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Planning Commission Staff Report

Project Type: Construction Commencement Time Extension

Meeting Date: October 8, 2012

From: Kevin Neill, AICP
Project Planner

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

Petition: P.Z. 15-2009 Chesterfield Airport Commerce Park (Insituform Technologies, Inc.)

Description: **Chesterfield Airport Commerce Park (P.Z. 15-2009 Time Extension):** A request for a one (1) year extension of time to commence construction for three properties totaling 10.546 acres zoned “PI” Planned Industrial District located at 17970 Chesterfield Airport Road, 609 Cepi Drive, and 17975 Edison Avenue.

PROPOSAL SUMMARY

Anthony Hasek of Lee & Associates, on behalf of Insituform Technologies, Inc., has submitted a request for a one (1) year extension of time to commence construction. The Planning and Development Services Division has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was originally comprised of three different tracts of land. The first tract (labeled “A” in the map on the next page), located off Chesterfield Airport Road, was originally zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In September 1998, the tract was rezoned to “PC” Planned Commercial District via Ordinance 1455 and amended in May 2001 for building requirements. A Site Development Section Plan was approved on May 8, 2000 for this tract but nothing was ever built.



The second tract (labeled “B” in the map on the left) located off Cepi Drive was a part of the Chesterfield Executive Park development. It was also zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In January 2001, the tract was rezoned to “PI” Planned Industrial District via Ordinance 1707. A Site Development Section Plan was approved on July 9, 2001 for this tract but nothing was ever built.

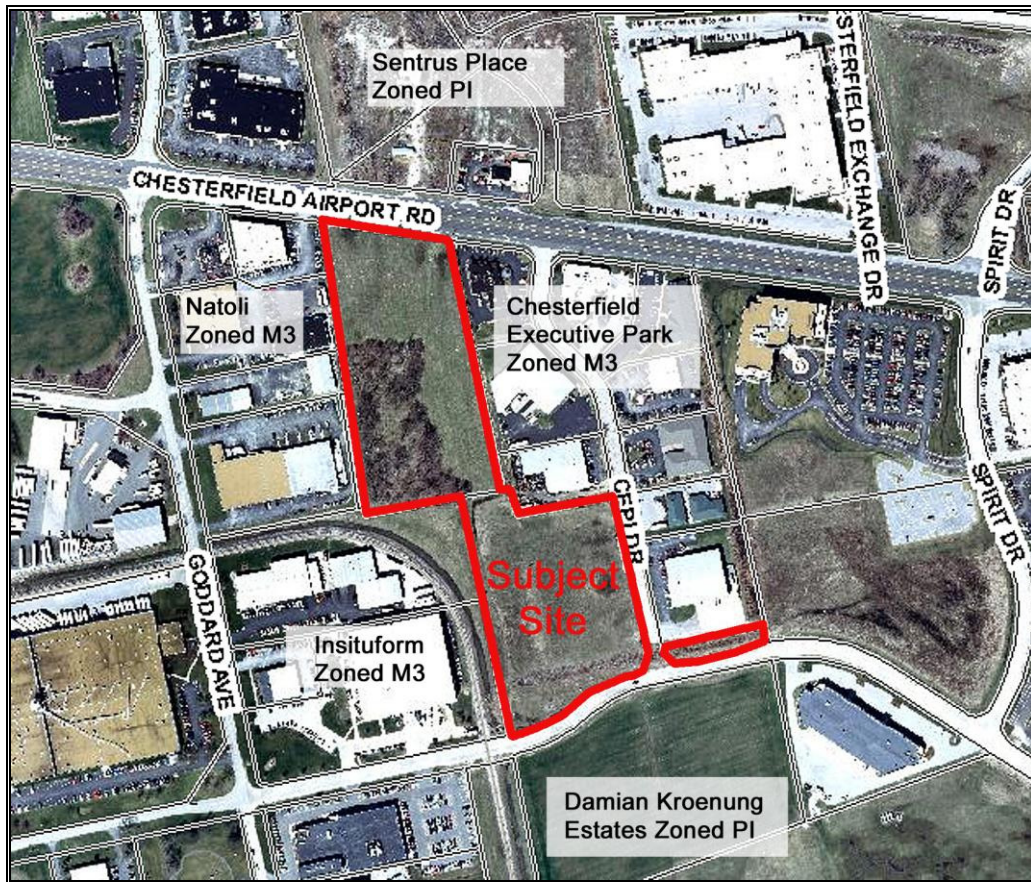
The third tract (labeled “C” in the map on the left), which is a piece of land located off Edison Avenue, was zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In April 1992, the permitted uses were amended via Ordinance 674. In February 1994, Ordinance 674 was repealed by Ordinance 882 to amend the building requirements and uses then amended by Ordinance 1030 for uses. In May 2006, Ordinance

1030 was amended by Ordinance 2264 for setback requirements. This tract has never been developed.

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

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



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2598 requires the commencement of substantial construction within two (2) years of the site development plan or site development concept plan, unless otherwise authorized by ordinance. However, where due cause is shown by the developer, the time interval may be extended by the Planning Commission for not more than one additional year.

The current request is to allow for a one (1) year time extension of the requirement for the commencement of construction from the date of approval of the request. While the properties are currently being marketed for sale, there are no immediate plans at this time for the property owner or a third-party buyer to develop on these sites.

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 Number 2598. Based on this review, Staff has no concerns with a one (1) year extension to commence construction as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until October 8th, 2013.**

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: Letter from Anthony Hasek, Lee & Associates

BROKERAGE SERVICES
Licensed Real Estate Broker



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ANTHONY P. HASEK, III
Principal

August 31, 2012

VIA Electronic & US Mail

Kevin Neill, AICP
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63107-0760

Re: **Site Development Concept Plan – City Ordinance No. 2598**

Dear Mr. Neill:

This letter serves as written acknowledgement of your letter dated August 16, 2012 concerning Ordinance No. 2598 that governs the property owned by our client Aegion, and roughly located just west of the intersection of Chesterfield Airport Road and Capi Drive and the intersection of Capi Drive and Edison Avenue.

The property is currently being marketed for sale by my firm 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 11, 2012.

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

Sincerely,

Lee & Associates of St. Louis, LLC
As Agent For Owner-Seller

Anthony P. Hasek, III
Principal
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