



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 24, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of November 10, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **13490 Olive Blvd. (Take 5 Oil Change)**: Amended Architectural Elevations for an existing vehicle service center facility located on a 0.40-acre tract of land, zoned "C2" Shopping District with Conditional Use Permit No. 17.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- A. **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust)**: A request to rezone from "NU" Non-Urban District to a "PC" Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 10, 2025**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL:

PRESENT

ABSENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Robert Rodermund
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Gary Budoor, Ward IV; and Councilmember Merrell Hansen, Ward IV, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: Commissioner Choate read the "Opening Comments" for the Public Hearing.

- A. P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** A request to rezone from "NU" Non-Urban District to a "PC" Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

STAFF PRESENTATION:

Isaak Simmers, Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area.

Mr. Simmers explained that the request is to rezone a tract of land consisting of Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. The request is to rezone from “NU” Non-Urban District to “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay.

The petitioner is requesting the following permitted uses:

- Office – General
- Retail Sales Establishment – Neighborhood
- Professional and Technical Service Facility

Ms. Strutman purchased the property in April 2025, at which time, it was listed as Non-Contributing on the National Register of Historic Places for the Burkhardt Historic District due to alterations made by the previous owner. Ms. Strutman has since removed many of the non-historic alterations and has plans for additional work to restore the building. In 2025, the building’s status was updated by the State Historic Preservation Office and the National Park Service in Washington D.C. to be listed on the National Register of Historic places.

PETITIONER’S PRESENTATION:

Lauren Strutman, 16676 Old Chesterfield Road, Chesterfield, MO

Ms. Strutman, provided history and photographs of the building and surrounding area. In the early 1980s, the owner modified the home to appear more contemporary by adding diagonal cedar siding glued to the existing brick and stucco, and removing original windows, doors, and millwork. Later, yellow vinyl siding, and white aluminum trim were added over the cedar siding. To restore the building’s historic status, Ms. Strutman temporarily removed the siding, revealing the original brick, stucco finish, and timber porch columns. She also provided a rendering depicting how the building will look once restoration is complete.

Ms. Strutman spoke on behalf of herself, Jim Hennessy, and Eddie Struckman, expressing their interest in seeing sidewalks installed and having the City develop a Master Plan that preserves the historic area.

DISCUSSION:

Commissioner Staniforth expressed appreciation for Ms. Strutman’s efforts and expressed gratitude on behalf of the Commission for her dedication to preserving the site’s historical significance.

V. APPROVAL OF MEETING SUMMARY:

Commissioner Choate made a motion to approve the Meeting Summary of the October 27, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT:

P.Z. 05-2025 Westland Acres (Provision Land Development, LLC)

REPRESENTING THE PETITIONER:

John Nations, 16150 Main Circle Drive, Chesterfield, MO – available for questions.

Mr. Nations, stated that the plan complies with the City of Chesterfield's ordinances, Comprehensive Plan, and satisfies the requirements of the PUD guidelines and design standards.

He noted several updates since the August 25, 2025 meeting, with the following revised percentages:

- Tree Preservation: 38% (updated)
- Common Ground: 32.5% (updated)
- Landscape Buffer (Provision): 30% (updated)

Mr. Nations requested that the language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 – Streets.

He wanted to clarify the developers' responsibilities for the future improvements required to Church Road as outlined by City Code.

DISCUSSION:

Commissioner Choate noted that the narrative states lots will exceed 22,000 sq. ft.; however, Mr. Nations clarified all lots comply with 21,780 sq. ft. The PUD request was discussed, with Mr. Nations explaining it was necessary due to topography requirements and allows homes to be placed with maximum buffers from boundaries and surrounding developments.

Landscaping will be installed throughout the development, and the homes will feature architectural designs exceeding typical standards. The stream buffer impact has been isolated. No changes are planned for the three (3) homes adjacent to the church, as this is the first phase of development. The commissioners' biggest concern was the PUD not showing any traditional amenities; Mr. Nations responded that sidewalks, buffering, and neighborhood enhancements are included, with planned improvements to the church and cemetery. The Commissioners requested follow-up on historical recognition within the development. The subdivision will have a single access point via Strecker Road.

SPEAKERS IN FAVOR:

- Doris Frazier, 17077 Church Road, Chesterfield, MO
- Maria Frazier, 601 Norton Avenue, Kirkwood, MO (Daughter of: Doris Frazier)
- Kristi Murdoch, 1515 Amandale Drive, University City, MO (Daughter of: Doris Frazier)
- Chris Johnson, 2113 Greenheath Drive, Florissant, MO

SPEAKERS IN OPPOSITION:

- Larin Singer, 1625 Bridgeway Drive, Chesterfield, MO

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS: None.

VIII. UNFINISHED BUSINESS:

- A. P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** A request to rezone from an “E-1/2” Estate District to a “PUD” Planned Unit Development for a 56.31-acre tract of land located north of Strecker Road and east of Church Road.

Commissioner Marino made a motion to recommend approval of P.Z. 05-2025 Westland Acres (Provision Land Development, LLC) with following condition:

The language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 Streets.

The motion was seconded by Commissioner Choate.

DISCUSSION:

Justin Wyse, Director of Planning discussed siltation control and the Lake Protection Bond.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Marino, Commissioner Rodermund,
Chair Tilman**

**Nay: Commissioner Harris, Commissioner Midgley
Commissioner Staniforth, Commissioner Wuennenberg**

The motion passed by a vote of 5 to 4.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT:

The meeting adjourned at 8:29 p.m.

Gail Choate, Secretary

Planning Commission Staff Report

Project type: Amended Architectural Elevations

Meeting Date: November 24, 2025

From: Shilpi Bharti, Planner 

Location: 13490 Olive Blvd.

Description: **13490 Olive Blvd. (Take 5 Oil Change):** Amended Architectural Elevations for an existing vehicle service center facility located on a 0.40-acre tract of land, zoned "C2" Shopping District with Conditional Use Permit No. 17.

PROPOSAL SUMMARY

TR,i Architects has submitted Amended Architectural Elevations for an existing vehicle service facility located south of Olive Blvd. The existing building is constructed of brick with an aluminum panel band along the upper portion. The applicant proposes to repaint the building and remove the aluminum panels. No other changes to the site are proposed.

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, St. Louis County approved Conditional Use Permit No. 183 in 1970 to allow a gas station on the site. In 1995, the City of Chesterfield granted a Conditional Use Permit No. 17 for a vehicle service station. That same year, the Chesterfield Planning Commission approved the Architectural Elevations, Site Development Plan, and Landscape Plan for the property.

In 2009, an Amended Architectural Elevation was approved by the Planning Commission.

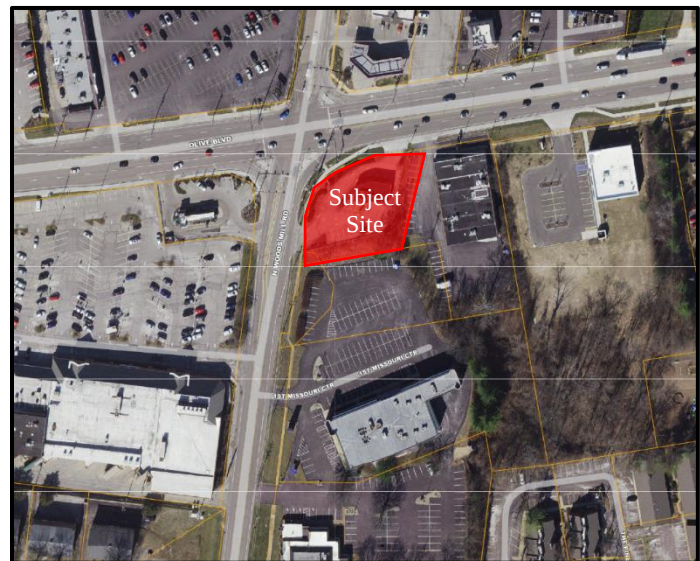


Figure 1: Subject Site

STAFF ANALYSIS

The proposed modifications to the elevations are being done for the new tenant “Take 5 Oil Change”. The proposed changes include repainting the existing brick and removing the aluminum panels band. There are no modifications to the previously approved Site Development Plan. Site access is provided from South Woods Mill Road and Olive Blvd. The subject property is zoned C-2 Shopping District under the terms and conditions of City of Chesterfield Conditional Use Permit No. 17.

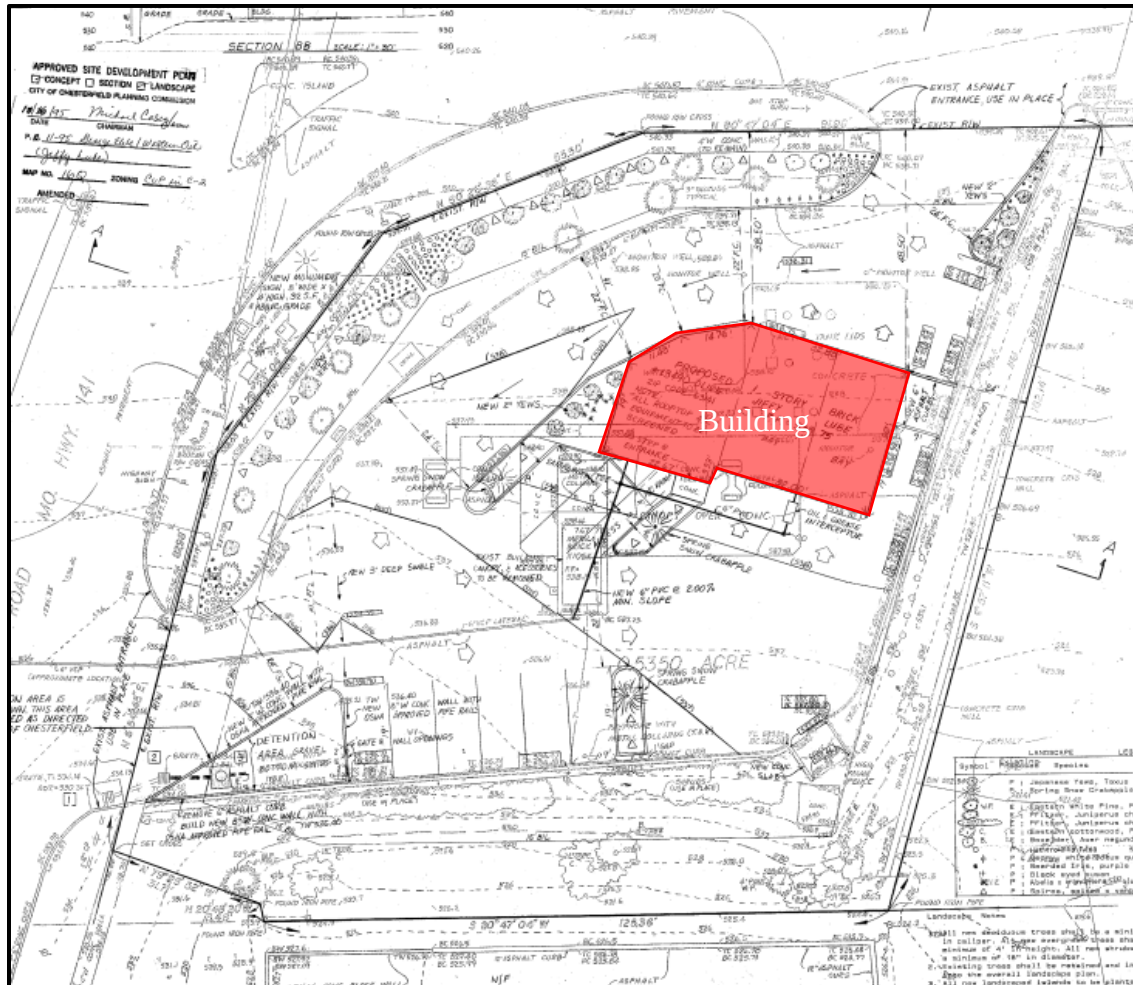


Figure 2: Previously approved Site Plan

Elevations

All four (4) sides of the building façades are proposed to be wrapped in four (4) different colors. The upper brick portion will be painted Positive Red, followed by a cream-colored painted brick band. The dominant color on all sides will be painted Stonebriar, and the base brick will be finished in Sturdy Brown color. Additionally, new decorative accents are proposed near the overhead doors on the north elevation.

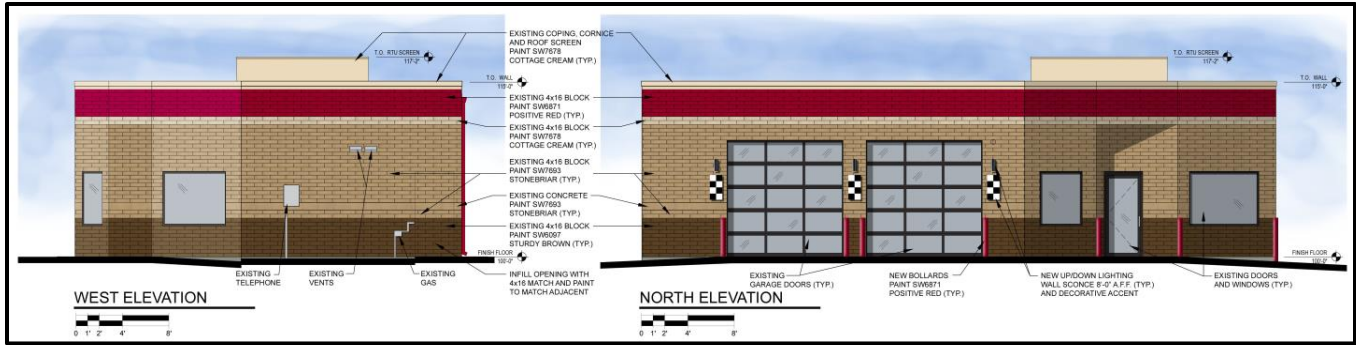


Figure 3: West and North Elevation



Figure 4: South and East Elevations

Lighting

The applicant is proposing new wall pack lights on the north and south elevations. The north elevation is proposed to have three (3) wall sconces mounted at a height of 8 feet. The south elevation will have an LED wall pack with a remote battery pack. The cylindrical sconce proposed on the north elevation is not fully shielded and will require 2/3rd vote of Planning Commission approval.



Figure 5: Proposed wall pack light fixture

ARB Meeting Report

The project was reviewed by the Architectural Review Board on November 13, 2025. The Board forwarded the project to Planning Commission with a recommendation for approval with three (3) conditions:

1. The existing pavement must be resealed.
2. Updates and maintenance must be made to the existing trash enclosure if it is not in working condition.
3. The existing roof-mounted satellite equipment must be removed.

The applicant committed to addressing all three conditions by providing a note on the elevation. Staff will ensure that the ARB conditions are addressed prior to releasing the occupancy permit.

Rendering



Figure 6: Existing view of building from Olive Blvd.



Figure 7: Proposed view of the building from Olive Blvd.

DEPARTMENTAL INPUT

Staff has reviewed the proposal and found the project to be in compliance with the City's Unified Development Code, site-specific ordinance, and recommendation from the Architectural Review Board. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Architectural Elevations for 13490 Olive Blvd.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations for 13490 Olive Blvd. (Take 5 Oil Change), as presented."
- 2) "I move to approve the Amended Architectural Elevations for 13490 Olive Blvd. (Take 5 Oil Change) with the following conditions..."

Attachments

1. Amended Architectural Elevations Packet Submittal



November 4, 2025

Ms. Shilpi Bharti
City Planner
City of Chesterfield

**Re: Take 5 – 13490 Olive Blvd.
TR,i Project #: 25-070
ARCHITECT'S STATEMENT OF DESIGN**

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: The proposed development involves the renovation of an existing quick lube oil change facility building for use as a new, similar quick lube oil change operation. The property is located at 13490 Olive Boulevard, at the southeast corner of Olive Boulevard and North Woods Mill Road. Vehicular access to the site currently exists from both Olive Boulevard and North Woods Mill Road, with each access limited to right-in/right-out movements due to existing medians that extend beyond the curb cuts. Pedestrian access is provided via public sidewalks located within or adjacent to the rights-of-way along both fronting streets. The trash service area is located at the southeast rear corner of the site—the point farthest from both public rights-of-way—and is fully screened within an existing fenced enclosure. The compact site accommodates eight parking spaces and features drive aisles that circulate around the building.
2. Circulation system and access: The site includes existing public sidewalks along the perimeter, as well as accessible routes from the designated handicap parking spaces to the building entrance. The building's use is limited to motor vehicle servicing, and as such, there are no pedestrian crosswalks connecting the public sidewalks directly to the building, since customers remain in their vehicles during service. The public sidewalk network does, however, provide connectivity to adjacent developments. Vehicular circulation is provided around the entire building, with access to both Olive Boulevard and North Woods Mill Road via right-in/right-out curb cuts. Landscaping is incorporated along both rights-of-way and around the site perimeter to buffer the use from neighboring properties and enhance the visual appearance of the development. There is no bicycle rack currently located on the site.

3. Topography: The development will utilize the existing topography and parking lot configuration. The parking area is generally flat, with grade transitions occurring within the landscaped buffer areas along the south and east property lines. The site slopes downward to the south, where it adjoins a lower adjacent property, and existing retaining walls along the east side of the lot maintain the grade differential, holding the building/parking lot above the neighboring site to the east.
4. Retaining walls: There are existing retaining walls along the east side of the site that elevate the parking lot above the adjacent development to the east. The wall heights are minimized through the use of a landscape buffer area sloped at approximately 3:1 from the top of the walls up to the edge of the parking lot. The retaining system consists of two wall types: the front portion nearest Olive Boulevard is constructed of tan modular block units, while the rear portion is composed of precast concrete horizontal panels with decorative rock infill. Both walls are existing and will remain as part of the site improvements.

General requirements for building design:

1. Scale: The existing building is situated within a developed commercial area, bordered by a retail building to the east, a two-story First Bank office to the south, and a drive-thru-only Starbucks across North Woods Mill Road to the west. The building's size, scale, and height are consistent with the surrounding developments, allowing it to blend seamlessly into the existing context. The architectural design incorporates wall offsets and lower exterior soffits at the main entry to create a pedestrian-scale experience. Windows are placed and proportioned at human scale, enhancing the approachability of the façade. The design also features projecting wall elements on the three primary elevations to break up the massing, while contrasting color variations are used to establish visual rhythm and interest across the building exterior.
2. Design: The building design and finishes are coordinated on all sides of the building. The building walls on the main three elevations includes multiple offsets in the exterior wall and material color changes to provide articulation of the building façade. The building façade includes multiple colors and material textures to provide interest. The materials primarily include painted masonry and aluminum storefront.
3. Materials and Colors: Earth tone finishes are used throughout the exterior design that are neutral and compatible with many other palettes. The materials include painted masonry, aluminum storefront, and clear glass.
4. Landscape design and screening: Landscaping is existing and is used along the street to create connectivity to adjacent sites. Within the site landscaping is used to screen the service areas and soften the building's base where it meets the site.
5. Signage: It is understood that signage is reviewed separately.
6. Lighting: All exterior lighting will be fully cut off and will adhere to Chesterfields UDC. Cut sheets of the new building mounted lighting are included for review, they complement the buildings style.
7. Existing Structures: The proposed renovation refreshes the existing building façade. New decorative wall sconce lighting have also been added to update the building's façade. This

Ms. Shilpi Bharti
City of Chesterfield
ARCHITECT'S STATEMENT OF DESIGN
Page 3
November 4, 2025

project does not include any additions to the building, only minor modifications to the existing structure.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "JP Kaiser-Kotke". The signature is fluid and cursive, with the first part being a stylized "JP" and the second part being "Kaiser-Kotke".

Jeffrey P. Kaiser
Senior Project Manager



EXISTING

PAINT COLORS



SW 6871
POSITIVE RED



SW 7678
COTTAGE CREAM



SW 7693
STONEBRIAR

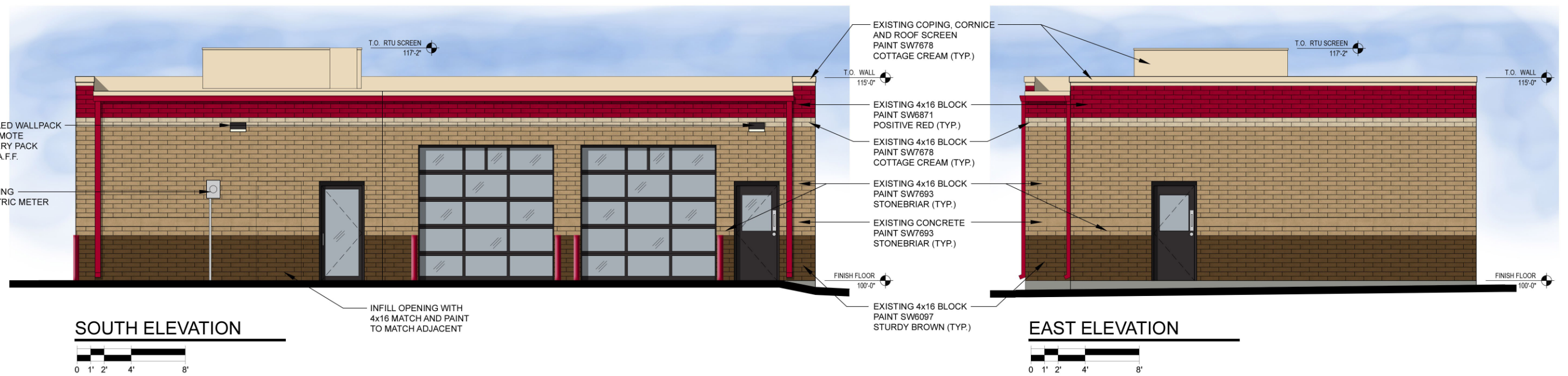
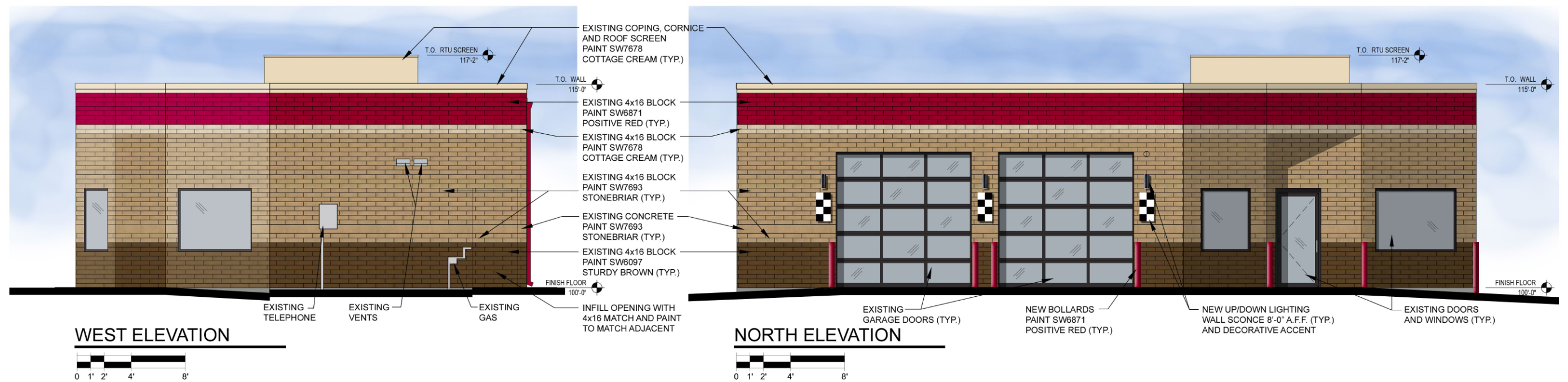


SW 6097
STURDY BROWN



PROPOSED

TAKE 5 OIL CHANGE
13490 OLIVE BLVD.



- GENERAL NOTES:**
1. We will reseal the existing parking lot.
 2. We will update and maintain the existing trash enclosure and ensure it is in working condition.
 3. We will remove the existing roof-mounted satellite equipment.

TAKE 5 OIL CHANGE 13490 OLIVE BLVD.

Cylinder Outdoor Wall Light 2-Light

11310BKTLED

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SPECIFICATIONS

Certifications/Qualifications	
ADA Compliant	No
Prop65	No
Dark Sky Compliant	No
Location Rating	Wet
kichler.com/warranty	

Dimensions	
Height	12.25"
Width	5"
Height From Center Of Wall Opening (Spec Sheet)	6.21"
Depth	6.5"
Weight	2.625 LBS
Canopy Height	5"
Canopy Width	5"
Canopy Depth	2.25"

Electrical	
Input Voltage	120 V

Light Source	
Light Source	Integrated LED
Lamp Included	Integrated
# Of Bulbs/LED Modules	2
Max Or Nominal Watt	20 W
Max Wattage/Range	20
Dimmable	Yes

Photometrics	
Color Rendering Index	90
Color Temperature Range	3000 K
Delivered Lumens	925
Delivered Efficacy (Lumens/Watt)	51

Mounting/Installation	
Interior/Exterior	Exterior Product
Mounting Style	WALL MOUNT
Mounting Weight	2.63 LBS
Install Glass Up Or Down	Both
Modular	Yes
Lead Wire Length	6

FIXTURE ATTRIBUTES

Housing/Glass	
Primary Material	EPMM

Product/Ordering Information	
Sku	11310BKTLED
Finish	Textured Black
UPC	783927545297

Finishes	
	Textured Black



ALSO IN THIS FAMILY



WSQ LED Architectural Wall Sconce



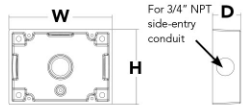
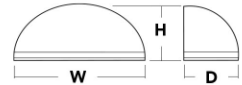
Inverted available with WLU option only.

Specifications Luminaire

Height:	9-3/8" (23.8 cm)
Width:	18" (45.7 cm)
Depth:	9" (22.8 cm)
Weight:	17 lbs (7.7 kg)

Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)

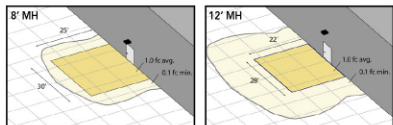


Ordering Information

WSQ LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSQ LED	P1	30K	SR2 Type II	MVOLT ¹	Shipped included (blank)	Shipped installed	DOBXD Dark bronze
	P2	40K	SR3 Type III	120	Surface mount	PE Photoelectric cell, button type ^{1,3}	DBLXD Black
	P3	40K	SR3 Type III	208	Shipped separately ²	SF Single fuse (120, 277, 347V) ⁴	DNAXD Natural aluminum
	P4	50K	SR4 Type IV	240	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) ⁴	DWHXD White
				277		DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DSSXD Sandstone
				347		E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C) ¹	DOBTXD Textured dark bronze
				480		E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C) ⁵	DBLTXD Textured black
						WLU Wet location door for up orientation ⁶	DNATXD Textured natural aluminum
						PIR Motion/ambient light sensor ⁷	DWHGXD Textured white
						DS Dual switching ⁸	DSSTXD Textured sandstone
						SPD Separate Surge Protection ⁹	
						Shipped separately	
						VG Vandal guard	
						WG Wire guard	

Emergency Battery Operation

The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.



NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Not available with 480V option.
- 3 PE option is voltage specific.
- 4 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
- 5 Not available with 347V or 480V. Not available with WLU.
- 6 WLU not available with PIR, E20WC or E10WH.
- 7 When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
- 8 Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- 9 See electrical section on page 2 for more details.



Commercial Outdoor

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com
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WSQ-LED
Rev. 11/21/22



Commercial Outdoor

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WSQ-LED
Rev. 11/21/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

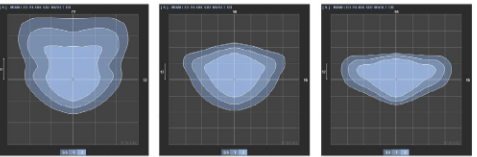
Performance Package	System Watts (MVOLT)	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
		SR2	2,943	101	3,139	108	3,214	110
P2	29W	SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
		SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
P3	40W	SR4	4,377	111	4,667	119	4,779	122
		SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings							
	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time	
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min	
*PIR USES SF0D 7							

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSQ LED homepage](http://www.lithonia.com).

Isocandela plots for the WSQ LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 8 high-efficiency LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 kV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 44°C (112°F).

Ambient	Normalized Lumen Multiplier
0°C	1.05
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MRW LED P4 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

Electrical Load

Power Package	Systems Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.28	0.25	0.19	0.14

UP/DOWN LIGHTING WALL SCONCE

LED WALL PACK W/ REMOTE BATTERY PACK



ARCHITECTS
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144

CHESTERFIELD
25-070

MISSOURI
11-04-2025

TAKE 5 OIL CHANGE
13490 OLIVE BLVD.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Public Hearing Report

Meeting Date: November 24, 2025

From: Isaak Simmers, Planner

Location: 16632 Old Chesterfield Road

Description: **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** A request to rezone from “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

PROPOSAL SUMMARY

Lauren Strutman, on behalf of the Lauren Strutman Trust, submitted a request to rezone a tract of land being Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. Said request is a petition to rezone from “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay. Ms. Strutman purchased the property in April 2025 with the intent of improving the “Old Chesterfield” area, which she has been a part of for 26 years.



Figure 1: Subject Site

SITE HISTORY

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. Per the applicant, the subject site was listed as Non-Contributing on the National Register of Historic Places for the Burkhardt Historic District. This was due to the numerous alterations to the structure made by the previous owner that were found to be a detriment to the existing historic streetscape. Per the applicant, many of the non-historic alterations have been removed and the applicant has future plans to reverse additional non-historic changes pending the City’s consideration of the petition. The buildings status was changed to Contributing by the State Historic Preservation Office and the National Parks Service in Washington D.C. in September 2025.

DISTRICT INFORMATION

“PC” Planned Commercial District

The City of Chesterfield provides a character description of this area in Section 405.03.040(C) of the Unified Development Code. The regulations of the PC District offer a method for commercial and limited light industrial development, and allows for innovation that promotes well-designed developments through flexibility in applying certain zoning standards.

Landmark and Preservation Area (LPA)

Nominations for an LPA or H designation may be submitted only by the property owner or a City Council member. These designations aim to preserve Chesterfield’s historically, architecturally, culturally, or archaeologically significant sites while encouraging their restoration and adaptive reuse. The City may offer incentives, such as variances for parking, setbacks, or open space to support preservation. See Section 405.03.050(E) of the Unified Development Code for details.

REQUEST

Approval of this petition would establish a new “PC” Planned Commercial District with a Landmark and Preservation Area overlay. The new district will generate a new site-specific ordinance and Attachment A, which is included in the Staff packet for the Commission. The applicant requests the following permitted uses within the “PC” Planned Commercial District: Office – General, Retail Sales Establishment – Neighborhood, and Professional and Technical Service Facility. The total building floor area shall not exceed 2,000 gross square feet, approximately equal to the existing structures’ combined square footage. The maximum height of all structures shall not exceed that of the tallest existing structure on the site, and a minimum of 35% open space shall be maintained within the development. No building or structure shall be permitted within the following setbacks: 30 feet from the right-of-way of Old Chesterfield Road, 4 feet from each side property line, and 40 feet from the rear property line. A total of six (6) off-street parking spaces shall be provided, including one (1) ADA-compliant space. In addition, two (2) off-street parking spaces shall be permitted within the existing accessory structure, exclusive of the six (6) spaces located outside the accessory structure. Please see the draft Attachment A for more information.

As per Code (<https://ecode360.com/35255535>), the applicant included a Preliminary Development Plan with their submittal. The plan depicts the existing site conditions used as the base to draft the site specific development criteria in the attached draft Attachment A.



Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 06-2025 16632 Old Chesterfield Road. The following options have been provided to the Commission for your consideration relative to this petition:

1. "I move to make a recommendation to approve (or deny) P.Z. 06-2025 16632 Old Chesterfield Road, as presented."
2. "I move to make a recommendation to approve P.Z. 06-2025 16632 Old Chesterfield Road with the following conditions..."

1. Attachment A
2. Preliminary Development Plan
3. Narrative
4. Historic Registry Listing

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) procedure shall be:
 - a. Office - general
 - b. Retail sales establishment – neighborhood
 - c. Professional and technical service facility
2. The above uses in this “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) procedure shall be restricted as follows:
 - a. The uses permitted shall be contained within the existing house and one (1) accessory structure.
3. Hours of Operation.
 - a. Hours of operation for this “PC” District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 2,000 gross square feet.
2. Height
 - a. The maximum height of all structures shall not exceed that of the existing tallest structure.
3. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. 30 feet from the right-of-way of Old Chesterfield Road.
- b. 4 feet from each side boundary of the PC District.
- c. 40 feet from the rear boundary of the PC District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. A total of six (6) off-street parking spaces shall be permitted, including one (1) space that is ADA-compliant.
- b. Two (2) off-street parking spaces shall be permitted within the existing accessory structure, exclusive of the six (6) parking spaces permitted outside of the accessory structure.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction-related parking shall be allowed within the Old Chesterfield Road right-of-way. All construction-related parking shall be on-site.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code unless otherwise specified in this Attachment A.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of

Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan, and adequate driveway spacing and site distance shall be provided, as directed by the City of Chesterfield.
2. Provide cross access easements and temporary slope construction license or other appropriate legal instruments or agreements guaranteeing permanent access between this development and all adjacent properties as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and/or the St. Louis County Department of Transportation. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a Special Cash Escrow for construction of a future 5' wide sidewalk along the Old Chesterfield Road property frontage.
4. Provide and/or maintain positive roadside drainage along the entire Old Chesterfield Road property frontage to ensure adequate stormwater drainage from the roadway.
5. Obtain approvals from the City of Chesterfield and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. Additional right-of-way and road improvements shall be provided, as required by the City of Chesterfield.

7. A six-foot Sidewalk, Maintenance, and Utility Easement shall be required along Old Chesterfield Road. A Special Cash Escrow may be accepted in lieu of constructing the sidewalk, and the easement will be dedicated for public use. The sidewalk within the easement will be privately maintained, and a recorded copy of the easement will be required prior to MZA approval.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
3. Storm water shall be as approved by the City of Chesterfield, the Metropolitan St. Louis Sewer District, as appropriate.
4. Detention/retention, channel protection, and water quality measures are to be provided in each watershed as required by the City of Chesterfield, and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.

5. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
6. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling shall be provided in accordance with Chapter 235 of City code.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit Application to the City of Chesterfield for approval. The Floodplain Development Permit must be approved prior to the approval of a Grading Permit or Improvement Plans. An Elevation Certificate will be required for any structure located within the Special Flood Hazard Area or the Supplemental Protection Area.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the applicable Traffic Generation Assessment (TGA) area as established by City of Chesterfield Ordinance 3207 or amendments thereafter.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

Allowable credits for required improvements will be awarded as directed by the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

V. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



September 30, 2025

Project Narrative for 16632 Old Chesterfield Road, the Andrew and Georgia Fick House

I purchased this building in April of 2025 with the intent of improving the "Old Chesterfield" area, which I have been a part of for 26 years. The existing condition of the building, and numerous alterations to it, made this building a detriment to the existing historic streetscape. The previous owner owned the property for over 40 years, and altered the house in the early 1980's to try to make it appear to be a contemporary design. Original windows, doors and millwork were removed, diagonal cedar siding was attached and glued to the existing brick and stucco exterior of the house. A number of years after that, yellow vinyl siding, and white aluminum trim were then applied to the house, over the cedar.

When the "Burkhardt Historic District" was listed on The National Register of Historic Places in 2006, the building was listed as "Non Contributing" to the district due to the numerous changes that had been made to it. Many of the previous alterations on the exterior of the house have recently been removed, and additional work is planned to reverse the non historic alterations. Due to this, and after a lengthy application process, the building's status was changed by the State Historic Preservation office, and the National Park Service in Washington DC, to be listed on the National Register of Historic places on 9/22/2025.

The restoration and adaptive re-use of this building for office or small scale retail use is consistent with the City of Chesterfield's comprehensive plan, and consistent with the zoning and uses surrounding the building. The house has been used for over 40 years for office use and has an existing parking lot, but it was never zoned or remodeled for this use. The building will be brought up to current St. Louis County codes for the proposed uses.

No trees are planned to be disturbed or removed.

I appreciate your time and consideration of my request to rezone this property for "PC" and "LPA" use.

Thanks, 

Lauren Strutman



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

2025-052

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
49854

1. Historic Property Name Andrew and Georgia Fick House

Street 16632 Old Chesterfield Road

City Chesterfield County St. Louis County State MO Zip 63017

Name of Historic District or National Register property Burkhardt Historic District (Boundary Increase 1)

☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Debbie Sheals Company Building Preservation LLC

Street 29 S. 9th St., Suite 210 City Columbia State MO

Zip 65201 Telephone (573) 874-3779 Email Address debsheals@gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lauren Strutman Trustee Signature *Lauren Str* Date 8/19/2025

Applicant Entity Owner SSN 491-72-6516 or TIN _____

Street 16120 Walnut Hill Farm Drive City Chesterfield State MO

Zip 63005 Telephone (636) 778-7015 Email Address Laurens@Lsa-stl.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☒ NPS Comments Attached

Supplementary Listing Record

NRIS Reference Number: 06000330

Date Listed:

Property Name: Burkhardt Historic District (Boundary Increase)

County: St. Louis

State: MO

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

Roger J. Reed

Signature of the Keeper

September 22, 2025

Date of Action

=====
Amended Items in Nomination:

Description Section 7

Andrew Fick House, 16632 Old Chesterfield Rd.

Built circa 1930, the property is within the period of significance of 1918-1946 under Criterion A for Community Planning & Development and C for Architecture. The 2006 boundary expansion lists this property as noncontributing due to nonhistoric alterations. In particular, the enclosure of the front porch, alterations to windows, and application of cedar siding. Subsequently, vinyl siding was added, including over sections of brick walls on the front bay. In 2025, vinyl siding was removed, the original porch corner post exposed, and the double window opening in the front bay restored. Although rehabilitation work has not been completed, the house retains sufficient integrity in terms of character-defining features as a bungalow in a block of bungalows.

The property now contributes to the historic district.

Tax Credit Project #49854.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY

16632 OLD CHESTERFIELD ROAD

LOT 4 AND PART OF LOT 12 OF BURKHARDT PLACE

PLAT BOOK: 12, PAGE: 94

ST. LOUIS COUNTY, MISSOURI

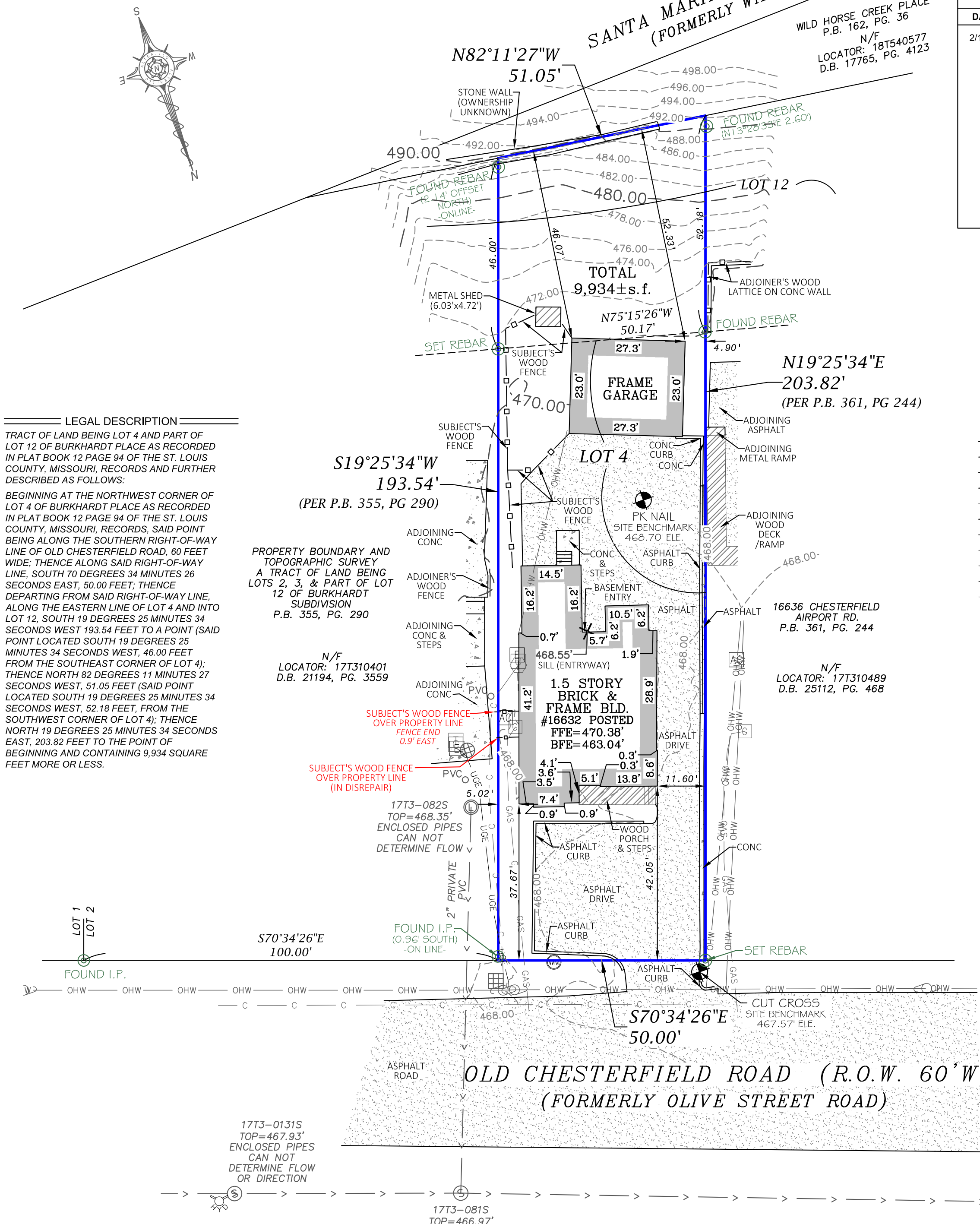
SANTA MARIA DRIVE (R.O.W. 40' W)
(FORMERLY WILD HORSE ROAD)

WILD HORSE CREEK PLACE
P.B. 162, PG. 36
N/F
LOCATOR: 18T540577
D.B. 17765, PG. 4123

MISSOURI ONE CALL		TICKET NO.	REQUEST DATE:
		250382709	2/7/25
DATE	UTILITY	COMPANY	RESPONSE
2/16/25	ELECTRIC	AMEREN MISSOURI ELECTRIC	MARKED
	FO, TEL, TV	ATT DISTRIBUTION	MARKED
	E, FO, TV	CHARTER COMMUNICATIONS	MARKED
	FO	EXTENET SYSTEMS LLC	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	CLEAR / NO CONFLICT
	TEL	MCI	CLEAR / NO CONFLICT
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT

LEGEND			
	SANITARY MANHOLE		CABLE BOX
	SANITARY LIFT STATION		ELECTRIC METER
	AREA INLET		AIR CONDITIONING UNIT
	PVC PIPE CAP		UTILITY POLE
	DRAIN		TELEPHONE BOX
	GRATED INLET		TELEPHONE PEDESTAL
	GAS METER		SPOT ELEVATION
	WATER METER		
	WATER VALVE		
	FIRE HYDRANT		
	CHAIN FENCE		BOUNDARY LINE
	EASEMENT LINE		WOOD/VINYL FENCE
	SETBACK LINE		METAL FENCE
	PARCEL LINE		WIRE FENCE
	U.S. SURVEY/SECTION LINE		BUILDING FOOTPRINT
	CENTERLINE		10' CONTOUR LINE
	SANITARY SEWER		2' CONTOUR LINE
	OVERHEAD WIRE		NATURAL GAS LINE
	UNDERGROUND ELECTRIC LINE		UNDERGROUND TELEPHONE LINE
	WATER LINE		STORM SEWER LINE
	FIBER OPTIC LINE		TELEVISION LINE

- SURVEYOR'S NOTES**
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
 - REAR SITE BENCHMARK: ELEVATION = 468.70'. PK NAIL IN ASPHALT NEAR THE FRONT OF THE GARAGE. FRONT SITE BENCHMARK: ELEVATION = 467.57'. CUT CROSS IN ASPHALT DRIVE NEAR THE NORTHWEST CORNER OF THE SITE.
 - ANY UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM ABOVE GROUND OBSERVATIONS ONLY. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
 - BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 17, 2025 WITH THE FOLLOWING PARAMETERS:
ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS1258813930 (CORS-ID MOOF)
N (Y) = 324131.152 (METERS)
E (X) = 232983.491 (METERS)
ELEVATION = 497.01'
COMBINED FACTOR = 0.99993690
VERTICAL DATUM: NAVD88 (GEOID12B)
 - THE SUBJECT TRACT CONTAINS A TOTAL OF 0.23 ACRES MORE OR LESS (9,934 SQUARE FEET MORE OR LESS).

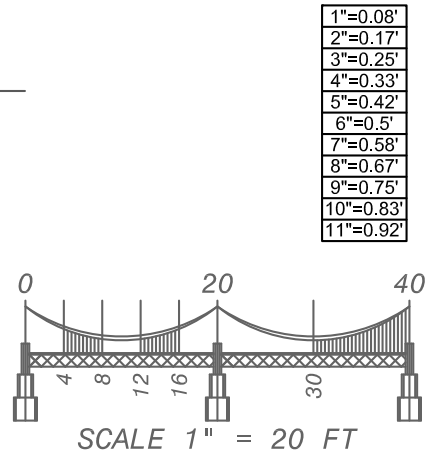


SOURCE OF RECORD INFORMATION
GENERAL WARRANTY DEED RECORDED IN DEED BOOK 18784, PAGE 612 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. PARCEL NUMBER 177310104.

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY INVESTORS TITLE COMPANY, INC. WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT/FILE NUMBER 783390, DATED JANUARY 31, 2025.

MONUMENTATION			
	FOUND/ SET SEMI-PERMANENT MONUMENT		FOUND/ SET NOTCH
	FOUND/ SET PERMANENT MONUMENT		FOUND/ SET ARROW
	FOUND/ SET CROSS		SET STAKE
	FOUND/ SET ANCHOR		SITE BENCHMARK

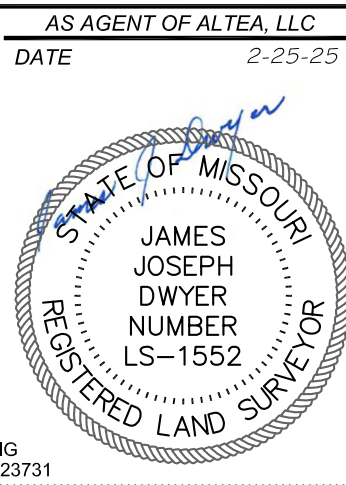
NOTE:
DUE TO THE PRESENCE OF SNOW ON THE GROUND AT THE TIME OF SURVEY SOME IMPROVEMENTS TO THIS PROPERTY MAY NOT HAVE BEEN VISIBLE AND MAY NOT BE SHOWN HEREON.



SHEET IDENTIFICATION		
BOUNDARY & TOPO		
PROJECT NUMBER		
25-0238-O-T-U2		
1 OF 1	FIELD CREW:	CLS
	SURVEYED:	2/14/2025
	DRAFTER:	LD/SY
	DRAFTED:	2/18/2025
	REVIEWER:	BLH
1 OF 1	REVIEWED:	2/18/2025

SURVEYOR'S STATEMENT
AT THE REQUEST OF LAUREN STRUTMAN, INVESTORS TITLE COMPANY INC., AND WESTCOR LAND TITLE INSURANCE COMPANY, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2025, EXECUTED A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY OF LOT 4 AND PART OF LOT 12 OF BURKHARDT PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731



ABBREVIATIONS
I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK
N/F=NOW OR FORMERLY C/L=CENTERLINE S.F.=SQUARE FEET
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCH MARK
ESMT.=EASEMENT ELE=ELEVATION BLD=BUILDING FL=FLOWLINE
FFE=FINISHED FLOOR ELE BFE=BASEMENT FLOOR ELE

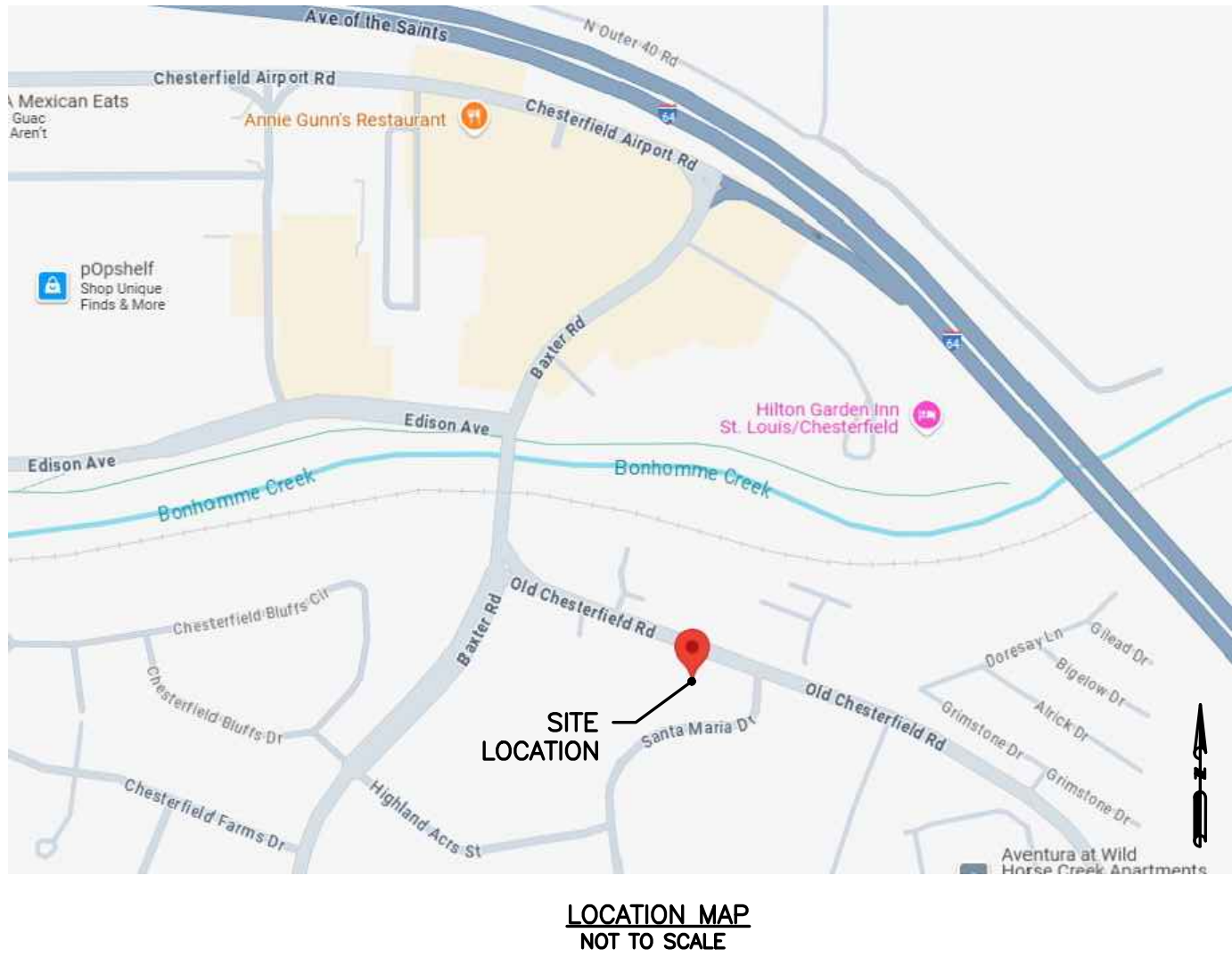
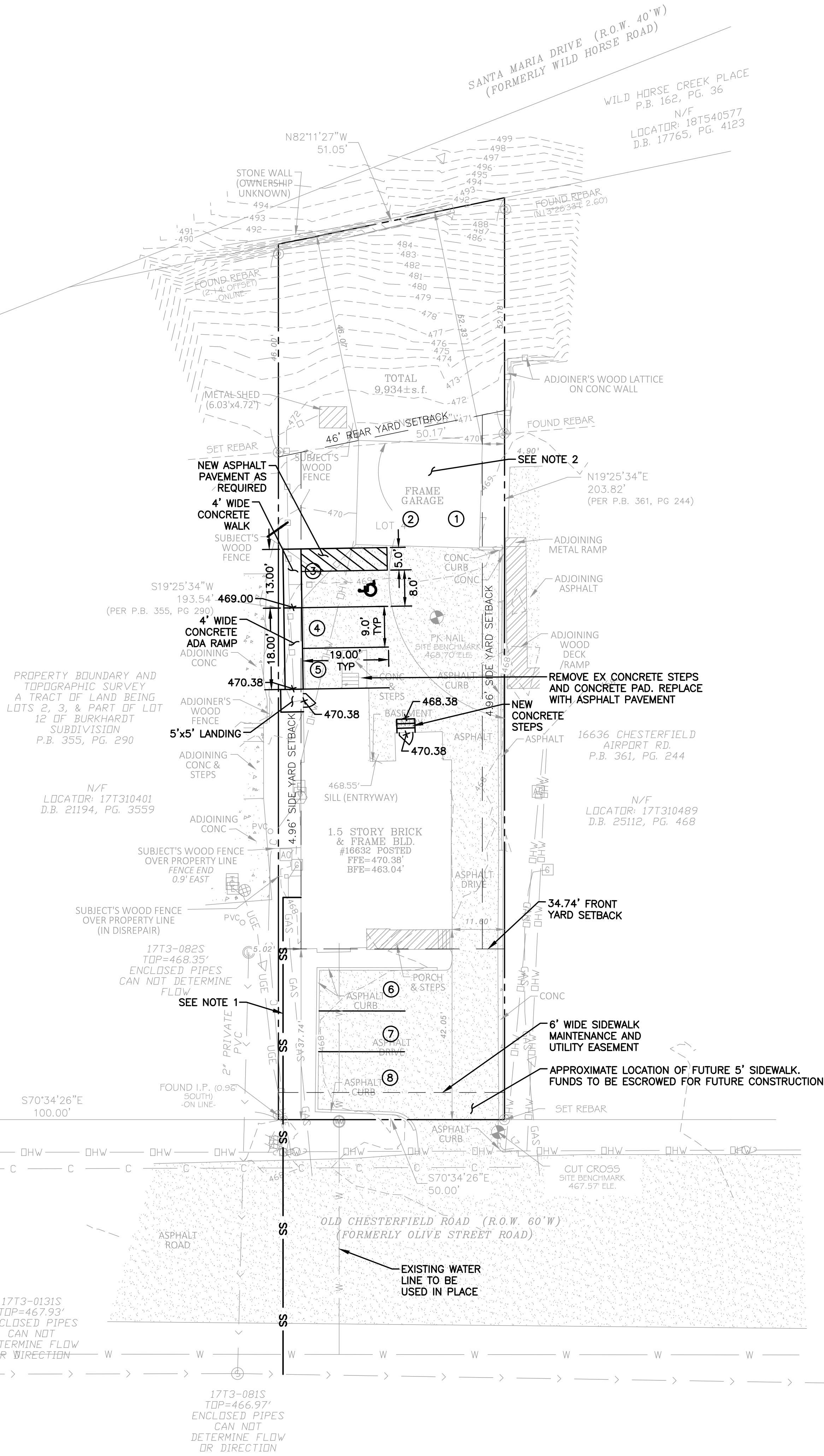
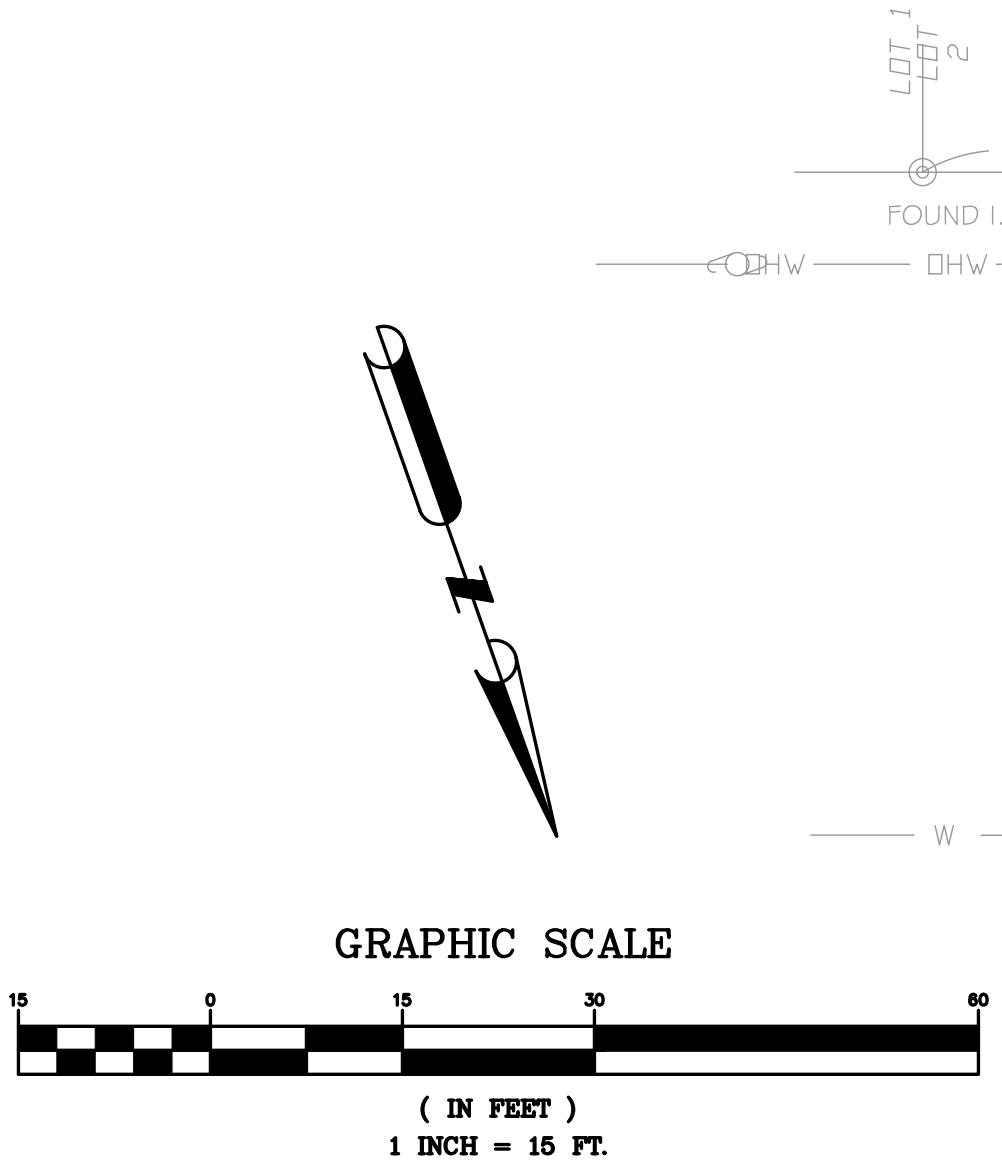
ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEA.LLC.COM
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PRELIMINARY DEVELOPMENT PLAN

CHESTERFIELD MANDATORY NOTES:

1. NOTIFY THE CITY OF CHESTERFIELD DEPARTMENT OF PLANNING, PUBLIC WORKS & PARKS (636-537-4761) 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
3. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
4. ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
5. SOFT SOILS FROM THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHALL NOT BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.
6. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
7. DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
8. ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD AND THE MODNR.
9. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
10. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
11. ALL LOTS SHALL BE SEEDED AND MULCHED OR SODDED BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PLANNING, PUBLIC WORKS AND PARKS IN CASES OF UNDUE HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS. IF THE LOT IS TO BE SEEDED AND MULCHED, IT SHALL BE DONE IN A MANNER THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY'S "SEDIMENT & EROSION CONTROL GUIDELINES."

LEGEND	
	SANITARY MANHOLE
	SANITARY LIFT STATION
	AREA INLET
	PVC PIPE CAP
	DRAIN
	GRADED INLET
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CHAIN FENCE
	EASEMENT LINE
	SETBACK LINE
	PARCEL LINE
	U.S. SURVEY SECTION LINE
	CENTERLINE
	SANITARY SEWER
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	FIBER OPTIC LINE
	CABLE BOX
	ELECTRIC METER
	AIR CONDITIONING UNIT
	UTILITY POLE
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	SPOT ELEVATION
	BOUNDARY LINE
	WOOD/VINYL/METAL FENCE
	WIRE FENCE
	BUILDING FOOTPRINT
	10' CONTOUR LINE
	2' CONTOUR LINE
	NATURAL GAS LINE
	UNDERGROUND TELEPHONE LINE
	STORM SEWER LINE
	CABLE TELEVISION LINE



NOTES:

1. LOT 4 SHALL INSTALL A GRINDER PUMP THAT WILL DISCHARGE INTO AN EXISTING 3" FORCEMAIN ON THE NORTH SIDE OF OLD CHESTERFIELD ROAD. GRINDER PUMP TO BE DESIGNED BY OTHERS.
2. EXISTING FRAME GARAGE IS TO REMAIN IN PLACE AND USED FOR PARKING
3. NO CONSTRUCTION PARKING SHALL BE PERMITTED ON OLD CHESTERFIELD ROAD
4. NO SIGNAGE IS PLANNED AT THIS TIME
5. THE NEAREST MAJOR STREET INTERSECTION IS WEST 650 FEET TO BAXTER AND OLD CHESTERFIELD ROAD
6. ZONING DISTRICT: PC/LPA (PLANNED COMMERCIAL/LANDMARK AND PRESERVATION AREA)
TOWNSHIP: 45 NORTH
RANGE: 4 EAST
SCHOOL DISTRICT: 110 ROCKWOOD R-6
FIRE DISTRICT: MONARCH
WATER COMPANY: MISSOURI AMERICAN WATER
7. ALL UTILITIES WILL BE PLACED UNDERGROUND
8. ORDINANCE NUMBER:
9. SUBDIVISION NAME: BURKHARDT PLACE SUBDIVISION
10. PROPOSED USE: OFFICE BUILDING OR NEIGHBORHOOD RETAIL

OPEN SPACE CALCS

TOTAL AREA = 0.228 ACRES
BUILDING AREA = 0.051 ACRES
IMPERVIOUS AREA = 0.086 ACRES
PERVIOUS AREA = 0.091 ACRES

OPEN SPACE = 39.9%

PARKING CALCS

3.3 PER THOUSAND FOR OFFICE USE
4 PER THOUSAND FOR RETAIL SALES
ESTABLISHMENT NEIGHBORHOOD
8 TOTAL SPACES REQUIRED

FLOOR AREA RATIO (F.A.R.)

16632 OLD CHESTERFIELD RD
1936 SF TOTAL GROSS FLOOR AREA
9934 SF TOTAL SITE AREA

F.A.R. = 1936 / 9934 = 19.5%

NOT FOR CONSTRUCTION

PROJECT REVISION:	
NO.	DESCRIPTION:
1	DATE: 06-03-25 FOR REVIEW
2	09-26-25 CLIENT COMMENTS
3	11-17-25 CITY COMMENTS

16632 Old Chesterfield Rd.
Chesterfield, MO 63017

DATE: 06-03-25
DRAFTED BY: MB
APPRVD. BY: KB

SHEET TITLE:
SITEPLAN

SHEET NUMBER:
C1

PROJECT NO: 25-1037