



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, March 9, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)**: An ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

The public may speak on this item tonight. There will be no vote taken tonight.

- B. **P.Z. 01-2026 City of Chesterfield (Unified Development Code, Attachment 4)**: An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING SUMMARY

- A. Approval of February 23, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Chesterfield Village Mall, Lot 3B**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-

acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

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.

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

Planning Commission Public Hearing Report

Meeting Date: March 9th, 2026

From: Alyssa Ahner, Senior Planner

Location: 14319 Olive Blvd

Description: **P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** An ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

PROPOSAL OVERVIEW

Scott and Shelley Ririe, property owners of 14319 Olive Blvd also known as Old House at Hog Hollow, have requested an ordinance amendment for an existing Landmark and Preservation Area (LPA) and Historic District. The current governing ordinances, Ordinance 819 and Ordinance 1960, contain regulations for hours of operation and the use of the outdoor space. More specifically, retail is allowed to operate from 7:00 am to 6:00 pm seven days a week while the restaurant is allowed to operate from 7:00 am to 4:00 pm seven days a week. All permitted uses must be contained within the primary structure.



The first piece of this request is to extend the hours of operation for both restaurant and retail until 7:00 pm. The second and last piece of this request is to allow the use of the existing outdoor deck and patio area for customer seating and food service.

HISTORY OF SUBJECT SITE

1965: Site was zoned “NU” Non-Urban District with the adoption of the St. Louis County Zoning Ordinance.

1981: A request to rezone from “NU” Non-Urban to “C8” Planned Commercial District was denied “due to the desire not to establish a precedent for commercial rezoning along this portion of Olive Blvd”.

- 1983: A Landmark and Preservation Area (LPA) was requested in conjunction with P.C. 77-83 to allow retail shops and a restaurant in the existing residence. The proposal included an outdoor garden seating area as well as the sale of wine and beer. Planning Commission recommended approval by a vote 6-3 with the majority noting the landmark characteristics of the property. The proposal was referred to Public Improvements Committee (PIC) and a recommendation of denial was made.
- 1984: Petitioner met with members of neighborhood associations in the area and modified their original request. P.C. 120-84 requested a Landmark and Preservation Area (LPA) in addition to permitting retail and restaurant uses. The restaurant was limited to 25 seats and would be located entirely within the residence. The hours of operation would be 10:00 a.m. to 4:00 p.m. Monday through Saturday. Planning Commission recommended approval. On October 16th, 1984, St. Louis County Council made a motion to approve Ordinance No. 11,734.
- 1990: Ordinance 444 was approved by City of Chesterfield City Council. This ordinance amended St. Louis County Ordinance 11,734 which allowed the expansion of the tea room area from 25 seats to 45 seats; restricted the specified total commercial area to a maximum of 2,004 square feet; permitted a maximum of 4 parking spaces along the north side of the existing structure; specified that the parking area landscape screening was to include evergreen trees; and, amended the hours of operation from 10:00 a.m. to 4:00 p.m. Monday through Saturday to 7:00 a.m. to 4:00 p.m. seven days a week. Ordinance 482 was approved later that year permitting the sale of wine and beer, by the drink, for consumption on the premises.
- 1993: After switching ownership, a request was made to amend the hours of operation. For a limited time, the hours of operation for the retail use would be from 7:00 a.m. to 5:00 p.m. Upon completion of Olive Blvd improvements, the hours of operations for the retail use would be from 7:00 a.m. to 6:00 p.m. The hours of operation for the restaurant use would be limited from 7:00 a.m. to 4:00 p.m. seven days a week. Planning Commission passed a motion to approve by a vote of 8-0. The proposal was referred to Planning and Zoning Committee (now Planning & Public Works Committee) and a motion to approve passed by a vote of 3-0. City Council passed a motion to approve on August 16th. This became Ordinance 819.
- 2001: Ordinance 1719 established a Landmarks and Preservation Ordinance of the City of Chesterfield to include a Landmarks Preservation Committee.
- 2003: Ordinance 1960 establishing a landmark designation and design guidelines for the subject site was approved.
- 2022: A request was made to rezone the site to "PC" Planned Commercial in order to obtain additional permitted uses. During this review process, a notice of violation was sent to the property owner for modifications that were made to the site and structure without going through the appropriate City review processes. A Site Development Plan was submitted and approval was obtained retroactively following review by Chesterfield Historic Landmark Preservation Committee and Planning Commission. The rezoning, running concurrently with the Site Development Plan, was reviewed by Planning Commission on February 13th, 2023 and motion to recommend approval failed by a vote of 0-8. In accordance with Section 405.02.190 Appeals and Protest, the petitioner filed an appeal with the City Council. On May 15th, 2023, following review of the appeal by Planning & Public Works Committee and City Council, a motion to recommend approval failed by a vote of 0-8.
- 2025: An ordinance amendment was submitted. However, due to an open violation, the request could not continue past sufficiency review. It was communicated that a new application could be submitted

upon the violation being addressed with Municipal Court. This was resolved in January of 2026 which led to the submittal of the current ordinance amendment.

STAFF ANALYSIS & SUMMARY

To summarize the request, the ordinance amendment is being requested in order to extend the hours of operation and to allow use of the outdoor space. There are no changes to the physical site being requested. The ordinance amendment only has the ability to modify the zoning regulations. Following a public hearing, staff will send a results letter to the petitioner detailing any major themes of discussion and request responses to any questions that were left unanswered. Following the submittal of a response letter from the petitioner, staff will work on a new Attachment A which would consolidate the current governing ordinances and include the new requests. The ordinance amendment will then be brought back before the Planning Commission for a vote. Should a motion to recommend approval pass, then the request will continue forward to Planning & Public Works Committee and City Council for review. Should a motion to recommend approval fail, the petitioner has the option to appeal the decision.

Attachments:

1. Petitioner's Narrative Statement
2. Existing Approved Site Development Plan

Subject: RE: Ordinance Amendment - Old House in Hog Hollow
Sent: 2/11/2026, 11:07:28 AM
From: oldhousehh@gmail.com<oldhousehh@gmail.com>
To: Alyssa Ahner
Cc: 'cscott.ririe'; Justin Wyse; 'angiew415'; 'Old House In Hog Hollow Old House In Hog Hollow'

Good Morning Ayssa,

Per your request:

Old House in Hog Hollow requests to amend the current ordinance governing the operating hours and permitted use of the outside areas for the wine bar/caf?. The request is intended to support the continued sustainability and responsible growth of our small-scale wine bar/caf? and event venue for our customers.

The current operating hours significantly limit the business’s ability to capture normal dining demand, particularly early evening service when customer activity is strongest. While the Old House experiences strong food sales during permitted hours, the restricted time window prevents efficient use of staffing, food preparation, and facility operations. Extending service until 7pm would promote revenue growth, strengthen business stability and support continued local investment. The requested closing time of 7pm represents a modest extension. The amendment is designed to balance economic sustainability with neighborhood consideration, minimizing impacts related to traffic, noise and late evening activity.

Customers continue to request outside seating as the weather permits. Many Chesterfield restaurants in the area are permitted to use their outside patios, gardens, etc. Allowing service on the existing outdoor decks and patio areas enhances customer experience by providing a beautiful space for them to enjoy the weather while dining and is consistent with typical wine bar/caf? experience. Outdoor seating aligns with the Old House character and encourages community gathering in a controlled and regulated environment.

Hours of Operation Request: Expand our dining service until 7pm. Currently we are open 11am to 4pm Wednesday through Sunday for dining indoors and selling retail only until 6pm.

Outdoor Service and Use – Requesting use of our outdoor decks and patio areas for customer seating and food service until 7pm

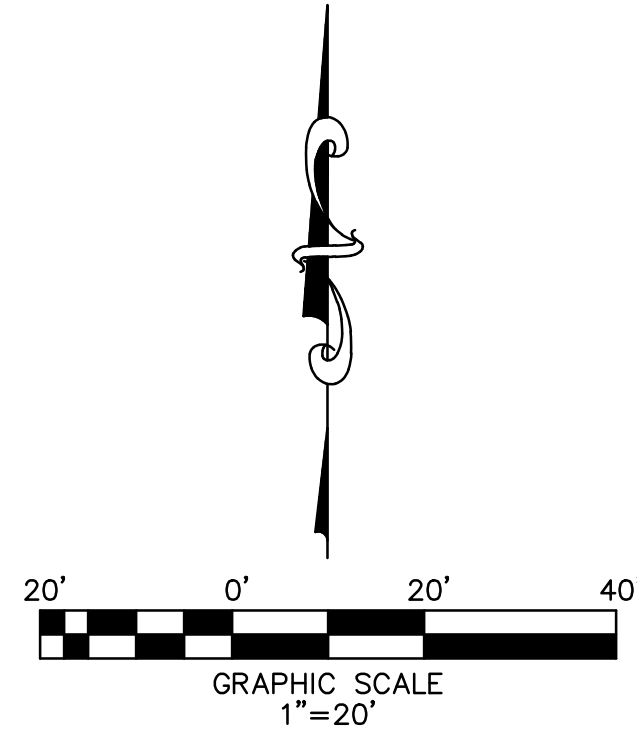
Overall, the proposed changes represent a practical operational adjustment that supports business viability, community economic benefit, and responsible use of the Old House in Hog Hollow. In addition, the Old House owners and management recognize the value of maintaining a positive relationship with neighboring properties and the surrounding area. We are committed to maintaining open communication and addressing any concerns promptly.

Scott will drop off the required fee so we can get this request moving.

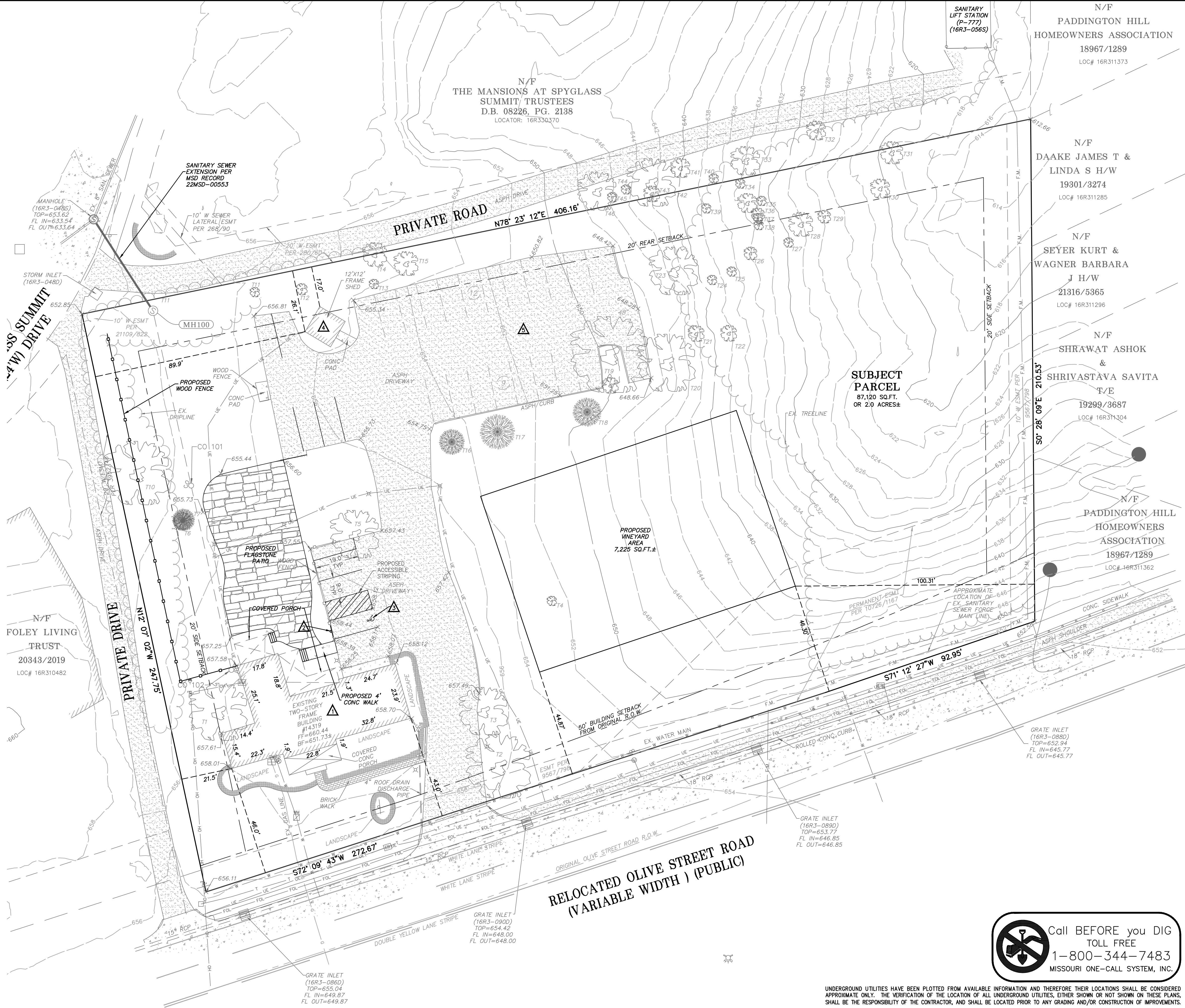
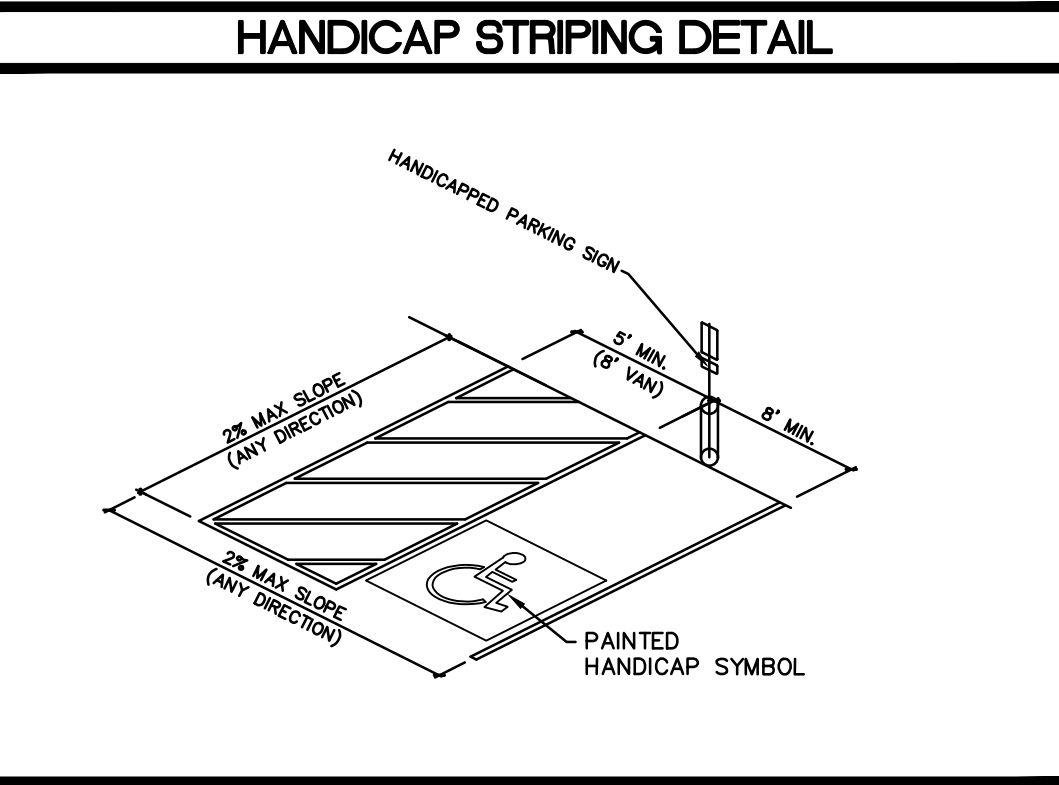
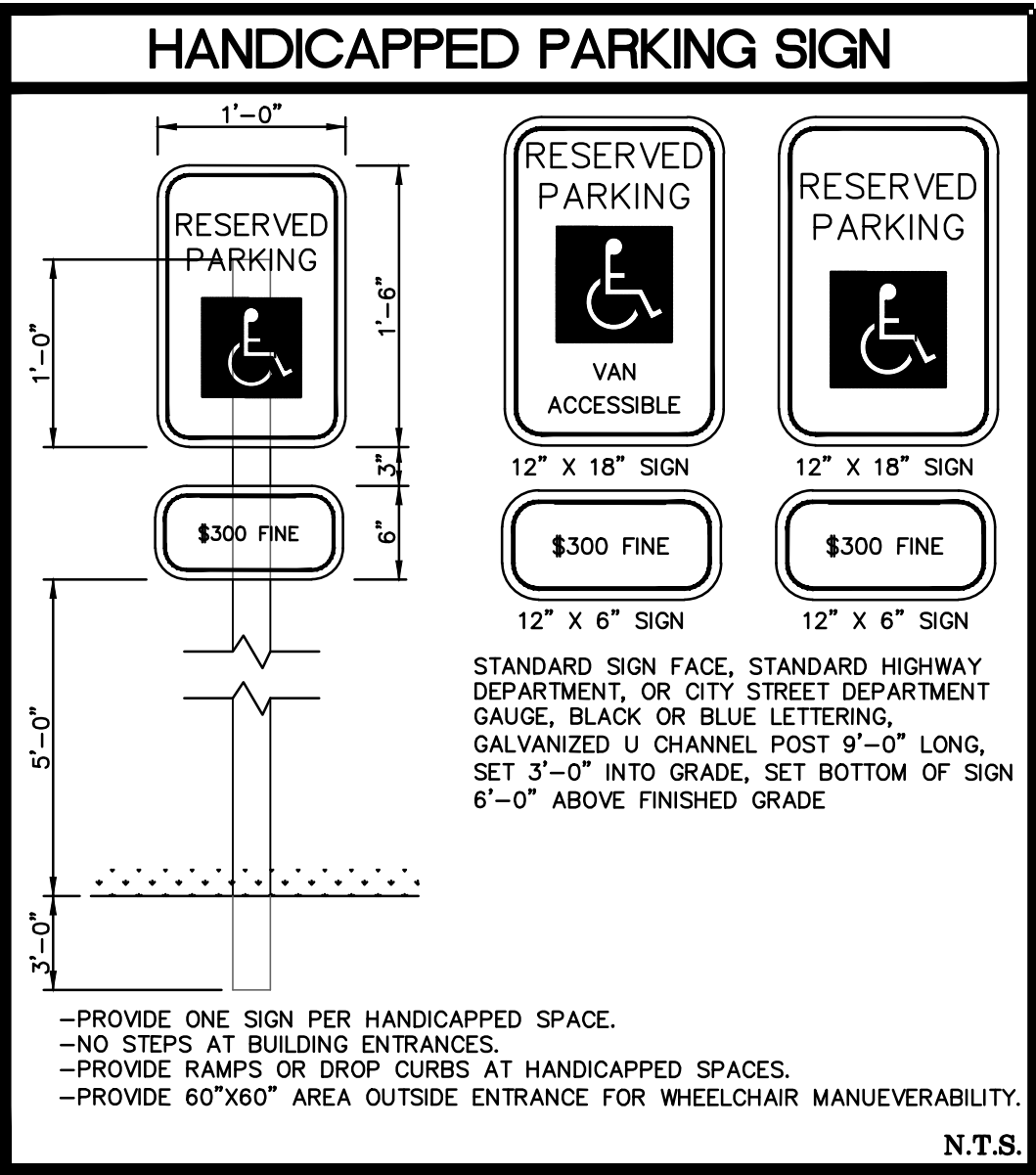
We appreciate your time and consideration. We are happy to answer any questions or provide additional information as needed.

Thank you!

Angie LaRosa White
General Manager
Old House in Hog Hollow
[Redacted]
[Redacted]

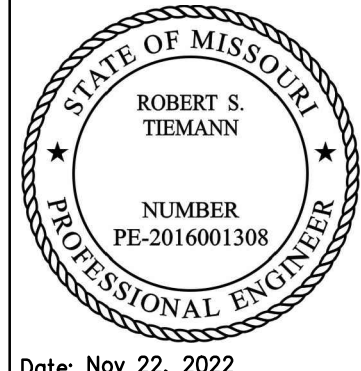


- KEYED NOTES**
- EXISTING BUILDING WITH PROPOSED INTERIOR RENOVATION FOR RETAIL SHOP WITH OFFICE AND STORAGE AREA FOR OPERATIONS OF BUSINESS
 - PROPOSED ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE. SEE DETAIL ON THIS SHEET
 - PROPOSED ACCESSIBLE PARKING STRIPING. SEE DETAIL ON THIS SHEET
 - EXISTING ACCESSORY STRUCTURE TO BE USED FOR STORAGE OF RETAIL PRODUCTS.
 - EXISTING PARKING LOT TO BE USED IN PLACE



THD DESIGN GROUP, INC.
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148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005
TEL: 636-294-2972
FAX: 636-294-3027
WEB: www.thdgroup.com
Corporate Certificate of Authority #2011004415

14319 OLIVE BLVD
SITE PLAN
SITE DEVELOPMENT PLAN



Date: Nov 22, 2022
Robert Tiemann
License No. PE-2016001308
Civil Engineer
PROJECT NUMBER: 21-5118
DATE: 11/22/2022
DRAWN BY: MLP

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.



IV.B.

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Public Hearing and Vote Report

Meeting Date: March 9, 2026

From: Isaak Simmers, Planner

Location: City of Chesterfield Unified Development Code (UDC)

Description: **P.Z. 01-2026 City of Chesterfield (Unified Development Code, Attachment 4):** An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

PROPOSAL SUMMARY

Staff was directed by the Planning and Public Works Committee to review the Unified Development Code (UDC) provisions to address ongoing concerns related to the visual impact, organization, and operational safety of outdoor storage and display areas associated with commercial uses, particularly automobile dealerships and vehicle repair and service facilities.

The proposed amendment establishes development and design criteria for the access, location, screening, landscaping, scale, and site design of outdoor storage and display areas. These provisions provide citable language to ensure that such areas are integrated into overall site planning, are proportionate to operational needs, and are designed to minimize visual impacts on adjacent properties and public rights-of-way. The regulations also require defined boundaries and organized layouts to prevent the encroachment of inventory into parking areas, access drives, and required setbacks.

A Public Hearing will be held on March 9th, 2026 regarding the proposed changes. The purpose of the public hearing is to give the public and the Planning Commission the opportunity to provide feedback on the proposed regulations. Once additional feedback is given, staff will prepare the amendments to present for discussion and, ultimately, a recommendation to the City Council on proposed changes.

Attachment:
Article 4, Attachment 4 (table)

UNIFIED DEVELOPMENT CODE

405 Attachment 4

City of Chesterfield

Site and Building Design

[CC 1990 Ch. 31, Attach. 4; Ord. No. 2801, § 3 (Exh. A), 6-16-2014; Ord. No. 2954 § 2, 6-5-2017; Ord. No. 3139, 2-16-2021]

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Use architectural elements and materials matching the front facade on the sides and rear of the structure where the facade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces and materials or designs that cause glare. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing or driveway parking locations to provide transitions when adjacent to a different land use or residential density.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas	Express architecturally the individual dwelling units within the building. Utilize color, material and plane changes to articulate facades. Avoid monotonous or institutional designs. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Respect the scale, proportion and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Screen utility meters, and surface transformer switching pads.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

UNIFIED DEVELOPMENT CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines so as to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas and play equipment architecturally into the building design.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit in with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Car Wash and Fuel Stations	See "General Requirements for Building Design" Section 405.04.010(D) of this Article	Provide a structural or strong design element to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of prefabricated or pre-designed buildings is discouraged. If used, adapt the design so as to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design prefabricated or pre-designed buildings, if used, so as to have a scale and proportions compatible with adjacent development.	Avoid multiple structures on the site Situates car wash openings away from the street
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or architecturally incorporate outdoor shopping cart storage into the design.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan if allowed.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Outdoor Storage and Display Areas	Outdoor storage and display areas shall be located to provide safe, efficient vehicular and pedestrian access without interfering with building entrances or site circulation. Access points shall be clearly defined and limited to minimize conflicts with vehicles, pedestrians, and loading activities.	Outdoor storage and display areas shall be located to minimize visual impacts on public streets, adjacent properties, and primary building façades where appropriate. Display areas intended for public viewing may be located in more visible areas, while outdoor storage areas should generally be sited to the side or rear of buildings, and screened.	Landscaping and screening shall be used to reduce visual impacts, enhance site appearance, and ensure compatibility with surrounding development. Screening shall be designed as an integrated site and building element and not as an afterthought.	The size of outdoor storage and display areas shall be proportional to the overall lot area. Adequate area shall remain for circulation, parking, landscaping, and required setbacks. Outdoor areas shall be sized to reflect demonstrated operational needs, avoiding excessive or unused space.	Outdoor storage and display areas shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of materials or display items into parking areas, access drives, or required setbacks. Outdoor storage areas shall not function as residual or leftover spaces.
Automobile Dealership and Vehicle Repair and Service Facilities	See "General Requirements for Building Design" Section 405.04.010(D) of this Article, and Access for Outdoor Storage and Display Areas of this attachment.	Display areas intended for public viewing may be located in visible areas while inventory should generally be sited to the side or rear of buildings and screened. Automobile dealerships and repair and service facilities shall be screened from I-64.	Landscaping and screening shall be used to reduce visual impacts of large inventories stored on site, and enhance site appearance. Display areas shall be landscaped.	Outdoor areas shall be sized to reflect demonstrated operational needs, avoiding excessive or overcrowded parking areas.	Areas for automobile dealership inventory and vehicles awaiting service shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of inventory or vehicles awaiting service into parking areas and access drives.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 23, 2026**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Allison Harris

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 Merrell Hansen, Ward IV, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the February 9, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth.

Commissioner Chohan made a motion to amend the motion with the following corrections:

- On Page 2, the last comment from Commissioner Chohan: “Transportation” should be “Traffic.”
- On Page 3, the last comment lists Commissioner Bilgram; it should be Commissioner Rodermund.

The Motion was seconded by Commissioner Midgley and passed as amended by a voice vote of 8 to 0.

VI. PUBLIC COMMENT:

1. Brett Loveless, 680 Meramec Station Rd. Valley Park, MO representing the petitioner for Westland Acres 2026 TPP – available for questions.

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

- A. **Westland Acres 2026 TPP**: A Tree Preservation Plan and Tree Stand Delineation for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road.

Commissioner Marino made a motion recommending approval of the Tree Preservation Plan and Tree Stand Delineation for Westland Acres 2026 TPP. The motion was seconded by Commissioner Staniforth.

DISCUSSION:

Discussion continued from the Site Plan Committee Meeting.

Chair Tilman summarized the 35% minimum tree canopy retention requirement. He explained that the developer is proposing to preserve exactly 35% of the existing tree canopy.

At this time, the Planning Commission has not completed its Site Plan review and does not have sufficient information to evaluate the potential impacts of utilities, street improvements, or other site modifications on the ability to retain the required 35% tree canopy.

The Commission discussed the possibility that the project could fall below the 35% minimum once tree removals and grading activities occur. Because a Site Plan has not yet been reviewed, it is unclear whether the developer will be able to meet the requirement.

As a result, the Commission discussed the potential need for a condition requiring resubmittal of the Tree Preservation Plan following the tree removals and approval of the Grading Plan. If the retained canopy falls below 35%, the developer would be required to return to the Planning Commission to present a remediation plan demonstrating how the project will achieve compliance with the 35% minimum tree canopy retention requirement.

Commissioner Marino agreed with Chair Tilman and stated that he has concerns as the proposal is exactly 35% minimum tree canopy requirement. He stated that it is reasonable to require resubmittal to ensure compliance.

Commissioner Wuennenberg asked about the procedural timing, specifically whether changes should be required at the time the Site Development Plan is presented if it does not meet the 35% requirement, or whether the process already accounts for that, or if the Commission would need to take separate action. Justin Wyse, Director of Planning clarified that including the condition would not be detrimental. He explained that if, prior to submission of the Site Plan, the developer is able to address the issue, that would be beneficial. However, including the condition would ensure the matter returns to the Commission if necessary.

Chair Tilman made a motion to amend the motion to include the following condition:

The applicant must resubmit the Tree Preservation Plan, along with any Code-required mitigation, to the Planning Commission for review if unavoidable tree removals result in

noncompliance with the approved Tree Preservation Plan.

The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 8 to 0.

DISCUSSION:

Commissioner Marino commented that the removal of tress will displace many bats and other wildlife, which provide environmental benefits. He noted that the purpose of being designated a "Tree City" extends beyond aesthetics to include protecting the environmental functions of trees, such as providing habitat of bats. He emphasized that efforts to mitigate wildlife displacement should be considered as the project progresses.

Councilmember Hansen added that choices can be made to address these impacts.

The vote on the original motion as amended passed by a voice vote by 8 to 0.

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT:

The meeting adjourned at 7:20 p.m.

Gail Choate, Secretary

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Planning Commission Staff Report

Meeting Date: March 9th, 2026

From: Alyssa Ahner, Senior Planner

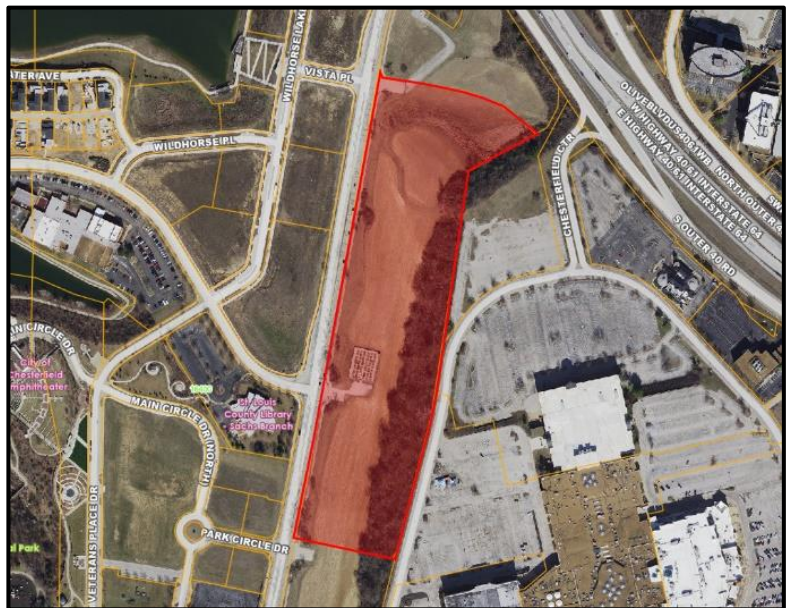
Location: East of Chesterfield Pkwy, south of Interstate 64, west of Chesterfield Center

Description: **Chesterfield Village Mall, Lot 3B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned “PC&R” Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. and NSPJ Architect’s, on behalf of Tristar Real Estate Acquisitions, LLC, have submitted plans for a multi-family residential development and the construction of multiple roadway extensions including Park Circle Drive, Burkhardt Place, and Vista Place.

The development consists of a total of 105 attached units split between 22 buildings. Of the 22 buildings, there are 8 different model types ranging from roughly 23’ to 32’ tall each comprised of 4, 5, or 6 units each with their own 2 car garage.



HISTORY OF SUBJECT SITE

Since Chesterfield’s incorporation, the subject site has remained undeveloped with the exception of a community garden. The site was part of the 2023 rezoning for Downtown Chesterfield and was designated for residential use up to 175 cumulative housing units along Chesterfield Parkway.

SITE RELATIONSHIPS

The subject site is surrounded by a mixed-use development, Wildhorse Village, to the northwest, the soon to be reconstructed St. Louis County Library to the west, a senior living facility to the south, and the overall mall redevelopment to the east.

While the parcels in Wildhorse Village along Chesterfield Parkway, as shaded in blue in Figure 1, are currently undeveloped, the zoning for that development defines those areas as “Category A” or “Urban Main Street Development Pattern”. They have a required 0’ – 30’ building line along the Parkway and are allowed a maximum building height of two (2) stories.

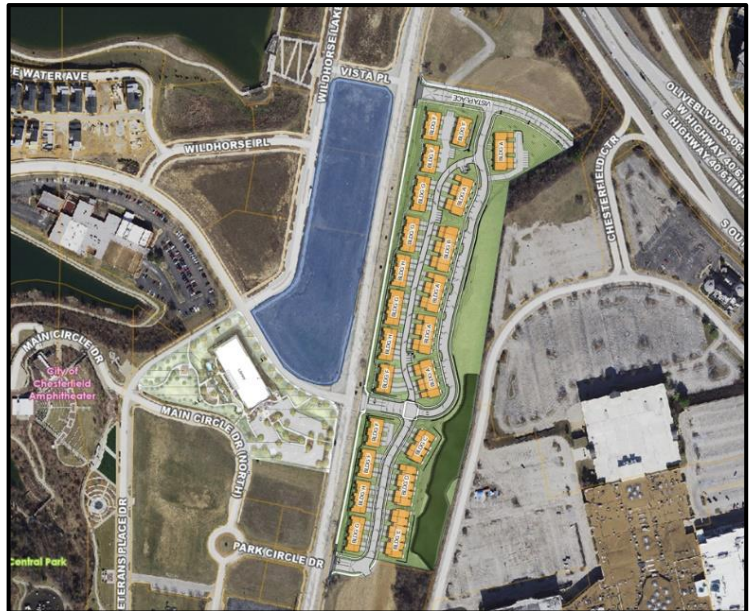


Figure 1: Relationship to nearby properties

The soon to be reconstructed St. Louis County Library will shift north from its current location on its site. The southern portion of the site will have a parking lot with a varying height retaining wall along the Parkway. The color site plan for the library has been dropped into the aerial shown in Figure 1 to show how the sites will interact with each other in the future.

The overall mall redevelopment to the east shares a border with the subject site, however, it is important to note that there is a substantial grade change which creates a natural separation between the two. The buildings that ultimately get constructed to the east will look downward onto the subject site.

TOPOGRAPHY & RETAINING WALLS

As previously mentioned, there is a substantial grade change on the site. The land near the Parkway is relatively flat while the grade continues to increase as you move east towards the existing vegetated hillside. Due to this grade change, there are several retaining walls planned as part of this redevelopment which have been highlighted in red in Figure 2.



Figure 2: Proposed retaining walls within the development

The proposed retaining walls along the Parkway will have varying heights from 1’ to 5’ tall which will help to facilitate the housing units sitting a few feet above Chesterfield Parkway. They will be constructed of concrete masonry unit’s (CMU’s) and will match the color of the stone on the buildings discussed later in this report. Ameristar Echelon Plus Ornamental Aluminum fencing in a black color will be utilized on any wall portion that is taller than 30” in height.

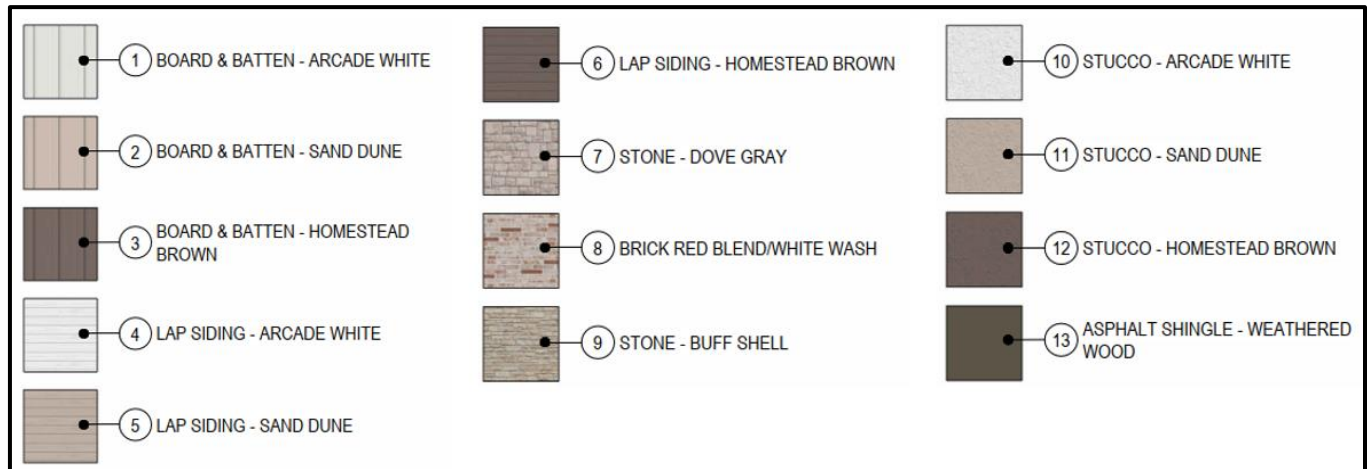
CIRCULATION, ACCESS, & PARKING

Building types C, D, and E are accessed only by their driveway which fronts onto Park Circle Drive. The rear of these building types back up to the vegetated hillside.

Per the site specific zoning ordinance, 1.5 parking spaces are required per unit. This results in a total of 158 spaces being required for this development. A total of 437 spaces will be constructed, however, its important to note that only 204 of these spaces may be included in the developments parking calculations. The parking spaces in each units two car garage are considered “tandem parking” or a parking space within a group of two (2) or more parking spaces arranged one behind the other counts as one space. Additionally, the twenty-four (24) on-street parking spaces constructed along the Burkhardt Place extension may also not be included in the calculations as they will be open to the public. Ultimately, the development meets the minimum parking requirements and the site-specific ordinance does not contain maximum parking allowances.

ELEVATIONS

The eight (8) building types share a mixture of brick, stone, board & batten siding, lap siding, and stucco. Due to the number of building types, please see the proposed materials in the image below and then the elevations of each building provided in the applicant's submittal attached to this report.



LANDSCAPE DESIGN & SCREENING

The site is required to adhere to the standard landscape requirements of the Unified Development Code. Street trees have been added along each roadway extension in addition to the alley. In the several areas where retaining walls run along a roadway, a mixture of shrubs have been added to help soften the visual impact. Shrubs have also been added to the sides of each building in order to screen the proposed ground mounted air conditioning units. The required 30' wide landscape buffer on Chesterfield Parkway has a variety of plantings – some of which run alongside the pedestrian path that leads to the individual units fronting the Parkway. Lastly, each unit is to be served by individual roll-off trash bins so, unlike many multi-family developments, there's not a shared trash enclosure area that requires screening.

LIGHTING

Streetlights have been provided for along each roadway extension and the alley. The proposed fixture, as shown in Figure 4, is the same fixture to be utilized by the remainder of the Downtown Chesterfield development.



Figure 4: Streetlight

ARCHITECTURAL REVIEW BOARD

The project was reviewed by Architectural Review Board on February 12th, 2026. The discussion focused on ensuring the development is compatible with the surroundings in addition to concerns about the retaining walls given there's quite a few of them and one is 20' tall. Ultimately, the Board made a motion to recommend approval with the following conditions:

- Provide the following color and material samples; modular concrete retaining wall, asphalt roof shingles, garage doors, window frames and shutters for Staff and ARB review.
- Provide additional landscape information for the north east hillside.

Since that time, the applicant revised the landscape plan to include a native prairie establishment area on the northeast hillside and also dropped off further material samples. Of the material samples, there was a concern with the block chosen for the retaining walls in that it lacked variation in color. The Board provided an example of a retaining wall within the vicinity that had warmer tones and also provided for greater variation in color. This example was shared with the applicant and they were comfortable modifying the stone to be similar.

DEPARTMENT INPUT

Staff requests review on the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B.

MOTION

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

“I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B as presented, with a recommendation for approval (or denial) to the appropriate approval body.”

“I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B to the appropriate approval body with a recommendation for approval with the following conditions...”

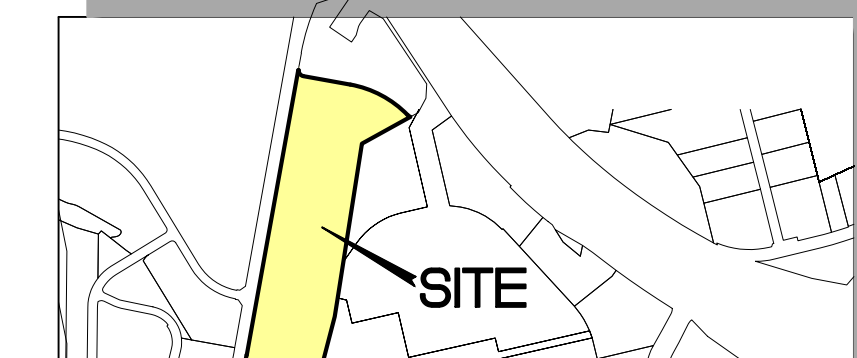
Attachments:

1. Site Development Section Plan Submittal
2. Color Site Plan
3. Architectural Elevations

TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
BOUNDARY ADJUSTMENT PLAT "CHESTERFIELD VILLAGE AREA A" PB 371, PGS. 492-493
BOUNDARY ADJUSTMENT PLAT "ADJUSTED LOT C101-C AND THE RESUBDIVISION
OF LOT 101F OF PARCEL C-101F (ADJ. NEW SECTION B)" - P.B. 372, PGS 373-374



DOWNTOWN CHESTERFIELD
SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK 372, PAGES 654-676 ON 12/24/2024
UNRECORDED SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK _____, PAGES _____
TRAFFIC IMPACT STUDY: PER LOCHMUELLER GROUP
"DOWNTOWN CHESTERFIELD TRAFFIC IMPACT STUDY PREPARED BY
LOCHMUELLER GROUP DATED MARCH 7, 2023 REVISED 7/24/23
GEO TECHNICAL REPORT: PER MIDWEST TESTING
REPORT TITLED "PRELIMINARY GEOTECH. EXPLORATION
MT JOB NO. 15518)
DOWNTOWN CHESTERFIELD, CHESTERFIELD, MO" DATED OCT. 2022
(WITH ADDITIONAL BORING INFO PROVIDED 3/19/2024)
T. LOUIS COUNTY PROJECT NO. AR-1768 / FEDERAL
PROJECT NO. STP-5410(632)
CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING PROJECT



LOCATION MAP
(NOT TO SCALE)

PARKWAY
9.81'
LOT

B
CONDOMINIUM VILLAGE LP
DEED BOOK PG. 2061
LOC # 1515C030

VISTA PL.

RELEASE LP
EQ. 2300 AC. 2267
LOC. F 18190030

EXISTING
NON-SIGNALIZED
INTERSECTION

LOT 3P
W/100' W/100' W/100'

3.06'

5.79'

EXISTING

LOT 100 ±
acres ±

144-56
107-30-17
107-30-18
107-30-19
107-30-20
107-30-21
107-30-22
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107-30-94
107-30-95
107-30-96
107-30-97
107-30-98
107-30-99
107-30-100

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100308

397.78'

46°12'20"

85.00'

N20°18'20"E

74.82'

N62°3'29"E

S33°54'11"E

L=20.37'

R=2929.85'

INTERSECTION

PROPERTY DESCRIPTION
LOT 3B

A tract of land being Lot 3B of the Boundary Adjustment Plat of Chesterfield Village Area "A" Phase One Plat Two, according to the plat thereof recorded in Plat Book 371 Page 492 of the St. Louis County Records, being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide with the northern line of Chesterfield Center, variable width, said point also being located on a curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33

seconds East, 45.90 feet; North 11 degrees 34 minutes 18 seconds East, 554.68 feet to the southwest corner of above said Lot 3B, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way line, North 11 degrees 34 minutes 18 seconds East, 180.54 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of 70.87 feet, and a chord which bears North 10 degrees 40 minutes 26 seconds East 70.87 feet and North 10

degrees 03 minutes 52 seconds East, 1,508.63 feet; thence departing said right-of-way line the following courses and distances: South 79 degrees 56 minutes 48 seconds East, 2.68 feet to the beginning of a non-tangent curve to the left having a radius of 29.00 feet; Along said curve with an arc length of 42.66 feet and a chord which bears South 37 degrees 47 minutes 41 seconds East, 38.92 feet to a point of tangency; South 79 degrees 56 minutes 27

342.43 feet and a chord which bears South 62 degrees 13 minutes 03 seconds East 337.00 feet; thence Southeasterly, a distance of 17.42 feet along a reverse curve to the left having a radius of 50.00 feet and a chord which bears South 54 degrees 28 minutes 39 seconds East, 17.34 feet to the to the eastern line of above said Chesterfield Village Area "A" Phase One Plat Two; thence along said eastern line the following: South 60 degrees

52 minutes 20 seconds west, a distance of 287.51 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet and South 14 degrees 25 minutes 19 seconds West, 499.18 feet to the beginning of a non-tangent curve to the right having a radius of 157.47 feet; thence departing said eastern line the following courses and distances: along said curve with an arc length of 36.99 feet and a chord which bears South 21 degrees 32 minutes 51 seconds West, 36.90 feet; South 28 degrees 24 minutes 34 seconds West, 15.95 feet and North 78 degrees 25

minutes 56 seconds West, 371.08 feet to the POINT OF BEGINNING.

Containing 732,786 square feet or 16.822 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during November 2025.

SHEET LEGEND	
C1.0	SDSP - LOT 3B "VILLAS AT DOWNTOWN CHESTERFIELD"
C2.0	SDSP - SITE AND GRADING PLAN

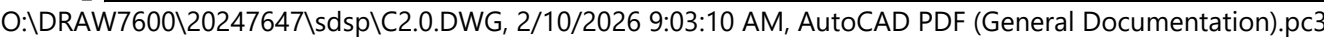
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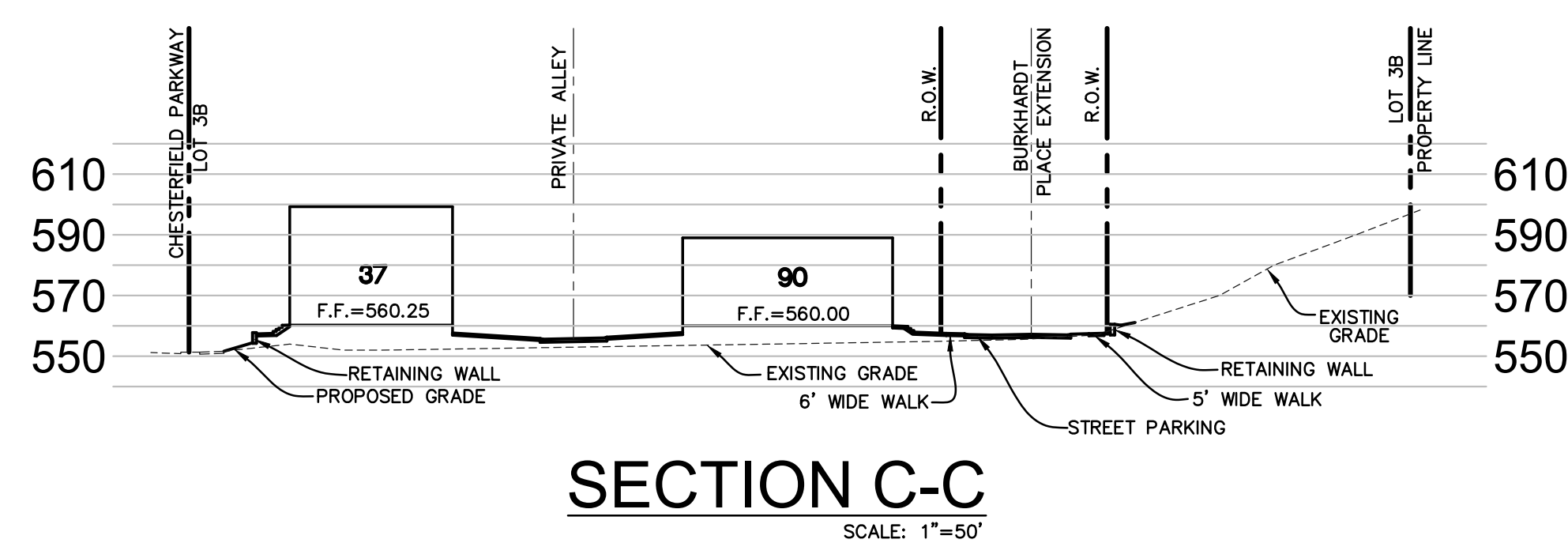
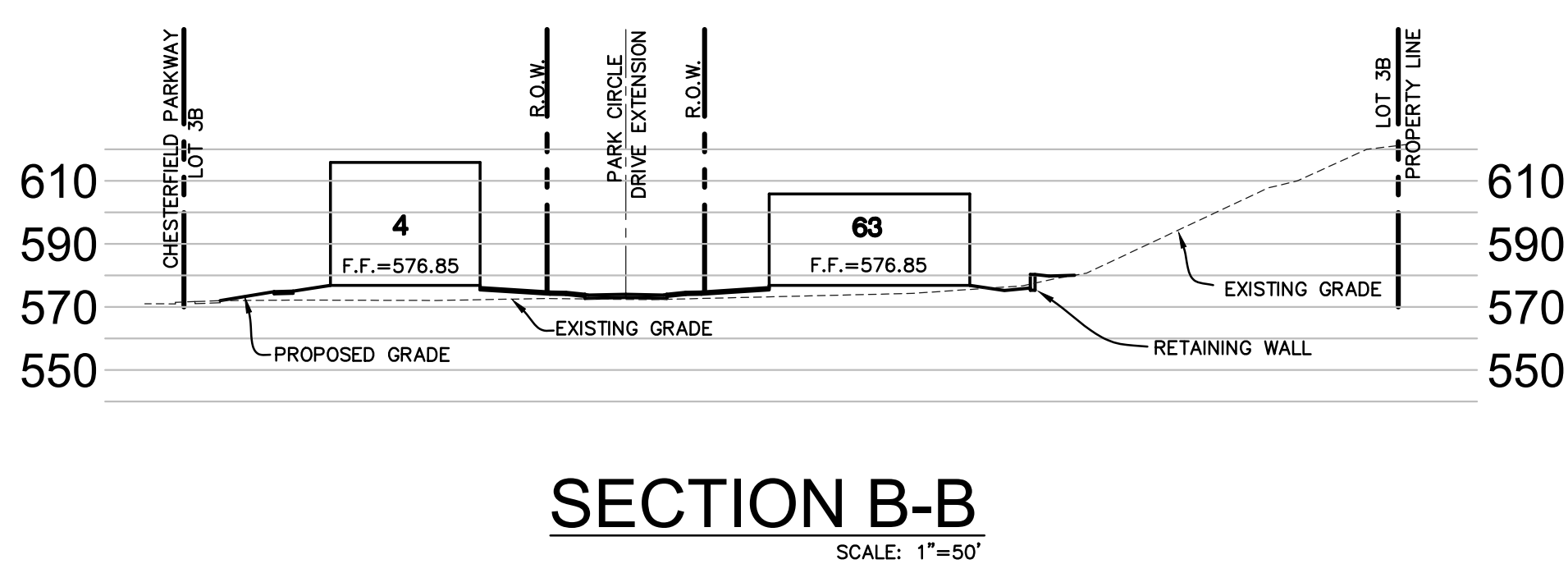
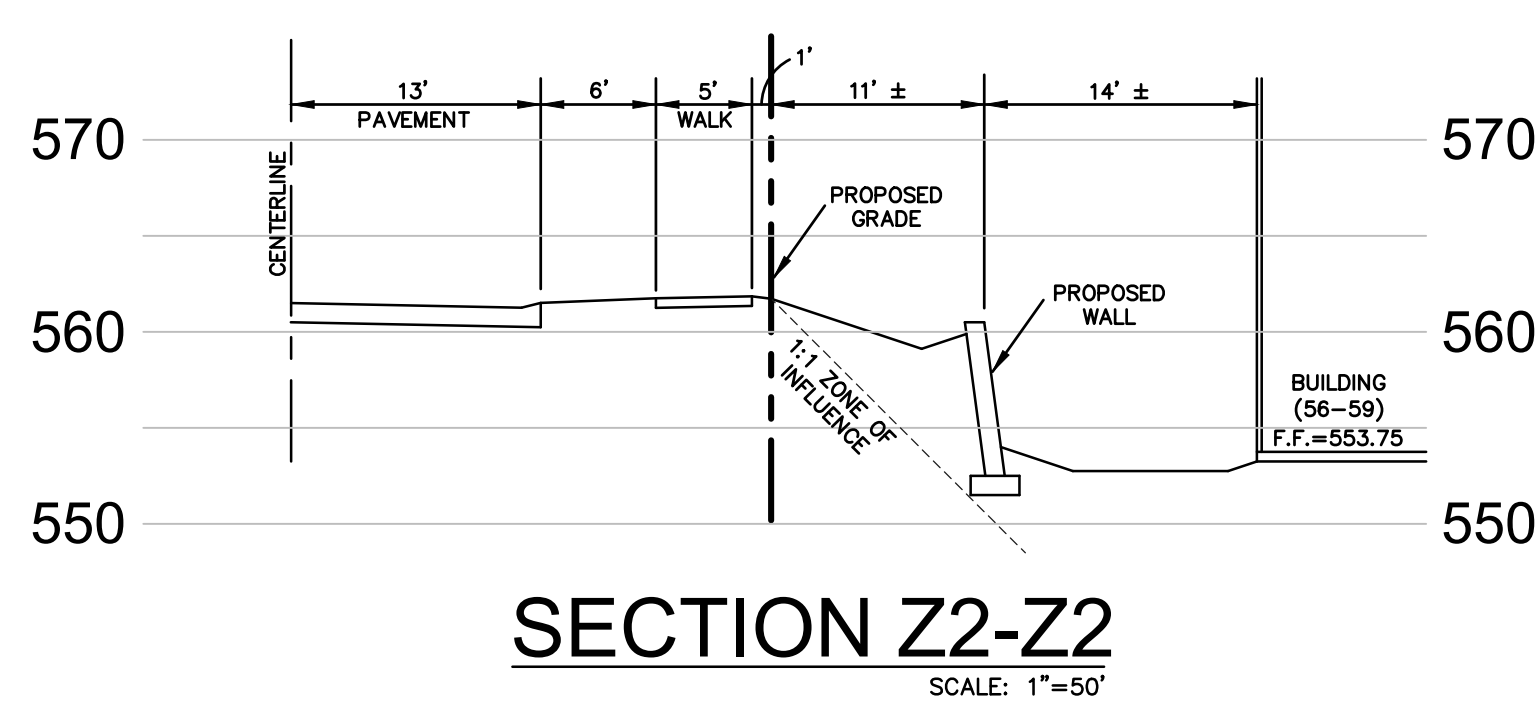
ARCHITECT: 17 PAGES INCLUDING SITE PLAN RENDER, BUILDINGS A-H
COLOR ELEVATIONS, BUILDINGS A-H FLOOR PLANS

SECTION 100.00
TO: _____
DATE: _____
BY: _____

RESIDENTIAL UNITS AREA 3: INCLUDES 3A, 3B, 3C
TOTAL UNITS ALLOWED (PER ORD. 3298): 175

UNITS PROPOSED (LOT 3B):	105
--------------------------	-----





MODULAR BLOCK (M.S.E.) RETAINING WALL TYPICAL SECTION

WALL HEIGHT

PR. WALL FENCE

CAP UNIT GLUED IN PLACE, TW (TOP OF WALL)

FACE OF BLOCK WALL UNITS (GRAY COLOR TYP)

DRAINAGE ROCK IN UNIT CORES AND EXTENDING 12" BEHIND UNITS

FG (FINISH GRADE)= BW (BOTTOM OF WALL)

DRAINAGE SWALE BEHIND WALL (TYP)

GEOGRID SEE WALL PLANS

COMPACTED SOIL BACKFILL

PERFORATED PVC DRAIN PIPE WRAPPED IN FILTER FABRIC (140N MIRAFIL OR EQUAL) CONNECT TO ON-SITE STORM STRUCTURE

6"x18" CRUSHED ROCK LEVELING PAD

FENCE NOT SHOWN FOR CLARITY

ISOMETRIC VIEW

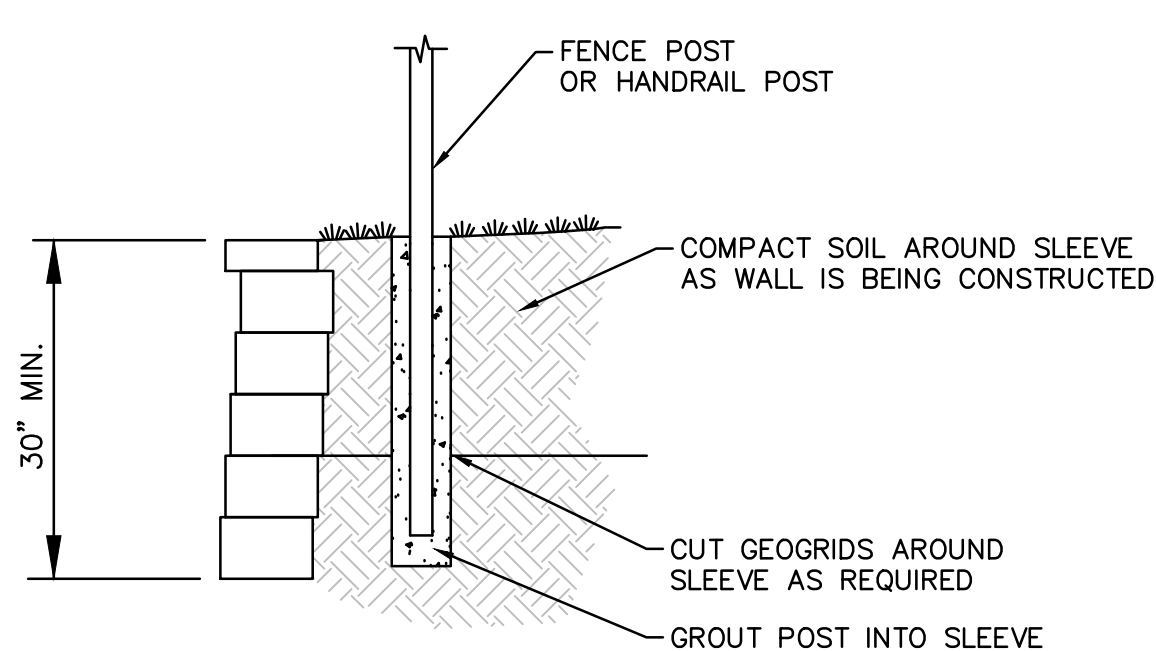
FENCE OR

30" MIN.

geogrid

see site plan

WALL CONTRACTOR RESPONSIBLE FOR FINAL DESIGN OF THE WALL(S)
INCLUDING FOUNDATION & GLOBAL STABILITY ANALYSIS BY A
LICENSED GEOTECHNICAL ENGINEER.



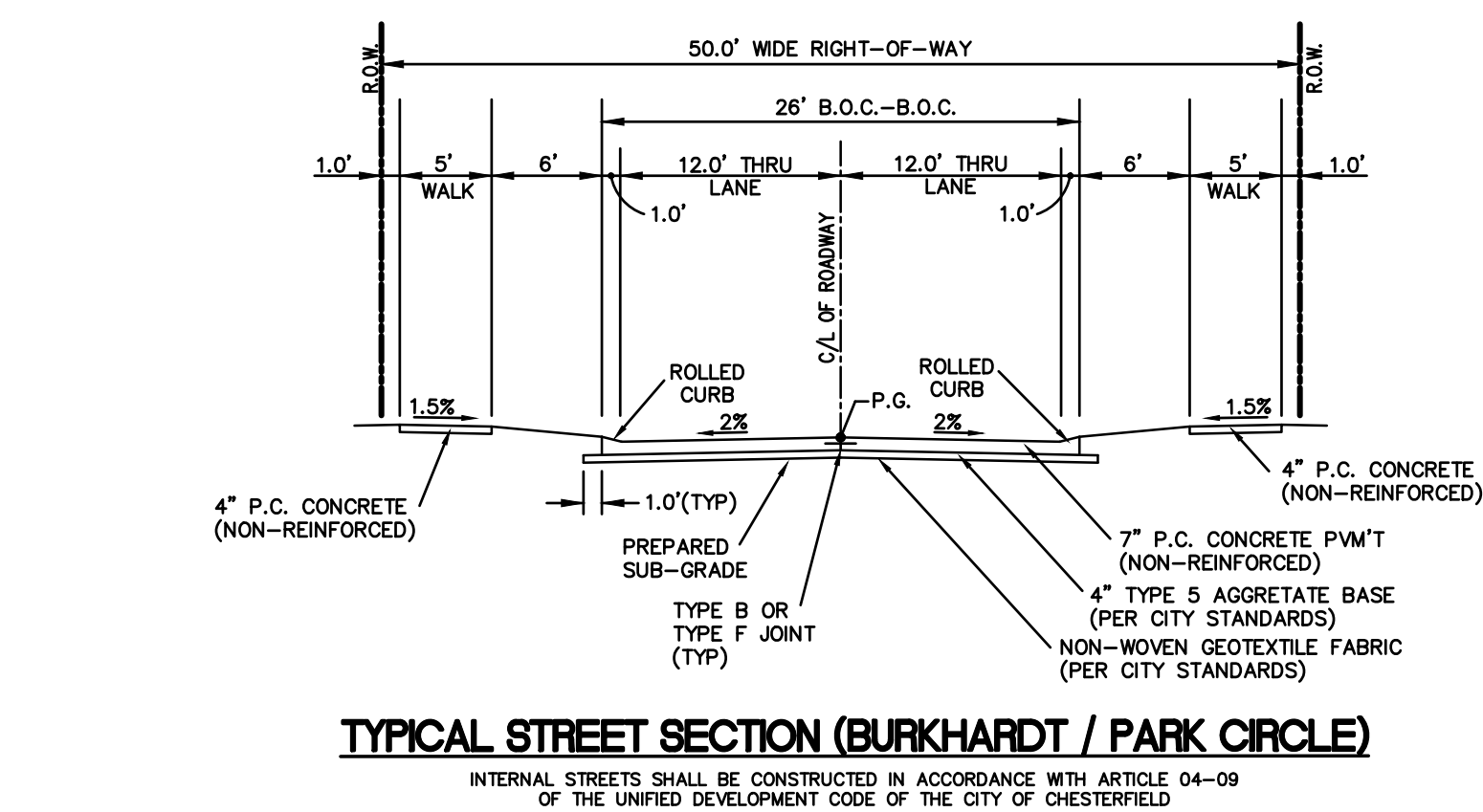
FENCE DETAIL
NOT TO SCALE

1. AMERISTAR ECHELON PLUS ORNAMENTAL ALUMINUM FENCE
MAJESTIC STYLE
2. ECHELON PLUS MAJESTIC 3" RAIL PANEL
3. STANDARD BOTTOM
4. BLACK IN COLOR
5. 3'-6" HEIGHT

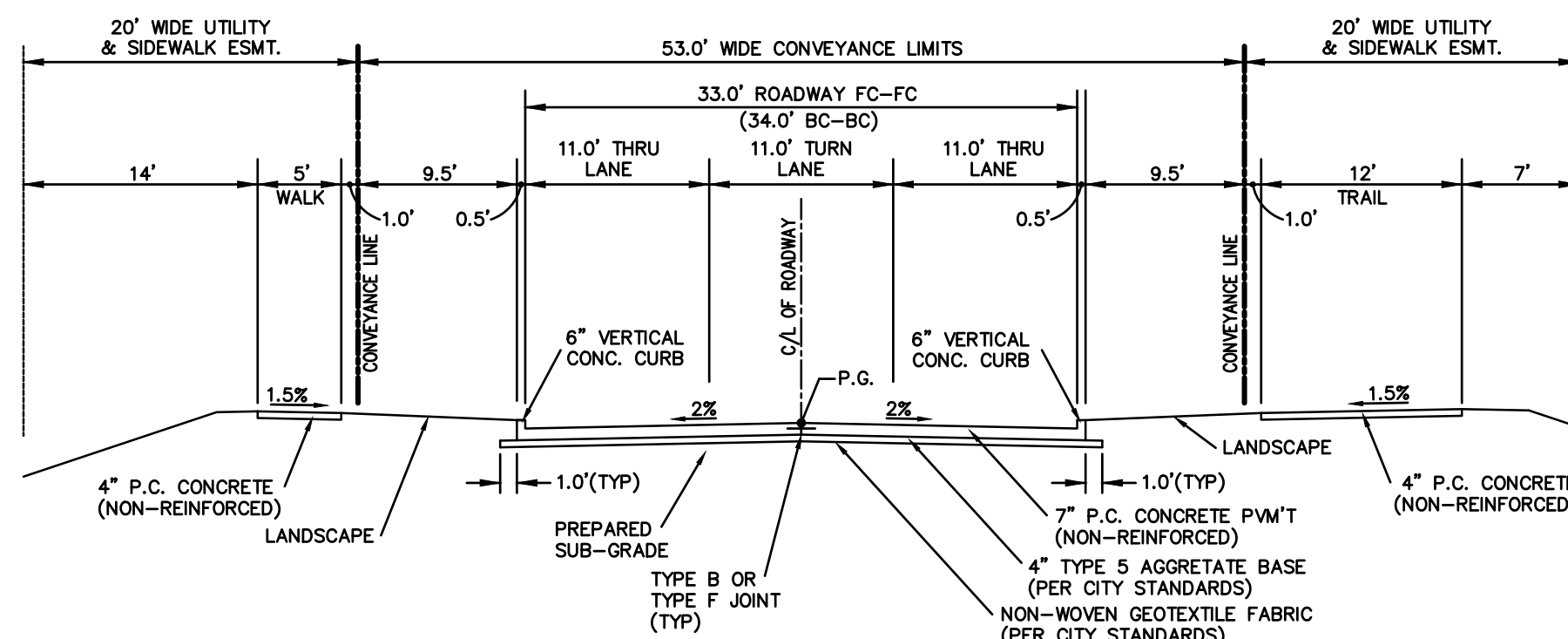
NOTES:
1. SEE ECHELON PLUS POST SIZING CHART.

MANUFACTURER:
Ameristar Fence Products
679 Portland Drive, Suite 101
St. Charles, MO 63303
region2tx@ameristarfence.com
888-333-3422

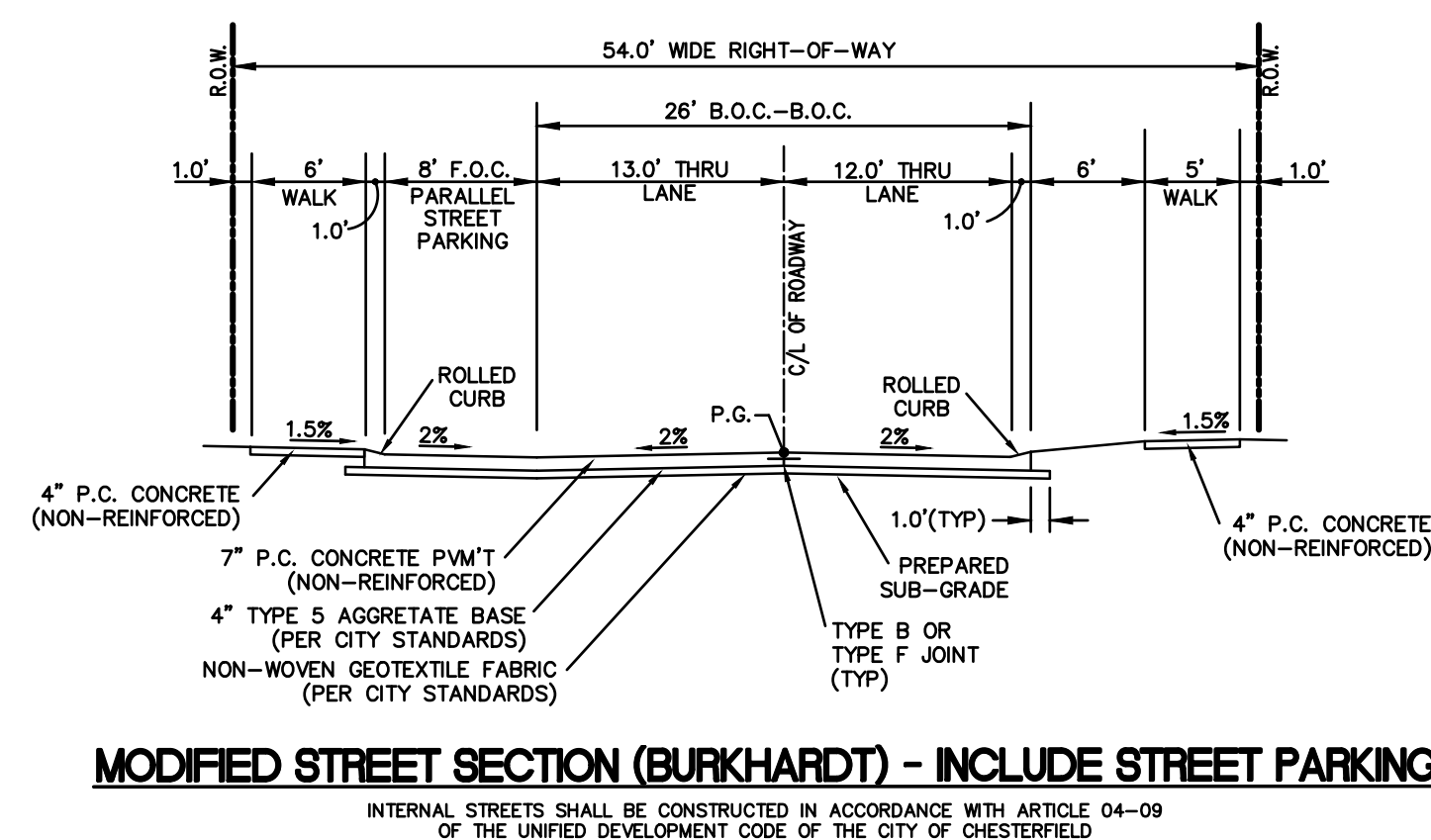
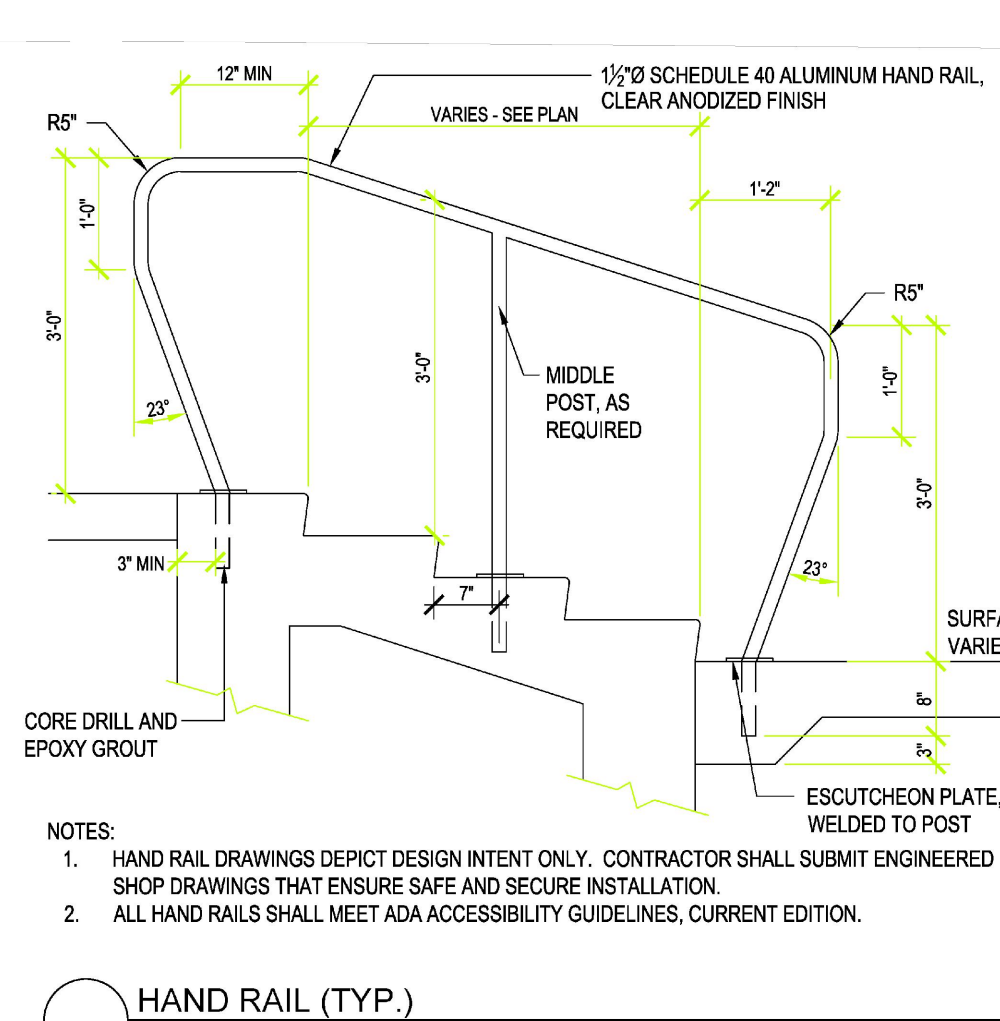
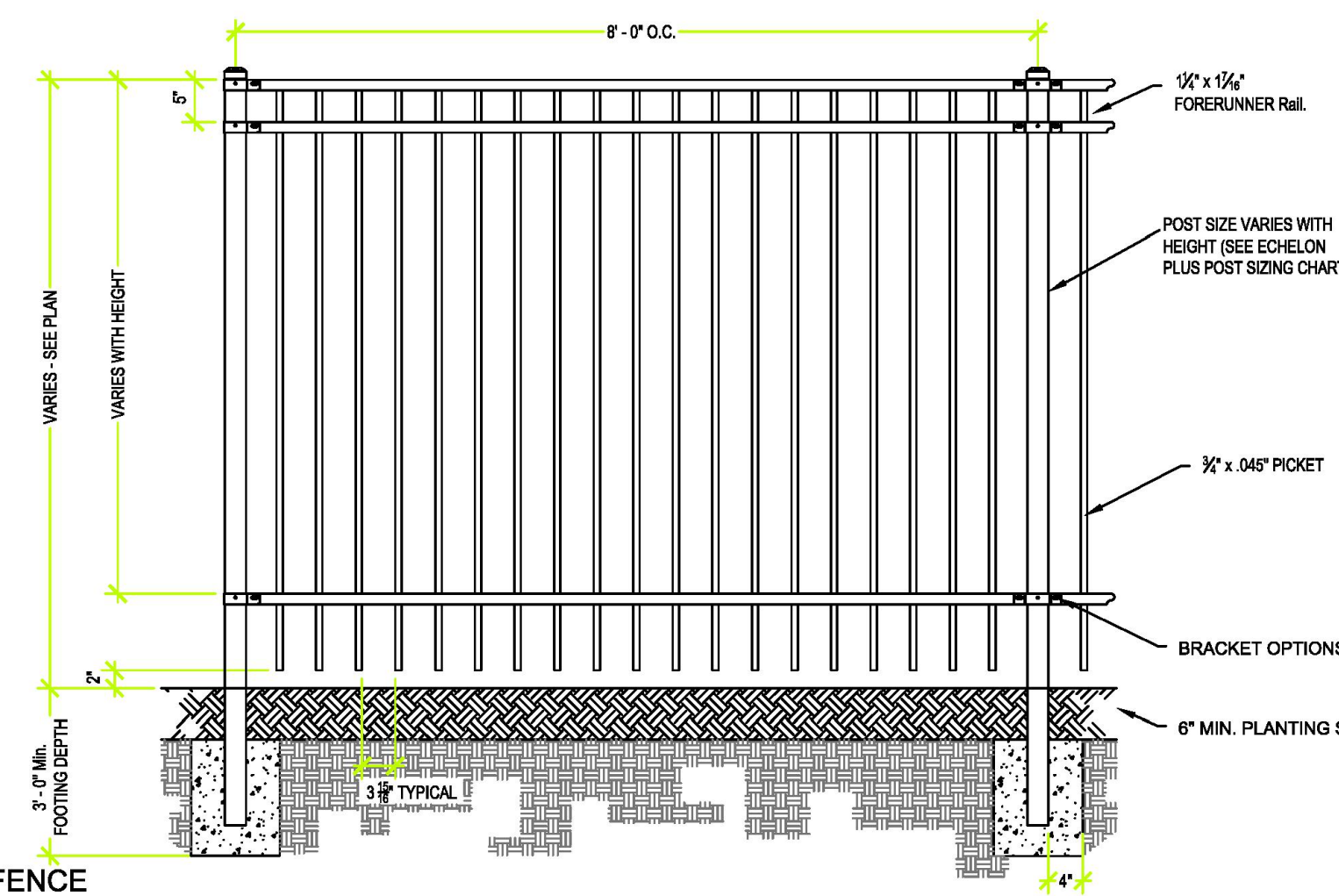
MANUFACTURER:
Ameristar Fence Products
879 Portwest Drive, Suite 101
St. Charles, MO 63303
region21x@ameristarfence.com
888-333-3422



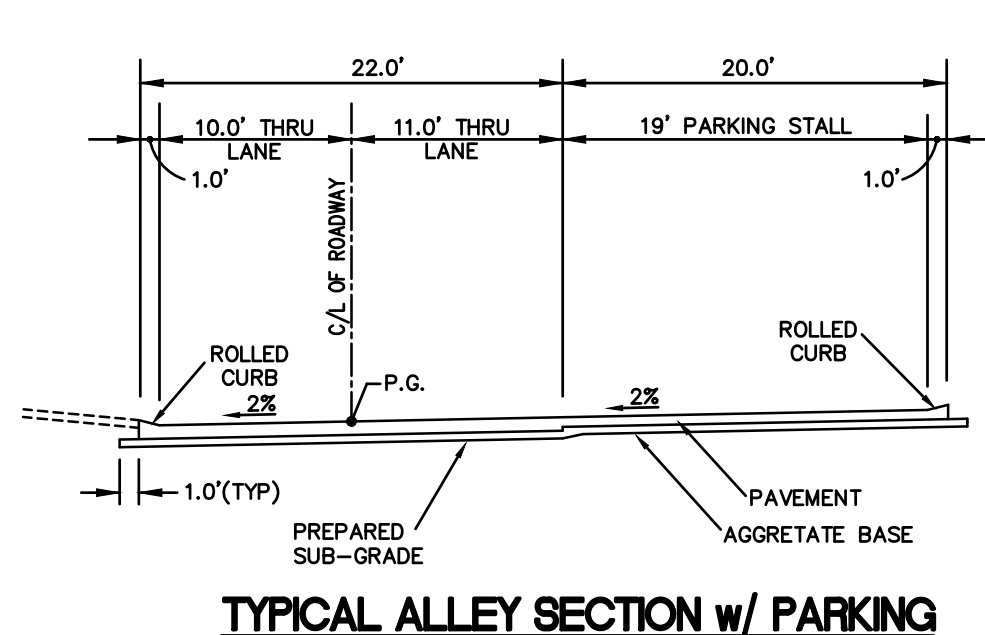
INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-05
OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD



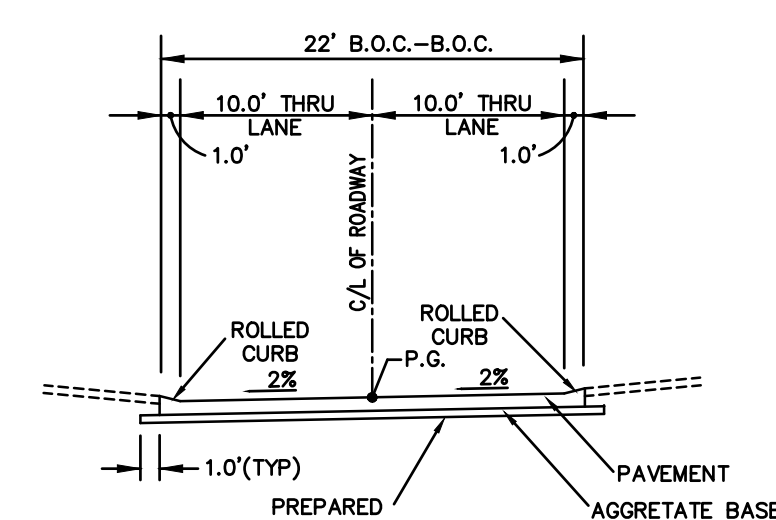
VISTA PLACE EXTENSION
(TYPICAL SECTION VIEW)



INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09
OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD

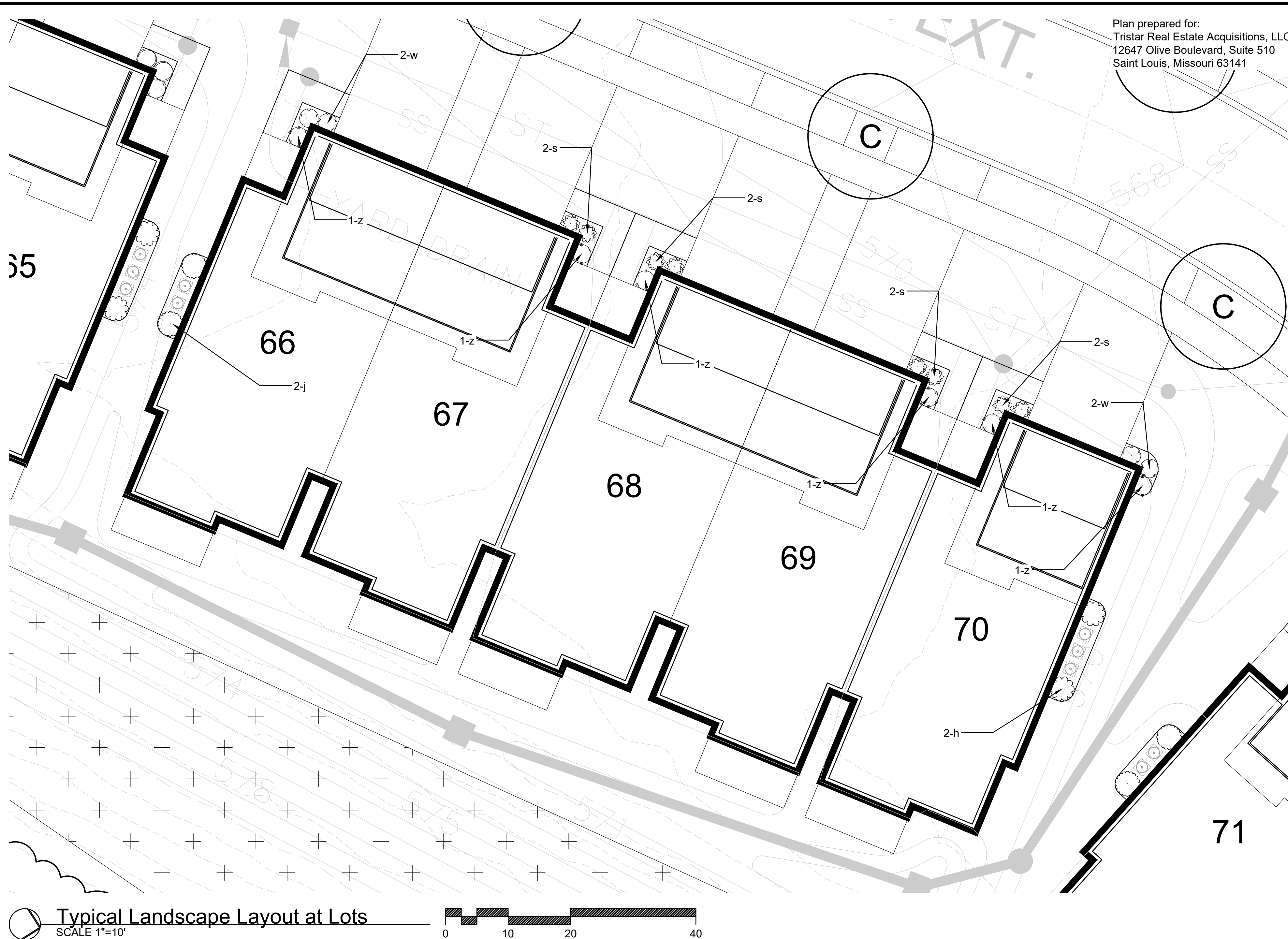


TYPICAL ALLEY SECTION w/ PARKING

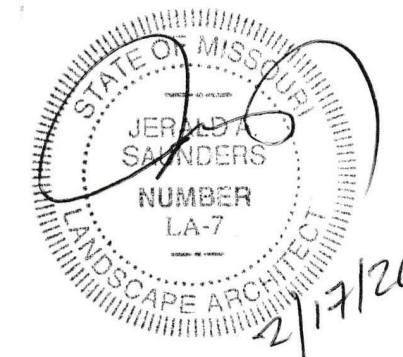


TYPICAL ALLEY SECTION

By: _____
Vickie McGownd, City Clerk



Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141



Jerald Saunders - Landscape Architect
11214 - 11111-1111

MO License # LA-007

Consultants:

SITE DEVELOPMENT SECTION PLAN

LOT 3B DOWNTOWN CHESTERFIELD

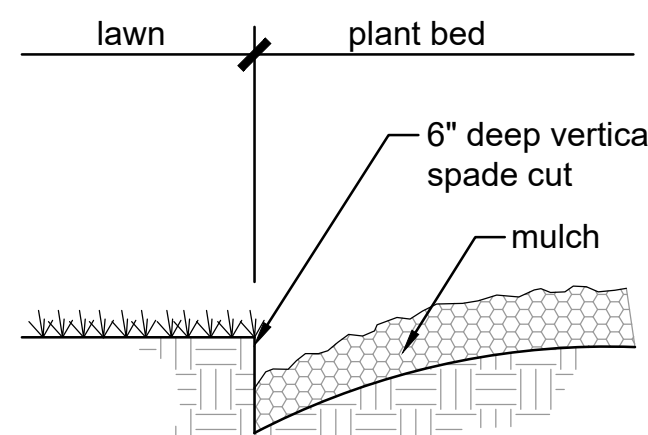
Chesterfield, Missouri

- Landscape Notes:**

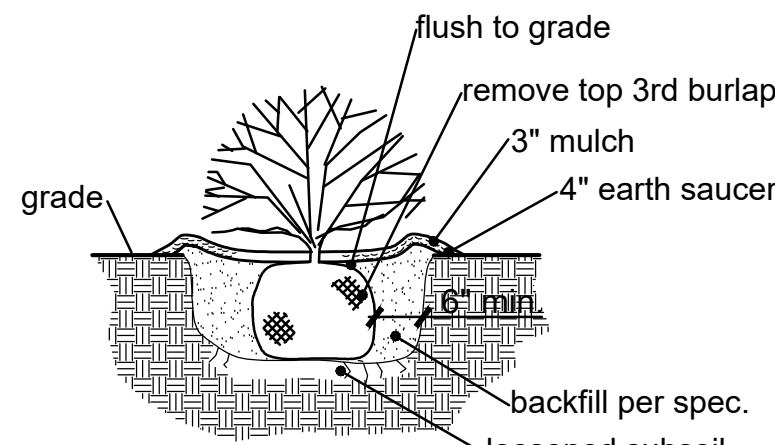
- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
- 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- 4) Topsoil in all disturbed lawn areas at 6" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.

General Notes (per City of Chesterfield Unified Code Section 04-02):

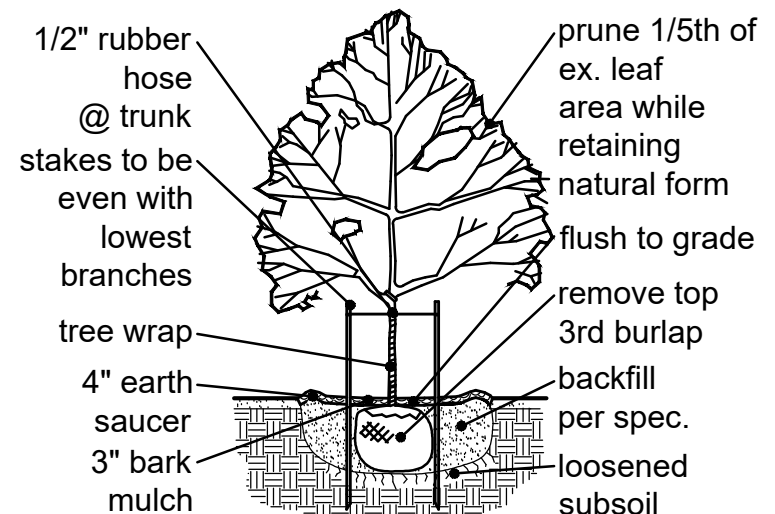
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections
- 3) No trees shall be planted within ten (10) feet of street inlets or manholes.
- 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



Spade Cut Bed Edge



Typical Shrub Planting



Typical Canopy Tree Planting

Planting Schedule							
ID	Quantity	Botanical Name	Common Name	Size	Remarks	Size / Growth Rate	Growth Rate %
Canopy-Shade Tree							
B	7	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast	27.3 %
C	38	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	
E	29	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast	
F	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" caliper	B & B	Lg / Slow	
G	5	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	3.6 %
H	18	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" caliper	B & B	Lg / Fast	10.8 %
N	15	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	
P	6	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" caliper	B & B	Lg / Fast	
Understory-Ornamental Tree							
R	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" caliper	B & B	Sm / Med	2.9 %
S	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" caliper	B & B	Med / Med	2.2 %
U	2	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	1.4 %
						Total %	56.8 %

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	44	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	18"	72" o.c.
b	75	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18"	72" o.c.
c	41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
d	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
e	35	Syringa x 'SMSJBPT'	Bloomerang Dark Purple Lilac	18"	72" o.c.
f	24	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.
g	46	Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	48" o.c.
h	90	Ilex glabra 'Compacta'	Compact Inkberry	18"	48" o.c.
j	71	Buxus microphylla 'Sprinter'	Sprinter Boxwood	18"	48" o.c.
k	15	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress	18"	48" o.c.
m	21	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	18"	48" o.c.
n	39	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	18"	48" o.c.
p	24	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia	18"	48" o.c.
q	12	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
r	12	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince	18"	48" o.c.
s	24	Weigela florida 'FLORACLAR'	Bubbly Wine Weigela	18"	36" o.c.
t	16	Aronia melanocarpa 'UCONNAM165'	Low Scope Mound Chokeberry	18"	36" o.c.
u	10	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
v	20	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort	18"	36" o.c.
w	16	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard	18"	36" o.c.
x	37	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	18"	36" o.c.
y	37	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry	18"	36" o.c.
z	16	Thuja occidentalis 'Anna van Vlieten'	Anna's Magic Ball Arborvitae	18"	36" o.c.
gc	20	Iberis sempervirens	Candytuft	18"	24" o.c.

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: _____
Checked: _____



Loomis Associates Inc.

Sheet Title:	Lands Plan
-----------------	---------------

No:

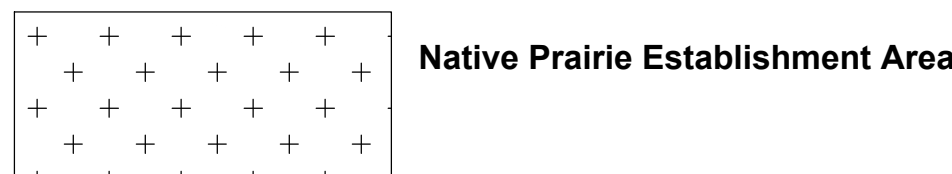
L1.01

Date:	10/30/25
Job #:	858.023

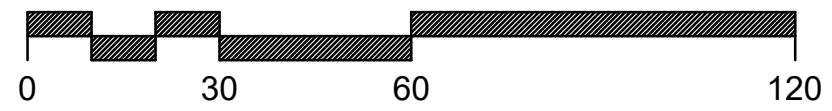


PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfizeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
h	Ilex glabra 'Compacta'	Compact Inkberry
j	Buxus microphylla 'Sprinter'	Sprinter Boxwood
k	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress
m	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
p	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia
q	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
r	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince
s	Weigela florida 'FLORACLAR'	Bubbly Wine Weigela
t	Aronia melanocarpa 'UCCONNAM165'	Low Scape Mound Chokeberry
u	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire
v	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
x	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea
y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barbary
z	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae
gc	Iberis sempervirens	Candytuft

- Landscape Notes:**
- Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
 - Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
 - All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
 - Topsoil in all disturbed lawn areas at 6" depth.
 - All mulch to be double ground bark mulch.
 - Bed edges to be spade cut.
 - All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- General Notes (per City of Chesterfield Unified Code Section 04-02):**
- Street trees shall not be planted closer than three (3) feet to any curb.
 - Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 - No trees shall be planted within ten (10) feet of street inlets or manholes.
 - No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle



Partial Landscape Plan
SCALE 1"=30'



Note: Refer to sheet L1.02 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01.

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

JERALD SAUNDERS
NUMBER
LA-7

2/17/26

Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan

SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
Chesterfield, Missouri

Revisions:		
Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: KP
Checked: RS

LLOOMIS ASSOCIATES

landscape architects + planners

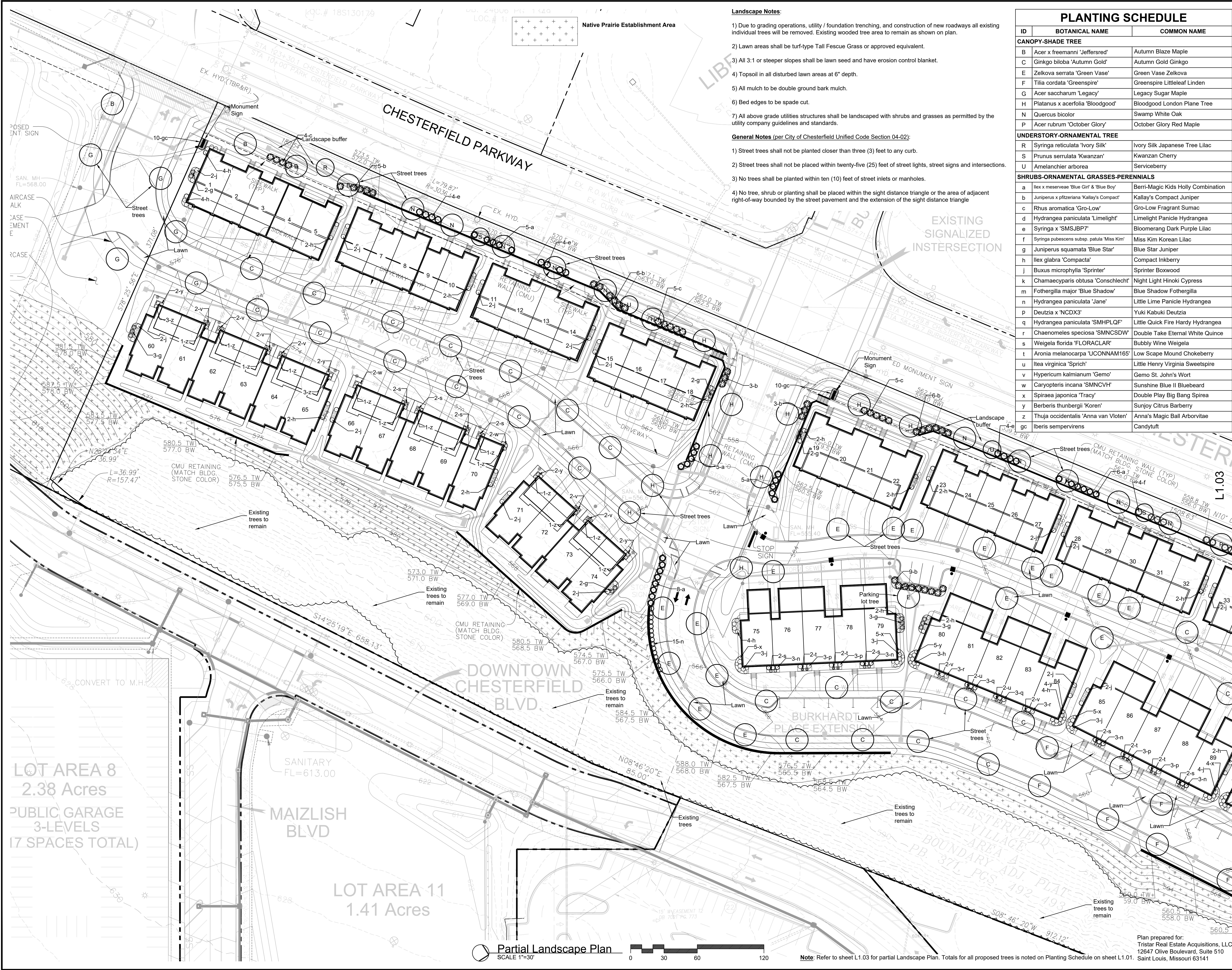
7800 point 40 park drive, chesterfield, missouri 63005

t. 636.519.8668

www.lloomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Landscape Plan
Sheet No:	L1.03
Date:	10/30/25
Job #:	858.023



- Landscape Notes:**
- 1) Due to grading operations, utility / foundation trenching, and construction of new roadways all existing individual trees will be removed. Existing wooded tree area to remain as shown on plan.
 - 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
 - 3) All 3:1 or steeper slopes shall be lawn seeded and have erosion control blanket.
 - 4) Topsoil in all disturbed lawn areas at 6" depth.
 - 5) All mulch to be double ground bark mulch.
 - 6) Bed edges to be spade cut.
 - 7) All above grade utilities structures shall be landscaped with shrubs and grasses as permitted by the utility company guidelines and standards.
- General Notes (per City of Chesterfield Unified Code Section 04-02):**
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
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 - 4) No tree, shrub or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle

PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
B	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple
C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
P	Acer rubrum 'October Glory'	October Glory Red Maple
UNDERSTORY-ORNAMENTAL TREE		
R	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
S	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
U	Amelanchier arborea	Serviceberry
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS		
a	Ilex x meserveae 'Blue Girl & Blue Boy'	Berri-Magic Kids Holly Combination
b	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper
c	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
d	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
e	Syringa x 'SMSJB7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
g	Juniperus squamata 'Blue Star'	Blue Star Juniper
h	Ilex glabra 'Compacta'	Compact Inkberry
j	Buxus microphylla 'Sprinter'	Sprinter Boxwood
k	Chamaecyparis obtusa 'Conschlecht'	Night Light Hinoki Cypress
m	Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla
n	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
p	Deutzia x 'NCDX3'	Yuki Kabuki Deutzia
q	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea
r	Chaenomeles speciosa 'SMNCSDW'	Double Take Eternal White Quince
s	Weigela florida 'FLORACLAR'	Bubbly Wine Weigela
t	Aronia melanocarpa 'UCCONAM165'	Low Scape Mound Chokeberry
u	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire
v	Hypericum kalmianum 'Gemo'	Gemo St. John's Wort
w	Caryopteris incana 'SMNCVH'	Sunshine Blue II Bluebeard
x	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea
y	Berberis thunbergii 'Koren'	Sunjoy Citrus Barberry
z	Thuja occidentalis 'Anna van Vloten'	Anna's Magic Ball Arborvitae
	Iberis sempervirens	Candytuft

Key Plan
SCALE 1"=1,500'

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:		
Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3

Drawn: KP
Checked: RS

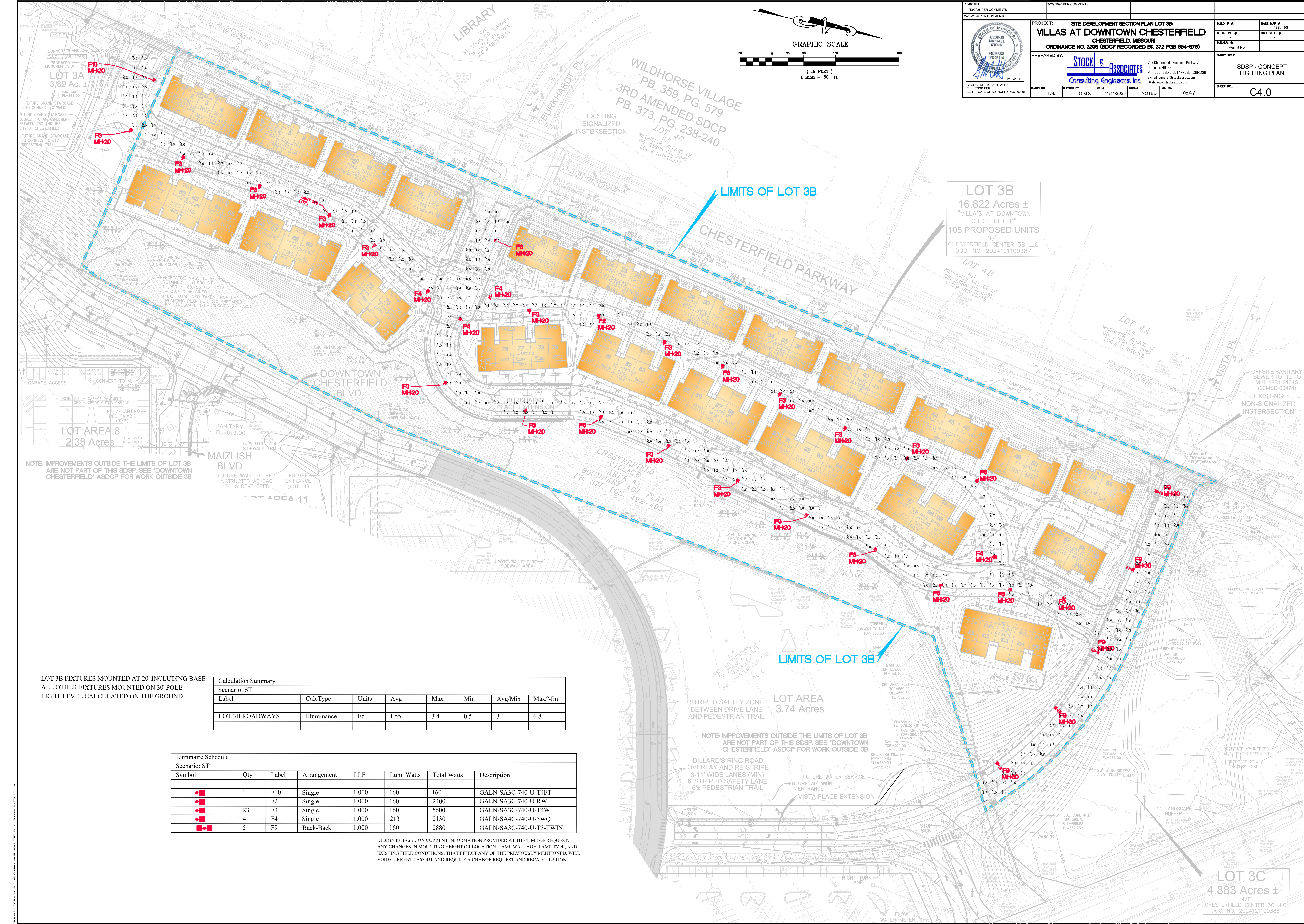
LOOMIS ASSOCIATES
landscape architects + planners
7800 point 40 park drive, chesterfield, missouri 63005
t. 636.519.8668
www.loomis-associates.com

Sheet Title:	Landscape Plan
Sheet No:	L1.02
Date:	10/30/25
Job #:	858.023

Plan prepared for:
Tristar Real Estate Acquisitions, LLC
12647 Olive Boulevard, Suite 510
Saint Louis, Missouri 63141

Note: Refer to sheet L1.03 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01.

Partial Landscape Plan
SCALE 1"=30'



REVISIONS:	3/29/2025 PER COMMENTS		
1/11/2025 PER COMMENTS			
2/22/2025 PER COMMENTS			
PROJECT:	SITE DEVELOPMENT SECTION PLAN LOT 3B	M.S.D. P. #	BASE MAP #
VILLAS AT DOWNTOWN CHESTERFIELD	CHESTERFIELD, MISSOURI	S.L.C. MAT. #	MAT. SUP. #
ORDINANCE NO. 3286 (SDCP RECORDED BK 372 PGS 654-676)		M.D.N.A. #	Permit No.
PREPARED BY:	STOCK & ASSOCIATES Consulting Engineers, Inc.	SHEET TITLE:	SDSP - CONCEPT LIGHTING PLAN
DATE:	11/11/2025	SCALE:	NOTED
DESIGNED BY:	T.S.	CHECKED BY:	G.M.S.
DATE:	11/11/2025	SCALE:	NOTED
JOB NO.:	7647	SHEET NO.:	C4.0

LOT 3B
16.822 Acres ±
"VILLA'S AT DOWNTOWN
CHESTERFIELD"
105 PROPOSED UNITS
N/A
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

Calculation Summary							
Scenario: ST							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT 3B ROADWAYS	Illuminance	Fc	1.55	3.4	0.5	3.1	6.8

Luminaire Schedule							
Scenario: ST							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
•	1	F10	Single	1.000	160	160	GALN-SA3C-740-U-T4FT
•	1	F2	Single	1.000	160	2400	GALN-SA3C-740-U-RW
•	23	F3	Single	1.000	160	5600	GALN-SA3C-740-U-T4W
•	4	F4	Single	1.000	213	2130	GALN-SA4C-740-U-5WQ
•	5	F9	Back-Back	1.000	160	2880	GALN-SA3C-740-U-T3-TWIN

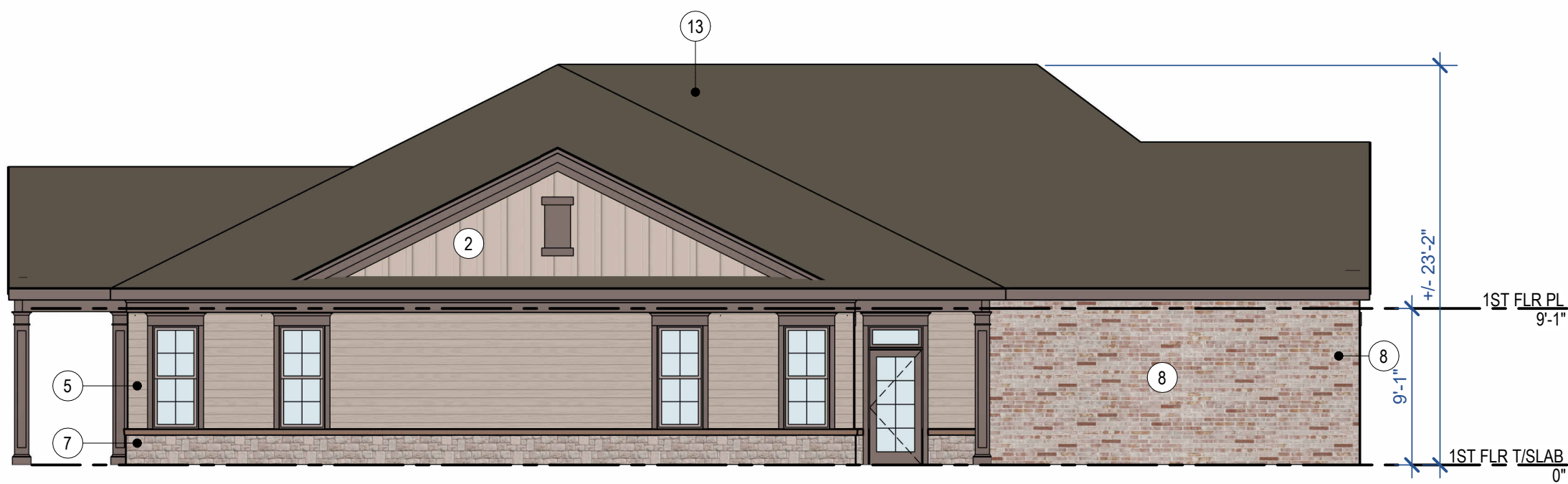
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



SITE PLAN
1" = 60'-0"



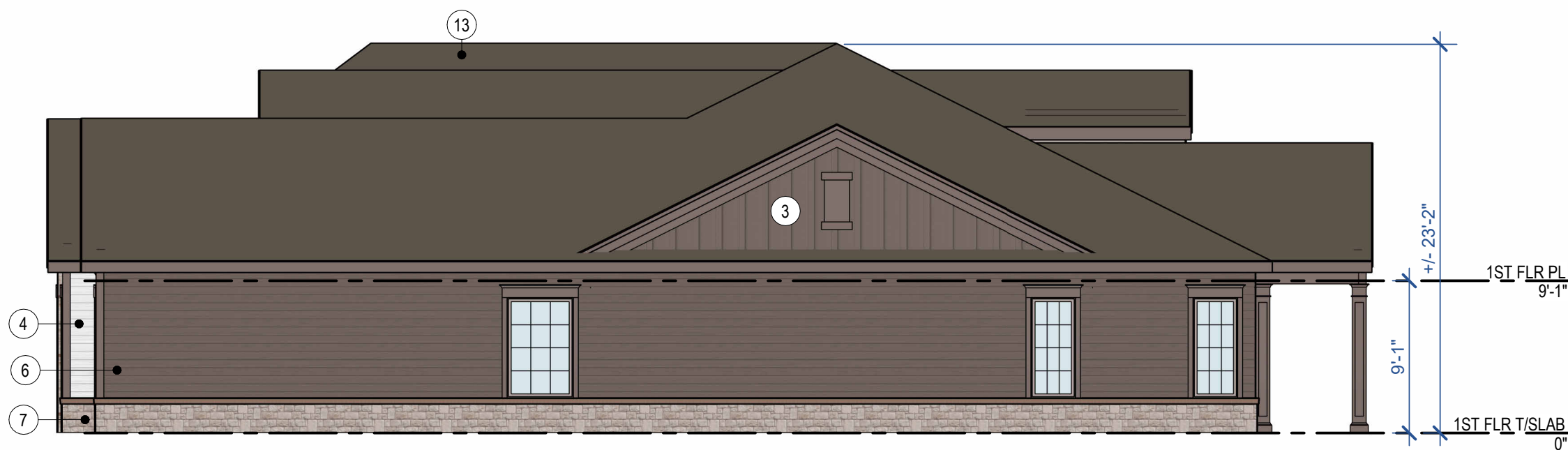
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- 2 BOARD & BATTEN - SAND DUNE
- 3 BOARD & BATTEN - HOMESTEAD BROWN
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- 5 LAP SIDING - SAND DUNE
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- 9 STONE - BUFF SHELL
- 10 STUCCO - ARCADE WHITE
- 11 STUCCO - SAND DUNE
- 12 STUCCO - HOMESTEAD BROWN
- 13 ASPHALT SHINGLE - WEATHERED WOOD



4 BUILDING TYPE A - LEFT
1/8" = 1'-0"



2 BUILDING TYPE A - REAR
1/8" = 1'-0"



3 BUILDING TYPE A - RIGHT
1/8" = 1'-0"

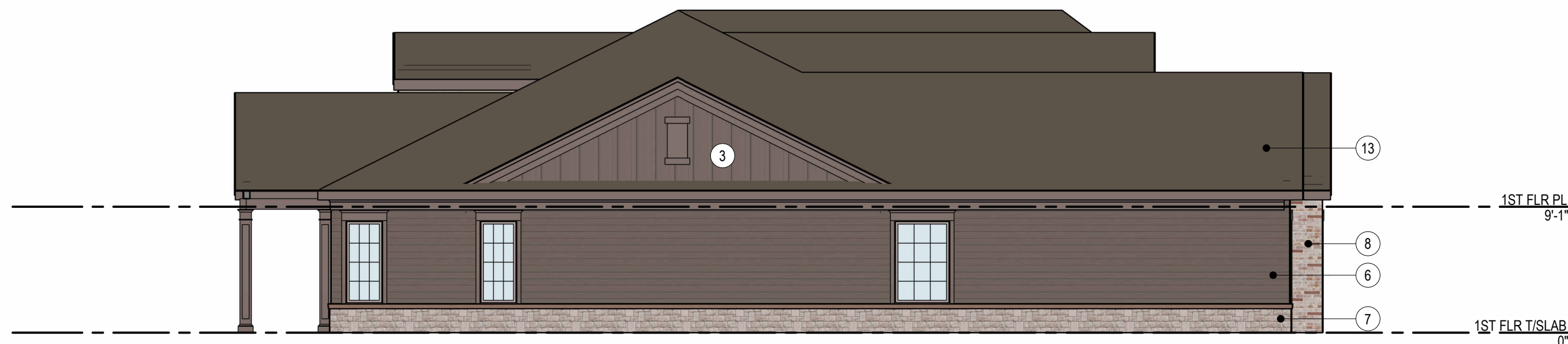


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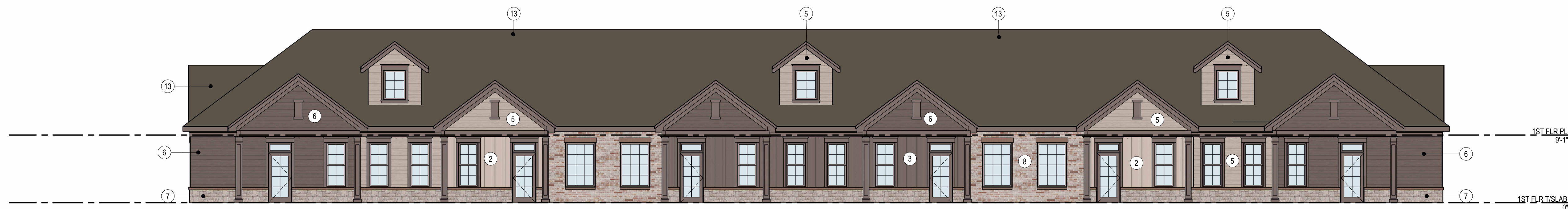
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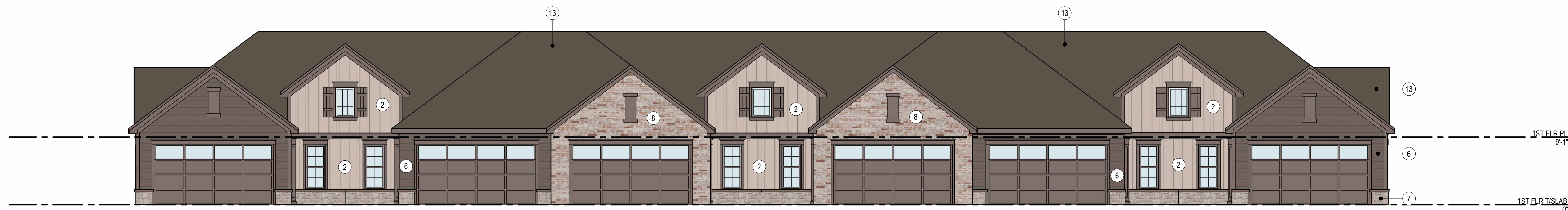
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2 BUILDING TYPE B - LEFT
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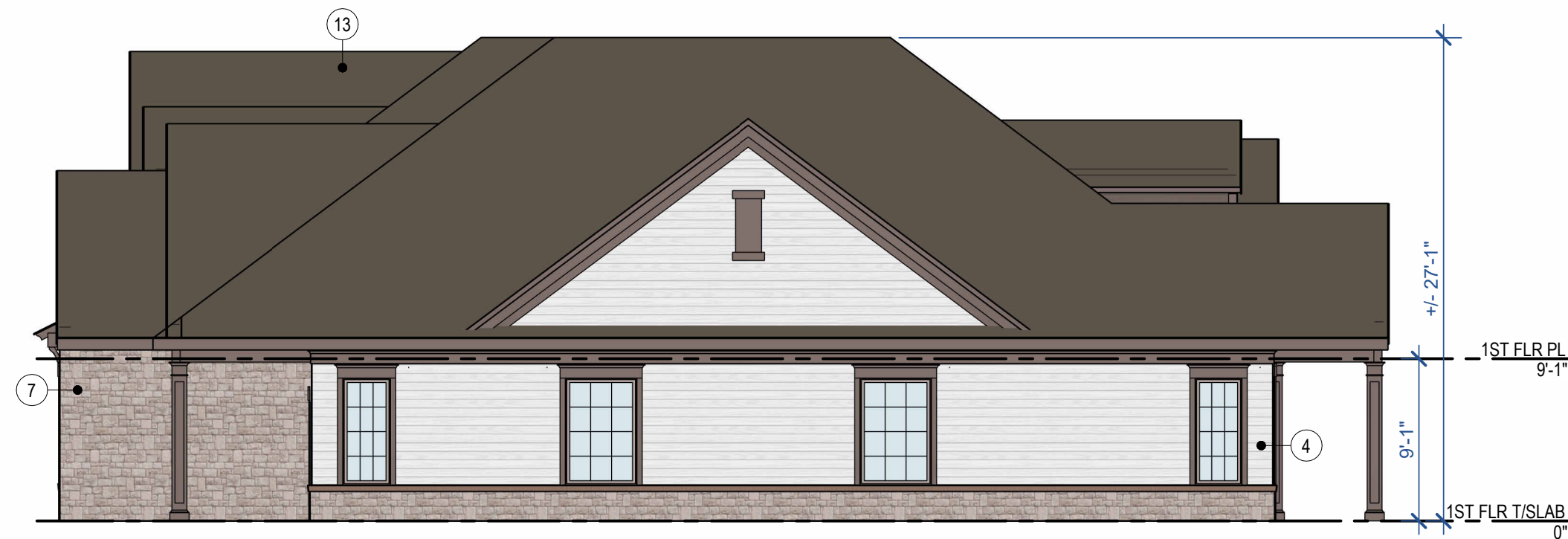


4 BUILDING TYPE B - REAR
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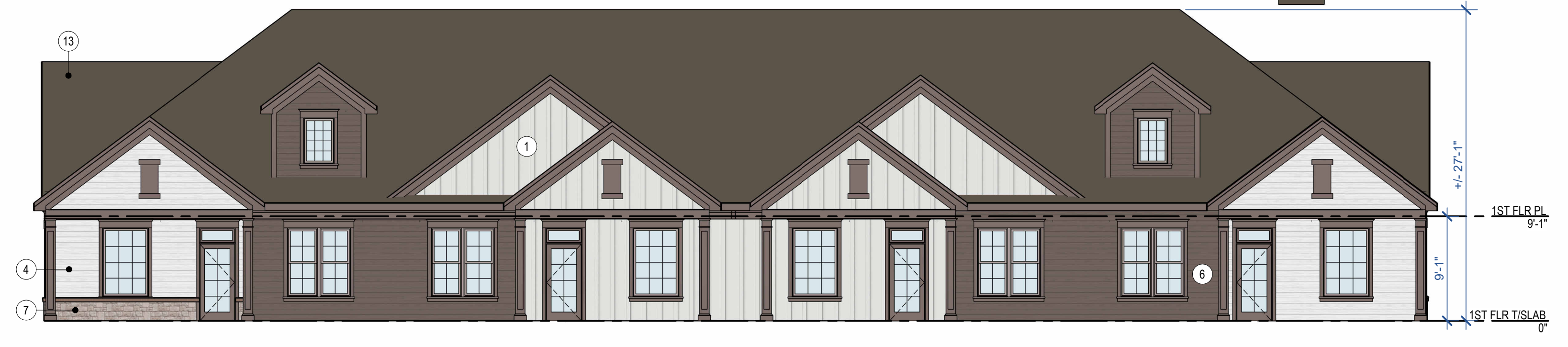


1 BUILDING TYPE B - FRONT
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
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4 RIGHT ELEVATION
1/8" = 1'-0"



3 BUILDING C - REAR
1/8" = 1'-0"

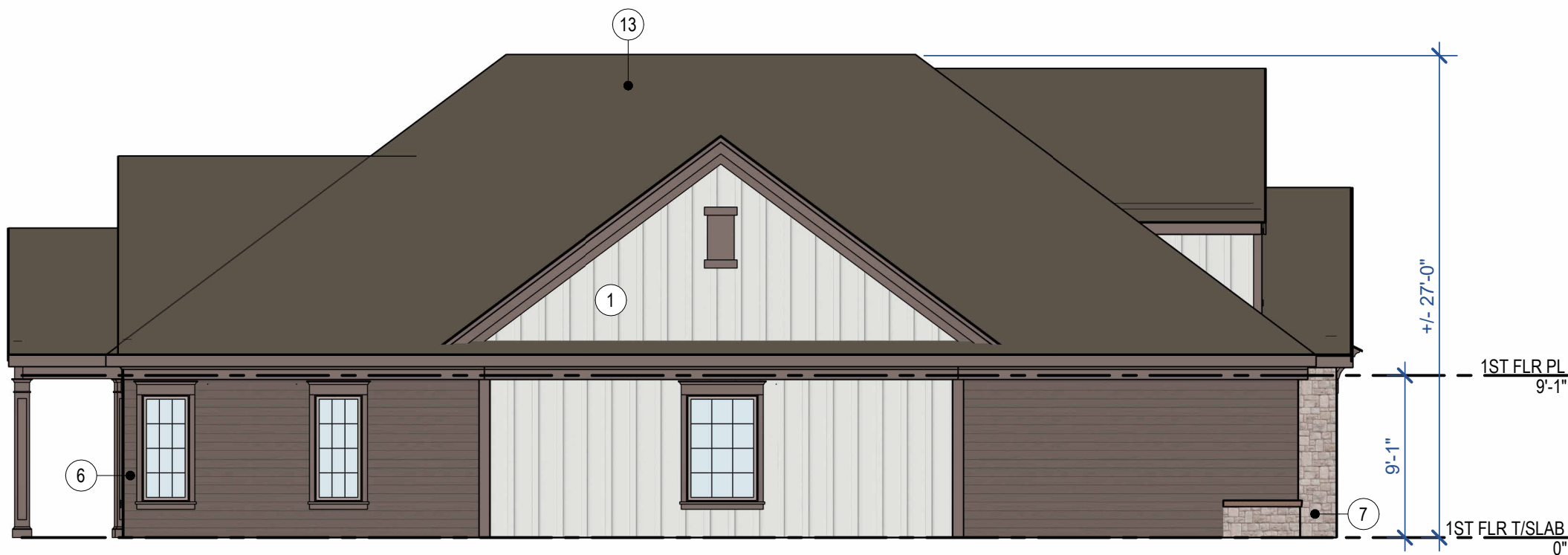


2 BUILDING C - LEFT
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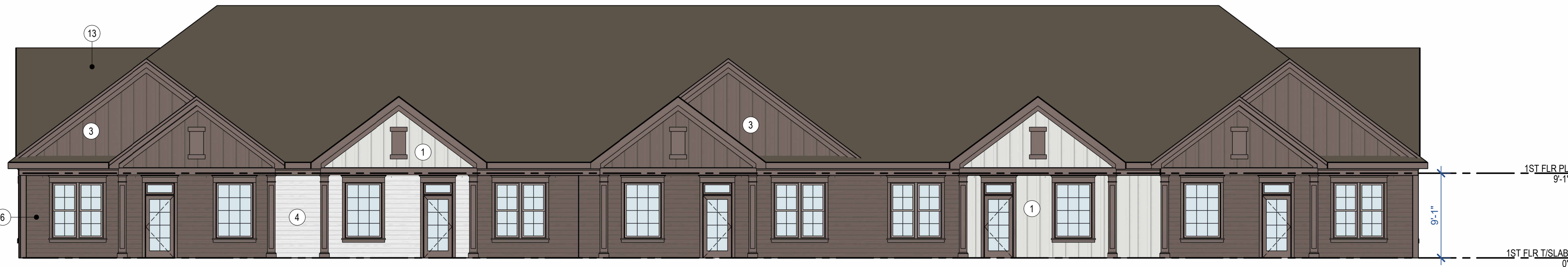


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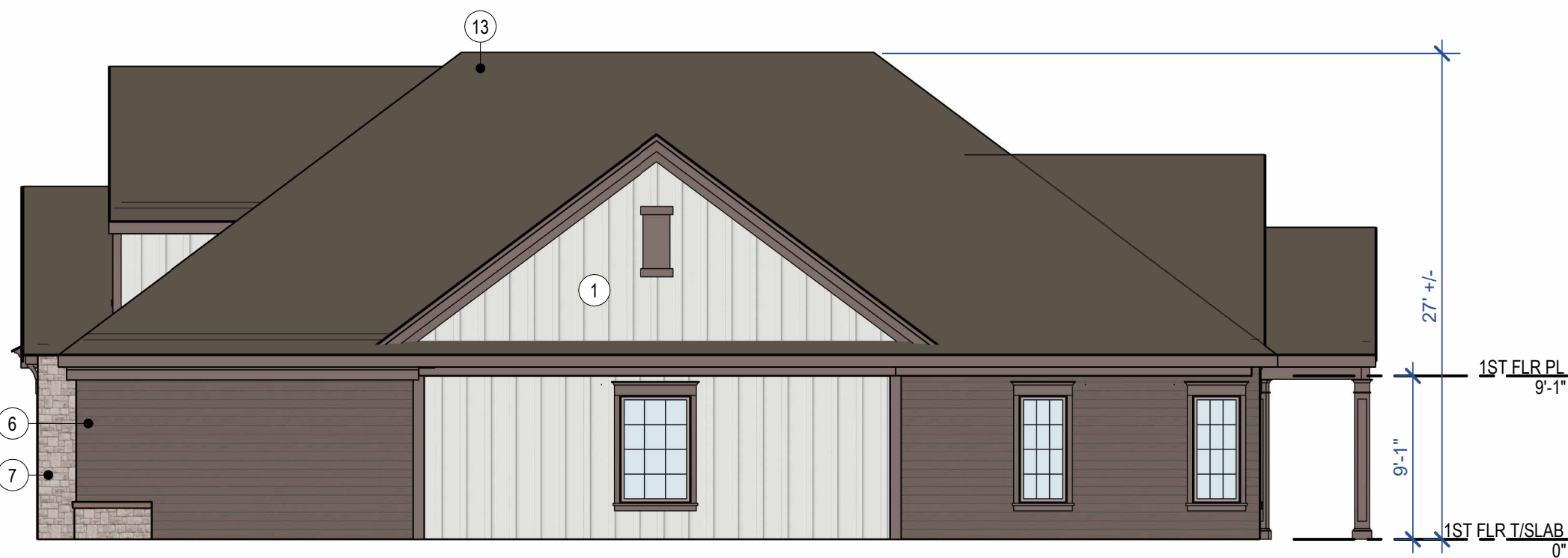
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- 13 ASPHALT SHINGLE - WEATHERED WOOD



4 BUILDING D - SIDE 2
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

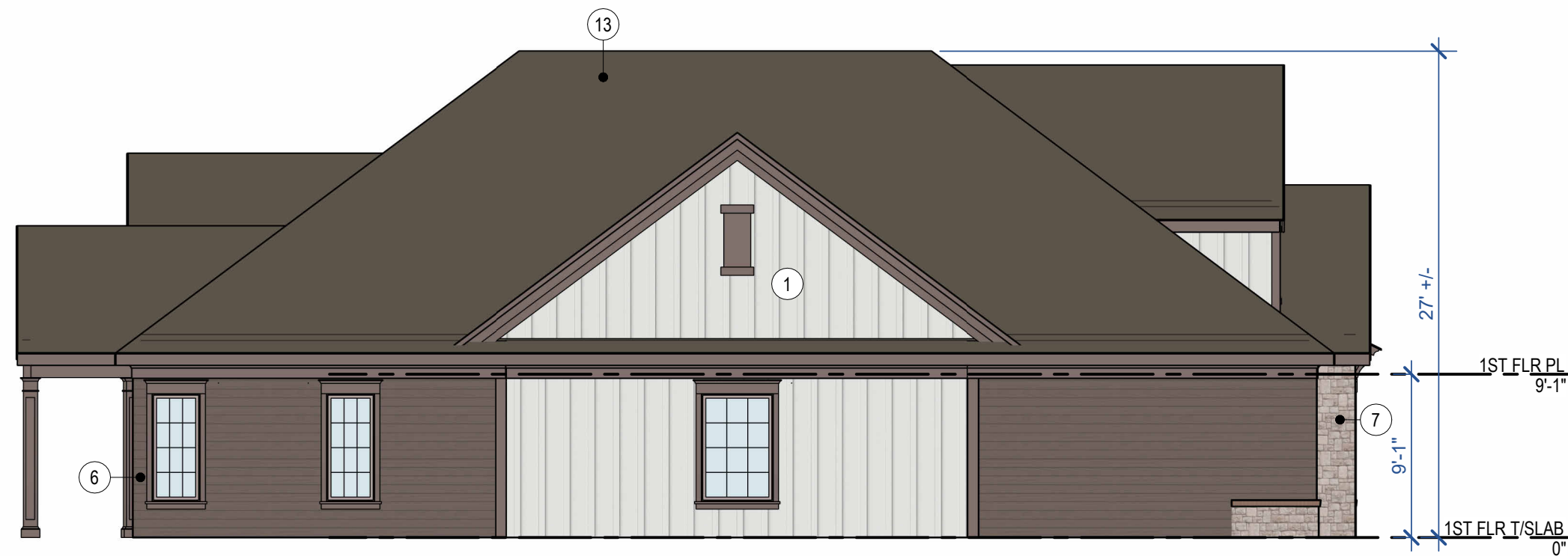


3 BUILDING D - SIDE
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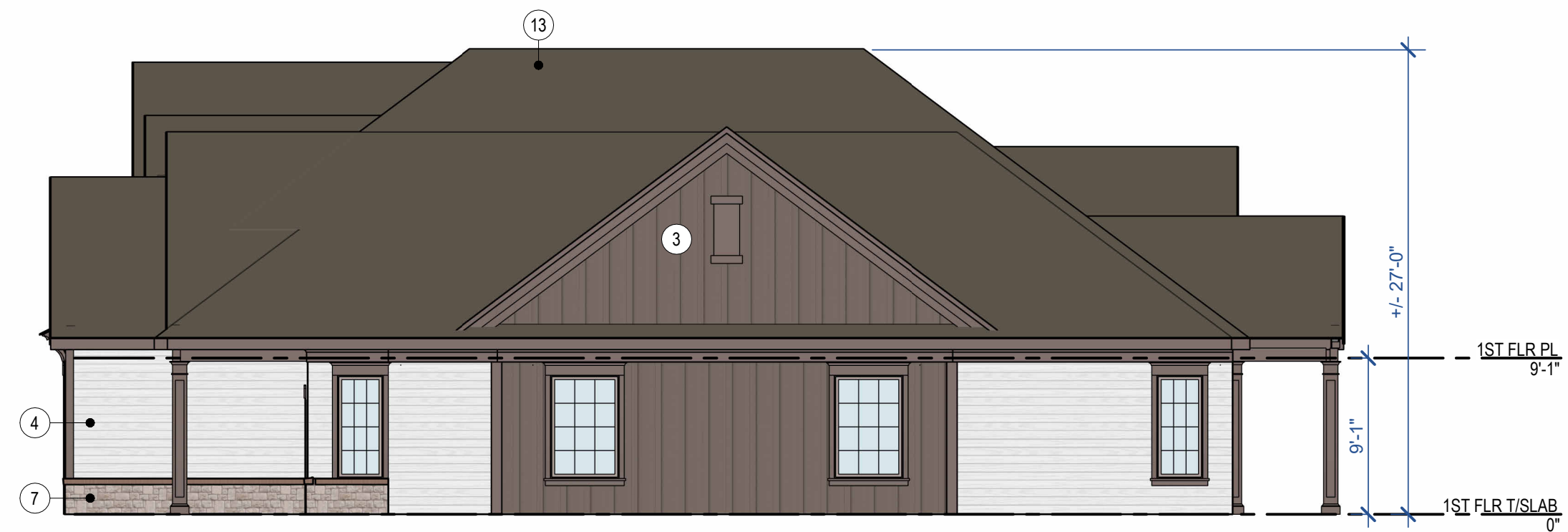


1 STREET SIDE ELEVATION
1/8" = 1'-0"

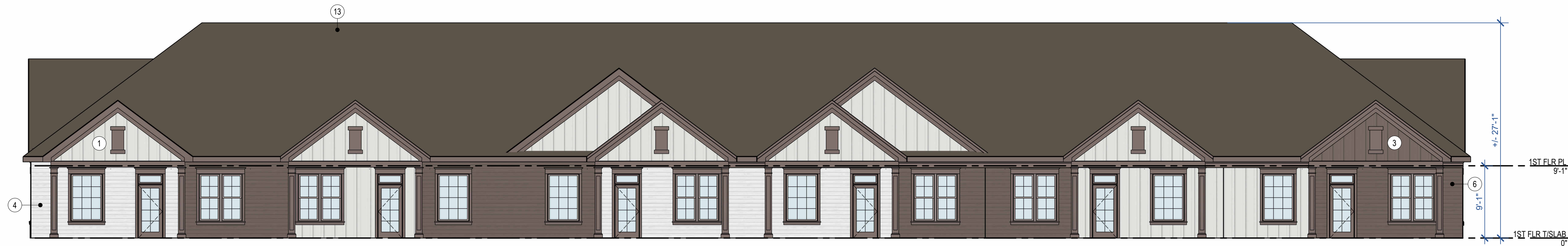
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3 BUILDING E - SIDE ELEVATION 2
1/8" = 1'-0"



4 BUILDING E - SIDE ELEVATION
1/8" = 1'-0"

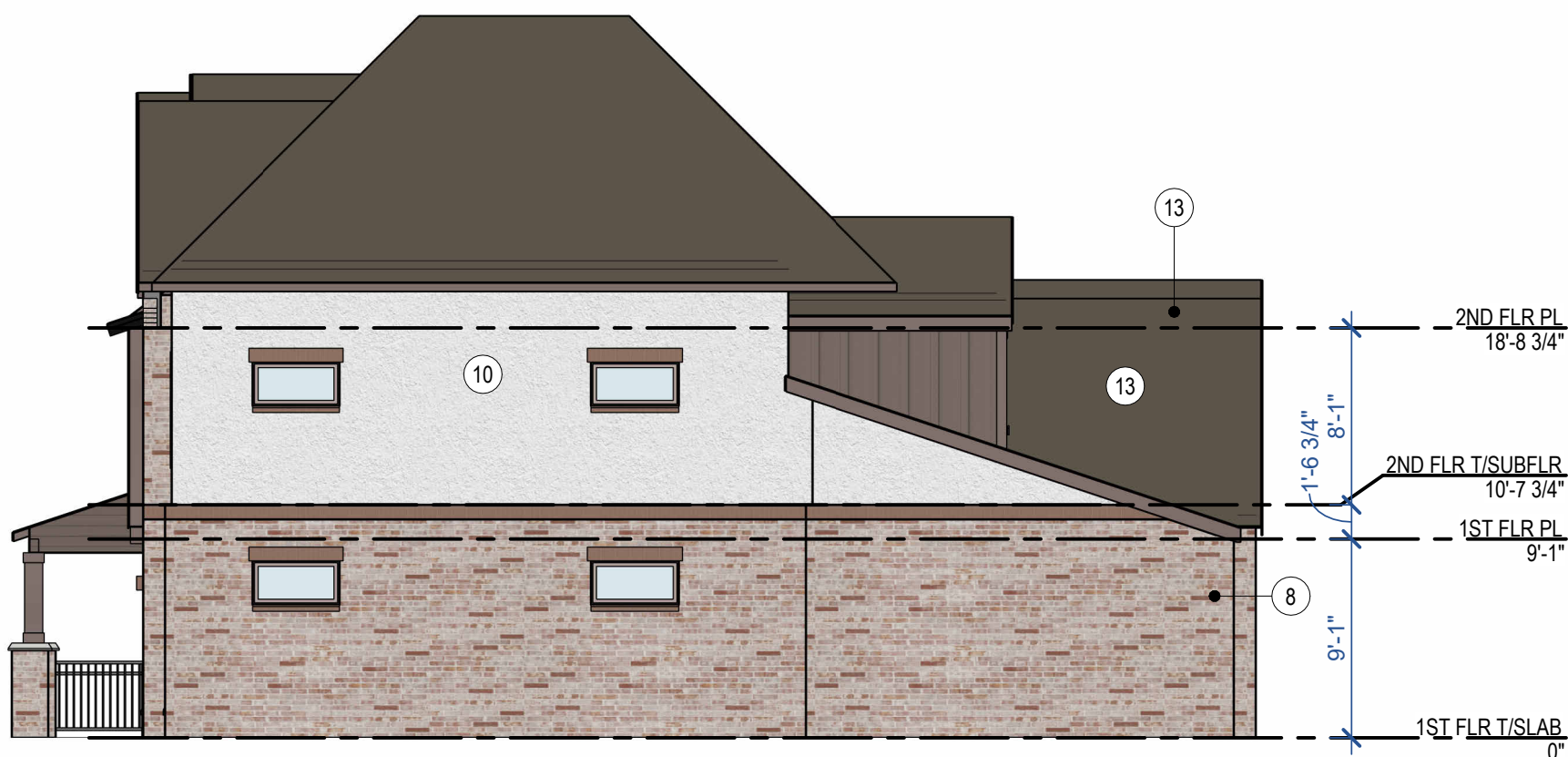


2 REAR ELEVATION
1/8" = 1'-0"



1 STREET SIDE ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
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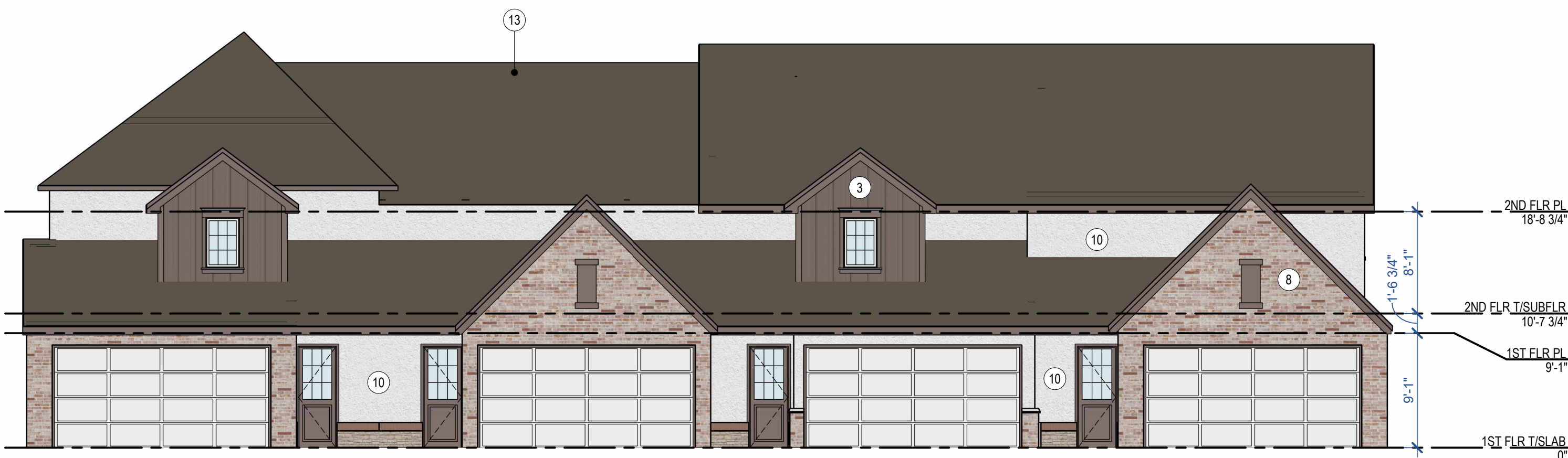
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4 BUILDING TYPE F - STREET SIDE
1/8" = 1'-0"

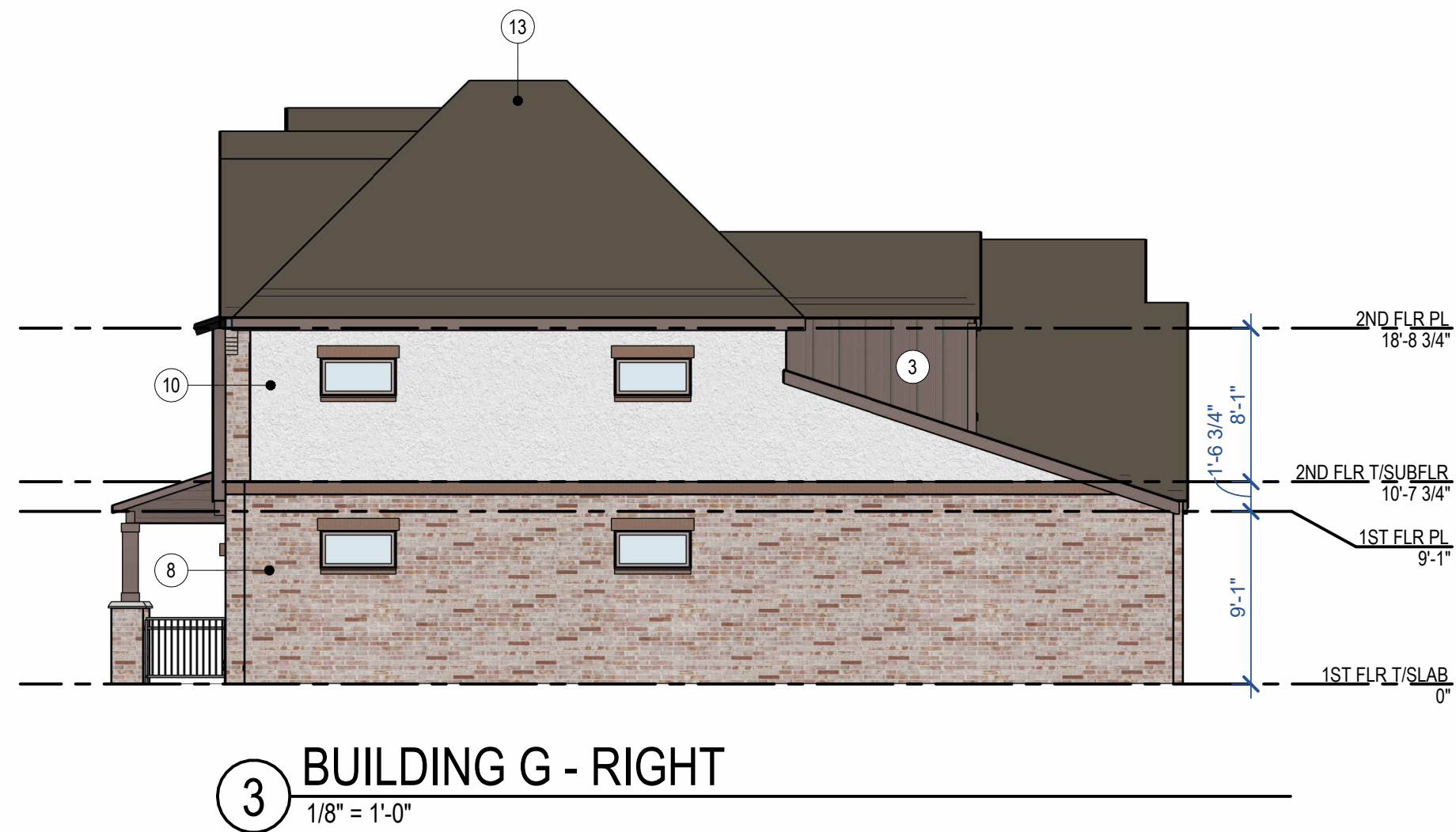
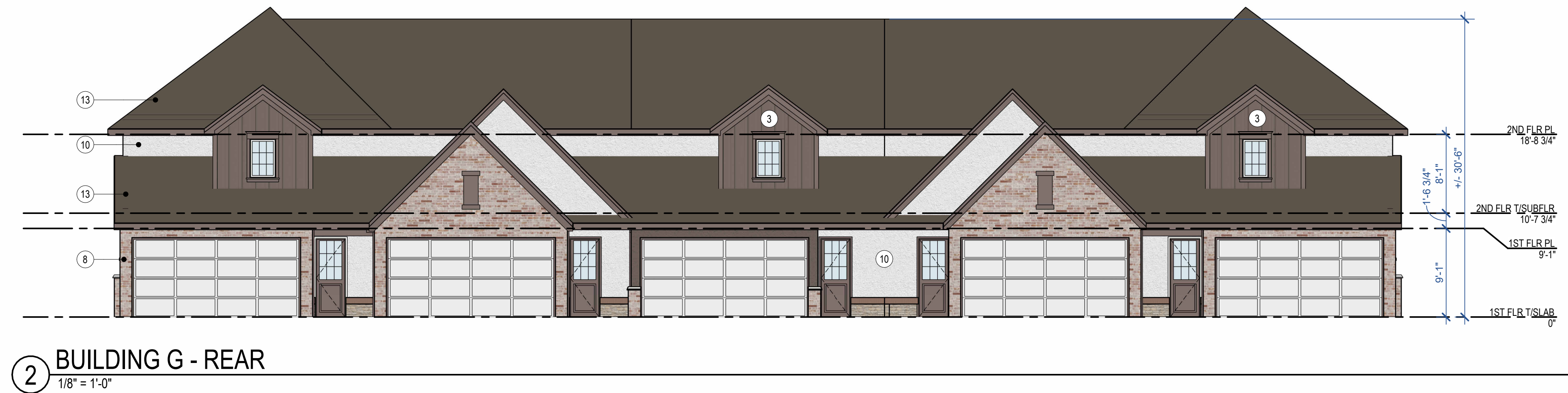
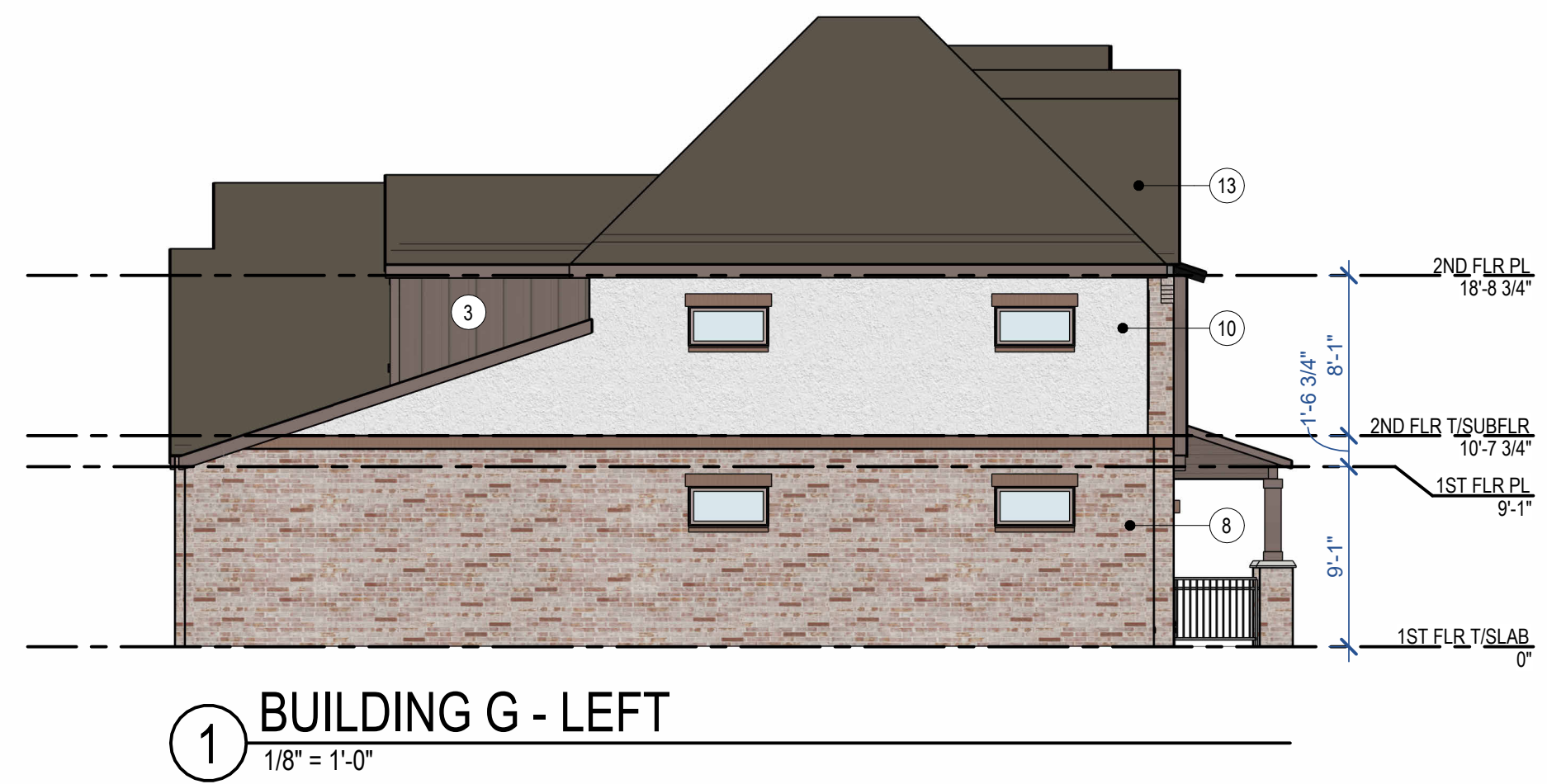


1 BUILDING F - LEFT
1/8" = 1'-0"



2 BUILDING F - REAR ELEVATION
1/8" = 1'-0"

- 1 BOARD & BATTEN - ARCADE WHITE
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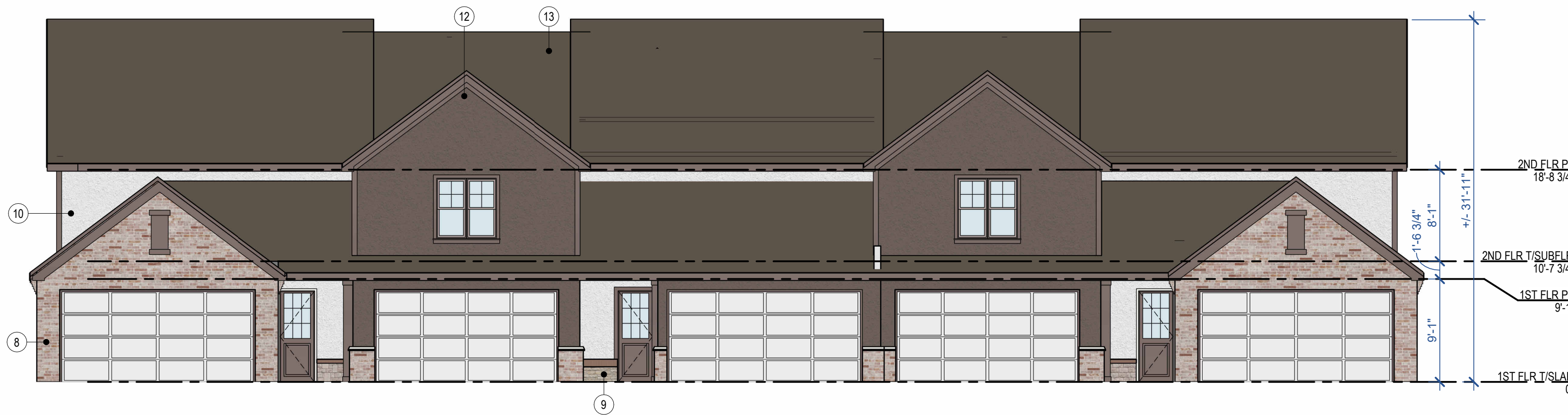
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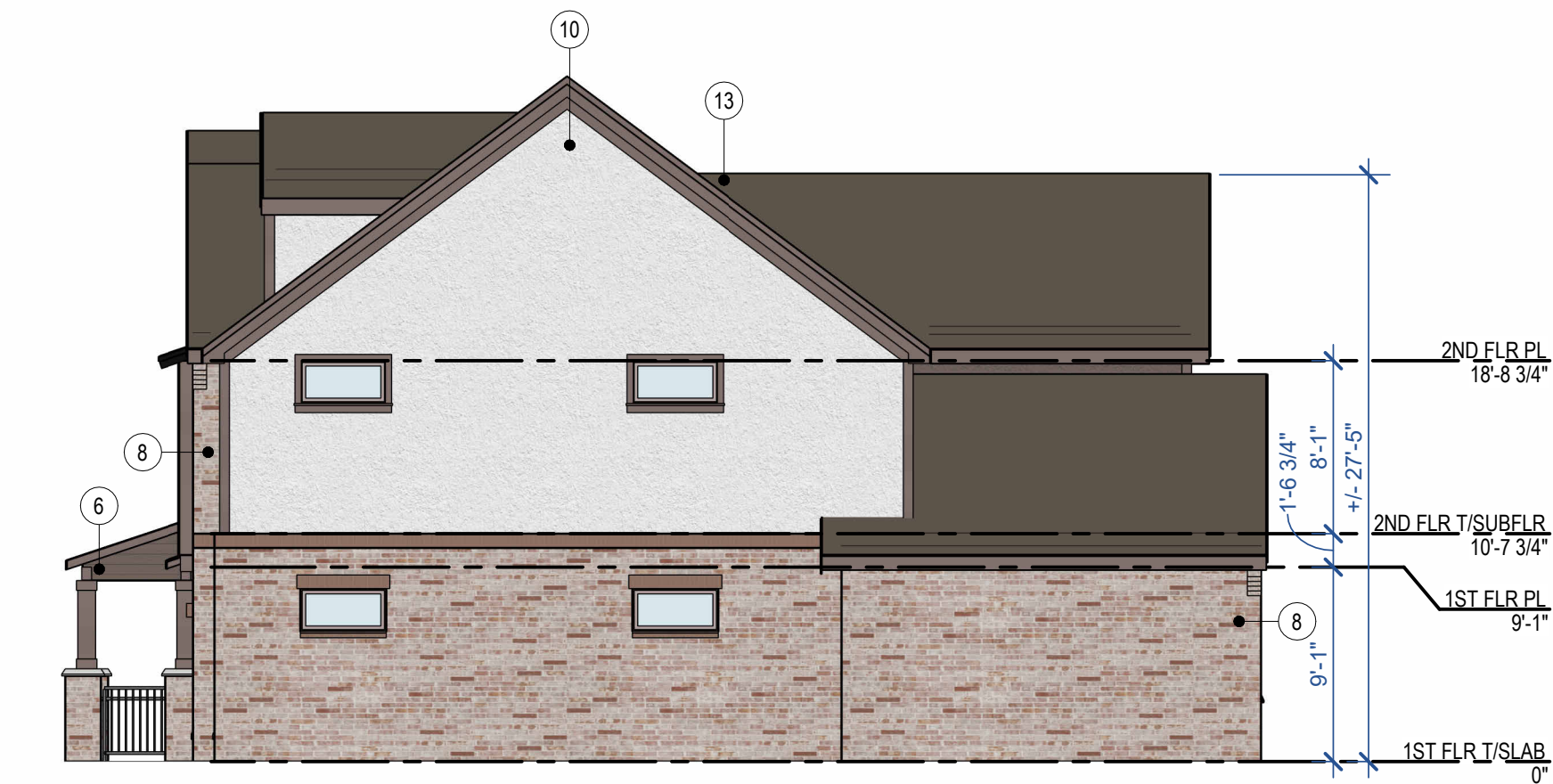
4 BUILDING TYPE H - STREET SIDE
1/8" = 1'-0"



3 BUILDING H - LEFT
1/8" = 1'-0"



2 BUILDING H - REAR ELEVATION
1/8" = 1'-0"



1 BUILDING H - RIGHT
1/8" = 1'-0"