

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cassie Harashe, Planner 

Date: November 8, 2018

RE: **P.Z.14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.) (Time Extension Request):** A request for an 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 an 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 was filed for a zoning map amendment in 2016. This was approved by the City of Chesterfield 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. Failure to comply with the established time limits will require a new public hearing to be held.

The owners currently have no immediate plans to develop the property, but would like to preserve the zoning on the parcel for as long as possible so as to ensure that options remain available for future development. The current time extension will expire on December 19, 2018.

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 June 19, 2020.**

Attachments: Applicant's Letter



Figure 1: Subject Site Aerial



October 23, 2018

Cassie Harashe, AICP
Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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

Dear Cassie:

Please let this letter serve as written confirmation of our request to extend the required concept development plan 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 very 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 December, 2018. 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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