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June 20, 2007

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Re: **Chesterfield Blue Valley (P.Z. 28-2004 Blue Valley/Agricola Associates)**: A request for an eighteen (18) month time extension to submit a Site Development Plan for a 55.8 acre-"PC" Planned Commercial District located on the north side of Olive Street Road, approximately .5 miles west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Commissioners:

Michael J. Doster, on behalf of the above-referenced project, requests via correspondence dated June 8, 2007 an extension of time to submit a Site Development plan for P.Z. 28-2004 Blue Valley/Agricola Associates. The Department of Planning has reviewed this request and submits the following report:

### **Background**

The subject tract is 55.8 acres and is located on the north side of Olive Street Road, to the west of its intersection with Chesterfield Airport Road. It was zoned to "PC" Planned Commercial by the City of Chesterfield via Ordinance 2236.

### **Request**

As required by City of Chesterfield Ordinance Number 2236, a Site Development Plan is to be submitted for review within eighteen (18) months of the approval of the zoning for the zoning. Where due cause is shown by the developer, ordinance permits the Planning Commission to extend the time for submittal of a plan. Mr. Doster cites "market changes directly affecting the western part of the Valley, in addition to the probability that the Site Development Plan will likely change..." as the reasons for the request. The current deadline to file a plan is August 6, 2007.

**Actions Requested**

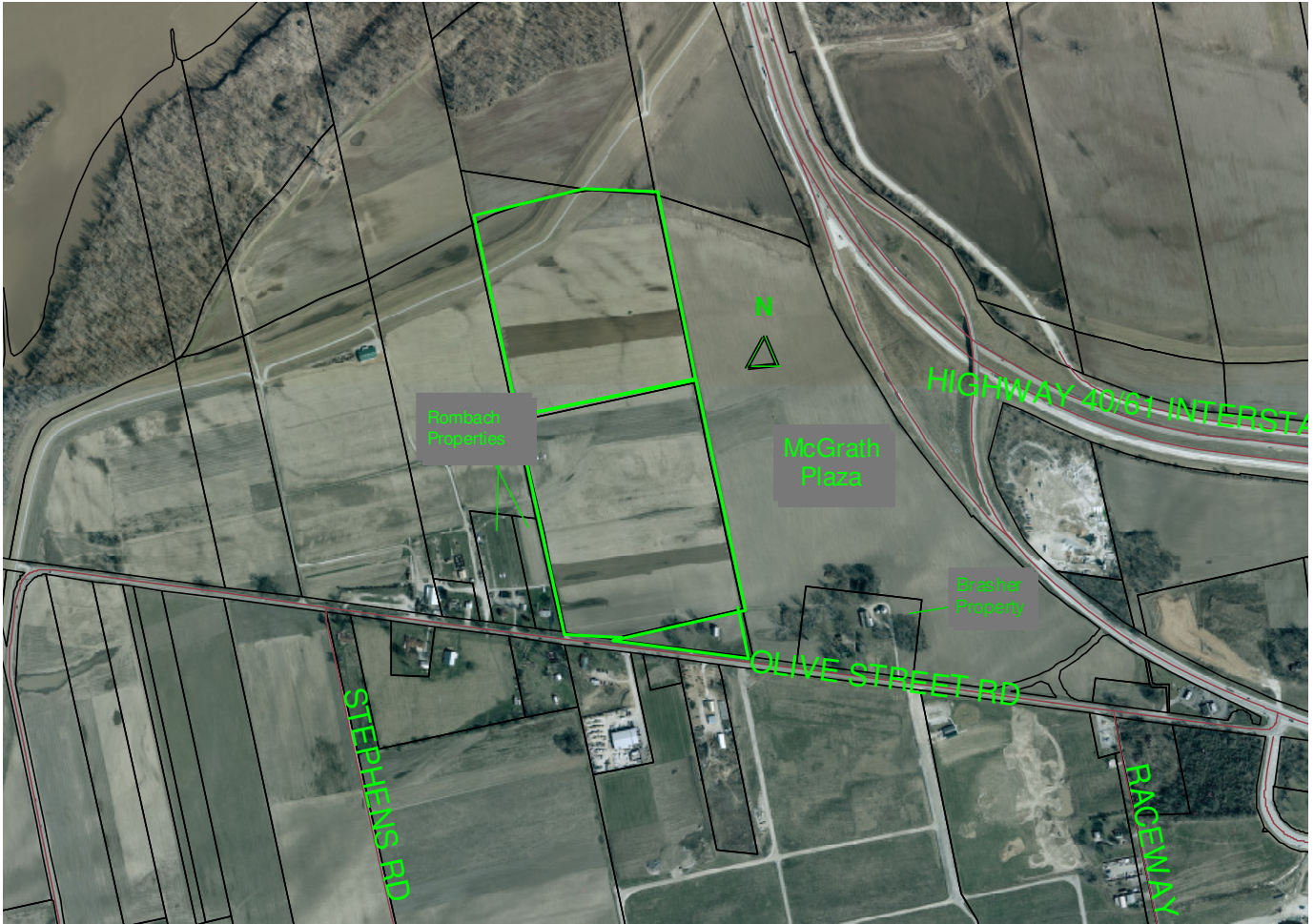
Mr. Doster is respectfully requesting the deadline for submittal to file a Site Development Plan be extended by eighteen (18) months.

Action by the Planning Commission is requested on the request for an extension of time to file a Site Development Plan. Attached is a copy of the Petitioner's request for an extension.

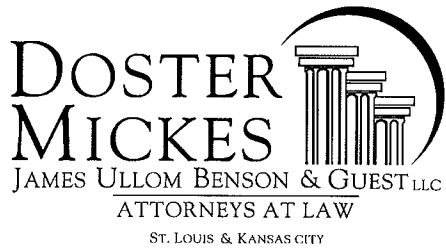
Respectfully Submitted,

A handwritten signature in black ink that reads "Annissa G. McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa G. McCaskill-Clay, AICP  
Assistant Director of Planning



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17107 Chesterfield Airport Rd.  
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**Michael J. Doster**  
mdoster@dostermickes.com

Reply to St. Louis Office

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June 8, 2007

HAND DELIVERED

Mr. Mike Geisel, Acting Director of Planning  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

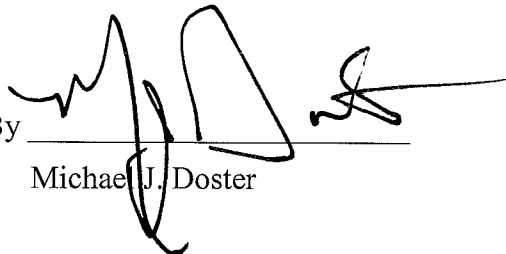
Re: Request for Extension for Site Development Plan Submittal

Dear Mike:

We are requesting, on behalf of Chesterfield Blue Valley, an eighteen (18) month extension to submit a Site Development Plan for the site in Chesterfield Valley, as required by City of Chesterfield Ordinance Number 2236. The deadline to file a Site Development Plan is August 6, 2007.

Due to market changes directly affecting the western part of the Valley, in addition to the probability that the Site Development Plan will likely change in the coming months, we are requesting an additional eighteen (18) months to file a plan with the City. We are requesting an extension before the August 6<sup>th</sup> deadline.

Respectfully submitted,  
Doster Mickes James Ullom Benson & Guest L.L.C.

By   
Michael J. Doster

cc: Mr. Bill Matula