

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Mike Knight, Planner *gmk*

Date: February 21, 2019

RE: **18626 Olive Street Rd (P.Z. 05-2014 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 2.391 acre tract of land zoned “PI” Planned Industrial District located southeast of the intersection of Olive Street Road and Spirit Valley East Drive (17W510060).

Summary

Chesterfield Blue Valley has submitted a request for an eighteen (18) month extension to the time period for submittal of a Site Development Concept Plan or Site Development Plan listed in the governing ordinance for the site at 18626 Olive Street Road. This is the third eighteen (18) month extension. The last extension was approved by City Council on August 21, 2017. The current time period requirement expires on March 15, 2019. In a letter addressed to the city, Chesterfield Blue Valley stated marketing efforts have failed to secure a buyer for this property. The applicant is requesting an extension to continue marketing efforts.

Site History

The subject site was rezoned from an “NU” Non-Urban District to a “PI” Planned Industrial District in September of 2014 to allow for development similar to adjacent properties located in the Spirit Valley Business Park and Chesterfield Fence Company subdivisions. It is currently governed by Ordinance 2813 which was a result of the rezoning process in 2014. Prior to this, the subject site was incorporated into the City of Chesterfield under an “NU” Non-Urban District from St. Louis County. The site contained one (1) residential structure along with two (2) out-buildings until February of 2013 when these buildings were demolished by the current owner. Proper permits were submitted for this demolition.

Surrounding Land Use and Zoning

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

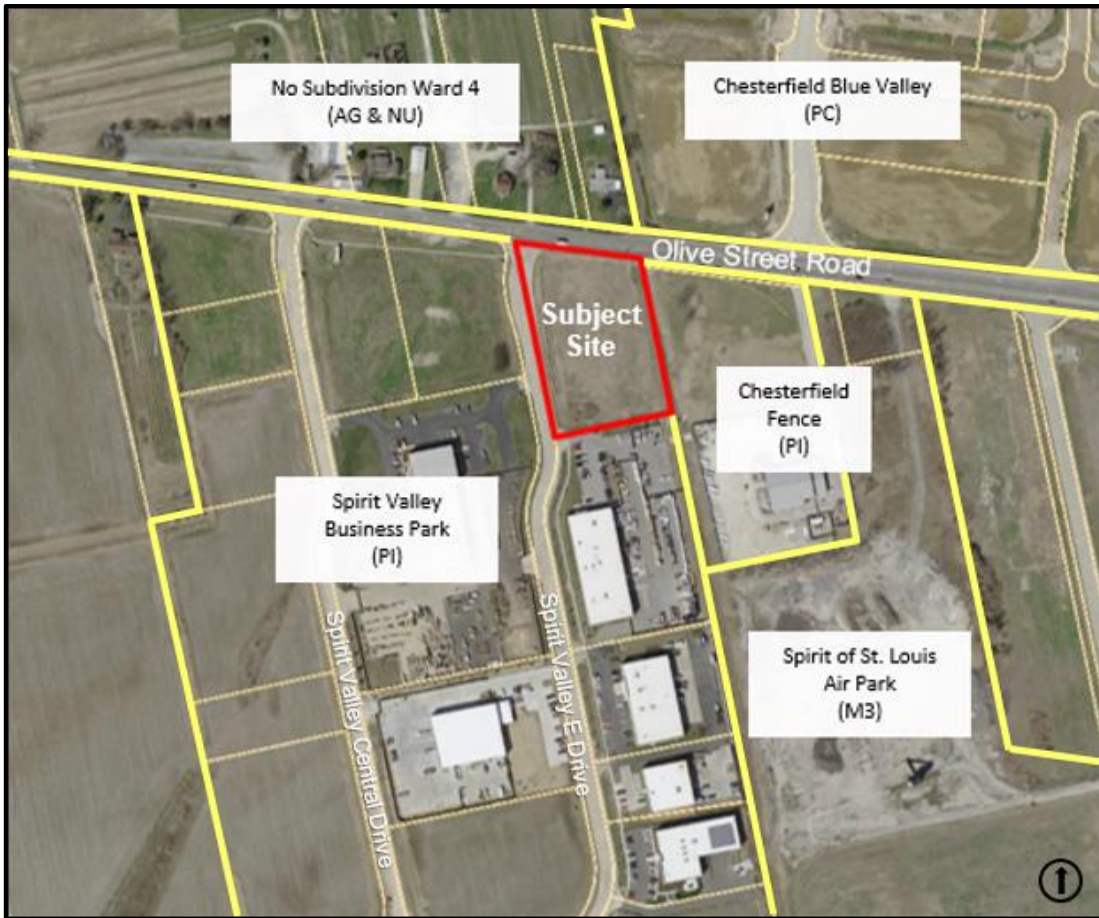


Figure 1: Aerial Image

Request

City of Chesterfield Ordinance 2813 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 2813. As previously stated, this is the third eighteen (18) month extension as the last was approved by City Council on August 21, 2017.

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 September 15, 2021.

Attachment: Request Letter



February 11, 2019

Justin Wyse
Director of Planning & Development Services
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

Re: PZ 05-2014 18626 Olive Street Road
Plan Submission – Request for Time Extension

Dear Justin:

Chesterfield Blue Valley (CBV) respectfully requests an eighteen (18) month extension of the time period for submittal of a Site Development Concept Plan or Site Development Plan regarding the rezoning of the subject property. The current extension is due to expire March 15, 2019. To date, CBV's marketing efforts have failed to secure a buyer for this property. An extension is necessary to continue our marketing efforts.

Thank you for your consideration of this request. Please do not hesitate to contact me at 314-651-8452 or my assistant, Debbie Mueller, at 314-862-8120 if you have any questions or need additional information.

Very truly yours,

A handwritten signature in blue ink that reads 'R. Dean Wolfe'.

R. Dean Wolfe

RDW
Handwritten initials 'RDW' in blue ink, with a stylized flourish.