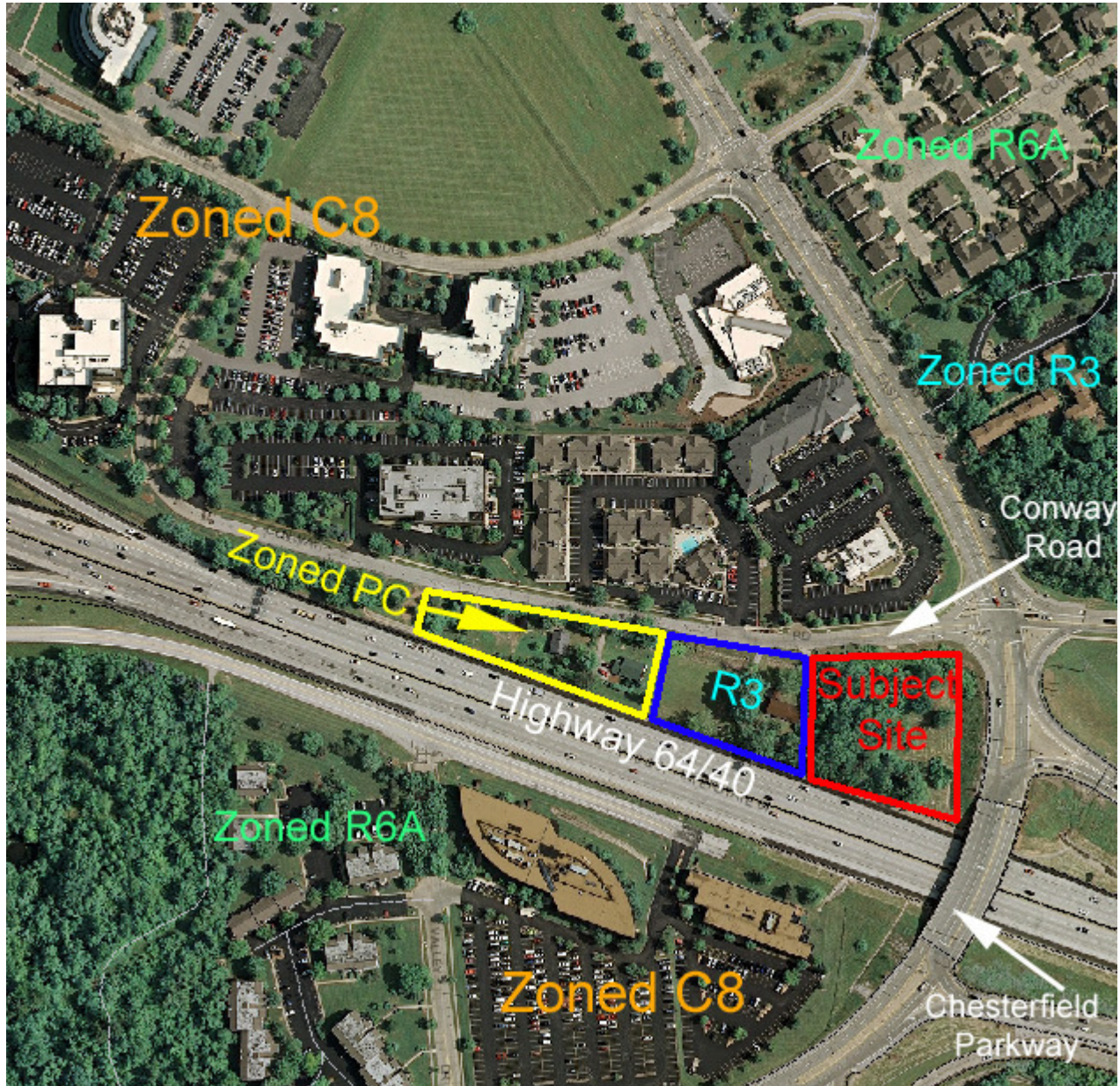


Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Restaurant/Hotel	“PC” Planned Commercial
South	Highway 40-61, I-64	Highway 40-61, I-64
East	Retirement Home	“NU” Non-Urban District
West	Residential	“R-3” Residence District



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2463 has the standard requirement for a Site Development Plan to be submitted within 18 months from the date of approval of the

preliminary plan. 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 currently have no immediate plans to develop the property but would like to preserve the zoning on the parcel for as long as possible so as to ensure that options remain available for future development.

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to file a Site Development 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 two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC)."
- 2) "I move to approve the request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Boundary Survey



DOSTERGUIN
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William B. Remis
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June 23, 2009

Sent via E-mail and U.S. Mail

Aimee Nassif
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

RE: Conway Pointe – Ordinance No. 2463

Dear Aimee:

We represent the owners of Conway Pointe located at the intersection of Conway Road and Chesterfield Parkway. Pursuant to Section II.E. of Ordinance 2463, we hereby request a two year extension of the time period for plan submittal specified in Section II of the Ordinance. The owners currently have no immediate plans to develop the Property and do not anticipate any development occurring at this location in the immediate future – the parcel will likely be used for a roadway expansion. However, the owners would like to preserve the zoning at the parcel for as long as possible so as to ensure that options remain available for future development if deemed appropriate.

Please contact the undersigned if you have any questions and let us know when this will be on the agenda for a Planning Commission meeting. Thank you for your assistance.

Very truly yours,

William B. Remis

cc: Kathy Higgins
Mike Doster



