

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Chris Dietz, Planner ^{CD}

Date: July 23, 2020

RE: **805 Chesterfield Ctr (Shelbourne Senior Living) – Time Extension to Commence Construction**: A request for a two (2) year extension of time to commence construction after approval of the Site Development Plan for a 8.2-acre area of land zoned “UC”—Urban Core District located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148).

Summary

Doster Ullom & Boyle, LLC, on behalf of Shelbourne Healthcare Development Group, has submitted a request for a two (2) year extension of time for substantial construction to commence at 805 Chesterfield Center.

In 1973, St. Louis County Ordinance 6,815 was passed by the St. Louis County Council and this site originally authorized the development of a planned commercial and residential community referred to as the Chesterfield Village. The area was zoned “C8”—Planned Commercial District and was designated “Regional Shopping Center”. In January of 2018, the City of Chesterfield approved Ordinance 2980 changing the boundaries of the “C8”—Planned Commercial District to a “UC”—Urban Core District. A Site Development Plan was later approved by Planning Commission on June 25, 2018.

Ordinance 2980 requires that substantial construction shall commence within two (2) years of approval of the Site Development Plan. Where due cause is shown by the developer, City Council may extend the period to commence construction for two (2) additional years. The applicant has cited current market conditions as a hinderance in developing this site.

Staff has reviewed the request for an extension of time for commencement of substantial construction of the approved Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2980. Based on this review, Staff recommends approval of a two (2) year extension for substantial construction to begin, as requested by the applicant and recommends approval of the request. **If approved, the new deadline would become June 25, 2022.**

Attachments: Applicant’s Letter



Figure 1: Subject Site Aerial



**DOSTER ULLOM
& BOYLE, LLC**
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May 26, 2020

Sent via E-mail

Chris Dietz
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
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Re: P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living)

Dear Chris:

This Firm represents the Shelbourne Healthcare Development Group (“Shelbourne”). Pursuant to Section III.B. of Ordinance 2980 (the “Ordinance”), Shelbourne hereby requests a two (2) year extension of the time period for commencing construction. Market conditions have caused a delay in Shelbourne’s development schedule.

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

Very truly yours,

Daniel T. Manning

cc: Mark Hallowell
Jim Kane