wyse:

Save Gasoline Corp. ("Owner") is the owner of the real estate located at 17511 Chesterfield Airport Road, Chesterfield, Missouri (the "Real Estate") which is described in Chesterfield Ordinance No. 2969 ("Ordinance 2969").

Previously Owner had a sale contract with Palio Partners ("Palio") to sell the Real Estate to Palio (the "Palio Sale Contract"), which intended to develop the Real Estate for an end user (the "Palio End User"). While the Palio Sale Contract was pending, Palio applied to the City of Chesterfield (the "City") for a zoning change for the Real Estate which was approved by the City pursuant to Ordinance 2969. Ordinance 2969 requires submission to the City of a Site Development Concept Plan or Site Development Section Plans within 18 months of the date on which Ordinance 2969 was passed on August 7, 2017.

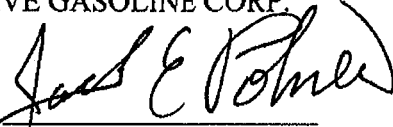
Subsequent to passage of Ordinance 2969, the Palio End User decided not to pursue its project, and the Palio Sale Contract was terminated. The Owner needs additional time to pursue other development possibilities, and requests that the deadline for submission of a Site Development Concept Plan or Site Development Section Plans be extended by eighteen (18)

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months, as allowed by Ordinance 2969 to give the Owner additional time to pursue other development opportunities before the zoning change made by Ordinance 2969 expires. Thank you.

Very truly yours,

SAVE GASOLINE CORP.

By   
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Jack E. Pohrer, President