



VII. A.

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Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: November 26, 2012

From: Purvi Patel
Project Planner

Location: 18730 Olive Street Road

Petition: P.Z. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road)

Description: **Spirit Valley Business Park II (P.Z. 42-2007 Time Extension)**: A request for a one (1) year extension of time to commence construction for a 27.4 acre tract of land zoned "PI" Planned Industrial District located south of Olive Street Road and west of Wardenburg Road (Locator ID: 17W420024).

PROPOSAL SUMMARY

Daniel Hayes of NAI Desco, on behalf of Spirit Valley Development, LLC, has submitted a request for a one (1) year extension of time to commence construction for P.Z. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road). The Planning and Development Services Division has reviewed the request and submits the following report.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

On December 3, 2007, the City of Chesterfield approved Ordinance 2413 which changed the zoning of the subject site from a "NU" Non-Urban District to a "PI" Planned Industrial District. On August 23, 2010, the Planning Commission approved the Site Development Concept Plan to allow for seven (7) lots to be developed individually. The lots have not been platted and remain undeveloped today.

Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	“NU” Non-Urban and “AG” Agriculture
South	Spirit of St. Louis Airpark	“NU” Non-Urban
East	Office/Warehouse	“PI” Planned Industrial and “M3” Planned Industrial
West	Undeveloped	“NU” Non-Urban



SUBMITTAL INFORMATION

City of Chesterfield Ordinance 2413 requires the commencement of construction within two (2) years of approval of the Site Development Concept Plan or Site Development 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 current request is to allow for a one (1) year time extension for the commencement of construction. While the property is currently being marketed for sale, there are no immediate plans at this time for Spirit Valley Development, LLC to develop this site due to economic conditions.

P.Z. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road)
Time Extension Request
Planning Commission 11/26/2012

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 the City of Chesterfield Ordinance 2413. 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 November 26, 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. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road)."
- 2) "I move to approve the request for a one (1) year extension of time to commence construction for P.Z. 42-2007 Spirit Valley Business Park II (18730 Olive Street Road) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Letter from Daniel Hayes, NAI Desco



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October 10, 2012

Mr. Justin Wyse
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



Re: Site Development Concept Plan- City Ordinance No. 2413

Dear Mr. Wyse:

This letter serves as written confirmation of our correspondence on October 9, 2012 concerning Ordinance No. 2413 that governs the property owned by Spirit Valley Development, LLC, and roughly located just west of Phase I-Spirit Valley Business Park on Olive Street Road in Chesterfield Valley.

The property is currently being marketed for sale by my firm on behalf of Spirit Valley Development, LLC. There are no plans at this time for Spirit Valley Development, LLC to develop this site due to economic conditions. We would therefore like to respectfully request an extension to the requirement for the commencement of substantial construction to one year beyond approval date from the city.

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

Sincerely,

Daniel W. Hayes
Principal
NAI DESCO