



VII. B.

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Planning Commission Staff Report

Meeting Date: September 12, 2018

From: Mike Knight, Planner *JK*

Location: 17970 Chesterfield Airport Road, 609 Cepi Drive, 17975 Edison Avenue

Petition: **Chesterfield Airport Commerce Park (P.Z. 15-2009 Time Extension Request)**: A request for a one (1) year extension of time to commence construction for three properties totaling 10.5 acres zoned "PI" Planned Industrial District located at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue (17V240153, 17V240331, 17V330311).

SUMMARY

Cushman & Wakefield, on behalf of Aegion (parent company of Insituform Technologies), has submitted a request for a one (1) year extension of time to commence construction for P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.). The Department of Planning and Development Services has reviewed the request and submits the following report.

SITE HISTORY

In March of 2010, this development was zoned "PI" Planned Industrial District via Ordinance Number 2598. On October 11th, 2010, the Planning Commission approved a Site Development Concept Plan. All three tracts remain undeveloped today.

City of Chesterfield Ordinance 2598 requires the commencement of construction within two (2) years of approval of the Site Development Plan or Site Development Concept Plan unless otherwise authorized by ordinance. The ordinance also states where due cause is shown by the developer, the Planning Commission may extend the period to commence construction for not more than one (1) additional year. A letter from the applicant is attached to this report and provides details for this request. The Planning Commission has previously granted approval of six (6) time extensions to commence construction. The extension granted last year requires construction to commence prior to October 8th, 2018; however the developer does not anticipate construction prior to this date for the reasons listed in the request. The current request is to allow for a one (1) year time extension for the commencement of construction from the October 8th, 2018 deadline. On the following page is an aerial of the Subject Site.



Figure 1: Aerial and Surrounding Sites

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Land Use	Zoning
North	Sentrus Place (vacant)	“PI” Planned Industrial District
South	Damian Kroenung Estates (vacant)	“PI” Planned Industrial District
East	Chesterfield Executive Park	“M3” Planned Industrial District
West	Natoli and Insituform	“M3” Planned Industrial District

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to commence construction and the conditions for development contained within the “Attachment A” of City of Chesterfield Ordinance 2598. Based on this review, Staff recommends approval of a one (1) year extension to commence construction as requested by the applicant. **If approved, the time extension would be valid until October 8th, 2019.**

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 commence construction for P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.)."
- 2) "I move to approve the request for a one (1) year time extension to commence construction for P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Request from Cushman & Wakefield



575 Maryville Centre Drive
Suite 600
St. Louis, MO 63141
Tel +1 314 817 2194
Fax +1 855 829 4219
dan.wessel@cushwake.com

Sent via email: JKnight@chesterfield.mo.us

August 14, 2018

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017
Attn: Joseph M. Knight
636.573.4736

RE: Site Development Concept Plan – City Ordinance No. 2598

Dear Mr. Knight,

This letter serves as written acknowledgement of your email dated August 13, 2018 concerning Ordinance No. 2598 that governs the property owned by our client Aegion (parent company of Insituform Technologies). The properties are roughly located just west of the intersection of Chesterfield Airport Road and Cepi Drive and the intersection of Cepi Drive and Edison Avenue.

The property is currently being marketed for sale by a real estate company on behalf of Aegion. There are no plans at this time for Aegion, or a third-party buyer, to develop on either site. We would therefore like to respectfully request an extension to the requirement for the commencement of substantial construction prior to October 8, 2018.

Thank you for your consideration and please do not hesitate to call me with any questions.

Sincerely,

Cushman & Wakefield
Commercial Real Estate Service Provider for Aegion

A handwritten signature in blue ink that reads "Daniel Wessel".

Daniel Wessel
Vice President
314.817.2194