

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee

**From:** Chris Dietz, Planner *CD*

**Date:** July 23, 2020

**RE:** **17971 North Outer Forty Road (Breckenridge Material)—Time Extension for Construction:** A request for a two (2) year extension of time to commence construction after approval of the Site Development Plan for a 2.688-acre area of land zoned “PI” Planned Industrial District located along the south side of the Missouri river and east of Interstate 64 (16W240041).

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### **Summary**

Lion CSG, on behalf of Breckenridge Material Company, has submitted a request for a two (2) year extension of time for substantial construction to commence at 17971 North Outer Forty Road (Breckenridge Material).

A CUP was granted by St. Louis County in 1967 providing approval for the extraction of raw materials from the Missouri River via dredging and the stock piling and outdoor storage of such materials by a conveyor belt system. In 2016, City Council approved a zoning map amendment from a “FPM3” – Flood Plain Industrial District to the current “PI” – Planned Industrial District designation for a 2.688 section of this site and is governed under the provisions of Ordinance 2944. A Site Development Plan for this “PI” district was administratively approved in June of 2018.

Ordinance 2944 stipulates that substantial construction shall commence within two (2) years of approval of the Site Development Plan. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

On June 11, 2018, a Site Development Plan was approved, making the current deadline for this requirement June 11, 2020. The applicant has requested a time extension, stating that final design of Improvement Plans is nearly complete, but they have encountered delays in obtaining utility approval.

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 2944. 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 11, 2022.**

Attachments: Applicant's Letter



**Figure 1: Subject Site Aerial**

Mayor Bob Nation and City Council  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017



915 Olive Street, Suite 902  
Saint Louis, Missouri 63101  
314.409.7081

May 14, 2020

Re: 17971 North Outer 40 Road (Breckenridge Material) SDP (Ordinance 2944)

Dear Mayor Nation and Councilmembers,

The two-year timeline to begin substantial construction for this project is coming due in June 2020. Our design is nearly done and will be submitted to the County within the month. However, due to extenuating circumstances with Ameren and Spire, there have been delays in finalizing the design. Our electrical designer has been working with Ameren for the last year in getting the required electrical service finalized. We have also been coordinating with Spire to have natural gas routed under the highway to the site.

We would greatly appreciate a two-year extension to our timeline, given the current climate for governmental approvals and committing construction resources.

We appreciate your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "N. A. Young".

Nicole A. Young, P.E.  
Principal Engineer  
Lion CSG