

Memorandum Department of Planning



To: Planning and Public Works Committee
From: Mike Knight, Planner *mk*
Date: February 06, 2020
RE: **150 N. Eatherton Road (P.Z. 12-2016 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 10.786 acre tract of land zoned “PI” Planned Industrial District located on the east side of Eatherton Rd., south of the Landings at Spirit Dr. (18W140020).

Summary

Stock & Associates Consulting Engineers, Inc. on behalf of Casey D. Urkevich and Tom Kaiman, has submitted a request for an eighteen (18) month period time extension for submittal of a Site Development Concept Plan or Site Development Plan listed in the governing ordinance for the site at 150 N. Eatherton Road. This is the second eighteen (18) month extension requested by the applicant.

As stated in the applicant’s Project Extension Request, the developer’s original tenant for the building did not go forward. As a result, the developer continues to market the property and does not have a user for which to submit the Site Development Concept Plan or Site Development Plan.

Site History

The subject site was rezoned from an “NU” Non-Urban District to a “PI” Planned Industrial District on February 22nd, 2017 to allow for development that would permit approximately 140,000 square feet of office / warehouse on the 10.786 acre area. It is currently governed by Ordinance 2939 which was a result of the rezoning process in 2017. Prior to this, the subject site was incorporated into the City of Chesterfield under a “NU” Non-Urban District in 1965. There are no structures or other improvements on the site.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in Table 1 and Figure 1.

Direction	Land Use	Zoning
North	Single-family residence	“NU” Non-Urban District
North	Vacant	“M-3” Planned Industrial District
East	Vacant	“M-3” Planned Industrial District
East	Church	“NU” Non-Urban District
South	Church access driveway	“NU” Non-Urban District
West	Vacant	City of Wildwood

Table 1



Figure 1

Request

City of Chesterfield Ordinance 2939 requires that a Site Development Concept Plan or Site Development Plan be submitted to the City within eighteen (18) months of 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 for eighteen (18) months. Failure to comply with the established time limits will result in a new Public Hearing to be held at the time of the plan submittal. The applicant has requested the maximum extension permitted by Ordinance 2939. As previously stated, this is the second eighteen (18) month extension.

A copy of the request letter from the applicant is attached to this report. Staff has reviewed the request and recommends approval of an eighteen (18) month time extension to accommodate the time needed to secure a buyer. If approved, this extension would expire on August 20, 2021.

Attachments: Request Letter