

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Chris Dietz, Planner *CD*

Date: July 23, 2020

RE: **P.Z.14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)—Time Extension to Submit Site Plan:** A request for a second, eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 16.0-acre area of land zoned “PC” Planned Commercial District located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

Summary

Chris Nasrallah, on behalf of Nasrallah Global RE Services, has submitted a request for a second, eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.).

The properties were blanket zoned “M3” Planned Industrial District in 1965 by St. Louis County with no site-specific ordinance for this area. A CUP was granted by St. Louis County in 1971 by Resolution 1768 to authorize one restaurant to be located on one of the smaller parcels. A petition for a zoning map amendment, changing the zoning for this site from “M3”—Planned Industrial to “PC”—Planned Commercial, was approved by City of Chesterfield City Council on June 19, 2017.

City of Chesterfield Ordinance 2959 has the requirement for a Site Development Concept Plan or Site Development Plan to be submitted within eighteen (18) months from the date of approval of the change of zoning. However, where due cause is shown by the developer, the time interval may be extended by the City Council for an additional eighteen (18) months.

The original deadline for plan submittal was December 19, 2018. An initial request for an 18-month time extension was approved for this site by City Council on November 19, 2018. The current time extension expired on June 19, 2020. The developer has temporarily taken the property off the market but intends to put it back up for sale in the near future. The developer would like to preserve the zoning for this development for as long as possible.

Staff has reviewed the request for an extension of time to file a Site Development Concept Plan or Site Development Plan and the conditions for development contained

within the Attachment A of City of Chesterfield Ordinance 2959. Based on this review, Staff recommends approval of an eighteen (18) month extension for the submittal of a Site Development Concept Plan or Site Development Plan as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until December 19, 2022.**

Attachments: Applicant's Letter



Figure 1: Subject Site Aerial



May 19, 2020

Chris Dietz
Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: Extension for Site Development Concept Plan- 18331-18335 Chesterfield Airport Rd.

Dear Chris:

This letter is in response to your letter dated May 13, 2020. The City of Chesterfield City Council approved the Change of Zoning Petition for the site listed above on June 19, 2017. Please allow this letter to serve as written confirmation of our request to extend the required concept development plan past the current deadline of June 19, 2020 for another 18-month extension per Bill No. 3154, Ordinance No. 2959. The 16 plus acres located at 18331, 18333 & 18335 Chesterfield Airport Road are owned by LSL I, LLC and LSL II, LLC. The property is located at the Northwest side of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

The property is temporarily off the market as of the date of this letter. Nasrallah Global RE Services has listed this property For Sale and intends to bring back on the market For Sale in the near future. The owners would like to preserve the zoning at the parcel for as long as possible, a minimum of one year from the current 18-month deadline this June 19, 2020. We want to ensure that all options remain available for future sale and development if deemed appropriate.

Thank you for your consideration and please let me know if you need anything else.

Sincerely,

Chris M. Nasrallah
Managing Principal
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