



VII. C.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Concept Plan Time Extension

Meeting Date: June 28, 2010

From: Charlie Campo, AICP
Project Planner

Mara Perry, AICP
Senior Planner

Location: 17457 Chesterfield Airport Road

Petition: P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC)

Description: **THF Chesterfield Seven Development (P.Z. 28-2007 Time Extension):**
A request for a one (1) year extension of time to submit a Site Development Concept Plan for a 6.7 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

PROPOSAL SUMMARY

THF Chesterfield Seven Development LLC. has submitted a request for a one (1) year extension of time to submit a Site Development Concept Plan for P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC). The Department of Planning and Public Works has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU" Non-Urban District to "PC" Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Highway 40-61, I-64	Highway 40-61, I-64
South	Commercial/Retail	"PI" Planned Industrial
East	Commercial/Retail	"PC" Planned Commercial
West	Equipment Sales/Vacant	"NU" Non-Urban District



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2501 has the standard requirement for a Site Development Plan or Site Development Concept Plan to be submitted within 18 months of the date of approval of the change of zoning by the City. However, where due cause is shown by the developer, the time interval may be extended by the Planning Commission. Failure to comply with the established time limits will result with expiration of the preliminary plan and a new public hearing will have to be held. The owners are currently working to develop the property but will require more time to work with prospective tenants before submitting a Site Development Concept Plan.

DEPARTMENTAL INPUT

The initial expiration date for the time period to submit a Site Development Concept Plan was May 17, 2010. The Developer is currently working on a Site Development Concept Plan but requests more time to finalize plans with interested parties. The one (1) year extension will change the deadline to submit a Site Development Concept Plan to June 28, 2011. Staff has reviewed the request for an extension of time to file a Site Development Concept Plan and requests action by the Planning Commission.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the request for a one (1) year extension of time to submit a Site Development Concept Plan for P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC)."

- 2) "I move to approve the request for a one (1) year extension of time to submit a Site Development Concept Plan for P.Z. 28-2007 THF Chesterfield Seven Development (THF Chesterfield Seven Development LLC) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Letter from Petitioner



June 11, 2010

Aimee Nassif, Director
Planning and Development Services
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: THF Chesterfield Seven Development, L.L.C.
Bill #2682/Ordinance #2501

Dear Ms Nassif:

Please allow this letter to serve as a twelve month extension request for the time period for submittal of Site Development Concept Plans and Site Development Section Plans as detailed in Section II of Attachment A to Ordinance #2501.

Due to an unforeseen downturn in the economy, we were unable to finalize the transaction we were working on during the rezoning process. Now that the economy seems to have stabilized, we have interest from several parties in this development, and we anticipate submitting a Site Development Concept Plan in the near future but to give us some time to finalize these transactions that we are working on we are asking for a twelve month extension.

Should you have any questions or need anything further, please contact me. Otherwise, thank you to you and the Planning Commission for your time and consideration as it relates to this request.

Best regards,
THF MANAGEMENT, INC.

Darren Ridenhour
Vice President of Asset Management
as agent for THF Chesterfield Seven Development, L.L.C.

DR/sd

cc: Charles Campo (via mail & email)



Development | Leasing | Management

2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114
314.429.0900 phone
314.429.0999 fax
www.thfrealty.com

