



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, April 27, 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 April 13, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Forty West Office Building**: A Sign Package for a 3.55-acre tract of land zoned "C8" Planned Commercial located north of North Outer Forty Road and south of Conway Road.

The Planning Commission may vote on this item tonight.

- B. **TSG Chesterfield Airport Road, Lot C**: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an automobile retail store building located on a 1.1-acre tract of land south of Chesterfield Airport Road, zoned "PC"-Planned Commercial.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

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

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

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
APRIL 13, 2026**

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

I. ROLL CALL

PRESENT

ABSENT

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

Mayor Dan Hurt
Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Isaak Simmers, Planner
Ms. Shilpi Bharti, Planner

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

Commissioner Wuennenberg made a motion to amend the agenda to move Section VII.A., Site Plans, to the beginning of the agenda. The motion was seconded by Commissioner Choate and passed by a voice vote of 9 to 0.

Commissioner Wuennenberg subsequently made a motion to further amend the agenda to move Section VI., Public Comment, to the beginning of the agenda preceding Section VII.A, Site Plans. The motion was seconded by Commissioner Marino and passed by a voice vote of 9 to 0.

VI. PUBLIC COMMENT

The following speaker spoke in **opposition** of Westland Acres 2026 SDP:

Judy Hart, 17631 Bridgeway Drive, Chesterfield, MO

Ms. Hart expressed concerns regarding the development and its impact on adjacent properties. She stated that she has consistently urged the Commission to ensure that approved plans are properly implemented and reiterated that concern, noting that she and two others are directly affected. She indicated that existing natural landscaping has been removed and referenced prior discussion regarding the distinction between common ground and a buffer, stating that the buffer has now become common ground. Ms. Hart requested that a site visit be performed to ensure the developer is mindful of neighboring properties.

DISCUSSION:

Councilmember Hansen noted that the Commission received communication from residents representing four (4) neighborhoods and that Justin Wyse, Director of Planning, has the correspondence. She stated that it is important for residents to notify the Commission when concerns arise, as they observe conditions on a daily basis, and that the Commission will rely on resident input throughout the process as they are an important voice.

Mr. Wyse echoed Councilmember Hansen's comments and encouraged residents to continue providing input, noting that it is appreciated by staff. He clarified the distinction between common ground and easements, explaining that approximately 90 percent of neighborhoods in the City of Chesterfield include common ground. He further explained that developments that were approved within the last 15 years and require perimeter buffers are typically designated as common ground unless identified as an easement. He stated that extensive discussion occurred during the ordinance process regarding landscape buffers and that during the rezoning, an additional 20-foot landscape buffer easement was required for Lots 10, 11, 12, 20, and 21, as well as for Lots 27, 28, 29, and the western boundary of Outlot A, in addition to the required 30-foot landscape buffer.

Councilmember Hansen stated that resident concerns are being addressed and that items of concern will be incorporated into indentures and bylaws to help regulate uses such as playgrounds behind common ground areas. Mr. Wyse noted that the landscape plans include a note regarding the landscape buffer easement, which is intentional and will be carried forward through the Record Plat process. He explained that the Record Plat, which will be reviewed by the Planning Commission and City Council, is the legal document that establishes lots, common ground, and other components of the development. The note will carry through each plan set and become a binding regulation on the properties from the Record Plats. Councilmember Hansen concluded by stating that the Commission will continue dialogue with residents to ensure understanding throughout the process.

The following speaker, representing the Petitioner for Westland Acres 2026 SDP, was available for questions:

John Nations, 16150 Main Circle Drive, Chesterfield, MO

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

- A. **Westland Acres 2026 SDP**: A Site Development Plan and Landscape Plan for the 56.32-acre Planned Unit Development zoned “PUD” Planned Unit District, located north of Strecker Road and east of Church Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan and Landscape Plan for **Westland Acres 2026 SDP**. The motion was seconded by **Commissioner Marino** and **passed** by a voice vote of 9 to 0.

IV. PUBLIC HEARINGS – Commissioner Choate read the “Opening Comments” for the Public Hearing.

- A. **P.Z. 03-2026 Residential Lots**: An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for properties under four acres.

STAFF PRESENTATION:

Shilpi Bharti, Planner, provided a presentation regarding the proposed amendment to establish a Special Procedure for residential properties under four acres.

Ms. Bharti explained that the Planning Commission previously reviewed remaining undeveloped land designated for single-family residential development and identified that large-lot opportunities are increasingly limited, placing development pressure on smaller infill parcels that often present unique challenges. She outlined key challenges associated with infill development, including maintaining consistency with surrounding developments, predictability in the development review process, and density concerns. She noted that many infill parcels are surrounded by Planned Zoning Districts such as PEU, RDD, and PUD, which often require rezoning to achieve compatible development patterns. To address these challenges, Staff is proposing a new Special Procedure to allow flexibility in design standards while maintaining the underlying zoning and permitted density. She explained that the proposed procedure would allow for a more streamlined and coordinated review process, similar to a Conditional Use Permit, rather than the traditional linear process of rezoning, site plan, and improvement plan approvals. The new procedure will maintain the existing density requirements of the underlying zoning district, and would allow flexibility in design elements such as setbacks, lot size, and frontage.

Ms. Bharti further described the Unified Development Code framework, including the role of Special Procedures and Overlay Districts, and stated that the proposed new procedure for infill development would be included into Article 3, Section 405.03.050. She outlined proposed design standards, including density, lot size, setbacks, frontage, permitted uses, height, and buffer requirements for the proposed new procedure. She also noted that Staff is proposing updates to Article 2 to establish the review process for the new procedure and to address inconsistencies, duplicative provisions, and organizational issues within the Code. Proposed revisions include reorganizing sections related to planned districts and special procedures, as well as clarifying and consolidating plan requirements.

Ms. Bharti concluded by requesting feedback from the Commission regarding the inclusion of the new Special Procedure, the proposed design framework, the review process, and related updates to site plan provisions of the code section.

DISCUSSION:

Chair Tilman questioned the role of the Planning Commission, noting that it is not chartered to make final decisions on behalf of the City of Chesterfield, but rather to make recommendations to City Council. He expressed uncertainty regarding the Commission's authority on Conditional Use Permits and asked for clarification on the status of Power of Review and the relationship between the Planning Commission and City Council.

Mr. Wyse clarified that the Planning Commission does make determinations on Conditional Use Permits, subject to Power of Review. He explained that the Commission establishes the process, while City Council retains the authority to review decisions. From Staff's perspective, this process has remained unchanged.

Chair Tilman then questioned the specifics of the proposed amendment, asking whether minimum setbacks would be established or if proposals would be reviewed on a case-by-case basis, including those with zero setbacks. Mr. Wyse responded that the current code is structured to allow that level of flexibility. He noted that Staff is seeking feedback from the Commission regarding appropriate setbacks and the desired degree of flexibility. He further explained that code amendments are first reviewed by the Planning and Public Works Committee, where initial issues are addressed, before being brought to the Planning Commission. He stated that the Public Hearing serves as an opportunity for Staff to receive direction and feedback from the Commission.

Chair Tilman stated that if the Commission is to establish new standards, those standards should be clearly defined. He added that the amendment does not change the underlying zoning of a property, but rather introduces a permitting overlay process. He noted that properties with older St. Louis County zoning may require modification, but would likely be brought forward with zoning compatible with adjacent properties. He explained that under this process, the Planning Commission would review proposals and make recommendations, and if City Council does not exercise Power of Review, the project would proceed to the Planning Department for implementation. He asked whether the City intends to provide specific guidelines for evaluating proposals or allow the Commission broader discretion in its decision-making.

Mr. Wyse reiterated that the amendment does not constitute a zoning change, but instead establishes a procedural framework. He explained that existing code already includes mechanisms that allow flexibility within base zoning districts, and that the amendment intends to remove barriers while maintaining compatibility with surrounding zoning and allowing flexibility in the review of developments.

Ms. Bharti added that, as an infill development, proposals would be required to remain consistent with neighboring structures.

Commissioner Marino stated that he supports the proposed amendment, provided that the Power of Review remains in place and that proposals continue to be reviewed by the Planning Commission.

Commissioner Choate commented that the proposal is similar to a Planned Unit Development in that it allows flexibility in lot sizes and expressed support for providing the Commission with additional options.

Councilmember Hansen expressed concern, noting that the proposed approach may not be appropriate in all situations.

PETITIONER'S PRESENTATION:

Brett Hardesty, 232 Chesterfield Industrial Boulevard, Chesterfield, MO

Mr. Hardesty presented an example of a property located at 15000 Olive Boulevard. He stated that early discussions identified challenges with narrow "ribbon" parcels where the existing zoning does not permit development consistent with surrounding uses. He stated that the subject property is adjacent to attached residential units to the rear and east. He explained that higher-density development is typically located along arterial roads, with decreasing density toward collector and local streets, and noted that under the current zoning, a district such as R-5 would be required to allow similar development, which does not align with existing conditions. Mr. Hardesty stated that each property is unique and requires flexibility and presented conceptual examples illustrating how clustering development on buildable areas could allow flexibility while maintaining compatibility with surrounding density. He noted that there is currently no appropriate zoning district that allows for this type of development.

Commissioner Choate asked if Mr. Hardesty had experience building homes with zero lot lines in the St. Louis area. Mr. Hardesty stated that he has, citing a project in Wildwood, Missouri. He explained that zero lot line development allows a home to be placed on one side of a lot, with utilities also consolidated on one side. He noted that typical spacing between units (approximately 10–12 feet) functions similarly to a side yard. He further explained that this design can provide flexibility for features such as side courtyards and usable outdoor spaces, including areas for recreation and gathering, and noted that this approach has been implemented in other areas, such as Denver, Colorado, and Atlanta, Georgia.

Councilmember Hansen referenced Mr. Hardesty's comments and asked whether criteria could be established to allow homes to be sited in a manner that preserves existing trees and natural features. Mr. Wyse stated that Staff will evaluate this request.

Mr. Wyse summarized the discussion, stating that Staff has received significant feedback and that additional detail is needed. He noted that the amendment will need to establish clear standards and guardrails to balance flexibility in the review process, while ensuring the Commission retains the ability to deny proposals that are not appropriate. He added that Staff will evaluate inactive districts and consider design elements such as clustering, tree preservation, and applicable requirements, and will bring revisions back to the Commission for further feedback.

V. APPROVAL OF MEETING SUMMARY

Commissioner Wuennenberg made a motion to approve the Meeting Summary of the March 23, 2026 Planning Commission Meeting. The motion was seconded by Commissioner

Choate and **passed** by a voice vote of 6 to 0. (Commissioners Marino, Rodermund, and Tilman abstained.)

VIII. UNFINISHED BUSINESS

- A. **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, 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.

STAFF PRESENTATION:

Isaak Simmers, Planner, provided a presentation regarding the proposed amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

Mr. Simmers provided background and stated that Staff was directed by the Planning and Public Works Committee to review Unified Development Code standards for outdoor storage and display areas. He explained that Staff added new sections to Article 4, Attachment 4 of the UDC. He noted that a public hearing was held on March 9, 2026, during which four (4) key issues were identified: balancing design flexibility with desired outcomes; ensuring screening is intentional and high quality rather than an afterthought; regulating visibility of sites viewed from multiple elevations or angles; and addressing regulations that focus on specific uses versus the visual impact of existing conditions.

Mr. Simmers identified three (3) primary buffer types to assist in developing regulations. A Landscape Buffer provides separation between land uses, is visually appealing, and helps reduce environmental impact; however, it requires time to establish and may vary seasonally. A Landscape Buffer and Screening combines fencing and planting to soften and enhance views without fully blocking them, offering design flexibility but not complete screening. A Fully Screened condition completely blocks views through physical barriers, effectively eliminating visibility but resulting in more rigid design outcomes. He stated that in response to feedback from the public hearing, Staff incorporated more descriptive and performance-based criteria into the table. Under Automobile Dealership and Vehicle Repair and Service Facilities, additional language was added requiring parking stalls used for dealership inventory to comply with Section 405.04.020. He noted that concerns regarding the storage of wrecked or immobilized vehicles were addressed by adding language under Exterior Elements requiring such vehicles to be stored in an enclosed building, with outdoor storage permitted only if fully screened from public view. He further stated that under Site Design, language was added prohibiting tandem parking of dealership inventory, and additional guidance was included encouraging site organization and display to minimize the visual impact of large vehicle inventories. Mr. Simmers concluded by presenting a PowerPoint showing examples of how the language proposed in the attachment can be applied to different site layouts and uses.

Commissioner Wuennenberg made a motion to approve **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)**. The motion was seconded by Commissioner Midgley.

Upon roll call, the vote was as follows:

Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Harris, Commissioner Marino,
Commissioner Midgley, Commissioner Rodermund
Commissioner Staniforth, Commissioner Wuennenberg,
Chair Tilman

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 8:24 p.m.

Gail Choate, Secretary

Planning Commission Report

Project Type: Sign Package

Meeting Date: April 27, 2026

From: Shane Streiler, Planner

Location: 14567 North Outer Forty Road

Description: **Forty West Office Building:** A Sign Package for a 3.55-acre tract of land zoned "C8" Planned Commercial located north of North Outer Forty Road and south of Conway Road.

PROPOSAL SUMMARY

40 West Investors, LLC has submitted a Sign Package for the Forty West Office Building. This proposal amends the approved Sign Package's attached wall sign regulations. To accommodate a second wall sign on the south elevation, this amendment would allow two (2) signage areas on that south elevation while retaining the single signage area on the east elevation.



Figure 1: Subject Location

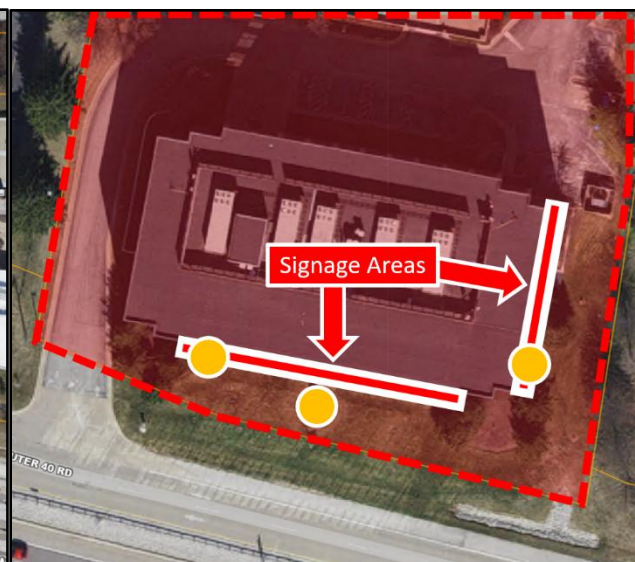


Figure 2: Scope of Work

SITE HISTORY

In 1997, the site-specific zoning ordinance (Ord. 1274) rezoned the subject site from “NU” Non-Urban District to “C8” Planned Commercial District. Ordinance 1274 also prohibited temporary signage and limited freestanding signage to one (1) monument sign of not more than 75 SF in outline area and 10’ in height, constructed with materials similar to the office building and heavily landscaped. Later that year, the Site Development Plan was approved, identifying the sole freestanding sign location. The office building was constructed the following year.

In 2019, the City received a Sign Package submittal proposing modifications to the existing monument sign, two (2) 150-SF signage areas on the south elevation, and a 208-SF signage area on the east elevation instead of the north elevation, as the north side faces a neighborhood along Conway Road. After contentious meetings at [Planning Commission](#), [Planning and Public Works Committee](#), and [City Council](#), the applicant revised the proposal before its approval: The approved Sign Package retained the requested monument sign modifications, but the wall signage requests were altered, with City Council approving one (1) 250-SF signage area on the south elevation and a 200-SF signage area on the east elevation.

STAFF ANALYSIS

Existing Signs

As the site exists today, there is one (1) freestanding sign and two (2) attached wall signs. These signs are depicted in Figures 3-4.

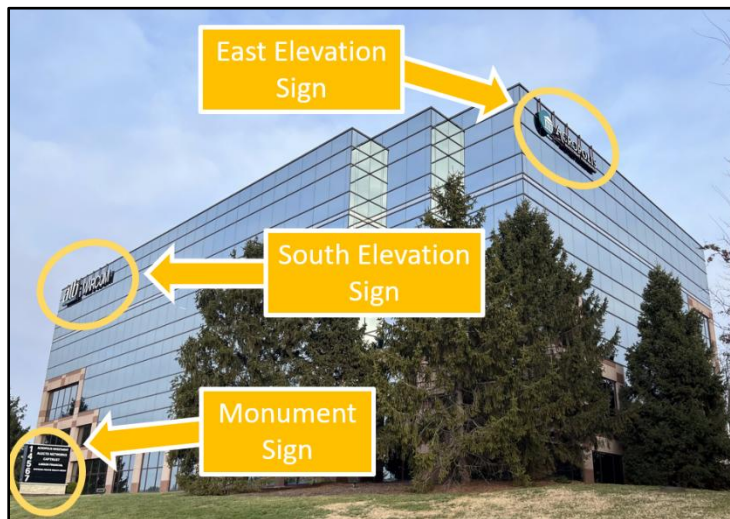


Figure 3: Existing Sign Elevations

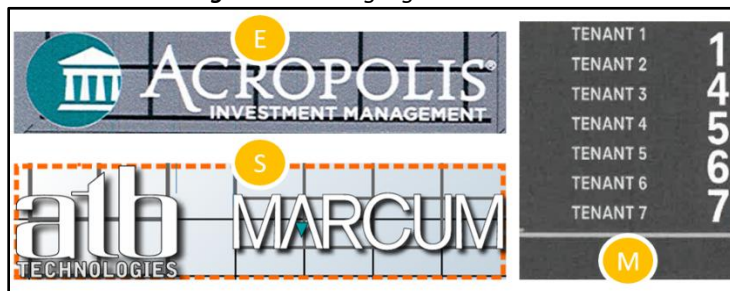


Figure 4: Existing Sign Renderings

The 68-SF monument sign was erected shortly after the office building in 1998. The structure has remained virtually unchanged, with the only substantial modification being the replacement of an Electronic Messaging Center panel with a standard one after the 2019 Sign Package.

There is a 99-SF wall sign on the south corner of the east elevation, which uses half of the permitted 200-SF signage area. There are two (2) wall signs attached next to each other on the west corner of the south elevation, counted as one (1) sign, totaling the permitted 250-SF signage area. These wall signs were approved after the 2019 Sign Package.

Proposed Signs

The subject Sign Package proposes to update the attached wall sign regulations approved in 2019. This Sign Package and its proposed amendment are site-specific regulatory documents that modify the City of Chesterfield's Sign Requirements, specifically regulating freestanding and wall signs in the Forty West Office Building subdivision. Additional site-specific sign regulations include those in Ordinance 1274, which regulates freestanding and temporary signs, and the 1997 Site Development Plan, which regulates the freestanding sign location.



Figure 5: Proposed South Elevation



Figure 6: Proposed "CBIZ" Sign

The subject Sign Package includes three (3) signage areas for attached wall signs: the existing 200-SF east elevation signage area, which will remain unchanged, and two (2) signage areas proposed on the south elevation (Figure 5) to accommodate the new "CBIZ" sign (Figure 6). The two (2) proposed south elevation signage areas will have a maximum cumulative outline area of 273 SF, an increase from the current 250-SF maximum on that elevation. The only change proposed in this Sign Package is the increase in signage area on the south elevation.

According to the City's [Sign Requirements](#), buildings with multiple tenant spaces with interior entrances, rather than exterior entrances, are allowed no more than one (1) wall sign on any two (2) exterior building walls fronting a roadway. The subject site is therefore permitted one (1) wall sign on both the south and east elevations. As with the original 2019 Sign Package proposal, the current proposal exceeds the maximum sign quantity requirement, as two (2) signage areas are proposed on the south elevation.

On the other hand, as with the approved 2019 Sign Package, the current proposal limits the outline areas for the wall signs on both the south and east elevations below the [UDC](#)'s maximum outline area requirement of 300 SF. The proposed signage areas would also eliminate the need to place signs side-by-side, a condition that currently exists on the south elevation. Below is a comparison of the original 2019 Sign Package, the approved 2019 Sign Package, and the subject Sign Package wall sign proposals.

Sign Package	Signage Area Quantity	South Elevation Maximum Outline Area (SF)	East Elevation Maximum Outline Area (SF)
Original 2019 Sign Package	2 (South) 1 (East)	300	208
Approved 2019 Sign Package	1 (South) 1 (East)	250	200
Proposed Sign Package	2 (South) 1 (East)	273	

Table 1: Comparison of Wall Sign Regulations for Sign Package Proposals for 40 West

The purpose of a sign package is to provide comprehensive, complementary, and unified signage throughout a development. The UDC states that *“in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.”* The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of the requested flexibility in sign criteria:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

The applicant stated in the sign narrative that the subject Sign Package would create a more aesthetically appealing look for the building and better align it with the surrounding area. In addition to the Forty West Office Park subdivision, there are currently five (5) approved sign packages along this stretch of I-64 that modify the UDC requirements for attached wall signs. As with the subject Sign Package, three out of these five (3/5) sign packages allow two (2) signage areas, rather than one (1), on the elevation directly facing I-64. This proposal is most comparable to the Stoneridge sign package, as both allow signage on two (2) elevations facing I-64 and limit the maximum outline area on each elevation to less than the UDC maximum of 300 SF. Below is a comparison of the sign packages for the Forty West Office Building and five (5) nearby subdivisions along I-64.



Subdivision	Elevation(s)	Maximum Quantity	Maximum Total Outline Area	Maximum Outline Area Per Elevation
[X] Forty West Office Building (Proposed)	South & East	3 (2 South, 1 East)	473 SF	273 SF (South) 200 SF (East)
[X] Forty West Office Building (Approved)	South & East	2 (1 Per Elevation)	450 SF	250 SF (South) 200 SF (East)
[1] Delmar Gardens	South (2 Buildings)	2 (1 Per Building)	537 SF	237 SF (Building 1) 299 SF (Building 2)
[2] Highland on Conway	South	2	300 SF	
[3] One Chesterfield Place	South	2	300 SF (150 SF Per Sign)	
[4] Timberlake Corporate Center	South (3 Buildings)	6 (2 Per Building)	900 SF	300 SF Per Building
[5] Stoneridge	North & East	2 (1 Per Elevation)	444 SF	217 SF (North) 226 SF (East)

Figure 7 & Table 2: Comparison of Wall Sign Regulations for Sign Packages Along I-64

DEPARTMENTAL INPUT

Staff has reviewed the proposed Sign Package for Forty West Office Building. Staff recommends that the Planning Commission take action on this request.

MOTION

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

- 1) "I move to approve (or deny) the Sign Package for Forty West Office Building as presented."
- 2) "I move to approve the Sign Package for Forty West Office Building with the following conditions..."

Attachments:

Sign Regulations
Sign Package Submittal
Sign Rendering

SIGN REGULATIONS

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease / sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the site-specific zoning ordinance for the Forty West Office Building subdivision (Ordinance 1274) or amendments thereafter and Section 405.04.050 of the City of Chesterfield's Unified Development Code.

Forty West Office Building – As depicted on Exhibit A

1) SIGNS – ATTACHED TO WALL

A. SOUTH ELEVATION

- a. The cumulative outline area of the two (2) signage areas shall not exceed 273 square feet.

B. EAST ELEVATION

- a. The outline area of the one (1) signage area shall not exceed 200 square feet.

This Document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

EXHIBIT A



Master Signage Plan Update



40 West

*14567 North Outer Forty Road
Chesterfield, MO 63017*

Last Updated June 2019

40 West

40 West is a Class A office building with 107,000 square feet of rentable space plus one mid-rise covered parking garage. The building is located in the Chesterfield/Hwy 40 submarket of St. Louis County. The southern facing elevation is towards Highway 64/40 and the northern elevation is towards Conway Road. The building and garage occupy 3.55 acres.



Narrative

The purpose of the signage request is to update the comprehensive sign plan for the development that adds value to both the businesses that occupy the building, the City of Chesterfield, and the ownership. The current sign regulations require that the South Facing signage be located in a single corner of the building both devaluing the signage to the tenants and owner and creating a less appealing building frontage for the residents of The City of Chesterfield, the current owner, and future owner.

Current Conditions

Sign 1 (“the ATB” and “the Marcum” signs) installed on the South elevation of the building in the Southwest corner of the building with a total square footage of 250 square feet

Sign 2 (the “Acropolis sign”) on the East elevation of the building in the South corner at a total of 200 square feet.

Proposed Changes

Sign 1 : Would be reflected to only include 125 square feet of space removing Marcum and leaving the ATB sign.

Sign 2: The additional ~148 square feet of signage area will be moved to the east corner of the south elevation to create the new CBIZ sign.

Sign 3: Would remain the Acropolis sign on the East elevation of the building in the South corner at a total of 200 square feet.

Reasoning for Request

We believe that the allowance for this update to our sign plan creates a more aesthetically appealing look consistent of buildings throughout the Chesterfield area.

We have found that several locations on the Highway 40 corridor have been allowed the addition of two South (Highway 40) or more signage rights on their buildings. While we have been granted through our current Comprehensive Sign Plan an ATB sign, a Marcum sign, and an Acropolis sign we are requesting to *relocate* the Marcum sign to the Southeast of the building.

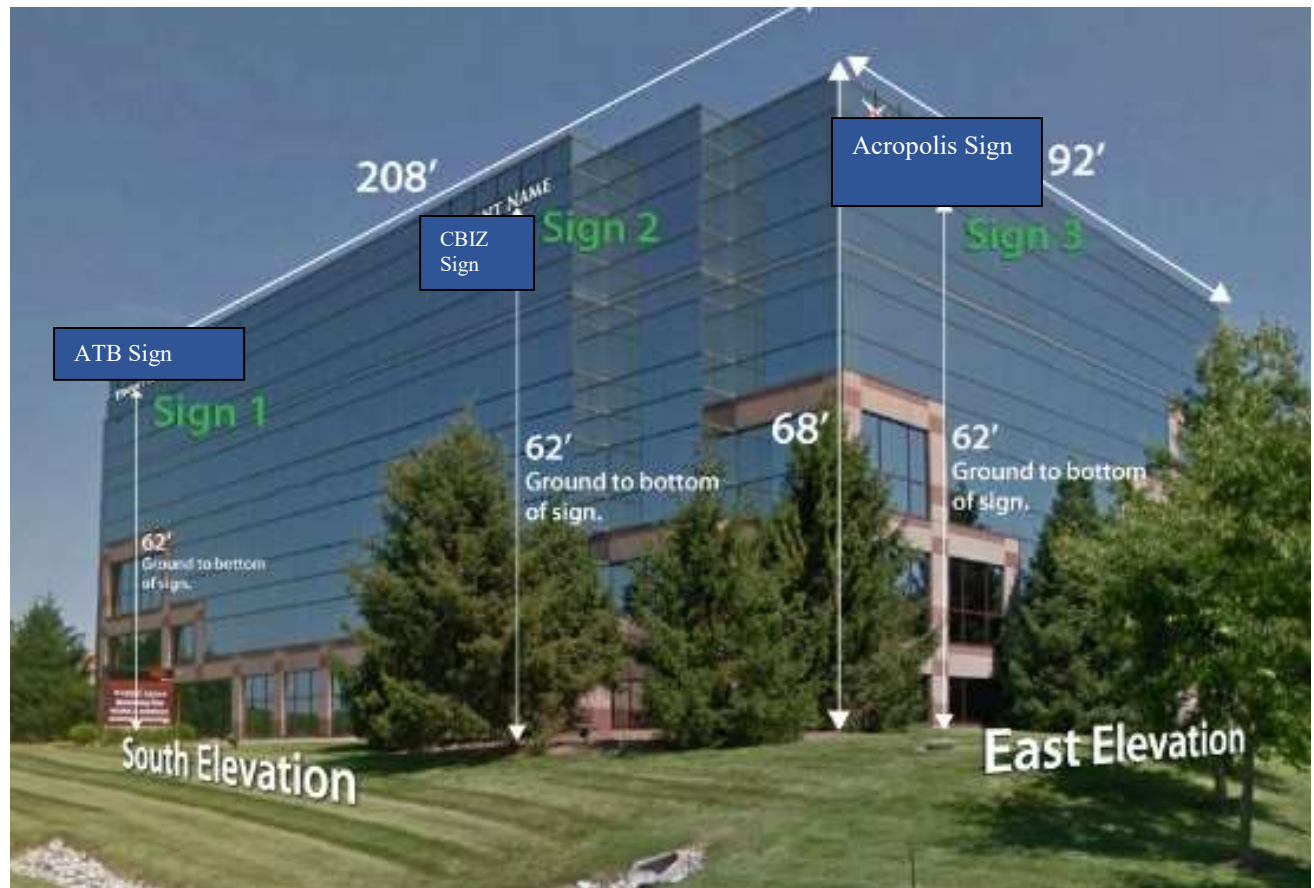
This new signage layout will allow for clean lines on the South face of the building visible to highway 40 and be a visibly more appealing look.

We have negotiated a long-term expansion lease with CBIZ upon their purchase of Marcum's accounting practice and they will be relocating their staff from their Town and Country location to expansion premises in 40 West Building this Spring. Predominant signage on Highway 40 was of the utmost importance to this new tenant to the Chesterfield community.

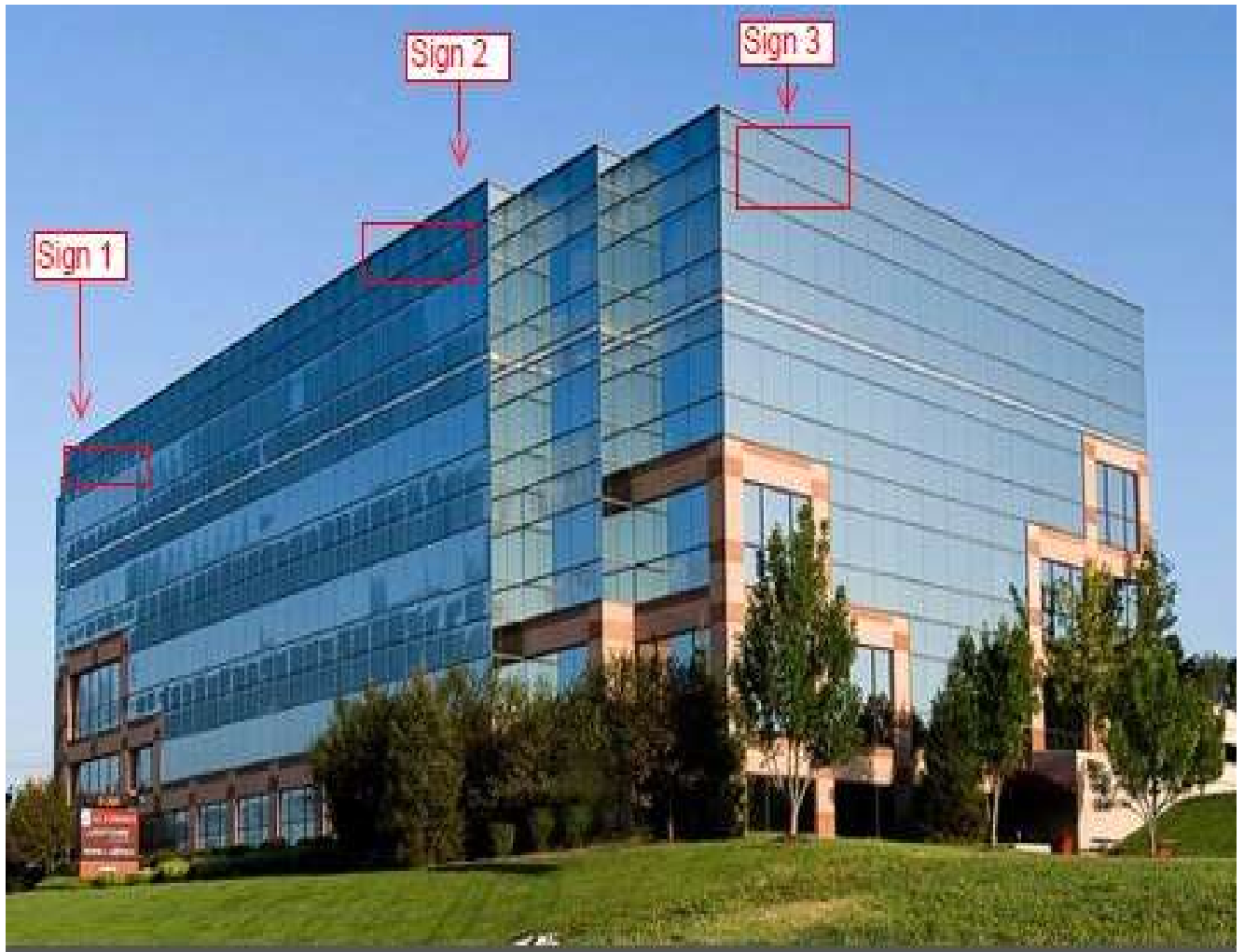
Exterior Building Signage

The current signage plan allows for 250 square feet of signage on the South facing wall and 200 square feet on the East facing wall. We are granted access to two elevations due to the road frontage of Highway 40 and Conway Road.

Attachment #1 Building Layout and Measurements



Attachment #2
Proposed Signage Locations



Attachment #3
CBIZ Sign



Channel Letters-

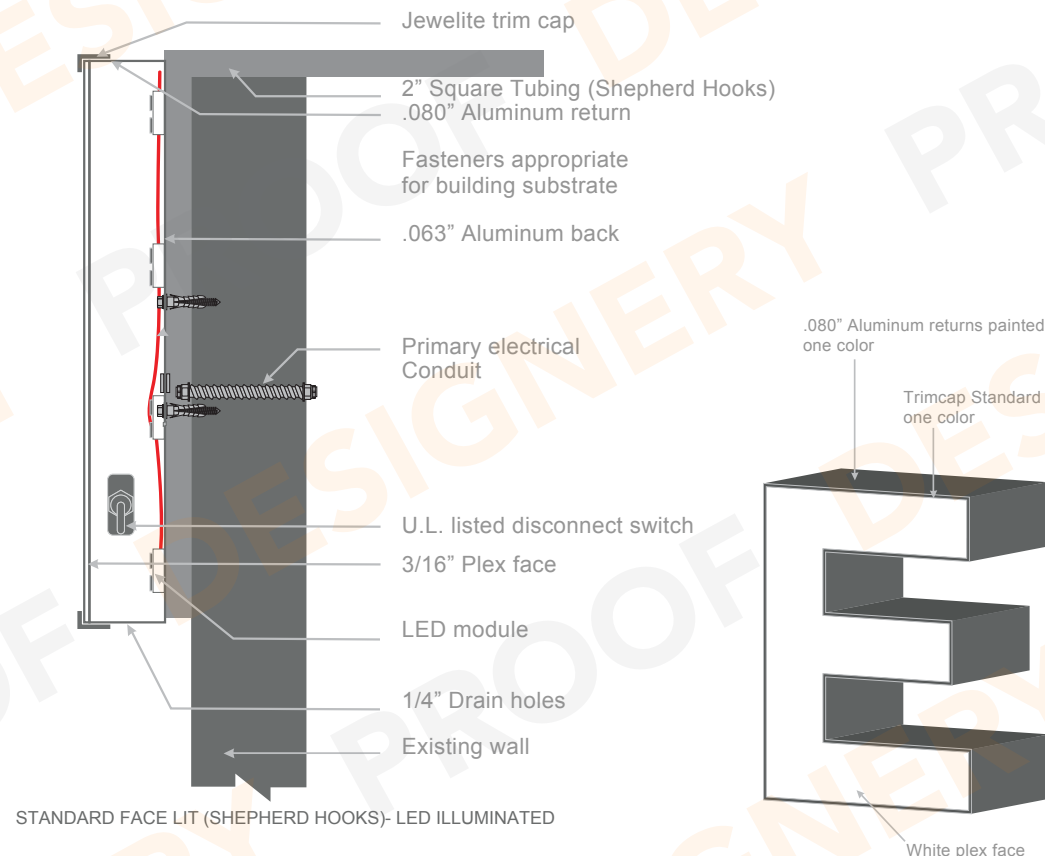
Front Lit Channel Letters on Shephard Hooks

Sign 2 Location- "CBIZ" 73"x291"

Green and White Acrylic Faces, Black Trim/Returns

Each Sign Mounted with Shephard Hooks

Shephard Hooks 60" on Center, 2" Square Aluminum Tubing



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Concept Proof Production



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PROJECT | Channel Lettering
SIGN TYPE | Exterior
SIGN

JOB | 18006
PROOF | a1 v1
DATE
DATE | 9.05.2025
DESIGNER | kenny

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Planning Commission Staff Report

Meeting Date: April 27, 2026

From: Shilpi Bharti, Planner *SB*

Location: 38 Arnage Road

Description: **TSG Chesterfield Airport Road, Lot C:** A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an automobile retail store building located on a 1.1-acre tract of land south of Chesterfield Airport Road, zoned “PC”-Planned Commercial.

PROPOSAL SUMMARY

Casco Civil, on behalf of O’Reilly Auto Parts, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an automobile retail store building to be known as O’Reilly Auto Parts, located at 38 Arnage Road, in the TSG Chesterfield Airport Road subdivision.

Proposed Development includes:

- 7,735 square feet of building
- 28 parking spaces
- Landscape Plan
- Lighting Plan

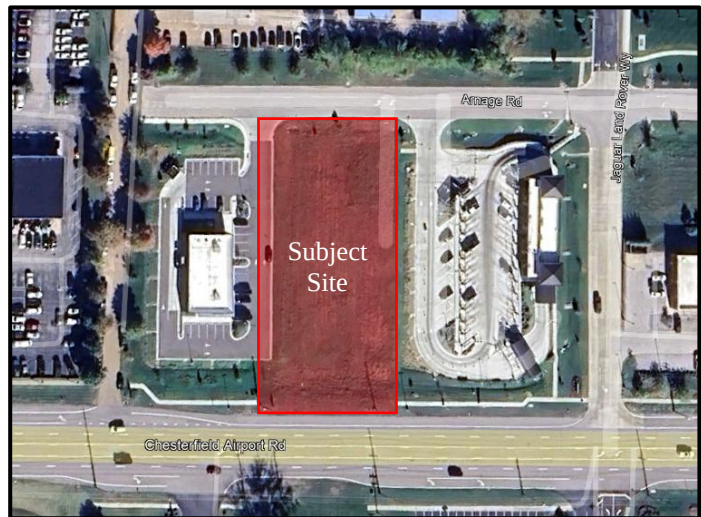


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

The site is situated within the TSG Chesterfield Airport Road subdivision in the City of Chesterfield. Originally, the subdivision was zoned as “NU” – Non-Urban District before the City’s incorporation. In 2017, the zoning was changed to “PC” – Planned Commercial, which resulted in the creation of Ordinance 2969. In 2020, this ordinance was amended to establish a new permitted use and revise development criteria, creating the ordinance 3082. Later in 2022, the ordinance was again amended to include one (1) additional use and revise the open space language. This amendment resulted in the current governing Ordinance 3206, which permitted one (1) new use as requested by the petitioner, revised the open space language, and removed 12 previously approved permitted uses.

The Site Development Concept Plan was approved in 2019, which laid out the framework for the (5) lot subdivision. This plan was modified in 2023 to revise the previously proposed access for Lots B, C, and D. Per the approved concept plan, Lots B and C would be accessed through a shared driveway while Lot D would have its own access. In the same year, a Boundary Adjustment Plat was approved for Lot C and D that increased the size of Lot C and decreased the size of Lot D.

STAFF ANALYSIS

The Site Development Section Plan for Lot C outlines a proposed 7,735 square foot automobile retail facility. The building will be accessible from Arnage Road on the north side of the property, which is a shared access with the property on the west. Sidewalks are proposed along Arnage Road and Chesterfield Airport Road. The building is centrally located on the site, with its front façade facing Chesterfield Airport Road.



Figure 2: Site Plan

Site Relationships, Zoning and Land Use:

The subject site is located within the TSG Chesterfield Airport Road subdivision, which is zoned “PC”- Planned Commercial. It is bordered by “PC”- Planned Commercial on all four sides. The site is bordered by Arnage Road to the north, Chesterfield Airport Road on the south, retail sales (High Profile) on the west, and a car wash facility (Scrubbles) on the east. The proposed building sits on a 1.1-acre parcel of land. The height of the proposed single-story building is 20 feet tall.

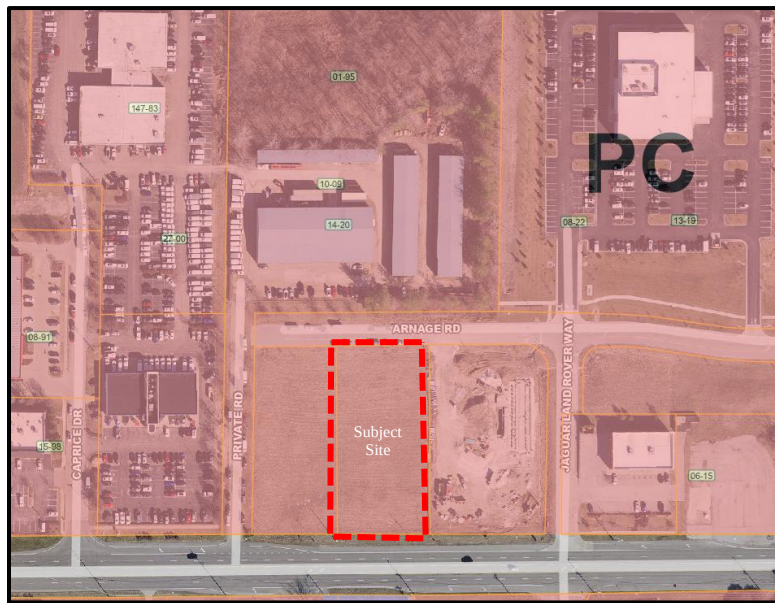


Figure 3: Zoning map



Figure 4: Neighboring development

Circulation System and Access

The site is accessible via Arnage Road to the north with the building's front entry facing Chesterfield Airport Road in the south. The proposed access aligns with the Amended Site Development Concept Plan. The cross-access easement between the two (2) properties Lot B (Hi-Profile) and Lot C (O'Reilly's) has already been established, and the drive was constructed when Hi-Profile was built. There is no vehicular connection on the east side of the building.

Parking and Screening

The proposed automobile retail shop includes 28 parking spaces, two (2) of which are designated as ADA-accessible. In accordance with the City of Chesterfield Unified Development Code, the development is required to have one (1) loading space, which is planned on the north side of the building. Both the proposed parking and loading spaces comply with the code.

The trash enclosure is located at the east side of the property. Rooftop mechanical equipment will be installed, which will be screened by Aluminum Louver. The applicant has also provided a sight line diagram, which is included in the packet.

Elevations

The building is proposed to have concrete masonry unit's (CMU's) across all four (4) elevations. The front elevation, which faces Chesterfield Airport Road, includes CMU, exterior insulation and finishing system (EIFS), and exterior window system. There is one (1) overhead and one (1) metal door proposed on the north elevation facing Arnage Road. The proposed trash enclosure will be constructed using the same material as the building – CMU's.



Figure 5: Front Elevation (South side facing Chesterfield Airport Road)



Figure 6: North Elevation (facing Arnage Road)

Lighting

A total of nine (9) light fixtures are proposed for the development, including parking lights and wall pack lights. All of the proposed light fixtures comply with City code. The lighting plan is attached in the packet.

Landscaping

The proposed landscape plan for the site includes; shade trees, ornamental trees, evergreen trees, shrubs, and ground cover. One (1) bio-retention basin is proposed on the north side. The development is designed to provide nearly 39% open space which complies with the site's zoning regulations.

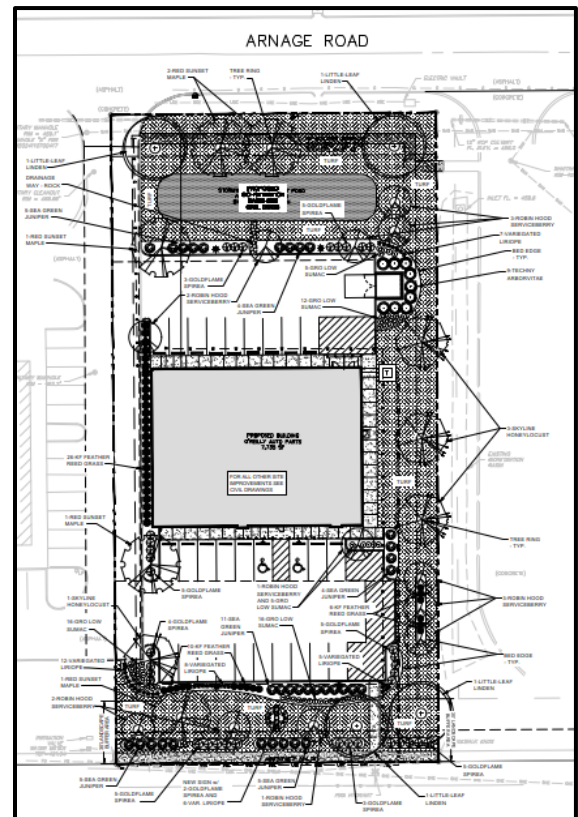


Figure 7: Landscape Plan

Rendering



Figure 8: Rendering

ARCHITECTURAL REVIEW BOARD MEETING REPORT

The project was reviewed by the Architectural Review Board on February 12, 2026. At that meeting, the Board passed a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with a recommendation for approval, subject to three conditions. The three (3) conditions are as follows:

1. The center pilaster on the Chesterfield Airport side elevation could be centered between the end pilaster and the red element.
2. Change the paint color of the man door to the field color on both the north and east elevations.
3. Change to roof-top screen color to similar to the exterior dark paint band.

Since then, the applicant has addressed all the conditions which are reflected on the updated elevations.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City's Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends action on the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for TSG Chesterfield Airport Road, Lot C.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for TSG Chesterfield Airport Road, Lot C, as presented."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for TSG Chesterfield Airport Road, Lot C, with the following conditions..."

Attachments

1. Planning Commission Packet Submittal

BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C AND WITH THE WEST LINE THEREOF N0°28'20"W, 311.22' FEET TO THE NORTH LINE OF SAID LOT; THENCE WITH SAID NORTH LINE N89°34'43"E, 155.90 FEET TO THE EAST LINE OF SAID LOT; THENCE S1°13'25"E, 311.29 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WITH WITH SAID SOUTH LINE S89°33'46"W, 154.55 FEET TO THE POINT OF BEGINNING

ASP	AREA INLET	N	NORTH
ASPH	ASPHALT	NE	NORTHEAST
ATG	ADJUST TO GRADE	NW	NORTHWEST
BB	BOTTOM OF BANK ELEVATION	FB	FLAT BOOK
BC	BOTTOM OF CURB ELEVATION	PERM	PERMANENT
BFP	BACKFLOW PREVENTER	P	PAGE
BLDG	BUILDING	PGS	PAGES
BM	BENCHMARK	PL	PROPERTY LINE
BOT	BOTTOM	PR	PROPOSED
BS	BOTTOM OF SLOPE ELEVATION	PVC	POLYVINYL CHLORIDE
BWM	BOTTOM OF WALL ELEVATION	PVMT	PAVEMENT
CI	CURB INLET	R	RADIUS
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CMF	CORRUGATED METAL PIPE	REC	RECORD
CO	CLEAN OUT	(R)	RECORD
CONC	CONCRETE	ROW	RIGHT OF WAY
DB	DEED BOOK	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S	SOUTH
DS	DOWNSPOUT	(S)	SURVEY
E	EAST	SE	SOUTHEAST
ELEV	ELEVATION	SF	SQUARE FEET
EM	ELECTRIC METER	SURV	SURVEY
EOP	EDGE OF PAVEMENT	SW	SOUTHWEST
ESMT	EASEMENT		TRANSFORMER
EXC	EXISTING	TBR	TO BE REMOVED
FD	FIRE DEPARTMENT CONNECTION	TB	TOP OF BANK ELEVATION
FF	FINISHED FLOOR ELEVATION	TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION	TFP	TRANSFORMER PAD
FO	FIBER OPTIC	TS	TOP OF SLOPE ELEVATION
GEN	GENERATOR	TW	TOP OF WALL ELEVATION
GTI	GRATE TOP INLET	TYP	TYPICAL
GM	GAS METER	UGFO	UNDERGROUND FIBER OPTIC
GV	GAS VALVE	UIP	USE IN PLACE
HD	HANDICAPPED	VCP	VITRIFIED CLAY PIPE
HHE	ELECTRIC HAND HOLE	W	WEST
HHTS	TRAFFIC SIGNAL HAND HOLE	WM	WATER METER
HHSLS	SIGNAL LIGHT HAND HOLE	WV	WATER VALVE
IRR	IRRIGATION		
ICVR	IRRIGATION CONTROL VALVE RECLAIMED		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
MOP	MOBILE ORDER PICKUP		

1. THE SITEWORK ON THIS PROJECT SHALL MEET OR EXCEED ALL STANDARDS AND SPECIFICATIONS.
2. CASCO DIVERSIFIED CORPORATION HAS NOT PERFORMED ANY INVESTIGATION REGARDING UNDERGROUND CONDITIONS, HAZARDOUS WASTES, OR OTHER UTILITIES LOCATED ON THE SITE OR NEAR THE PROJECT.
3. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MISSOURI AT THE CONTRACTOR'S OWN EXPENSE.
5. ALL MATERIALS USED IN CONSTRUCTION SHALL BE OBTAINED FROM COMPACTED GRANULAR MATERIAL AND SHALL BE COMPACTED TO MEET REQUIREMENTS OF THE GEOTECHNICAL REPORT AND CITY OF CHESTERFIELD REQUIREMENTS.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL SAFETY MEASURES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PROPERTY AND PERSONS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING, MAINTAINING, AND IMPLEMENTING ALL SAFETY DEVICES AND PRACTICES DURING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE WORK. CONTRACTOR SHALL EXERCISE DUE CARE AND CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. CONTRACTOR SHALL REPLACE OR RESTORE TO EQUAL OR BETTER CONDITION AND TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S OWN EXPENSE, ALL IMPROVEMENTS WHICH ARE ADJACENT TO OR AFFECTED BY THE WORK WHICH ARE NOT DESIGNATED FOR REMOVAL OR ADJUSTMENT AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S ACTIONS.
8. CONTRACTOR SHALL CONTINUALLY MONITOR JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT THAN THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF EXISTENCE AND LOCATIONS (VERTICALLY AND HORIZONTALLY) OF ALL UTILITIES. IN NO WAY DOES THE ENGINEER OR THE OWNER SUGGEST, IMPLY, OR CONFIRM THAT UTILITIES SHOWN ARE INCLUSIVE OF ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING IN PLACE ALL UTILITIES. ANY DAMAGE OR LOSS TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SHOULD ANY DAMAGE OCCUR AS A RESULT OF THE CONTRACTOR'S ACTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE FULL SATISFACTION TO THE FULL SATISFACTION OF THE UTILITY OWNER AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL DAMAGES OR LOSS.
10. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND INFORMATION. ANY DISCREPANCIES BETWEEN THESE RECORDS AND THE EXISTING SIZE, TYPE, NUMBER OF, OR LOCATION OF ANY 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.
11. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION HAS BEEN PROVIDED FROM A TOPOGRAPHIC AND UTILITY SURVEY PROVIDED BY OWN ENGINEERING. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND TYPES OF UTILITIES PRIOR TO ANY CONSTRUCTION. DURING CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLANS.
12. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
13. VERIFY FLOOR ELEVATIONS OF EXISTING BUILDINGS. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1.0% MINIMUM AS REQUIRED.
14. EXISTING SITE FEATURES TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.

[illegible]

(1"=500')

PROPERTY ADDRESS:
MUNICIPALITY:
STATE:
ZIP CODE:
PARCEL I.D.:
CURRENT ZONING:
TOTAL PROPERTY AREA:

38 ARNAGE ROAD
CHESTERFIELD
MISSOURI
63005
17U230421
PLANNED COMMERCIAL DISTRICT
1.109± ACRES 48,171 SF)

OWNER/DEVELOPER:
O'REILLY AUTOMOTIVE STORES, INC.
233 S PATTERSON AVENUE
SPRINGFIELD, MO
CONTACT: 417.862.2674

O'REILLY AUTOMOTIVE STORES, INC.
233 S PATTERSON AVENUE
SPRINGFIELD, MO
CONTACT: 417.862.2674

CIVIL ENGINEER:

CASCO CIVIL
12 SUNNEN DRIVE, SUITE 100
ST. LOUIS, MO 63143
CONNOR ENDRES, P.E.
(314) 821-1100
CONNOR.ENDRES@THECDCOMPANIES.COM

ARCHITECT:

CASCO
12 SUNNEN DRIVE, SUITE 100
ST. LOUIS, MO 63143
PROJECT CONTACT: MIKE CHURA
(314) 821-1100
MIKE.CHURA@THECDCOMPANIES.COM

CITY/REVIEWER CONTACT:

CITY OF CHESTERFIELD DEPARTMENT OF
PLANNING
690 CHESTERFIELD PARKWAY W
CHESTERFIELD, MO 63017
636.537.4733
POD@CHESTERFIELD.MO.US

STORMWATER:

METROPOLITAN SEWER DISTRICT (MSD)
2350 MARKET STREET
ST. LOUIS, MO 63103
314.768.6260

SANITARY:

METROPOLITAN SEWER DISTRICT (MSD)
2350 MARKET STREET
ST. LOUIS, MO 63103
314.768.6260

WATER:

MISSOURI AMERICAN WATER
P.O. BOX 6029
CAROL STREAM, IL 60197
866.430.0820

FIRE DEPARTMENT:

MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BOULEVARD
CHESTERFIELD, MO 63017
314.514.0900

GAS:

SPIRE ENERGY
700 MARKET STREET
ST. LOUIS, MO 63101
800.877.4173

ELECTRIC:

AMEREN MISSOURI
1901 CHOUTEAU AVENUE
ST. LOUIS, MO 63103
877.426.3736

UTILITY LOCATES:

811 MISSOURI
824 WEATHERED ROCK ROAD
JEFFERSON CITY, MO 65101
800.344.7483

EXISTING		PROPOSED	
	UTILITY POLE		
	GUY WIRE		
	WALL		
	TREE		
	TREE LINE		
	BUILDING		
	TELEPHONE LINE		
	ELECTRIC LINE (OVERHEAD)		
	ELECTRIC LINE (UNDERGROUND)		
	FIBER OPTIC CABLE		
	WATER LINE		
	WATER MAIN LINE		
	GAS LINE		
	CABLE LINE		
	SANITARY LINE		
	STORM LINE		
	FORCE MAIN		
	MANHOLE WITH STORM SEWER		
	GRATE INLET WITH STORM SEWER		
	AREA INLET WITH STORM SEWER		
	MANHOLE WITH SANITARY SEWER		
	STORM STRUCTURE NUMBER		
	SANITARY STRUCTURE NUMBER		
	LIGHT		
	FIRE DEPARTMENT CONNECTION		
	FIRE HYDRANT		
	GAS VALVE		
	GAS METER		
	CLEAN OUT		
	WATER VALVE		
	WATER METER		
	ELECTRIC METER		
	CONTOUR		
	SPOT ELEVATION		
	SPOT ELEVATION AT TOP OF CURB		
	SPOT ELEVATION AT BOTTOM OF CURB		
	SPOT ELEVATION AT FLOWLINE OF GUTTER		
	SPOT ELEVATION AT TOP OF WALL		
	SPOT ELEVATION AT BOTTOM OF WALL		
	SPOT ELEVATION AT TOP OF BANK		
	SPOT ELEVATION AT BOTTOM OF BANK		
	STREET SIGN		
	FENCE		

ACCORDING TO THE FLOOD INSURANCE RATE MAP ISSUED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP 29189CC
DATED FEBRUARY 4, 2015 SHOWS THIS DEVELOPMENT IS LOCATED
FLOOD ZONE "X" (UNSHADED). FLOOD ZONE "X" (UNSHADED) IS D
AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD

THE TOPOGRAPHIC INFORMATION IN THIS PLAN SET IS BASED OFF
AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY OWN
ENGINEERING ON JULY 1, 2025.

THE TOPOGRAPHIC INFORMATION IN THIS PLAN SET IS BASED OFF
AN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY OWN
ENGINEERING ON JULY 1, 2025.

THE BASIS OF ELEVATIONS IS THE NORTH AMERICAN DATUM OF 1988 NAVD 88 (GEOID18).

THE BASIS OF BEARINGS IS THE GRID OF THE MISSOURI STATE PLANE EAST ZONE (NAD 1983).

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL ENGINEERING REPORT – O'REILLY AUTO PARTS" (PROJECT NO. 25-3918) PREPARED BY PALMERTON & PARRISH, INC. DATED AUGUST 25, 2025, AND ALL ADDENDUMS AND ENVIRONMENTAL REPORTS /RECOMMENDATIONS.

CALL BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

EXISTING CONDITIONS NOTE:

EXISTING UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, LOCATIONS AND ELEVATIONS TOPOGRAPHIC DATA, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET HAVE BEEN PLOTTED FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY OWNED DATED JULY 1, 2025, AND THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF, OR LOCATION OF THESE 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.

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5311 W. Village Parkway
Rogers, AR 72758
479.286.8181
weareown.com

MO COA
FIRM NO. 62

**ALTA / NSPS
LAND TITLE SURVEY**

REVISIONS

DRAWING INFORMATION

ISSUED DATE: 7/01/25

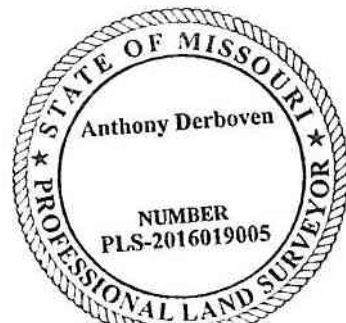
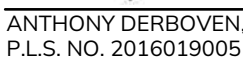
38 ARNAGE ROAD

LICENSE NO: MO PLS NO. 2016019005

SV-1

1

OF 2



56' PRIVATE STREET AND UTILITY EASEMENT
PER BOOK 371, PAGE 40

SUBJECT TRACT

CHESTERFIELD AIRPORT ROAD

VARIABLE-WIDTH PUBLIC R/W
PER BOOK 371, PAGE 40

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. MISSOURI ONE CALL TICKET 252113266. UTILITY PLANS AND/OR REPORTS WERE NOT PROVIDED BY CLIENT. A PRIVATE UTILITY LOCATE WAS NOT PERFORMED.

LEGEND

	PROPERTY LINE		FOUND MONUMENT, AS NOTED
	ADJOINING PARCEL LINE		COMPUTED POINT
	RIGHT OF WAY (R/W) LINE		BENCHMARK (BM)
	EASEMENT LINE		SET MONUMENT
	BUILDING SETBACK / YARD LINE		DRAINAGE MAN-HOLE
	CENTERLINE		SANITARY SEWER MANHOLE (SMH)
	OVERHEAD POWER LINE		SANITARY SEWER CLEANOUT
	UNDERGROUND GAS LINE		WATER VALVE
	SANITARY SEWER PIPE		WATER METER
	WATER LINE		FIRE HYDRANT
	FIBER-OPTIC LINE		GUY ANCHOR
	STORM / DRAINAGE PIPE		POWER POLE
	FENCE, AS NOTED		SIGN, AS NOTED
	EDGE OF ASPHALT		LIGHT POLE
	EDGE OF CONCRETE		ELECTRIC METER
	BACK OF CURB		ELECTRICAL PEDESTAL
	GUTTER		ELECTRIC TRANSFORMER
	FLOWLINE		TELEPHONE PEDESTAL
	EDGE OF GRAVEL		FIBER-OPTIC WITNESS POST
	EXISTING BUILDING		

BM	BENCHMARK
RBR	REBAR
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
(XXXX)	RECORD MEASUREMENT PER SCHEDULE A

RECORD DESCRIPTION

ADJUSTED LOT C

A TRACT OF LAND BEING ALL OF LOT C AND THE WEST 14.57 FEET OF LOT D OF TSG CHESTERFIELD AIRPORT ROAD A SUBDIVISION THEREOF AS RECORDED IN PIAT BOOK 368, PAGE 313, LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT D OF ABOVE SAID SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, VARIABLE WIDTH THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, 194.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, 154.75 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT A, ALSO BEING THE SOUTHWEST CORNER OF LOT B OF SAID SUBDIVISION, THENCE ALONG THE CORNER OF SAID LOT B AND LOT C, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 311.29 FEET TO THE POINT OF BEGINNING OF SAID LOT C, THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 35 MINUTES 35 SECONDS EAST, 154.75 FEET THENCE DEPARTING SAID SOUTH LINE, SOUTH 00 DEGREES 24 MINUTES 25 SECONDS EAST, 311.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,171 SQUARE FEET OR 1.106 ACRES, MORE OR LESS.

AS-SURVEYED DESCRIPTION

ALL OF ADJUSTED LOT C AS SHOWN ON THE SURVEY IN BOOK 371, PAGE 40 AND BEING LOCATED IN TOWNSHIP 45 NORTH RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED LOT C AND WITH THE WEST LINE THEREOF N0°28'20"W, 311.22 FEET TO THE NORTH LINE OF SAID LOT; THENCE WITH SAID NORTH LINE N89°34'43"E, 155.90 FEET TO THE EAST LINE OF SAID LOT; THENCE S1°13'25"E, 311.29 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WITH SAID SOUTH LINE S89°33'46"W, 154.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.109 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 23568, PAGE 282 OF THE ST. LOUIS COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

UTILITIES AND DRAINAGE

SANITARY SEWER: ST. LOUIS METROPOLITAN SEWER - JEREMY BOYER (314) 768-2750

WATER: MISSOURI AMERICAN WATER CO. (314) 469-6050

NATURAL GAS: SPIRE MO EAST (800)-887-4173

TELEPHONE: ATT DISTRIBUTION, CHARTER COMMUNICATIONS

ELECTRIC: AMEREN MISSOURI

DRAINAGE: ST. LOUIS METROPOLITAN SEWER

BENCHMARKS

BM 90: 1/2" REBAR
S03°06'W, 8.0' FROM SW CORNER OF SIDEWALK
S32°00'W, 24.7' FROM LIGHT POST
N38°13'W, 10.4' FROM CORNER OF INLET

BM 91: MAG NAIL IN CURB
N89°24'E, 80.4' FROM END OF CURB
N38°35'W 69.6' FROM SANITARY MANHOLE
S89°11'W 152.0' FROM CURB INLET

BM 94: 1/2" REBAR
S80°06'E, 19.0' FROM CORNER OF SIDEWALK
N88°08'E, 49.0' FROM FIRE HYDRANT
N0°00'W 8.3' FROM EDGE OF PAVEMENT

BM 95: 1/2" REBAR
S0°00'E, 6.3' EDGE OF SIDEWALK
S74°00'W, 50.5' FROM WATER METER
S84°41'W, 63.0' FROM POWER POLE

BM 96: MAG NAIL IN CURB
N45°39'E, 89.0' FROM LAMP POST
N19°42'E, 54.5' FROM END OF CULVERT
S75°07'W, 58.0' FROM CORNER OF INLET

NOTES

1. BASIS OF BEARINGS: GRID OF THE MISSOURI STATE PLANE EAST ZONE (NAD 1983)(2011). ESTABLISHED BY GPS OBSERVATIONS.
2. BYPASS OF ELEVATIONS: NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88 (GEOID18) ESTABLISHED BY GPS OBSERVATIONS.
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THIS SURVEY PLAT MEETS THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPLS LAND TITLE SURVEYS.
5. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF BOWLING GREEN, PIKE COUNTY, MISSOURI.
6. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
7. THERE IS NO RECORD OF ANY ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERRED.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE IS NO RECORD OF ANY ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERRED.
10. THERE IS NO RECORD OF ANY ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERRED.
11. THERE ARE NO WETLANDS LOCATED UPON THE SUBJECT TRACTS. NO SURVEYING WAS PERFORMED TO DETERMINE WETLANDS ARE LOCATED UPON THE SUBJECT TRACTS. THE SURVEYOR FOUND NO EVIDENCE OF A WETLANDS DETERMINATION.
12. SITE VISIT CONDUCTED ON 08-12-2025

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29189C0165K WITH AN EFFECTIVE DATE OF FEBRUARY 04, 2015, THE SUBJECT TRACT IS IN ZONE X, AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. THE SUBJECT TRACT IS NOT WITHIN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29189C0165K WITH AN EFFECTIVE DATE OF FEBRUARY 04, 2015, THE SUBJECT TRACT IS IN ZONE X, AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. THE SUBJECT TRACT IS NOT WITHIN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.



FORMERLY ANDERSON ENGINEERING

CLIENT:
O'REILLY AUTOMOTIVE STORES, INC.

TY OF CHESTERFIELD
ST. LOUIS COUNTY
STATE OF MISSOURI

[illegible]

DRAWING INFORMATION

ISSUED DATE: 7/01/25

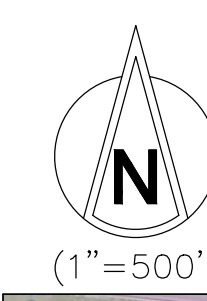
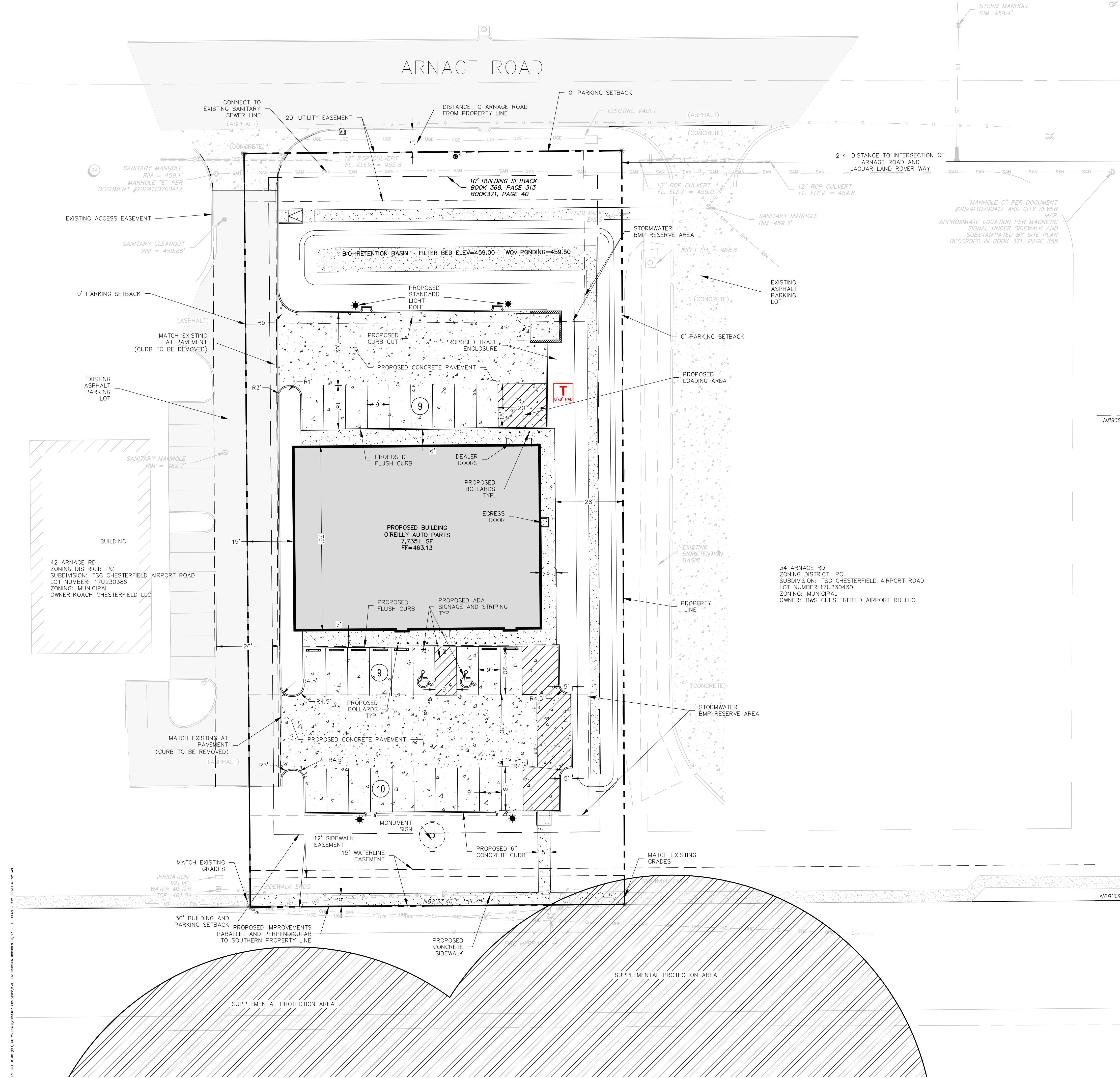
3 ARNAGE ROAD

SHEET TITLE

SHEET NUMBER

DF 2





VICINITY MAP



FLOOR TO AREA RATIO (FAR) CALCULATIONS

BUILDING GROSS FLOOR AREA / TOTAL LOT AREA:
BUILDING A - 7,735± TOTAL SF
7,735 / 48,171 = 0.1606 = 0.16

OPEN SPACE CALCULATIONS

OPEN SPACE AREA / TOTAL LOT AREA:
19,251 / 48,171 = 0.399 = 0.40

PAVEMENT LEGEND

PROPOSED LIGHT DUTY CONCRETE PAVEMENT	
PROPOSED HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING CONCRETE SIDEWALK	

PARKING SUMMARY AND CALCULATIONS

BUILDING OCCUPANCY AND REQUIRED PARKING RATIO:
BUILDING A - 7,735± TOTAL SF
OCCUPANCY: COMMERCIAL BUILDING
REQUIRED: 3 SPACES PER 1000 SF REQUIRED

MINIMUM REQUIRED PARKING CALCULATIONS

BUILDING A
7,735± SF / 333 SF = 23.23 = 24
24 TOTAL SPACES REQUIRED

MAXIMUM ALLOWED PARKING CALCULATIONS

BUILDING A
24 SPACES MINIMUM
X 120%
= 27.8 = 28 SPACES MAXIMUM ALLOWED

PROVIDED PARKING CALCULATIONS

BUILDING A
26 SPACES PROVIDED
+ 2 ACCESSIBLE SPACES PROVIDED
= 28 TOTAL SPACES PROVIDED

ACCESSIBLE PARKING ANALYSIS:

26-50 TOTAL PARKING SPACES PROPOSED
2 ACCESSIBLE PARKING SPACES REQUIRED
MINIMUM 1 SPACE LABELED AS VAN ACCESSIBLE
2 ACCESSIBLE SPACES REQUIRED
2 ACCESSIBLE SPACES PROVIDED

SITE PLAN NOTES

- DIMENSIONS ARE SHOWN TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO ASSUMED FACE OF STRUCTURE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS AND SPECIFICATIONS.
- ALL PEDESTRIAN PATHS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.
- WHEN CONFLICTS EXIST BETWEEN APPLICABLE ACCESSIBILITY CODES STANDARDS AND GUIDELINES, THE CODES STANDARD AND GUIDELINES PROVIDING THE GREATER DEGREE OF ACCESSIBILITY SHALL TAKE PRECEDENCE.
- SANITARY SEWER WILL CONNECT TO ADJACENT SEWER MAIN VIA SERVICE LINE. NO GREASE TRAP OR INTERCEPTOR IS REQUIRED FOR THIS USE.

PROPERTY INFORMATION:
ZONING DISTRICT: PLANNED COMMERCIAL (PC)
SCHOOL DISTRICT: ROCKWOOD
FIRE DISTRICT: MONARCH
WATER COMPANY: MISSOURI AMERICAN WATER

TRACT INFORMATION:
PARCEL: 17U230421
TSG CHESTERFIELD AIRPORT ROAD LLC
2127 INNERBELT BUSINESS CENTER DR. SUITE 200
SAINT LOUIS, MO 63114
1.10 AC. ±
48305 SQ. FT. ±

NO STRUCTURES ON SITE

CONSTRUCTION TYPE:
I/2B

OWNER/DEVELOPER:
O'REILLY AUTOMOTIVE STORES, INC.
233 S PATTERSON AVENUE
SPRINGFIELD, MO 65802
417-862-2674

CIVIL ENGINEER:
CASCO CIVIL
12 SUNNEN DRIVE, SUITE 100
ST. LOUIS, MO 63143
CONNOR M. ENDRES, P.E.
(314) 821-1100
CONNOR.ENDRES@THECCOMPANIES.COM

CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

EXISTING CONDITIONS NOTE:
EXISTING UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, LOCATIONS AND ELEVATIONS, TOPOGRAPHIC DATA, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET HAVE BEEN PLOTTED FROM AN ALTA/NPS LAND TITLE SURVEY PREPARED BY OWN DATED JULY 1, 2008, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OF, 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.

CASCO CIVIL

A CASCO Diversified Corporation Company
12 Sunnen Drive, Suite 100 St. Louis, MO 63143
T: (314) 821-1100
www.CASCOcivil.com

O'REILLY AUTO PARTS STORE - CF1

38 ARNAGE ROAD
CHESTERFIELD, MO 63005

SITE PLAN

O'Reilly
AUTO PARTS

CONSTR. DOC. & REVISIONS	Date	04-14-26
No.	Description	
1-	Planning Commission	

Drawn By/Checked By: BES/CME

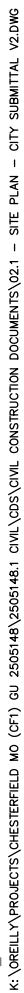
Project Number: 2505148

Permit Date: ---

Bid Date: ---

For Construction: ---

C2.0



Page 3

O'Reilly
AUTO PARTS

[illegible]

TRUCK TURNING	
Drawn By/Checked By:	BES/CME
Project Number:	2505148
Permit Date:	-- --
Bid Date:	-- --
For Construction:	-- --
C2.2	

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Page 38 of 47

1 **EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871
(SHER-CRYL) GLOSS

2A **UNIT MASONRY**
TYPE: CONCRETE MASONRY UNIT (CMU)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SMOOTH FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (ACCENT COLOR)
COLOR: SHERWIN WILLIAMS "DORIAN GRAY" SW7017 (SATIN)

2B **UNIT MASONRY**
TYPE: CONCRETE MASONRY UNIT (CMU)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "SHOJI WHITE" SW7042 (SATIN)

3 **PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)**
TYPE: CAP FLASHING AT MASONRY
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "DORIAN GRAY"

4 **PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS PORTAL)**
TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL)
GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

6 **PRE-ENGINEERED METAL BUILDING SHEET METAL GUTTER AND DOWNSPOUT SYSTEM**
TYPE: GUTTER AND DOWNSPOUTS
FINISH: PREFINISHED
COLOR: PAINT TO MATCH ADJACENT WALL

7 **EXTERIOR DOORS**
TYPE: STEEL DOORS AND FRAME
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "SHOJI WHITE" SW7042 (SEMI-GLOSS)

8 **EXTERIOR WINDOW SYSTEM**
COLOR: EFCO J.V.Y.; KAWNEER "DARK IVY"; VISTA WALL "INTERSTATE GREEN"

9 **STEEL BOLLARDS**
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468

10 **ROOFTOP UNIT (RTU) SCREENING**
TYPE: ENVISOR S2 EQUIPMENT MOUNTED SCREENING SYSTEM
DESIGN: ACRYLICAP - LOUVER
TRIM STYLE: FLAT
COLOR: SLATE GRAY

11 **ROOFTOP UNIT (RTU)**

12 **EXTERIOR INSULATION FINISH SYSTEM (EIFS) CORNICE**
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: SHERWIN WILLIAMS "DORIAN GRAY" SW7017 (SATIN)

13 **LIGHT BOX**

14 **ALUMINUM ROOF ACCESS LADDER**

15 **RUSTICATION JOINT**

16 **8" CMU BUMP OUT**

17 **CONTROL JOINT**

18 **EXPOSED CONCRETE FOUNDATION**

19 **EXTERIOR INSULATION FINISH SYSTEM (EIFS) CORNICE**
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871
(SHER-CRYL) GLOSS

CASCO

12 Sunnen Drive, Suite 100,
St. Louis, MO 63143
T: 314.821.1100

O'REILLY AUTO PARTS STORE - CF1
38 ARNAGE RD.
CHESTERFIELD, MO 63005

EXTERIOR ELEVATIONS

O'Reilly
AUTO PARTS

REV	DESCRIPTION	DATE
△		
△		
△		
△		
△		
△		
DRAWN BY:		CHECKED BY:
JMC		MGC
DATE:		
04/14/26		
PROJECT NUMBER:		
2505148		
SHEET NUMBER:		

A1



February 2, 2026

Via: Electronic

City of Chesterfield
Chesterfield Design Review Board
690 Chesterfield Pkwy W.
Chesterfield, MO 63017
Tel: (636) 537-4000

Re: Remodel O'Reilly Auto Parts Store (CF1)
38 Arnage Rd.
Chesterfield, MO

To Whom it may concern,

The following statement of intent reflects CASCO's compliance to the Architectural Design Standards set by the City of Chesterfield.

Statement of Intent:

Scale:

- Building Scale
 - o The use of the single-story building blends in with the surrounding area/businesses. This building does not disrupt the already established character of the area. This can be seen in the provided elevations and renderings of the building.
- Human Scale
 - o The building has been designed with articulations to break up any horizontal and/or vertical lines to make the building stand out in a more "eye-pleasing" manner. This is done throughout all sides of the building with bump-outs.
- Generic Scale
 - o Single-story building matches the adjacent area by blending with other developments to minimize the singularity of the business.

Design:

- A. All building facades are designed as a cohesive architectural composition. A consistent color palette, complementary materials, and unified detailing are used on all elevations.
- B. Repetitive streetscapes have been avoided in the design with use of articulations and building color.
- C. Standard "corporate" style has been avoided with the addition of articulation, raised stylized cornices specific to this building.

C:\Users\jack_christman\AppData\Local\Temp\Bluebeam Software\90594724.docx

- D. Architectural details, with emphasis on the facades, have been provided on the elevations and the 3D renderings of the building.
- E. Building engages in the artistic appearance of the surrounding area.
- F. This building is designed with energy efficiency in mind.
- G. The building will be constructed with environmentally friendly material. This building is a CMU building which is considered a reusable product along with recyclable metals.
- H. This building utilizes an extruded entry portal to help indicate and reinforce the intended building entry.
- I. Temporary constructions and barriers will be painted to complement the permanent construction features.
- J. Rooftop mechanical units have been designed with the appropriate screening that will not visually weaken the design of the structure.

Materials and Colors:

- This building uses compatible colors that match the adjacent area's style while not being identical to them. The building materials for this building match adjacent construction types in the area.
- The construction type is considered durable for its high strength, fire resistance, and longevity.
- Pedestrian walk paths are identified with striping and traffic areas.

Landscape Design and Screening:

- Development Landscaping
 - o Site is not located in a development, but works with the existing parcels located around the property. Site has been completely landscaped using preferred design techniques to provide opportunities for best views and the screening of undesirable views. As well as general enhancement of the site itself. Again, using preferred design techniques to generate a visually appealing landscape layout.
- Building Landscaping
 - o Screening, buffers, setbacks, etc. have been utilized to compliment and enhance the design of the building and site layout. Purposeful layout of plantings have been utilized to blend in with the surrounding buildings and properties.
- Parking Area Landscaping
 - o All plants utilize curbing, edging, etc. to protect, enhance, and provide proper areas for the best possible growing conditions. Parking areas views are visually broken up to provide minimal views of large parking expanses and boring hard pavements.
- Walls and Fences

- Landscape has been used in lieu of fencing and/or walls to soften the overall feel and impact of the site improvements. Plants of various heights, colors, growing patterns, etc. have been used to create interest and reduce monotony throughout the site.
- Screening
 - Dumpster enclosures, parking areas, and other areas deemed unattractive, etc. have all been screened or broken up to again create a site containing visual interest and reduce the monotony of hard materials (walls, paving, etc.).

Signage:

- Signage will be reviewed under a separate process and will adhere to all requirements of the Unified Development Code.

Lighting:

- Site lighting will be reviewed through a separate process. Architectural lighting and building lighting will adhere to all requirements of the Unified Development Code.

Existing Structures:

- There is no existing structures on this site.

Specific Requirements for the Chesterfield Valley:

- All facades, storage, utilities, and parking shall adhere to Chesterfield Valley's specific requirements.

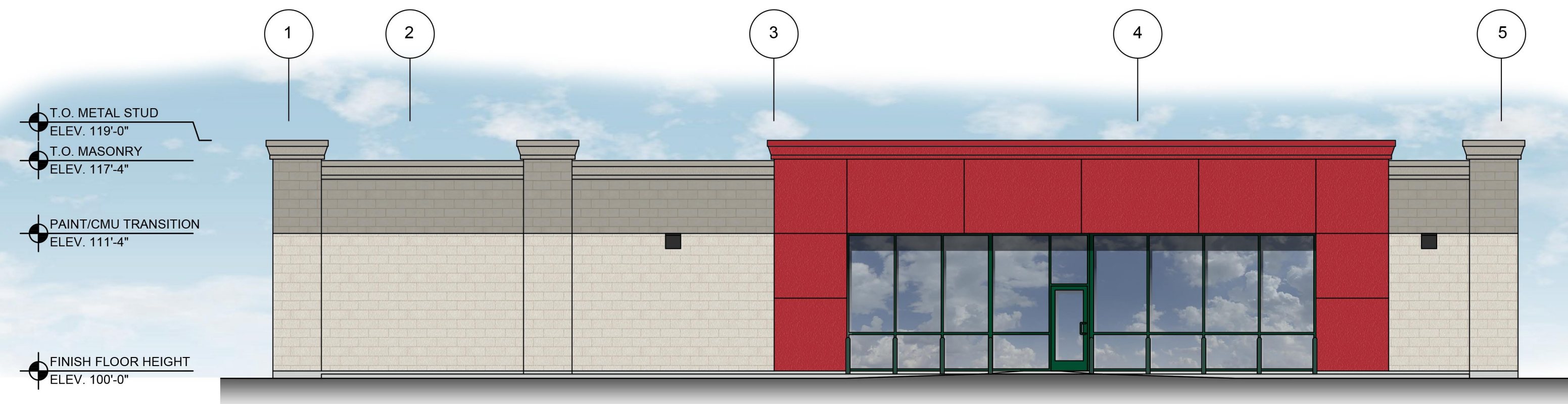
END OF ARCHITECT'S STATEMENT OF INTENT

Mike Kindle
Project Manager
314-821-1100 x303
oreilly@casco corp.com

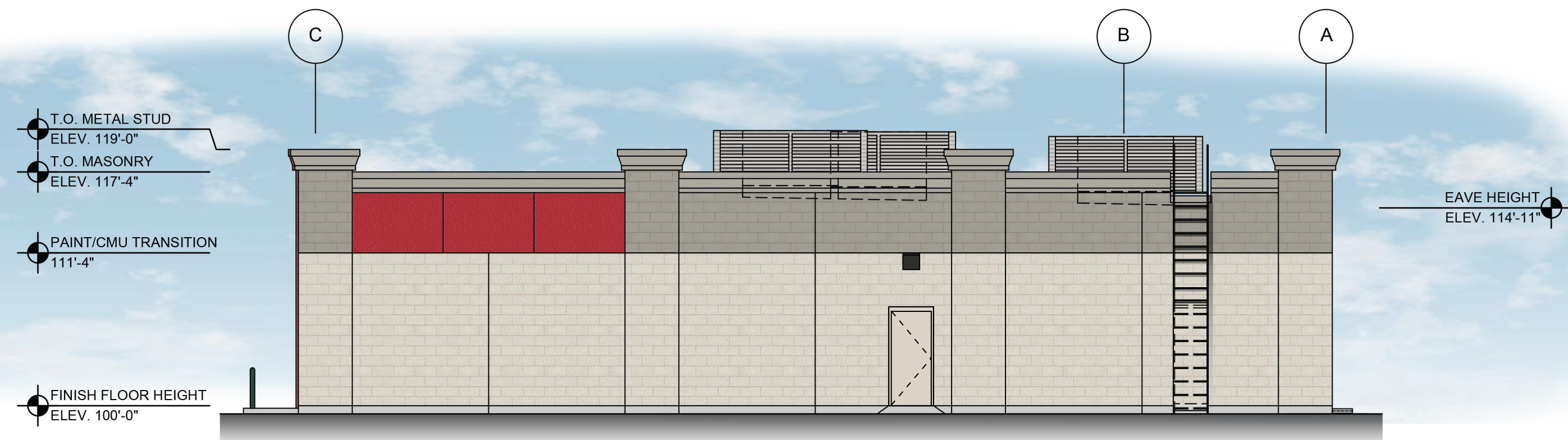
Keyma L. Bullock
Architectural Person of Record
314-821-1100 x233
Keyma.Bullock@thecdcompanies.com



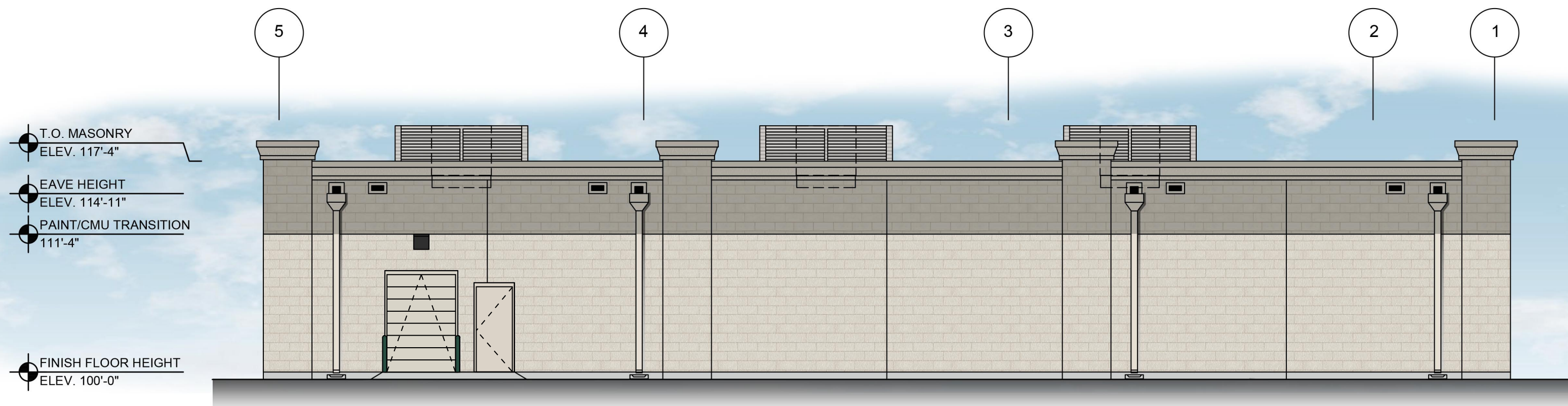
Jack Christman
Architectural Designer
314-821-1100 x168
Jack.Christman@thecdcompanies.com



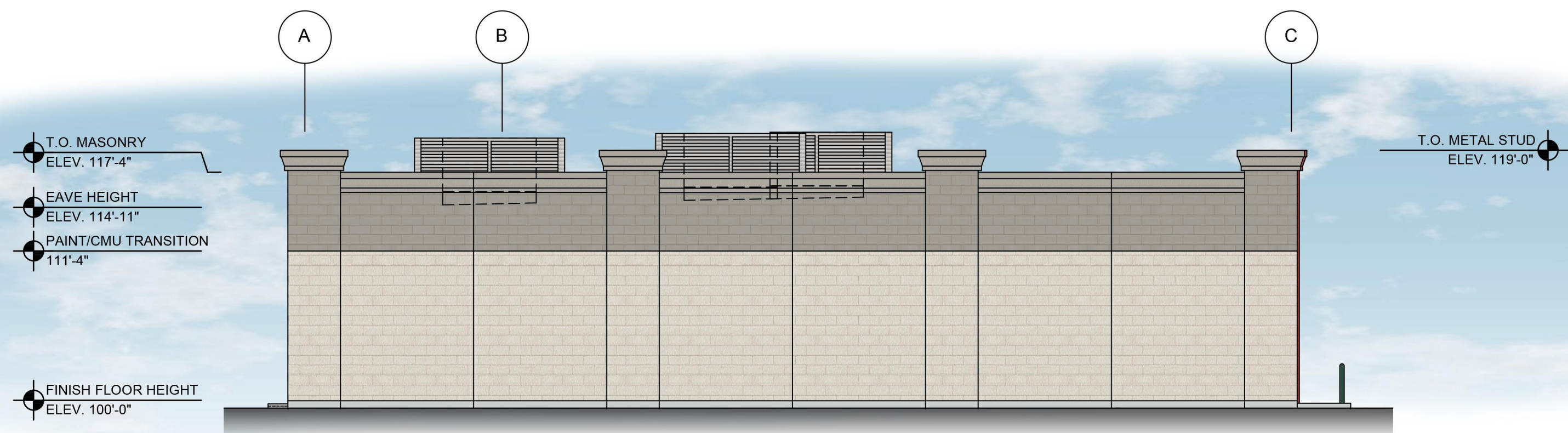
SOUTH (FRONT) ELEVATION



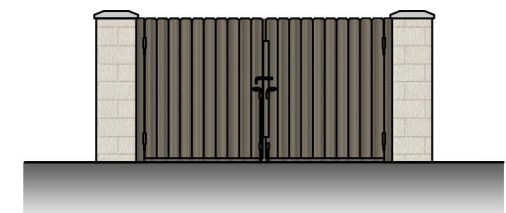
EAST (RIGHT) ELEVATION



NORTH (REAR) ELEVATION



WEST (LEFT) ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION



SIDE ELEVATION

EXTERIOR FINISH LEGEND

SIGN BACKING EIFS / CORNICE / FLASHING "POSITIVE RED" SW6871 (GLOSS)	SPLIT FACE CMU PAINT "SHOJI WHITE" SW7042 (SATIN)
HOLLOW METAL DOORS "SHOJI WHITE" SW7042 (SEMI-GLOSS)	ALUMINUM STOREFRONT: "DARK IVY"
EIFS CORNICE / CAP FLASHING "DORIAN GRAY" SW7017 (SATIN)	ALUMINUM ROOFTOP EQUIPMENT SCREENING LOUVER - COLOR: SLATE GRAY
SMOOTH FACE CMU PAINT "DORAIN GRAY" SW7017 (SATIN)	COMPOSITE FENCING MATERIAL COLOR TO BE EQUAL TO LOUISIANA-PACIFIC - LP ELEMENTS ATLAS COLLECTION - 76 SERIES "PORTLAND STORM" OR MIDWEST MANUFACTURING - ULTRADECK "NEW"

CHESTERFIELD, MO (CF1)



SOUTHWEST CORNER

NOT FOR
CONSTRUCTION

CASCO

12 Surmen Drive, Suite 100,
St. Louis, MO 63143
314.481.1100

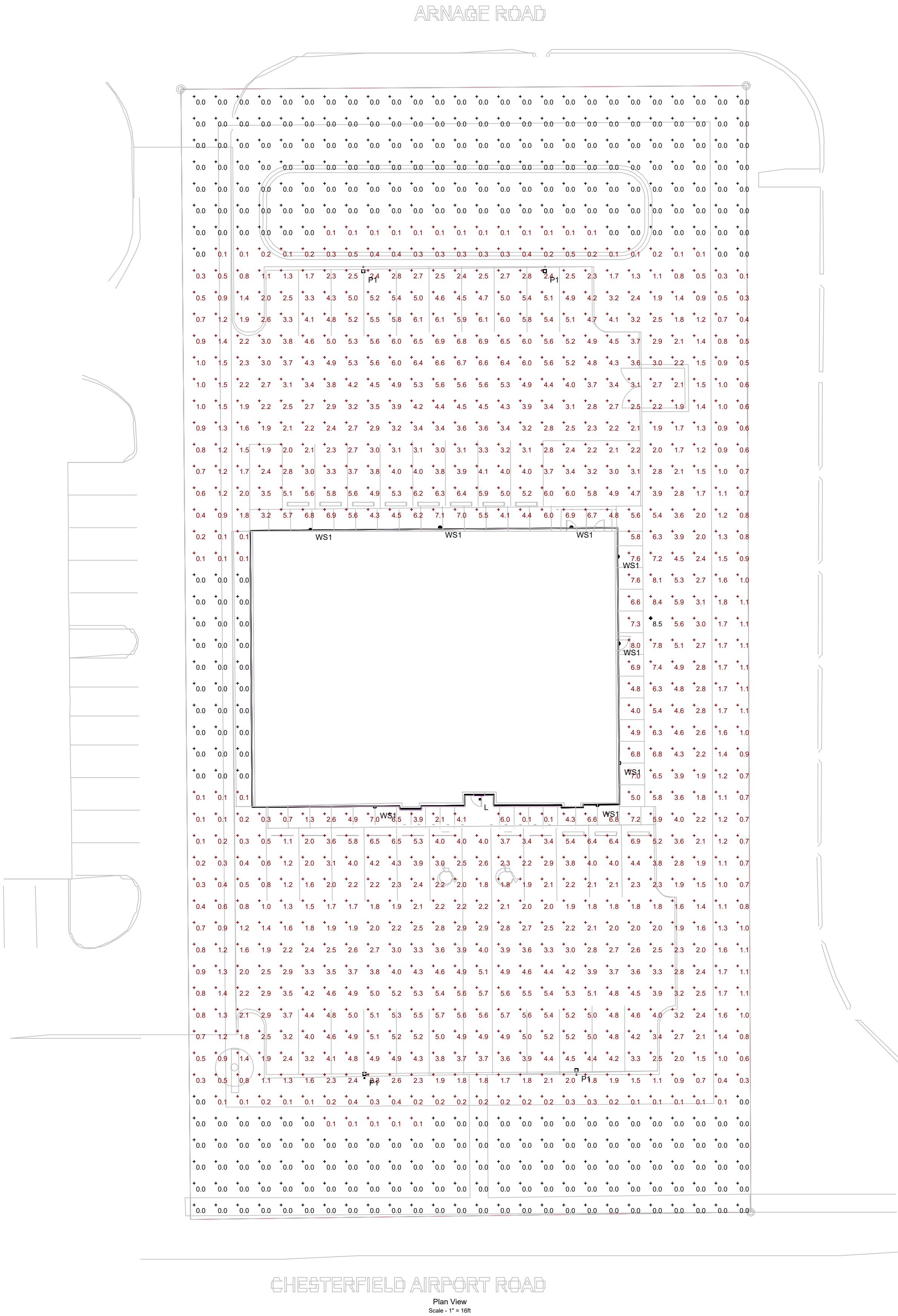
PROJECT:
O'REILLY AUTO PARTS STORE - CF1
38 ARNAGE RD.
CHESTERFIELD, MO 63005

3D RENDERING

O'Reilly
AUTO PARTS

REVISIONS		
REV.	DESCRIPTION	DATE
DRAWN BY: JMC		CHECKED BY: MGC
DATE: 02/02/26		
PROJECT NUMBER: 2505148		
SHEET NUMBER:		

A4



LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	CATALOG NUMBER	VOLT	FINISH	MOUNTING	LAMP	NOTES
EXTERIOR LIGHTS							
L	LSI	LAD6 41 LED 40 75 UE TR6R SF-HAZ (NO SUBSTITUTIONS)	120	CLEAR	RECESSED	LED	6"Wx 8" T RECESSED CAN, 3849 LUMENS (NOMNAL)
WS1	LSI	XWMT-LED-06L-50-UE-BRZ (NO SUBSTITUTIONS)	120	DARK BRONZE	SURFACE WALL	LED	12-3/4"Wx 19-15/16"L x 5-5/16" T FULL CUT OFF FIXTURE, BUG RATING B1-U0-G1. SEE ARCHITECTURAL ELEVATIONS FOR DIMENSIONED LOCATIONS.
P1	LSI	MRM-LED-18L-SIL-FT-UNV-DIM-50-700CRI-BRZ-IL (HEAD)	120	DARK BRONZE	POLE MOUNTED	LED	LED HEAD WITH FORWARD THROW DISTRIBUTION, ADVANCED BALLASTS, FULL CUT-OFF, NO SUBSTITUTIONS WITH INTERNAL LOUVER HOUSE SHIELD. BUG RATING B2-U0-G3.
	LSI	5SQB3-S11G-20-S-BRZ-LAB-5BC (POLE)		DARK BRONZE	SEE DETAIL		20' POLE LENGTH, ANCHOR BOLTS W/ HARDWARE & TEMPLATE.
NOTES:							
1. ALL ITEMS LISTED ON THE "LIGHT FIXTURE SCHEDULE" WILL BE SUPPLIED BY THE OWNER (O'REILLY). ITEMS SHALL BE DIRECT ORDERED AND/OR RELEASED FROM THE LISTED ELECTRICAL EQUIPMENT DISTRIBUTION.							
2. NATIONAL ACCOUNT VENDOR:							
SOURCEONE SOLUTIONS							
6800 KEATON CORPORATE PKWY.							
O'FALLON, MO. 63368							
EMAIL: mcoreilly@sourceonesolutions.com							
TOLL FREE: (314) 499-6400							

BACKLIGHT-UPLIGHT-GLARE (BUG) RATING / FULL CUTOFF												
ALL "LSI MRM" & "XWM" LED FIXTURES HAVE ZERO UPLIGHT AND ARE CONSIDERED FULL CUT OFF AND DARKSKY COMPLIANT. THE DELIVERED LUMEN CHART BELOW APPLIES TO "LSI XWM" FIXTURES AND CONFIRMS THAT IN EVERY CONFIGURATION THE FIXTURE PRODUCES ZERO UPLIGHT (U = 0). BUG RATING CHART FOR "LSI MRM" FIXTURES IS FOUND ON CORRESPONDING "SP" SHEETS.												
DELIVERED LUMENS												
Lumen Package	Distribution	CR	2700K Delivered Lumens	Efficiency	B00 Rating	3000K Delivered Lumens	Efficiency	B00 Rating	4000K Delivered Lumens	Efficiency	B00 Rating	Multipl
08L	2	70	2700	120	B1-U0-G1	2902	125	B1-U0-G1	3088	127	B1-U0-G1	22.6
	3	70	2702	122	B1-U0-G1	2973	127	B1-U0-G1	3144	129	B1-U0-G1	
	FT	70	2716	120	B1-U0-G1	2938	126	B1-U0-G1	3105	127	B1-U0-G1	
04L	2	70	3846	120	B1-U0-G1	3702	125	B1-U0-G1	4081	127	B1-U0-G1	29.6
	3	70	3850	122	B1-U0-G1	3789	128	B1-U0-G1	4154	140	B1-U0-G1	
	FT	70	3845	121	B1-U0-G1	3722	126	B1-U0-G1	4073	128	B1-U0-G1	
04L	2	70	5274	115	B2-U0-G2	5306	123	B2-U0-G2	6051	115	B2-U0-G2	44.7
	3	70	5369	120	B1-U0-G1	5806	125	B1-U0-G1	6134	127	B1-U0-G1	
	FT	70	5350	117	B1-U0-G2	5836	124	B1-U0-G2	6088	126	B1-U0-G2	
04L	2	70	6986	113	B2-U0-G2	7204	118	B2-U0-G2	7995	120	B2-U0-G2	62.0
	3	70	7123	115	B1-U0-G2	7427	120	B1-U0-G2	8138	121	B1-U0-G2	
	FT	70	7031	113	B1-U0-G2	7340	118	B1-U0-G2	8037	120	B1-U0-G2	
12L	2	70	10510	103	B2-U0-G2	10879	107	B3-U0-G3	12014	118	B2-U0-G2	102.2
	3	70	10707	106	B2-U0-G2	11178	109	B2-U0-G2	12292	120	B2-U0-G2	
	FT	70	10574	103	B2-U0-G2	11040	108	B2-U0-G2	12080	118	B2-U0-G2	
Statistics												
Description		Symbol	Avg	Max	Min							
Calc Zone #2		+	2.0 f.c.	8.5 f.c.	0.0 f.c.							

AUTOMATIC LIGHTING CONTROL	
COMPLIANCE WITH ENERGY CODE IS ACHIEVED BY:	
1. ONCE THE EMS HAS BEEN PROGRAMMED, THE INTERIOR AND EXTERIOR LIGHTS WILL TURN ON AND OFF USING THE FOLLOWING LOGIC: SEE EM SHEETS.	
1.1. INTERIOR WORK LIGHTS WILL TURN ON WITH FIRST MOTION IN THE STORE AND WILL TURN OFF 15 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.	
1.2. INTERIOR SALES LIGHTS WILL TURN ON AT STORE OPENING AND TURN OFF 15 MINUTES AFTER STORE CLOSING.	
1.3. EXTERIOR SIGN LIGHTS WILL TURN ON WHEN ITS DARK ENOUGH OUTSIDE ANYTIME DURING STORE HOURS, AND WILL TURN OFF AT STORE CLOSING.	
1.4. EXTERIOR SITE LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH OUTSIDE AND IT IS WITHIN STORE HOURS OR THERE IS MOTION IN THE STORE. THEY WILL TURN OFF 30 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.	
1.5. FOR NEW CONSTRUCTION LOCATIONS ONLY, THERE IS A TEMPORARY PROGRAM TO KEEP SIGN AND SITE LIGHTS ON UNTIL MIDNIGHT RATHER THAN THE TIMES INDICATED ABOVE. O'REILLY WILL DISABLE THIS PROGRAM ONE YEAR AFTER STORE OPENING.	
2. RESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE CONTROLLED BY OCCUPANT-SENSING DEVICES.	

NOT FOR CONSTRUCTION

CASCO

12 Surinen Drive, Suite 100,
St. Louis, MO 63143
1-814-621-1100

PROJECT:

O'REILLY AUTO PARTS STORE - CF1
38 ARNAGE RD.
CHESTERFIELD, MO 63005

SITE PHOTOMETRICS PLAN

O'Reilly

AUTO PARTS

REVISIONS

REV

DESCRIPTION

DATE

DRAWN BY:

BJG

CHECKED BY:

DAT

DATE:

02/02/26

PROJECT NUMBER:

2505148

SHEET NUMBER:

SP1

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