



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, March 23, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of March 9th, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Carshield:** An Amended Site Development Plan for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd.

The Planning Commission may vote on this item tonight.

- B. **The Overlook (14001 Olive Blvd.):** An Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for a 29.4-acre tract of land zoned "PUD" Planned Unit Development located on the north side of Olive Blvd.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

- 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 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
MARCH 9, 2026**

V.A.

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Debbie Midgley

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

Chair Tilman acknowledged the attendance of Mayor Dan Hurt; and Councilmember Merrell Hansen, Council Liaison, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Wuennenberg read the “Opening Comments” for the 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.

STAFF PRESENTATION:

Alyssa Ahner, Senior Planner provided the following information about the subject site:

Site History

Ms. Ahner explained the full site history is located in the report. Due to the length of the site history, she described the most recent requests.

In 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.

In 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.

Request Summary

The request seeks approval to extend the restaurant operating hours from 4:00 p.m. to 7:00 p.m. and retail hours from 6:00 p.m. to 7:00 p.m., and to permit outdoor patio seating and food service. No physical changes to the property are proposed. The request is limited to modifications to operational regulations within the existing zoning ordinance. City planning staff explained that following the public hearing, staff will compile the information discussed and prepare a consolidated ordinance amendment for further consideration by the Planning Commission and City Council.

DISCUSSION:

Commissioner Choate inquired whether the petitioner has proposed additional parking or provided the number of outdoor seats to be added. She noted that, during operating hours, vehicles are currently parked along the interim drive rather than in designated parking spaces. Ms. Ahner responded that, as of 2023, the development met the parking requirements outlined in the ordinance, which are based on a total of 45 seats.

Commissioner Marino asked whether any information had been submitted or discussed regarding noise regulations or sound studies, and how those considerations would relate to the anticipated use. Ms. Ahner stated that the City does not review sound studies as part of the Site Development Plan process. Additionally, public nuisances related to sound are investigated by St. Louis County.

Commissioner Staniforth noted that, in the past, nearby residents expressed concerns about music being played on the outdoor patio. She asked whether music is being proposed for the patio. Ms. Ahner responded that, based on the submitted narrative, the request is limited to outdoor food service only. She added that if the petitioner were to request outdoor music, Attachment A would need to be amended for Commission consideration.

Commissioner Chohan asked whether there is information available regarding the number of violations associated with this location. Justin Wyse, Planning Director responded that there is no reliable data available, although complaints have been received.

PETITIONER'S PRESENTATION:

Angie White, General Manager for the Old House in Hog Hollow 1394 Green Birch Drive, Fenton, MO.

Ms. White spoke in support of the request and described the Old House in Hog Hollow as a historic venue and community gathering place. She stated that the current limited operating hours restrict financial sustainability and that extending the hours to 7:00 p.m. would improve the viability of the business. The outdoor patio area includes approximately 24 seats, which is comparable to the indoor seating capacity. She further stated that no outdoor live music is planned and that the establishment intends to comply with existing residential noise regulations. She indicated that no changes to existing lighting are proposed and that no additional

landscaping is planned at this time. She expressed a commitment to operating as a responsible neighbor within the community.

SPEAKERS IN FAVOR:

1. **Bridget Cromer**, 14320 Millchester Circle, Chesterfield, MO

Ms. Cromer stated that she lives across the street from the restaurant and considers it a valuable asset to the City of Chesterfield. She noted that the lighting from the building contributes to a sense of safety and that the landscaping is well maintained and aesthetically pleasing. She further commented that many retail strip centers have vacant spaces, and allowing the restaurant to extend its hours would help support its continued operation. She added that the current 4:00 p.m. closing time limits accessibility for many families, as work schedules and children's school commitments often prevent them from dining at the establishment earlier in the day.

2. **Corey Wallis**, 23 Glen Cove Drive, Chesterfield, MO

Mr. Wallis expressed support for the restaurant and encouraged the City to remain open-minded in supporting small business owners. He described the building as unique and historic. While supportive of the request, he also acknowledged the concerns of nearby residents and emphasized the importance of complying with City rules and ordinances.

3. **Phil Fishman**, 1510 Goldleaf Drive, St. Louis, MO

Mr. Fishman stated that he was married at the Old House on May 18 and described it as an excellent experience. He expressed support for extending the operating hours so that others may enjoy and experience the historic building.

4. **Phil Strasser**, 14701 Whitebrook Drive, Chesterfield, MO

Mr. Strasser stated that he has been employed by the business since 2023. He addressed citations issued to the business, explaining that the most recent citation occurred when an outdoor wedding ceremony was briefly allowed due to favorable weather conditions, despite the ordinance prohibiting business activities outdoors. He also addressed concerns related to noise, stating that, in his opinion, a greater level of noise originates from Olive Boulevard than from the patio area.

5. **Bill Hill**, 2538 Lindy Lane, Grover, MO

Mr. Hill stated that he meets with a group of ladies at the restaurant on a monthly basis. He described the food as excellent and the atmosphere as welcoming, noting that patrons often develop a strong sense of community.

6. **Warren Stemme**, 107 Springbriar Drive, Chesterfield, MO

Mr. Stemme stated that he is a lifelong resident of Chesterfield and grew up on a farm east of the intersection of Hog Hollow Road and Olive Boulevard, now known as the Eagle Ridge Subdivision. He expressed support for extending the operating hours and allowing use of the outdoor patio, noting that he does not find the use disruptive to the surrounding area. He further stated that it is commendable that the owners are preserving the historic structure for others to enjoy. He emphasized the importance of supporting small businesses.

7. **Peggy Kaplan**, 1014 Woodlake Village Drive, St. Louis, MO

8. **Dr. Bill Schicht**, 15201 Olive Boulevard, Chesterfield, MO

Mr. Schicht is a patron of the Old House and noted that many seniors frequent the establishment. He described the clientele as respectful and stated that the venue offers an elevated dining experience. He emphasized that, as a restaurant, the business must be able to operate during evening hours in order to remain financially viable and encouraged the City to allow it to do so. Chair Tilman clarified that the previously approved zoning ordinance reflected the hours presented to the Commission at that time and that the Commission did not mandate those hours.

9. **Terry Schreiter**, 1470 Shagbark Court, Chesterfield, MO

Ms. Schreiter expressed support for the request to extend operating hours and noted that the property includes a well-designed and attractive outdoor patio.

10. **Lynne Strasser**, 14701 Whitebrook Drive, Chesterfield, MO

Ms. Strasser stated that she values the City of Chesterfield and referred to the Old House at Hog Hollow as the “Cheers” of Chesterfield, describing it as a welcoming and familiar gathering place. She provided background on the history of the building and noted that the business existed prior to the development of the Spyglass Subdivision, indicating that prospective homeowners would have been aware of the adjacent business. She expressed support for small, family-owned businesses and noted that an arborist was hired to install landscaping, including a berm, between the business and the adjacent residential property to provide screening over time. She also referenced ongoing concerns between neighboring residents and the business, stating that there is a perception of being closely monitored.

SPEAKERS IN OPPOSITION:

1. **Terri Wynn**, 14324 Spyglass Ridge, Chesterfield, MO

Ms. Wynn, President of the Mansions of Spyglass Subdivision Homeowners Association, spoke on behalf of the subdivision. She stated that the proposal is not consistent with the City of Chesterfield’s Comprehensive Plan, noting that this portion of Olive Boulevard has historically been designated as a suburban residential area. She explained that the City Council previously approved the business under Ordinances 1960 and 819, which established permitted uses and hours of operation. She further stated that, following the denial of a prior rezoning request, both the business license and liquor license were issued in accordance with the hours permitted under Ordinance 819.

Ms. Wynn referenced a letter from the Director of Planning outlining permissible hours of operation and applicable ordinance requirements, including those violations could result in revocation of the business license, revocation of the liquor license, and/or referral to Municipal Court. She stated that the subdivision has notified the City on multiple occasions to investigate alleged violations. She cited ongoing concerns related to noise, lighting, parking, and outdoor activity in close proximity to residential homes. She emphasized that residents chose to live in the neighborhood for its quiet, secluded, and park-like character and expressed opposition to both the outdoor use and the requested extension of hours.

Ms. Wynn stated that, of the 50 homes in the subdivision, 37 are opposed to any modification to the current zoning, eight (8) did not respond, and five (5) declined to sign the petition. In response to a question regarding why such requests are considered,

DISCUSSION:

Commissioner Wuennenberg stated that residents and business owners have the right to submit requests, and the Commission evaluates whether they are appropriate.

Commissioner Staniforth noted that extending hours to 7:00 p.m. would likely not result in headlight impacts due to daylight conditions. Commissioner Harris inquired about existing noise from Olive Boulevard; Ms. Wynn responded that noise is currently audible, particularly since vegetation was removed, and that newly planted trees are not yet sufficient to buffer sound. She also stated that vehicles associated with the business have driven through the subdivision and parked within it. In response to a question regarding the gated entrance, she explained that the gate remains open due to ongoing construction activity within the subdivision.

2. **Clair Allen**, 668 Spyglass Summit Drive, Chesterfield, MO

Mr. Allen stated that noise from the business patio is audible from his property. He explained that he purchased his home with the understanding that the area was quiet and that the existing zoning supported that expectation. He expressed concern that approval of the request would negatively impact the quiet character of the neighborhood.

3. **Andrew Smith**, 14380 Spyglass Ridge, Chesterfield, MO

4. **Mary Louise Smith**, 14380 Spyglass Ridge, Chesterfield, MO

Ms. Smith stated that she is opposed to the proposal. She referenced past violations associated with the business and expressed the opinion that support for the request should come primarily from City of Chesterfield residents. She also referenced social media discussions regarding ongoing issues between the business and nearby residents.

5. **Gary Vickar**, 14342 Spyglass Ridge, Chesterfield, MO

Mr. Vickar expressed concern that extending operating hours to 7:00 p.m. could result in activity continuing beyond that time, particularly for patrons using the outdoor patio. He stated that this could increase both noise and traffic in the area.

6. **William Baber**, 14364 Spyglass Ridge, Chesterfield, MO

Mr. Baber requested that the Commission deny the proposal. He stated that he recently moved to the Spyglass Subdivision and expressed concern that the business may evolve into a more entertainment-focused venue. He also raised concerns regarding parking, noting that during events, vehicles have been observed parking on grass areas, along streets, and within the subdivision.

7. **Bernard Mayer**, 612 Paddington Hill Drive, Chesterfield, MO

Mr. Mayer expressed concerns regarding the limited number of parking spaces available. He also raised concerns about noise from the outdoor patio, as well as reports of individuals not using restroom facilities and instead relieving themselves outdoors. Additionally, he expressed concern that outdoor food service could attract rodents.

8. **Elena Kratz**, 651 Spyglass Summit Drive, Chesterfield, MO

Ms. Kratz stated that her property overlooks the rear of the Hog Hollow property. She explained that subdivision indentures prohibit residents from playing music at the pool or on their decks and questioned why residents should be subjected to music from a neighboring property. She stated that she values the quiet character of the neighborhood and does not believe residents

should have to close their gate to prevent non-residents from entering and parking within the subdivision. She also expressed concern that extended hours could negatively impact property values and deter prospective homebuyers. Additionally, she stated that parking capacity should be increased if the intensity of use is expanded.

9. **Ruth Frederickson**, 629 Spyglass Summit Drive, Chesterfield, MO

Ms. Frederickson described the neighborhood as a quiet and well-maintained community where residents have made significant investments in their homes. She reported issues with individuals parking on subdivision streets and approaching residents for directions to Hog Hollow. She emphasized that residents are seeking to protect their property investments and expressed hope that the City would support the neighborhood in opposing the request.

10. **John Merjary**, 633 Spyglass Summit Drive, Chesterfield, MO

11. **Sue Hempstead**, 14384 Spyglass Ridge, Chesterfield, MO

Ms. Hempstead questioned why the outdoor patio was constructed prior to receiving approval for its use. She stated that her property directly abuts the Hog Hollow site and that she purchased her home with the expectation of a private backyard, which has been impacted by the removal of trees and vegetation. She also noted that she reviewed surrounding zoning regulations prior to purchasing her home and expressed concern about being able to enjoy her outdoor space if the patio is actively used by patrons.

12. **Anne Agovino**, 14360 Spyglass Ridge, Chesterfield, MO

13. **Frank Agovino**, 14360 Spyglass Ridge, Chesterfield, MO

Mr. Agovino spoke on behalf of a neighbor, Mark Gershensen of 14336 Spyglass Ridge, who was unable to attend and whose letter he read into the record. The letter stated that Mr. Gershensen has lived in Spyglass Summit, directly below the Old House at Hog Hollow, for five years and chose the location for its quiet and stable environment. The letter further explained that his 28-year-old son has an intellectual disability and benefits from the predictable and peaceful nature of the neighborhood. Concerns expressed included the potential for increased events, extended hours, outdoor music, and additional non-resident activity near the home. The letter also cited a lack of trust due to prior violations and concern that expanded permissions may not be adhered to.

14. **Judith Schlesinger**, 667 Spyglass Summit Drive, Chesterfield, MO

15. **Robert Rifkin**, 14348 Spyglass Ridge, Chesterfield, MO

16. **Rosemary Rifkin**, 14348 Spyglass Ridge, Chesterfield, MO

17. **Victoria Higginbotham**, 646 Spyglass Summit Drive, Chesterfield, MO

18. **Kent Higginbotham**, 646 Spyglass Summit Drive, Chesterfield, MO

Mr. Higginbotham stated that his property adjoins the Hog Hollow site to the north. He expressed concerns that the proposal is inconsistent with the City's Comprehensive Plan and cited issues related to past violations, noise, vehicle headlights, increased traffic, loss of privacy, and disruption to the quiet residential character of the area.

SPEAKERS – NEUTRAL:

1. **A.J. Moll**, 14470 Tealcrest Drive, Chesterfield, MO

Mr. Moll stated that he is a candidate for City Council, Ward 1. He explained that, through canvassing and speaking with residents, he has heard a range of perspectives on the request. He noted that he had not previously visited the Old House at Hog Hollow but did so recently and observed that the clientele appeared to be older, estimating that the youngest patrons were approximately 60 years of age. He also stated that, based on his conversations with residents in the Spyglass Subdivision, tensions surrounding this issue are high. Mr. Moll indicated that he does not find it unreasonable to consider extending the operating hours; however, he expressed concerns regarding the proposed outdoor use given the quiet nature of the surrounding area. He further noted that some residents mentioned the possibility of closing the subdivision gate, which could help reduce through traffic and parking within the neighborhood.

Applicant Response

Ms. White acknowledged the concerns raised by nearby residents and expressed a willingness to work collaboratively to address issues related to parking, traffic direction, and neighborhood communication. She reiterated that the establishment operates primarily as a wine bar and café rather than an entertainment venue.

The applicant also noted that outdoor activities are limited in accordance with existing noise regulations and indicated openness to discussing reasonable limitations on outdoor service hours while maintaining the ability to operate a sustainable business.

DISCUSSION:

Commissioner Staniforth stated that with a closing time of 7:00 p.m., patrons might remain on-site beyond that time, and asked whether the petitioner would consider ceasing service earlier to allow for a timely departure. Additionally, she stated that parking remains a concern and that it should be addressed. Ms. White responded that she does not anticipate parking to be an issue, as the request is limited to extending operating hours rather than increasing capacity. She added that she is willing to work with the City to address any concerns that may arise.

Staff Follow-Up and Next Steps

Ms. Ahner indicated that a results letter will be prepared summarizing the discussion and identifying any outstanding questions. Staff will also request clarification regarding indoor and outdoor seating capacity, parking adequacy, and noise control measures.

Parking requirements are based on the building's square footage; therefore, unless structural modifications are proposed, additional parking would not be required under current regulations. Following staff review, the proposed amendment will return to the Planning Commission with a consolidated ordinance for formal recommendation before proceeding to the Public Works Committee and ultimately to the City Council for consideration.

STAFF PRESENTATION:

Isaak Simmers, Planner provided the following information about the proposed amendment to Article 4, Attachment 4 of the Unified Development Code:

- A. **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.

Mr. Simmers provided an overview of Article 4, Attachment 4, which includes the table outlining site and building design criteria applicable to the request. He explained that the purpose of the public hearing is to gather input from both the public and the Planning Commission. This feedback will be used to inform any final revisions and the Commission's recommendation to City Council.

DISCUSSION:

Chair Tilman noted that Mr. Simmers' explanation was presented in general terms. Mr. Simmers explained that the intent is to keep the language broad so it can be applied consistently across various types of developments, without needing to differentiate between specific uses such as automobiles, boats, UTVs, or motorcycles. He provided an example, stating that when reviewing an automobile service facility or dealership, broad language allows staff to apply site design criteria and Architectural Review Board (ARB) standards more effectively, particularly in cases where distinctions between service vehicles, employee parking, and inventory are not clearly defined.

Commissioner Marino suggested revising the language under "Automobile Dealership and Vehicle Repair Service Facilities – Landscaping and Screening" to emphasize minimizing the visual impact of inventory. He also questioned whether clearer distinctions should be made between "auto body" and general "auto repair" uses. Chair Tilman noted that screening requirements are typically more stringent for auto repair facilities than for new car sales lots and questioned whether both should be evaluated at the same level.

Commissioner Marino expressed concern regarding the visibility of damaged vehicles. Councilmember Merrell Hansen agreed and emphasized the importance of maintaining visually appealing developments, noting that decisions should consider long-term impacts. Commissioner Chohan echoed this point and raised concerns about future visual impacts, such as electric vehicle charging infrastructure.

Justin Wyse stated that the current code lacks clarity regarding storage, display, and inventory, particularly in relation to screening. He explained that staff is working to improve clarity while avoiding overly prescriptive regulations and noted increasing pressure from automobile-related uses.

Chair Tilman encouraged staff to review best practices from other municipalities. Additional discussion focused on whether more specific standards or minimum requirements may be necessary to ensure consistent outcomes. Chair Tilman added that well-crafted general language can help initiate early dialogue between applicants and staff, allowing expectations to be addressed during the initial design phase.

Key Issues Raised:

- How the City of Chesterfield can allow design flexibility while still achieving desired outcomes;
- How to ensure screening is intentional, effective, and of high quality rather than an afterthought;
- How to regulate visibility for sites viewed from multiple elevations and vantage points;
- Whether regulations should focus on specific land uses or instead address overall visual impacts and site conditions.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the February 23, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0. (*Commissioner Harris abstained.*)

VI. PUBLIC COMMENT: None.

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.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Village Mall, Lot 3B with the following conditions:

- Retaining walls shall match those used in Wildhorse Village.
- All garage doors shall include a window component.

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

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 9:45 p.m.

Gail Choate, Secretary

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

Planning Commission Staff Report

Meeting Date: March 23rd, 2026

From: Alyssa Ahner, Senior Planner

Location: 530 N. Eatherton Rd.

Description: Carshield: An Amended Site Development Plan for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, on behalf of Sportsmo, LLC, has submitted an Amended Site Development Plan for an athletic complex that was approved by the City in 2024 and is currently under construction. The applicant is requesting the amendment for the addition of three (3) scoreboards, three (3) video boards, two (2) different fencing systems, and a flagpole. In regards to the project as a whole, it is currently estimated that construction will be completed in August of this year.



Figure 1: Rendering of development approved in 2024

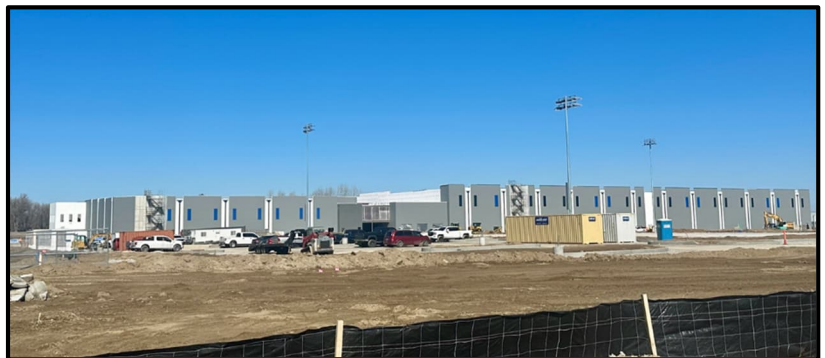


Figure 2: Construction progress as of March 2026.

STAFF ANALYSIS

Scoreboards and Videoboards

The applicant is proposing one scoreboard and one videoboard for each of the three outdoor fields. The locations of the scoreboards have been highlighted in red in Figure 3 but may also be found on sheet ASDP-1A in the submittal packet. These scoreboards will be 16' in height and 10' wide. A picture of the scoreboards may be found in Figure 4.

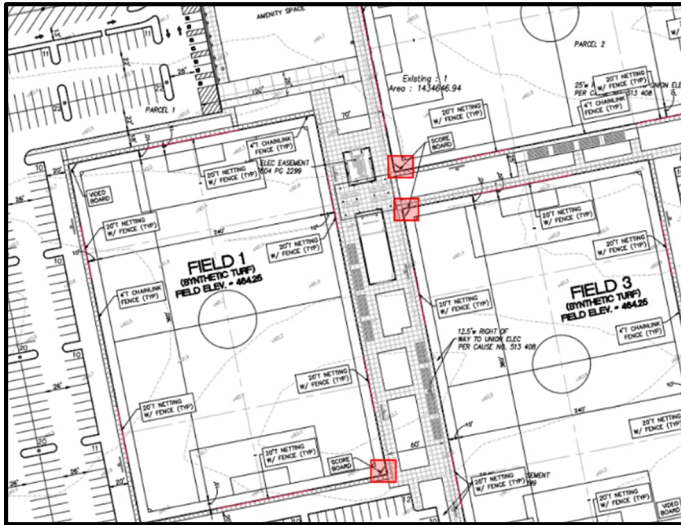


Figure 3: Scoreboard locations

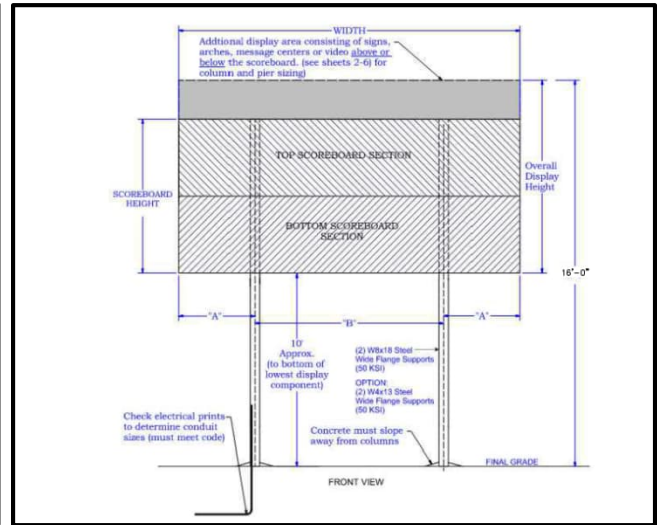


Figure 4: Picture of scoreboard

The locations of the videoboards have been highlighted in red in Figure 5. The videoboards will be 21'2" and 12'6" wide. The applicant has stated that these videoboards will be utilized to highlight players as they walk onto the field in addition to other statistics. A picture of the videoboard may be found in Figure 6.

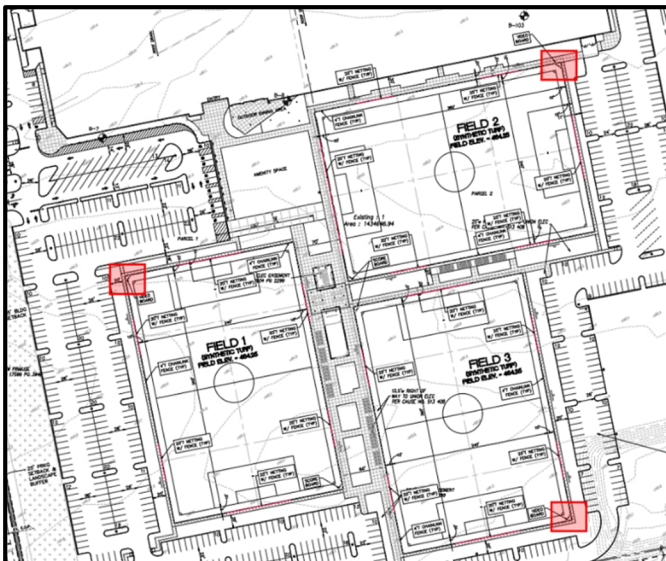


Figure 5: Videoboard locations

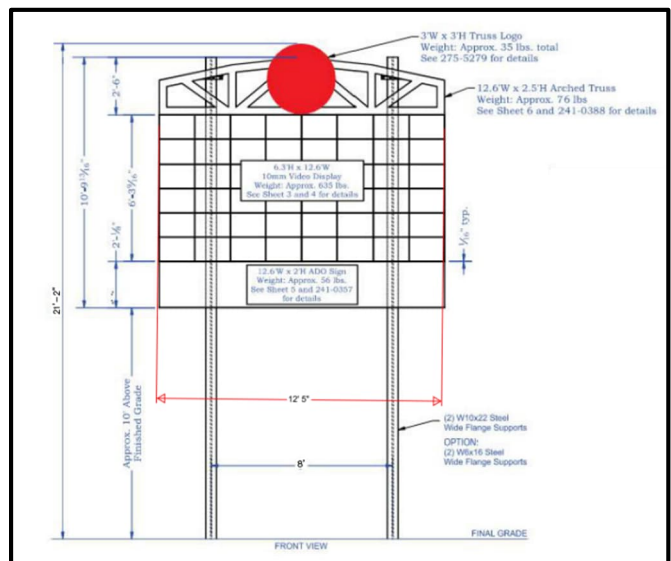


Figure 6: Picture of videoboard

Scoreboards and Videoboards (continued)

Per the Unified Development Code, scoreboards on athletic fields are exempt from sign requirements. This means there aren't set regulations on the overall size or height of them. However, setback and height requirements for all structures, where applicable, shall be in accord with the regulations of the particular zoning district in which the structure is located. Given the height of the proposed scoreboards/videoboards, all have been located outside of the structure setbacks. Staff has had conversations with the applicant regarding the boards and they have acknowledged that they are not to be used to cycle advertisements or commercial content. Should the property owner intend to use the boards as signage in the future then they must be brought back before the City for review via a Sign Package.

Fencing

Each field is proposed to be surrounded by 4' chain-link fencing with sections of 20' netting for the purpose of keeping soccer balls contained. The location of the 20' tall portions of netting/fencing have been highlighted in red in Figure 7 while a typical section for both types of fencing may be found in Figure 8. Similar to the scoreboards, all fencing has been located outside of the structure setbacks.

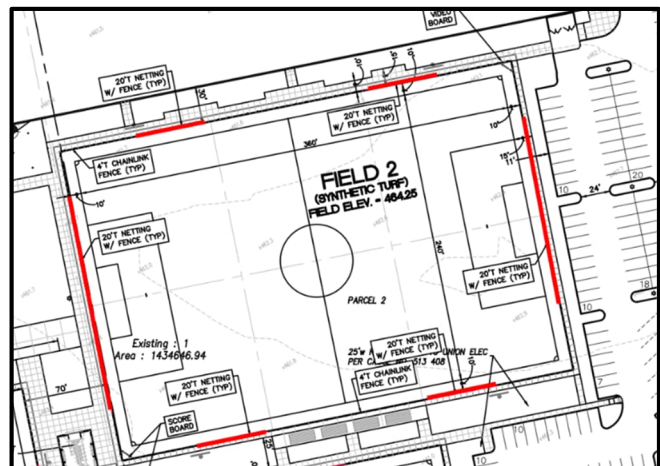


Figure 7: Location of 20' tall netting system

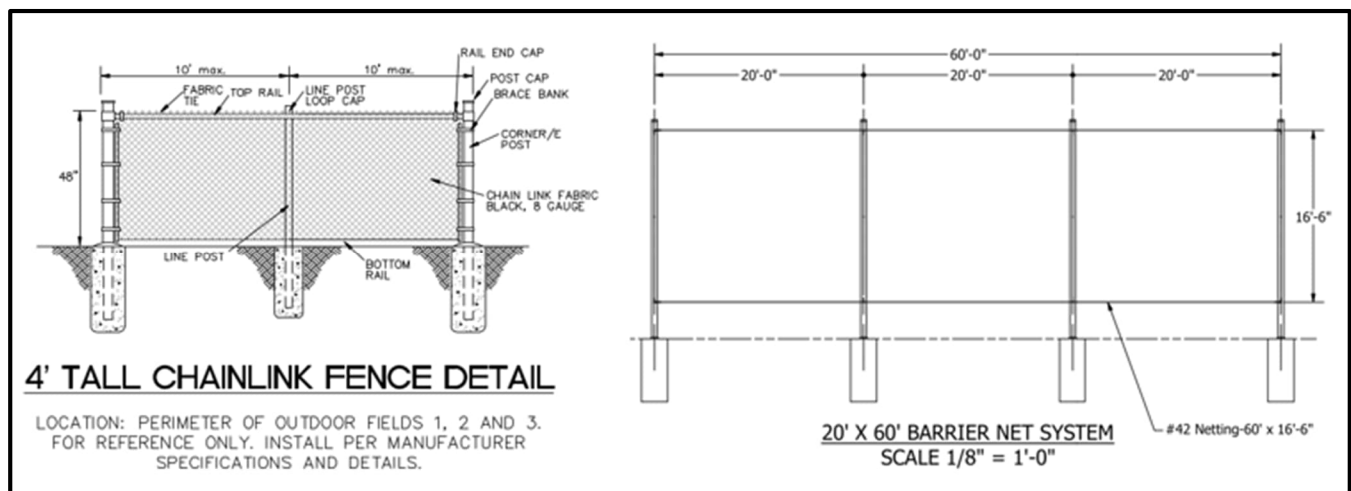


Figure 8: Typical section of both types of fencing

Flagpole

There is one flagpole proposed near the middle entrance of the site. The height is 30' tall and has therefore been located outside of the structure setbacks. The location has been highlighted in red in Figure 9.

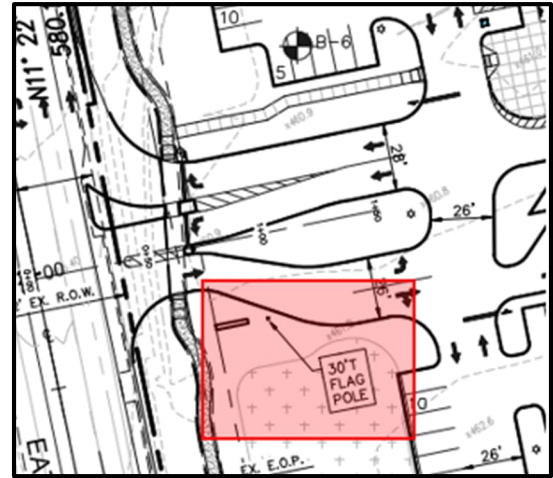


Figure 9: Location of flagpole

DEPARTMENT INPUT

All proposed amendments have been reviewed by the Spirit of St. Louis Airport and they have expressed no issues. Staff requests review on the Amended Site Development Plan for Carshield.

MOTION

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

"I move to approve the Amended Site Development Plan for Carshield as presented."

"I move to approve the Amended Site Development Plan for Carshield with the following conditions..."

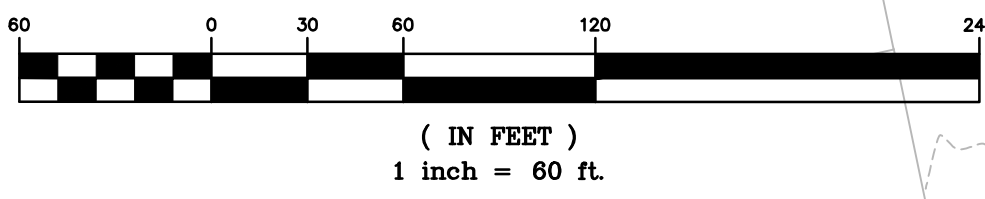
Attachments:

- ## 1. Applicant Submittal

2ND AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT A OF CARSHIELD IN CHESTERFIELD CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 372, PAGE 303, OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ORDINANCE #3290

GRAPHIC SCALE



ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T.	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.O.N.	USE UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(80 W)	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	EXISTING STORM SEWER	EXISTING TREE	EXISTING BUILDING	EXISTING CONTOUR	SPOT ELEVATION	EXISTING UTILITIES	FOUND 1/2" IRON PIPE	SET IRON PIPE	FOUND CROSS	FOUND STONE	FIRE HYDRANT	LIGHT STANDARD	BUSH	SIGN	NOTES PARKING SPACES	QUI WIRE	POWER POLE	WATER VALVE	DENOTES RECORD INFORMATION	ACCESSIBLE PARKING	PROPOSED CONTOUR	PROPOSED SPOT	PROPOSED STORM	PROPOSED SANITARY

LEGEND

EATHERTON ROAD WIDENING

5'w CONCRETE SIDEWALK

BACKFILL SPECIFICATION

LEVEE AND SEEPAGE BERM: NO PERMANENT EXCAVATIONS SHALL BE MADE WITHIN THE LEVEE EASEMENT NOR WITHIN 15 FEET OF THE SOUTHERN EDGE OF THE LEVEE TOE, WHICHEVER GOVERNS, PENETRATIONS BELOW THE SEEPAGE BERM SURFACE SHALL REQUIRE THE USE OF SELF-COMPACTING FILL MATERIALS SUCH AS FLOWABLE FILL OR CONCRETE, PER M.C.D. (MONARCH-CHESTERFIELD LEVEE DISTRICT), PROPOSED GRADE-RAISE FILL TO BE PLACED ATOP THE SEEPAGE BERM SHALL CONSIST OF FREE-DRAINING SAND OR SILTY SAND, SIMILAR TO THE IN-PLACE MATERIALS, PLACED IN LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY.

UTILITIES: THE PROPOSED UTILITY BACKFILL SHALL CONSIST OF A SIMILAR IMPERVIOUSNESS TO THE IN-PLACE MATERIALS, PLACED IN LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY. THE USE OF CLEAN ROCK IS STRICTLY PROHIBITED.

UTILITY NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSM.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR

CARSHIELD FC
503 PEARL DR
ST. PETERS MO 63378
ATTN: Nick Hamilton
PHONE: 636-795-8130
EMAIL: nick.hamilton@carshield.com

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 11109 MAY088(SL2011) Elev = 461.10
"Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker; 19' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1/4 mile south of the intersection of Olive Street Road and Eatherton Road.

PERTINENT DATA

OWNER: SPORTSMO LLC
TOTAL LOT AREA: 1,434,647 S.F. OR 32.935 Ac. (ORD. 3295)
EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 3290)
PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT
EXISTING USE: UN-DEVELOPED
PROPOSED USE: ATHLETIC FIELDS / GYMNASIUM
SITE ADDRESS: 530 NORTH EATHERTON DRIVE
CHESTERFIELD, MISSOURI 63005
LOCATOR NO.: 17W130004
WUNNENBERG'S: PG. 18, GRID 18-LL
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 25189C0145K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE ENERGY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

ASDP-1-1B AMENDED SITE DEVELOPMENT PLAN
ASDP-2 AMENDED SITE DEVELOPMENT PLAN
ASDP-3 EATHERTON ROAD IMPROVEMENTS
ASDP-4 SITE DISTANCE EXHIBIT
ASDP-5&6 ORDINANCE #3290

FLOOD INFORMATION

- CHESTERFIELD VALLEY STORMWATER MASTER PLAN RESERVOIR 100-YEAR ELEVATION = 456.65.
- CHESTERFIELD VALLEY STORMWATER MASTER PLAN CHANNEL 100-YEAR ELEVATION = 456.75
- FEMA BASE FLOOD 100-YEAR ELEVATION = 463.00

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Keystone Construction has provided geotechnical services for the project proposed hereon. A geotechnical investigation titled "Geotechnical Exploration, Carshield FC Soccer Training & Playing Facility, Chesterfield, Missouri", September 27, 2023, Midwest No. 15707 and Addendum No. 1, February 29, 2024. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Report.

Engineer

Date

SURVEYOR CERTIFICATE

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Amended Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

This Amended Site Development Plan was approved by the City of Chesterfield and duly verified on the day of 2026, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

SPORTSMO, LLC, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, (applicable subsection) (present Zoning) of City of

Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Signature: _____

Name: _____

State of _____ SS.

County of _____

On this day of _____, A.D., 2026, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ (Name of Corporation)

corporation in the State of _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said

instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in _____, the day and year last above written.

(County and State)

My term expires _____

Notary Public

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-5000 FAX: (636) 530-5000
e-mail: general@stockassoc.com Web: www.stockassoc.com

2nd AMENDED SITE DEVELOPMENT PLAN FOR:

CARSHIELD SPORTSPLEX

530 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

DATE:

REVISIONS:

1 -

DRAWN BY: J.M.B. CHECKED BY: G.M.S.

DATE: 4/16/2025 JOB NO: 222-7301.2

SCALE: AS SHOWN BASE MAP: 17-W

S.L.C.S.D.-00413 DATE PLOTTED: 4/16/2025

MDNR: MO-RA-2057

SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN

SHEET NO: ASDP-1

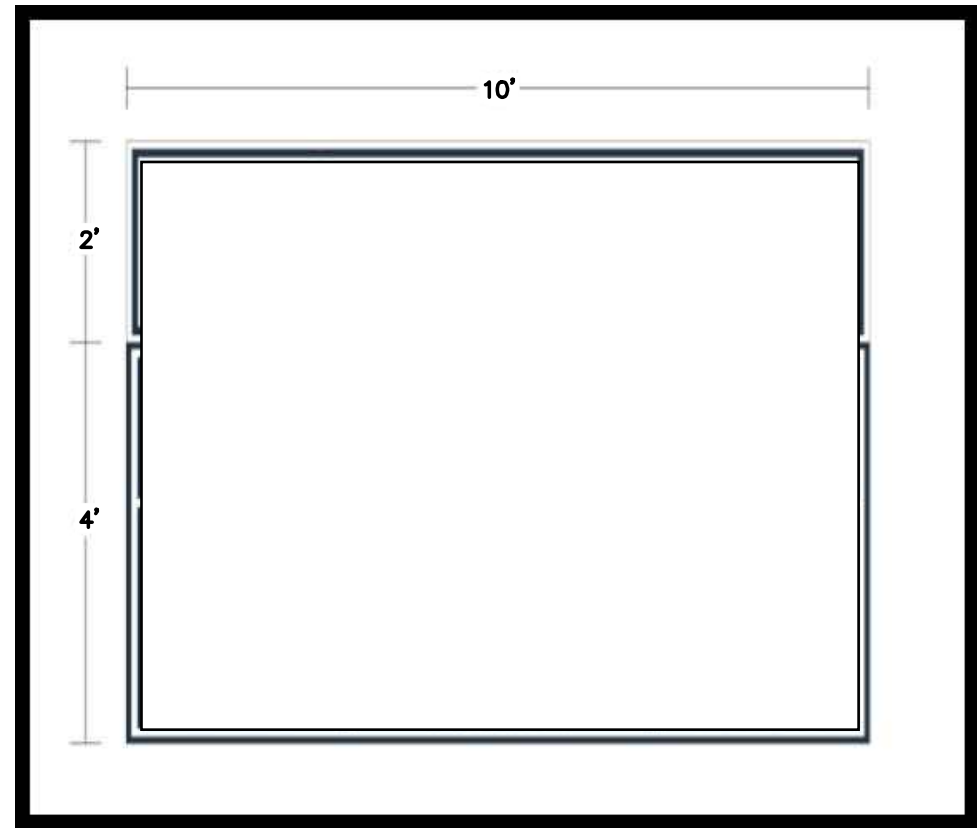
CARSHIELD SPORTSPLEX

530 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

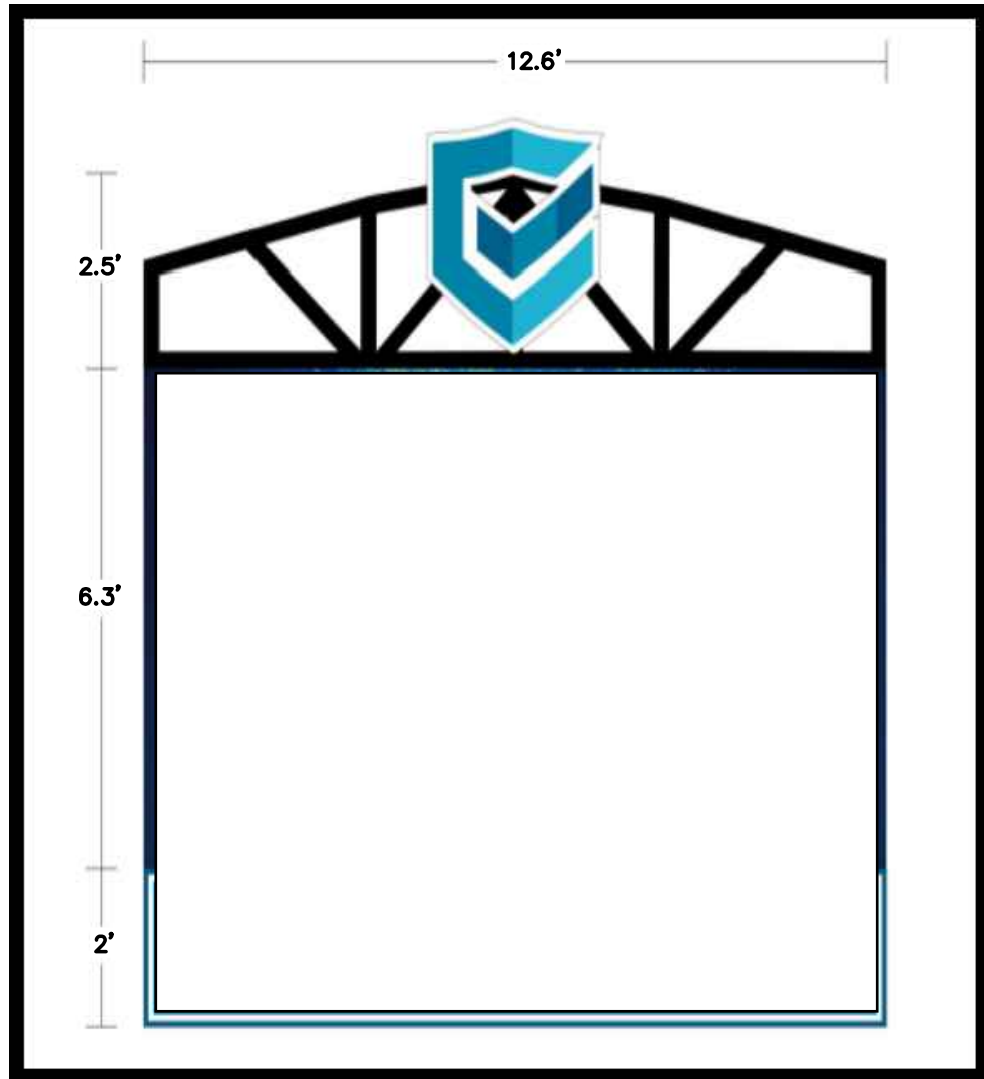
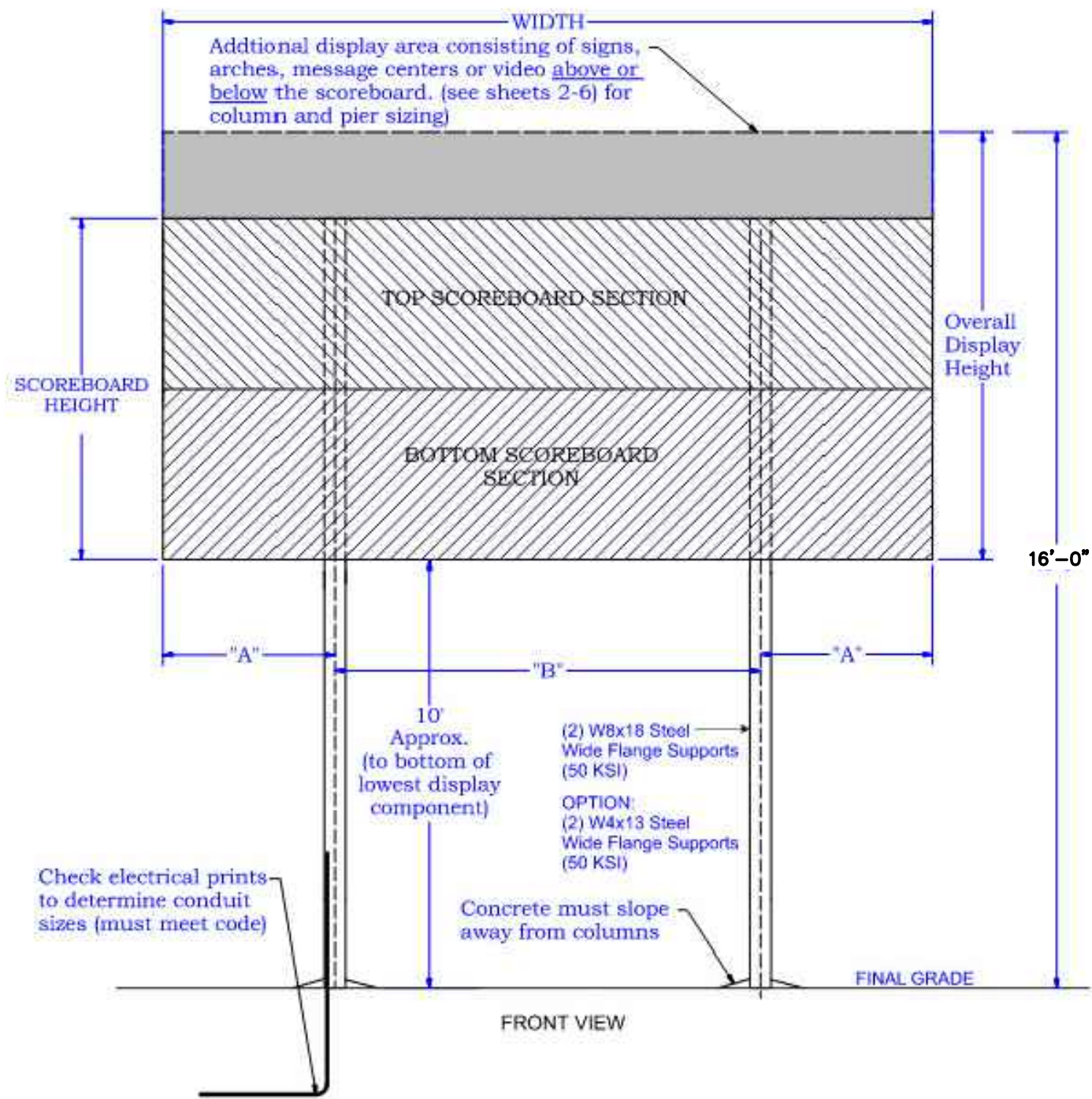
REVISIONS:

SHEET TITLE:
AMENDED
SITE DEVELOPMENT
PLAN

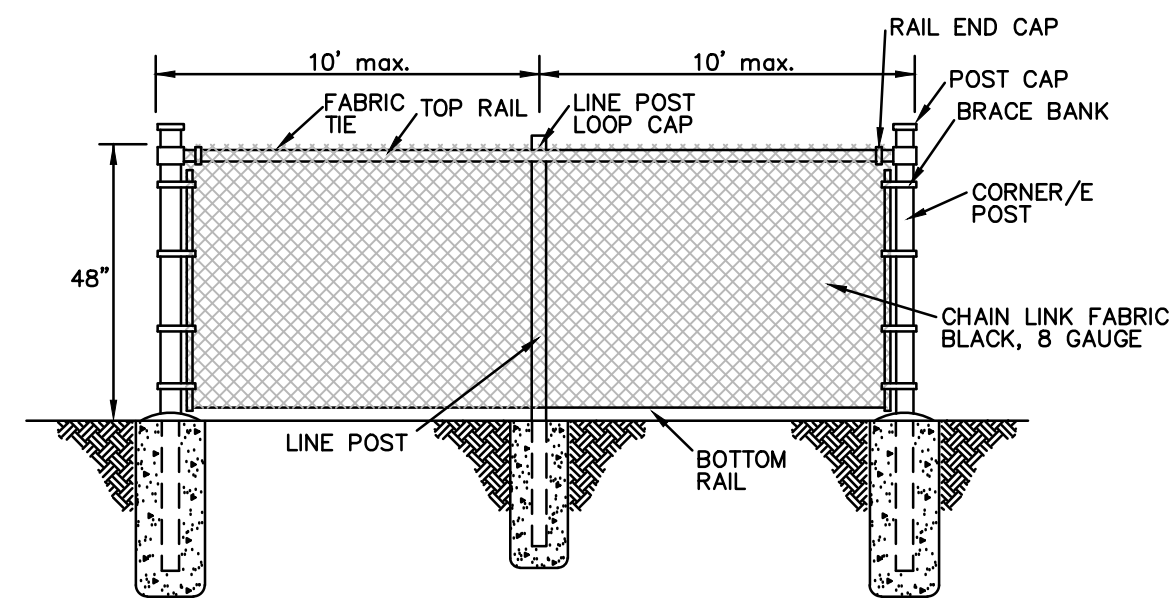
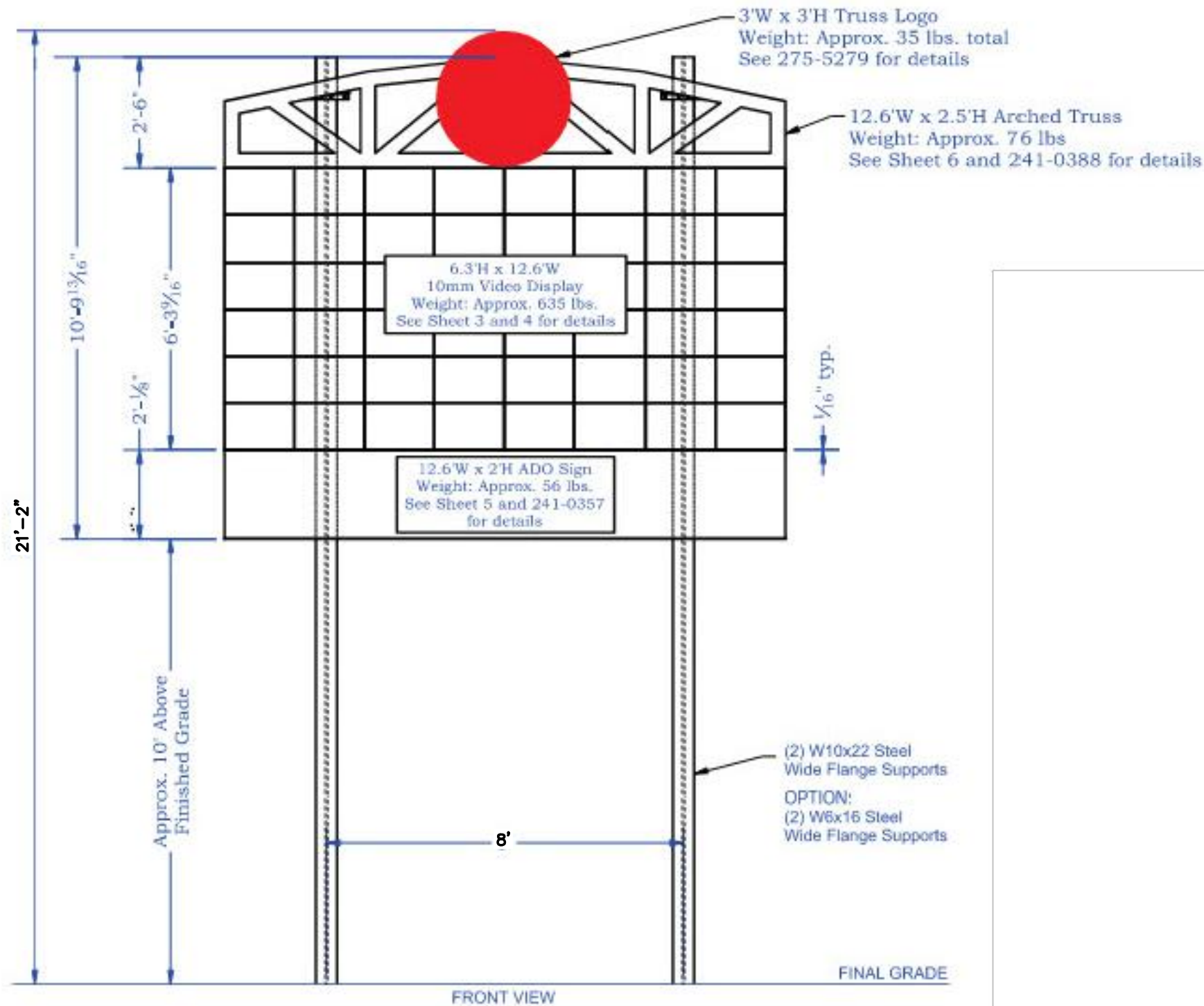
SHEET NO.: ASDP-1A



SCOREBOARD DETAIL

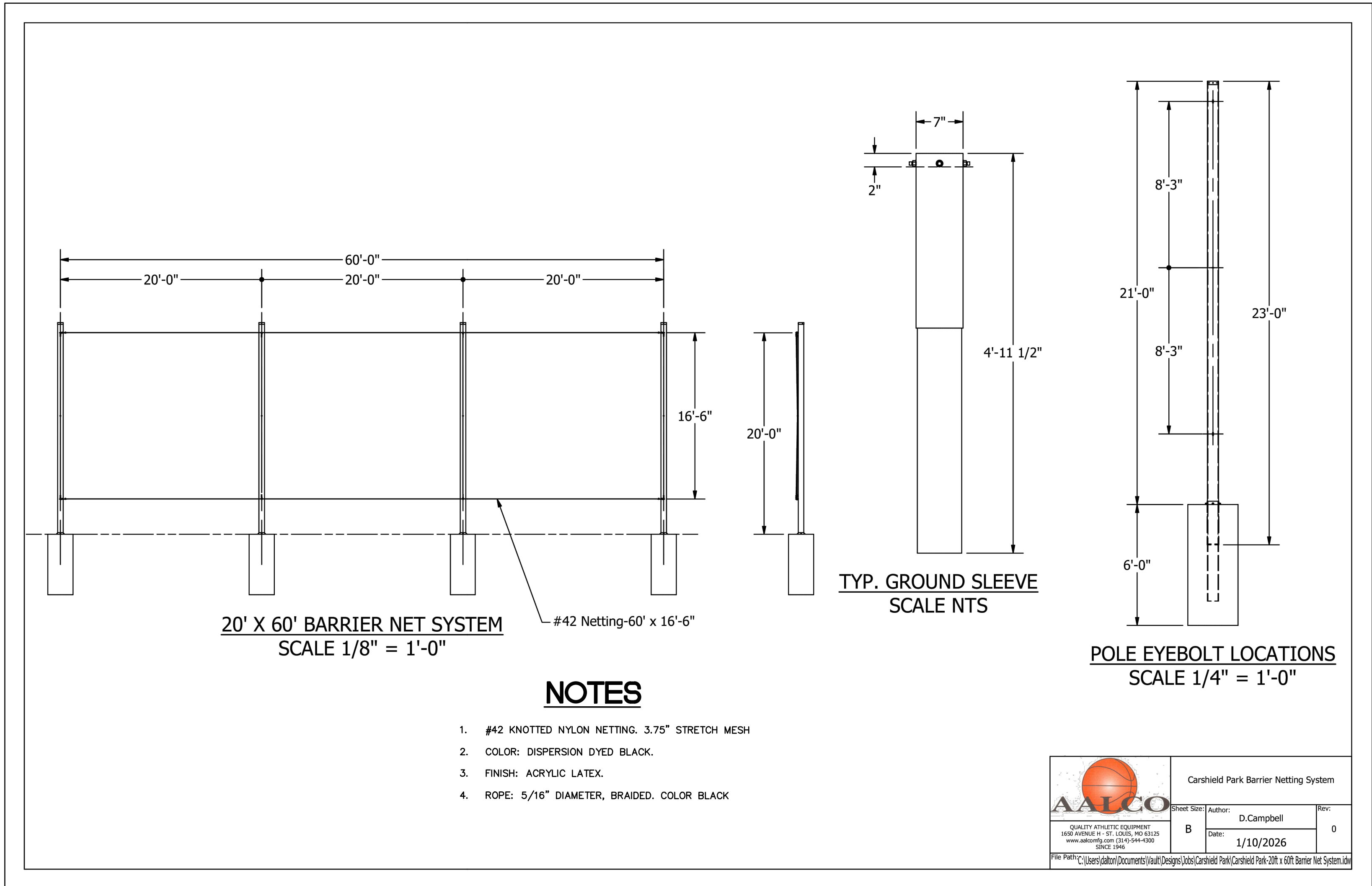


VIDEO BOARD DETAIL



4' TALL CHAINLINK FENCE DETAIL

LOCATION: PERIMETER OF OUTDOOR FIELDS 1, 2 AND 3.
FOR REFERENCE ONLY. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.



NOTES

- #42 KNOTTED NYLON NETTING. 3.75" STRETCH MESH
- COLOR: DISPERSION D'YED BLACK.
- FINISH: ACRYLIC LATEX.
- ROPE: 5/16" DIAMETER, BRAIDED. COLOR BLACK

AATCO QUALITY SYNTHETIC EQUIPMENT 18400 10th St. • St. Louis, MO 63125 www.aatco.com (314) 944-4300 FAX: 314-944-1300	
Sheet Size: A	Author: D.Campbell
Date: 1/10/2026	Rev: 0
File Path: C:\Users\gahler\Documents\AutoCAD\Drawings\Jobs\Carshield Park\Carshield Park\20' x 60' Barrier Net System.dwg	

20' TALL NETTING W/ FENCE DETAIL

2nd AMENDED SITE DEVELOPMENT PLAN FOR:
CARSHIELD SPORTSPLEX
530 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
FAX: (636) 530-9303
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE:	
GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	
REVISIONS:	
1	-
DRAWN BY: J.M.B.	CHECKED BY: G.M.S.
DATE: 4/16/2025	JOB NO: 222-7301.2
MSD # 24MSD-00413	BASE MAP: 17-W
S.L.C. HAT # 8057	HAT S.U.P. #
M.D.N.R. # MO-RA-	
SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN	
SHEET NO.: ASDP-1B	



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

Planning Commission Staff Report

Meeting Date: March 23, 2026

From: Shilpi Bharti, Planner *SB*

Location: 14001 Olive Blvd.

Description: **The Overlook (14001 Olive Blvd.):** An Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for a 29.4-acre tract of land zoned “PUD” Planned Unit Development located on the north side of Olive Blvd.

SUMMARY

On behalf of BluOnx Development LLC, Stock & Associates Consulting Engineers, Inc. has submitted an Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation request for a 29.4-acre site. The proposed plan is amended to preserve more trees on the north and reduce the total number of residential units from 81 units to 59 single-family units.

HISTORY OF SUBJECT SITE

The subject property was zoned “R-2” Residence District with a Conditional Use Permit by St. Louis County prior to the incorporation of the City of Chesterfield. In 2004, the subject site was rezoned to a “R-3” Residence District. In 2005 a “PEU” Planned Environment Unit Procedure was created within the “R-3” Zoning District.



Figure 1: Subject Site Aerial

In 2013, a request to amend the governing ordinance for the subject site was submitted, and in 2014, two (2) requests for zoning map amendments were submitted. However, the applicant withdrew these applications with no further action taken. In 2019, two (2) requests were

submitted to the City of Chesterfield. The first request was to repeal the “PEU” Planned Environment Unit Procedure, and the second request was to establish a “PUD” Planned Unit District. Both petitions were approved by the Planning Commission with some amendments, but were denied by the Planning and Public Works Committee. Neither petition was presented to the City Council, as the applicant withdrew both before the meeting.

In 2020, after withdrawing the 2019 petitions, the applicant submitted two (2) new petitions with similar requests. The revised petitions submitted in 2020 provided details on the Preliminary Development Plan that were not previously included in the 2019 petition. Both requests, the first to repeal the “PEU” Planned Environment Unit Procedure and the second to establish a “PUD” Planned Unit District, were approved in 2021, thus creating Ordinance 3143.

Most recently, in 2025, Ordinance 3143 was amended to reduce the number of approved residential units from 100 to 81 and to revise the minimum lot requirements for both single-family attached and detached homes. The site is currently governed by Ordinance 3331. In the same year, following the ordinance amendment, the Planning Commission approved a Site Development Plan that proposed the development of 81 residential lots.

STAFF ANALYSIS

The Amended Site Development Plan proposes the construction of 59 residential units while preserving much of the existing wooded areas located along the north, west, and northwest portions of the site, adjacent to the railroad and Hog Hollow Road. Of the 59 units, 35 lots will be single-family detached homes, and 24 will be single-family attached homes. The lot size of the single-family attached homes has increased from the previously approved Site Development Plan, from 1,740 to 2,320 square feet. In accordance with the ordinance, 36 parking spaces are required for the 24 single-family attached units. To meet this requirement, the development now includes two-car garages for the attached units, providing a total of 52 spaces.

Retaining walls with fencing are proposed along the east, west, and southwest sides of the site, where significant slopes exist. The height of these retaining walls varies from 1 to 12 feet, particularly along the west and southwest boundaries of the site, identified as Walls 4, 5, and 7 on the plan. A detailed staff analysis of the Site Development Plan is provided in the following sub-sections.

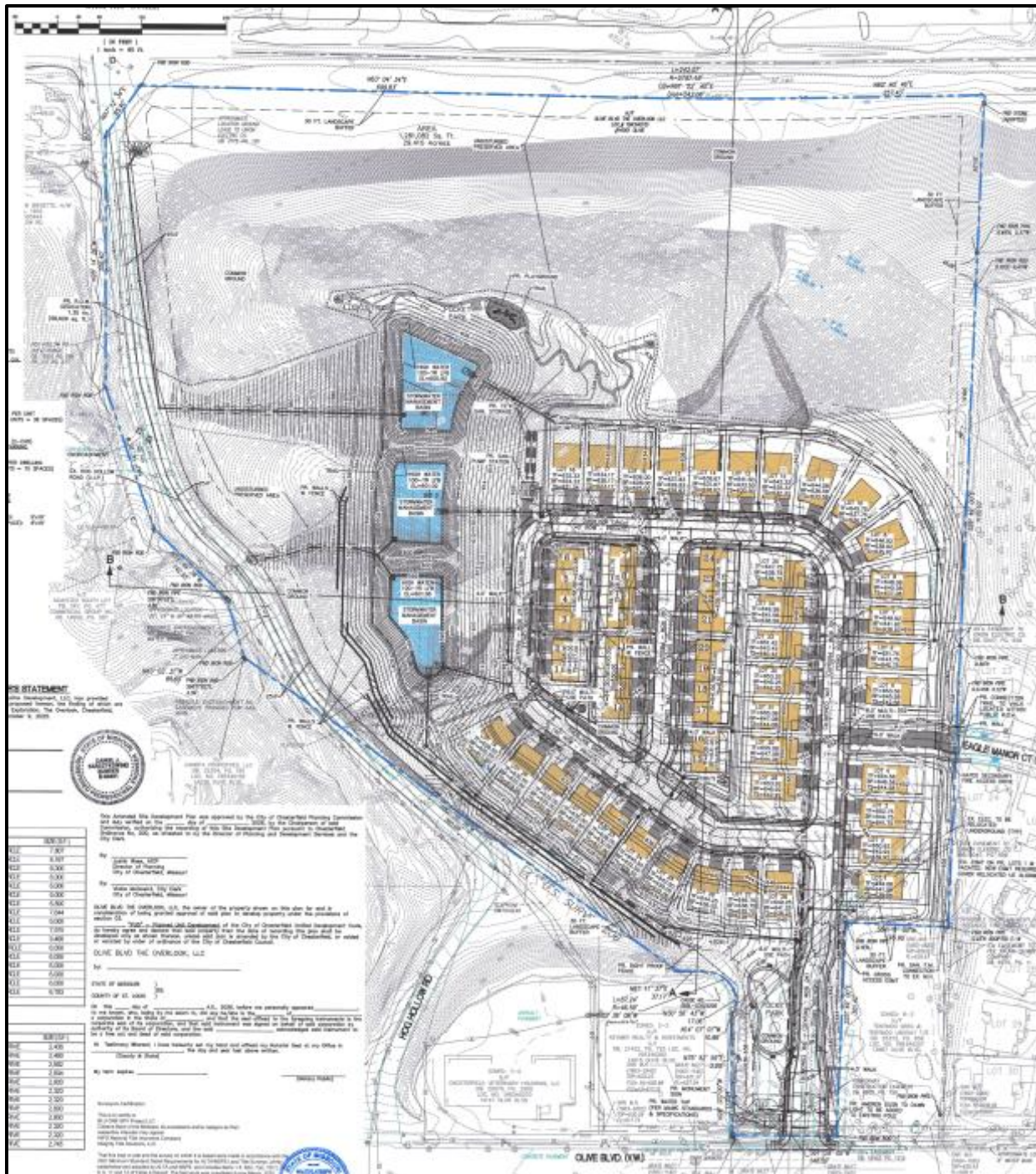


Figure 4: Site Development Plan

Zoning

All setback requirements comply with City Code and the site-specific ordinance. The proposed development complies with the ordinance's requirements by not exceeding 81 single-family attached and detached homes as they are proposing 59 homes.

Detached homes will be built on lots ranging from 6,000 to 9,466 square feet, compared to the previously approved range of 6,000 to 8,730 square feet, meeting the ordinance's minimum lot size requirement of 6,000 square feet. Attached homes also meet the lot size standards outlined in the ordinance, with home sizes ranging from 2,320 to 2,800 square feet, compared to the previously approved range of 1,742 to 2,310 square feet.

Setbacks for the detached homes include a 25 to 29-foot front setback, a 15-foot rear setback, and 6-foot side setbacks, all in accordance with the ordinance. Attached homes will have a 25-foot front setback, 0-foot side setback, and a 10-foot rear setback, also in compliance with the required standards.

Access and Circulation

The Amended Site Development Plan indicates that the development will be accessible from Olive Boulevard to the south with an additional gated emergency access from the east. A sidewalk is proposed along the property's frontage, and an eight (8)-foot-wide multi-use path is planned along the frontage of the single-family detached homes. The residential area will be located in the southeast corner of the site, while the existing wooded areas to the north and west will largely be preserved. The proposed streets within the development will be private roads. Additionally, a cross-access easement is provided from Overlook Circle to the parcel at 13987 Olive Boulevard. Sidewalks are provided in front of each lot. A walking trail is also proposed on the west side of the site that connects to the eight (8)-foot-wide multi-use path, creating a closed loop.

Tree Preservation

A Tree Preservation Plan has been provided for the proposed development. The plan exceeds the 30% tree preservation requirement by maintaining 57.19% of the existing tree canopy, compared to the previously approved 52.4%. The Tree Preservation Plan was approved administratively because the applicant proposed cutting certain trees on the site due to site constraints. The amended tree preservation plan now preserves more trees on the north side of the site.

Landscape Installation

The site-specific ordinance requires a 30' Landscape Buffer along the perimeters of the PUD. The applicant has met these requirements by depicting these landscape buffers in the Landscape Plan. Existing trees, shade, ornamental, and evergreen trees are proposed for the landscape buffer. Street trees consist of nine types of shade trees.

Amenity

The applicant is proposing pocket parks to be located on the northwest and south side of the site near the subdivision entrance. The pocket parks are proposed to have play equipment, fitness circuit, native tree identification signage, and natural stone seating. A lookout point is being proposed on the northern side of the site. On the west side of the site a nature trail is proposed, along with stormwater basins and pump stations.

Cluster Box Units (CBU)

All residential developments are required to utilize cluster box units (CBUs) vs individual mail boxes for mail delivery by the United States Postal Service. Residential mail delivery locations are under the jurisdictional authority of the United States Postal Service. A CBU is proposed near the entrance to Pinnacle Drive, with four parking spaces indicated on the plan.

STAFF RECOMMENDATION

Staff has completed the review of the proposed Amended Site Development Plan. All agency comments have been received. The Amended Site Development Plan meets all the requirements of the site-specific ordinance and the City's Unified Development Code. Staff recommends approval of the proposed Amended Site Development Plan.

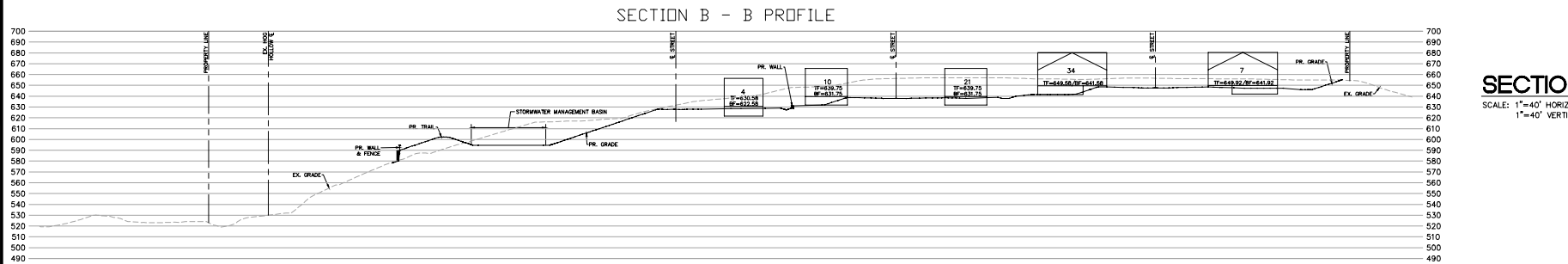
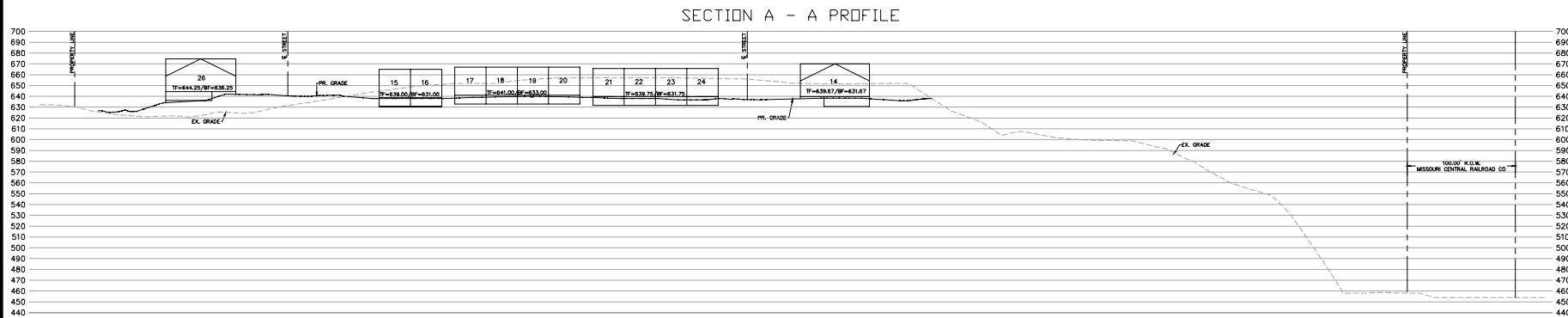
MOTION

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

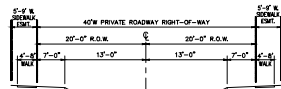
- (1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for the 14001 Olive Blvd, proposed "The Overlook" subdivision."
- (2) "I move to approve the Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for the 14001 Olive Blvd, proposed "The Overlook" subdivision with the following conditions..." (Conditions may be added, eliminated or modified)

Attachments

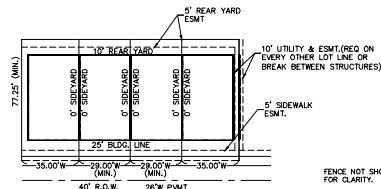
1. Amended Site Development Plan
2. Tree Stand Delineation
3. Tree Preservation Plan
4. Landscape Plan



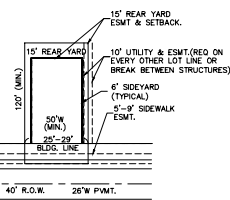
SECTIONS
SCALE: 1"=40' HORIZONTAL
1"=40' VERTICAL



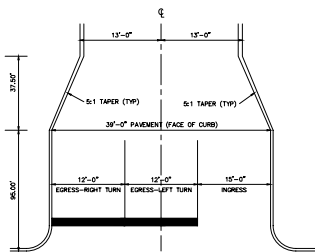
TYPICAL STREET SECTION
INTERNAL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ARTICLE 04-09 OF THE UNITED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD



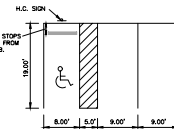
TYPICAL ATTACHED LOT - 2,320 SF. (N.T.S.)



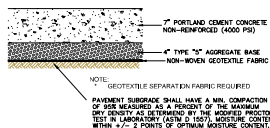
TYPICAL DETACHED LOT - 6,000 SF. (MIN.) (N.T.S.)



ENTRANCE DETAIL AT OLIVE BLVD (N.T.S.)



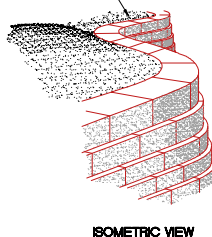
TYPICAL PARKING STALLS (N.T.S.)



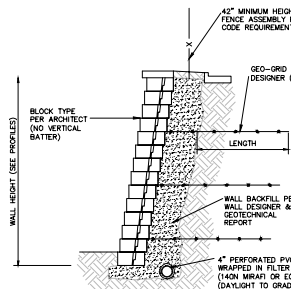
CONCRETE STREETS (N.T.S.)

- PAYMENT NOTES:**
1. ALL MEANS AND METHODS OF CONCRETE AND ASPHALT CONCRETE SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION AND MOST STANDARD OPERATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN CURRENT EDITIONS PRIOR TO CONSTRUCTION.
 2. PAYMENT SECTIONS AND DETAILS ARE SUBJECT TO GEOTECHNICAL ENGINEER AND OTHER REVIEW AND APPROVAL.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY THE RECOMMENDATIONS SUPPLIED IN THE GEOTECHNICAL ENGINEERING REPORT AND ALL SUBSEQUENT ADDENDUMS.
 4. ALL EXPOSED CONCRETE EDGES TO BE CHAMFERED.

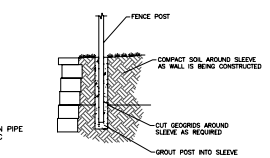
FENCE NOT SHOWN FOR CLARITY.



ISOMETRIC VIEW



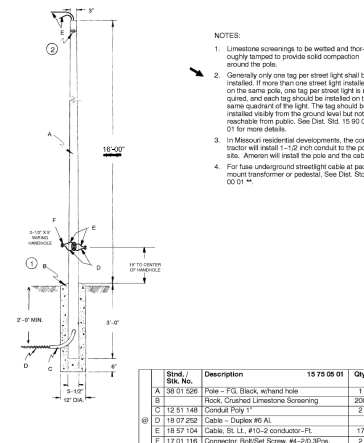
TYPICAL RETAINING WALL SECTION (N.T.S.)
(NOT FOR USE IN ST. LOUIS COUNTY R/W)



FENCE DETAIL (N.T.S.)

OUTDOOR LIGHTING
Post Top Installation Fiberglass Pole
16' Foot Mounting Height

15 75 05 01
Sheet 1 of 1



PROPOSED LIGHT STANDARD DETAIL

NOTE: PROPOSED LIGHT STANDARDS SHALL BE AMEREN MISSOURI'S "CONTEMPORARY" STYLE AND THE LIGHT SHOULD NOT BE LESS THAN 16' ABOVE GRADE.

Ameren Missouri LED Dusk-To-Dawn Outdoor Lighting

LED Area Lighting

Type of Fixture	Lamp Rating**	Monthly Rate*
Bracket Mount	100 LED (Light Emitting Diode)	\$9.83
Bracket Mount	250 LED	\$15.86
Bracket Mount	400 LED	\$29.15
Directional	Small	\$20.66
Directional	Medium	\$33.12
Directional	Large	\$66.02

- * Plus FAC, RESRAM and all applicable sales and municipal taxes
** Lamp Rating for Bracket Mount LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown. For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire open or pole is required, installation charges will apply.



LED Post Top Lantern

All Styles	Lamp Rating**	Monthly Rate*
	100 LED	\$21.83

Overall height is approximately 16 feet on a tapered pole.
* Plus FAC, RESRAM and all applicable sales and municipal taxes
** Lamp Rating for Post Top Lantern LED is high-pressure sodium watts equivalent. LEDs are more efficient and use less energy than the rating shown. For more information please go to AmerenMissouri.com/Streetlights.

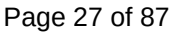
All post top fixtures require underground wiring (cost of which is not included in the above).
Monthly rate includes fiberglass pole, fixture, lamp electricity and maintenance.

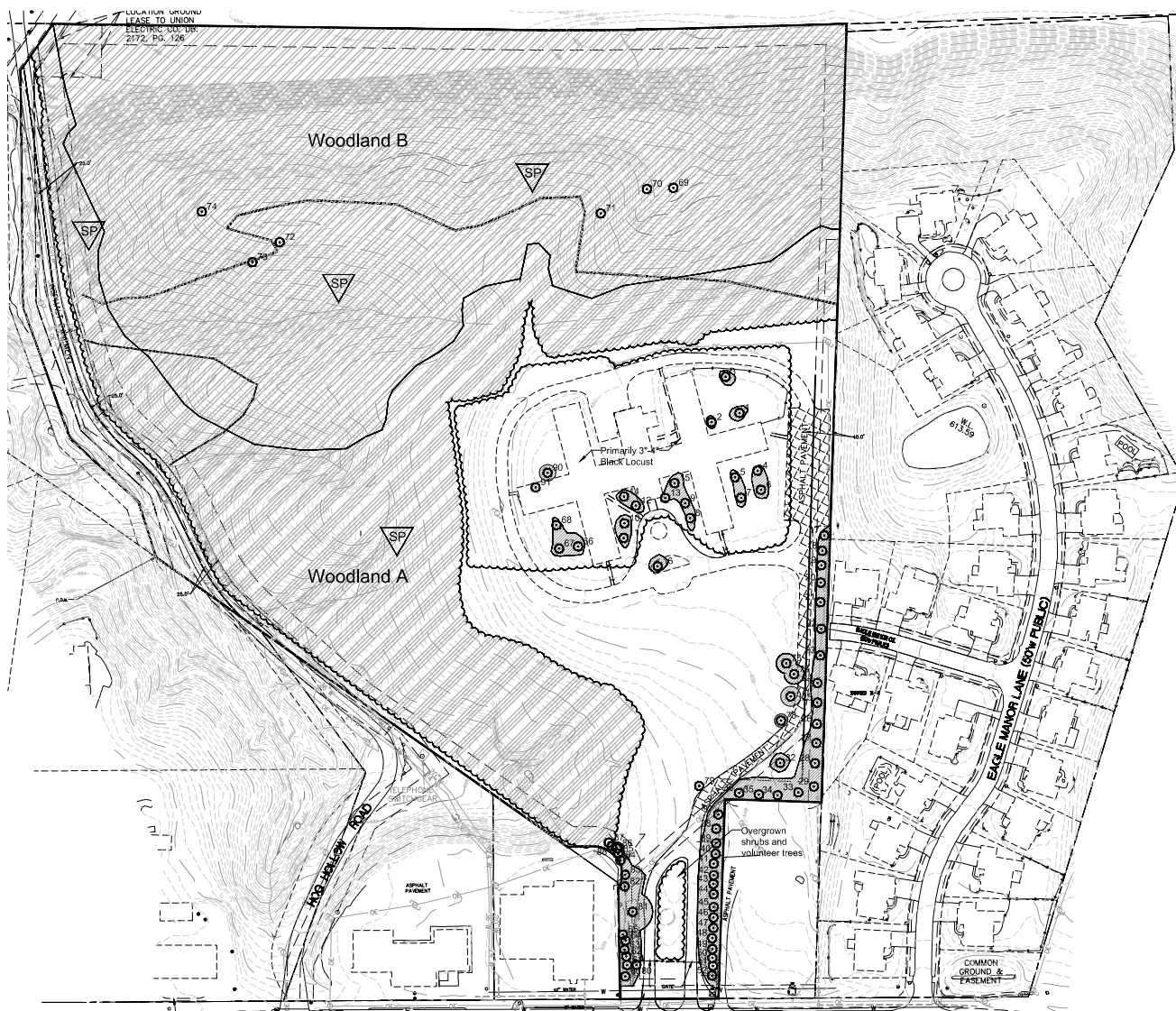
For more information please go to AmerenMissouri.com/Streetlights.

Monthly rate includes fixture, electricity and maintenance. If wire open or pole is required, installation charges will apply.



**Additional initial charge applies Rates effective April 1, 2020





Tree Stand Delineation
SCALE 1"=80'

Legend:

Symbol	Description
○	Existing Individual Trees/ Monarch Trees
SP	Location of Sample Plots
—	Woodland Delineation

Zoning Designation:
Present Zoning: PUD

Total Site Area: 29.41 acres
Floodplain Number:
Area is outside of 500-year floodplain
Fema Map # = 29189C0145

Woodland Data						
Woodland	Forest Type	Area (sq. ft.)	Dominant and Co-dominant Species	Density (trees/acre)	Average Diameter	Average Frequency of Occurrence for Dominant Species
A	Successional/Edge	311,285.00	Black locust / Cottonwood / Sycamore / Hackberry	110	2.5"	10"
B	Mixed Hardwoods	489,964.00	Green Ash / Red Oak / Sugar Maple / Walnut	80	4"	12"

TREE NOTES:

A) Woodland A is primarily composed of successional species such as black locust and cottonwood. This area has the most potential for disturbance due to the close proximity to Olive Blvd. and Hog Hollow Road.
B) Trees especially valuable to the site are those located along the north facing slope. This woodland is comprised of a mixture of high quality hardwoods.

WOODLAND = 854,423 sq.ft.
INDIVIDUAL TREES = 40,520 sq.ft.
TOTAL SQ.FT. OF EXISTING CANOPY = 894,943 sq.ft.

Tree #	Species	Inches	Rating	Comments
1	Common Apple	12	Fair	
2	Sweetgum	24	Good	
3	Sweetgum	20	Good	
4	Sweetgum	20	Good	
5	Sweetgum	23	Good	
6	Sweetgum	22	Good	
7	Sweetgum	22	Good	
8	Crabapple	10	Poor	
9	Crabapple	9	Poor	
10	Crabapple	12	Poor	
11	Crabapple	12	Poor	
12	Bradford Pear	14	Good	
13	Bradford Pear	13	Good	
14	Alder	22	Fair	
15	Alder	21	Excellent	
16	Crabapple	12	Poor	
17	Oak, Pin	18	Poor	Under Wires
18	Oak, Pin	28	Poor	Under Wires
19	Oak, Pin	28	Poor	Under Wires
20	Oak, Pin	32	Fair	Monarch
21	Oak, Pin	30	Fair	Monarch
22	Oak, Pin	28	Fair	
23	Oak, Pin	30	Fair	Monarch
24	Oak, Pin	29	Poor	
25	Oak, Pin	30	Fair	
26	Oak, Pin	30	Fair	Monarch
27	Oak, Pin	30	Poor	
28	Oak, Pin	30	Fair	Monarch
29	Oak, Pin	32	Good	Monarch
30	Pine, Austrian	15	Poor	
31	Oak, Pin	28	Poor	
32	Oak, Pin	38	Poor	
33	Oak, Pin	38	Fair	Hazard
34	Oak, Pin	38	Fair	
35	Oak, Pin	36	Good	Monarch
36	Oak, Pin	36	Good	Monarch
37	Pine, White	18	Good	
38	Pine, White	24	Excellent	
39	Mulberry	24	Poor	
40	Pine, White	24	Good	Monarch
41	Pine, White	15	Excellent	
42	Pine, White	18	Excellent	
43	Pine, White	18	Fair	
44	Pine, White	20	Good	
45	Pine, White	18	Good	
46	Pine, White	26	Good	Monarch
47	Pine, White	24	Good	Monarch
48	Pine, White	28	Good	Monarch
49	Pine, White	18	Good	
50	Pine, White	28	Excellent	Monarch
51	Pine, White	13	Fair	
52	Pine, White	28	Excellent	Monarch
53	Pine, White	22	Fair	30' canopy size
54	Pine, White	18	Fair	30' canopy size
55	Pine, White	14	Fair	20' canopy size
56	Pine, White	18	Fair	20' canopy size
57	Pine, White	18	Fair	20' canopy size
58	Pine, White	24	Fair	20' canopy size, Utility pruning
59	Sweetgum	18	Good	
60	Sweetgum	20	Good	
61	Sweetgum	20	Good	
62	Black Oak	36	Good	Monarch
63	Red Oak	28	Fair	Monarch
64	Red Oak	24	Good	Monarch
65	Chinkapin Oak	24	Good	Monarch
66	Chinkapin Oak	24	Good	Monarch
67	American Elm	26	Good	Monarch
68	Linden	14	Fair	30' canopy size
69	Linden	14	Fair	30' canopy size
70	Silver Maple	14	Good	30' canopy size
71	Bowlder	7	Poor	12' canopy size
72	Pine, White	24	Fair	20' canopy size
73	Silver Maple	28	Fair	60' canopy size
74	Pine, White	9	Fair	22' canopy size
75	Pine, White	18	Fair	25' canopy size
76	Pine, White	15	Poor	20' canopy size
77	Pine, White	18	Poor	18' canopy size
78	Pine, White	18	Poor	Twin
79	Silver Maple	20	Poor	Dead, Twin
80	Silver Maple	36	Fair	60' canopy size
81	Cottonwood	26	Poor	
82	Cottonwood	12	Poor	

Tree Stand Delineation based on plans prepared by SKA Forestry and Associates and Loomis Associates in September 2005

Tree Stand Delineation Prepared under the direction of:
Brian Bage
Certified Arborist MW- 5033A



The Overlook
14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

Date	Description	No.
2/11/25	Project Name	2
6/5/25	Plan Changes	4
7/23/25	City Comments	5
10/13/25	City Comments (no changes this sheet)	6
11/3/25	MyLars	7
2/09/26	Plan Changes (no changes this sheet)	8
3/09/26	City Comments (no changes this sheet)	9

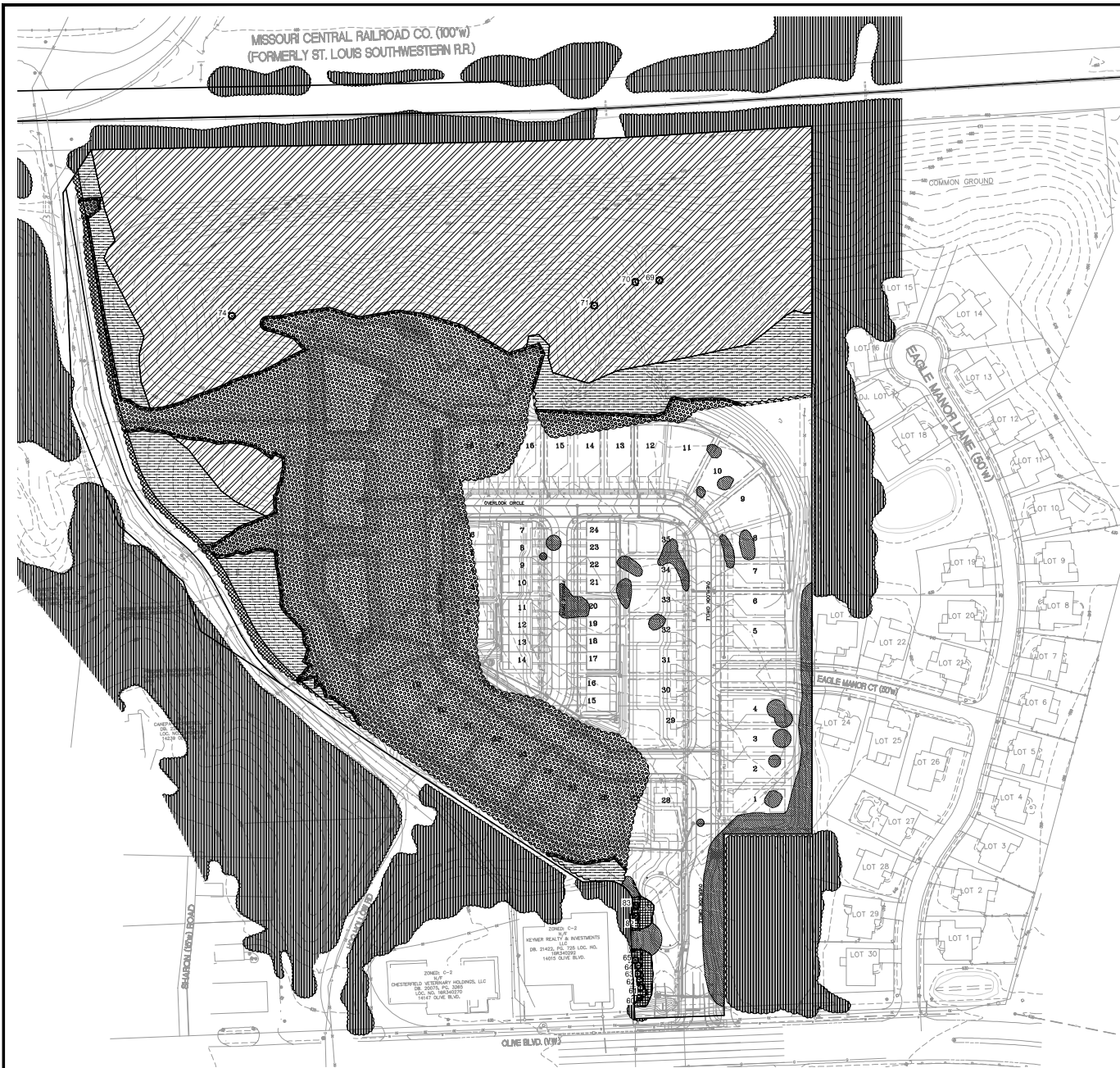
Drawn: LH
Checked: RS



Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 11/7/24
Job #: 813,080



TOTAL SITE AREA = 1,281,082 sq.ft. (29.41 ac.)

WOODLAND TREE CANOPY AREA = 854,423 sq.ft. (19.61 ac.)

INDIVIDUAL TREE CANOPY AREA = 40,520 sq.ft. (0.93 ac.)

TOTAL EXISTING TREE CANOPY AREA = 894,943 sq.ft. (20.54 ac.)

WOODLAND TREE CANOPY IN R.O.W. = 9,673 sq.ft. (0.22 ac.)

894,423 - 9,673 = 884,750 sq.ft. TOTAL TREE CANOPY (EXCLUDING R.O.W.)

EXISTING TREE CANOPY AREA T.B.R. = 378,768 sq.ft. (8.69 ac.) (42.81 %)

EXISTING TREE CANOPY AREA TO BE PRESERVED = 505,982 sq.ft. (11.61 ac.) (57.19 %)

SYMBOL KEY

- WOODLAND TYPE 'A'
- WOODLAND TYPE 'B'
- WOODLAND IN R.O.W.
- WOODLAND CANOPY T.B.R.
- INDIVIDUAL TREE CANOPY T.B.R.
- INDIVIDUAL TREE CANOPY TO REMAIN
- OFFSITE TREE CANOPY TO REMAIN
- INDIVIDUAL TREE TO REMAIN

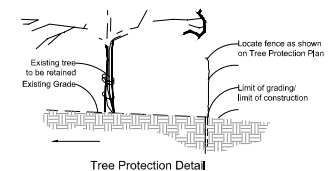
Tree #	Species	Inches	Rating	Comments
60	Pine, White	22	Fair	30' canopy size
61	Pine, White	18	Fair	30' canopy size
62	Pine, White	14	Fair	20' canopy size
63	Pine, White	18	Fair	20' canopy size
64	Pine, White	18	Fair	20' canopy size
65	Pine, White	24	Fair	20' canopy size, Utility pruning
66	Black Oak	36	Good	Monarch
70	Red Oak	28	Fair	Monarch
71	Red Oak	24	Good	Monarch
74	American Elm	26	Good	Monarch
82	Pine, White	9	Fair	22' canopy size
83	Pine, White	18	Fair	25' canopy size

Tree Protection Notes:

- Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- Survey limit of disturbance.
- Perform root pruning.
- Install tree protection fencing.
- Post tree protection signage on fence (No signs will be posted on trees).
- Maintain tree protection area as an off-limits zone.



TREE PRESERVATION PLAN
SCALE 1"=80'



Jerald Saunders - Landscape Architect
MO License # LA-207



The Overlook
14001 Olive Boulevard
Chesterfield, Missouri

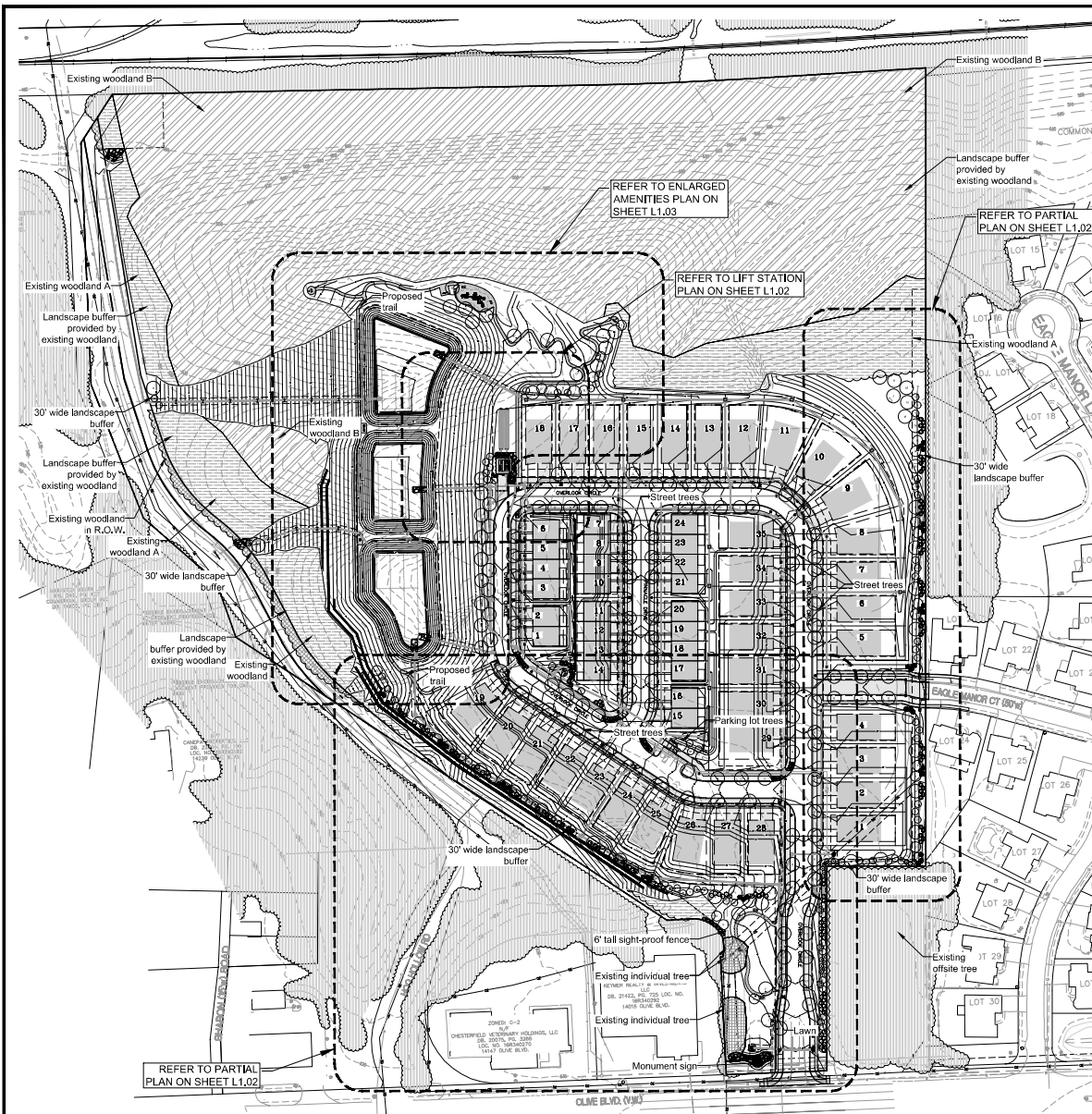
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3/9/26	Plan Changes	9

Drawn: LH
Checked: RS



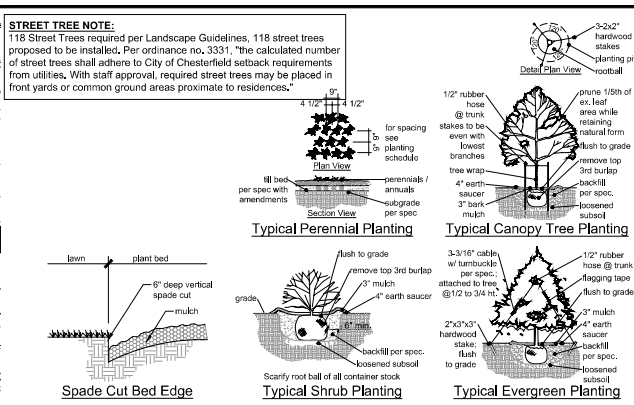
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Sheet No:	TPP
Date:	11/7/24
Job #:	813,080



LANDSCAPE PLAN
SCALE 1"=80'

General Notes (Per City of Chesterfield Tree Preservation and Landscape Requirements):
 1) Street trees shall be located within a street right-of-way unless approved by variance.
 2) Street trees shall not be planted closer than three (3) feet to any curb.
 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 4) No trees shall be planted within ten (10) feet of street inlets or manholes.
 5) All proposed plantings within the sight distance triangle not to exceed 3 feet in height.

Landscape Notes:
 1) 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.
 2) Topsoil in all disturbed lawn areas at 6" depth.
 3) Soil mix in all shrub beds at 8" depth.
 4) All mulch to be dyed black mulch.
 5) Bed edges to be spade cut.
 6) Refer to sheets TSD and TPP for existing tree conditions, Refer to sheet L1.04 for amenity details.
 7) Trees on plan with an asterisk (*) shall have a tree identification plaque staked into ground next to that tree, Refer to detail # 6 on sheet L1.04 for plaque design. Total ID plaques = 11



TREE PLANTING SCHEDULE							
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY SHADE (STREET AND PARKING LOT) TREE							
A	21	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2.5" caliper	B & B	Lg / Fast	
B	20	Quercus imbricaria	Shingle Oak	2.5" caliper	B & B	Lg / Med	7.2 %
C	19	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	6.8 %
D	20	Quercus shumardii	Shumard Oak	2.5" caliper	B & B	Lg / M-Fast	
E	6	Zelkova serrata 'Musashino'	Musashino Zelkova	2.5" caliper	B & B	Lg / Fast	
F	10	Acer rubrum 'Armstrong'	Armstrong Maple	2.5" caliper	B & B	Lg / Fast	
G	6	Nyssa sylvatica 'WFH1'	Tapelo Tower Blackgum	2.5" caliper	B & B	M / Slow-M	2.2 %
H	6	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast	
H1	13	Gleditsia triacanthos var. inermis	Honeylocust (thornless)	3.5" caliper	B & B	Lg / Fast	
CANOPY SHADE (BUFFER) TREE							
J	13	Ulmus americana 'Princeton'	Princeton American Elm	2.5" caliper	B & B	Lg / M-Fast	
K	13	Tilia cordata	Littleleaf Linden	2.5" caliper	B & B	Lg/Slow-M	4.7 %
M	14	Acer saccharum	Sugar Maple	2.5" caliper	B & B	Lg/Slow-M	5.0 %
N	12	Taxodium distichum	Baldcypress	2.5" caliper	B & B	Lg / Med	4.3 %
UNDERSTORY-ORNAMENTAL (BUFFER) TREE							
Q	7	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast	
R	8	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	2.9 %
S	7	Magnolia x soulangeana	Saucer Magnolia	2.5" caliper	B & B	M / Slow-M	2.5 %
T	6	Carpinus caroliniana	American Hornbeam	2.5" caliper	B & B	Sm / Med	2.2 %
EVERGREEN (BUFFER) TREE							
V	12	Picea pungens 'Fat Albert'	Fat Albert Colorado Blue Spruce	6" tall	B & B	Med / Med	4.3 %
W	17	Picea pungens	Colorado Blue Spruce	6" tall	B & B	Med / Med	6.1 %
X	16	Picea glauca	White Spruce	6" tall	B & B	Med / Med	5.8 %
Y	14	Juniperus virginiana	Juniper	6" tall	B & B	Med / Med	5.0 %
Z	18	Thuja 'Green Giant'	Green Giant Arborvitae	6" tall	B & B	Lg / Fast	
Total %							59.0 %

SHRUB/PERENNIAL PLANTING SCHEDULE				
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER				
a	40	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"
b	31	Ilex x meserveae 'Blue Prince' & 'Blue Princess'	Berni-Magic! Royalty Holly Combination	18"
c	32	Viburnum dentatum	Arrowwood Viburnum	18"
d	23	Physocarpus opulifolius	Ninebark	18"
e	30	Viburnum carlesii	Koreanspice Viburnum	18"
f	21	Syringa x 'SMSJBPT'	Blooming Dark Purple Lilac	18"
g	13	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18"
h	12	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	18"
j	13	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Hardy Hydrangea	18"
k	11	Spiraea x 'Tracy'	Double Play Big Bang Spiraea	18"
m	14	Lindera benzoin	Spice Bush	18"
p	14	Cornus sericea 'Cardinal'	Cardinal Red-twig Dogwood	18"
q	27	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal
r	4	Ilex x aquiparva 'Meschick'	Dragon Lady Holly	4" tall
gc	14	Sedum rupestre 'Angelina'	Angelina Stonecrop	2" cell plug
v	519.1f.	Vines	Vines (to be selected)	2" cell plug
ann	115	Annuals	Annuals (to be selected)	2" cell plug
aa	12	Ansonia hubrichtii	Arkansas Bluestar	1qt
bb	20	Echinacea purpurea	Purple Coneflower	1qt
cc	18	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	1qt
dd	13	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1qt

THE OVERLOOK
14001 Olive Boulevard
Chesterfield, Missouri

Revisions:

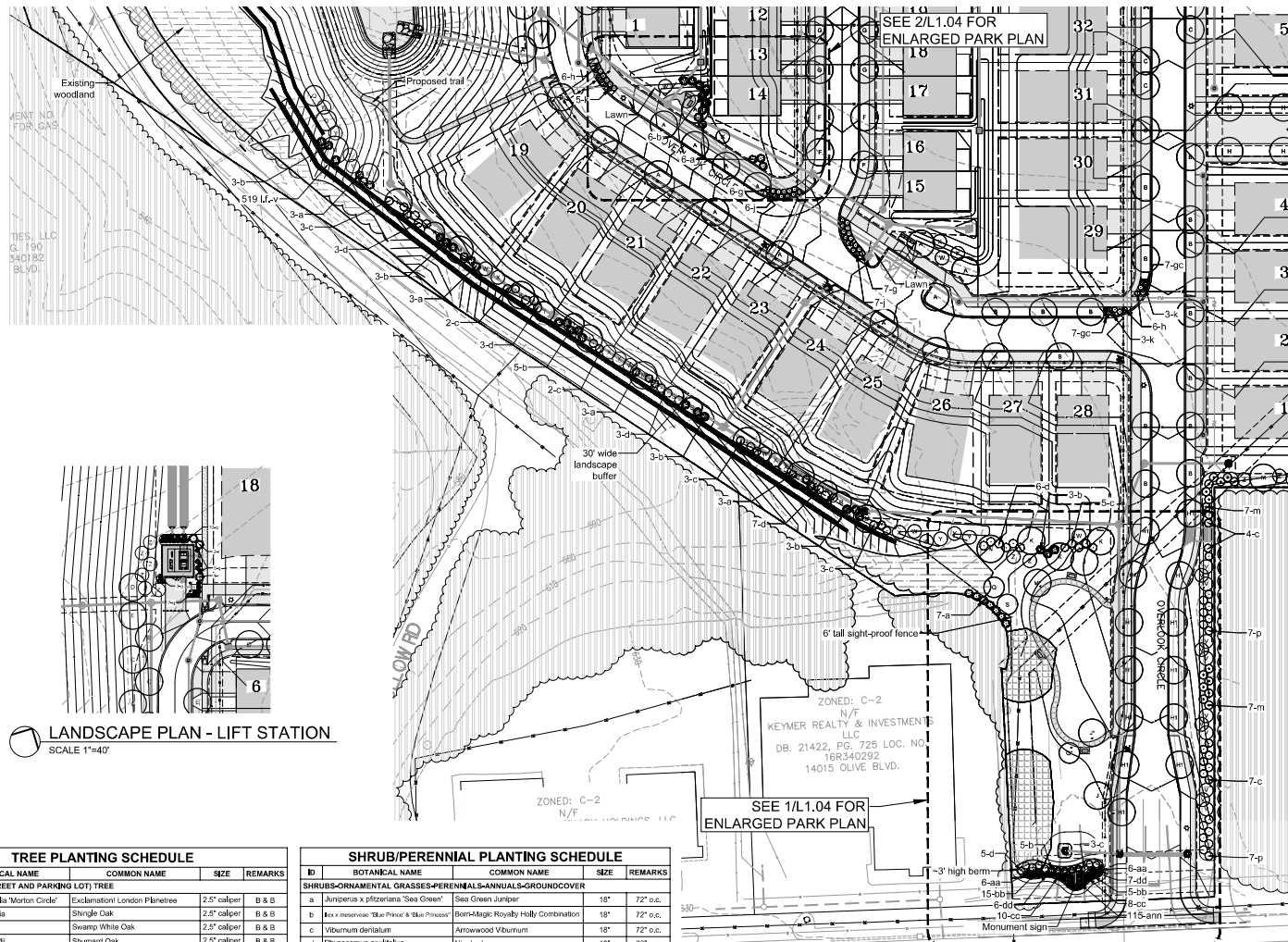
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3/24/25	Client Comments	3
6/5/25	Plan Changes	4
7/23/25	City Comments	5
10/13/25	City Comments	6
11/3/25	Meters	7
2/9/26	Plan Changes	8
3/8/26	Plan Changes	9

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
1,500 5th Street
St. Louis, MO 63103
www.loomis-associates.com

Sheet Title: Landscape Plan
Sheet No: **L1.01**

Date: 11/7/24
Job #: 813,080



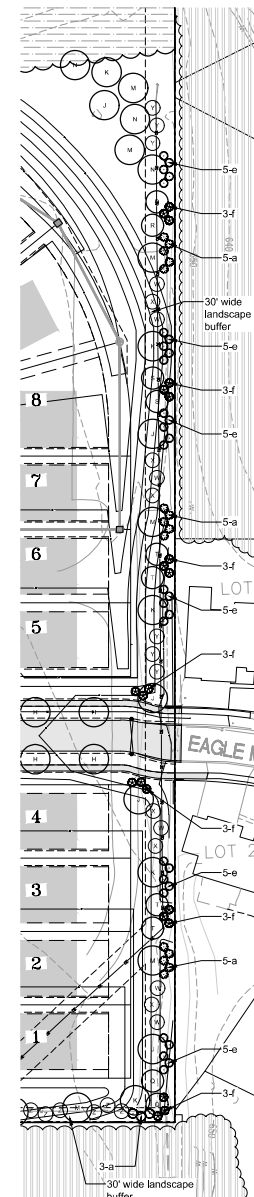
LANDSCAPE PLAN - LIFT STATION
SCALE 1"=40'

TREE PLANTING SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY SHADE (STREET AND PARKING LOT) TREE				
A	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation! London Planetree	2.5" caliper	B & B
B	<i>Quercus imbricaria</i>	Shingle Oak	2.5" caliper	B & B
C	<i>Quercus bicolor</i>	Swamp White Oak	2.5" caliper	B & B
D	<i>Quercus shumardii</i>	Shumard Oak	2.5" caliper	B & B
E	<i>Zelkova serrata</i> 'Musashino'	Musashino Zelkova	2.5" caliper	B & B
F	<i>Acer rubrum</i> 'Armstrong'	Armstrong Maple	2.5" caliper	B & B
G	<i>Nyssa sylvatica</i> 'WH1'	Tupelo Tower Blackgum	2.5" caliper	B & B
H	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust (thornless)	2.5" caliper	B & B
H1	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust (thornless)	3.5" caliper	B & B
CANOPY SHADE (BUFFER) TREE				
J	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	2.5" caliper	B & B
K	<i>Tilia cordata</i>	Littleleaf Linden	2.5" caliper	B & B
M	<i>Acer saccharum</i>	Sugar Maple	2.5" caliper	B & B
N	<i>Taxodium distichum</i>	Baldcypress	2.5" caliper	B & B
UNDERSTORY-ORNAMENTAL (BUFFER) TREE				
Q	<i>Cercis canadensis</i>	Redbud	2.5" caliper	B & B
R	<i>Amelanchier arborea</i>	Serviceberry	2.5" caliper	B & B
S	<i>Magnolia x soulangeana</i>	Saucer Magnolia	2.5" caliper	B & B
T	<i>Carpinus caroliniana</i>	American Hornbeam	2.5" caliper	B & B
EVERGREEN (BUFFER) TREE				
V	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Colorado Blue Spruce	6" tall	B & B
W	<i>Picea pungens</i>	Colorado Blue Spruce	6" tall	B & B
X	<i>Picea glauca</i>	White Spruce	6" tall	B & B
Y	<i>Juniperus virginiana</i>	Juniper	6" tall	B & B
Z	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	6" tall	B & B

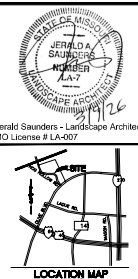
SHRUB/PERENNIAL PLANTING SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUND COVER				
a	<i>Juniperus x pfitzeriana</i> 'Sea Green'	Sea Green Juniper	18"	72" o.c.
b	<i>Ilex coccinea</i> 'Blue Prince' & 'Blue Princess'	Born-Magic Royal Holly Combination	18"	72" o.c.
c	<i>Viburnum dentatum</i>	Arrowwood Viburnum	18"	72" o.c.
d	<i>Physocarpus opulifolius</i>	Ninebark	18"	72" o.c.
e	<i>Viburnum coccineum</i>	Koreanspice Viburnum	18"	72" o.c.
f	<i>Syringa x 'SMSJBPT'</i>	Bloomerang Dark Purple Lilac	18"	72" o.c.
g	<i>Buxus microphylla</i> 'Winter Gem'	Winter Gem Boxwood	18"	48" o.c.
h	<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Juniper	18"	48" o.c.
i	<i>Hydrangea paniculata</i> 'SMHPLQ'	Little Quick Fire Hardy Hydrangea	18"	48" o.c.
k	<i>Spiraea x 'Tracy'</i>	Double Play Big Bang Spiraea	18"	36" o.c.
m	<i>Lindera borealis</i>	Spice Bush	18"	72" o.c.
p	<i>Comus sericea</i> 'Cardinal'	Cardinal Red-Awig Dogwood	18"	72" o.c.
q	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	3 gal	36" o.c.
r	<i>Hosta x aquilegia</i> 'Mauricio'	Dragon Lady Hosta	4" tall	72" o.c.
gc	<i>Sedum rupestre</i> 'Angelina'	Angelina Stonecrop	2" cell plug	24" o.c.
v	<i>Vines</i>	Vines (to be selected)	2" cell plug	12" o.c.
ann	<i>Annuals</i>	Annuals (to be selected)	2" cell plug	12" o.c.
aa	<i>Amsonia hybridis</i>	Arkansas Bluestar	1qt	24" o.c.
bb	<i>Echinacea purpurea</i>	Purple Coneflower	1qt	18" o.c.
cc	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Threadleaf Coreopsis	1qt	18" o.c.
ou	<i>Paroskeia atroplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1qt	18" o.c.

Note: Refer to sheet L1.01 for overall landscape plan, planting schedule w/ quantities, and notes.

LANDSCAPE PLAN - WEST BUFFERYARD
SCALE 1"=40'



LANDSCAPE PLAN - EAST BUFFERYARD
SCALE 1"=40'



Jerald Saunders - Landscape Architect
MO License # LA-207



The Overlook
14001 Olive Boulevard
Chesterfield, Missouri

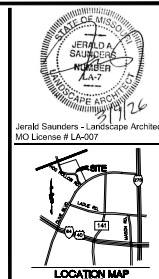
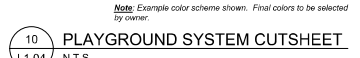
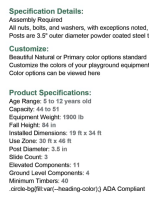
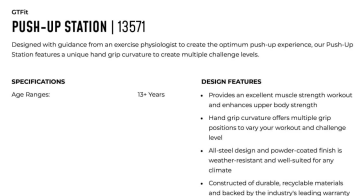
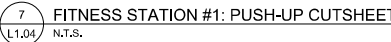
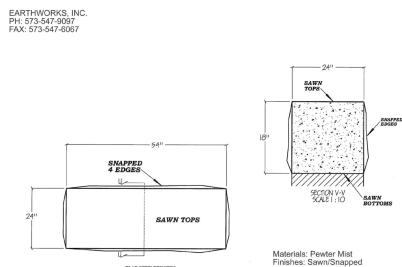
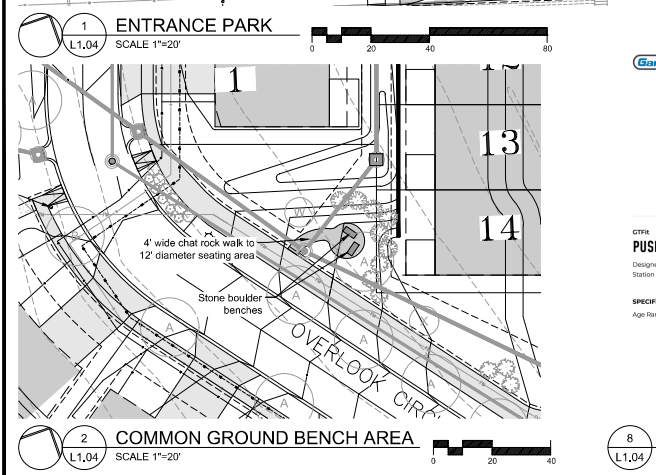
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10/19/25	City Comments	6
11/3/25	Mtgs	7
2/9/26	Plan Changes	8
3/8/26	Plan Changes	9

Drawn: KP
Checked: RS



Sheet Title: Partial Landscape Plans
Sheet No: L1.02

Date: 11/7/24
Job #: 813,080





KB CAPSTONE HOMES, LLC
3045 HAWAII OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook
New Single-Family Community
14001 Olive Boulevard
Chesterfield, Missouri 63017

NO.	DATE	REVISIONS

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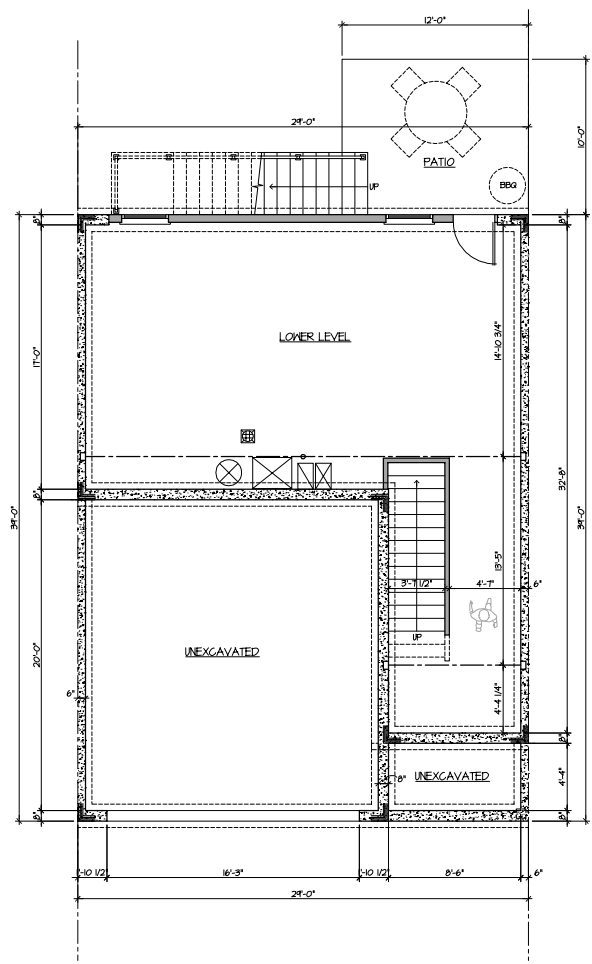
ROSEDALE MODEL
LOWER LEVEL AND
FIRST FLOOR
WALKOUT

SHEET NUMBER

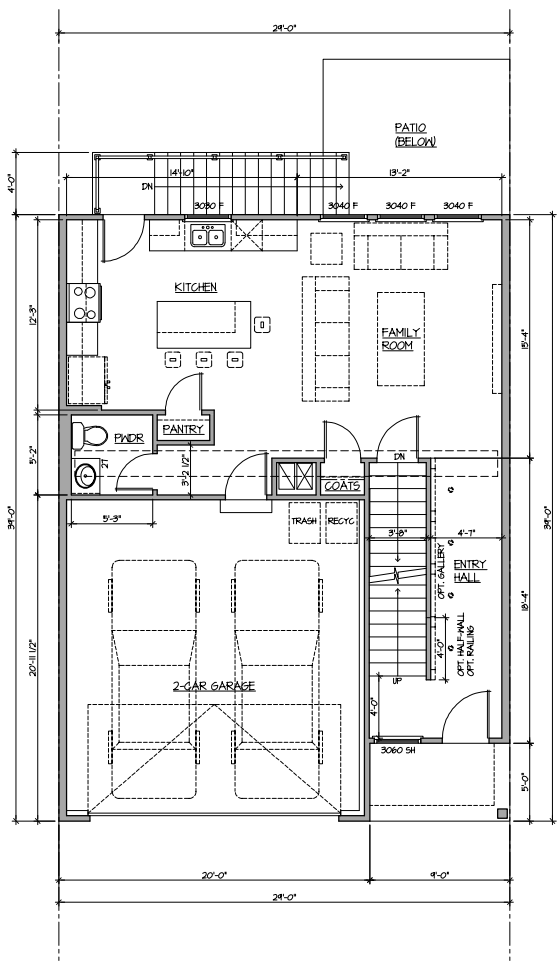
ROSE-A1

CITY SUBMITTAL

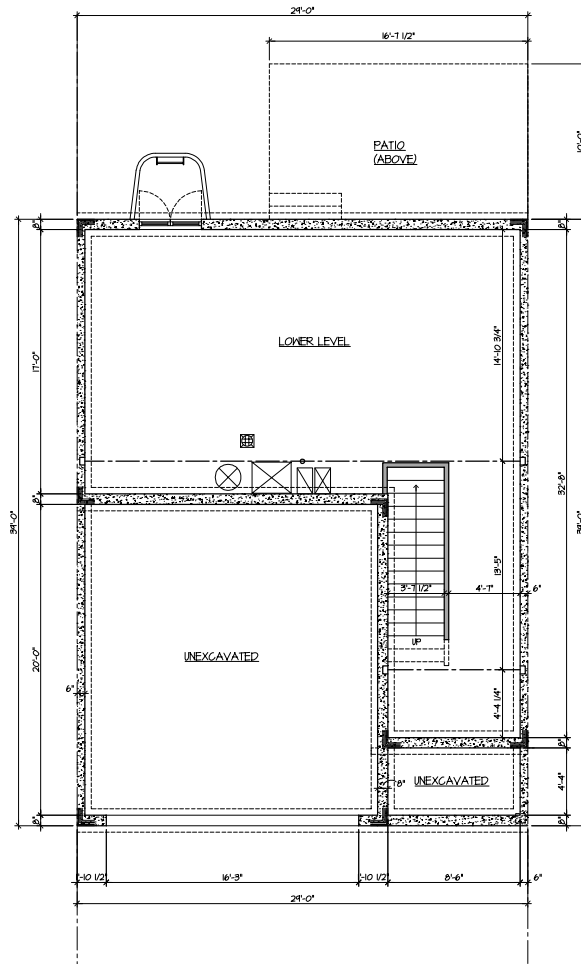
PROJ. NO.: 24-MO-0002 26.02.04



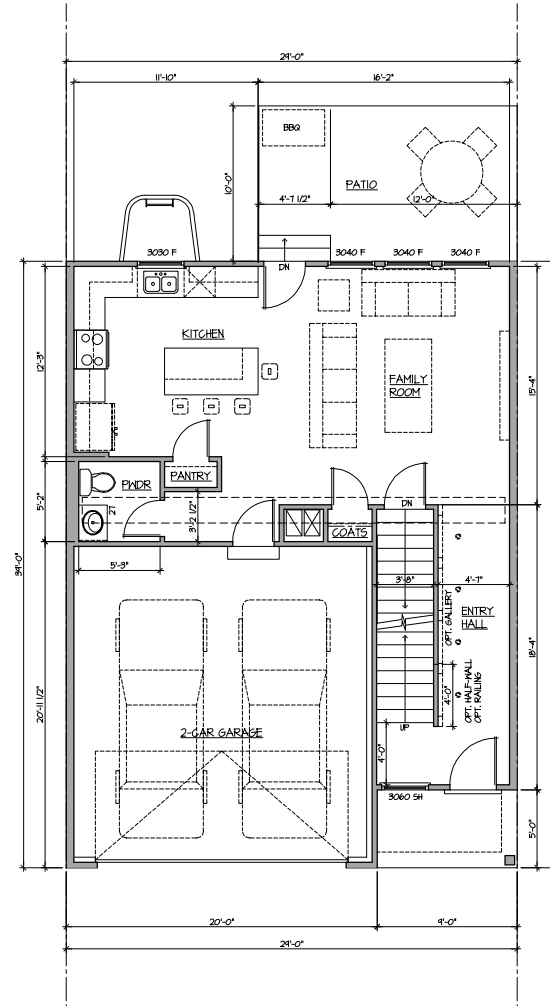
1 ROSEDALE - LOWER LEVEL PLAN - WALKOUT
A1 1/4" = 1'-0"



2 ROSEDALE - FIRST FLOOR PLAN - WALKOUT
A1 1/4" = 1'-0"



1 ROSEDALE - LOWER LEVEL PLAN - INGRADE
A1 1/4" = 1'-0"



2 ROSEDALE - FIRST FLOOR PLAN - INGRADE
A1 1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
3048 HAWK OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook

New Single-Family Community

14001 Olive Boulevard
Chesterfield, Missouri 63017

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ROSEDALE MODEL: LOWER LEVEL AND FIRST FLOOR INGRADE

SHEET NUMBER

ROSE-A2

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3046 HAWAII DR. SUITE 100B
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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ROSEDALE MODEL
SECOND FLOOR PLAN

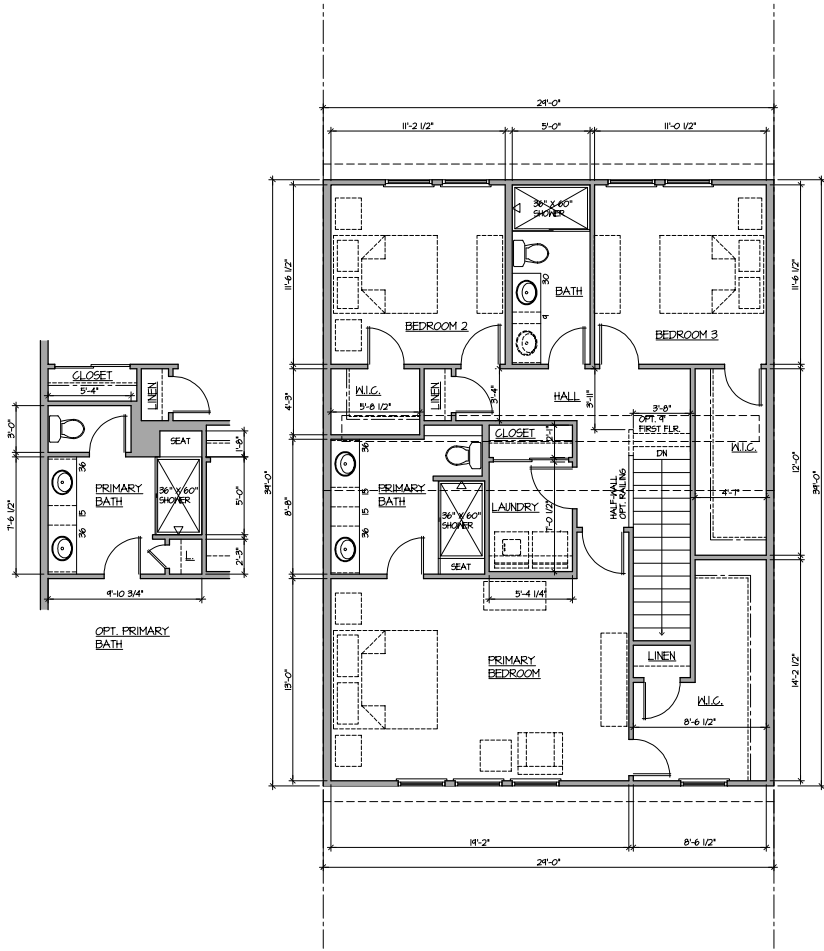
SHEET NUMBER

ROSE-A3

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04

1 ROSEDALE - SECOND FLOOR PLAN
A2 1/4" = 1'-0"





1
A3
ROSEDALE: MODERN FARMHOUSE ELEVATION
3/32" = 1'-0"



2
A4
ROSEDALE: TRANSITIONAL ELEVATION
3/32" = 1'-0"



KB CAPSTONE HOMES, LLC
2048 HAWKAY OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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ROSEDALE MODEL: MODERN FARMHOUSE AND TRANSITIONAL ELEVATIONS

SHEET NUMBER

ROSE-A4

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



1 ROSEDALE: MODERN ELEVATION
A5 3/32" = 1'-0"

EXTERIOR MATERIALS SELECTIONS AND COLORS	
ROOFING	
SHINGLES 25-YEAR ARCHITECTURAL GRADE SHINGLES. COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.	
METAL LOCATIONS: GARAGE DECORATIVE ROOF ELEMENTS. MANUFACTURER: TO BE DETERMINED. COLOR: BLACK.	
SIDING	
VERTICAL SIDING VINYL SIDING: COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE. SHAKE SIDING: VINYL SIDING: PANELS: CEMENTITIOUS PANEL WITH STUCCO FINISH. COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE. HORIZONTAL SIDING: VINYL LAP SIDING (TWO SIDES AND REAR).	
BRICK MODULAR / STANDARD BRICK. COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.	
STONE FULL-DEPTH STONE VENEER. COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE. LIMESTONE SILLS / CAP - AT TOP OF STONE AND BRICK MANICOTT. - AT SILL OF WINDOWS IN STONE VENEER.	
TRIM 5/4 PVC TRIM BOARDS.	
GARAGE DOORS 4-LITE HORIZONTAL AND 3-LITE VERTICAL (PAINTED TO MATCH TRIM).	
FRONT DOORS 36" X 80" SINGLE-LITE FIBERGLASS, INSULATED (PAINTED TO MATCH TRIM). STYLE: DETERMINED BY STYLE OF HOME AND AS SELECTED BY CUSTOMER.	
WINDOWS VINYL, LOW-E, SINGLE-HUNG. COLOR: BLACK OR WHITE DEPENDING ON STYLE OF RESIDENCE. MANUFACTURER: TO BE DETERMINED.	
GUTTERS AND DOWNSPOUTS PREFINISHED ALUMINUM WITH COLOR TO MATCH TRIM (WHITE OR BLACK). 5" GUTTER AND 2" X 3" DOWNSPOUTS	

	= FACE BRICK
	= STONE VENEER
	= HORIZONTAL VINYL SIDING
	= VERTICAL VINYL SIDING
	= SHAKE VINYL SIDING
	= METAL ROOF
	= CEMENTITIOUS PANELS
	= BOARD & BATTEN SIDING



KB CAPSTONE HOMES, LLC
3048 HAWAII OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.701.7111

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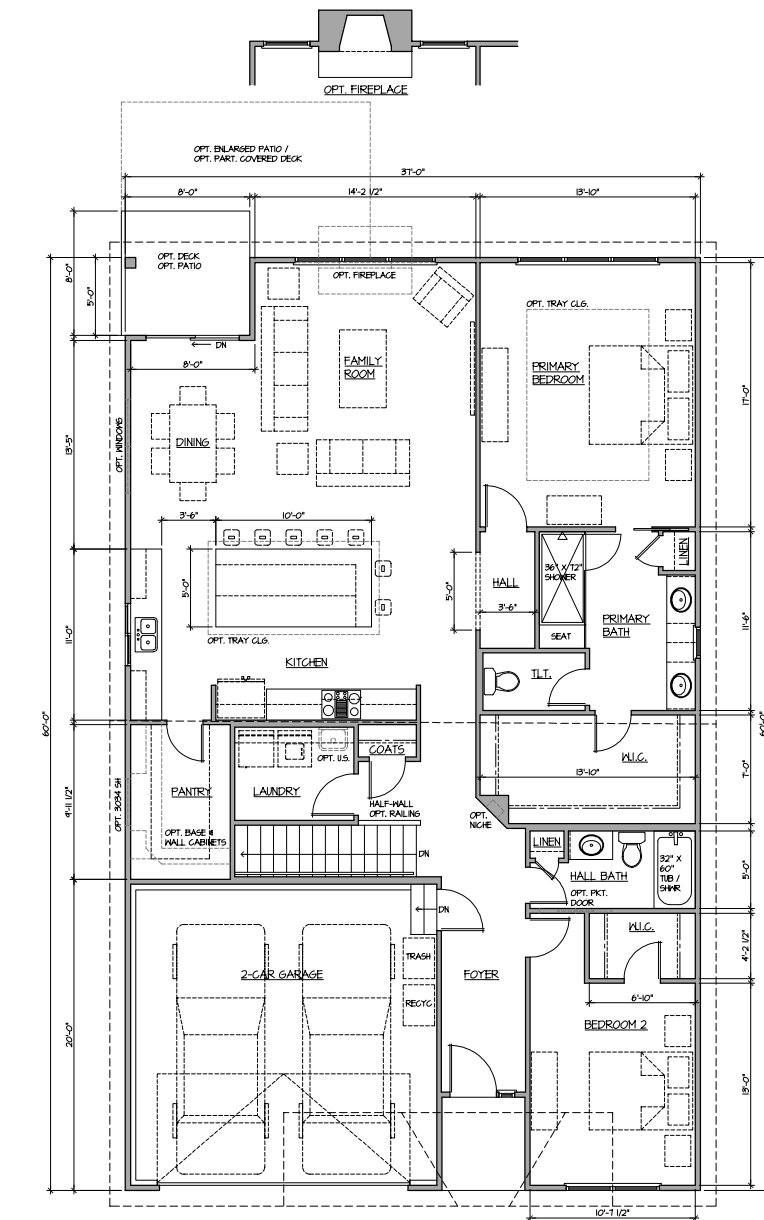
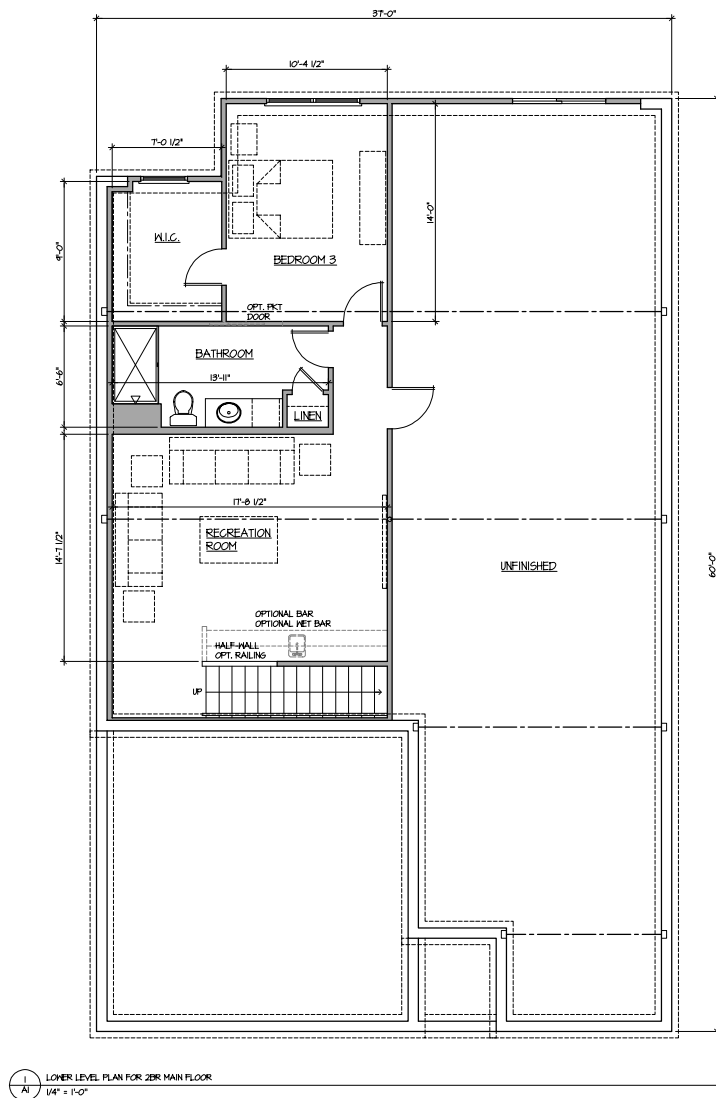
ROSEDALE MODEL: MODERN ELEVATION

SHEET NUMBER

ROSE-A5

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



KB CAPSTONE HOMES, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040
PHONE: 314.747.7471

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New Single-Family Community
14001 Olive Boulevard
Chesterfield, Missouri 63017

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Chesterfield, Missouri 63017

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**ELLINGTON MODEL:
LOWER LEVEL AND
FIRST FLOOR PLANS
FOR 2BR FIRST FLOOR**

SHEET NUMBER

ELLI-1

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.09



KB CAPSTONE HOMES, LLC
3048 HAWAII DR. SUITE 100B
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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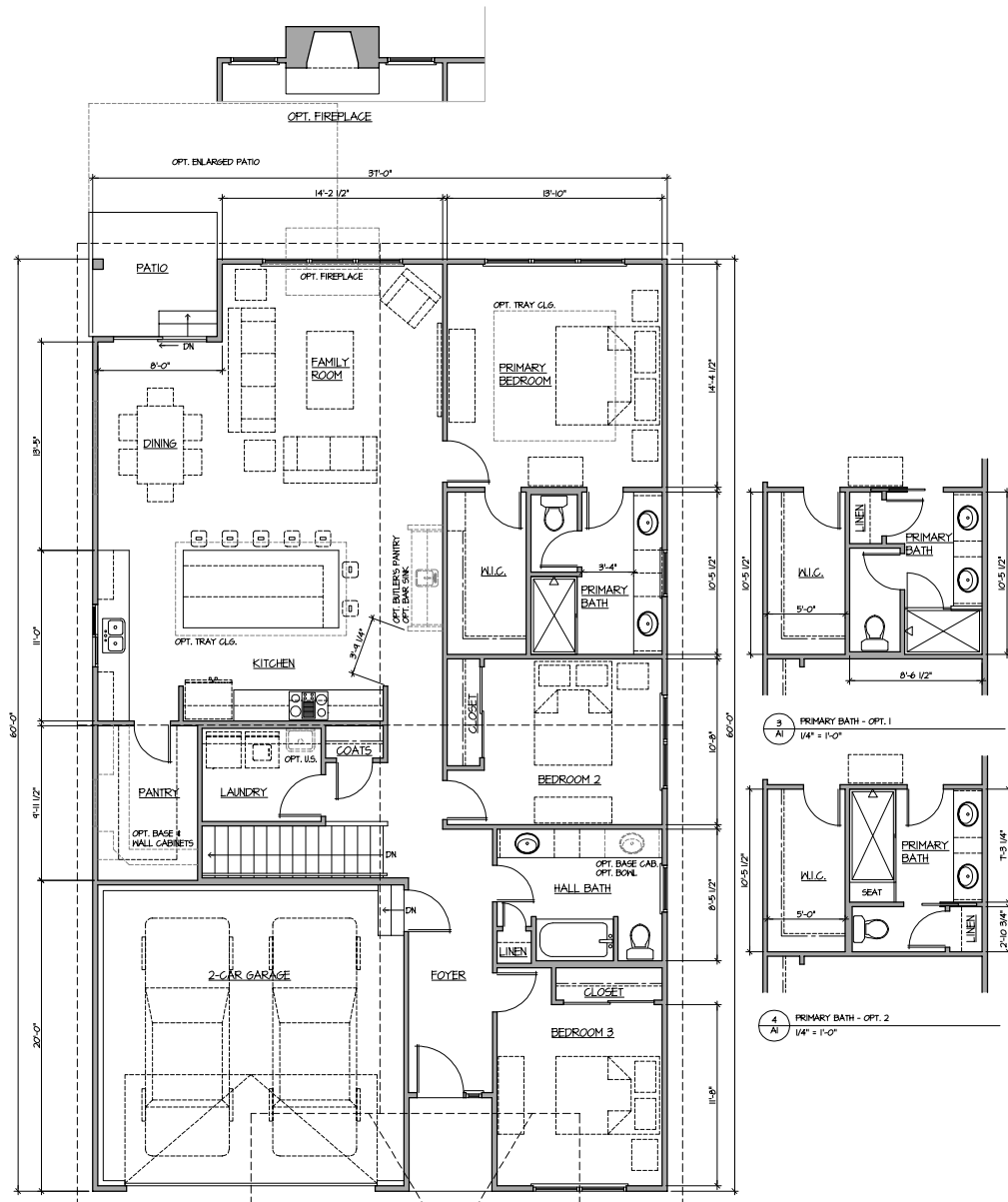
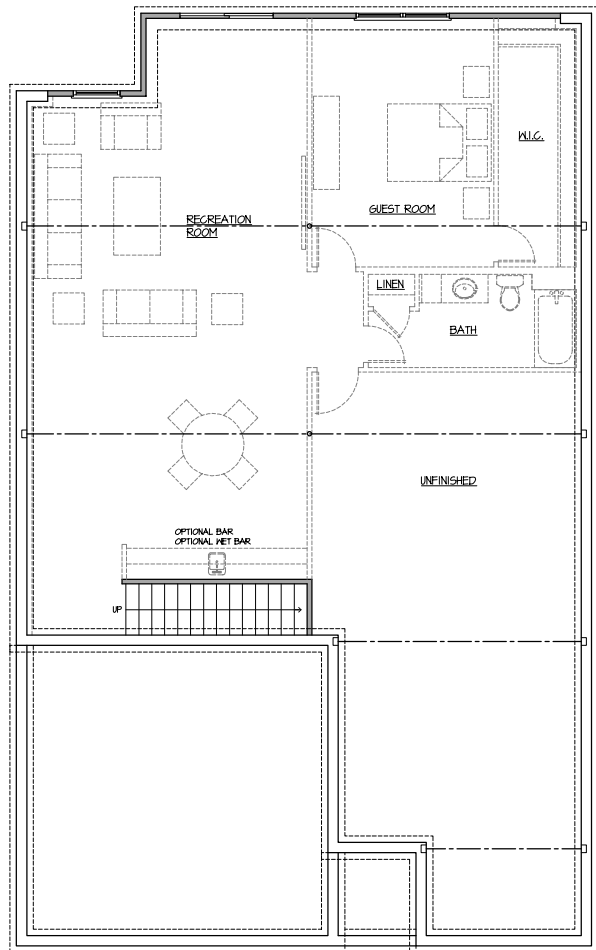
**ELLINGTON MODEL:
OPT. 3BR FIRST
AND OPT. LOWER
LEVEL**

SHEET NUMBER

ELLI-2

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



1 LOWER LEVEL PLAN W/ OPT. FINISHED BASEMENT LAYOUT
1/4" = 1'-0"

2 FIRST FLOOR PLAN - OPT. 3-BR
1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
3048 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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ELLINGTON MODEL: TRADITIONAL ELEVATIONS

SHEET NUMBER:

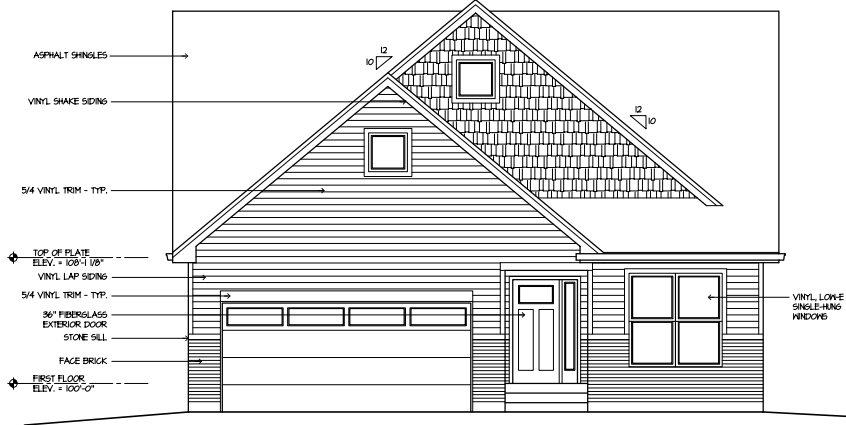
ELLI-3

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



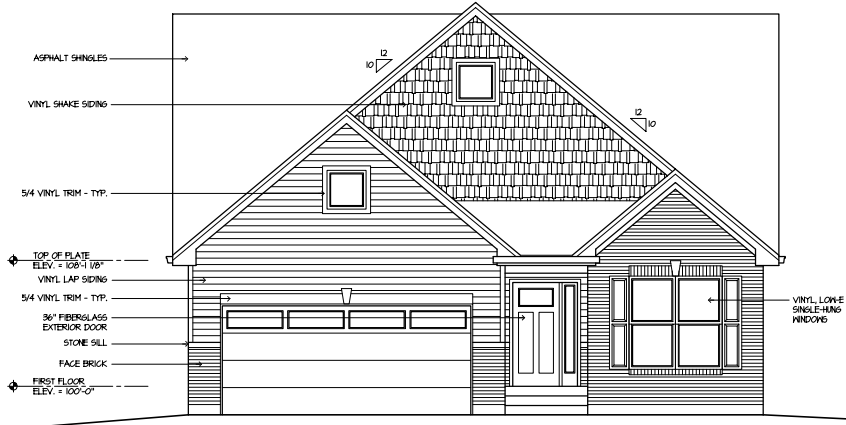
1 FRONT ELEVATION - TRADITIONAL 3-GABLE
1/4" = 1'-0"



2 FRONT ELEVATION - TRADITIONAL 2-GABLE
1/4" = 1'-0"



3 FRONT ELEVATION - TRADITIONAL 2-GABLE
1/4" = 1'-0"



4 FRONT ELEVATION - TRADITIONAL 3-GABLE w/ BRICK
1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
3048 HAWKRYL OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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**ELLINGTON MODEL:
MODERN FARMHOUSE
AND TRANSITIONAL
ELEVATIONS**

SHEET NUMBER

ELLI-4

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04

EXTERIOR MATERIALS SELECTIONS AND COLORS:

ROOFING:
SHINGLES
25-YEAR ARCHITECTURAL GRADE SHINGLES.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
METAL
LOCATIONS: GARAGE DECORATIVE ROOF ELEMENTS.
MANUFACTURER: TO BE DETERMINED.
COLOR: BLACK.

SIDING:
VERTICAL SIDING
VINYL SIDING
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
SHAKE SIDING
VINYL SIDING
PANELS
CEMENTITIOUS PANEL WITH STUCCO FINISH
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
HORIZONTAL SIDING
VINYL LAP SIDING (TWO SIDES AND REAR).

BRICK:
MODULAR / STANDARD BRICK.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.

STONE:
FULL-DEPTH STONE VENEER.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
LIMESTONE SILL / CAP
- AT TOP OF STONE AND BRICK HANSCOT.
- AT SILL OF WINDOWS IN STONE VENEER.

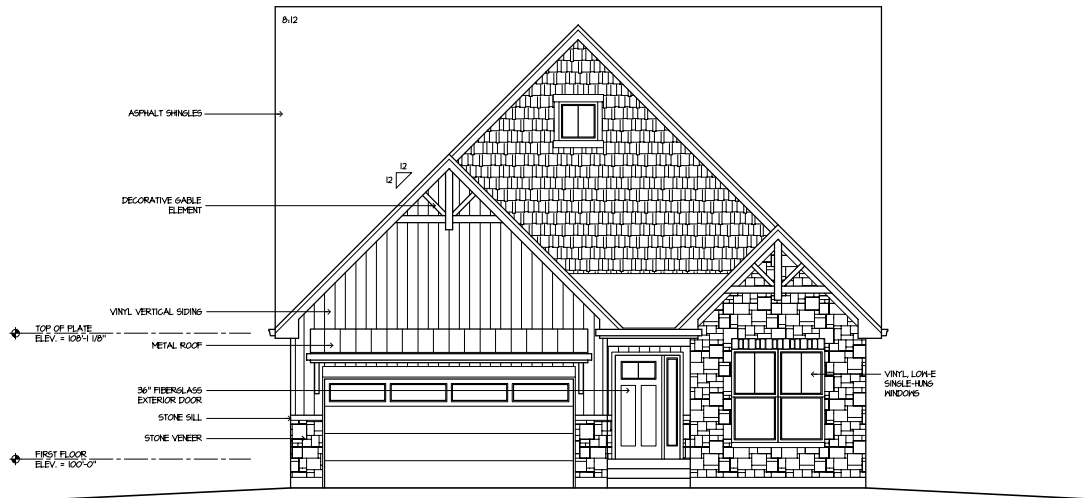
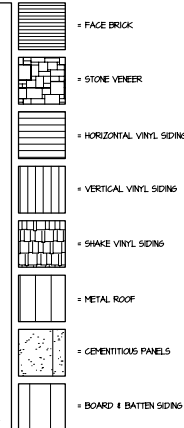
TRIM:
5/4 PVC TRIM BOARDS.

GARAGE DOORS:
4-LITE HORIZONTAL AND 3-LITE VERTICAL (PAINTED TO MATCH TRIM).

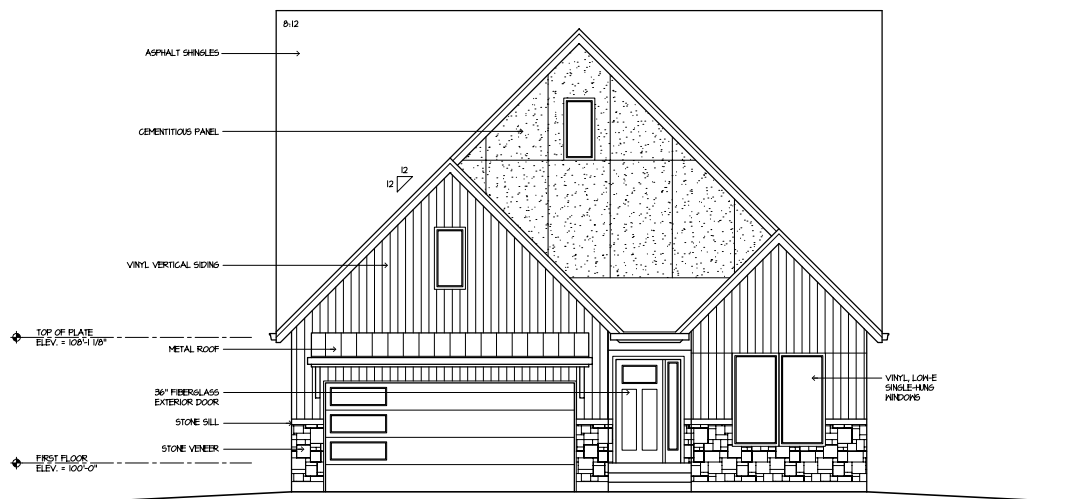
FRONT DOORS:
36" X 80" SINGLE-LITE FIBERGLASS, INSULATED (PAINTED TO MATCH TRIM).
STYLE: DETERMINED BY STYLE OF HOME AND AS SELECTED BY CUSTOMER.

WINDOWS:
VINYL, LOW-E, SINGLE-HUNG.
COLOR: BLACK OR WHITE DEPENDING ON STYLE OF RESIDENCE.
MANUFACTURER: TO BE DETERMINED.

GUTTERS AND DOWNSPOUTS:
REFINISHED ALUMINUM WITH COLOR TO MATCH TRIM (WHITE OR BLACK).
5" GUTTER AND 2" X 3" DOWNSPOUTS



1 FRONT ELEVATION - MODERN FARMHOUSE
1/4" = 1'-0"



2 FRONT ELEVATION - TRANSITIONAL
1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
2048 HAWAII OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.701.7111

The Overlook New Single-Family Community

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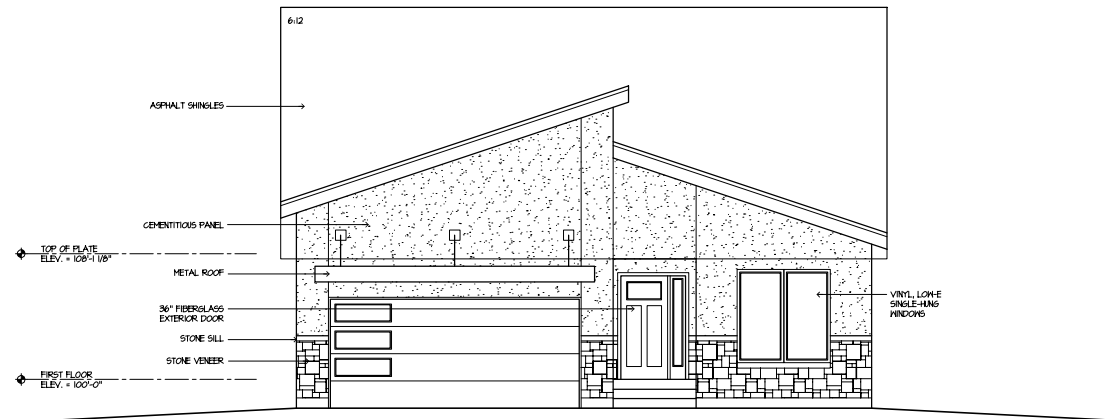
**ELLINGTON MODEL:
CONTEMPORARY
AND MODERN
ELEVATIONS**

SHEET NUMBER

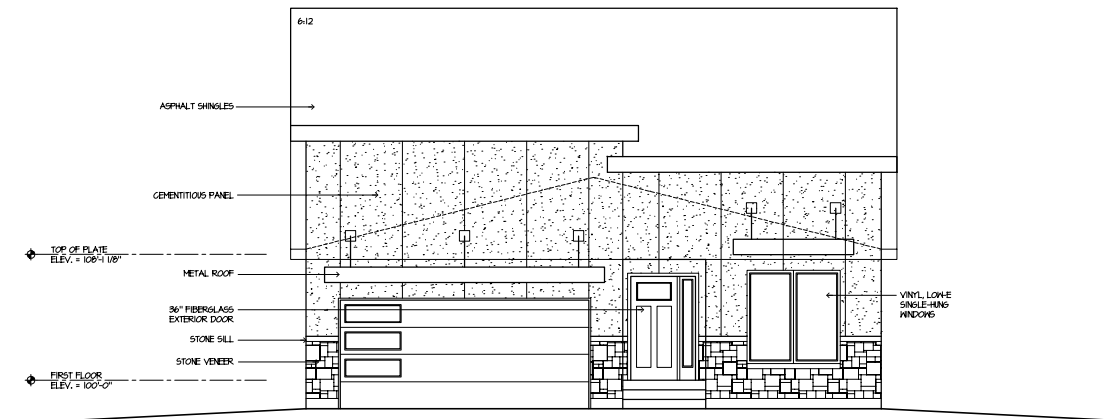
ELLI-5

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



1 FRONT ELEVATION - CONTEMPORARY
1/4" = 1'-0"



2 FRONT ELEVATION - MODERN
1/4" = 1'-0"



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2046 HAWAII OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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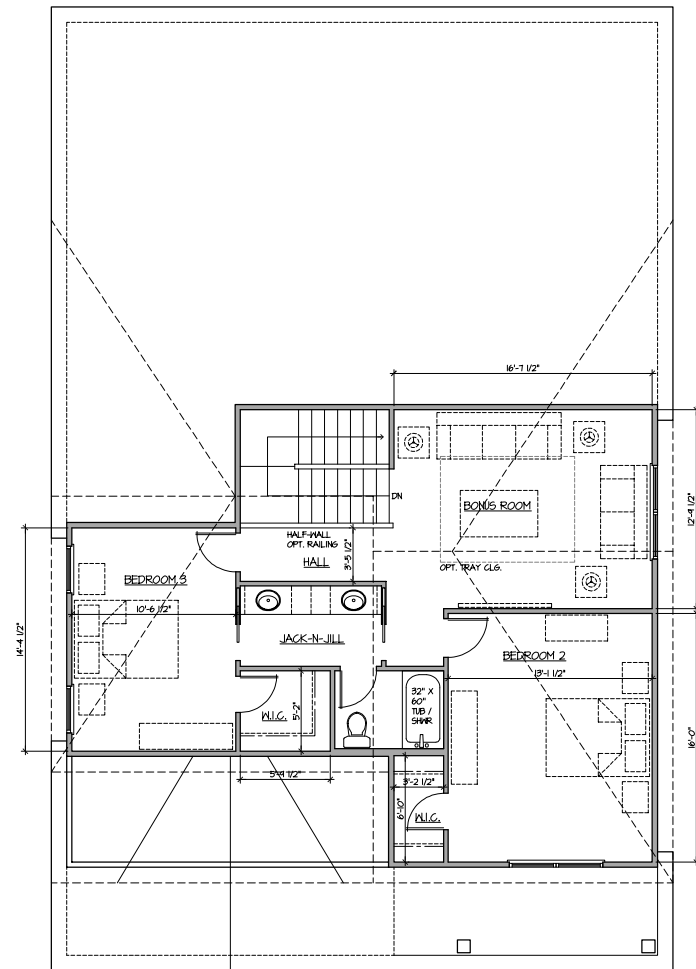
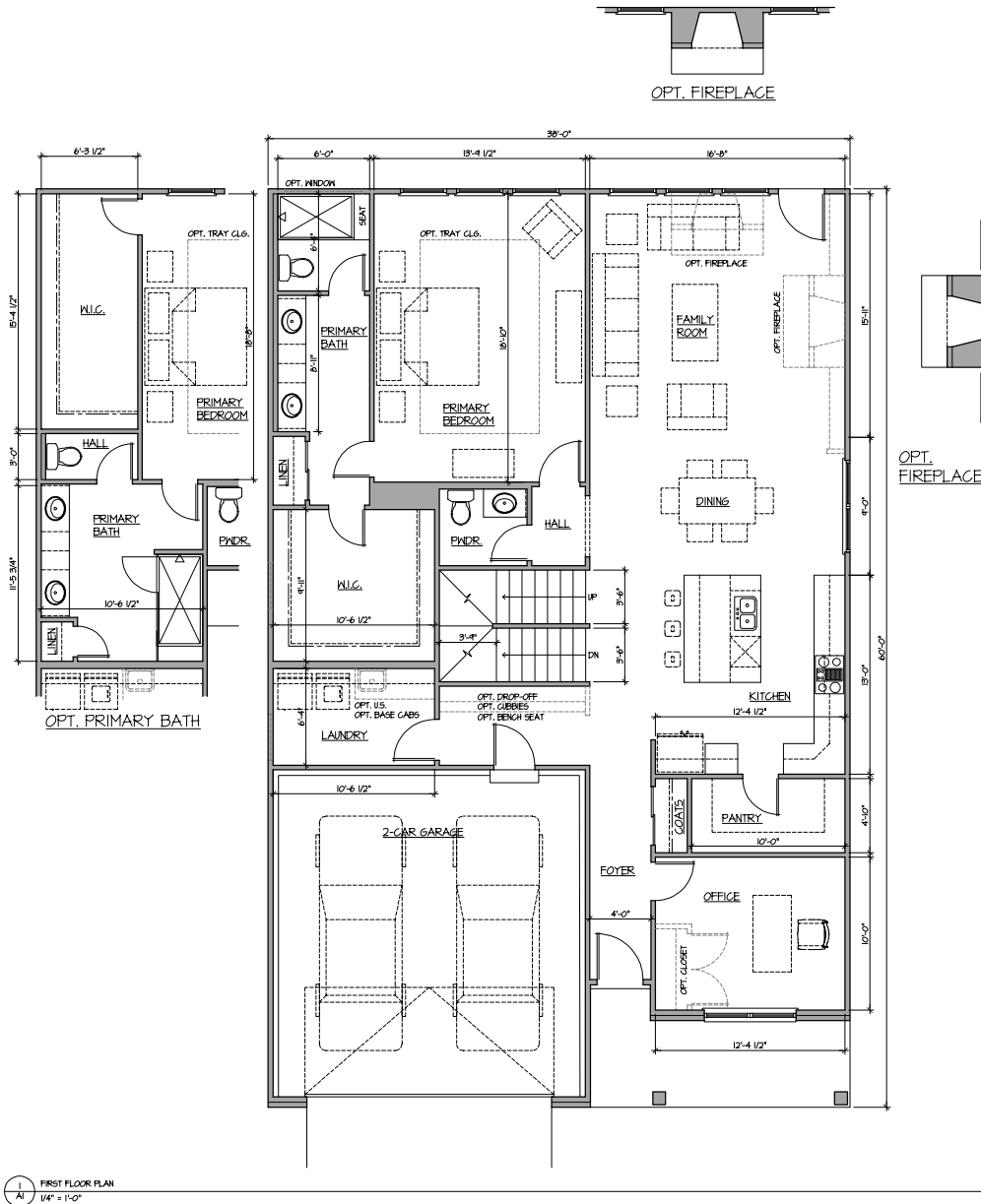
**KINGSLEIGH MODEL:
FIRST FLOOR AND
SECOND FLOOR PLANS
AND OPTIONS**

SHEET NUMBER

KING-1

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04





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3048 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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**KINGSLEIGH MODEL:
TRADITIONAL AND
MODERN FARMHOUSE
ELEVATIONS**

SHEET NUMBER

KING-2

CITY SUBMITTAL

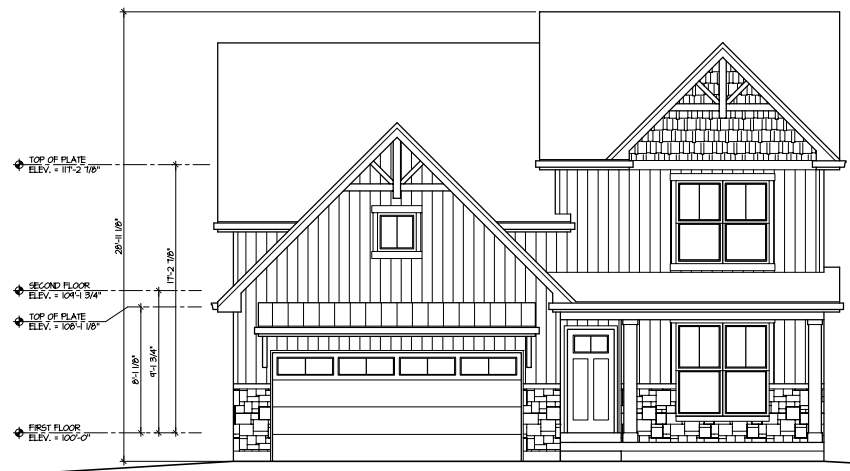
PROJ. NO.: 24-MO-0002 26.02.04



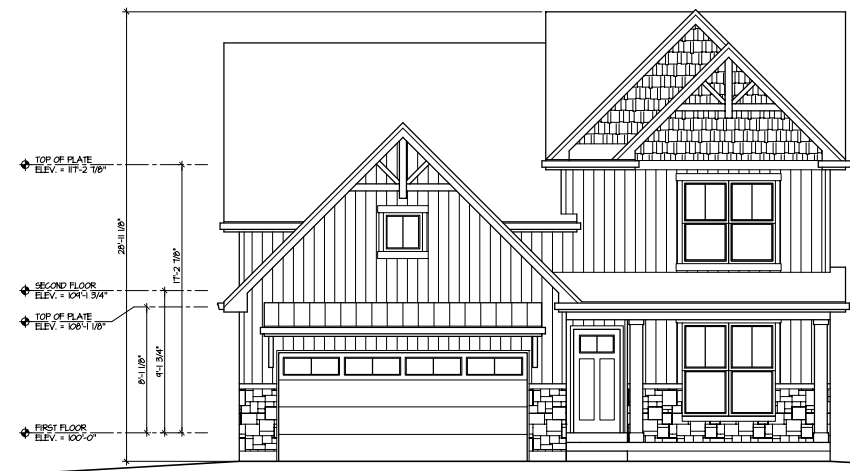
1 FRONT ELEVATION - TRADITIONAL
1/4" = 1'-0"



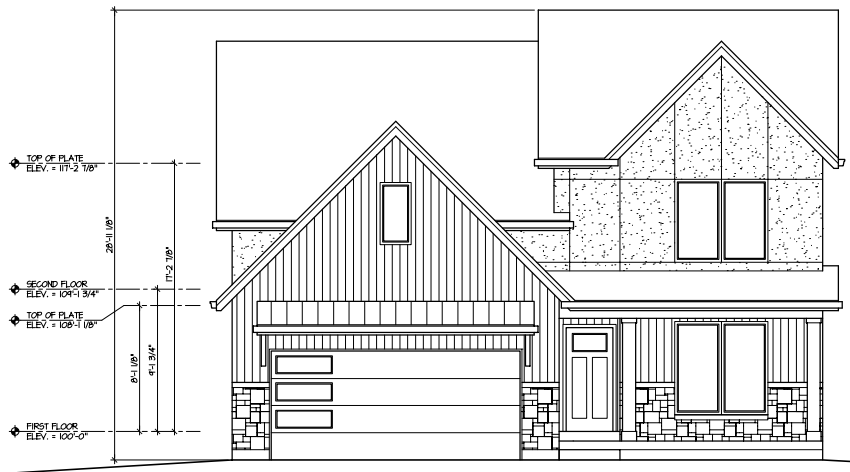
2 FRONT ELEVATION - TRADITIONAL 2
1/4" = 1'-0"



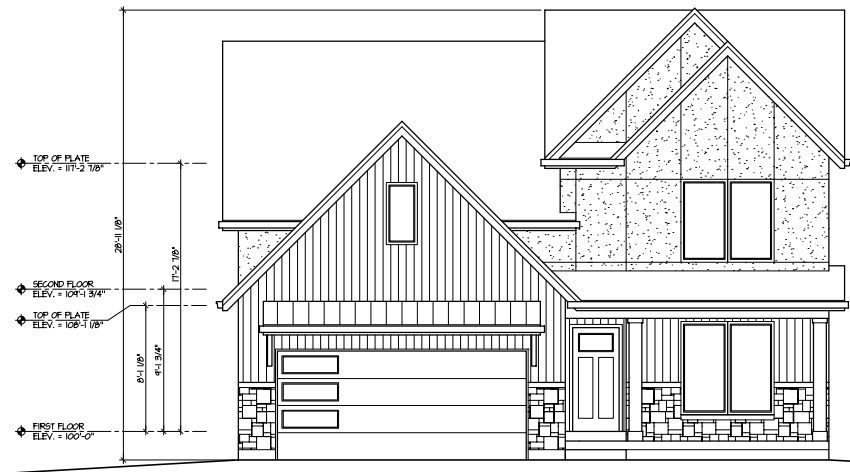
3 FRONT ELEVATION - MODERN FARMHOUSE
1/4" = 1'-0"



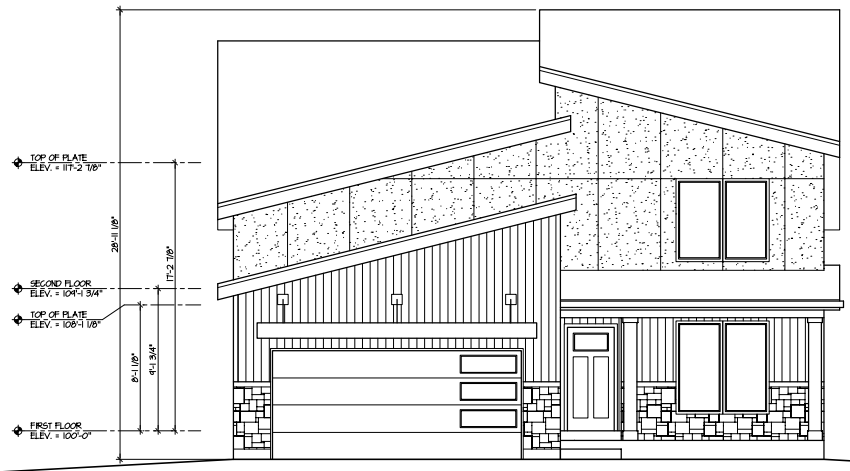
4 FRONT ELEVATION - MODERN FARMHOUSE 2
1/4" = 1'-0"



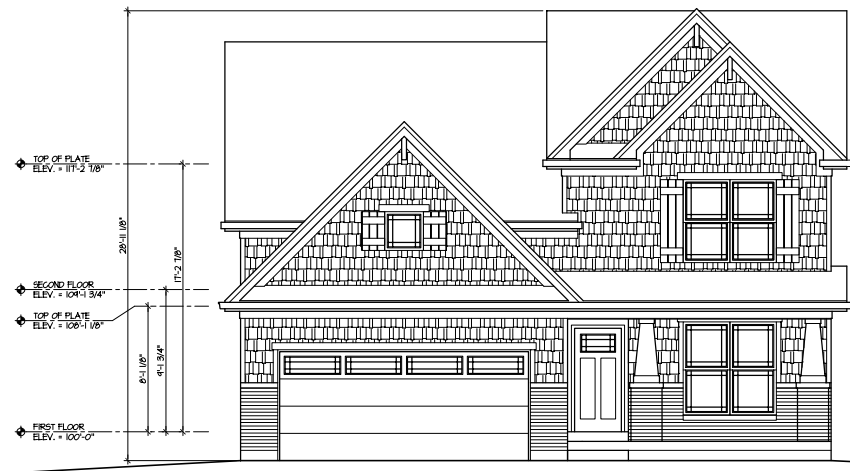
1
AS FRONT ELEVATION - TRANSITIONAL 1
1/4" = 1'-0"



2
AS FRONT ELEVATION - TRANSITIONAL 2
1/4" = 1'-0"



3
AS FRONT ELEVATION - CONTEMPORARY
1/4" = 1'-0"



4
AS FRONT ELEVATION - CRAFTSMAN
1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
3048 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

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KINGSLEIGH MODEL:
TRANSITIONAL,
CONTEMPORARY, AND
CRAFTSMAN
ELEVATIONS

SHEET NUMBER

KING-3

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04

EXTERIOR MATERIALS SELECTIONS AND COLORS:

ROOFING
SHINGLES
25-YEAR ARCHITECTURAL GRADE SHINGLES.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
METAL
LOCATIONS: GARAGE DECORATIVE ROOF ELEMENTS.
MANUFACTURER: TO BE DETERMINED.
COLOR: BLACK.

SIDING
VERTICAL SIDING
VINYL SIDING.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
SHAKE SIDING
VINYL SIDING.
PANELS
GENENTIOUS PANEL WITH STUCCO FINISH.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
HORIZONTAL SIDING
VINYL LAP SIDING (TWO SIDES AND REAR).

BRICK
MODULAR / STANDARD BRICK.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.

STONE
FULL-DEPTH STONE VENEER.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
LIMESTONE SILLS / CAP
- AT TOP OF STONE AND BRICK MANSCOT.
- AT SILL OF WINDOWS IN STONE VENEER.

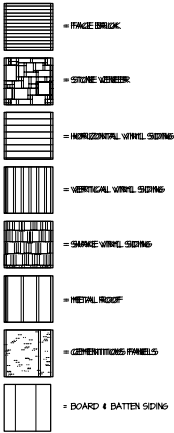
TRIM
5/4 PVC TRIM BOARDS.

GARAGE DOORS
4-LITE HORIZONTAL AND 3-LITE VERTICAL (PAINTED TO MATCH TRIM).

FRONT DOORS
36" X 80" SINGLE-LITE FIBERGLASS, INSULATED (PAINTED TO MATCH TRIM).
STYLE: DETERMINED BY STYLE OF HOME AND AS SELECTED BY CUSTOMER.

WINDOWS
VINYL LOWE SINGLE-HING.
COLOR: BLACK OR WHITE DEPENDING ON STYLE OF RESIDENCE.
MANUFACTURER: TO BE DETERMINED.

GUTTERS AND DOWNSPOUTS
PREFINISHED ALUMINUM WITH COLOR TO MATCH TRIM (WHITE OR BLACK).
3" GUTTER AND 2" X 3" DOWNSPOUTS.



KB CAPSTONE HOMES, LLC
3048 HIGHWAY 100, SUITE 100B
MELLYWOOD, MISSOURI 63040
PHONE: 314-701-7011

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New Single-Family Community
14001 Olive Boulevard
Chesterfield, Missouri 63017

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KINGSLEIGH MODEL:
TRANSITIONAL,
CONTEMPORARY, AND
CRAFTSMAN
ELEVATIONS

SHEET NUMBER

KING-3

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



KB CAPSTONE HOMES, LLC
2448 HAWAII DR. SUITE 100B
MELWOOD, MISSOURI 63040
PHONE: 314.711.7111

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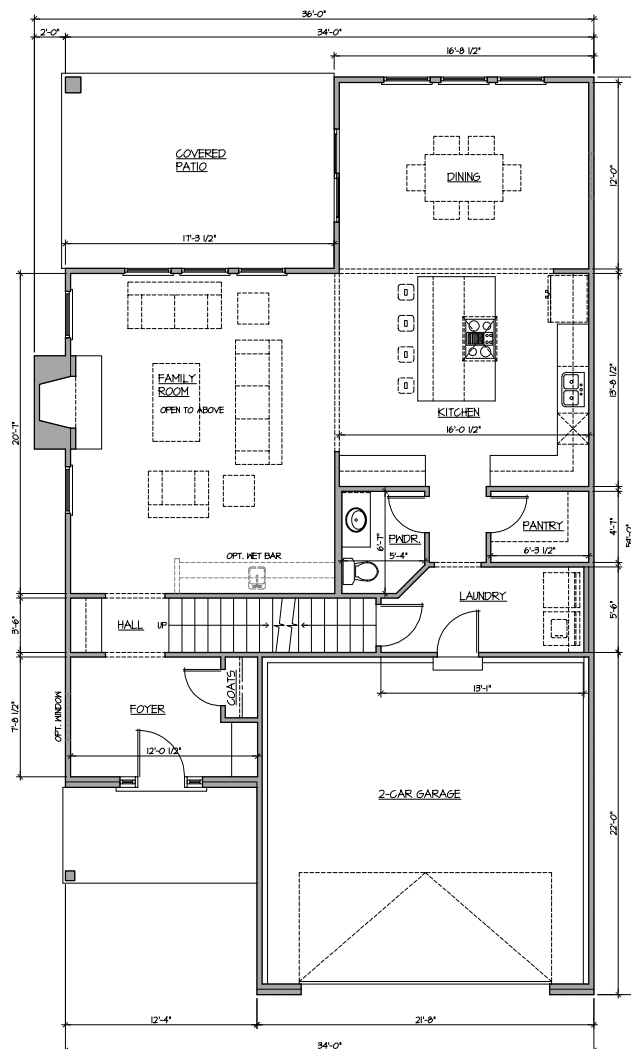
**ASHBORNE MODEL:
FIRST AND SECOND
FLOOR PLANS:
2,204 S.F.**

SHEET NUMBER

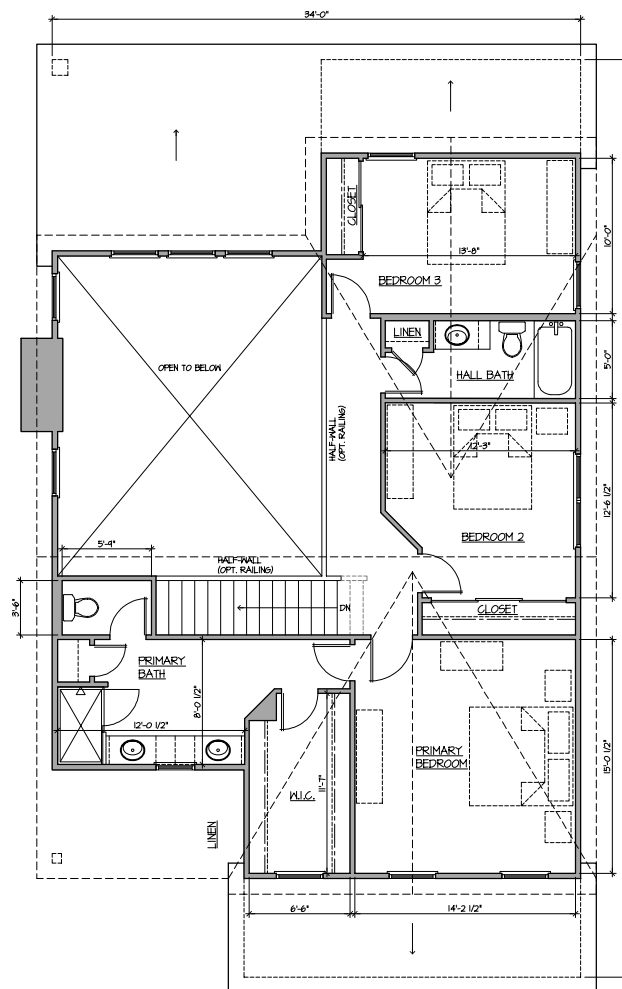
ASH-1

CITY SUBMITTAL

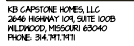
PROJ. NO.: 24-MO-0002 26.02.04



1 FIRST FLOOR PLAN (2,204 S.F.)
1/4" = 1'-0"



2 SECOND FLOOR PLAN (2,204 S.F.)
1/4" = 1'-0"

[illegible]

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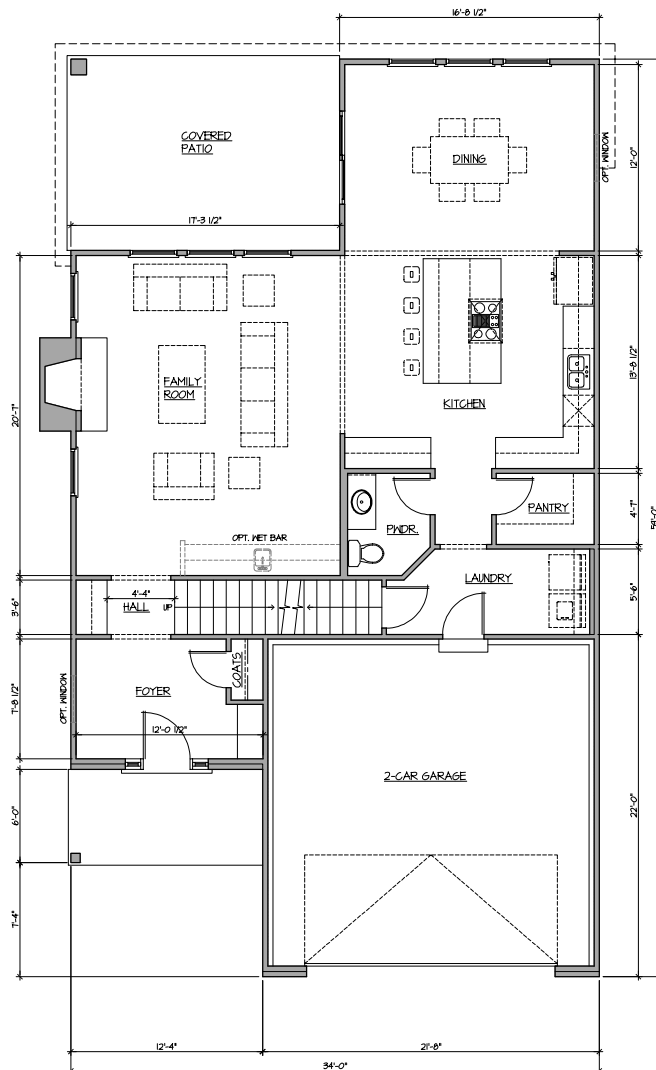
**ASHBORNE MODEL:
FIRST AND SECOND
FLOOR PLANS:
2,408 S.F.**

SHEET NUMBER

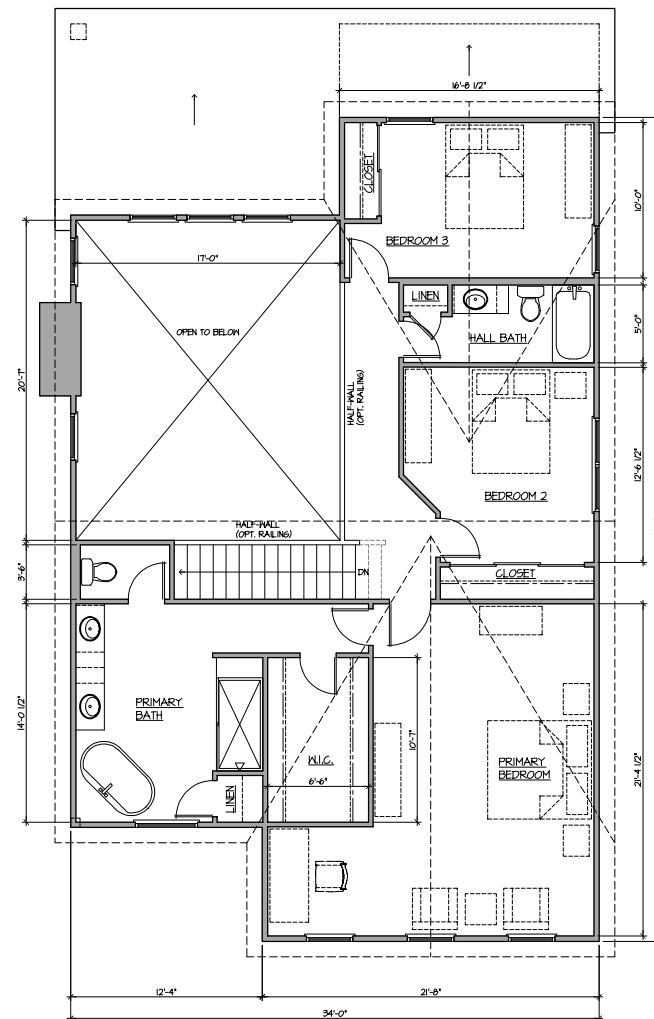
ASH-2

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.09



1
A2 FIRST FLOOR PLAN (2,408 SF)
1/4" = 1'-0"



2 SECOND FLOOR PLAN (2,400 S.F.)
A2 1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
2046 HAWKAY DR. SUITE 500B
MELWOOD, MISSOURI 63040
PHONE: 314.911.9111

The Overlook

New Single-Family Community

14001 Olive Boulevard
Chesterfield, Missouri 63017

NO.	DATE	REVISIONS

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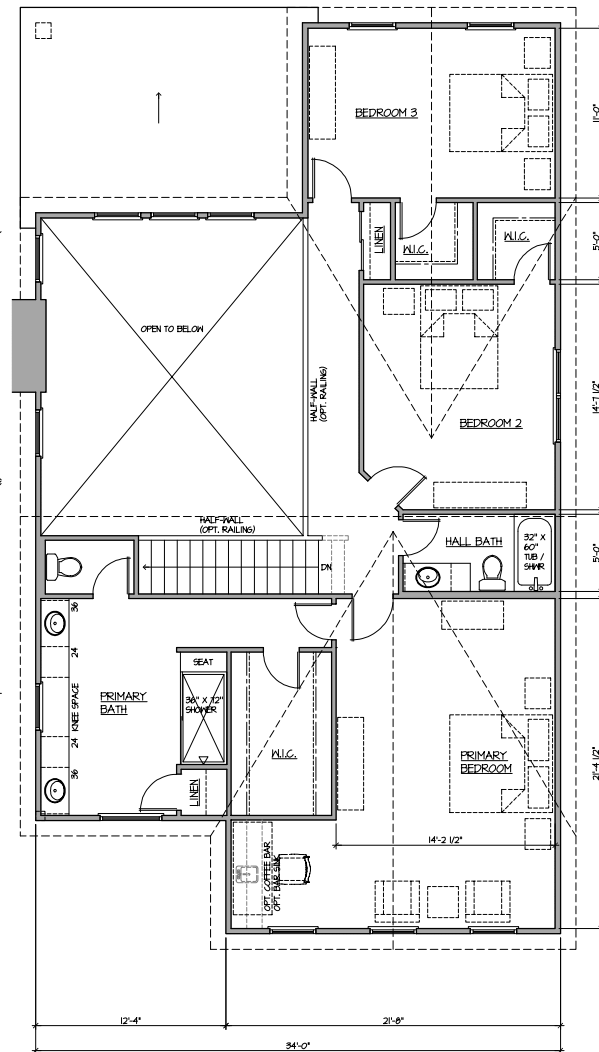
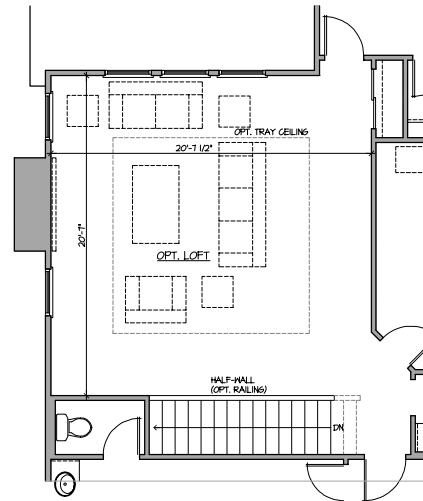
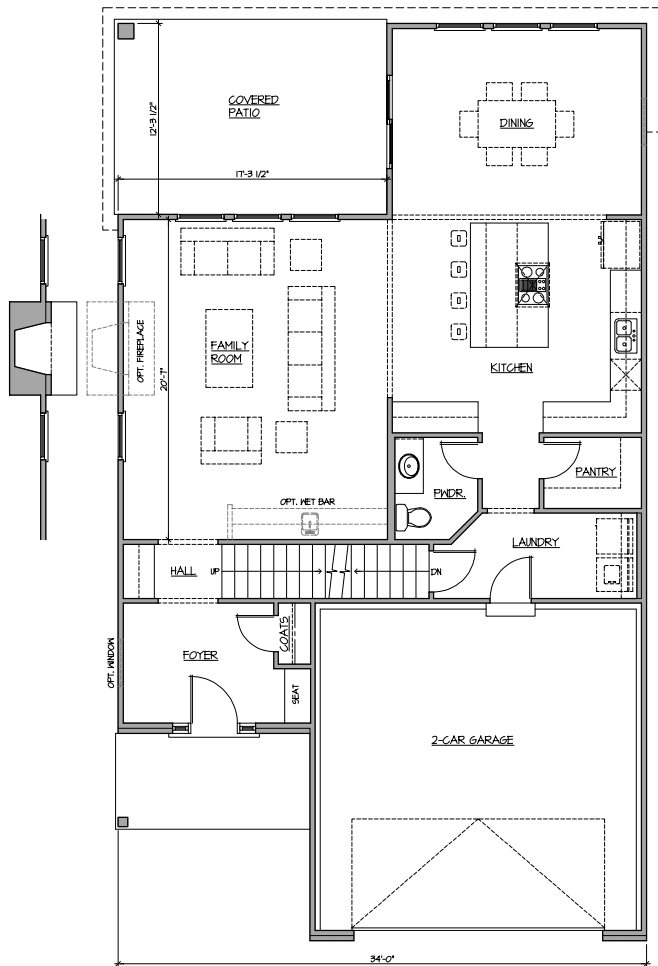
**ASHBORNE MODEL:
FIRST AND SECOND
FLOOR PLANS:
2,508 S.F.**

SHEET NUMBER

ASH-3

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04





KB CAPSTONE HOMES, LLC
3048 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook

New Single-Family Community

14001 Olive Boulevard
Chesterfield, Missouri 63017

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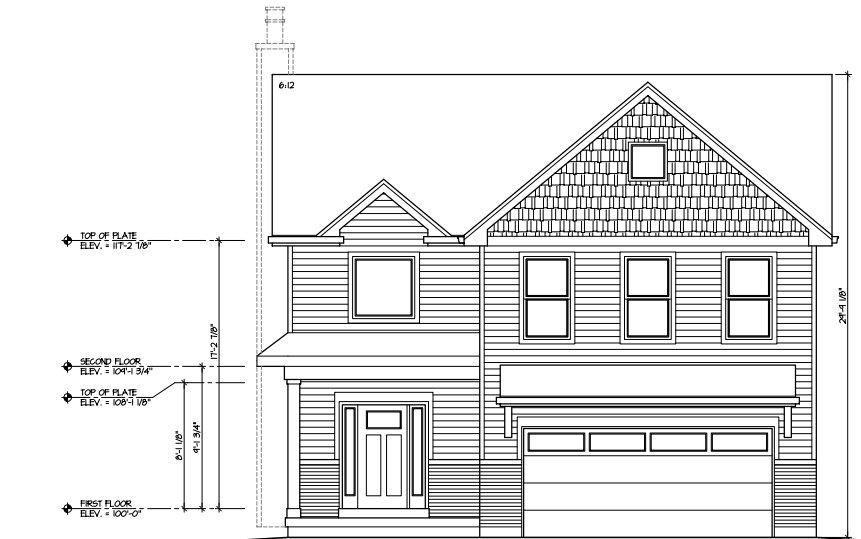
**ASHBORNE MODEL:
TRADITIONAL,
MODERN FARMHOUSE,
AND TRANSITIONAL
ELEVATIONS**

SHEET NUMBER

ASH-4

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04



1
A4 FRONT ELEVATION - TRADITIONAL
1/4" = 1'-0"



3
A4 FRONT ELEVATION - MODERN FARMHOUSE 2
1/4" = 1'-0"



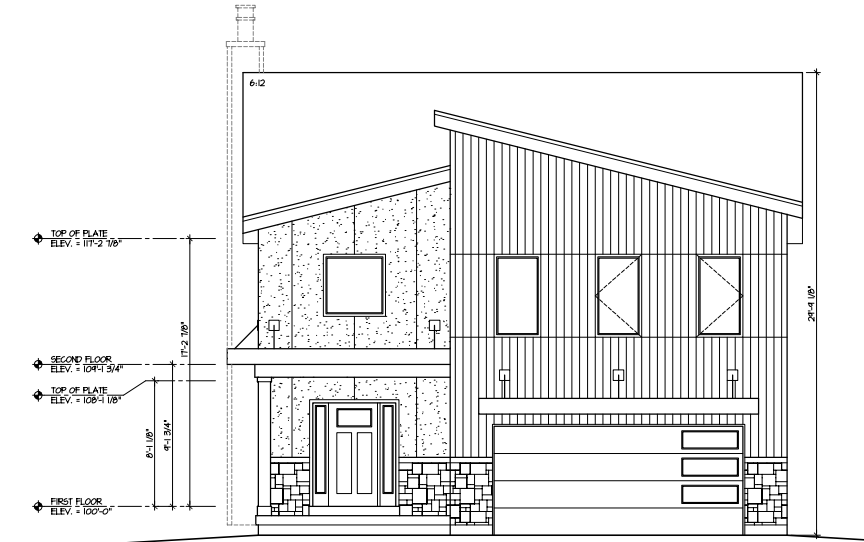
2
A4 FRONT ELEVATION - MODERN FARMHOUSE
1/4" = 1'-0"



4
A4 FRONT ELEVATION - TRANSITIONAL
1/4" = 1'-0"



1
AS FRONT ELEVATION - TRANSITIONAL 2
1/4" = 1'-0"



2
AS FRONT ELEVATION - CONTEMPORARY
1/4" = 1'-0"

EXTERIOR MATERIALS SELECTIONS AND COLORS:

ROOFING:
SHINGLES
25-YEAR ARCHITECTURAL GRADE SHINGLES.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
METAL
LOCATIONS: GARAGE DECORATIVE ROOF ELEMENTS.
MANUFACTURER: TO BE DETERMINED.
COLOR: BLACK.

SIDING:
VERTICAL SIDING
VINYL SIDING
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
SHAKE SIDING
VINYL SIDING
PANELS
CEMENTITIOUS PANEL WITH STICCO FINISH
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
HORIZONTAL SIDING
VINYL LAP SIDING (TWO SIDES AND REAR).

BRICK:
MODULAR / STANDARD BRICK.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.

STONE:
FULL-DEPTH STONE VENEER
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
LIMESTONE SILL & GAB
- AT TOP OF STONE AND BRICK HANSCOT.
- AT SILL OF WINDOWS IN STONE VENEER.

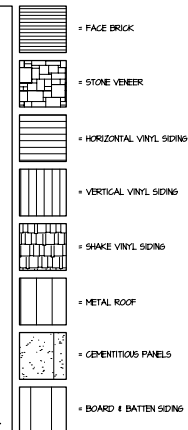
TRIM:
5/4 PVC TRIM BOARDS.

GARAGE DOORS:
4-LITE HORIZONTAL AND 3-LITE VERTICAL (PAINTED TO MATCH TRIM).

FRONT DOORS:
36" X 80" SINGLE-LITE FIBERGLASS, INSULATED (PAINTED TO MATCH TRIM).
STYLE: DETERMINED BY STYLE OF HOME AND AS SELECTED BY CUSTOMER.

HWINDOWS:
VINYL, LOW-E, SINGLE-HING.
COLOR: BLACK OR WHITE DEPENDING ON STYLE OF RESIDENCE.
MANUFACTURER: TO BE DETERMINED.

GUTTERS AND DOWNSPOUTS:
PREFINISHED ALUMINUM WITH COLOR TO MATCH TRIM (WHITE OR BLACK).
3" GUTTER AND 2" X 3" DOWNSPOUTS



KB CAPSTONE HOMES, LLC
3048 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook New Single-Family Community

14001 Olive Boulevard
Chesterfield, Missouri 63017

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ASHBORNE MODEL: TRANSITIONAL AND CONTEMPORARY ELEVATIONS

SHEET NUMBER

ASH-5

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3048 HAWAII DR. SUITE 100B
MELWOOD, MISSOURI 63040
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WEXFORDE MODEL:
FIRST AND
SECOND FLOOR
PLANS

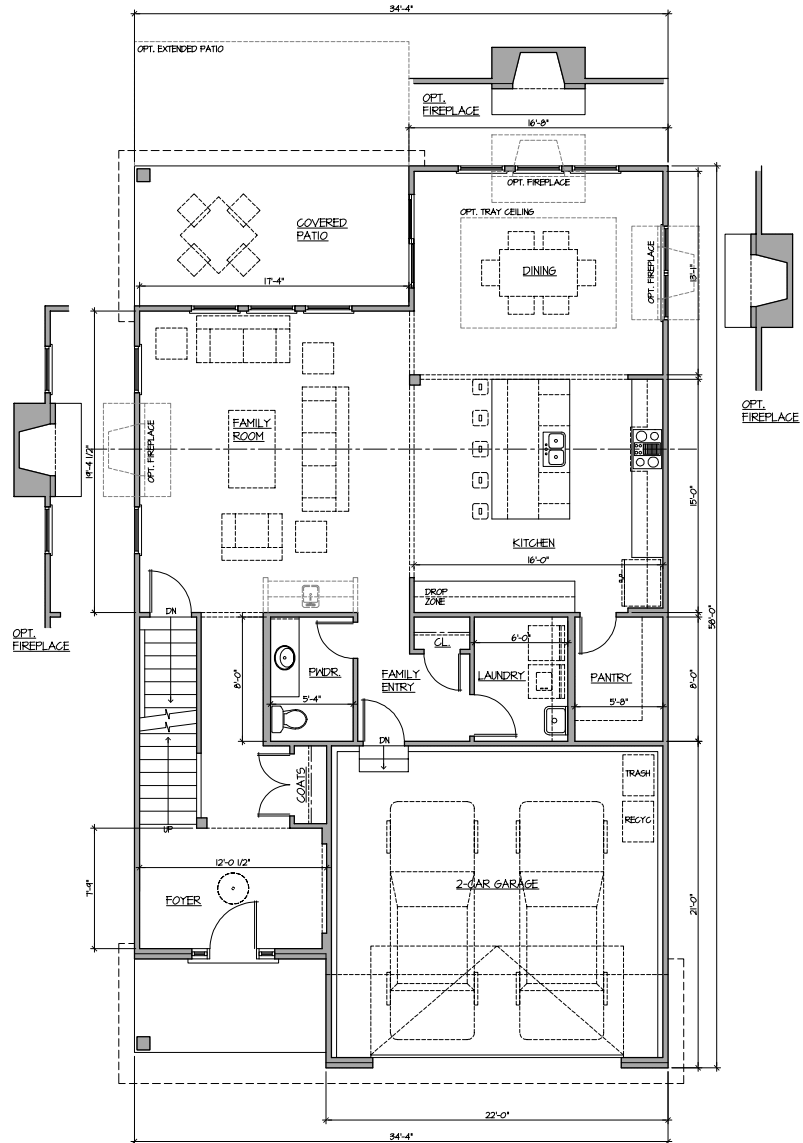
SHEET NUMBER

WEX-1

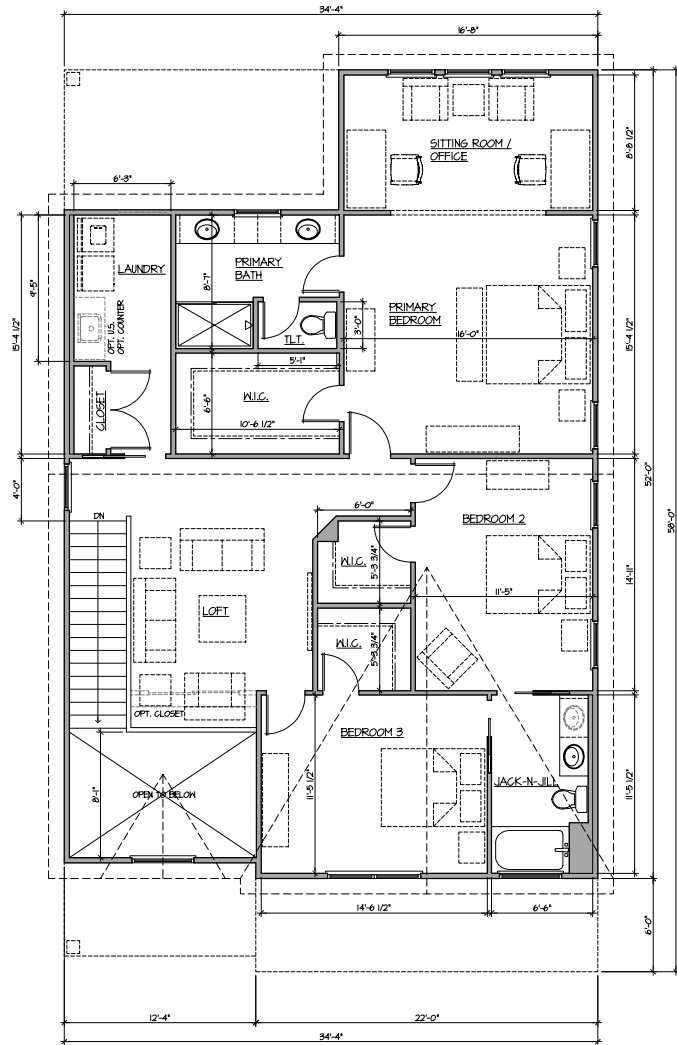
CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04

1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"





KB CAPSTONE HOMES, LLC
2448 HAWKAY OIL SITE ROAD
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook
New Single-Family Community
14001 Olive Boulevard
Chesterfield, Missouri 63017

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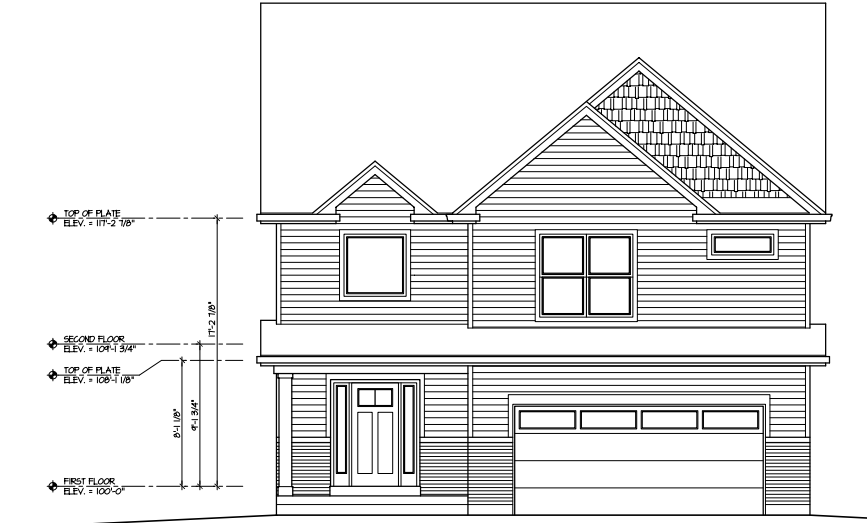
**WEXFORDE MODEL:
TRADITIONAL AND
MODERN FARMHOUSE
ELEVATIONS**

SHEET NUMBER

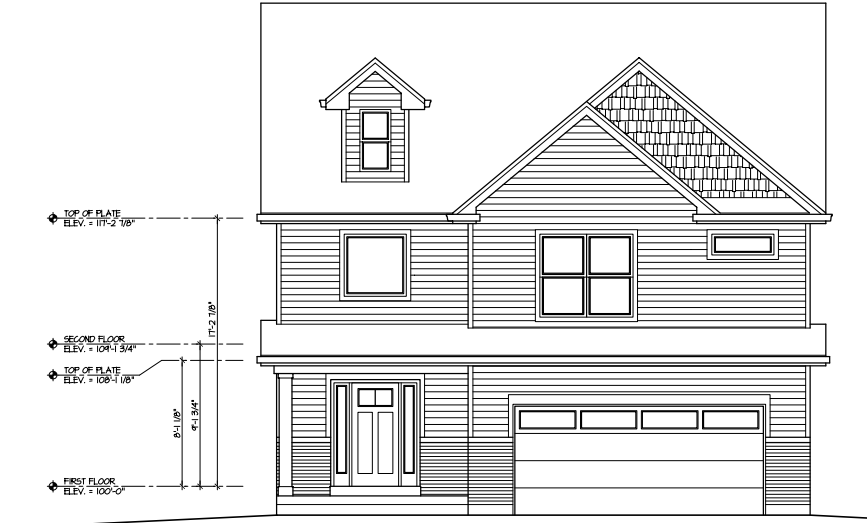
WEX-2

CITY SUBMITTAL

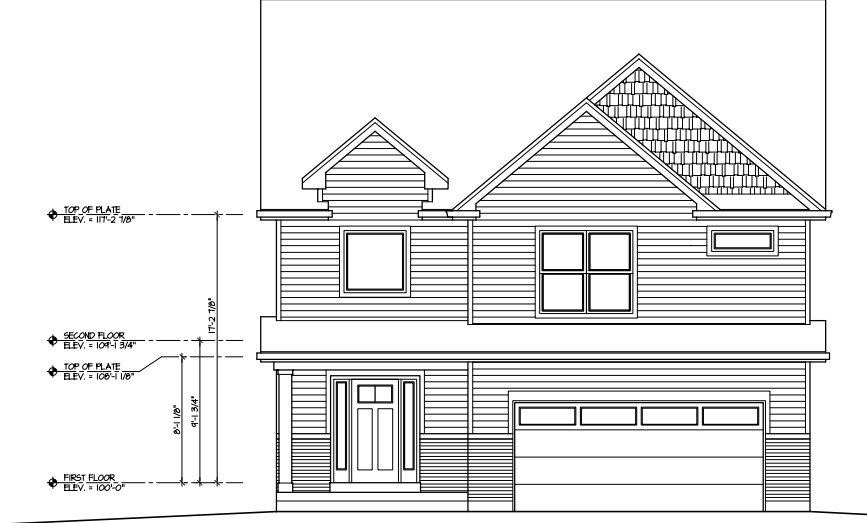
PROJ. NO.: 24-MO-0002 26.02.04



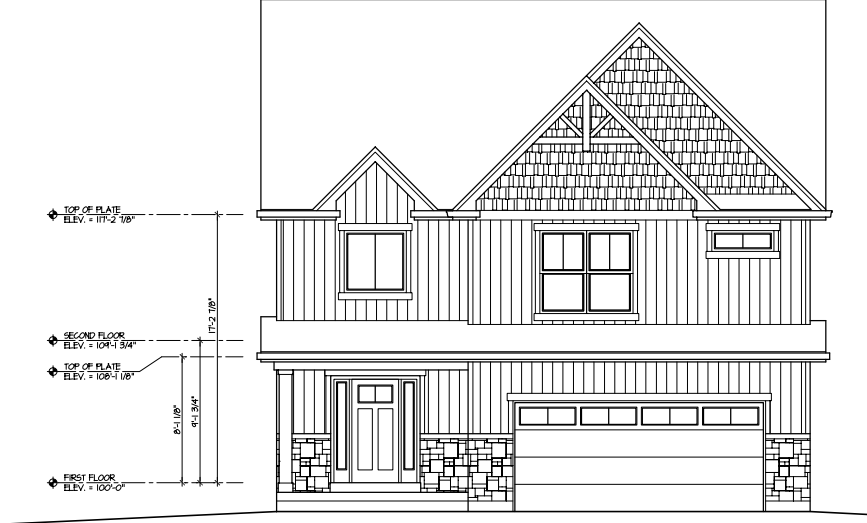
1
A2
FRONT ELEVATION - TRADITIONAL
1/4" = 1'-0"



2
A2
FRONT ELEVATION - TRADITIONAL 2
1/4" = 1'-0"



3
A2
FRONT ELEVATION - TRADITIONAL 3
1/4" = 1'-0"



4
A2
FRONT ELEVATION - MODERN FARMHOUSE
1/4" = 1'-0"



KB CAPSTONE HOMES, LLC
2048 HAWKAY OIL SITE DOB
MELWOOD, MISSOURI 63040
PHONE: 314.711.7111

The Overlook
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Chesterfield, Missouri 63017

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**WEXFORDE MODEL:
MODERN FARMHOUSE
AND TRANSITIONAL
ELEVATIONS**

SHEET NUMBER

WEX-3

CITY SUBMITTAL

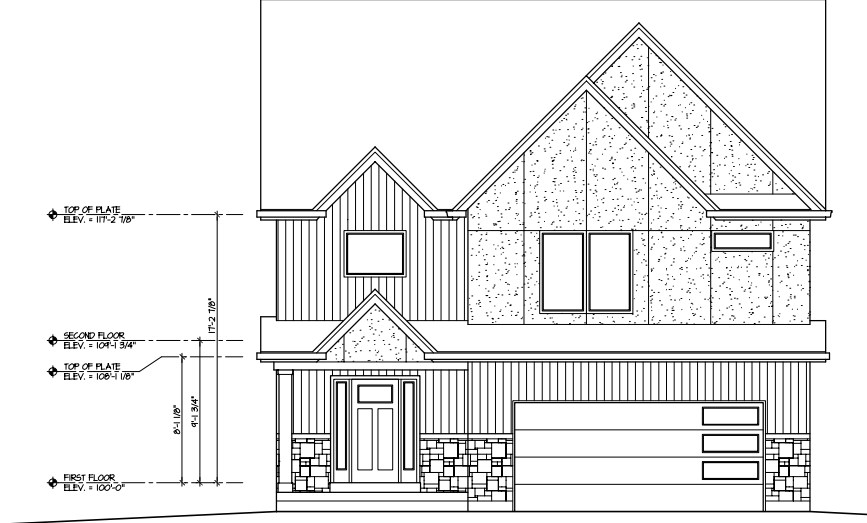
PROJ. NO.: 24-MO-0002 26.02.04



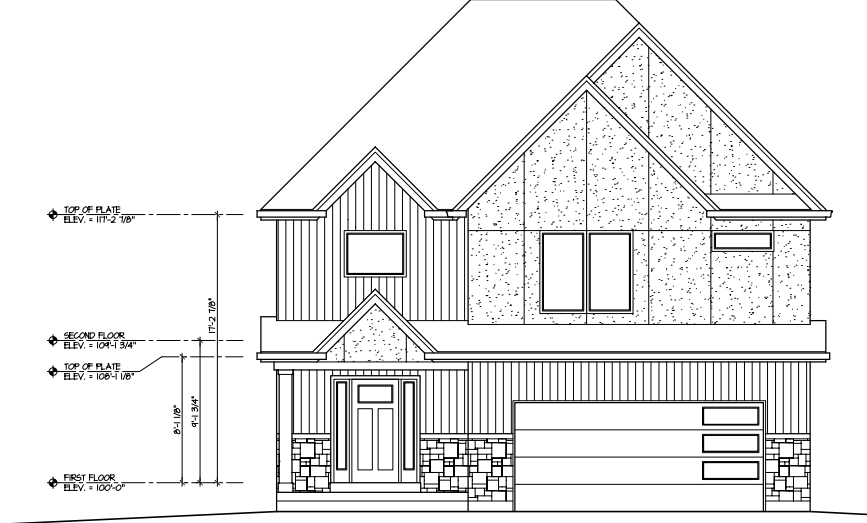
1
AS FRONT ELEVATION - MODERN FARMHOUSE 2
1/4" = 1'-0"



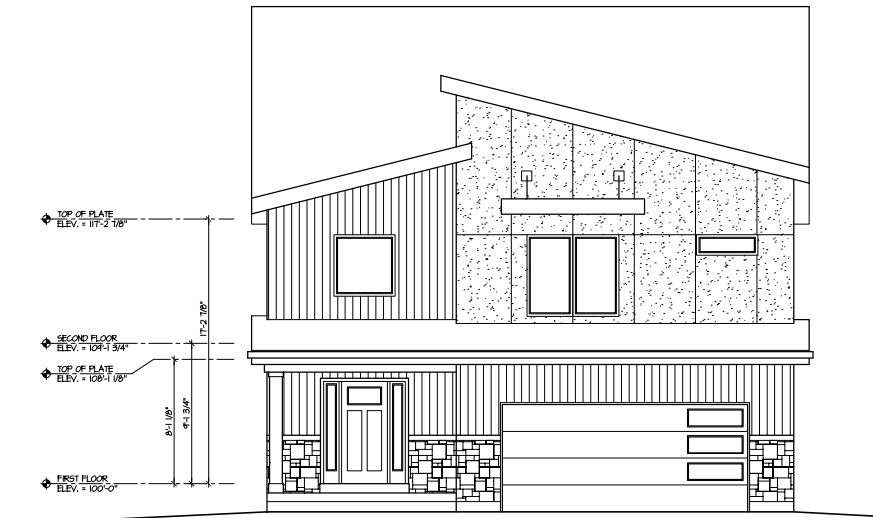
2
AS FRONT ELEVATION - MODERN FARMHOUSE 3
1/4" = 1'-0"



3
AS FRONT ELEVATION - TRANSITIONAL
1/4" = 1'-0"



4
AS FRONT ELEVATION - TRANSITIONAL HP
1/4" = 1'-0"



1
84 FRONT ELEVATION - CONTEMPORARY
1/4" = 1'-0"

EXTERIOR MATERIALS SELECTIONS AND COLORS:

ROOFING:

SHINGLES
25-YEAR ARCHITECTURAL GRADE SHINGLES.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
METAL
LOCATIONS: GARAGE DECORATIVE ROOF ELEMENTS.
MANUFACTURER: TO BE DETERMINED.
COLOR: BLACK.

SIDING:

VERTICAL SIDING
VINYL SIDING.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
SHAKE SIDING
VINYL SIDING.
PANELS.
CEMENTITIOUS PANEL WITH STUCCO FINISH.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
HORIZONTAL SIDING
VINYL LAP SIDING (TWO SIDES AND REAR).

BRICK:

MODULAR / STANDARD BRICK.
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.

STONE:

FULL-DEPTH STONE VENEER
COLOR: TO BE SELECTED BY CUSTOMERS FROM A LIMITED PALETTE.
LIMESTONE GILLS / GARS
- AT TOP OF STONE AND BRICK HANDSCOT.
- AT SILL OF WINDOWS IN STONE VENEER.

TRIM:

5/4 PVC TRIM BOARDS.
GARAGE DOORS
4-LITE HORIZONTAL AND 3-LITE VERTICAL (PAINTED TO MATCH TRIM).

FRONT DOORS:

36" X 80" SINGLE-LITE FIBERGLASS, INSULATED (PAINTED TO MATCH TRIM).
STYLE: DETERMINED BY STYLE OF HOME AND AS SELECTED BY CUSTOMER.

WINDOWS:

VINYL LOW-E SINGLE-HUNG.
COLOR: BLACK OR WHITE DEPENDING ON STYLE OF RESIDENCE.
MANUFACTURER: TO BE DETERMINED.

GUTTERS AND DOWNSPOUTS:

PREFINISHED ALUMINUM WITH COLOR TO MATCH TRIM (WHITE OR BLACK).
5" GUTTER AND 2" X 3" DOWNSPOUTS.



= FACE BRICK



= STONE VENEER



= HORIZONTAL VINYL SIDING



= VERTICAL VINYL SIDING



= SHAKE VINYL SIDING



= METAL ROOF



= CEMENTITIOUS PANELS



= BOARD & BATTEN SIDING



KB CAPSTONE HOMES, LLC
3048 HAWKAY CR. SUITE 100B
MELWOOD, MISSOURI 63040
PHONE: 314.761.7111

The Overlook
New Single-Family Community
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Chesterfield, Missouri 63017

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WEXFORD MODEL:
CONTEMPORARY
ELEVATION

SHEET NUMBER

WEX-4

CITY SUBMITTAL

PROJ. NO.: 24-MO-0002 26.02.04

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

Planning Commission Vote Report

Meeting Date: March 23rd, 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.

PUBLIC HEARING RESULTS AND PROJECT UPDATE

A public hearing was held on March 9th, 2026 at which time the Planning Commission and the general public discussed the ordinance amendment with the petitioner. The primary concerns regarding the request were related to parking, noise, restaurant capacity, and the impact of car headlights onto adjacent properties. Since that time, staff has issued a public hearing results letter detailing these concerns and asked the petitioner to respond. Both the results letter and the response letter have been attached to this report.

The responses provided by the petitioner were then used by staff to aid in the drafting of amended zoning regulations for the site. The other documents used to draft the amended zoning regulations include the current governing ordinances, Ordinance 819 and Ordinance 1960, and also take into account any Code updates since the last amendment in 2003. While a majority of the regulations may not be necessary for this existing user, its important to have these in place in the event that the site should ever be redeveloped.

As seen in the amended zoning regulations, staff has highlighted in ~~red or struck through~~ items in order to align with the petitioner's request. It's important to note, in the case of any regulation, staff must consider how each regulation would be enforced. In response to the petitioner's response letter, staff inserted the following into the zoning regulations, "*A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission. No outdoor music (live or recorded) shall be permitted without an approved sound plan.*" However, the Planning Commission should keep in mind that the Unified Development Code does not have any regulations for a "sound plan" or how one would be reviewed. Additionally, the Planning Department does not have any equipment nor anyone trained to interpret sound results should a complaint come in that needs to be investigated in accordance with a "sound plan".

Lastly, the other items that the Commission will see attached to this report are letters of opposition that were obtained during the public hearing and a letter of support that was obtained following the public hearing.

MOVING FORWARD

The ordinance has been added to the March 23rd Planning Commission agenda 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.

MOTION

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

- 1) "I move to forward P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow) with the following conditions..."

Attachments:

1. Public Hearing Results Letter
2. Applicant's Response Letter
3. Letter of Support
4. Letters of Opposition
5. Attachment A
6. Existing Approved Site Development Plan



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

March 12th, 2026

Scott Ririe
13 Bellerive Country Club Grounds
St. Louis, Missouri 63141

SENT VIA EMAIL TO: oldhousehh@gmail.com

RE: P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)

Mr. Ririe, a public hearing was held for this petition on March 9th, 2026. During the public hearing, the Planning Commission and public had the opportunity to speak on the petition. Please respond to the following concerns that were raised in a typed response letter. This letter will be used by staff to draft revised legislation for the property and also be provided to the Planning Commission to help aid them in their decision on the request.

1. There were concerns raised about the existing parking lot capacity. Per Code, the restaurant use requires 12 spaces per 1,000 square feet and the retail use requires 4 spaces per 1,000 square feet. Allegations were made that employees and customers have been parking off site, in the driveway, or on the grass. Please provide a response on how/if the business plans to mitigate these concerns. Be advised, the submittal of an Amended Site Development Plan would be required should there be a desire to expand the parking area. Additionally, please be advised that parking in the driveway or in the grass is not permitted. Customers and employees must be parked in a designated parking space.
2. The current zoning ordinance restricts the restaurant use to 45 seats. Please provide a response on how the number of seats will be maintained with the request to expand this use outdoors. Be advised, if additional seats are being sought then the increase must be incorporated into this ordinance amendment request.
3. It was mentioned that there are no plans to have outdoor music (live or recorded) if the restaurant use is allowed to be expanded outdoors. Please provide confirmation that this is correct. If correct, staff will add language to the draft legislation stating that outdoor music is not permitted.

4. There were concerns that if the business hours were allowed to be expanded then headlights could impact the adjacent neighborhood. Please provide a response on how this would be mitigated should hours be expanded.

Thanks,

Alyssa Ahner

Alyssa Ahner
Senior Planner

CC:

Justin Wyse, Director of Planning (jwyse@chesterfield.mo.us)

March 17, 2026

City of Chesterfield
Planning and Zoning
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: P.Z.02-2026 14319 Olive Blvd (Old House in Hog Hollow)

Planning and Zoning Commission

We are grateful for the opportunity to work with the Commission to address/clarify the concerns from the March 9th meeting. The Old House in Hog Hollow requests the use of our outdoor patio and an extension of our hours until 7:00 p.m., as the current operating hours are not financially sustainable. Our patio is a lovely amenity, and guests often request to enjoy it during nice weather. Furthermore, we host celebrations and events. We want to offer a complete experience for our customers renting the house and using our venue as a backdrop for their special day. Below is our response to each of the items requested from the email dated March 12, 2026.

Parking

Old House in Hog Hollow does not plan to expand the parking lot at this time. Old House currently has 30 designated parking spaces. The current parking code for Old House is 12 spaces per 1,000 square feet and retail use requires 4 spaces per 1,000 square feet. We will ensure all parking remains on approved surfaces. If there are specific driveway regulations, we welcome guidance to ensure compliance.

Seating

Old House in Hog Hollow uses reservations to manage the seating for the café. Reservations are not mandatory but highly recommended. There is a sign posted. The staff will monitor capacity and act in accordance with the maximum number of seats.

Music

The Old House in Hog Hollow would like to enhance the ambiance of our patio dining experience by using our sound system for background music. We are committed to ensuring this does not disrupt the community. To demonstrate this commitment, we are willing to engage a professional sound specialist, at our expense, to conduct a sound study. We will submit the study for the Commission's consideration in support of our request. Additionally, for special outdoor events (weddings, etc.) we would follow the same process as other residents requesting special permits through the Chief of Police for live music outside when warranted.

Headlights

Old House in Hog Hollow is requesting extended hours until 7:00 p.m. Outdoor service will align with daylight hours. As it gets darker earlier, we will shift to indoors. Since 7 p.m. is still early and the kitchen will close by 6:30 p.m. with last call at 6:45 p.m., the minimal evening traffic should align with the typical end of the workday. Additionally, our neighbors closest to Old House sent an email to the Commission

dated March 11, 2026, addressing this issue. They stated the disturbance coming from construction trucks, lawn groomers, etc., is much more disturbing than what happens at the Old House. We anticipate no meaningful headlight impact on neighbors, as operations will wind down promptly and respectfully.

Lastly, we felt it was important to directly address the concerns raised regarding police activity associated with the Old House. We requested copies of all police reports generated since the venue's opening in the fall of 2023, and only three were provided. We had estimated, however, that an officer had responded at least a dozen times. When we inquired, the police department explained that due to the volume of daily calls to the Chesterfield Police Department, officers do not file reports when complaints are deemed unwarranted. To quote from the same letter referenced in the Headlights section – "the utilization of our police department to address issues of complaints from the particular Spyglass neighbor is embarrassing."

Per the Chesterfield Master Plan, the Old House is zoned "residential with a historical overlay" which was mentioned by the Spyglass HOA president quite a few times. To ensure we fully respect and align with the guidelines, we kindly request the Commission provide us with the specific historical overlay rules or bills that apply to the Old House property. We are unclear of the different amendments or additions attached to the historical overlay. We are eager to ensure our requests are aligned and appreciate any guidance the Commission can offer.

Again, thank you for your time and consideration. We are happy to answer any additional questions or clarifications as we move forward through the process.

Sincerely,

Angela LaRosa White
Old House in Hog Hollow
General Manager
314-786-5107

Subject: Spyglass/Old House
Sent: 3/11/2026, 1:16:55 PM
From: Docstads2@yahoo.com<docstads2@yahoo.com>
To: Alyssa Ahner

Follow Up Flag: Follow up
Flag Status: Flagged

Colleagues of Chesterfield,

I am writing this email on behalf of myself and my neighbor Joe Foley. We have the properties directly adjacent to the Old House at Hog Hollow on the left side of the property if you are facing the Old House. We are the very first villa upon entering the subdivision on the right.

Michael and Sally Stadnyk
604 Spyglass Summit Dr.
Chesterfield, MO 63017

Joe and Sarah Foley
600 Spyglass Summit Dr.
Chesterfield, MO 63017

To explain why we attended but did not speak during the meeting this past week is simple. I personally have felt bullied by certain members of the HOA/neighborhood by not signing their petition to have Chesterfield deny the request of the Old House at Hog Hollow. As you are aware, certain very vocal people in the neighborhood (name will be withheld), can cause issues for any people with a differing opinion. So I did not want to stoke the fire of emotions on the evening of the meeting. That said, here are my rebuttals to what truths and lies I witnessed during the meeting.

I have lived in Spyglass for over 5 years. I have yet to be disturbed by any comings/goings/events at the Old House. The owners are good people, with respect for the neighbors and properties. They do well to abide by the ordinances by which they are limited. The number of complaints of the Old House is embarrassing to me. The utilization of our police department to address issues of complaints from the particular Spyglass neighbor is embarrassing. I would like to address just a few examples of problems the Spyglass “majority” stated at the meeting.

First, property values declining. My wife is a real estate agent as are her brother, nephew, mom and late father. My parents were both in the real estate business. My wife’s family are the Gundaker family of real estate. Discussing the situation with them, several interesting points were brought up. At worst, having the Old House at Hog Hollow next-door functioning as a wine boutique/restaurant should be net neutral to property values. That said, because of the public record of the discord between this neighborhood and the Old House, a potential reason property values may have diminished is because of the awareness of the discord. Potential Spyglass owners doing their due diligence and searching the neighborhood online almost immediately come to the discord between the two properties. The prediction by these members of the real estate community, excluding the agent living in our neighborhood, is that if there were no discord and properties in this neighborhood were marketed as a walkability type villa to a place allowing people to gather for wine and food, would actually increase property values by as much as 5 to 10%. It is a discord created by the neighbors here in Spyglass that have created any perception of diminished property values.

Second, the ridiculousness of the comments regarding headlights and traffic in the neighborhood being excessive. I have security cameras on my property related to protection from an ex-wife. One of my cameras points directly to the gate that allows entrance to our subdivision. I can share with you conservatively that the number of vehicles entering the neighborhood even after hours far out weigh the number of headlights that may be witnessed prior to 7 PM in the evening from the Old House at Hog Hollow. For example, just yesterday the neighborhood was accessed 233 times by vehicles. Several of these were well after 7 o’clock in the evening. The disturbance coming from construction trucks entering the neighborhood, the lawn groomers operating in the early

mornings on weekdays and weekends and trash pick up occurring once a week are much more disturbing than what happens next door.

Anger toward people looking to find the Old House by asking neighbors and then being attacked verbally is a symptom of the problem with some neighbors. To me at most, this may be an inconvenience. But I was always taught to treat my neighbors and fellow people with respect and dignity. To attack someone simply asking for directions is absolutely inappropriate. We are a neighborhood perched on a very busy Olive Boulevard. To expect to be shut off from Chesterfield and fenced in is unreasonable expectation. By the way, Joe and Sarah look directly at the property and have stated that they rarely see a person entering the House that is under the age of 50. So the assumption that it is a party house is ridiculous.

These are just a few examples of what was said at the meeting the other night. There are many more I could address, but I don't want this email to be too lengthy. I would like to conclude by stating that the vast majority of people in this subdivision can't even see the Old House from their location. What I have witnessed is a select, few people producing propaganda to the remainder of the neighborhood which has created this issue. People are reacting on information given to them by the select few and have not done their own research or, as typical society today, react to information given to them without investigating on their own. I live right next-door and have never had issue. I find it very hard as a small business owner in Chesterfield myself to think that the community would attack my business because they don't like it. Although small, the Old House brings appeal to the community and should not be denigrated as they were the other evening. Excuses given by members of Spyglass to prevent a very reasonable ask to be open until 7 PM is sad.

Please do not entertain the assumption that the entire Spyglass Summit neighborhood is against the Old House. I believe without the bullying that occurs, more than 10% would be in support of the success of the Old House at Hog Hollow. People are afraid to stand and be heard with differing opinion from the majority, and that is a sad state of our society today. Good people shouldn't suffer due to differing opinions.

So include Me, Sally, Sarah and Joe as supporters of the requested amendment for the Old House at Hog Hollow.

Michael J Stadnyk, MD, FACR
Luneta Radiology LLC
Owner/CMO

My name is Sue Hempstead. My husband and I purchased our home at 14384 Spyglass Ridge in 2019. We had both lost our first spouses and were newlyweds. We were thrilled to find our first home together in Spyglass. It had everything we wanted including a beautiful screened in porch that looked out onto a very private yard.

Gerry was a lawyer, and before closing he check on many things, including how property around us was zoned. We were happy that the City of Chesterfield had the foresight to have a very detailed and expensive Master Plan done for the future of the City. It was determined that the immediate area around us would remain residential. A very important point in our decision making.

Unfortunately, Gerry passed away suddenly in 2021. I was comforted by living in a safe, quiet lovely neighborhood.

And then the new owners began to make all the changes to The Old House at Hog Hollow. One of the first things that they had done was to remove many trees and plants taking away the privacy and exposing Spyglass homes to possible safety issues, and noise. My property backs to the Old House property

All of the neighborhood concerns were presented to this Board several years ago. And reviewed and disguised at great length. And I believe, by unanimous vote the present restrictions and conditions were placed on the owners. At that time, hours of operation were set and no outside food service with live entertainment was to be allowed. I don't understand why people would invest so much money without being sure they had the proper zoning.

We feel strongly that these major easing of restrictions to hours and outdoor food and drink service and live entertainment would be very detrimental in in all the same ways to our neighborhood. All of which was adjudicated. It may make them more money; but would severely hurt our property values. Spyglass has remained a beautiful neighborhood in Chesterfield for more than 30 years. And we hope that you will again help us keep it that way for the 50 Homeowners and the future, by opposing this ordinance amendment.

3/9/26

Letter from Mark Gershenson:

Letter to Be Read at City Council Meeting from resident Mark Gershenson who is currently traveling for his work

Good evening. My name is Mark Gershenson, 14336 Spyglass Ridge . My wife and I live in Spyglass Summit, directly below the old house at hog hollow. We have lived there for five years.

We chose our home carefully. It is a gated, residential neighborhood. When we moved in, the property was a quiet antique store. That mattered. We were not buying into an entertainment district. We were buying into a peaceful place to raise and protect our family.

Our 28-year-old son has an intellectual disability. He is kind, social, and loves his independence. One of the simple joys in his life is walking around our neighborhood. He knows the neighbors. He feels safe. We feel safe letting him go out on his own because the environment is stable and predictable.

The proposed zoning changes would bring more events, longer hours, outdoor music, and more people who are not residents into immediate proximity to our homes. Many of those visitors will be drinking. That changes everything for families like ours.

This is not theoretical. The business has already hosted outdoor events in violation of existing rules and has been summoned to court. That history makes it difficult for us to trust that expanded permissions would be respected.

Noise is disruptive. But safety and peace of mind for our son are far more important.

We are simply asking you to preserve the residential character of our neighborhood and deny any changes to the current zoning and hours.

Please protect the families who already live there.

Thank you.

Mark Gershenson

14336 Spyglass Rdg

Chesterfield 63017

PRESENTED BY:

FRANK AGOVINO
14360 SPYGLASS RDG
CHESTERFIELD, MO 63017

The Mansions at Spyglass Summit

c/o Community Property Management
242 Old Sulphur Springs Road
Manchester, Missouri 63021
Phone: 636-227-8688 / FAX: 636-227-2356
Customerservice@cpmgateway.com

March 9, 2026

The Mansions at Spyglass Summit HOA

City of Chesterfield Planning Commission

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

RE: P.Z.02-20266 14319 Olive Blvd. Old House at Hog Hollow)

Commissioners:

This Petition is presented by the residents of The Mansions at Spyglass Summit in response to the recent proposal by Old House at Hog Hollow to amend the current ordinance to modify hours of operation and criteria related to outdoor use at 14319 Olive Blvd.

A representative of the HOA will speak at the March 9, 2026, Planning Commission and will outline several reasons why our homeowners oppose this modification to the current ordinance. Among those reasons are noise, light, traffic, privacy, and the disruption to our community. We are a community of fifty (50) families we stand united in opposition to the amendment of the ordinance in place for 14319 Olive Blvd. We are not alone, as communities on both sides of Olive Blvd. will be impacted by allowing this change.

What the petitioners are requesting is not consistent with the City of Chesterfield's Comprehensive Plan for the future growth and development of our city. Historically this section of Olive Blvd has been designated as a Suburban Neighborhood. You approved for the business to operate under Ordinance 1960. The current ordinance has been violated multiple times and resorted in court cases brought against the owner, Scott Ririe by the City of Chesterfield of which he plead guilty to. We respectfully ask that no Commercial Rezoning, Variance, or Conditional Use be considered or approved since he cannot follow current guidelines. We want to keep our neighborhood and surrounding area a safe and quiet place to live and raise our families.

The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	DATE
Luis Wynn	14324 Spyglass Rdg	Luis Wynn	2-27-26
BILL WYNN	14324 Spyglass Rdg	BILL WYNN	2-27-26
KEITH MADDOX	659 SPYGLASS SUMMIT	Keith Maddox	2-27-26
Linda Maddox	659 Spyglass Summit	Linda Maddox	2-27-26
Mark Gershenson	14336 Spyglass Rdg.	Mark Gershenson	2-28-26
Caryn Gershenson	14336 Spyglass Rdg.	Caryn Gershenson	2-28-26
Paul Annin	14304 Spyglass Rdg	Paul Annin	2/28/26
JACQUELYN ANNIN	14304 SPYGLASS	JACQUELYN ANNIN	2-28-26
Janice Potts	Janice B Potts	Janice B Potts	2/28/26
DeeDee Bratkovic	March 1, 2010 Cur Bratkovic	DeeDee Bratkovic	14328 Spyglass Ridge
Lilia L Brinkworth	656 Spyglass Summit Dr	Lilia L Brinkworth	3/6/26
MINOT F. FRYER	14335 OLIVE BLVD	MINOT F. FRYER	3/6/26
Rodney R. Pells	14348 SPYGLASS RIDGE	Rodney R. Pells	03-06-2026
TIMOTHY B WRIGHT	14320 SPYGLASS RDG	TIMOTHY B WRIGHT	3/8/2026
ROBERT R. FRIN	14348 SPYGLASS RDG	ROBERT R. FRIN	3/8/26
Amy Friedman	14346 Spyglass Ct	Amy Friedman	3/8/26
Maureen O'Neill	664 Spyglass	Maureen O'Neill	3/9/26
Judith R. Schless	667 Spyglass Summit Dr	Judith R. Schless	3/9/26
MITCH BARRIS	14344 Spyglass Ridge	MITCH BARRIS	3/9/26
LYNDA BARRIS	14344 Spyglass Ridge	LYNDA BARRIS	3/9/26

NAME	ADDRESS	Signature	DATE
FRANK AGOVINO	14360 SPYGLASS RDG 63017	Frank Agovino	3/6/26
Anne Agovino	14360 Spyglass Rdg 63017	Anne Agovino	3-6-26
John MEADARY	633 Spyglass Summit	John Meadary	3-6-26
Dave Clay	680 Spyglass Summit	Dave Clay	3/6/26
Blair Spring	675 Spyglass Summit	Blair Spring	3/8/26
Trance H. Baber	683 Spyglass Summit	Trance H. Baber	3/8/26
Sonna H. Baber	14364 Spyglass Rds.	Sonna H. Baber	3/8/26
William W. Baber	14364 Spyglass Rds.	William W. Baber	3/8/26

NAME	ADDRESS	Signature	DATE
Elena Pappas Kratz	651 Spyglass Summit Dr.	Elena Pappas Kratz	2/28/26
Tom Deamant	14366 Spyglass Dr		2-28-26
Linda McGeer	642 Spyglass Summit	Linda McGeer	3-1-26
Lynn R. Mitchell	650 Spyglass Summit	Lynn Mitchell	3-1-26
Herman Mitchell	" "	Herman Mitchell	3-1-26
Victoria Higginbotham	646 Spyglass Summit Drive	Victoria Higginbotham	3-1-26
Kent Higginbotham	646 Spyglass Summit Dr	Kent R. Higginbotham	3/3/26

NAME	ADDRESS	Signature	DATE
Elena Pappas Kratz	651 Spyglass Summit Dr.	Elena Pappas Kratz	2/28/26
Donna Deamant	14366 Spyglass Rd	Donna Deamant	2-28-26
Donna Deamant	642 Spyglass Summit	Donna Deamant	3-1-26
Lynn R. Mitchell	650 Spyglass Summit	Lynn Mitchell	3-1-26
Herman Mitchell	646 Spyglass Summit	Herman Mitchell	3-1-26
Victoria Higginbotham	646 Spyglass Summit	Victoria Higginbotham	3-1-26
Kent Higginbotham	646 Spyglass Summit	Kent Higginbotham	3/3/26
John Easterling	14308 Spyglass Ridge	John Easterling	3/5/26
Liz Easterling	14308 Spyglass Ridge	Liz Easterling	3-5-26
Bill Grubich	14312 Spyglass Ridge	Bill Grubich	3/5/26
Jolene Grubich	14312 Spyglass Ridge	Jolene Grubich	3/5/26

NAME

ADDRESS

Signature

DATE

SUE ANNE HEMPEL	Sue Anne Hempstead	3/2/2026
14384 SPYGLASS RIDGE	CHESTERFIELD 63017	
Cheryl Allyn	Cheryl Allyn	
Patty Allyn	Betty Allyn	3/2/26
668 SPYGLASS SUMMIT DR.	63017	
DANIELA P. WRIGHT	Talynn	3/2/26
14320 SPYGLASS RIDGE	Chesterfield, MO 63017	
Anne Kirkpatrick	Tenne Kirkpatrick	
14354 Spyglass Court		3/2/26
Mary Louise Smith	Mary Louise Smith	3/2/26
14380 Spyglass Ridge	Chesterfield, MO 63017	

March 9, 2026

The Mansions at Spyglass Summit HOA

City of Chesterfield Planning Commission

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The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	DATE
MARK O. KORTE	609 Spyglass Summit DR.	<i>Mark O. Korte</i>	3-2-26
BARBARA J. KORTE	609 Spyglass Summit DR.	<i>Barbara J. Korte</i>	3-2-26

The Mansions at Spyglass Summit

c/o Community Property Management
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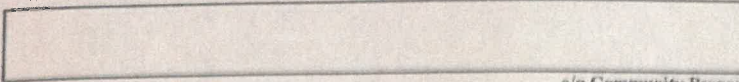
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The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	DATE
Star & Sarah / Old House	615 Spyglass Summit Dr.	[Signature]	3/3/26



c/o Community Property Management
242 Old Sulphur Springs Road
Manchester, Missouri 63021
Phone: 636-227-8688 / FAX: 636-227-2356

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The residents of The Mansions at Spyglass Summit.

NAME DATE	ADDRESS	Signature
Eric Token 3/4/26	619 Spyglass Summit Dr. Chesterfield, MO 63017	 Trustee, Carolyn L. Token Trust

NAME	ADDRESS	Signature	DATE
Chase Griesedieck	14316 Spyglass Ridge	Ch Griesedieck	3/1/2026
Brian Carver	14358 Spyglass Ct	Brian Carver	3/1/2026
RUTH FREDERICKSON	629 Spyglass Summit Dr	Ruth Frederickson	3-2-26
NEIL FREDERICKSON	629 Spyglass Summit Dr	Neil Frederickson	3/2/26
Norge Merjau	633 Spyglass Summit Dr	Norge Merjau	3/2/26

The residents of The Mansions at Spyglass Summit.

NAME	ADDRESS	Signature	I
Sharon Friedman	679 Spyglass Summit Dr., Chesterfield, MO 63017	<i>Sharon Friedman</i>	

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. LANDMARK PRESERVATION AREA (LPA) AND HISTORIC (H) DISTRICT

1. A Landmark Preservation Area (LPA) was originally established for this site by St. Louis County Ordinance 11,734 and a Historic (H) District was originally established for this site by City of Chesterfield Ordinance 1960.
2. The site shall adhere to Section 405.02.060 Landmark and Preservation Area (LPA) and Historic (H) Designation Procedures in addition to Section 405.03.050 Overlay Districts and Zoning Procedures. Any modification to the site in exception to a building(s) interior shall require a Certificate of Appropriateness as described in Code.
3. A nomination of a Landmark and Preservation Area or Historic Designation requires the significant exterior architectural features to be declared. The significant exterior architectural features for the referenced property as declared in 2003 include but are not limited to:
 - a. The 13" brick walls of the original 1859 structure and the 1916 addition.
 - b. The two symmetrical brick end chimneys.
 - c. The deeply inset 42" wide front door with an arched leaded-glass transom light.
 - d. The one-over-one, double-hung windows with segmental arches and fitted shutters.
 - e. The two-story four column portico.
 - f. The vertical board and batten sided pony barn located in the rear of the site.

B. PERMITTED USES

1. The permitted uses in this Landmark & Preservation Area (LPA) and Historic (H) Designation shall be limited to residential, restaurant, museum, and retail shop. Retail shops shall be limited to antique shops, art shops, and craft shops.
2. The following restrictions shall apply to the above uses:
 - a. ~~These uses shall be contained in the existing primary structure on site.~~
 - b. Capacity of the indoor restaurant use shall be limited to forty-five (45) seats.
 - c. Permitted hours of operation for all retail uses shall be limited to 7:00 a.m. to 6:00 p.m., 7:00 p.m. seven (7) days a week. Permitted hours

of operation for the restaurant use shall be limited to 7:00 a.m. to ~~4:00 p.m.~~ 7:00 p.m., seven (7) days a week.

- d. A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission. No outdoor music (live or recorded) shall be permitted without an approved sound plan.

- 3. No special uses are designated for this site at this time.

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

- 1. The total floor area of this site shall be the current floor area.
- 2. The total square footage of this site shall not exceed its existing square footage and shall be based on the ability to comply with parking regulations.
- 3. The current lot size, which is two (2) acres, shall be maintained.
- 4. The current building height, which is three (3) stories, shall be maintained.

C. SETBACKS

- 1. Structure Setbacks

- a. New building additions and structures shall abide by the setbacks of the "NU" Non-Urban District.

- 2. Parking Setbacks

No new parking stall or internal drive or roadway, excluding points of ingress and egress, shall be located within the following setbacks:

- a. One hundred fifty (150) feet from the new right-of-way of Olive Boulevard.
- b. One hundred (100) feet from the east property limits of the site.
- c. Seventy (70) feet from the west property limits of the site.
- d. Fifteen (15) feet from the north property limits of the site.
- e. However, a maximum of four (4) parking spaces shall be allowed along the north side of the existing structure, immediately west of the entrance drive.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code. However, no more than thirty (30) parking stalls shall be permitted on site.
- 2. 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.

2. The parking area shall be adequately landscaped to screen its view from Olive Boulevard and adjoining properties. Screening from Olive Boulevard shall include use of evergreen trees.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation, for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Ornamental lighting standards not to exceed ten (10) feet in height may be permitted as approved by the Planning Commission on the Site Development Plan.

H. ACCESS/ACCESS MANAGEMENT

Access to the site shall be limited to one (1) bi-directional drive from Olive Boulevard at a location approved by the Missouri Department of Transportation and the City of Chesterfield on the Site Development Plan.

I. 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 the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

4. Obtain approvals from the City of Chesterfield and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

J. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. 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.

K. POWER OF REVIEW

This development shall adhere to the Power of Review requirements of the City of Chesterfield.

L. STORMWATER

1. 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.
2. Detention/retention and channel protection 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 in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.
3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

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.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. 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, MoDOT, 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.
3. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

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 open space 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 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.

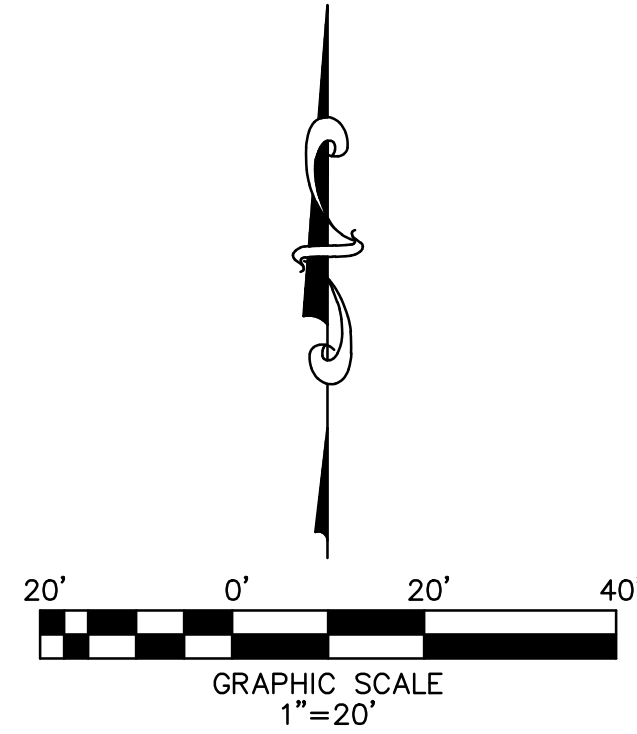
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch-Chesterfield Levee District, Spirit of St. Louis Airport, Missouri Department of Transportation, and Metropolitan St. Louis Sewer District (MSD).
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. RECORDING

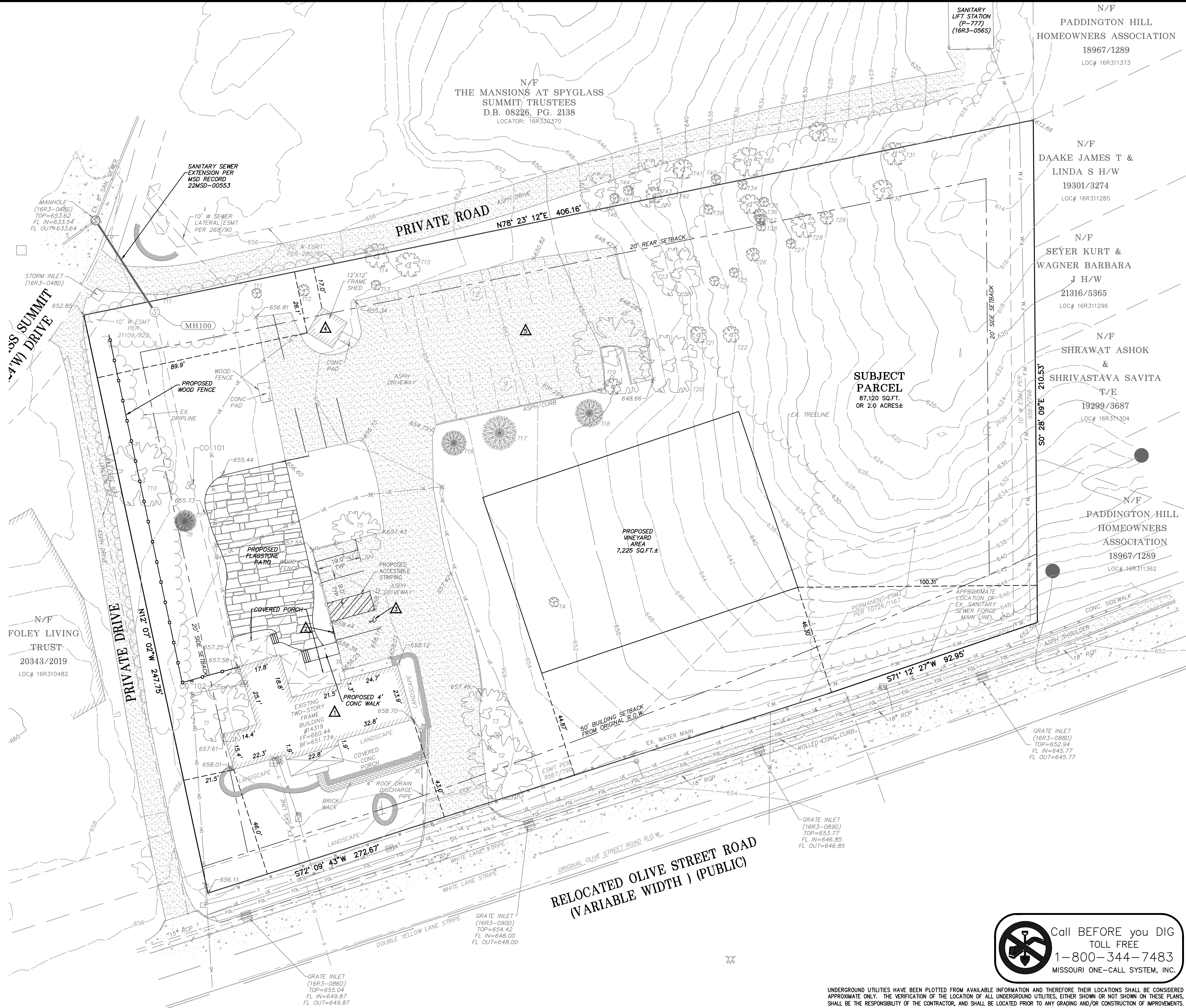
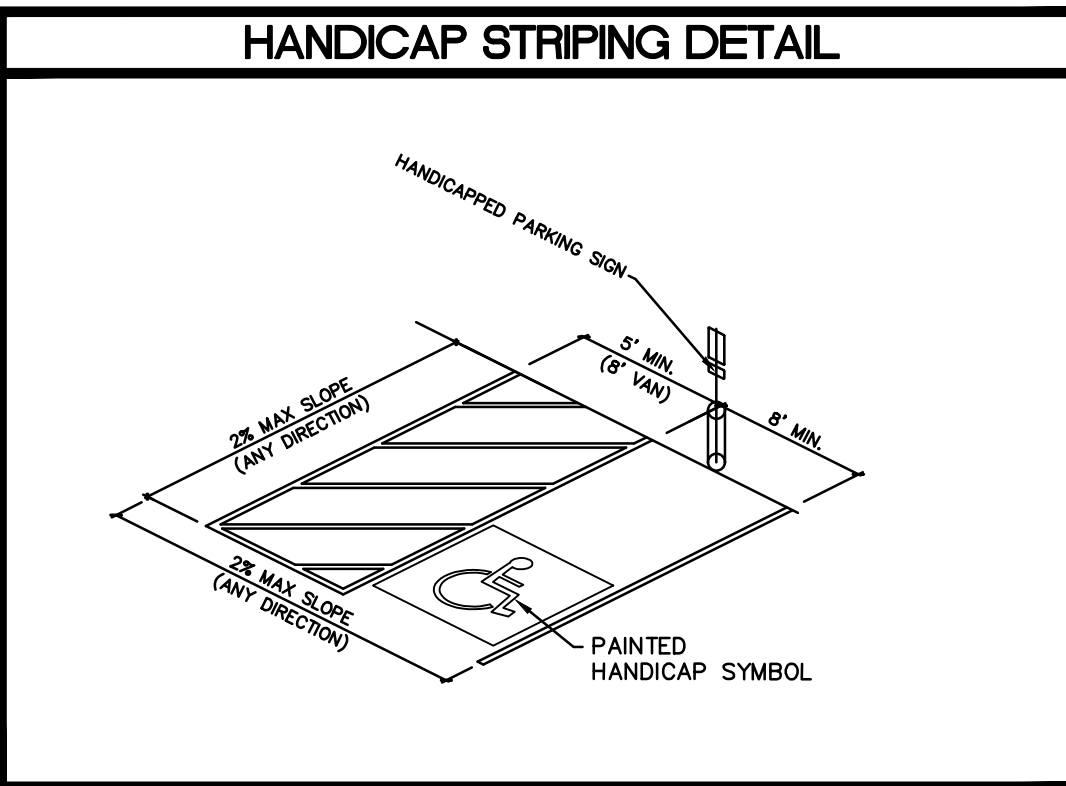
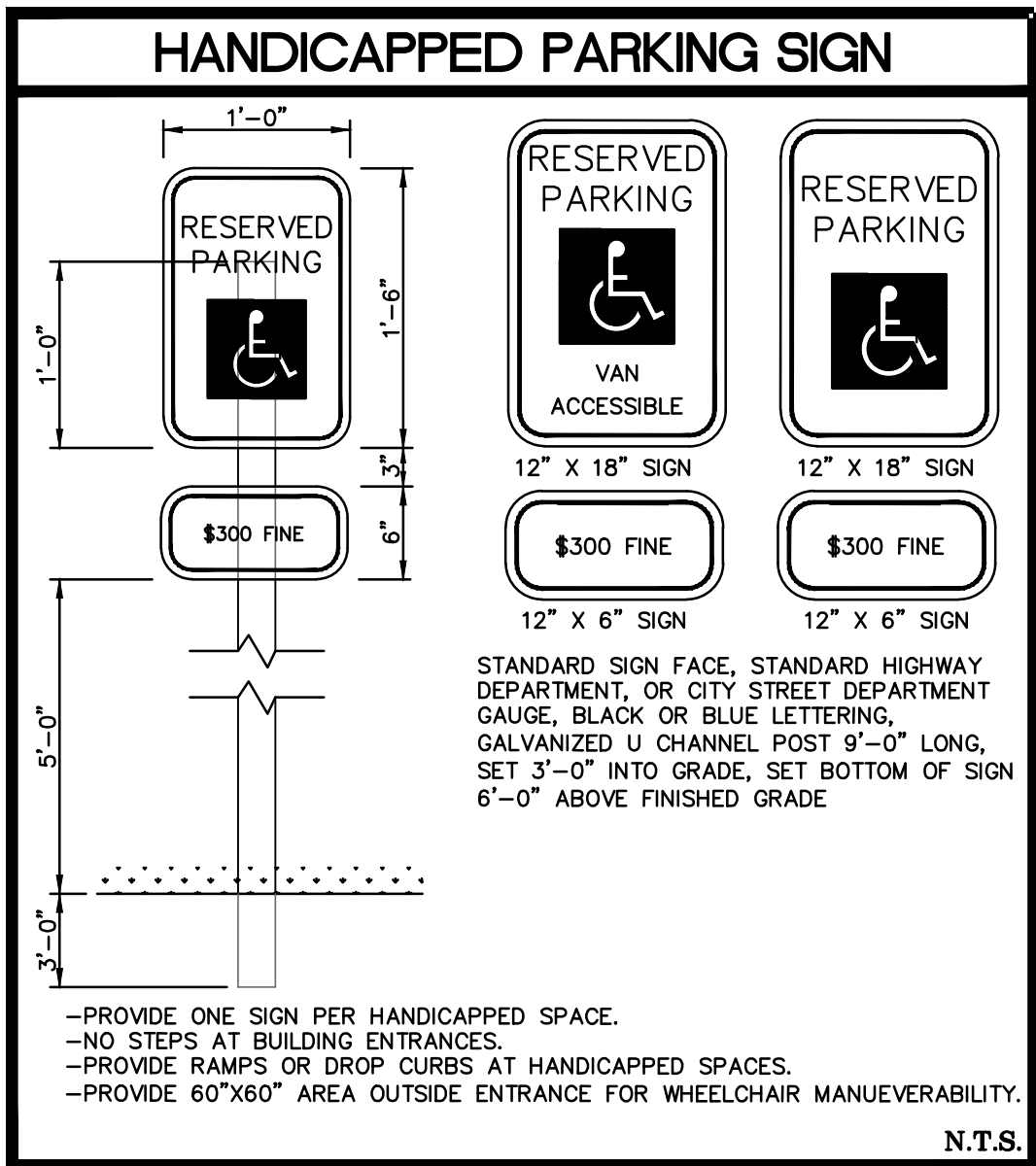
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

IV. ENFORCEMENT

1. 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.
2. 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.
3. 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.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



- 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



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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.

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14319 OLIVE BLVD
SITE PLAN
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
PROFESSIONAL ENGINEER
ROBERT S. TIEMANN
NUMBER: PE-2016001308
Date: Nov 22, 2022
Robert Tiemann
License No. PE-2016001308
Civil Engineer
PROJECT NUMBER: 21-5118
DATE: 11/22/2022
DRAWN BY: MLP

4 OF 7