



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 14, 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 August 10, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Chesterfield Village Mall:** A Partial Amended Site Development Concept Plan for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

The Planning Commission may vote on this item tonight.

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

The Planning Commission may vote on this item tonight.

- C. **The Overlook (14001 Olive Blvd.):** A Record Plat 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.

- D. **Spirit of St. Louis Air Park (18600 Edison Ave, Mistwood Aviation)**: A Site Development Section Plan, Lighting Plan, and Architectural Elevations for a 3.972-acre lease lot zoned “M-3” Planned Industrial located between two (2) separate parcels that are part of the Spirit of St. Louis Air Park, located north of Edison Ave and south of Old Olive Street Road.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

- A. **Data Centers** – Discussion
- B. Appointment of Nominating Committee

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
AUGUST 10, 2026**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Allison Harris

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

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Pat Tocco, Ward II; and Councilmember Merrell Hansen, Ward IV, Acting Council Liaison on behalf of Councilmember Lane Koch, Council Liaison, Ward III.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the July 13, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a vote of 8 to 0.

VI. PUBLIC COMMENT

1. Jenn Steward, Director of Operations, 2513 Elm Drive, Arnold, MO, for **A.** and **B.** **Hilltown Village Lot 2 (Good Clean Dog)** – available for questions.

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

- A. **Hilltown Village Lot 2 (Good Clean Dog)**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for part of a 2.56-acre tract of land located at the intersection of Hilltown Village Center and Olive Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for **Hilltown Village Lot 2 (Good Clean Dog)**. The motion was seconded by Commissioner Marino.

DISCUSSION

Commissioner Choate proposed an amendment to extend the white vinyl fence along the rear property line and internal drive, connecting to the existing trash enclosure, to provide additional screening of the parking area from the adjacent residential properties.

Commissioner Marino asked the Petitioner for her thoughts on the proposed fence extension. Ms. Jenn Steward stated that she would prefer to provide additional taller landscaping and shrubbery for screening but agreed to follow the Commission's recommendation to extend the fence.

Commissioner Chohan asked whether the Petitioner had spoken with the neighboring residents regarding the proposed use. Ms. Steward responded that she had not spoken with the neighbors but anticipated limited use of the outdoor play area, which should minimize potential impacts to the adjacent residential properties.

Commissioner Choate made a motion to amend the motion with the condition that the proposed solid white vinyl fence be extended along the rear property line and connect to the matching fence screening the trash enclosure. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 8 to 0.

Following the vote, discussion continued.

Commissioner Chohan asked about the typical number of dogs expected at the facility and the associated daily traffic. Ms. Steward stated that approximately 75 dogs are projected to visit the facility each day, with 10 to 12 employees on site during peak periods. She noted that approximately 40 to 50 percent of customers have multiple dogs, resulting in fewer vehicle trips than the total number of dogs served.

The original motion, as amended, **passed** by a voice vote of 8 to 0.

- B. **Hilltown Village Lot 2 (Good Clean Dog)**: Architectural Specialty Lighting Package for an existing structure located on a 2.56-acre tract of land at the intersection of Hilltown Village Center and Olive Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Architectural Specialty Lighting Package for **Hilltown Village Lot 2 (Good Clean Dog)**. The motion was seconded by Commissioner Marino.

DISCUSSION

Councilmember Hansen asked whether the Applicant would be required to obtain additional approval if the hours of operation were extended beyond the currently proposed closing time of 7:00 p.m., noting that the applicable ordinance allows operation until 11:00 p.m. Mr. Justin Wyse, Planning Director, responded that no additional approval would be required.

Commissioner Marino questioned the hours of operation and referenced his earlier discussion during the Site Plan Committee meeting regarding whether there were any specific restrictions on the property. He also asked how the lighting requirements would apply, referencing Harpo's as an example. Mr. Wyse explained that the specialty lighting may remain on while the business is operating. If the business is not operating, the lighting would be required to be turned off by 11:00 p.m.

The motion **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 7:13 p.m.

Gail Choate, Secretary

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Planning Commission Staff Report

Meeting Date: September 14th, 2026

From: Alyssa Ahner, Senior Planner

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

Description: Chesterfield Village Mall: A Partial Amended Site Development Concept Plan for a 16.82-acre tract of land zoned "PC&R" Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc., on behalf of Tristar Real Estate Acquisitions, LLC, has submitted a Partial Amended Site Development Concept Plan for modifications for Lot 3B. The modifications include:

- Depiction of lots following a change from a multi-family development to a single-family development.
- Reallocation of housing density between Lot 3B and 3C.
- Revised street design.



Figure 1: Subject Site

Per the 2025 Amended Site Development Concept Plan, which established the framework for the overall Downtown Chesterfield development, Lot 3B was permitted a total of 105 housing units. The development was originally designed as being a multi-family (rental) product but has recently shifted to a single-family model. This shift in model triggered a reduction in the amount of housing units being desired as each unit grew in width and size. The new allocation of housing for the lots along Chesterfield Parkway is proposed as being 87 units for Lot 3B and 88 units for Lot 3C. These lots are allowed a cumulative total of 175 housing units. The final modification involves the street design. The street

approved on the 2025 Amended Site Concept Plan was designed for a different set up in which most housing units were rear loaded onto a private alley. The proposed design has since changed and the Site Development Concept Plan reflects the design that is being review concurrently through an Amended Site Development Section Plan. The 2025 Amended Site Development Concept Plan is depicted in Figure 2 while the proposed Partial Amended Site Development Concept Plan is depicted in Figure 4.

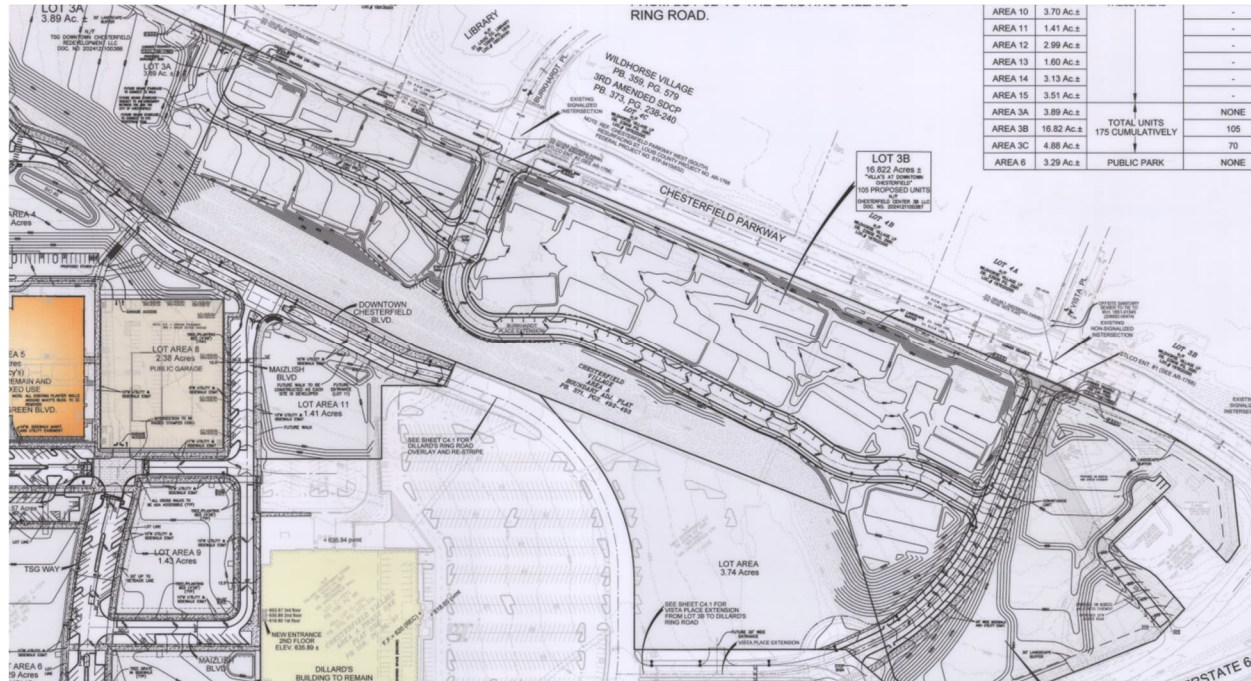


Figure 2: 2025 Amended Site Development Concept Plan

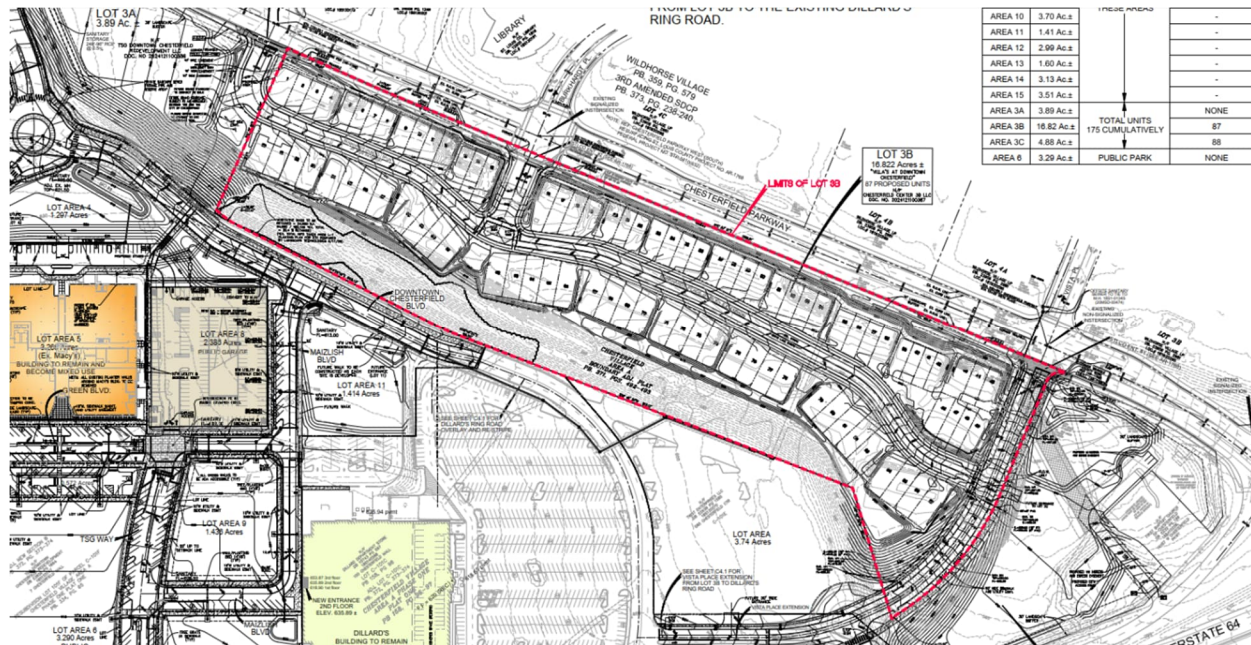


Figure 3: Proposed Partial Amended Site Development Concept Plan

DEPARTMENT INPUT

Staff requests review on the Partial Amended Site Development Concept Plan for Chesterfield Village Mall.

MOTION

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

“I move to forward the Partial Amended Site Development Concept Plan for Chesterfield Village Mall as presented, with a recommendation for approval (or denial) to the appropriate approval body.”

“I move to forward the Partial Amended Site Development Concept Plan for Chesterfield Village Mall to the appropriate approval body with a recommendation for approval with the following conditions...”

Attachments:

1. Applicant's submittal

AREA 1 DESCRIPTION

Beginning at the southeastern corner of Lot C-108 of Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, said point also being located on the northern right-of-way line of West Chesterfield Parkway, variable width.; thence along the eastern line of said Lot C-108, North 02 degrees 24 minutes 55 seconds East, 153.50 feet to the northeastern corner thereof, thence along the northeastern lines of said Lot C108 and Lot 1 of the Chesterfield Village Area "A" Phase One Plat One Lots C109 and C208 Lot Consolidation Plat, a subdivision according to the plat thereof as recorded in Plat Book 367, Page 521 of above said records, the following courses and distances: North 52 degrees 55 minutes 05 seconds West, 837.00 feet; North 18 degrees 15 minutes 05 seconds West, 305.01 feet and North 64 degrees 14 minutes 40 seconds West, 41.67 feet to the beginning of a non-tangent curve to the left having a radius of 432.37 feet; thence along said curve with an arc length of 106.89 feet and a chord which bears South 60 degrees 42 minutes 07 seconds West, 106.62 feet to the beginning of a non-tangent curve to the right having a radius of 338.26 feet an arc length of 254.23 feet and a chord which bears South 73 degrees 46 minutes 00 seconds West, 249.28 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a curve to the right having a radius of 763.50 feet; thence along said curve with an arc length of 75.03 feet and a chord which bears North 05 degrees 18 minutes 40 seconds East, 75.00 feet to the southwest corner of Lot C110 of Chesterfield Village Area A Phase 1 Plat 2 according to the plat thereof as recorded in Plat Book 166, Page 84 of above said records, thence along southern and eastern lines of said Chesterfield Village Area A Phase 1 Plat 2 the following courses and distances: South 84 degrees 40 minutes 43 seconds East, 14.48 feet to a non-tangent curve to the left having a radius of 282.50 feet, an arc length of 191.02 feet and a chord which bears North 74 degrees 28 minutes 28 seconds East, 186.83 feet; North 53 degrees 37 minutes 39 seconds East, 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 507.82 feet, an arc length of 160.61 feet and a chord which bears North 62 degrees 41 minutes 17 seconds East, 159.94 feet; North 27 degrees 29 minutes 54 seconds East, 207.73 feet; North 14 degrees 25 minutes 19 seconds East, 758.46 feet and North 08 degrees 46 minutes 20 seconds East, 85.00 feet to the northmost corner of New Section B of the Resubdivision Plat of Lot C101F of Parcel C101F of Chesterfield Village Area A Phase 1 Plat One, Plat Book 334, Pages 65 and 65A; thence along the northern and eastern lines of said New Section B the following courses and distances: South 75 degrees 34 minutes 41 seconds East, 51.88 feet; South 12 degrees 26 minutes 49 seconds East, 123.89 feet and North 77 degrees 33 minutes 11 seconds East, 143.58 feet; thence departing the southern line of said New Section B the following courses and distances: South 12 degrees 23 minutes 25 seconds East, 245.62 feet; North 77 degrees 36 minutes 34 seconds East, 106.66 feet and North 12 degrees 26 minutes 49 seconds West, 5.73 feet to the northern line of above said New Section B; thence along said north line, North 77 degrees 33 minutes 11 seconds East, 451.32 feet and South 12 degrees 26 minutes 49 seconds East, 13.15 feet; thence departing the western line of said New Section B the following: North 77 degrees 33 minutes 11 seconds East, 422.43 feet to the beginning of a non-tangential curve to the right having a radius of 500.16 feet; along said curve with an arc length of 62.40 feet and a chord which bears South 27 minutes 14 seconds East, 62.45 feet to its intersection with the north line of said New Section B; thence along said north line, North 77 degrees 33 minutes 11 seconds East, 61.46 feet and to a point on a non-tangent curve to the left having a radius of 515.00 feet, said point also being located on the west line of Lot C 106 of above said Chesterfield Village A Phase One Plat One; thence along said curve with an arc length of 155.67 feet and a chord which bears North 32 degrees 57 minutes 40 seconds West, 155.08 feet to the western most corner of said Lot C 106; thence along the northwestern lines of said Lot C 106 the following: North 50 degrees 55 minutes 27 seconds East, 245.99 feet and North 32 degrees 52 minutes 18 seconds East, 32.53 feet to its intersection with the southern right-of way line of Chesterfield Airport Road, variable width; thence along said right-of-way line South 57 degrees 07 minutes 42 seconds East, 341.40 feet to the northwest corner of that part of Chesterfield Center vacated by City of Chesterfield Ordinance Number 511, and recorded in Book 8872, Page 2431 of above said records; thence along the north, east and south lines of said vacation the following courses and distances: continuing Southeasterly along said line, South 57 degrees 07 minutes 42 seconds East, 21.18 feet; South 42 degrees 52 minutes 34 seconds East, 8.16 feet to the beginning of a non-tangent curve to the right having a radius of 61.00 feet, an arc length of 31.10 feet and a chord which bears South 13 degrees 33 minutes 13 seconds West, 30.76 feet; South 28 degrees 09 minutes 48 seconds West, 126.11 feet to the beginning of a curve to the right having a radius of 495.58 feet, an arc length of 17.10 feet and a chord which bears South 29 degrees 9 minutes 7 seconds West 17.10 feet; South 30 degrees 07 minutes 07 minutes 59 seconds West, 34.42 feet and North 69 degrees 47 minutes 38 seconds West, 19.46 feet to the eastern most corner of above said Lot C 106; thence along the southern line of said Lot C 106, South 77 degrees 7 minutes 6 seconds West, 290.42 feet; to the east line of New Section A of Lot C101F of above said Resubdivision Plat of Lot C101F of Chesterfield Village Area A Phase 1 Plat One; thence along said east lines of said New Section A the following courses and distances: South 12 degrees 26 minutes 49 seconds East, 451.59 feet; South 56 degrees 32 minutes 18 seconds East, 43.09 feet to the beginning of a non-tangent curve to the right having a radius of 473.00 feet, and along said curve with an arc length of 151.21 feet and a chord which bears South 89 degrees 38 minutes 16 seconds East, 150.56 feet; thence crossing Chesterfield Center Drive: South 12 degrees 32 minutes 35 seconds West, 100.14 feet to the north line of Lot C 102 of above said Chesterfield Village A Phase One Plat One, said point also being located on a non-tangent curve to the right having a radius of 373.00 feet; thence along said north line and last said curve with an arc length of 137.75 feet and a chord which bears South 70 degrees 43 minutes 56 seconds East, 136.97 feet; thence South 11 degrees 41 minutes 44 seconds East, 41.56 feet to the western right-of-way line of Clarkson Road, variable width thence along said right-of-way line the following courses and distances: South 34 degrees 27 minutes 25 seconds West, 386.00 feet; South 23 degrees 33 minutes 07 seconds West, 181.60 feet; South 31 degrees 8 minutes 12 seconds West, 828.33 feet and South 85 degrees 41 minutes 13 seconds West, 26.89 feet to the northern right-of-way line of above said West Chesterfield Parkway, said point also being located on a curve to the left having a radius of 1,060.17 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 334.12 feet and a chord which bears North 73 degrees 49 minutes 52 seconds West, 332.74 feet; North 82 degrees 51 minutes 36 seconds West, 126.21 feet; North 82 degrees 52 minutes 12 seconds West, 37.73 feet and South 86 degrees 45 minutes 4 seconds West, 35.95 feet to the POINT OF BEGINNING. Rev 4/17/23

Containing 2,902,238 square feet or 66.626 acres, more or less.

AREA 2 DESCRIPTION

A tract of land being Lot C101D of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northernmost corner of above said Lot C101D, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width, said point also being located on a curve to the left having a radius of 2,914.93 feet; thence along said right-of-way line the following courses and distances: southeasterly along said curve with an arc length of 477.12 feet and a chord which bears South 40 degrees 27 minutes 57 seconds East, 476.59 feet; South 44 degrees 50 minutes 42 seconds West, 10.00 feet; to the beginning of a curve to the left having a radius of 2,924.93 feet an arc length of 231.79 feet and a chord which bears South 47 degrees 25 minutes 30 seconds East, 231.70 feet to the southeast corner of above said Lot C101D; thence along the southeastern line of said Lot C101D, South 40 degrees 18 minutes 17 seconds West, 194.14 feet to the west line of said Lot C101D; thence along said west line the following courses and distances: North 42 degrees 53 minutes 57 seconds West, a distance of 124.85 feet; South 47 degrees 06 minutes 03 seconds West, 5.00 feet; to the beginning of a non-tangent curve to the left having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears North 64 degrees 53 minutes 28 seconds West, 299.58 feet to the southwest corner of said Lot C101D; thence along the western lines of said Lot C101D the following: North 12 degrees 26 minutes 49 seconds West, 397.78 feet and North 54 degrees 13 minutes 23 seconds East, 121.24 feet to the POINT OF BEGINNING.

Containing 152,812 square feet or 3.508 acres, more or less.

AREA 3 DESCRIPTION

Tracts of land being Lots C110, C111, C112, and C113 of Chesterfield Village Area A Phase One Plat Two as recorded in Plat Book 166, Page 84; and Part of Us. Survey 415, as described in Book 10308, Page 1461 both of the St. Louis County Records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southwestern corner of above said Lot C110, said point also being located on the eastern right-of-way line of West Chesterfield Parkway, 73 feet wide, said point also being located on a non-tangent curve to the right having a radius of 763.50 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33 seconds East, 45.90 feet; North 11 degrees 34 minutes 17 seconds East, 735.22 feet to the beginning of a curve to the left having a radius of 3,036.50 feet; along said curve with an arc length of 79.87 feet and a chord which bears North 10 degrees 49 minutes 04 seconds East 79.87 feet; North 10 degrees 03 minutes 51 seconds East, 1,599.81 feet to the beginning of a non-tangent curve to the right having a radius of 1,113.50 feet and a chord which bears North 17 degrees 03 minutes 36 seconds East, 269.98 feet and North 71 degrees 18 minutes 34 seconds East, 135.85 feet to its intersection with the southern right-of-way line of Chesterfield Airport Road, variable width; thence along said right-of-way line the following: South 69 degrees 05 minutes 13 seconds East, 32.21 feet and South 59 degrees 27 minutes 09 seconds East, 11.64 feet to the northwest corner of a tract of land as conveyed to First Baptist Church, by instrument recorded in Book 5232, Page 199 of above said records, thence along the west, south and eastern lines of said Church tract the following courses and distances: South 34 degrees 10 minutes 41 seconds West, 180.51 feet; South 55 degrees 53 minutes 58 seconds East, 137.63 feet; North 34 degrees 59 minutes 13 seconds East, 43.04 feet; North 15 degrees 05 minutes 30 seconds East, 47.83 feet and North 27 degrees 03 minutes 38 seconds East, 17.67 feet and North 35 degrees 05 minutes 17 seconds East, 82.29 feet to the southern right-of-way line of above said Chesterfield Airport Road; thence along said right-of-way line the following: South 59 degrees 27 minutes 09 seconds East, 84.03 feet and South 33 degrees 54 minutes 11 seconds East, 408.23 feet to the easternmost corner of above said Lot C111; thence along the eastern and southern lines of said Chesterfield Village Area A Phase One Plat Two the following courses and distances: South 02 degrees 31 minutes 25 seconds West, 74.82 feet; South 28 degrees 18 minutes 26 seconds West, 85.00 feet; South 60 degrees 52 minutes 24 seconds West, 334.47 feet; South 08 degrees 46 minutes 20 seconds West, 912.12 feet; South 14 degrees 25 minutes 19 seconds West, a distance of 758.46 feet; South 27 degrees 29 minutes 54 seconds West, 207.73 feet to the beginning of a non-tangent curve to the left having a radius of 507.82 feet; along said curve with an arc length of 160.61 feet and a chord which bears South 62 degrees 41 minutes 17 seconds West, 159.94 feet; South 53 degrees 37 minutes 39 seconds West, a distance of 8.62 feet to the beginning of a non-tangent curve to the right having a radius of 282.50 feet; along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 28 minutes 28 seconds West, 186.83 feet and North 84 degrees 40 minutes 43 seconds West, 14.47 feet to the POINT OF BEGINNING.

Containing 1,127,465 square feet or 25.883 acres more or less.

AREA 4 DESCRIPTION (NOT INCLUDED IN PHASE ONE SDCP)

A tract of land being Lot C101C of the Chesterfield Village A Phase One Plat One, a subdivision according to the plat thereof as recorded in Plat Book 158, Page 96 of the St. Louis County records, located in U.S. Surveys 415 and 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northernmost corner of above said Lot C101C, said point also being located on the southern right-of-way line of Chesterfield Airport Road, variable width.; thence along said right-of-way line the following courses and distances: South 33 degrees 55 minutes 06 seconds East, 82.93 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 12.29 and a chord which bears South 34 degrees 02 minutes 13 seconds East, 12.29 feet; South 55 degrees 50 minutes 01 second West, 15.03 feet to the beginning of a curve to the left having a radius of 2,929.93 feet; along said curve with an arc length of 20.37 feet and a chord which bears South 34 degrees 40 minutes 47 seconds East, 20.37 feet; North 55 degrees 44 minutes 16 seconds East, 14.92 feet to the beginning of a non-tangent curve to the left having a radius of 2,914.93 feet; along said curve with an arc length of 62.02 feet and a chord which bears South 35 degrees 10 minutes 01 seconds East, 62.02 feet to the northernmost corner of Lot C101D of above said Chesterfield Village A Phase One Plat One; thence along the western line of said Lot C101D the following courses and distances: South 54 degrees 13 minutes 23 seconds West, 121.24 feet; South 12 degrees 26 minutes 49 seconds East, 397.78 feet to the beginning of a non-tangent curve to the right having a radius of 400.00 feet; along said curve with an arc length of 307.06 feet and a chord which bears South 64 degrees 53 minutes 28 seconds East, 299.58 feet; North 47 degrees 06 minutes 03 seconds East, 5.00 feet; South 42 degrees 53 minutes 57 seconds East, 124.85 feet to the northwest corner of Lot C107 of the Boundary Adjustment Plat of plat of Lots C108 & C107 of Chesterfield Village A Phase One Plat One, as recorded in Plat Book 225, Page 39 of above said records; thence along the west lines of said Lot C107 and C106, the following: South 12 degrees 26 minutes 49 seconds East, 5.73 feet; South 17 degrees 36 minutes 34 seconds West, 106.66 feet and North 12 degrees 26 minutes 25 seconds West, a distance of 245.62 feet to its intersection with the south line of said Lot C101C; thence along the southern and western lines of said Lot C101C the following: South 77 degrees 33 minutes 11 seconds West, 143.58 feet; North 12 degrees 26 minutes 49 seconds West, 123.89 feet and North 75 degrees 34 minutes 41 seconds West, 51.88 feet to the west line of said Lot C101C; thence along said west line, North 08 degrees 46 minutes 20 seconds East, 177.14 feet to the south line of Lot C101E of Chesterfield Village A Phase One Plat One; thence along the northern and eastern lines of said Lot C101E the following courses and distances: North 36 degrees 46 minutes 20 seconds East, 137.91 feet to the beginning of a non-tangent curve to the right having a radius of 400.00 feet; along said curve with an arc length of 284.70 feet and a chord which bears North 57 degrees 09 minutes 42 seconds East, 278.73 feet; North 77 degrees 33 minutes 11 seconds East, 134.34 feet; North 12 degrees 26 minutes 49 seconds West, 419.05 feet and North 28 degrees 18 minutes 26 seconds East, 233.25 feet to the POINT OF BEGINNING.

Containing 726,544 square feet or 16.679 acres, more or less.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ASDCP AND SITE DEVELOPMENT SECTION PLANS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31--04--12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31--04--02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.

148 Chesterfield Mall, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

148 Chesterfield Mall, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of 148 Chesterfield Mall, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

444 Chesterfield, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

444 Chesterfield, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of 444 Chesterfield, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

300 Chesterfield, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

300 Chesterfield, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of 300 Chesterfield, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

My commission expires: _____

By: _____ Justin Wyse, Director of Planning

By: _____ Vickie McGownd, City Clerk

TSG Downtown Chesterfield Redevelopment, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

TSG Downtown Chesterfield Redevelopment, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of TSG Downtown Chesterfield Redevelopment, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

Chesterfield Center 3B, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Chesterfield Center 3B, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of Chesterfield Center 3B, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

Chesterfield Center 3C, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R"-- Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Chesterfield Center 3C, LLC

by: _____ Michael Stoenberg

STATE OF MISSOURI } SS.
COUNTY OF ST. LOUIS }

On this ____ day of _____, 2026, before me personally appeared Michael Stoenberg, who being by me duly sworn, did say he is the Manager of Chesterfield Center 3C, LLC and that said instrument was signed on behalf of said limited liability company, and that said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

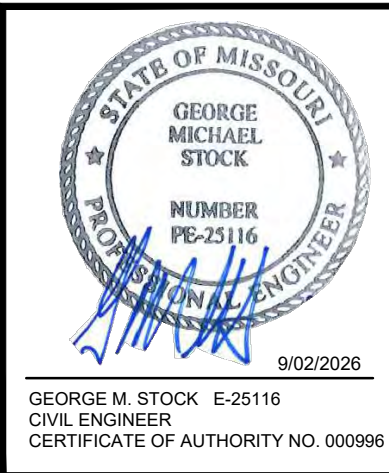
My commission expires: _____

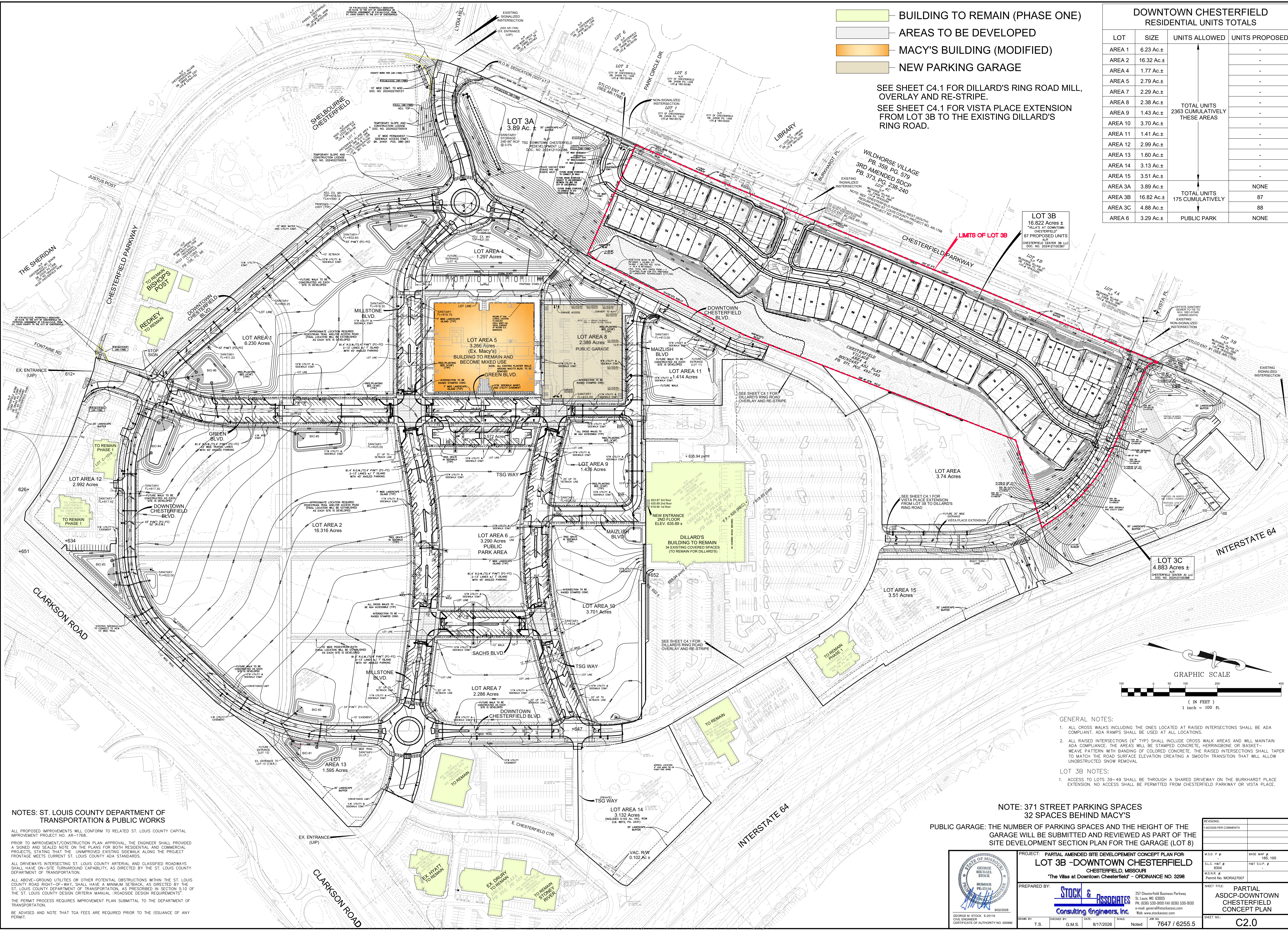
My commission expires: _____

By: _____ Justin Wyse, Director of Planning

By: _____ Vickie McGownd, City Clerk

This Amended Site Development Concept Plan was approved by the City of Chesterfield City Council and duly verified on the ____ day of _____, 2026, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

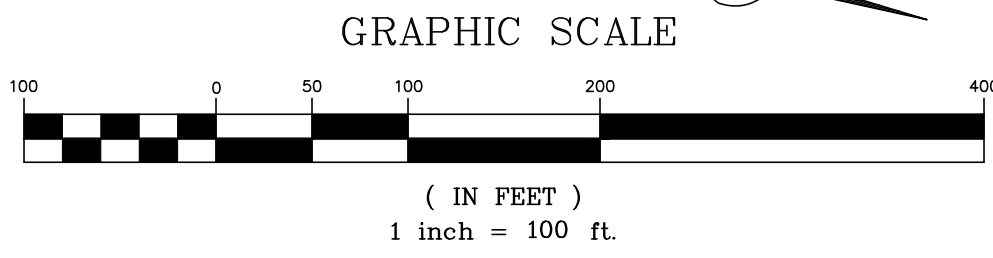
	PROJECT: PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR LOT 3B - DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI "The Villas at Downtown Chesterfield" - ORDINANCE NO. 3298	M.S.D. P.# _____ S.L.C. H&T # _____ M.S.D.N.# _____ Form No. MORA27007	BASE MAP # _____ H&T S&T # _____ _____	
	PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.	297 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 830-9100 FAX (636) 830-9130 e-mail: gwen@stockandassociates.com Web: www.stockandassociates.com	SHEET TITLE: PARTIAL ASDCP - PROPERTY AREA DESCRIPTIONS, NOTES AND SCRIPT	
	DRAWN BY: T.S.	CHECKED BY: G.M.S.	DATE: 8/17/2026	SCALE: Noted
	JOB NO. 7647 / 6255.5			SHEET NO.: C1.1



- BUILDING TO REMAIN (PHASE ONE)
- AREAS TO BE DEVELOPED
- MACY'S BUILDING (MODIFIED)
- NEW PARKING GARAGE

SEE SHEET C4.1 FOR DILLARD'S RING ROAD MILL, OVERLAY AND RE-STRIPE.
SEE SHEET C4.1 FOR VISTA PLACE EXTENSION FROM LOT 3B TO THE EXISTING DILLARD'S RING ROAD.

DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS			
LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	TOTAL UNITS 2363 CUMULATIVELY THESE AREAS	-
AREA 2	16.32 Ac.±		-
AREA 4	1.77 Ac.±		-
AREA 5	2.79 Ac.±		-
AREA 7	2.29 Ac.±		-
AREA 8	2.38 Ac.±		-
AREA 9	1.43 Ac.±		-
AREA 10	3.70 Ac.±		-
AREA 11	1.41 Ac.±		-
AREA 12	2.99 Ac.±		-
AREA 13	1.60 Ac.±	TOTAL UNITS 175 CUMULATIVELY PUBLIC PARK	-
AREA 14	3.13 Ac.±		-
AREA 15	3.51 Ac.±		-
AREA 3A	3.89 Ac.±		NONE
AREA 3B	16.82 Ac.±	TOTAL UNITS 175 CUMULATIVELY PUBLIC PARK	87
AREA 3C	4.88 Ac.±		88
AREA 6	3.29 Ac.±	PUBLIC PARK	NONE



- GENERAL NOTES:
- ALL CROSS WALKS INCLUDING THE ONES LOCATED AT RAISED INTERSECTIONS SHALL BE ADA COMPLIANT. ADA RAMPS SHALL BE USED AT ALL LOCATIONS.
 - ALL RAISED INTERSECTIONS ("TYP") SHALL INCLUDE CROSS WALK AREAS AND WILL MAINTAIN ADA COMPLIANCE. THE AREAS WILL BE STAMPED CONCRETE, HERRINGBONE OR BASKET-WEAVE PATTERN WITH BANDING OF COLORED CONCRETE. THE RAISED INTERSECTIONS SHALL TAPER TO MATCH THE ROAD SURFACE ELEVATION CREATING A SMOOTH TRANSITION THAT WILL ALLOW UNOBSTRUCTED SNOW REMOVAL.
- LOT 3B NOTES:
- ACCESS TO LOTS 39-49 SHALL BE THROUGH A SHARED DRIVEWAY ON THE BURKHARDT PLACE EXTENSION. NO ACCESS SHALL BE PERMITTED FROM CHESTERFIELD PARKWAY OR VISTA PLACE.

NOTES: ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS

ALL PROPOSED IMPROVEMENTS WILL CONFORM TO RELATED ST. LOUIS COUNTY CAPITAL IMPROVEMENT PROJECT NO. AR-1768.

PRIOR TO IMPROVEMENT/CONSTRUCTION PLAN APPROVAL, THE ENGINEER SHALL PROVIDE A SIGNED AND SEALED NOTE ON THE PLANS FOR BOTH RESIDENTIAL AND COMMERCIAL PROJECTS, STATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

ALL DRIVEWAYS INTERSECTING ST. LOUIS COUNTY ARTERIAL AND CLASSIFIED ROADWAYS SHALL HAVE ON-SITE TURNAROUND CAPABILITY, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL - "ROADSIDE DESIGN REQUIREMENTS".

THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

BE ADVISED AND NOTE THAT TGA FEES ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT.

NOTE: 371 STREET PARKING SPACES
32 SPACES BEHIND MACY'S

PUBLIC GARAGE: THE NUMBER OF PARKING SPACES AND THE HEIGHT OF THE GARAGE WILL BE SUBMITTED AND REVIEWED AS PART OF THE SITE DEVELOPMENT SECTION PLAN FOR THE GARAGE (LOT 8)

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000996

PROJECT: PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR
LOT 3B - DOWNTOWN CHESTERFIELD
CHESTERFIELD, MISSOURI
"The Villas at Downtown Chesterfield" - ORDINANCE NO. 3298

PREPARED BY: **STOCK & ASSOCIATES**
Consulting Engineers, Inc.

297 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 330-9100 FAX: (636) 330-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

DATE: 8/17/2026
SCALE: Noted
JOB NO.: 7647 / 6255.5

REVISIONS:

NO.	DATE	DESCRIPTION
1	8/17/2026	ISSUED FOR PERMITS

M.S.D. P. # 185,195
S.L.C. MAP # 8304
M.D.N. # 8304
Permit No. MOR27007

SHEET TITLE: PARTIAL ASDCP-DOWNTOWN CHESTERFIELD CONCEPT PLAN

SHEET NO.: C2.0

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: September 14th, 2026

From: Alyssa Ahner, Senior Planner

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

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

PROPOSAL SUMMARY & PROJECT HISTORY

Stock & Associates Consulting Engineers, Inc., on behalf of Tristar Real Estate Acquisitions, LLC, has submitted amended plans for a residential development that was previously approved by the City in April of 2026.

The previously approved development was a multi-family product (rentals) and consisted of a total of 105 attached units split between 22 buildings. Of the 22 buildings, there were 8 different model types ranging from roughly 23’ to 32’ tall each comprised of 4, 5, or 6 units each with their own 2 car garage. It was a two-road design and a majority of the units were rear loaded onto an alley. This meant that the front door faced either Chesterfield Parkway or Burkhardt Place extension while all garage doors faced the private alley.



Figure 1: Subject Site

During the course of the review for the initial Site Development Section Plan, the developer submitted a request for consideration of shared funding of the extension of Burkhardt Place through the site. The request, as reviewed at the May 4th City Council meeting, was ultimately not approved. Subsequently,

an Amended Site Development Section Plan was submitted to the City for review in June of 2026. The amended design featured a one-road design but still consisted of 105 attached rental villas. The overall building design was the same with minor modifications needed in order to accommodate the new street design. The following images depict the previously approved two-road design in Figure 2 and the proposed one-road design in Figure 3 in relation to the surrounding sites.



Figure 2: Previously approved two road design



Figure 3: Proposed one road design

The development returned to Architectural Review Board in July of 2026 and the Board made a motion to recommend approval as presented. The Board applauded the one-road design as it eliminated the substantial 20' tall retaining wall that had previously been required around the bend of the Burkhardt Place extension.

However, following review by Architectural Review Board, the developer resubmitted with plans for a single-family design in place of the multi-family design. This means that the development is no longer subject to Architectural Review Board. While Staff isn't aware of any major changes to the building design/materials from what the Board reviewed, the architectural elevations are no longer within the City's purview. Single-family home owners will be able to make aesthetic modifications to their homes (shingles, siding, windows, etc.) without needing City approval.

The current design seeking City approval is for 87 attached single family villas. This is a reduction from the previously proposed 105 villas which allowed



Figure 4: Proposed single-family design

each villa to increase in size/width. The 87 villas are split amongst 22 buildings consisting of 3, 4, or 5 units. This proposed design may be seen in Figure 4. The lots roughly range from 37' to 42' wide and 3,600 to 4,100 square feet in size. For comparison of a similar product (single family attached) within the vicinity, the lots at the Townes at Wildhorse Village roughly range from 20' to 33' wide and 1,400 to 2,100 square feet in size.

CIRCULATION & ACCESS

Irrelevant to the change from multi-family to single-family, the one-road design depicts all villas being served by Burkhardt Spur or the extension of Burkhardt Place. The villas are no longer rear loaded onto a private alley as previously proposed in the two-road design. The villas along Chesterfield Parkway are also served by a pedestrian path that leads to what would be considered their true front door. Staff requested the developer look into the feasibility of connecting all north/south sidewalks with additional sidewalk connections via sideyards, however, "due to surface drainage, sewers, and utilities it is not possible".

The standard single-family residential street within the City is 26' wide with a 50' right-of way. The developer is proposing Burkhardt Spur as 26' wide with a 50' right-of-way and the extension of Burkhardt Place as 37' wide with a 61' right-of-way. The increased width is preferred by the developer and has been designed to accommodate some on-street parking. The developer created an "On-Street Parking" exhibit attached to this report to help depict where vehicles may reasonably park with consideration to frequency of driveways, fire hydrants, and intersections. For comparison, Burkhardt Place west of Chesterfield Parkway is 37' wide with a 60' right-of-way and is categorized as a collector road. No parking is allowed and there is a 5' wide bike lane on both sides of the road.

TOPOGRAPHY & RETAINING WALLS

A majority of the retaining walls from the two-road design remain unchanged with slight variation in location and height. The previous design included a 20' tall wall that was necessary around the bend of the Burkhardt Place extension. This specific wall is no longer part of the plans. As a result of the modifications, the tallest retaining wall is now roughly 12.5' and is located at the rear of one of the buildings just east of the T intersection as highlighted in red in Figure 5.

LANDSCAPE DESIGN & SCREENING

A majority of the landscape plan remains unchanged with the main variation being the locations of street trees and other landscaping due to the revised design. As a result in the change from multi-family to single-family,

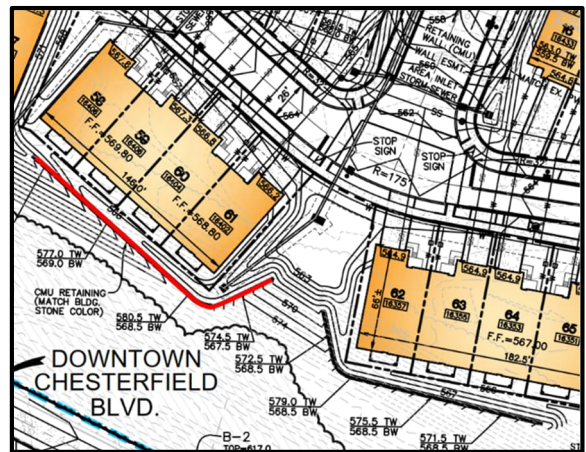


Figure 5: Location of tallest retaining wall

any typical landscaping that was previously proposed around each building has been removed as it would now technically fall on the individual lots which is not within the City's purview. The landscaping that is under review are the plantings that fall within the required 30' wide landscape buffer along Chesterfield Parkway and any street trees. The developer is seeking a variance from Section 405.04.020(K)(4)(b)(Table 4), which states "street trees shall be located within a street right-of-way

unless so approved by variance". Per Loomis Associates, Inc., "due to the location of driveways, street lights, stormwater structures, fire hydrants, other utilities and vehicular sight lines, we are unable to place several of the required street trees within the street ROW". The applicant is requesting that several street trees be located on individual lots in lieu of being located within right-of-way. There are about three (3) trees throughout the internal site and all of the trees along Chesterfield Parkway requiring this variance. The request from Loomis Associates, Inc. has been attached to this report.

LIGHTING

A majority of the previously approved lighting plan remains unchanged with minor modifications necessary in the location of proposed lights due to the change in street design.

DEPARTMENT INPUT

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

MOTION

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

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

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

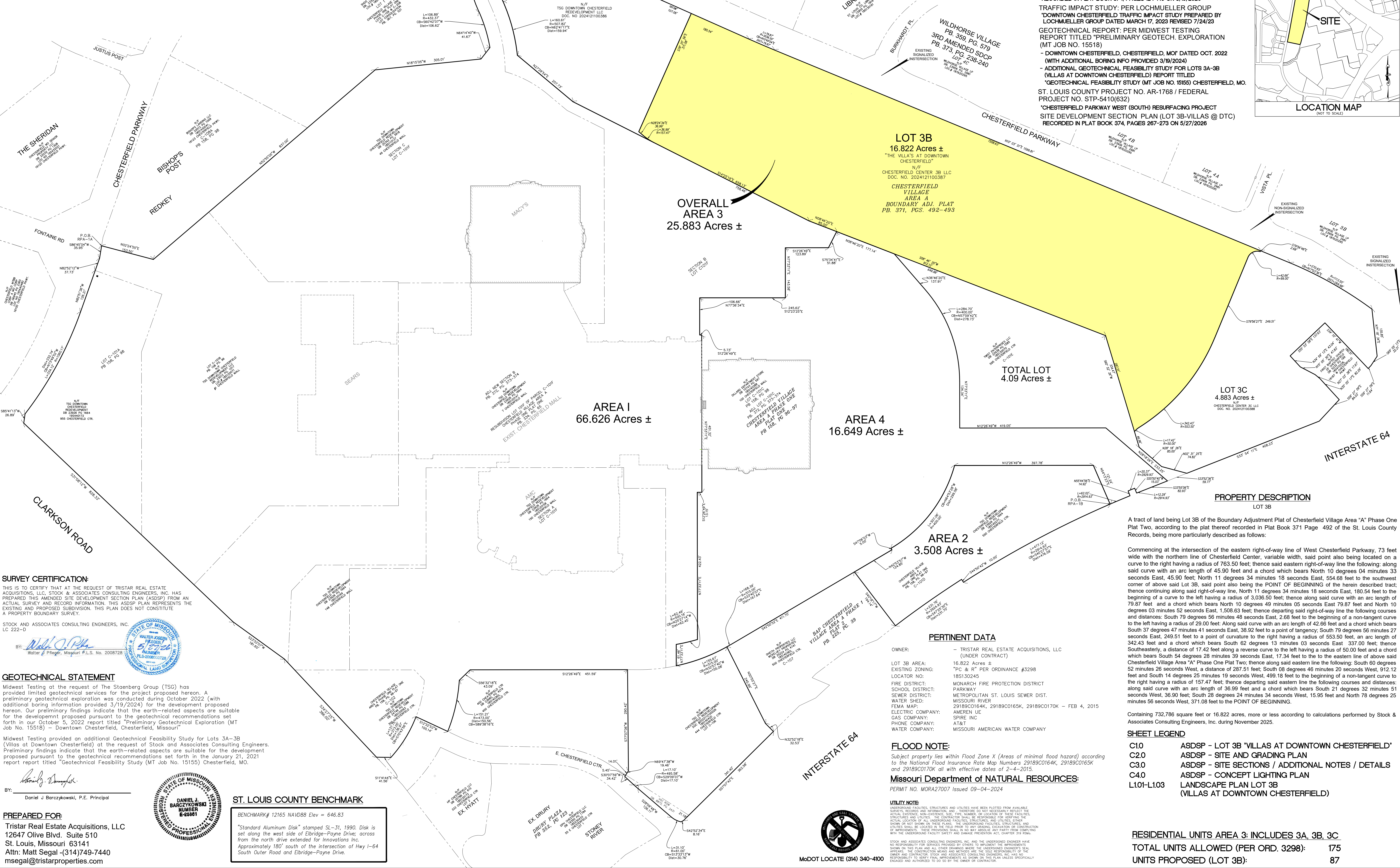
Attachments:

1. Applicant's submittal
2. On-Street Parking Exhibit
3. Request for street tree variance

AMENDED SITE DEVELOPMENT SECTION PLAN FOR:
VILLAS AT DOWNTOWN CHESTERFIELD
LOT 3B - CHESTERFIELD VILLAGE AREA A

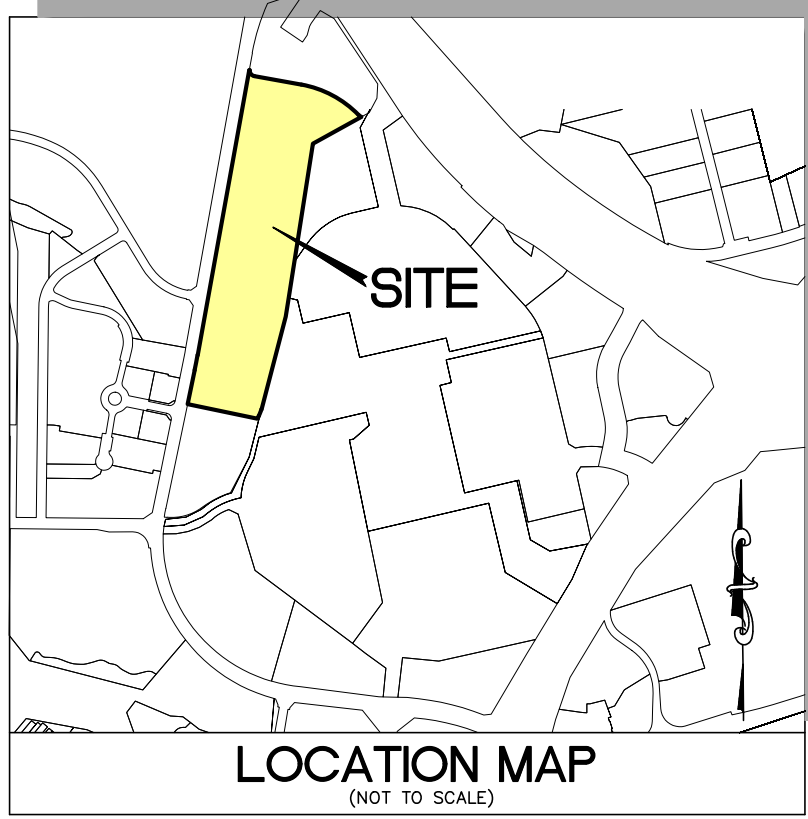
TRACTS OF LAND BEING LOCATED IN U.S. SURVEYS 415, AND 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
BOUNDARY ADJUSTMENT PLAT "CHESTERFIELD VILLAGE AREA A" PB 371, PGS. 492-493
BOUNDARY ADJUSTMENT PLAT "ADJUSTED LOT C101-C AND THE RESUBDIVISION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

ZONED: "PC & R" PER ORDINANCE #3298



REVISIONS:	3-9-2026 PER CHESTERFIELD COMMENTS	
1-4-2024 PER CITY COMMENTS	4-9-9-2026 PER CHESTERFIELD COMMENTS	
2-4-17-2026 PER CLIENT COMMENTS		
PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B: VILLAS AT DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI ORDINANCE NO. 3298 (SDCP RECORDED BK 372 PGS 654-676)	PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc. 251 Chesterfield Business Parkway St. Louis, MO 63008 PH: (314) 538-9100 FAX: (314) 538-9100 E-mail: general@stockandassociates.com Web: www.stockandassociates.com	M.S.D. P.# S.L.C. H&T # M.G.N.R. # Permit No.
GEORGE M. STOCK E-25118 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NO. 000096	DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 5/29/2026 SCALE: NOTED	JOB NO. 7647
		SHEET TITLE: ASDSP - LOT 3B VILLAS AT DOWNTOWN CHESTERFIELD
		SHEET NO.: C1.0

DOWNTOWN CHESTERFIELD
SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK 372, PAGES 654-676 ON 12/24/2024
AMENDED SITE DEVELOPMENT CONCEPT PLAN
RECORDED IN PLAT BOOK 374, PAGES 124-140 ON 3/19/2026
TRAFFIC IMPACT STUDY: PER LOCHMUELLER GROUP
"DOWNTOWN CHESTERFIELD TRAFFIC IMPACT STUDY PREPARED BY
LOCHMUELLER GROUP DATED MARCH 17, 2023 REVISED 7/24/23
GEOTECHNICAL REPORT: PER MIDWEST TESTING
REPORT TITLED "PRELIMINARY GEOTECH. EXPLORATION
(MT JOB NO. 15518)
- DOWNTOWN CHESTERFIELD, CHESTERFIELD, MO DATED OCT. 2022
(WITH ADDITIONAL BORING INFO PROVIDED 3/19/2024)
- ADDITIONAL GEOTECHNICAL FEASIBILITY STUDY FOR LOTS 3A-3B
(VILLAS AT DOWNTOWN CHESTERFIELD) REPORT TITLED
"GEOTECHNICAL FEASIBILITY STUDY (MT JOB NO. 15155) CHESTERFIELD, MO.
ST. LOUIS COUNTY PROJECT NO. AR-1768 / FEDERAL
PROJECT NO. STP-5410(632)
"CHESTERFIELD PARKWAY WEST (SOUTH) RESURFACING PROJECT
SITE DEVELOPMENT SECTION PLAN (LOT 3B-VILLAS @ DTC)
RECORDED IN PLAT BOOK 374, PAGES 267-273 ON 5/27/2026



SURVEY CERTIFICATION:
THIS IS TO CERTIFY THAT AT THE REQUEST OF TRISTAR REAL ESTATE
ACQUISITIONS, LLC, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS
PREPARED THIS AMENDED SITE DEVELOPMENT SECTION PLAN (ASDSP) FROM AN
ACTUAL SURVEY AND RECORD INFORMATION. THIS ASDSP PLAN REPRESENTS THE
EXISTING AND PROPOSED SUBDIVISION. THIS PLAN DOES NOT CONSTITUTE
A PROPERTY BOUNDARY SURVEY.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D
BY: *[Signature]*
Walter J. Pfeiffer, Missouri P.L.S. No. 2008728

GEOTECHNICAL STATEMENT
Midwest Testing at the request of The Staenberg Group (TSG) has
provided limited geotechnical services for the project proposed hereon. A
preliminary geotechnical exploration was conducted during October 2022 (with
additional boring information provided 3/19/2024) for the development proposed
hereon. Our preliminary findings indicate that the earth-related aspects are suitable
for the development proposed pursuant to the geotechnical recommendations set
forth in our October 5, 2022 report titled "Preliminary Geotechnical Exploration (MT
Job No. 15516) - Downtown Chesterfield, Chesterfield, Missouri".
Midwest Testing provided an additional Geotechnical Feasibility Study for Lots 3A-3B
(Villas at Downtown Chesterfield) at the request of Stock and Associates Consulting Engineers.
Preliminary findings indicate that the earth-related aspects are suitable for the development
proposed pursuant to the geotechnical recommendations set forth in the January 21, 2021
report titled "Geotechnical Feasibility Study (MT Job No. 15155) Chesterfield, MO.

BY: *[Signature]*
Daniel J. Barczyk, P.E. Principal

PREPARED FOR:
Tristar Real Estate Acquisitions, LLC
12647 Olive Blvd., Suite 510
St. Louis, Missouri 63141
Attn: Matt Segal - (314)749-7440
msegal@tristarproperties.com

ST. LOUIS COUNTY BENCHMARK
BENCHMARK# 12165 NAVD88 Elev = 646.83
"Standard Aluminum Disk" stamped SL-31, 1990, Disk is
set along the west side of Elbridge-Payne Drive, across
from the north drive extended for Innovations Inc.
Approximately 180' south of the intersection of Hwy I-64
South Outer Road and Elbridge-Payne Drive.

PERTINENT DATA
OWNER: - TRISTAR REAL ESTATE ACQUISITIONS, LLC
(UNDER CONTRACT)
LOT 3B AREA: 16.822 Acres ±
EXISTING ZONING: "PC & R" PER ORDINANCE #3298
LOCATOR NO: 185130245
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0164K, 29189C0165K, 29189C0170K - FEB 4, 2015
ELECTRIC COMPANY: SPIRE INC.
GAS COMPANY: AT&T
PHONE COMPANY: MISSOURI AMERICAN WATER COMPANY

FLOOD NOTE:
Subject property lies within Flood Zone X (Areas of minimal flood hazard) according
to the National Flood Insurance Rate Map Numbers 29189C0164K, 29189C0165K
and 29189C0170K all with effective dates of 2-4-2015.
Missouri Department of NATURAL RESOURCES:
PERMIT NO. MORA27007 Issued 09-04-2024

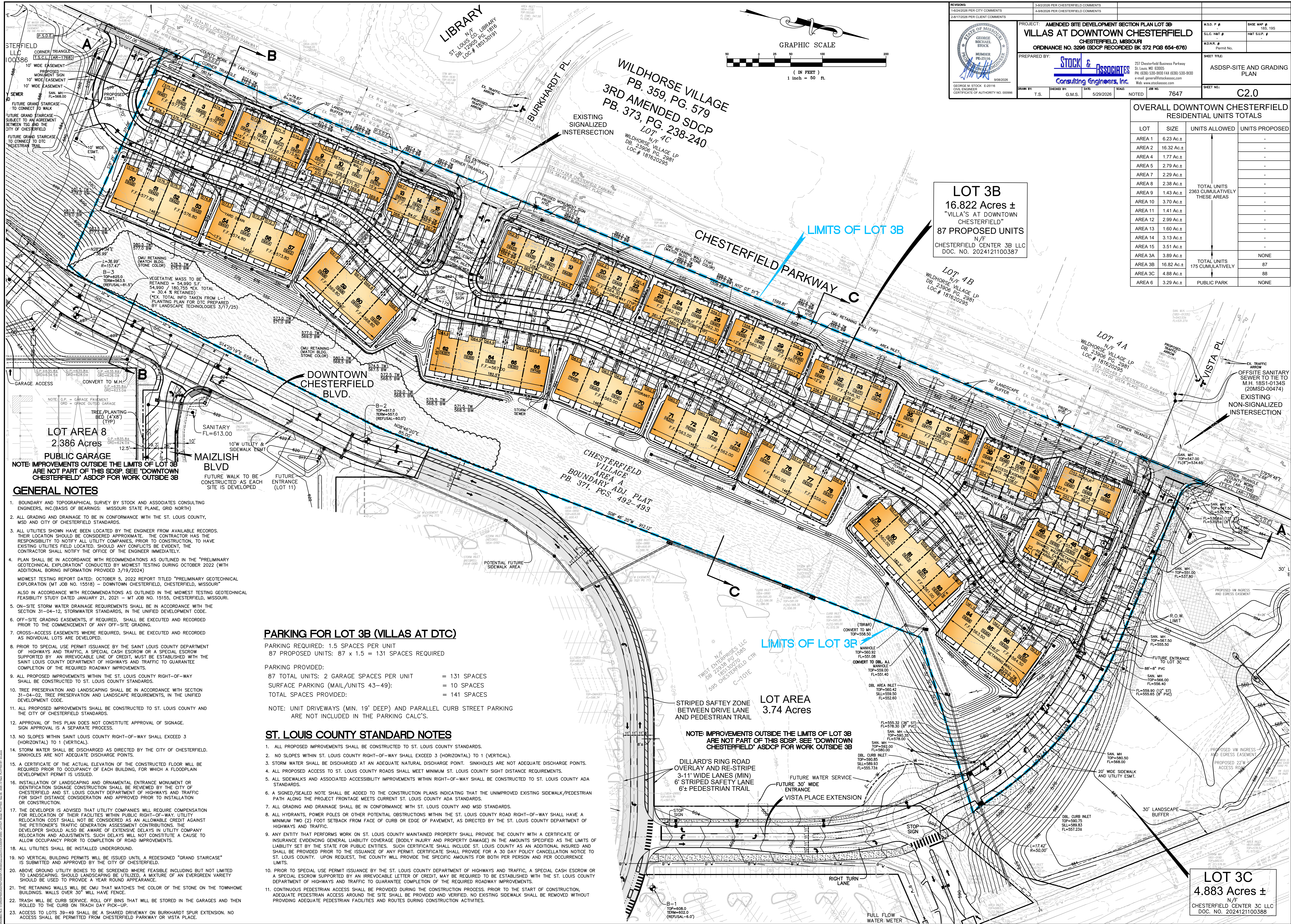
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE
SURVEYS, RECORDS AND INFORMATION AND THEREFORE DO NOT NECESSARILY REFLECT THE
ACTUAL LOCATION, DEPTH, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES,
STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE
ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES EITHER
BEFORE OR AFTER CONSTRUCTION. THE UNDERSIGNED ENGINEER'S SEAL
SHALL NOT BE SHOWN ON THESE PLANS. THE UNDERSIGNED ENGINEER'S SEAL
UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION
OF IMPROVEMENTS. THESE PROVISIONS SHALL BE NO PART OF ANY PARTY FROM CARRYING
WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

A tract of land being Lot 3B of the Boundary Adjustment Plat of Chesterfield Village Area "A" Phase One
Plat Two, according to the plat thereof recorded in Plat Book 371 Page 492 of the St. Louis County
Records, being more particularly described as follows:
Commencing at the intersection of the eastern right-of-way line of West Chesterfield Parkway, 73 feet
wide with the northern line of Chesterfield Center, variable width, said point also being located on a
curve to the right having a radius of 763.50 feet; thence said eastern right-of-way line the following:
along said curve with an arc length of 45.90 feet and a chord which bears North 10 degrees 04 minutes 33
seconds East, 45.90 feet; North 11 degrees 34 minutes 18 seconds East, 554.68 feet to the southwest
corner of above said Lot 3B, said point also being the POINT OF BEGINNING of the herein described tract;
thence continuing along said right-of-way line, North 11 degrees 34 minutes 18 seconds East, 180.54 feet to the
beginning of a curve to the left having a radius of 3,036.50 feet; thence along said curve with an arc length of
79.87 feet and a chord which bears North 10 degrees 49 minutes 05 seconds East 79.87 feet and North 10
degrees 03 minutes 52 seconds East, 1,508.63 feet; thence departing said right-of-way line the following
courses and distances: South 79 degrees 56 minutes 48 seconds East, 2.68 feet to the beginning of a non-tangent
curve to the left having a radius of 29.00 feet; along said curve with an arc length of 42.66 feet and a chord which bears
South 37 degrees 47 minutes 41 seconds East, 38.92 feet to a point of tangency; South 79 degrees 56 minutes 27
seconds East, 249.51 feet to a point of curvature to the right having a radius of 553.50 feet, an arc length of
342.43 feet and a chord which bears South 62 degrees 13 minutes 03 seconds East, 337.00 feet; thence
Southeasterly, a distance of 17.42 feet along a reverse curve to the left having a radius of 50.00 feet and a chord
which bears South 54 degrees 28 minutes 39 seconds East, 17.34 feet to the to the eastern line of above said
Chesterfield Village Area "A" Phase One Plat Two; thence along said eastern line the following: South 60 degrees
52 minutes 26 seconds West, a distance of 287.51 feet; South 08 degrees 46 minutes 20 seconds West, 912.12
feet and South 14 degrees 25 minutes 19 seconds West, 499.18 feet to the beginning of a non-tangent curve to
the right having a radius of 157.47 feet; thence departing said eastern line the following courses and distances:
along said curve with an arc length of 36.99 feet and a chord which bears South 21 degrees 32 minutes 51
seconds West, 36.90 feet; South 28 degrees 24 minutes 34 seconds West, 15.95 feet and North 78 degrees 25
minutes 56 seconds West, 371.08 feet to the POINT OF BEGINNING.

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

SHEET LEGEND
C1.0 ASDSP - LOT 3B "VILLAS AT DOWNTOWN CHESTERFIELD"
C2.0 ASDSP - SITE AND GRADING PLAN
C3.0 ASDSP - SITE SECTIONS / ADDITIONAL NOTES / DETAILS
C4.0 ASDSP - CONCEPT LIGHTING PLAN
L1.01-L1.03 LANDSCAPE PLAN LOT 3B
(VILLAS AT DOWNTOWN CHESTERFIELD)

RESIDENTIAL UNITS AREA 3: INCLUDES 3A, 3B, 3C
TOTAL UNITS ALLOWED (PER ORD. 3298): 175
UNITS PROPOSED (LOT 3B): 87



REVISIONS:
1-14/2026 PER CITY COMMENTS
2-01/2026 PER CLIENT COMMENTS

3-02/2026 PER CHESTERFIELD COMMENTS
4-08/2026 PER CHESTERFIELD COMMENTS



GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000096

PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B
VILLAS AT DOWNTOWN CHESTERFIELD
CHESTERFIELD, MISSOURI
ORDINANCE NO. 3206 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY: STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
251 Chesterfield Business Parkway
St. Louis, MO 63008
PH: (636) 530-9100 FAX: (636) 530-9100
E: mail@stockandassociates.com
Web: www.stockandassociates.com

DATE: 5/29/2026
JOB NO: 7647
SHEET NO: C2.0

M.S.D. P.#
S.L.C. HMT #
M.D.N.R. #
Permit No.

BASE MAP #
HMT SUP. #

ASDSP-SITE AND GRADING PLAN

OVERALL DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS			
LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	-	-
AREA 2	16.32 Ac.±	-	-
AREA 4	1.77 Ac.±	-	-
AREA 5	2.79 Ac.±	-	-
AREA 7	2.29 Ac.±	-	-
AREA 8	2.38 Ac.±	-	-
AREA 9	1.43 Ac.±	-	-
AREA 10	3.70 Ac.±	-	-
AREA 11	1.41 Ac.±	-	-
AREA 12	2.99 Ac.±	-	-
AREA 13	1.60 Ac.±	-	-
AREA 14	3.13 Ac.±	-	-
AREA 15	3.51 Ac.±	-	-
AREA 3A	3.89 Ac.±	NONE	NONE
AREA 3B	16.82 Ac.±	87	87
AREA 3C	4.88 Ac.±	88	88
AREA 6	3.29 Ac.±	NONE	NONE

- GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)

2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.

3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.

4. PLAN SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "PRELIMINARY GEOTECHNICAL EXPLORATION" CONDUCTED BY MIDWEST TESTING DURING OCTOBER 2022 (WITH ADDITIONAL BORING INFORMATION PROVIDED 3/19/2024)

MIDWEST TESTING REPORT DATED: OCTOBER 5, 2022 REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION (MT JOB NO. 15518) - DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI"

ALSO IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE MIDWEST TESTING GEOTECHNICAL FEASIBILITY STUDY DATED JANUARY 21, 2021 - MT JOB NO. 15155, CHESTERFIELD, MISSOURI.

5. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.

6. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.

7. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.

8. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

9. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

10. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.

11. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.

12. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.

13. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).

14. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

15. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS USUALLY.

16. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

17. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.

18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

19. NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.

20. ABOVE GROUND UTILITY BOXES TO BE SCREENED WHERE FEASIBLE INCLUDING BUT NOT LIMITED TO LANDSCAPING SHOULD LANDSCAPING BE UTILIZED A MATURE OF AN EVERGREEN VARIETY SHOULD BE USED TO PROVIDE A YEAR ROUND APPEARANCE.

21. THE RETAINING WALLS WILL BE CMU THAT MATCHES THE COLOR OF THE STONE ON THE TOWNHOME BUILDINGS. WALLS OVER 30" WILL HAVE FENCE.

22. TRASH WILL BE CURB SERVICE. ROLL OFF BINS THAT WILL BE STORED IN THE GARAGES AND THEN ROLLED TO THE CURB ON TRACH DAY PICK-UP.

23. ACCESS TO LOTS 3B-49 SHALL BE A SHARED DRIVEWAY ON BURKHARDT SPUR EXTENSION. NO ACCESS SHALL BE PERMITTED FROM CHESTERFIELD PARKWAY OR VISTA PLACE.

PARKING FOR LOT 3B (VILLAS AT DTC)

PARKING REQUIRED: 1.5 SPACES PER UNIT
87 PROPOSED UNITS: 87 x 1.5 = 131 SPACES REQUIRED

PARKING PROVIDED:
87 TOTAL UNITS: 2 GARAGE SPACES PER UNIT = 131 SPACES
SURFACE PARKING (MAIL/UNITS 43-49): = 10 SPACES
TOTAL SPACES PROVIDED: = 141 SPACES

NOTE: UNIT DRIVEWAYS (MIN. 19' DEEP) AND PARALLEL CURB STREET PARKING ARE NOT INCLUDED IN THE PARKING CALC'S.

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.

2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).

3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.

5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.

7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

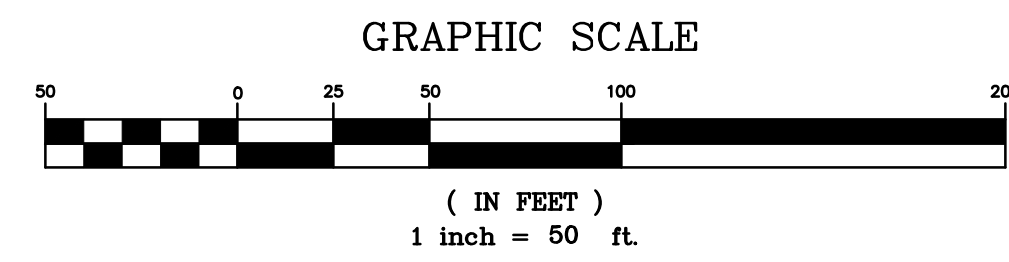
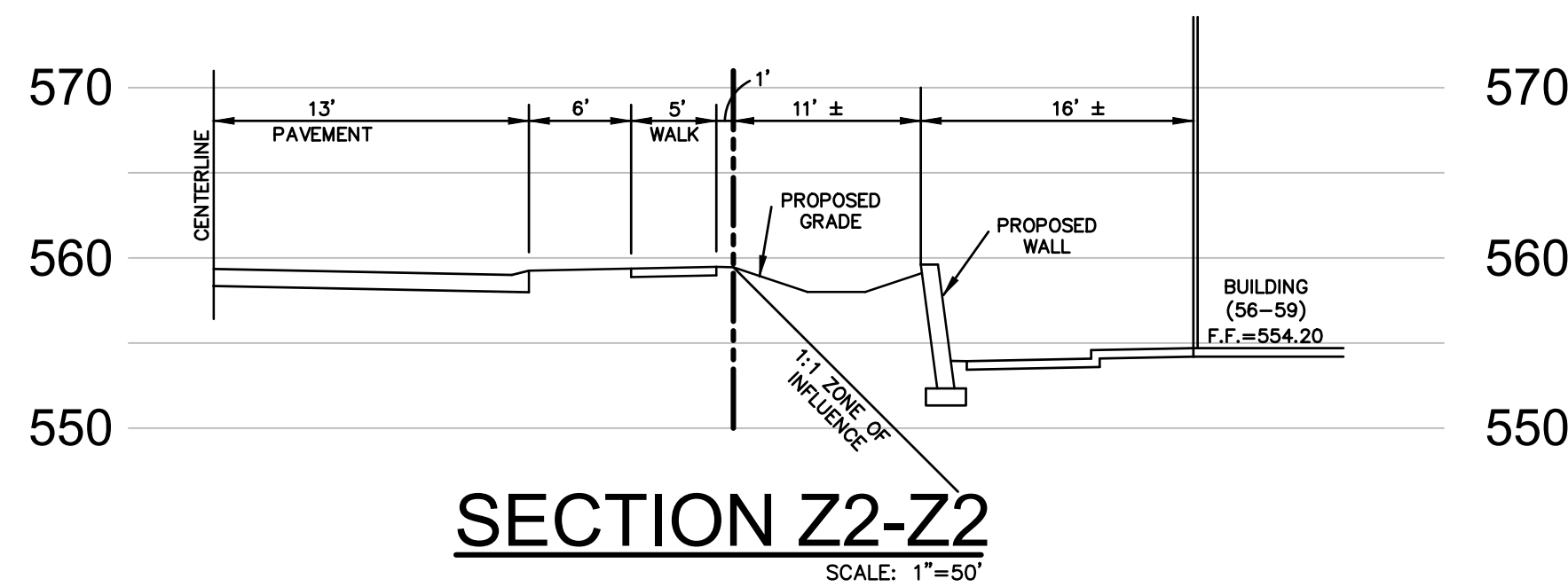
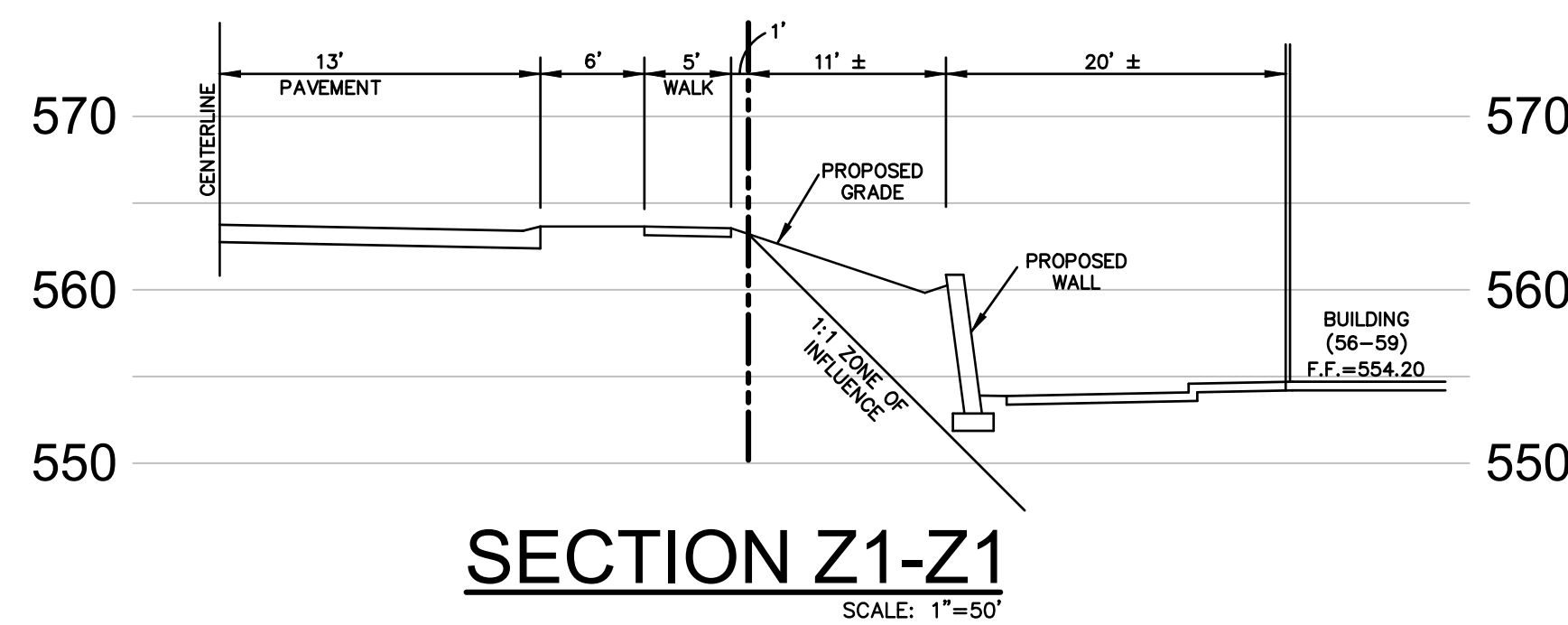
8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

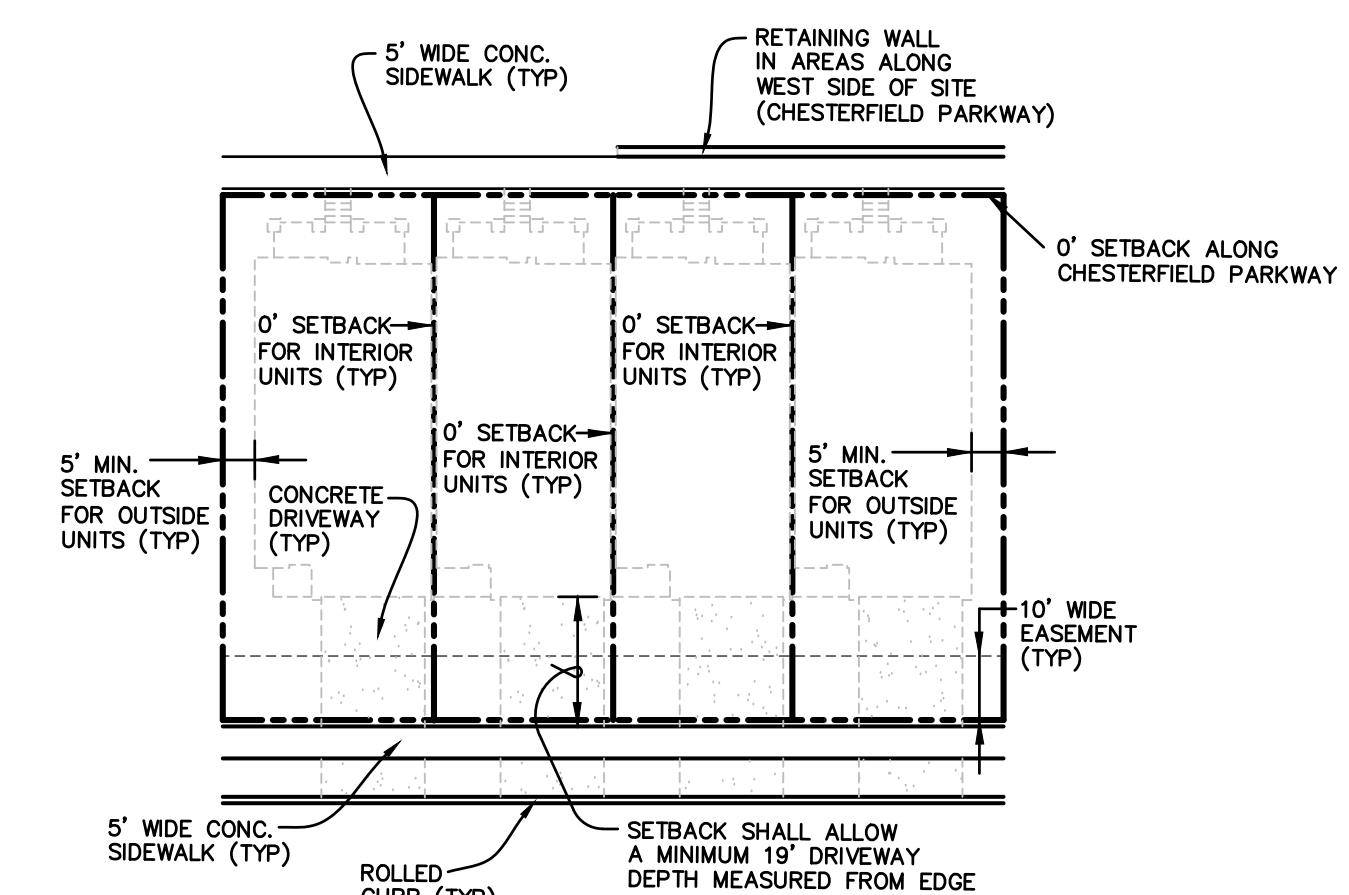
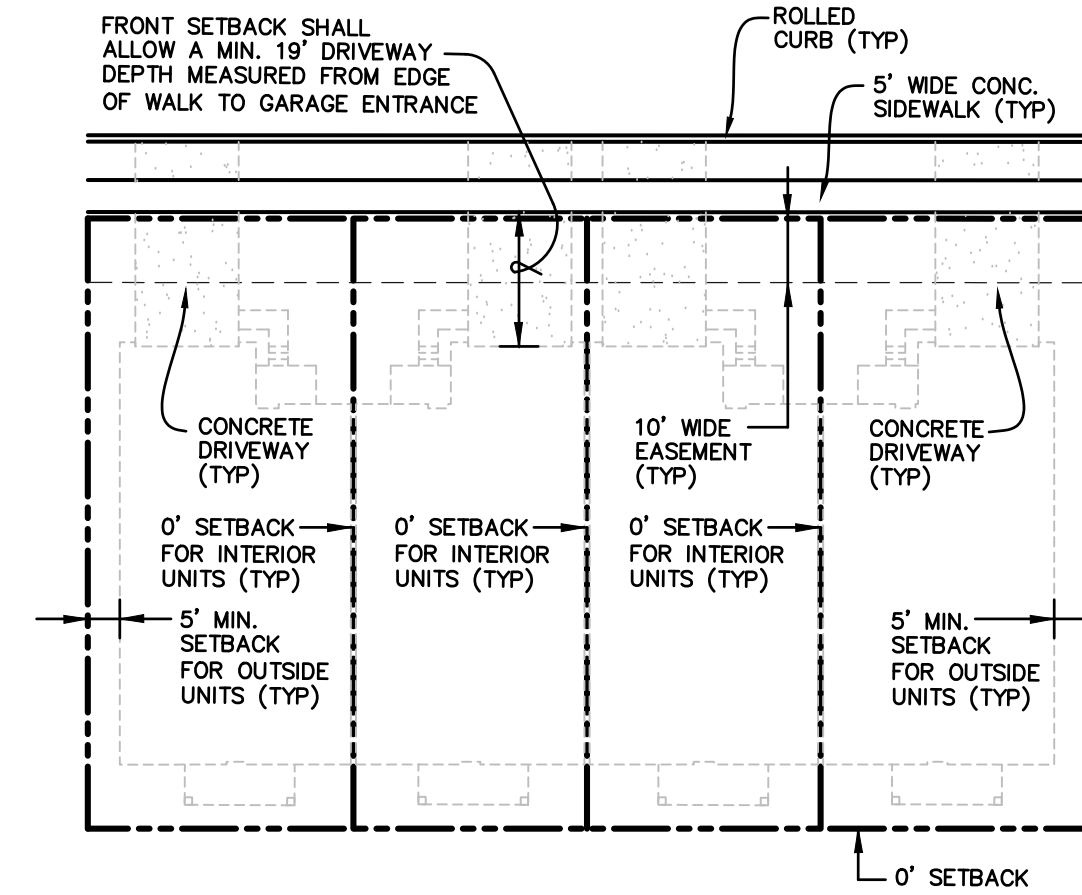
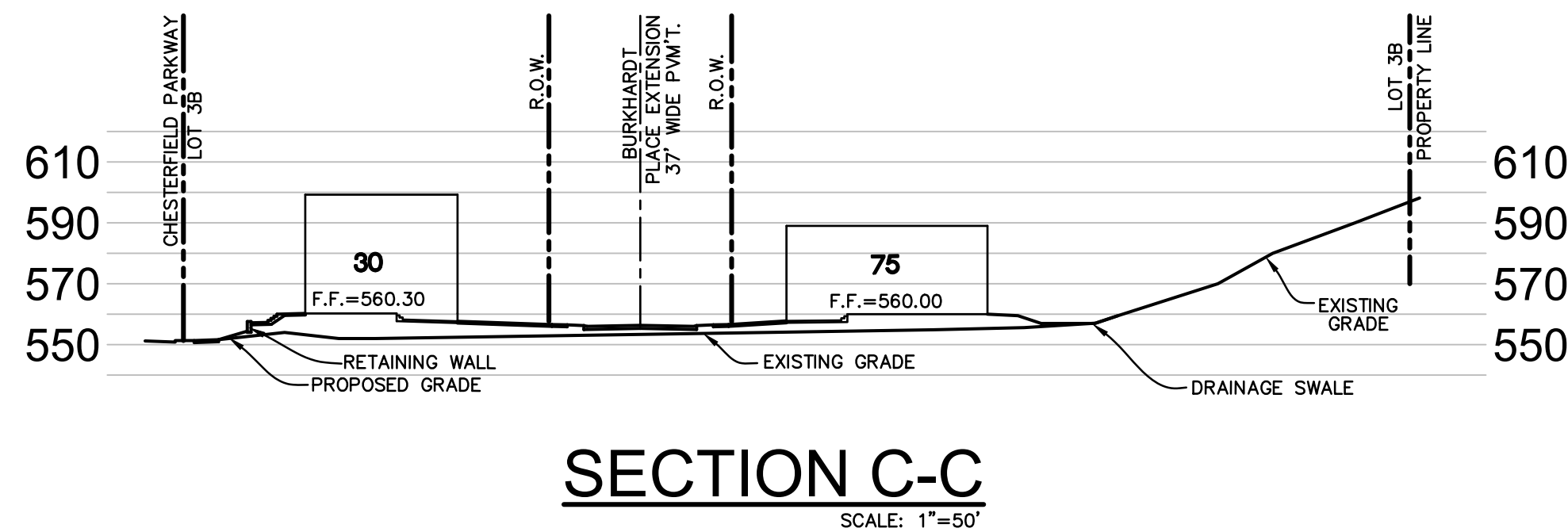
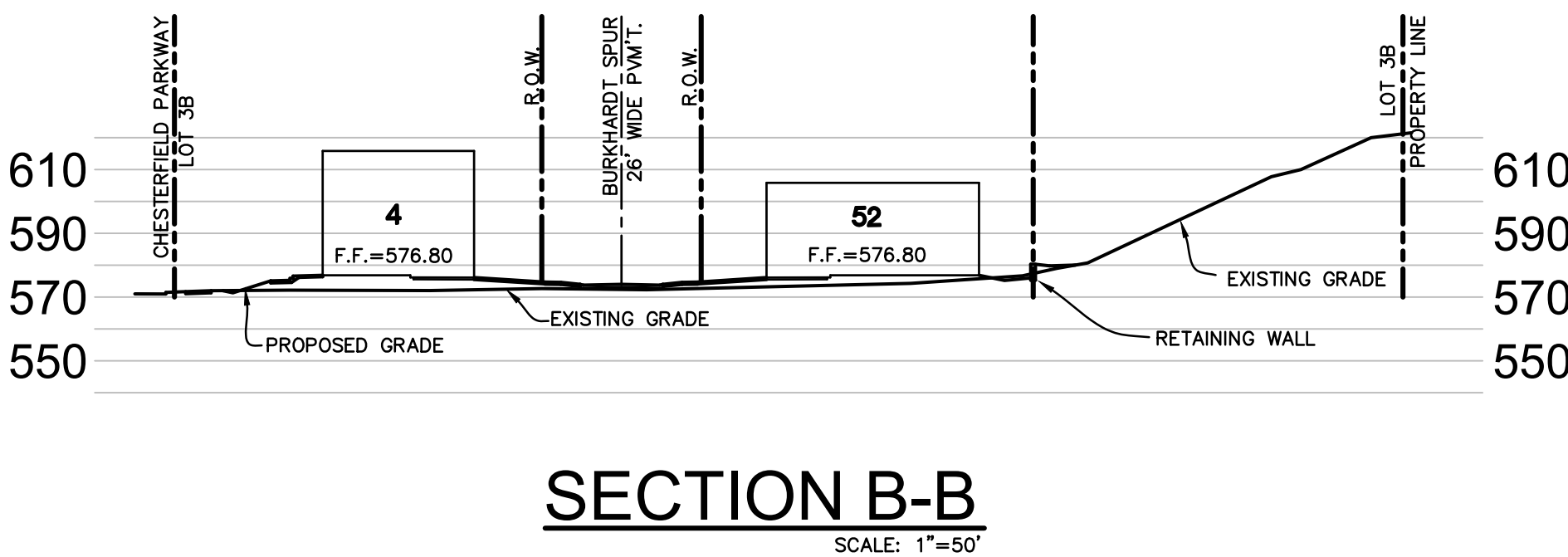
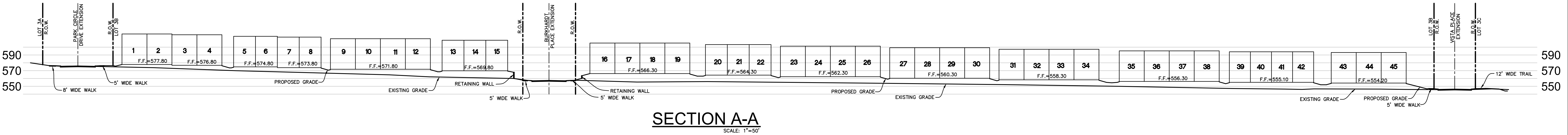
10. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

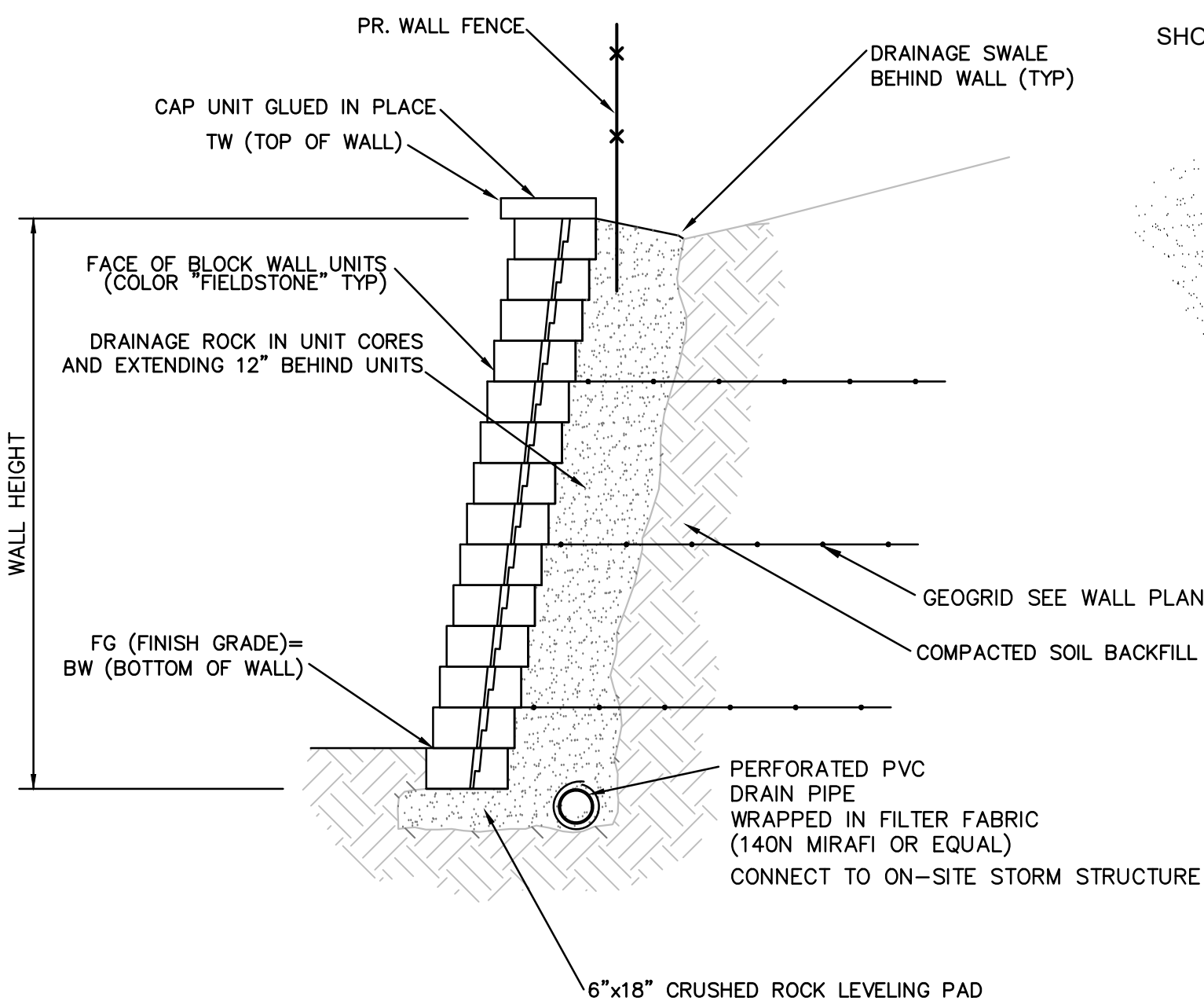
LOT 3C
4.883 Acres ±
N/E
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388



REVISIONS:	3-9-2026 PER CHESTERFIELD COMMENTS		
1-24-2026 PER CITY COMMENTS	4-9-2026 PER CHESTERFIELD COMMENTS		
2-9-2026 PER CLIENT COMMENTS			
PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B: VILLAS AT DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI ORDINANCE NO. 3296 (SDOP RECORDED BK 372 PGS 654-676)		M.S.D. P.#	BASE MAP # 185-195
PREPARED BY: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. 257 Chesterfield Business Parkway St. Louis, MO 63085 PH: (636) 530-9100 FAX: (636) 530-9100 E-mail: general@stockandassociates.com Web: www.stockandassociates.com		S.L.C. HMT #	HMT S.U.P. #
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 5/29/2026 SCALE: NOTED JOB NO: 7647		M.D.N.R. #	Permit No.
SHEET TITLE: ASDSP - SITE SECTIONS / ADDITIONAL NOTES / DETAILS		SHEET NO.:	C3.0



NOTE: WALL STONE COLOR "FIELDSTONE"



ISOMETRIC VIEW

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

NOTES:

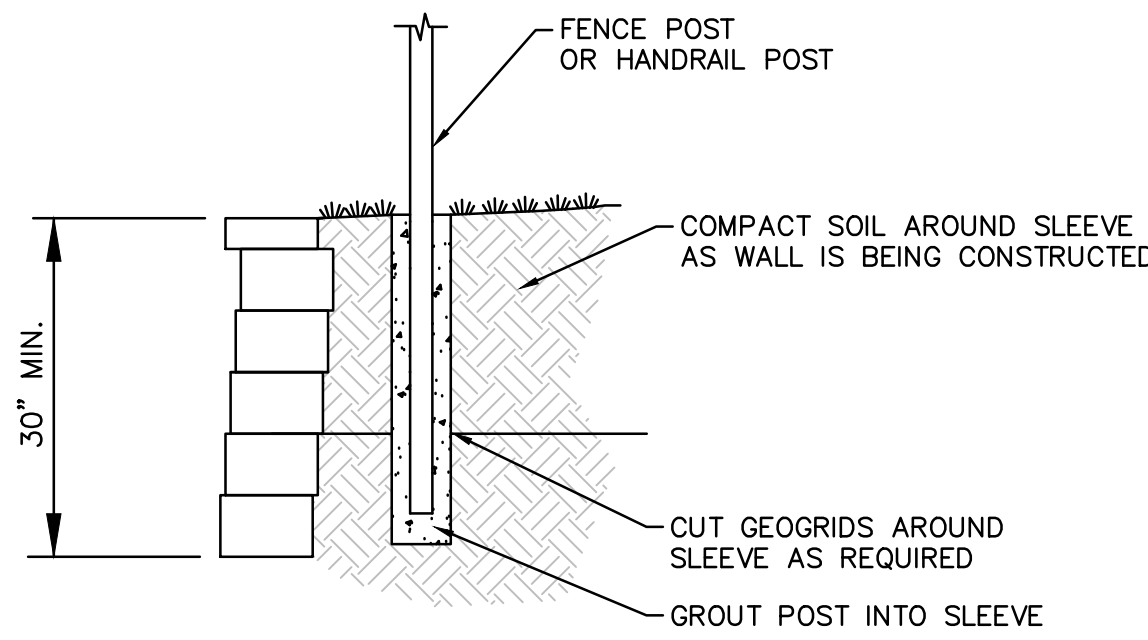
CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF A COMPLETE MODULAR BLOCK WALL SYSTEM WITH STRUCTURAL CALCULATIONS, GLOBAL STABILITY ANALYSIS AND SHOP DRAWINGS PREPARED BY A REGISTERED MISSOURI PROFESSIONAL ENGINEER.

RETAINING WALL NOTES:

- ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION. GLOBAL & FOUNDATION STABILITY SHALL BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER & SUBMITTED TO STOCK & ASSOCIATES PRIOR TO INSTALLATION. FOOTING & COMPACTION TESTING SHALL BE PERFORMED BY PROJECT GEOTECHNICAL ENGINEER.
- THE WALL PROFILE INFORMATION IS FOR CONCEPT ONLY. DETAILED SHOP DRAWINGS FOR THE PROPOSED RETAINING WALL SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI SPECIALIZING IN RETAINING WALL DESIGN. DRAWINGS SHALL BE SUBMITTED TO STOCK & ASSOCIATES FOR GENERAL COMPLIANCE WITH GRADING PLAN PRIOR TO WALL CONSTRUCTION.
- VERIFY ALTERNATE WALL SYSTEMS WITH OWNER.
- SHOP DRAWINGS & STABILITY ANALYSES SHALL BE SUBMITTED BY WALL DESIGNER TO ST. LOUIS COUNTY FOR PERMITTING.
- GEOTECHNICAL ENGINEER SHALL DESIGN RETAINING WALL IN RELATION TO LOADS AND FOOTINGS OF BUILDINGS. DEPTH OF RETAINING WALL FOOTINGS SHALL BE DESIGNED TO PREVENT NO STEEPER THAN 1:1 ZONE OF INFLUENCE TO BOTTOM OF ADJACENT SEWERS AND WATERLINES (UTILITIES).

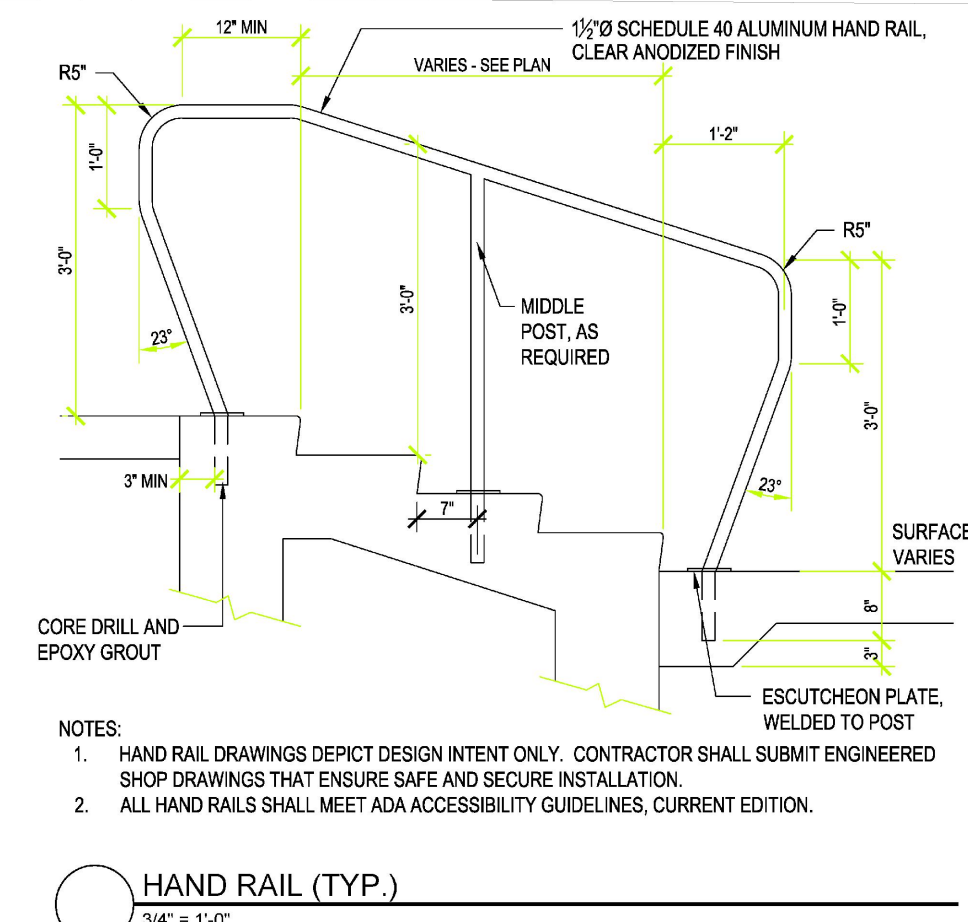
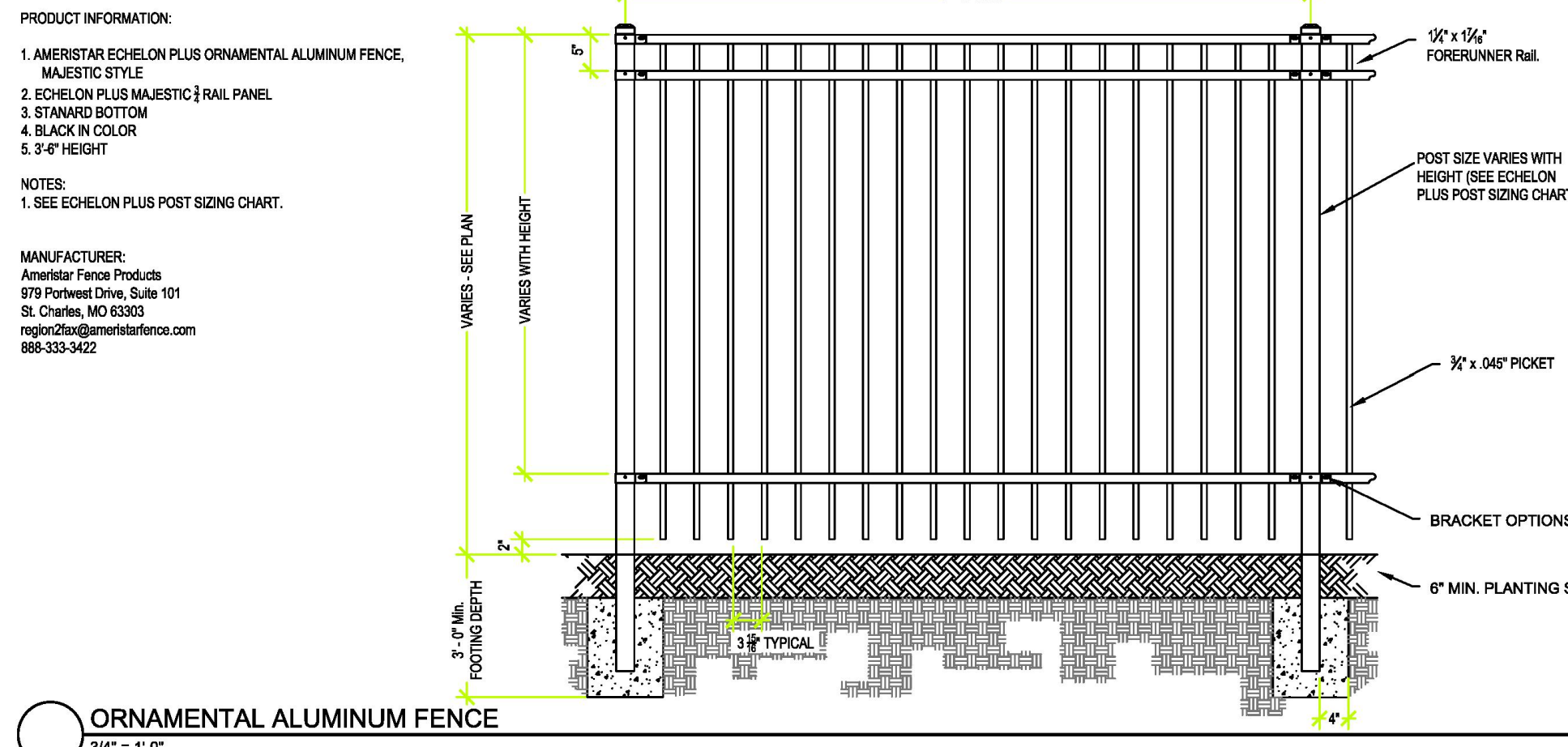
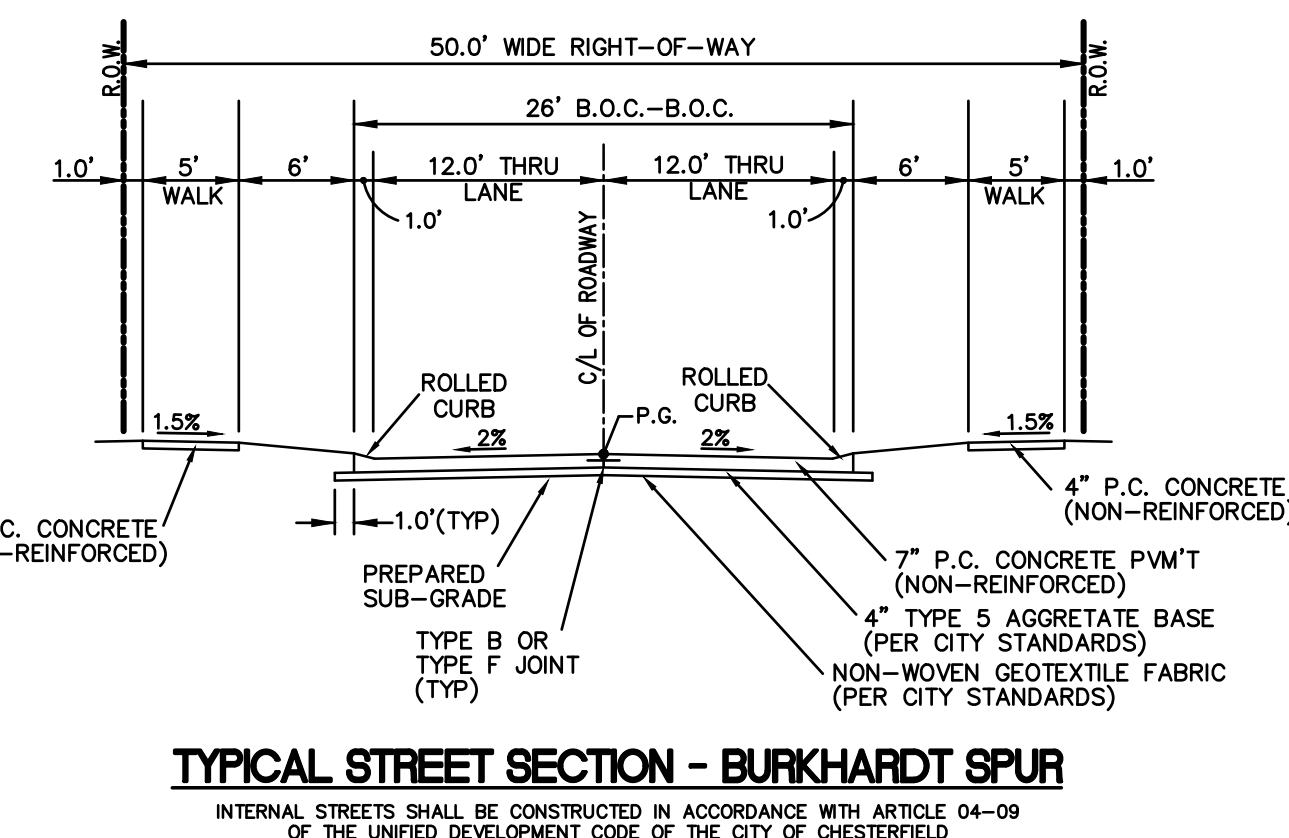
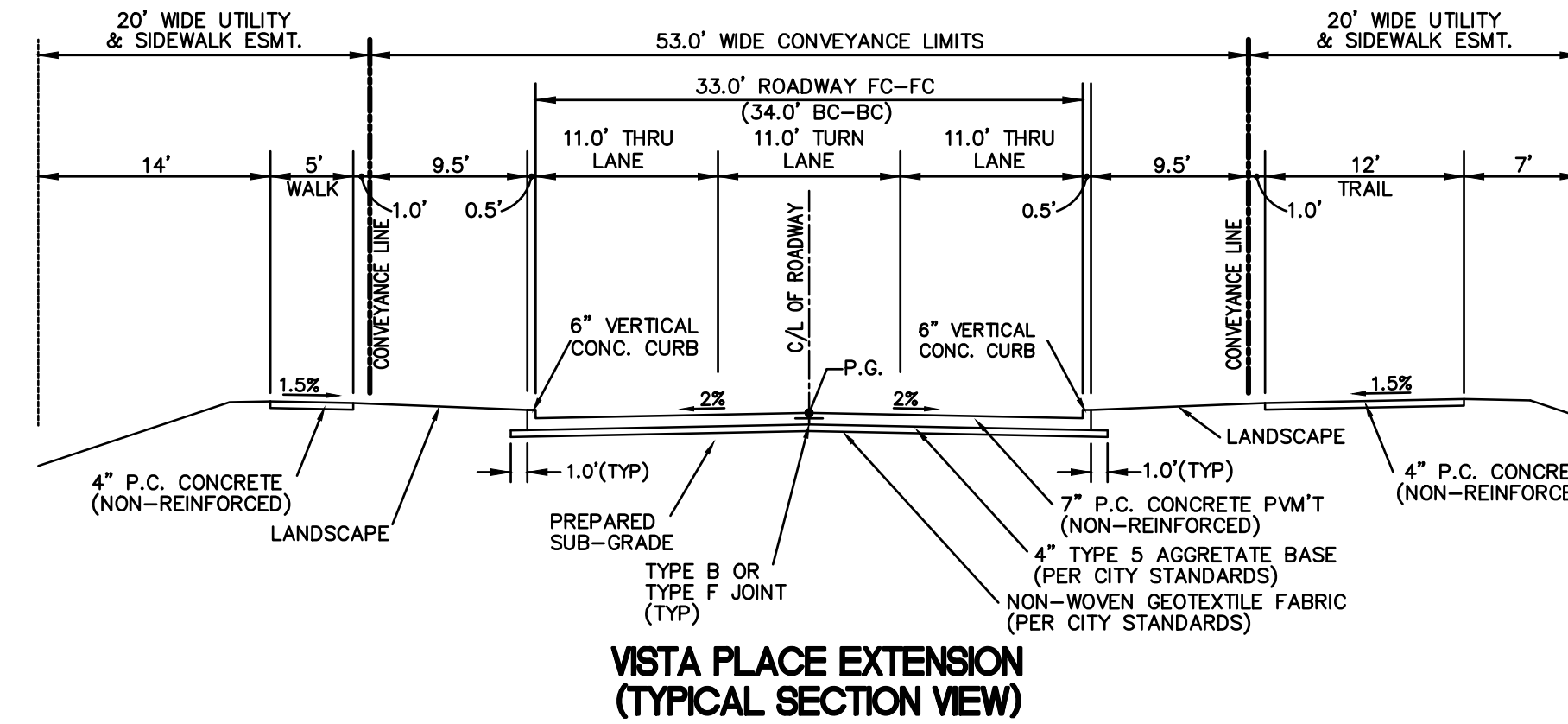
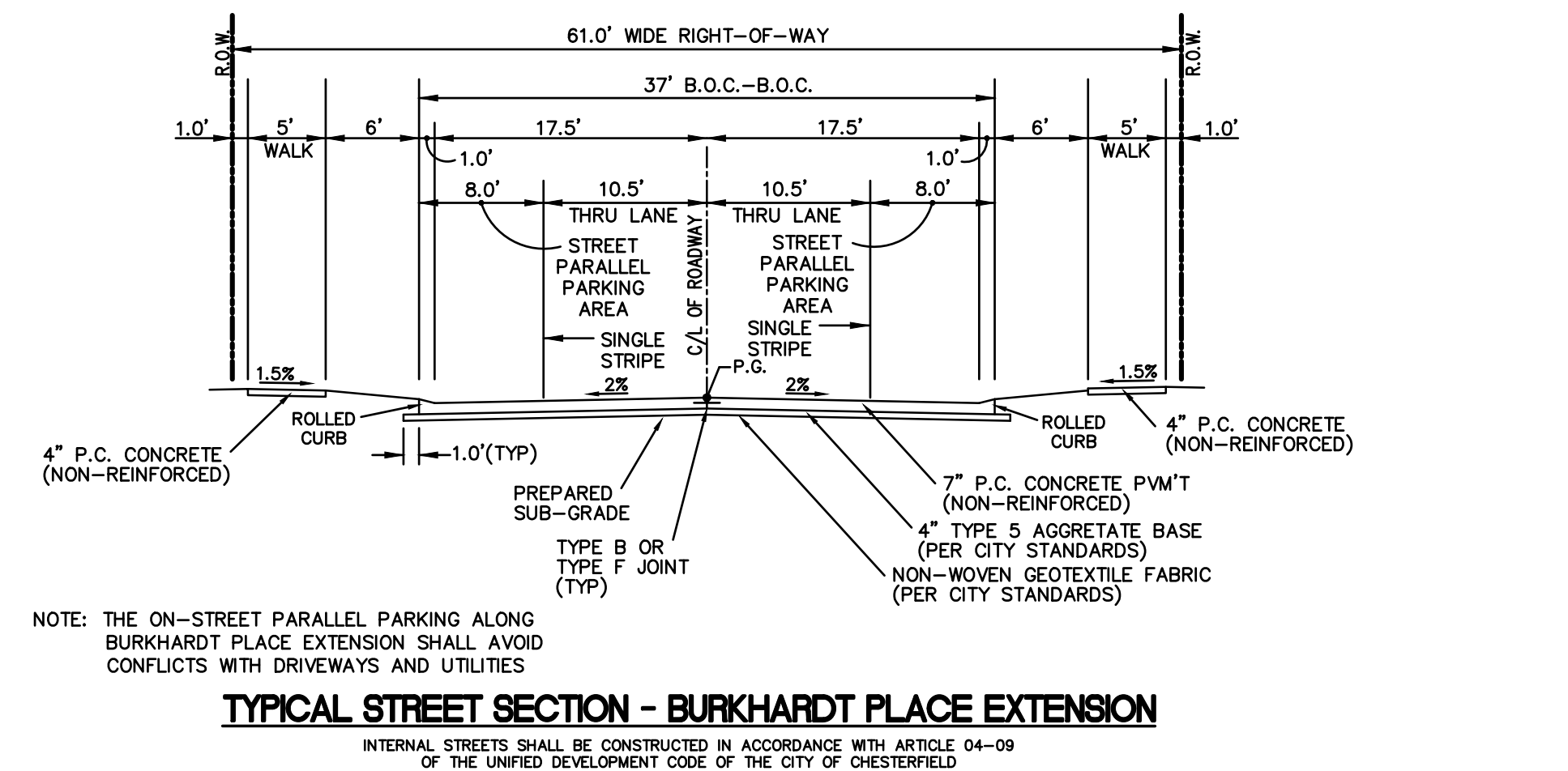
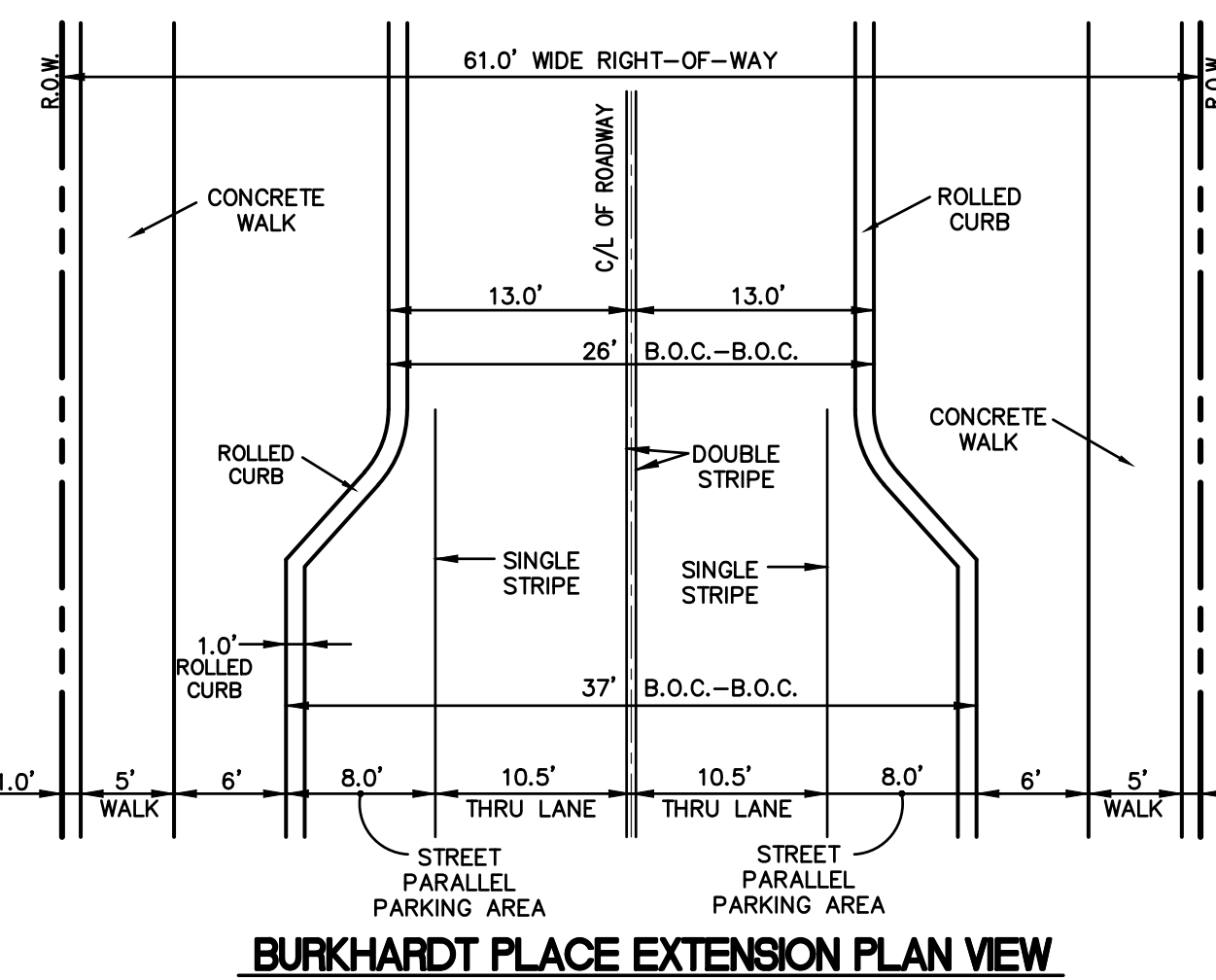
THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

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



FENCE DETAIL
NOT TO SCALE

NOTE: ALL WALLS OVER 30" TALL TO HAVE A FENCE



Tristor Real Estate Acquisitions, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter.

"PC&R" - Planned Commercial & Residence of the City of Chesterfield (present zoning)

Ordinance No. 3298, 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 Planning Commission, or voided or vacated by ordinance of the City of Chesterfield Council.

Tristor Real Estate Acquisitions, LLC.

by: _____

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 202____, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

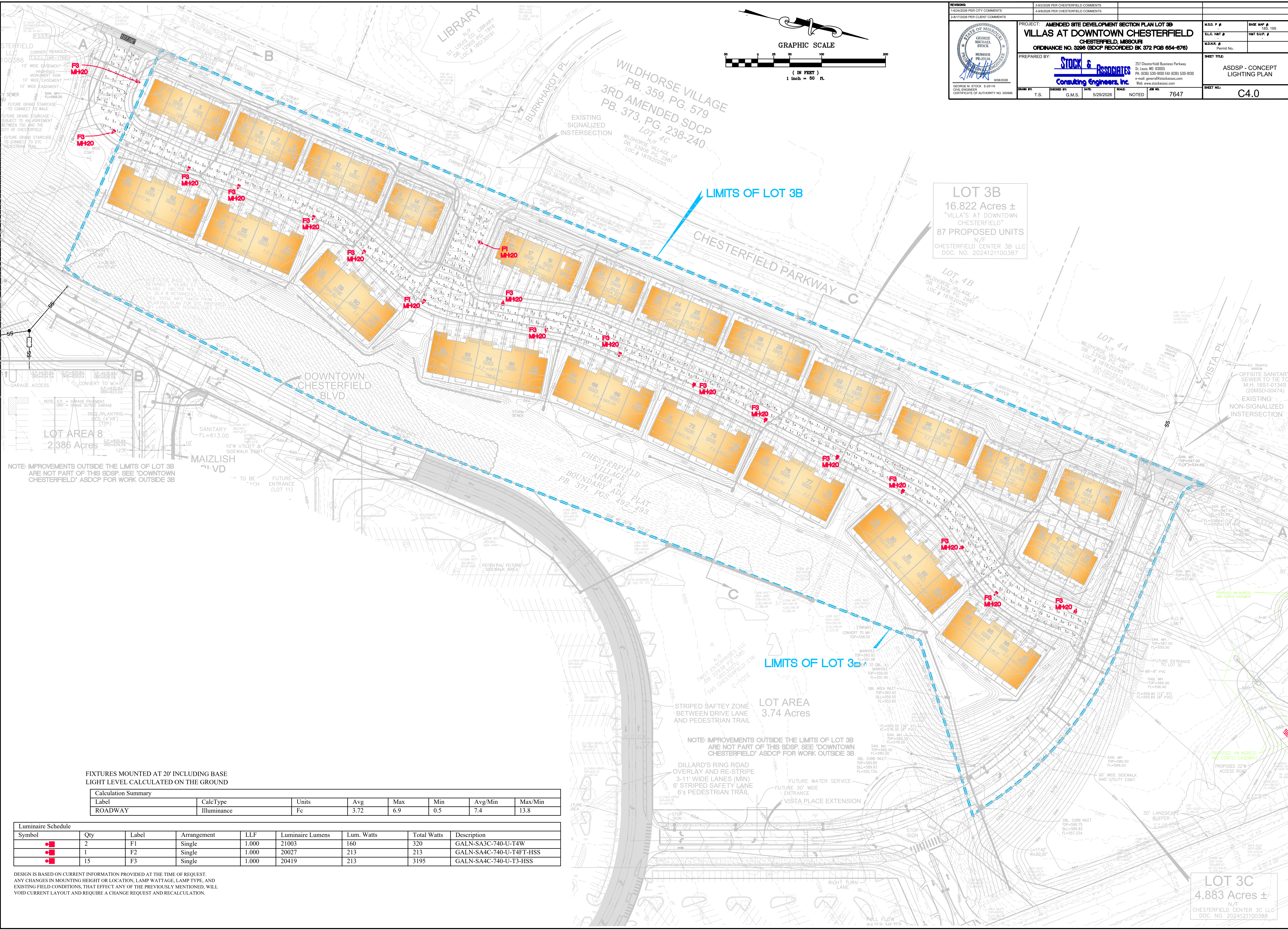
Print Name

My commission expires: _____

This Amended Site Development Section Plan was approved by the City of Chesterfield City Council 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 No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, Director of Planning

By: Vickie McGownd, City Clerk



REVISIONS		3-29-2026 PER CHESTERFIELD COMMENTS			
1-24-2026 PER CITY COMMENTS		4-8-2026 PER CHESTERFIELD COMMENTS			
2-8-2026 PER CLIENT COMMENTS					
		PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B		M.S.D. P. #	BASE MAP #
		VILLAS AT DOWNTOWN CHESTERFIELD		S.L.C. MAT. #	MAT. SUP. #
		CHESTERFIELD, MISSOURI		M.D.N.A. #	Permit No.
		ORDINANCE NO. 3286 (SDCP RECORDED BK 372 PGS 654-676)			
PREPARED BY:		STOCK & ASSOCIATES		SHEET TITLE	
DRAWN BY:		T.S.		ASDSP - CONCEPT LIGHTING PLAN	
CHECKED BY:		G.M.S.		SHEET NO.	
DATE:		5/29/2026		C4.0	
SCALE:		NOTED			
JOB NO.		7647			

LOT 3B
16.822 Acres ±
"VILLAS AT DOWNTOWN
CHESTERFIELD"
87 PROPOSED UNITS
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT AREA
3.74 Acres

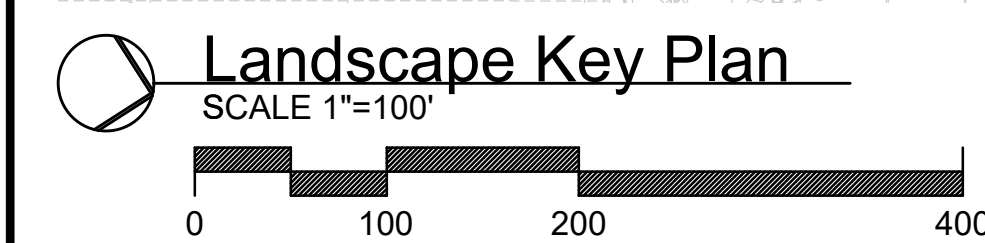
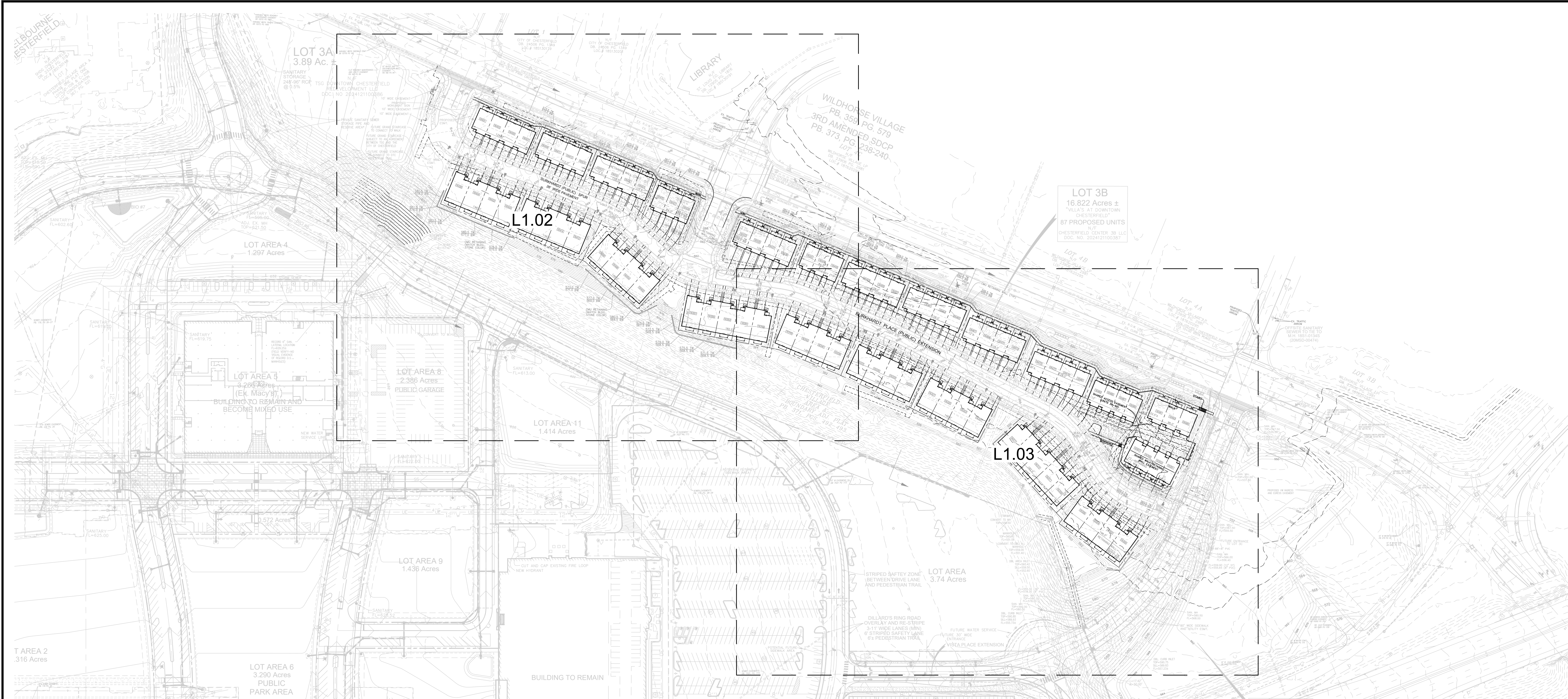
LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

FIXTURES MOUNTED AT 20' INCLUDING BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROADWAY	Illuminance	Fc	3.72	6.9	0.5	7.4	13.8

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts	Description
	2	F1	Single	1.000	21003	160	320	GALN-SA3C-740-U-T4W
	1	F2	Single	1.000	20027	213	213	GALN-SA4C-740-U-T4FT-HSS
	15	F3	Single	1.000	20419	213	3195	GALN-SA4C-740-U-T3-HSS

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

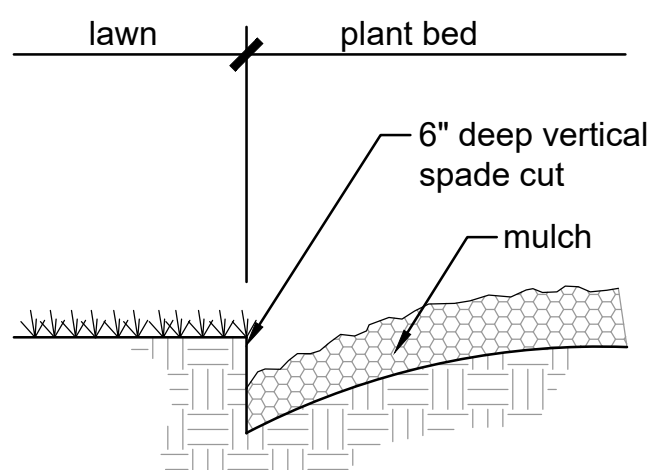


General Notes (per City of Chesterfield Unified Code Section 04-02):

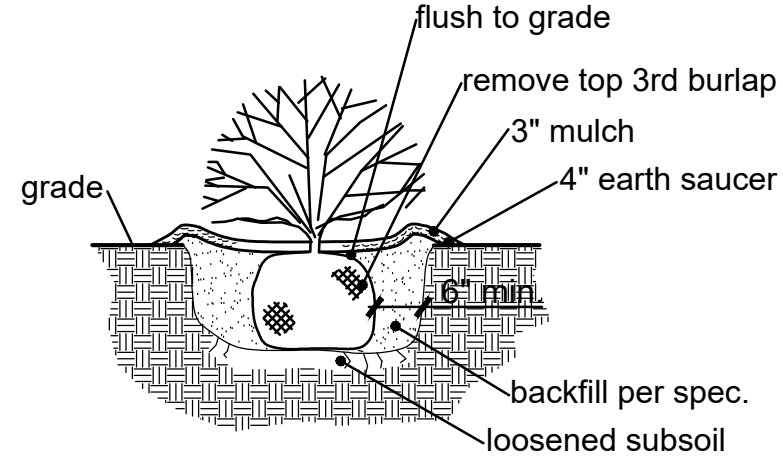
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
- 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
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Landscape Notes:

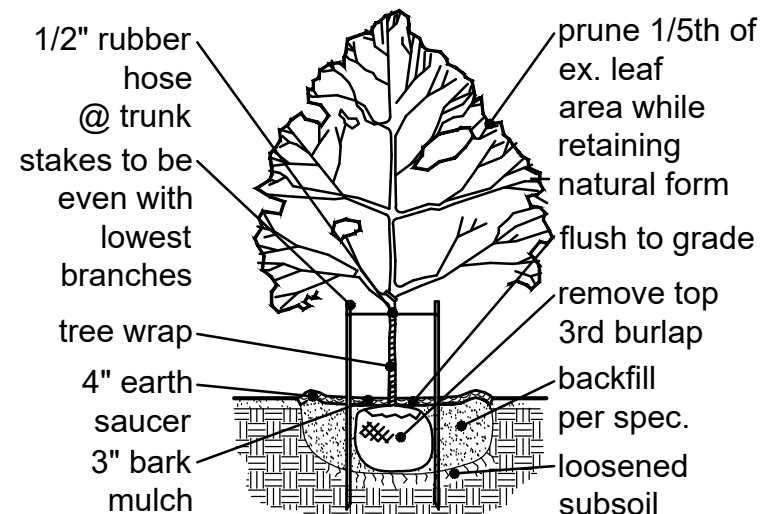
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- 11) Install native prairie mix. Provide maintenance for establishment period.



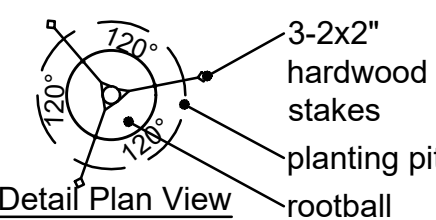
Spade Cut Bed Edge



Typical Shrub Planting



Typical Canopy Tree Planting

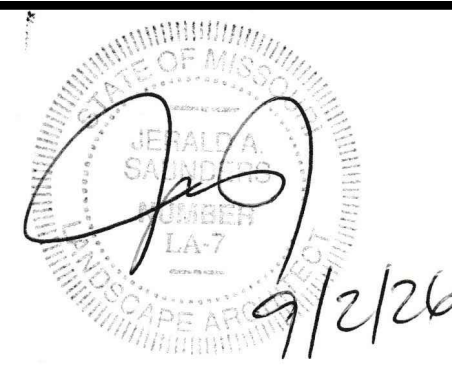


Detail Plan View

PLANTING SCHEDULE								
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %	
CANOPY-SHADE TREE								
B	7	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / Fast		
C	23	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg / Slow	19.2 %	
E	22	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" caliper	B & B	Lg / Fast		
F	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" caliper	B & B	Lg / Slow	1.7 %	
G	8	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg / Slow	6.7 %	
H	20	Platanus x acerfolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" caliper	B & B	Lg / Fast		
N	15	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	12.5 %	
P	14	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" caliper	B & B	Lg / Fast		
UNDERSTORY-ORNAMENTAL TREE								
R	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" caliper	B & B	Sm / Med	3.3 %	
S	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" caliper	B & B	Med / Med	2.5 %	
U	2	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	1.7 %	
Total %							47.6 %	

ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	21	Ilex x meserveae 'Blue Girl' & 'Blue Boy'	Berri-Magic Kids Holly Combination	18"	72" o.c.
b	24	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	18"	72" o.c.
c	22	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
d	12	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	18"	72" o.c.
e	25	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	18"	72" o.c.
f	14	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.
gc	20	Iberis sempervirens	Candytuft	18"	24" o.c.

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



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD

Chesterfield, Missouri

Revisions:

Date	Description	No.
1/6/26	City Comments	1
2/10/26	City Comments	2
2/17/26	City Comments	3
4/3/26	City Comments	4
4/8/26	City Comments	5
4/22/26	Mylar Record	6
5/29/26	ASDSP	7
6/26/26	City Comments	8
8/17/26	Plan Changes	9
9/2/26	Plan Changes	9

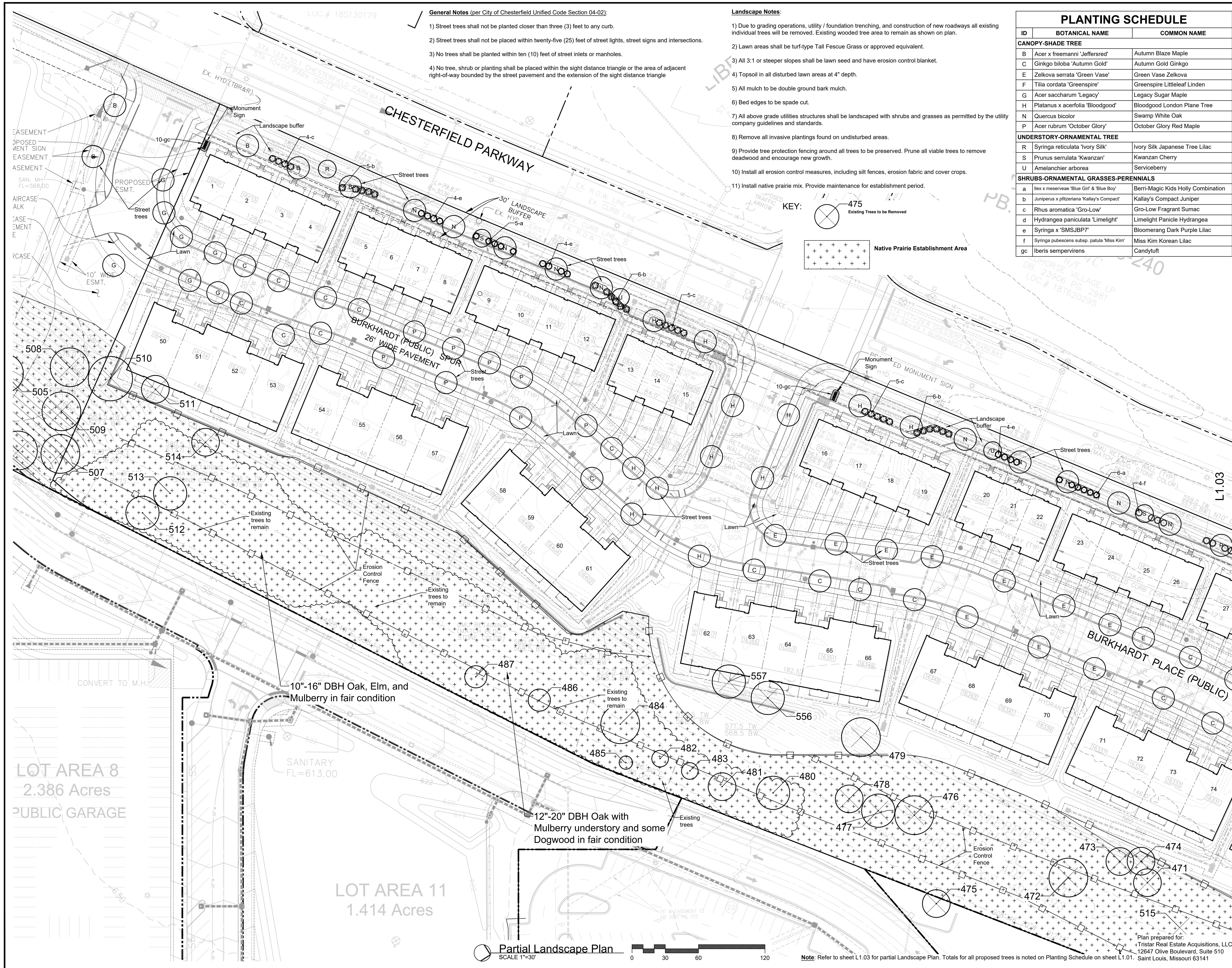
Drawn: RS
Checked: LH



Sheet Title: Landscape Plan

Sheet No: **L1.01**

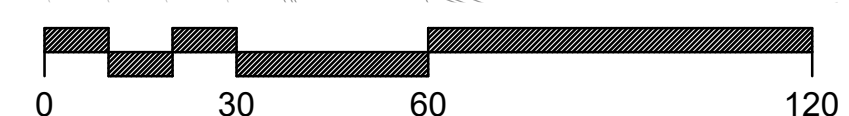
Date: 10/30/25
Job #: 858.023



LOT AREA 8
2.386 Acres
PUBLIC GARAGE

LOT AREA 11
1.414 Acres

Partial Landscape Plan
SCALE 1"=30'



Note: Refer to sheet L1.03 for partial Landscape Plan. Totals for all proposed trees is noted on Planting Schedule on sheet L1.01. Saint Louis, Missouri 63141

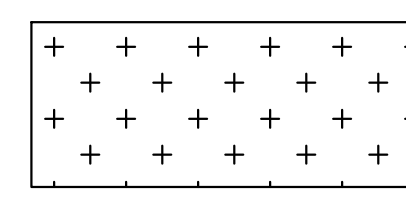
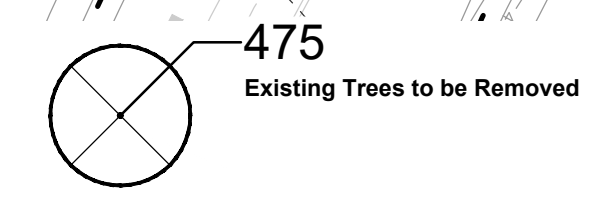
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KEY:



PLANTING SCHEDULE

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C	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
E	Zelkova serrata 'Green Vase'	Green Vase Zelkova
F	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
G	Acer saccharum 'Legacy'	Legacy Sugar Maple
H	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree
N	Quercus bicolor	Swamp White Oak
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e	Syringa x 'SMSJB7'	Bloomerang Dark Purple Lilac
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac
gc	Iberis sempervirens	Candytuft

Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1,500'

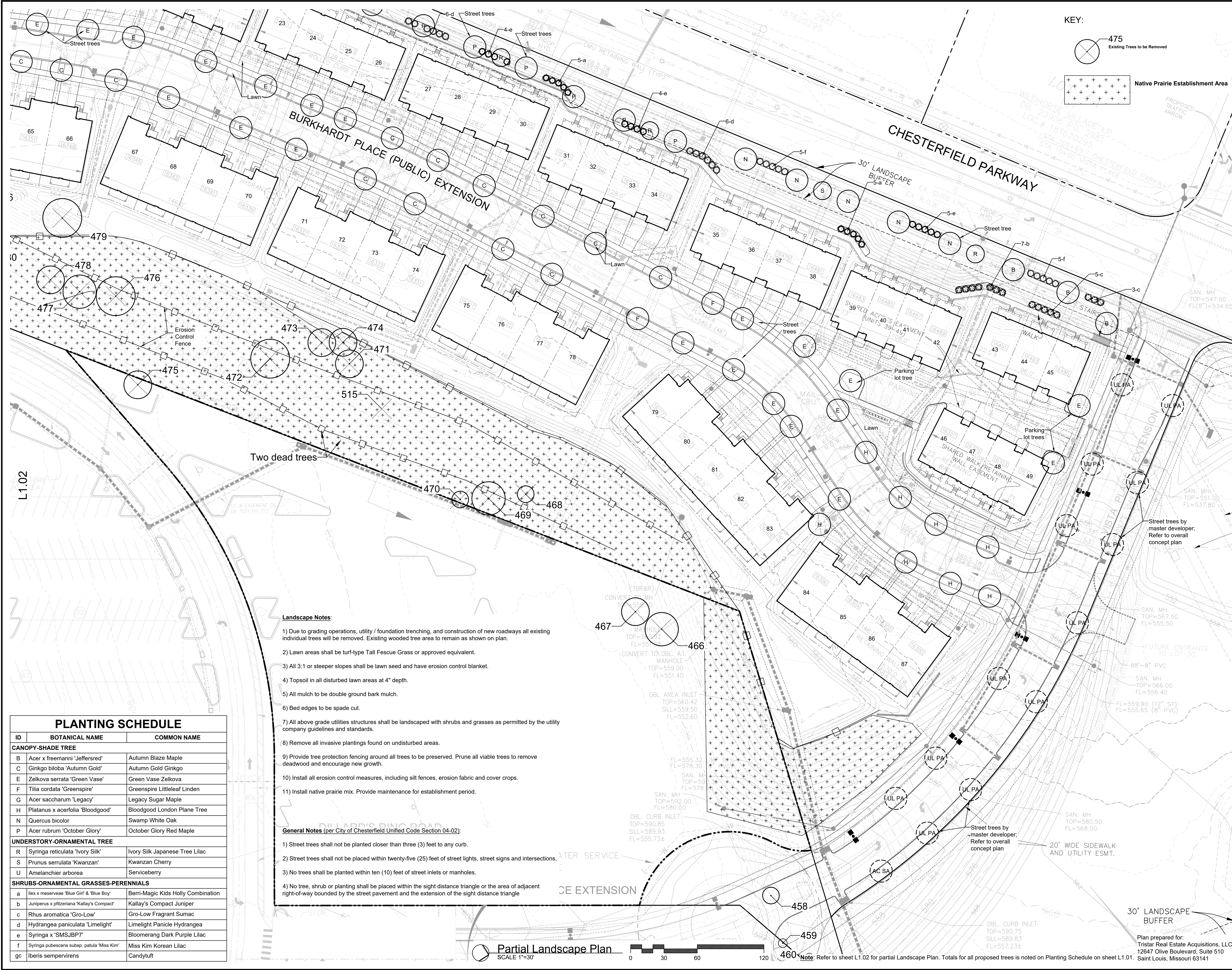
SITE DEVELOPMENT SECTION PLAN
LOT 3B DOWNTOWN CHESTERFIELD
Chesterfield, Missouri

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5/29/26	ASDSP	
6/26/26	City Comments	7
8/17/26	Plan Changes	8
9/2/26	Plan Changes	9

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

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

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



KEY:

475
Existing Trees to be Removed

Native Prairie Establishment Area

Jerald Saunders - Landscape Architect
MO License # LA-007

9/12/26

Key Plan
SCALE 1"=1,500'

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

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Drawn: KP
Checked: RS

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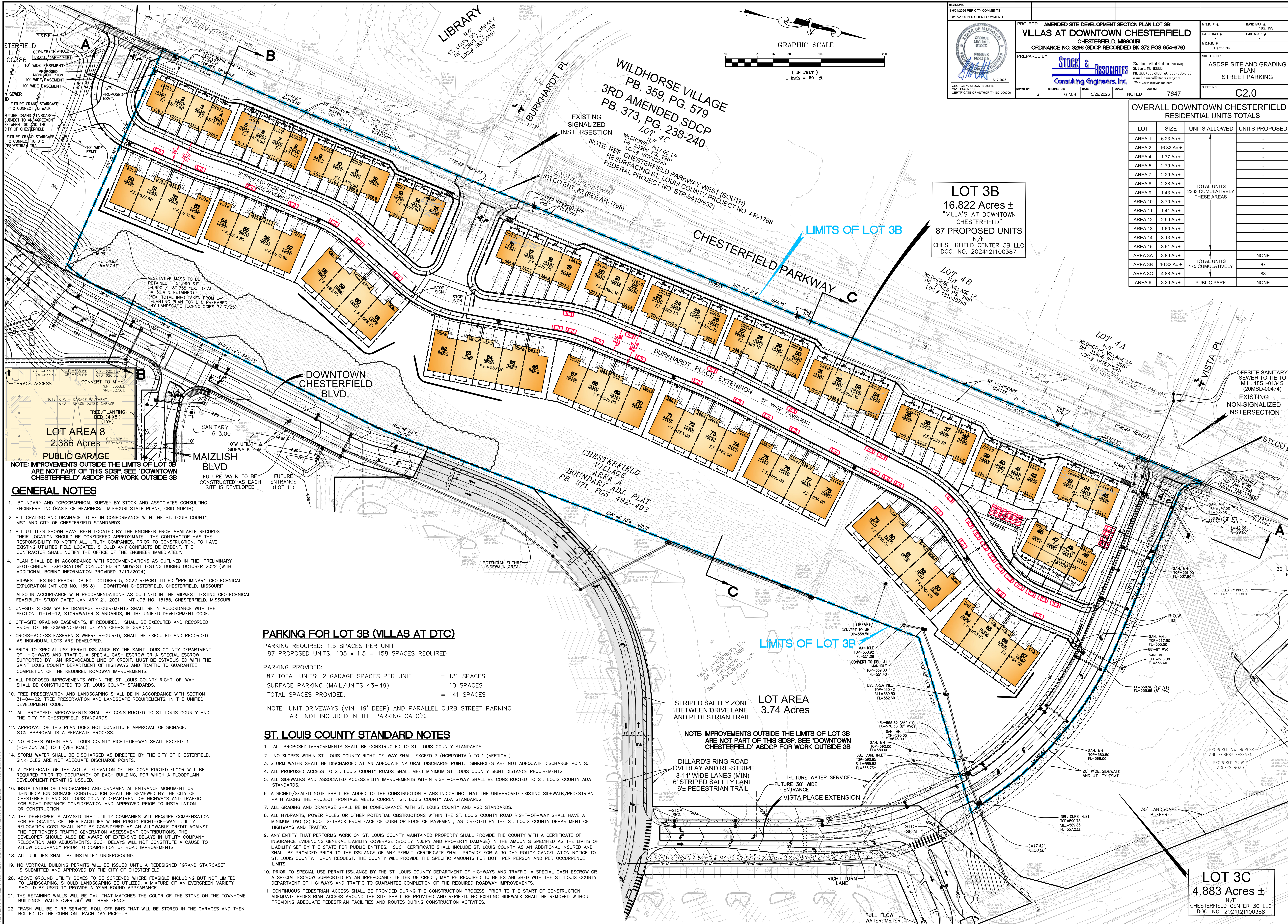
Sheet Title:	Landscape Plan
Sheet No:	L1.03
Date:	10/30/25
Job #:	858.023

Partial Landscape Plan
SCALE 1"=30'

0 30 60 120

30' LANDSCAPE BUFFER

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



REVISIONS:
1-14/24/2026 PER CITY COMMENTS
2-01/17/2026 PER CLIENT COMMENTS

GEORGE M. STOCK
E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NO. 000090

PROJECT: AMENDED SITE DEVELOPMENT SECTION PLAN LOT 3B
VILLAS AT DOWNTOWN CHESTERFIELD
CHESTERFIELD, MISSOURI
ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63088
PH: (636) 530-9100 FAX: (636) 530-9101
E-mail: general@stockandassociates.com
Web: www.stockandassociates.com

DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 5/29/2026 SCALE: NOTED JOB NO: 7647

SHEET NO.: C2.0

M.S.D. P.#
S.L.C. HMT #
M.D.N.R. #
Permit No.

BASE MAP #
HMT SUP. #
Permit No.

ASDSP-SITE AND GRADING PLAN
STREET PARKING

OVERALL DOWNTOWN CHESTERFIELD RESIDENTIAL UNITS TOTALS			
LOT	SIZE	UNITS ALLOWED	UNITS PROPOSED
AREA 1	6.23 Ac.±	-	-
AREA 2	16.32 Ac.±	-	-
AREA 4	1.77 Ac.±	-	-
AREA 5	2.79 Ac.±	-	-
AREA 7	2.29 Ac.±	-	-
AREA 8	2.38 Ac.±	-	-
AREA 9	1.43 Ac.±	-	-
AREA 10	3.70 Ac.±	-	-
AREA 11	1.41 Ac.±	-	-
AREA 12	2.99 Ac.±	-	-
AREA 13	1.60 Ac.±	-	-
AREA 14	3.13 Ac.±	-	-
AREA 15	3.51 Ac.±	-	-
AREA 3A	3.89 Ac.±	-	-
AREA 3B	16.82 Ac.±	-	-
AREA 3C	4.88 Ac.±	-	-
AREA 6	3.29 Ac.±	-	-
TOTAL UNITS 2363 CUMULATIVELY THESE AREAS		-	-
TOTAL UNITS 175 CUMULATIVELY		-	-
PUBLIC PARK		-	-

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- PLAN SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "PRELIMINARY GEOTECHNICAL EXPLORATION" CONDUCTED BY MIDWEST TESTING DURING OCTOBER 2022 (WITH ADDITIONAL BORING INFORMATION PROVIDED 3/19/2024)
- MIDWEST TESTING REPORT DATED: OCTOBER 5, 2022 REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION (MT JOB NO. 15518) - DOWNTOWN CHESTERFIELD, CHESTERFIELD, MISSOURI" ALSO IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE MIDWEST TESTING GEOTECHNICAL FEASIBILITY STUDY DATED JANUARY 21, 2021, JOB NO. 15155, CHESTERFIELD, MISSOURI.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTION. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO VERTICAL BUILDING PERMITS WILL BE ISSUED UNTIL A REDESIGNED "GRAND STAIRCASE" IS SUBMITTED AND APPROVED BY THE CITY OF CHESTERFIELD.
- ABOVE GROUND UTILITY BOXES TO BE SCREENED WHERE FEASIBLE INCLUDING BUT NOT LIMITED TO LANDSCAPING SHOULD BE UTILIZED. A MIXTURE OF AN EVERGREEN VARIETY SHOULD BE USED TO PROVIDE A YEAR ROUND APPEARANCE.
- THE RETAINING WALLS WILL BE CMU THAT MATCHES THE COLOR OF THE STONE ON THE TOWNHOME BUILDINGS. WALLS OVER 30" WILL HAVE FENCE.
- TRASH WILL BE CURB SERVICE. ROLL OFF BINS THAT WILL BE STORED IN THE GARAGES AND THEN ROLLED TO THE CURB ON TRACH DAY PICK-UP.

PARKING FOR LOT 3B (VILLAS AT DTC)

PARKING REQUIRED: 1.5 SPACES PER UNIT
87 PROPOSED UNITS: 105 x 1.5 = 158 SPACES REQUIRED

PARKING PROVIDED:

87 TOTAL UNITS: 2 GARAGE SPACES PER UNIT	= 131 SPACES
SURFACE PARKING (MAIL/UNITS 43-49):	= 10 SPACES
TOTAL SPACES PROVIDED:	= 141 SPACES

NOTE: UNIT DRIVEWAYS (MIN. 19' DEEP) AND PARALLEL CURB STREET PARKING ARE NOT INCLUDED IN THE PARKING CALC'S.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE. FOR PUBLIC ENTITIES, SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

NOTE: IMPROVEMENTS OUTSIDE THE LIMITS OF LOT 3B ARE NOT PART OF THIS SDSP. SEE "DOWNTOWN CHESTERFIELD" ASDCP FOR WORK OUTSIDE 3B

DILLARD'S RING ROAD OVERLAY AND RE-STRIPE
3-11' WIDE LANES (MIN)
6' STRIPED SAFETY LANE
6± PEDESTRIAN TRAIL

FUTURE WATER SERVICE
FUTURE 30' WDE ENTRANCE
VISTA PLACE EXTENSION

STOP SIGN
RIGHT TURN LANE
FULL FLOW WATER METER

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

Page 23 of 26



LOOMIS ASSOCIATES
landscape architects + planners

750 spirit 40 park drive
chesterfield, missouri 63005
rsaunders@loomis-associates.com
636-519-8668

August 28, 2026

Ms. Alyssa Ahner
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: The Villa of Downtown Chesterfield- Lot 3B-ASDP-Landscape Variance Request

Dear Ms. Ahner:

Thank you for your comment letter of 7/14/26 regarding the placement of street trees on this project. We respectfully request a variance for the placement of some of the Street Trees in locations not on the Right-of-Way. Due to the locations of driveways, street lights, stormwater structures, fire hydrants, other utilities and vehicular sight lines, we are unable to place several of the required street trees within the Street ROW as required by Section 405.04.020 Table 4. We have located these street trees as close to the ROW as practical.

It is our understanding that this matter can be considered by the Planning Commission in conjunction with the site plan approval process. Please contact me directly should you require additional information regarding this matter.

Respectfully,
LOOMIS ASSOCIATES, INC.

Rusty Saunders, PLA, ASLA
Principal

c. Matt Segal; George Stock; Tim Stock



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: September 14, 2026

From: Shilpi Bharti, Planner *SB*

Location: 14001 Olive Blvd.

Description: **The Overlook (14001 Olive Blvd.)**: A Record Plat 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 a Record Plat for a 29.4-acre site zoned “PUD” Planned Unit Development to establish 59 single-family lots known as “The Overlook”. The site is accessed by Olive Blvd. located south of the subject site.

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, these applications were withdrawn by the applicant, 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 proposing the development of 81 residential lots. Later, in 2026, the Site Development Plan was amended to reduce the total number of residential lots from 81 to 59. The amended Site Development Plan was approved by the Planning Commission.

STAFF ANALYSIS

A Record Plat establishes lots, common grounds, easements, and road right-of-way. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plat of the “The Overlook” Development would establish 59 lots, common grounds, and the private roads. The submitted Record Plat contains the same lot configuration as the recently approved Amended Site Development Plan.

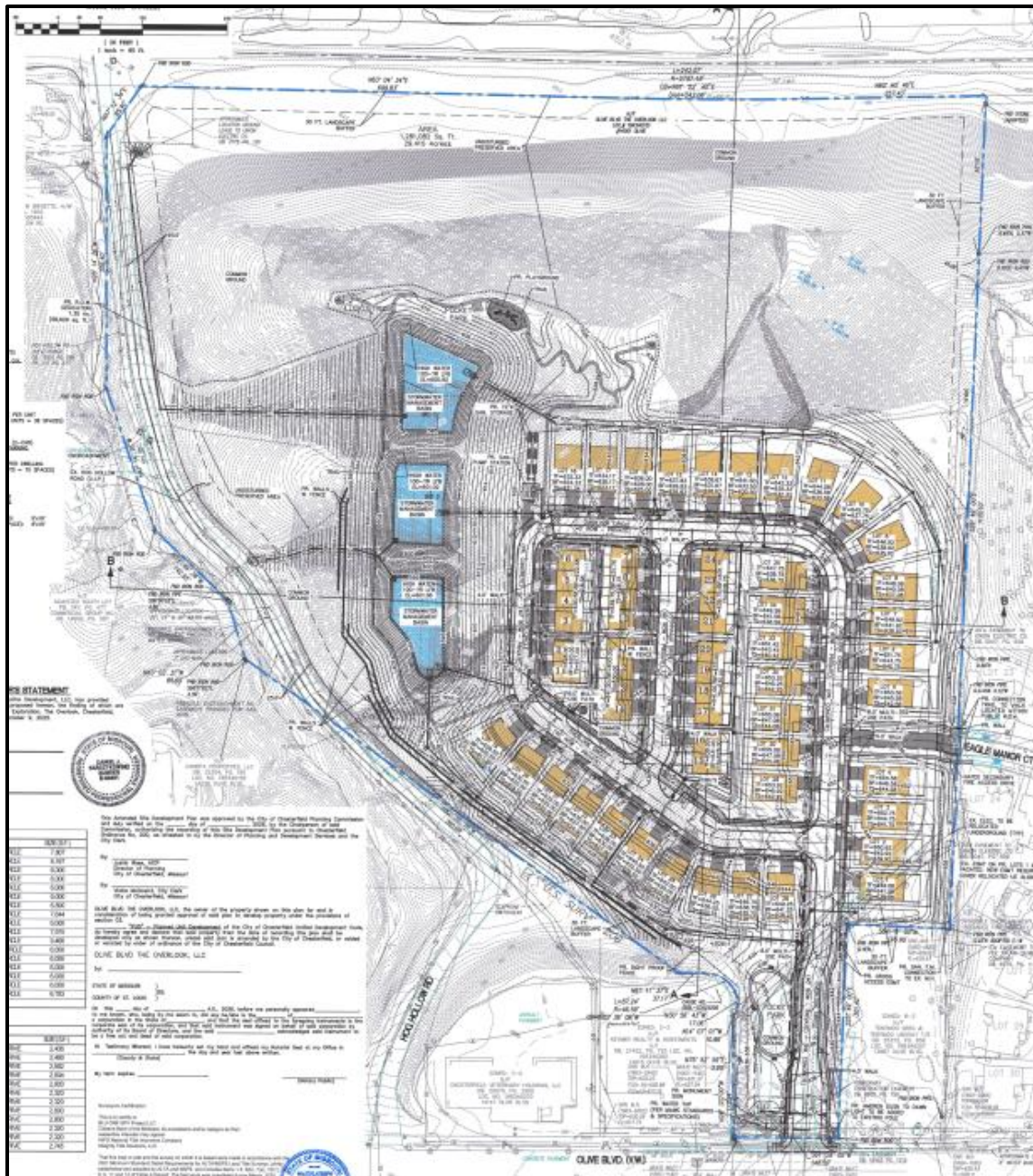


Figure 2: Approved Amended Site Development Plan

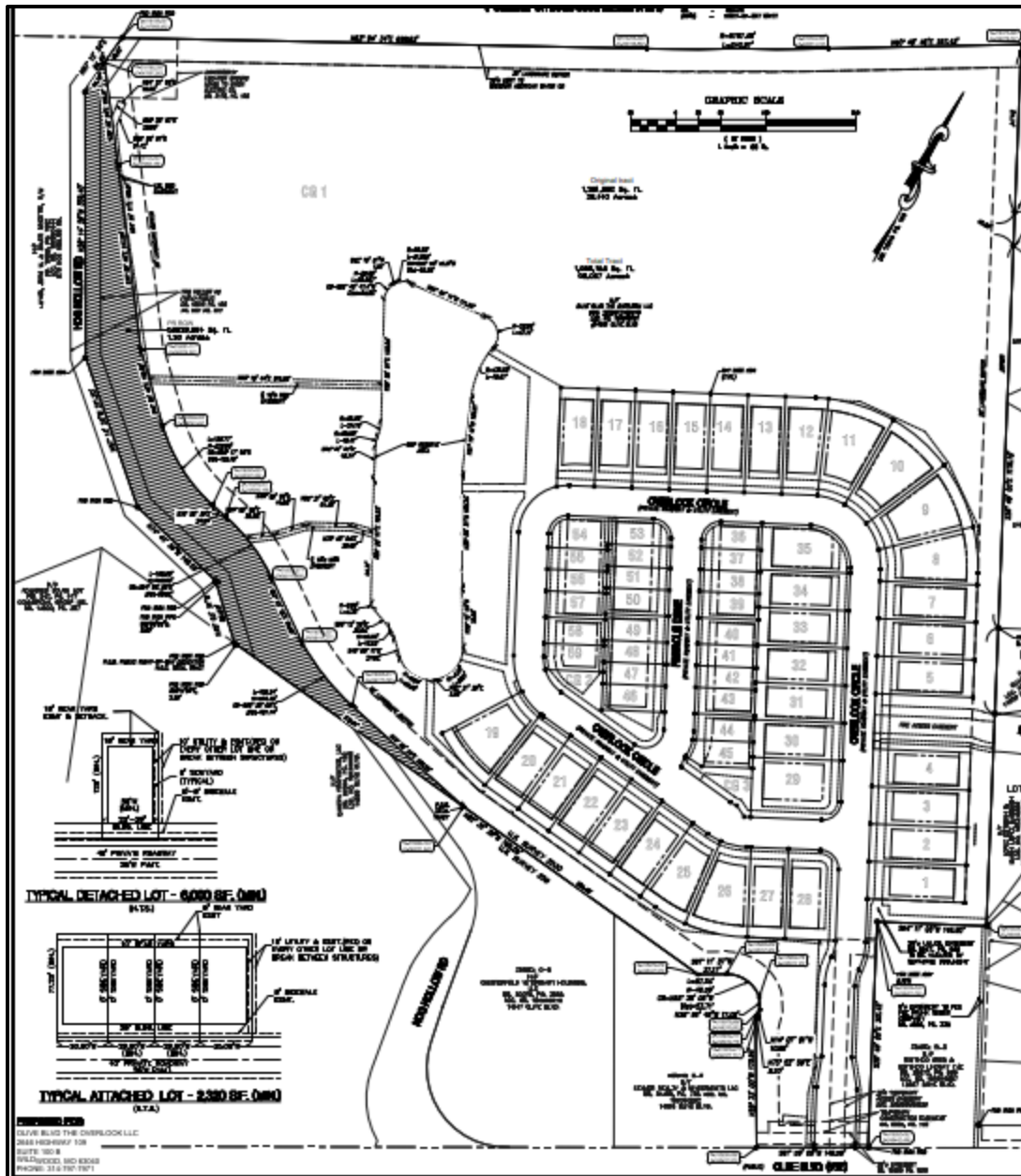


Figure 3: Record Plat

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the approved Amended Site Development Plan, site-specific ordinance, and the City of Chesterfield Unified Development Code. Staff recommends approval of the Record Plat of the Overlook Development.

MOTION

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

(1) "I move to approve (or deny) Record Plat of The Overlook subdivision."

(2) "I move to approve the Record Plat of The Overlook subdivision with the following conditions..." (Conditions may be added, eliminated, or modified)

Attachments

1. Record Plat

THE OVERLOOK

A TRACT OF LAND BEING PART OF LOT 11 OF D.J. TALBOTS ESTATE SUBDIVISION LOCATED IN U.S. SURVEYS 2030 AND 206, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

DE FT. DEED BOOK
FND. FOUND
N/F. NOW OR FORMERLY
P.B. PLAT BOOK
P.B. PAGE
R.B. RADIAL BEARING
S. SQUARE
R.O.W. RIGHT-OF-WAY WIDTH
LOT ADDRESS

LEGEND

BENCH MARK
FOUND IRON PIPE
FOUND IRON PIPE
RIGHT OF WAY MARKER
SET IRON ROD

PROPERTY DESCRIPTION

ORIGINAL DESCRIPTION, PER DEED DOCUMENT 2026012700376

A tract of land in Lot 11 of D.J. Talbot Subdivision in U.S. Survey 2030, according to the plat thereof recorded in Plat Book 7 Page 43 of the St. Louis City (Former County) Records and partly in U.S. Survey 206 Township 46 North Range 4 East in St. Louis County, Missouri, more particularly described as:

Beginning at a point in the center line of Hog Hollow Road, 40 feet wide, at its intersection with the south line of U.S. Survey 2030; thence along the center line of said road, North 45 degrees 03 minutes 31 seconds West, 86.69 feet; North 74 degrees 44 minutes 26 seconds West, 142.55 feet; North 47 degrees 14 minutes 26 seconds West, 211.20 feet; North 28 degrees 14 minutes 26 seconds West, 356.40 feet and North 07 degrees 12 minutes 34 seconds East, 85.40 feet to the south right-of-way line of the Missouri Central Railroad Company, 100 feet wide; thence along said right-of-way line the following courses and distances: North 63 degrees 04 minutes 34 seconds East, 699.83 feet to a point of curvature to the left having a radius of 5,787.48 feet, an arc length of 242.07 feet and a chord which bears North 61 degrees 52 minutes 40 seconds East, 242.06 feet and North 60 degrees 40 minutes 46 seconds East, 257.43 feet to its intersection with the northwesterly prolongation of the western line of Eagle Ridge, a subdivision according to the plat thereof as recorded in Plat Book 344, Page 175 of the St. Louis County Records; thence departing said right-of-way line along said prolongation line and the western line of Eagle Ridge, South 25 degrees 49 minutes 00 seconds East, 1,176.10 feet to the northern corner of a tract of land as conveyed to WLF INVESTMENTS LLC by instrument recorded in Book 21584, Page 1944 of above said records; thence along the northwest line of said WLF INVESTMENTS LLC TRACT, South 64 degrees 11 minutes 00 seconds West, 145.90 feet to the western corner thereof, thence South 25 degrees 49 minutes 00 seconds East, 301.42 feet to the northwestern right-of-way line of Olive Boulevard; thence along said right-of-way line, South 61 degrees 59 minutes 00 seconds West, 148.50 feet to the southeastern corner of a tract of land as conveyed to Keymer Realty And Investments, LLC by instrument recorded in Book 21422, Page 725 of above said records; thence along the eastern line of said Keymer Tract, North 28 degrees 33 minutes 00 seconds West, 173.94 feet to the southeastern tract of land as awarded to Harvey A. and Sandra S. Keymer under Cause No. 09SL-C023205 filed in the Circuit Court Of St. Louis County; thence along the eastern and northern lines of said Cause the following courses and distances: North 75 degrees 52 minutes 59 seconds East, 3.20 feet; North 14 degrees 07 minutes 01 seconds West, 10.86 feet; North 30 degrees 56 minutes 43 seconds West, 17.06 feet to the beginning of a non-tangent curve to the left having a radius of 46.59 feet; along said curve with an arc length of 57.24 feet and a chord which bears North 83 degrees 38 minutes 06 seconds West, 53.71 feet and South 61 degrees 11 minutes 37 seconds West, 37.17 feet to the south line of above said U.S. Survey 2030; thence along said south line, North 82 degrees 32 minutes 26 seconds West, 760.09 feet to the POINT OF BEGINNING and containing 1,281.082 square feet or 29.410 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 12, 2019.

NEW TOTAL TRACT:

A tract of land in Lot 11 of D.J. Talbot Subdivision in U.S. Survey 2030, according to the plat thereof recorded in Plat Book 7, Page 43 of the St. Louis City (former County) records, and partly in U.S. Survey 206, Township 46 North, Range 4 East in St. Louis County, Missouri, more particularly described as:

COMMENCING at a point in the center line of Hog Hollow Road, 40 feet wide, at its intersection with the South line of U.S. Survey 2030; thence along said South line, North 45 degrees 03 minutes 31 seconds East, 375.61 feet to the POINT OF BEGINNING; thence North 75 degrees 58 minutes 24 seconds West, 200.20 feet; thence along a curve to the right having a radius of 324.46 feet, an arc distance of 108.24 feet and a chord which bears North 60 degrees 25 minutes 00 seconds West, 107.74 feet; thence North 53 degrees 22 minutes 16 seconds West, 95.99 feet; thence along a curve to the left having a radius of 250.00 feet, an arc distance of 100.60 feet and a chord which bears North 64 degrees 53 minutes 56 seconds West, 99.92 feet; thence North 76 degrees 25 minutes 36 seconds West, 24.54 feet; thence along a curve to the left having a radius of 225.00 feet, an arc distance of 126.77 feet and a chord which bears North 60 degrees 17 minutes 09 seconds West, 125.10 feet; thence North 44 degrees 08 minutes 43 seconds West, 105.89 feet; thence North 35 degrees 09 minutes 45 seconds West, 247.04 feet; thence North 35 degrees 35 minutes 34 seconds West, 138.11 feet; thence North 07 degrees 12 minutes 34 seconds East, 40.62 feet to the intersection with the South right-of-way line of the Missouri Central Railroad Company (100 feet wide); thence along said South right-of-way line the following courses: North 63 degrees 04 minutes 34 seconds East, 699.83 feet; along a curve to the left having a radius of 5,787.48 feet, an arc distance of 242.07 feet and a chord which bears North 61 degrees 52 minutes 40 seconds East, 242.06 feet; North 60 degrees 40 minutes 46 seconds East, 257.43 feet to the intersection with the Northwestern prolongation of the Western line of Eagle Ridge, a subdivision according to the plat thereof as recorded in Plat Book 344, Page 175 of the St. Louis County Records; thence departing said South right-of-way line, along said prolongation line and said Western line, South 25 degrees 49 minutes 00 seconds East, 1,176.10 feet to the Northernmost corner of a tract of land as conveyed to Greg and Lindsay Tentindo in Deed Book 25372 Page 659 of said county records; thence along the Northwest line of said Tentindo tract, South 64 degrees 11 minutes 00 seconds West, 145.90 feet to the Westernmost corner thereof; thence along the Southwest line of said tract, South 25 degrees 49 minutes 00 seconds East, 301.42 feet to the intersection with the North right-of-way line of Olive Boulevard (variable width); thence along said North right-of-way line, South 61 degrees 59 minutes 00 seconds West, 148.50 feet to the Southeastern corner of a tract of land as conveyed to Keymer Realty & Investments LLC in Deed Book 21422 Page 725 of said county records; thence along the Eastern and Northern lines of said Keymer tract the following courses: North 28 degrees 33 minutes 00 seconds West, 173.94 feet; North 75 degrees 52 minutes 59 seconds East, 3.20 feet; North 14 degrees 07 minutes 01 second West, 10.86 feet; North 30 degrees 56 minutes 43 seconds West, 17.06 feet; along a non-tangent curve to the left having a radius of 46.59 feet, an arc distance of 57.24 feet and a chord which bears North 83 degrees 38 minutes 06 seconds West, 53.71 feet; along a line non-tangent to said curve, South 61 degrees 11 minutes 37 seconds West, 37.17 feet to the intersection with the aforementioned South line of U.S. Survey 2030; thence along said South line, North 82 degrees 32 minutes 26 seconds West, 384.48 feet to the POINT OF BEGINNING.

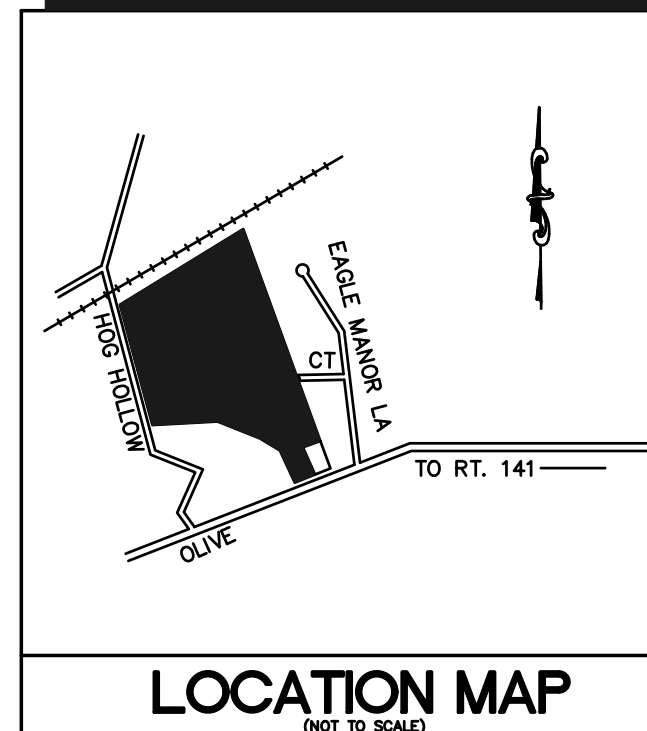
Containing 1,222,153 square feet or 28.057 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 26, 2026.

RIGHT-OF-WAY DESCRIPTION:

A tract of land in Lot 11 of D.J. Talbot Subdivision in U.S. Survey 2030, according to the plat thereof recorded in Plat Book 7, Page 43 of the St. Louis City (former County) records, and partly in U.S. Survey 206, Township 46 North, Range 4 East in St. Louis County, Missouri, more particularly described as:

BEGINNING at a point in the center line of Hog Hollow Road, 40 feet wide, at its intersection with the South line of U.S. Survey 2030; thence along the centerline of said road, the following courses: North 45 degrees 3 minutes 31 seconds West, 86.69 feet; North 74 degrees 44 minutes 26 seconds West, 142.55 feet; North 47 degrees 14 minutes 26 seconds West, 211.20 feet; North 28 degrees 14 minutes 26 seconds West, 356.40 feet; North 7 degrees 12 minutes 34 seconds East, 44.78 feet; thence departing said centerline, South 35 degrees 35 minutes 34 seconds East, 138.11 feet; thence South 35 degrees 9 minutes 45 seconds East, 247.04 feet; thence South 44 degrees 8 minutes 43 seconds East, 105.89 feet; thence along a curve to the left having a radius of 225.00 feet, an arc distance of 126.77 feet and a chord which bears South 60 degrees 17 minutes 09 seconds East, 125.10 feet; thence South 76 degrees 25 minutes 36 seconds East, 24.54 feet; thence along a curve to the right having a radius of 250.00 feet, an arc distance of 100.60 feet and a chord which bears South 64 degrees 53 minutes 56 seconds East, 99.92 feet; thence South 53 degrees 22 minutes 16 seconds East, 95.99 feet; thence along a curve to the left having a radius of 324.46 feet, an arc distance of 108.24 feet and a chord which bears South 66 degrees 25 minutes 00 seconds East, 107.74 feet; thence South 75 degrees 58 minutes 24 seconds East, 200.20 feet to the intersection with the aforementioned South line of U.S. Survey 2030; thence along said South line, North 82 degrees 32 minutes 26 seconds West, 375.61 feet to the POINT OF BEGINNING.

Containing 58,929 square feet or 1.35 acres, more or less, according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 26, 2026.



ST. LOUIS COUNTY BENCHMARK

BM 7-18 - ELEV. 630.22 - NVD 1929 (U.S.G.S.)
"U" ON THE BACK OF CURB OF EAST BOUND OLIVE BLVD. ON THE CENTERLINE PRODUCED OF EAGLE MANOR LANE.

STATE PLANE COORDINATE TIE

The Missouri Coordinate System of 1983 East Zone Coordinate Values reported hereon were determined based upon a field traverse using Trimble GPS receivers and the MoDOT CORS network operated by the Missouri Department of Transportation, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Standards for Property Boundary Surveys. The basis of bearings shown on this plat are adopted from Deed Book 10516 Page 168 of the St. Louis County records. The bearing along the East line on this plat is labeled South 25 degrees 49 minutes 00 seconds East, 1176.10 feet. The grid bearing along the same East line on this plat is found to be South 25 degrees 48 minutes 57 seconds East. This project has a grid factor of .99991807. Station MOOF in the 2025 adjustment was utilized for the survey with a coordinate value of N-324131.150 E-232983.489 meters.

GENERAL NOTES:

- Subject property is Zoned PUD Ord. #3331.
 - Site Development Plan Recorded 11/14/25, Plat Book 373 pg. 629. Proposed Setbacks:
 - Twenty five (25) feet from any roadway right of way line where the sidewalk is proposed to be 4 feet wide.
 - Twenty nine (29) feet from any right of way line where the sidewalk is proposed to be 8 feet wide or multipaths is proposed.
 - Six (6) feet from any side property line for the single-family detached lots and zero (0) feet from any side property line for the single-family attached lots.
 - Fifteen (15) feet from any rear property line for the single-family detached lots, and ten (10) feet from any rear property line for single-family attached lots.
 - Rear yard access and utility easements for the single family detached lots shall be 15 feet wide and 5 feet wide for the single family attached lots.
- Height Restriction: Max building height of 35'.
- Note: The above zoning provided by the City of Chesterfield and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0170K with and effective date of 2/4/2015.
 - Stock and Associates Consulting Engineers, Inc. used exclusively WFG National Title Insurance Company, Title Commitment STL-77020-24, with an effective date of October 28, 2025 at 8:01 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

RECORD PLAT

THE OVERLOOK
CHESTERFIELD, MO.



Walter J. Pfeleger

WALTER J. PFELEGER P.L.S.
M.D. P.L.S. & 2008-0087
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

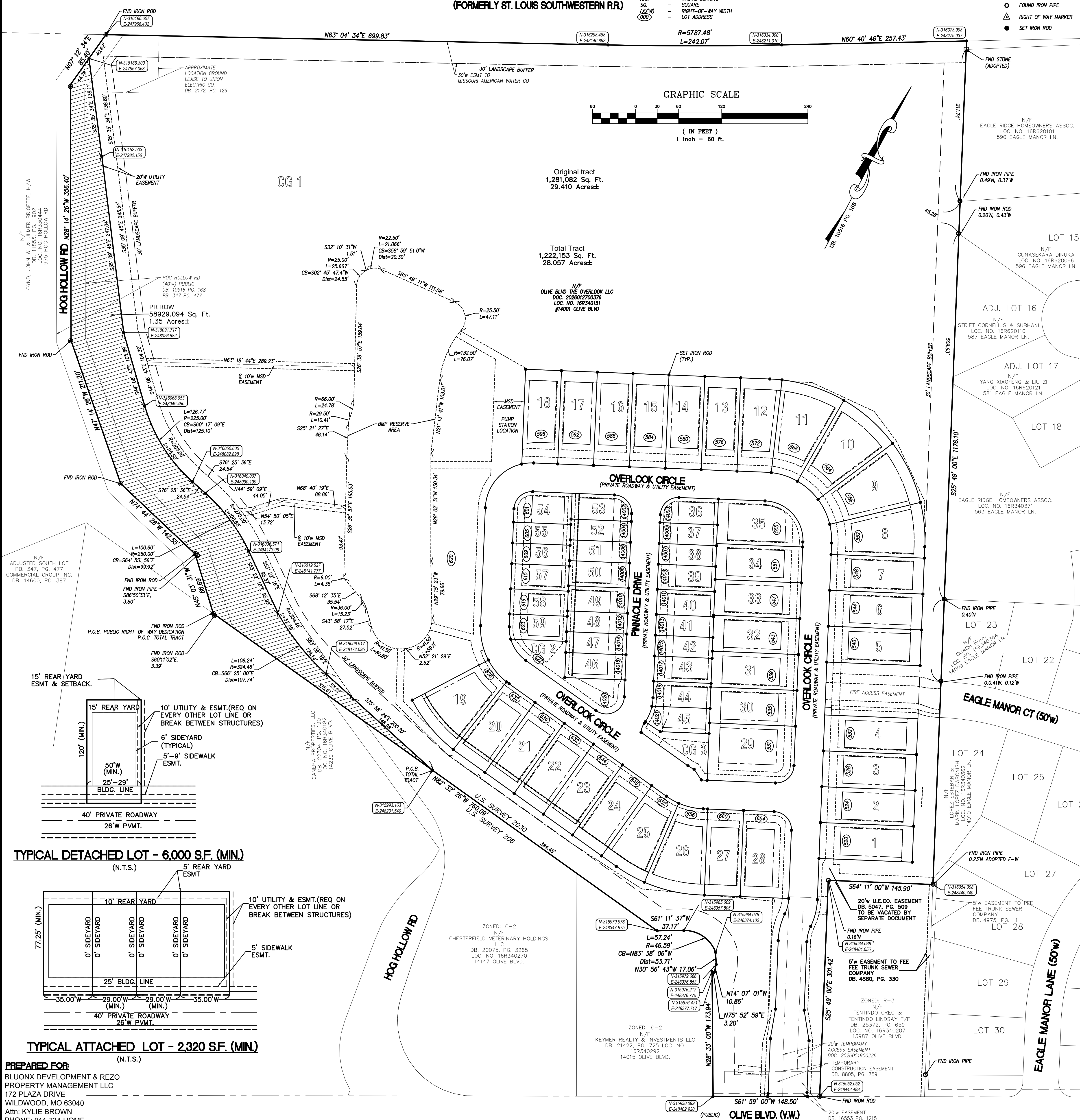
- 5/26/26 - Revised per City comments
- 7/08/26 - Additional utility easement

DRAWN BY: JLC	CHECKED BY: JLC
DATE: 5/11/26	JOB NO: 219-6586.3
MSD P #	BASE MAP #
S.L.C. HAT #	HAT SUP. #
M.D.N.R. #	

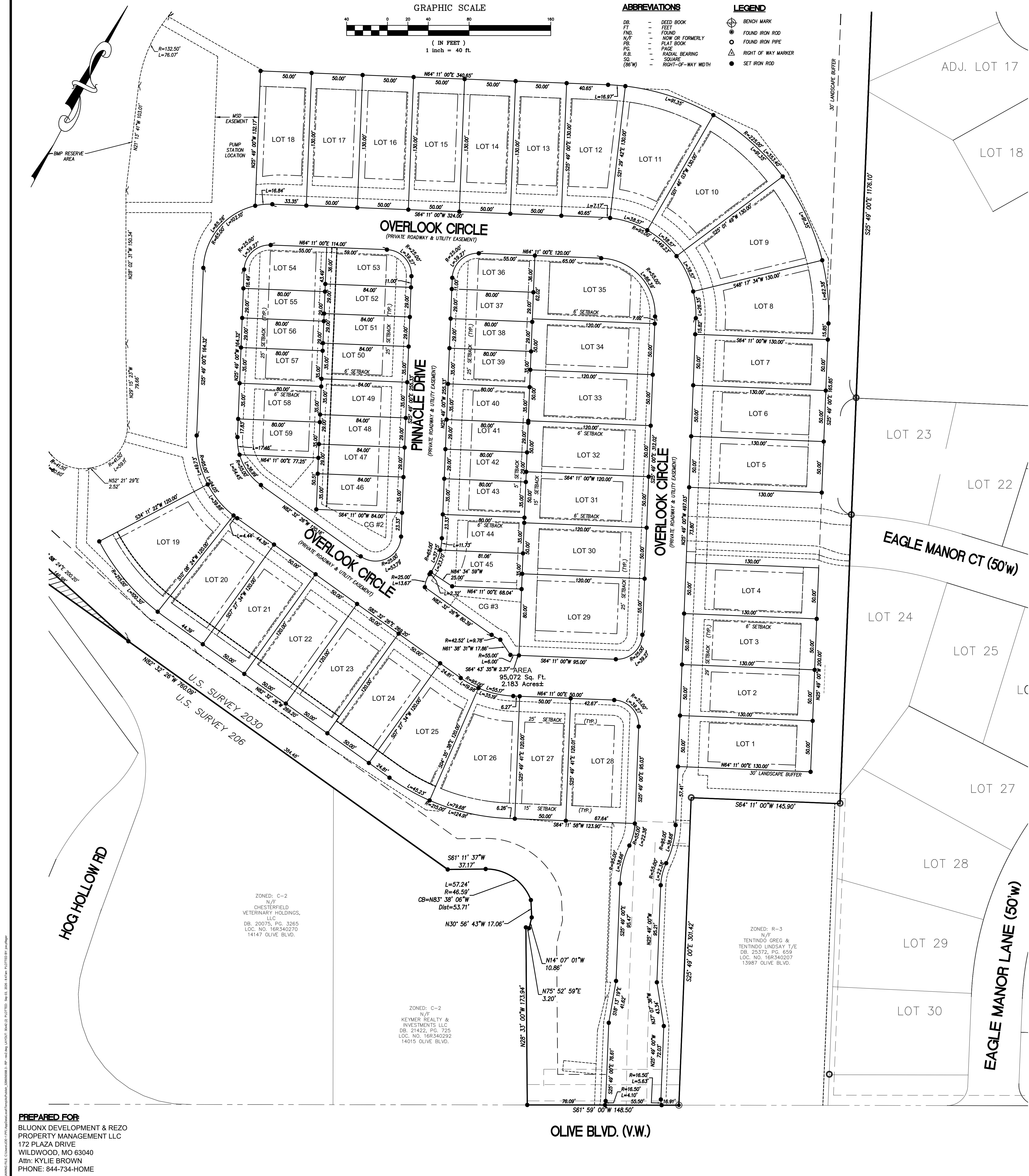
SHEET TITLE

RECORD PLAT

SHEET NO. 1 OF 3



PREPARED FOR
BLUONX DEVELOPMENT & REZO
PROPERTY MANAGEMENT LLC
172 PLAZA DRIVE
WILDWOOD, MO 63040
Attn: KYLIE BROWN
PHONE: 844-734-HOME



Parcel Area Table		
LOT #	Area	AREA
1	6,500	0.149±
2	6,500	0.149±
3	6,500	0.149±
4	6,500	0.149±
5	6,500	0.149±
6	6,500	0.149±
7	6,500	0.149±
8	7,826	0.180±
9	8,445	0.194±
10	8,445	0.194±
11	8,445	0.194±
12	6,854	0.157±
13	6,500	0.149±
14	6,500	0.149±
15	6,500	0.149±
16	6,500	0.149±
17	6,500	0.149±
18	6,512	0.149±
19	7,807	0.179±
20	6,197	0.142±
21	6,000	0.138±
22	6,000	0.138±
23	6,000	0.138±
24	6,000	0.138±
25	6,890	0.158±
29	9,466	0.217±
30	6,000	0.138±
31	6,000	0.138±
32	6,000	0.138±
33	6,000	0.138±
34	6,000	0.138±
35	6,793	0.156±
36	2,746	0.063±
37	2,320	0.053±
38	2,320	0.053±
39	2,800	0.064±
40	2,800	0.064±
41	2,320	0.053±
42	2,320	0.053±
43	2,800	0.064±
44	2,804	0.064±
45	2,882	0.066±
46	2,940	0.067±
47	2,436	0.056±
48	2,436	0.056±
49	2,940	0.067±
50	2,940	0.067±
51	2,436	0.056±
52	2,436	0.056±
53	2,890	0.066±
54	3,345	0.077±
55	2,320	0.053±
56	2,320	0.053±
57	2,800	0.064±
58	2,800	0.064±
59	2,784	0.064±
60	816,450	18.743±

OWNER'S CERTIFICATION

We, the undersigned owners of the tracts of land herein platted, and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as:

"The Overlook"

Overlook Circle and Pinnacle Drive, together with all parking spaces, roundings, and street intersections, are hereby dedicated to The Overlook Homeowners Association and the owners of lots 1 through 59 inclusive of this plat and their successors and/or assigns, for private use as roadways for the purposes of ingress and egress forever, including guests, invitees and utility companies. The Overlook Homeowners Association is responsible for the maintenance, repair, and/or replacement of said private roadways, which shall remain private forever.

Overlook Circle and Pinnacle Drive, together with all parking spaces, roundings, and street intersections, are hereby dedicated as Utility Easements to Missouri-American Water Company, Spire, AmerenUE, AT&T, The Metropolitan St. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewer and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

A permanent Access Easement is hereby given, granted, extended, and conferred to the owner(s) of the adjacent property now known as 13987 Olive Blvd. and their successors and/or assigns, including guests, invitees and utility companies, for the purposes of ingress and egress forever, shall have access to Olive Boulevard, a Public right-of-way by way of the 25 feet wide access easement as shown hereon and Overlook Circle.

The right-of-way dedication, which for better identification is shown hatched on this plat, is hereby dedicated to City of Chesterfield, Missouri for public use forever.

All Utility Easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to City of Chesterfield, Missouri American Water Company, Ameren UE Company, Spire Gas Company, AT&T Corporation, Metropolitan St. Louis Sewer District, and (cable company of concern), their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of public utilities, sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

The MSD Easements as noted on this plat are hereby dedicated to the Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear for the purpose of constructing, maintaining, and repairing of sewer or sewers, storm water improvements and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair, or replacement of said utilities, sewer or sewers, storm water improvements and drainage facilities.

A permanent Access Easement is hereby given, granted, extended, and conferred to Monarch Fire District, together with their successors/assigns, for the purposes of Ingress/Egress, along with the right to use the private roadways as dedicated hereon. Maintenance of said roadway shall be the responsibility of The Overlook Homeowners Association.

The Sidewalk easements as shown on this plat, are hereby dedicated to The Overlook Homeowners Association. Maintenance of said sidewalks shall be the responsibility of The Overlook Homeowners Association.

The Retaining Wall Easements shown hereon is for the purpose of protecting modular "wall system." Encroachments are allowed within this area, however any encroachment shall require design approval by the project geotechnical engineer, wall designer and project civil engineer prior to construction. Maintenance of the retaining wall shall be the sole responsibility of the The Overlook Homeowners Association.

All taxes which are due and payable against this property have been paid in full.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for The Overlook dated _____ and recorded as Document # _____ with the Recorder's Office.

The Common Ground as shown hereon, shall be conveyed to The Overlook Homeowners Association by Special Warranty deed upon the recording of this plat with the St. Louis County Recorder's office.

Reserve area(s) as shown on this plat is (are) hereby established for the stormwater management feature(s), also known as BMP(s) (Best Management Practice). The reserved area(s) hereby established is(are) irrevocable and shall continue forever, subject to a "Maintenance Agreement" dated _____ day of _____, as recorded in the Recorder of Deeds as Document No. _____ and/or as amended thereafter. The Overlook Homeowners Association shall be responsible for the maintenance, repair, and/or replacement of said BMP(s).

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this Record Plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

OLIVE BLVD THE OVERLOOK LLC

Print Name: _____

Print Title: _____

State of Missouri)

), ss.

City of St. Louis)

On this _____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____, the _____ of OLIVE BLVD THE OVERLOOK LLC, known to me to be the person who executed the within Record Plat on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page _____ of the St. Louis City Records, does hereby join in and approve the foregoing Record Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this _____ day of _____, 20____.

By: _____

Print Name: _____

Print Title: _____

Notary Public

My Commission Expires: _____

CITY CERTIFICATE

This is to certify that the Record Plat of _____ was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the _____ day of _____, 20____, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Dan Hurt, Mayor

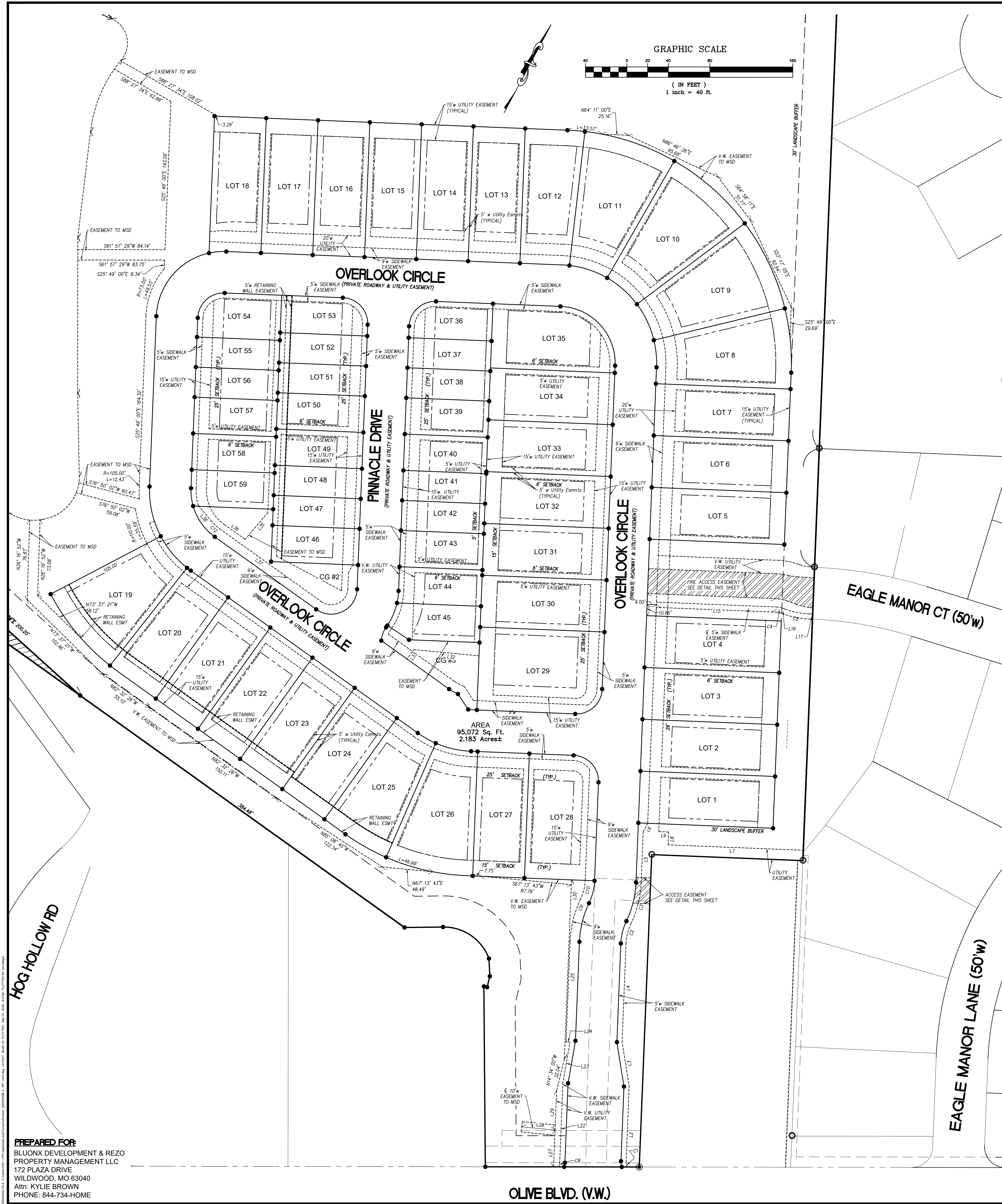
Vickie McGowan, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc., have, during the month of March 2026 by order of BLUONX DEVELOPMENT & REZO PROPERTY MANAGEMENT LLC, prepared a survey and Record Plat of part of Lot 11 of D.J. Tabots Estate Subdivision, located in U.S. Surveys 2030 and 206, City of Chesterfield, St. Louis County, Missouri and that the results of said survey and plat are shown hereon. We further certify that said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Division 2030 Chapter 16, Missouri Standards for Property Boundary Surveys and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

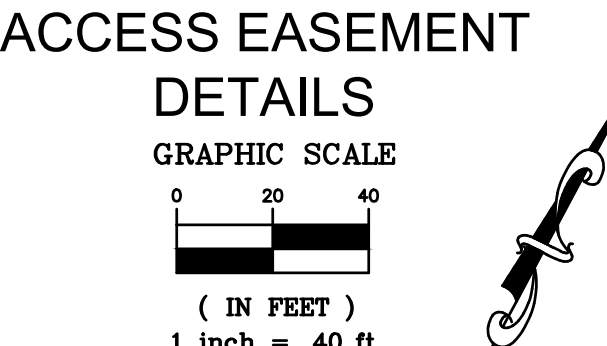
By: *Walter J. Pfleger*
Walter J. Pfleger, Missouri P.L.S. No. 200800728



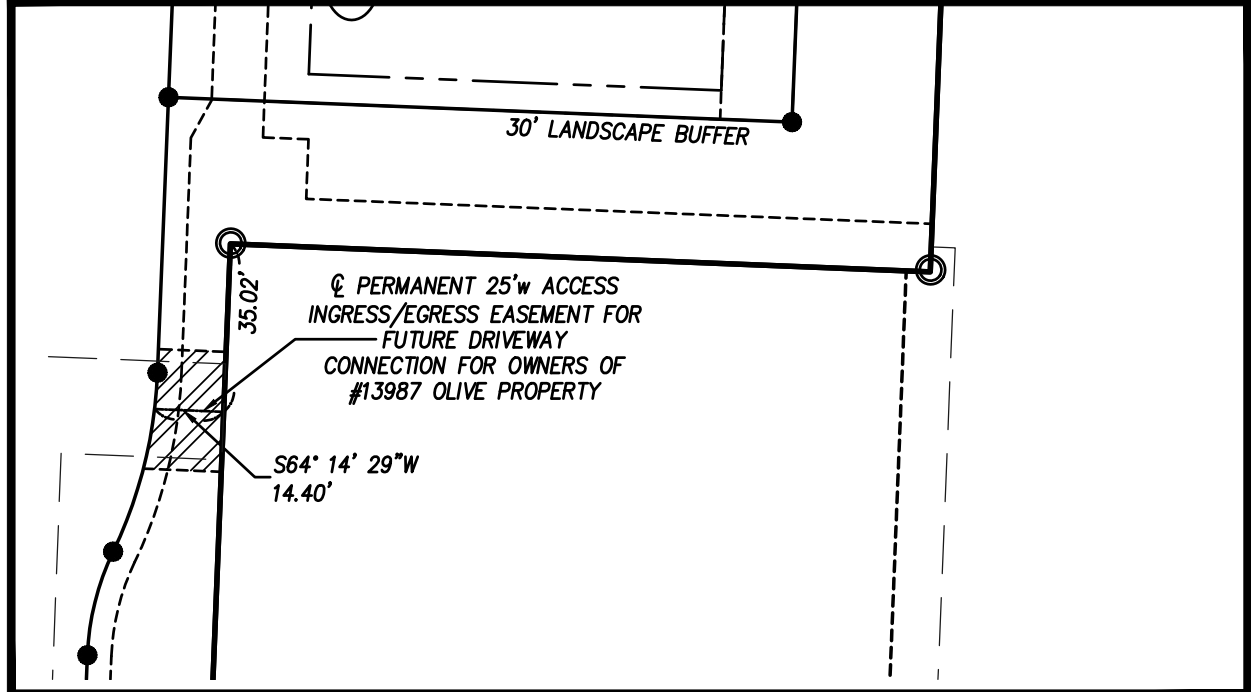
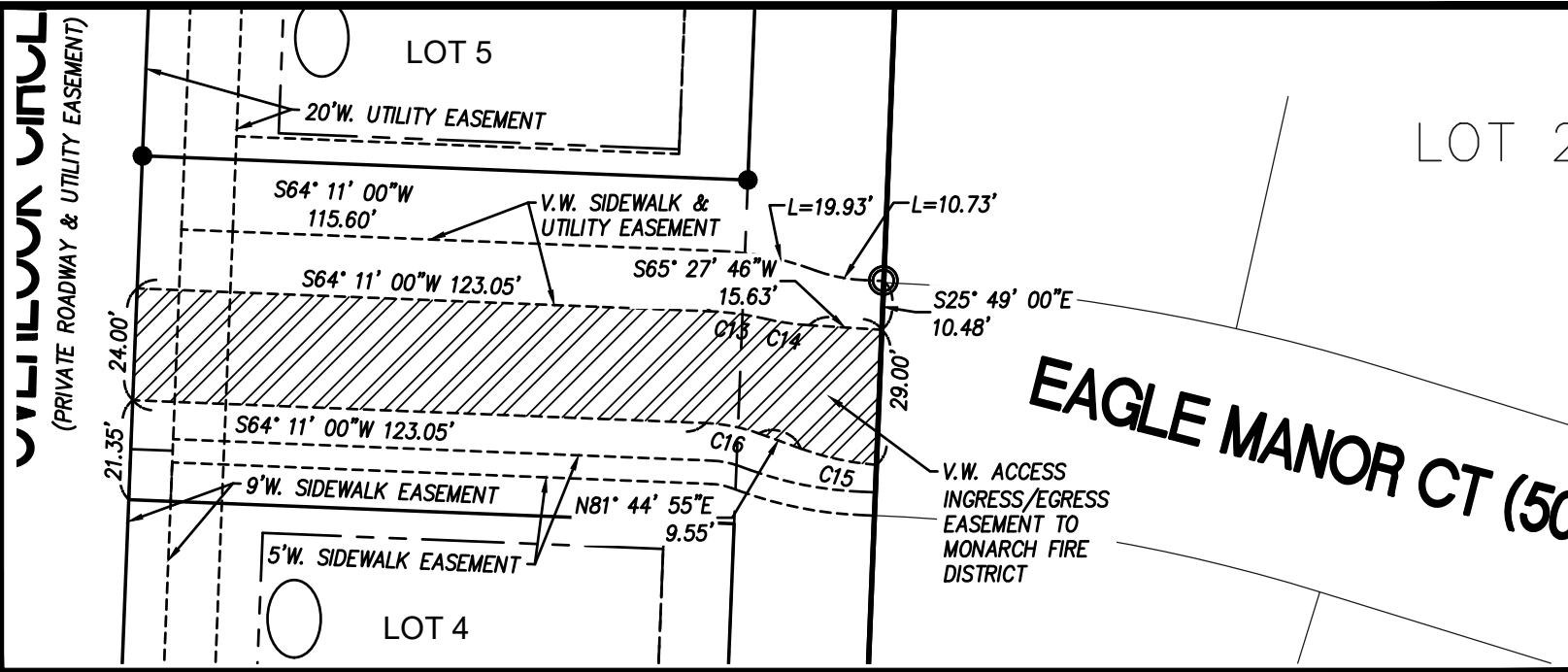
Parcel Line Table		
Line #	Length	Direction
L1	11.55	S81° 59' 00" W
L2	72.53	N25° 49' 00" W
L3	43.34	N37° 07' 36" W
L4	94.72	N25° 49' 00" W
L5	49.20	N25° 49' 00" W
L6	8.94	N00° 44' 54" E
L7	130.50	S64° 11' 00" W
L8	12.42	N25° 49' 00" W
L9	9.50	S84° 11' 00" W
L10	7.58	S25° 49' 00" E
L11	10.85	N25° 49' 00" W
L12	10.50	N25° 49' 00" W
L13	24.00	N25° 49' 00" W
L14	10.50	N25° 49' 00" W
L15	115.60	S64° 11' 00" W
L16	2.43	S81° 44' 55" W
L17	2.91	S84° 11' 00" W
L21	5.32	S81° 59' 00" W
L22	76.95	S25° 49' 00" E
L23	39.80	S18° 13' 19" E

Parcel Line Table		
Line #	Length	Direction
L24	3.76	N64° 11' 00" E
L25	96.94	S25° 49' 00" E
L26	4.93	S81° 59' 00" W
L27	35.51	S25° 49' 00" E
L28	32.23	N67° 24' 31" E
L29	37.70	S25° 49' 00" E
L30	172.54	S25° 49' 00" E
L31	12.84	S25° 49' 00" E
L32	63.08	S67° 27' 20" W
L33	11.26	S07° 27' 34" W
L34	3.51	S25° 49' 00" E
L35	33.81	N12° 21' 18" E
L36	25.18	N82° 32' 26" W
L37	120.16	N82° 32' 26" W
L38	19.60	N68° 20' 03" W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	5.53	11.50	S39° 35' 18" E	5.48
C2	20.35	50.00	S14° 09' 31" E	20.21
C3	40.69	100.00	N14° 09' 31" W	40.41
C4	5.36	17.50	S72° 57' 57" W	5.34
C5	25.29	82.50	N72° 57' 57" E	25.19
C6	4.37	11.50	N14° 56' 02" W	4.34
C7	42.32	104.00	S14° 09' 31" E	42.03
C8	18.72	46.00	N14° 09' 31" W	18.59
C9	15.50	95.00	S51° 08' 07" E	15.49
C10	11.41	46.00	S75° 26' 14" E	11.38



Curve Table			
Curve #	Length	Radius	Chord Length
C13	11.84	62.00	S89° 39' 22" W 11.83
C14	9.62	57.00	N70° 17' 45" E 9.60
C15	16.67	62.00	N74° 02' 40" E 16.62
C16	11.85	38.00	S72° 57' 57" W 11.60



PREPARED FOR:
BLUONX DEVELOPMENT & REZO
PROPERTY MANAGEMENT LLC
172 PLAZA DRIVE
WILDOOD, MO 63040
Attn: KYLIE BROWN
PHONE: 844-734-HOME

OLIVE BLVD. (V.W.)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9001 FAX: (636) 530-9000
e-mail: general@stockinc.com
Web: www.stockinc.com

RECORD PLAT
THE OVERLOOK
CHESTERFIELD, MO.

WALTER JOSEPH PFEILER
9/03/2026
NUMBER
P.L.S. 2008000725
Walter J. Pfeiler
WALTER J. PFEILER P.L.S.
MO P.L.S. # 2008-000725
CERTIFICATE OF AUTHORITY
LC-222-D

- REVISIONS:
- 5/26/26 - Revised per City comments
 - 7/08/26 - Additional utility easement

DRAWN BY: J.K.
DATE: 5/11/26
M.S.D. P. # 25MSD-00256
S.L.C. HAT #
M.D.N.R. #

CHECKED BY: W.J.P.
JOB NO: 219-6586.3
BASE MAP #
HAT S.U.P. #

SHEET TITLE:
RECORD PLAT
SHEET NO.:
3 OF 3

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: September 14, 2026

From: Isaak Simmers, Planner

Location: 18600 Edison Ave

Description: **Spirit of St. Louis Air Park (18600 Edison Ave, Mistwood Aviation):** A Site Development Section Plan, Lighting Plan, and Architectural Elevations for a 3.972-acre lease lot located between two (2) separate parcels that are part of the Spirit of St. Louis Air Park, located north of Edison Ave and south of Old Olive Street Road.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, on behalf of Mistwood Aero, LLC, has submitted a Site Development Section Plan and associated material for a 3.972-acre lease lot area for future development of the Mistwood Aviation Hangar, headquarters, and restaurant at the Spirit of St. Louis Airport, located north of Edison Avenue and south of Old Olive Street Road.



Figure 1: Subject Site (GIS) / Lease Area (Google Earth 2026)

SITE HISTORY

The site was zoned "M-3" Planned Industrial District for Spirit of St. Louis Airport via Ordinance 2212. The lease lot area is currently undeveloped but is located along the existing Spirit of St. Louis Airport infrastructure and taxiways. The current ordinance governing the site, Ordinance 1430, was approved in 1998. In 2024, the Spirit of St. Louis Sky Club Hangars were approved to the east, sharing access at the end of Spirit Airpark East Drive.

ZONING & LAND USE

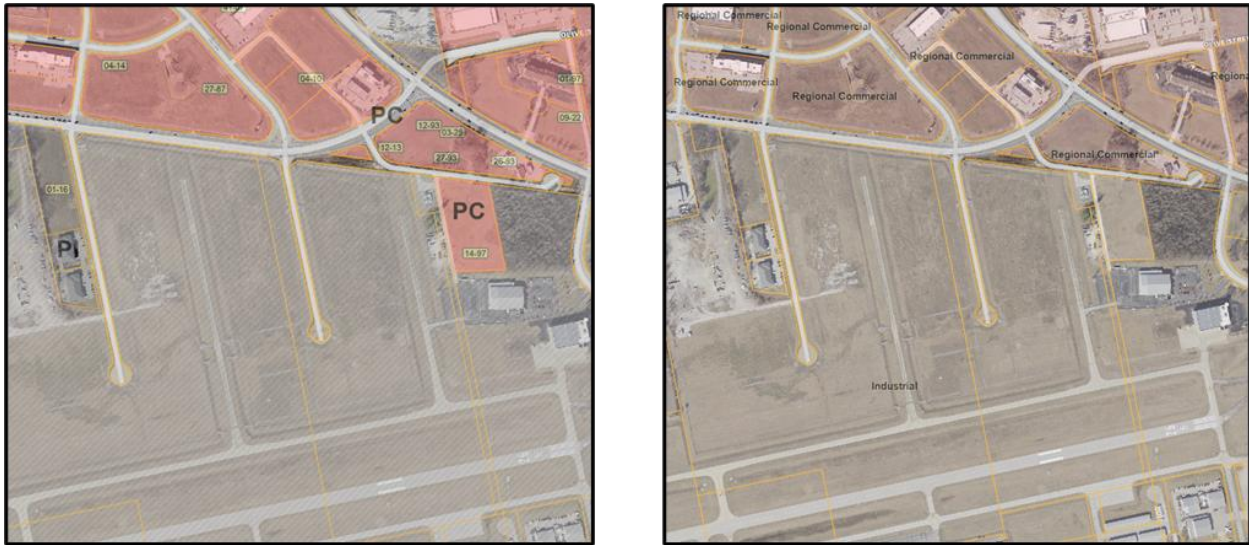


Figure 3: Zoning Map (left), and Land Use Map (right)

Direction	Zoning	Land Use
North	"PC" Planned Commercial	Regional Commercial
South	"M3" Planned Industrial	Industrial
East	"M3" Planned Industrial	Industrial
West	"M3" Planned Industrial	Industrial

Figure 2: Zoning & Land Use Table

COMPREHENSIVE PLAN

The Comprehensive Plan describes the Industrial Land Use designation as follows: Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in proximity to major transportation corridors (i.e., highway and airport) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Areas with the Industrial Land Use designation have the following Development Policy:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points;
- Primary entrance points should be aligned with access points immediately across the street;

- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas;
- Landscape buffering should be utilized between roadways to screen areas of surface parking;
- Residential projects should be limited to areas outside of the Chesterfield Valley.

STAFF ANALYSIS

A. Site Relationships

The subject site is almost four (4) acres in size and is located at the cul-de-sac at the end of Spirit Airpark East Drive, which is owned and maintained by St. Louis County. The proposed structure is two-stories and about 38 feet tall. The Mistwood Aviation Hangar will be located directly west of the existing Sky Club Hangars - two (2) separate hangar buildings with a total of 28 hangar units. For comparison, the Sky Club Hangars to the east are single-story and about 27 feet tall on average.



Figure 4: Sky Club Hangars (Picture: 1/12/26)

B. Circulation & Access

Vehicular / Pedestrian Access:

The site is accessed from Spirit Airpark East Drive, which curves along the northern and eastern edges of the lease area. A driveway entrance connects into the site from the north, leading into the main parking area for employees and the public. Once inside the site, there is a looped internal drive aisle for parking, loading, and trash pick-up; see Figure 5. The plan provides 66 parking spaces (the minimum required for this development per Code is 60 spaces). There are four (4) ADA-compliant spaces near the front entrance and one (1) space for loading and unloading north of the trash enclosure.

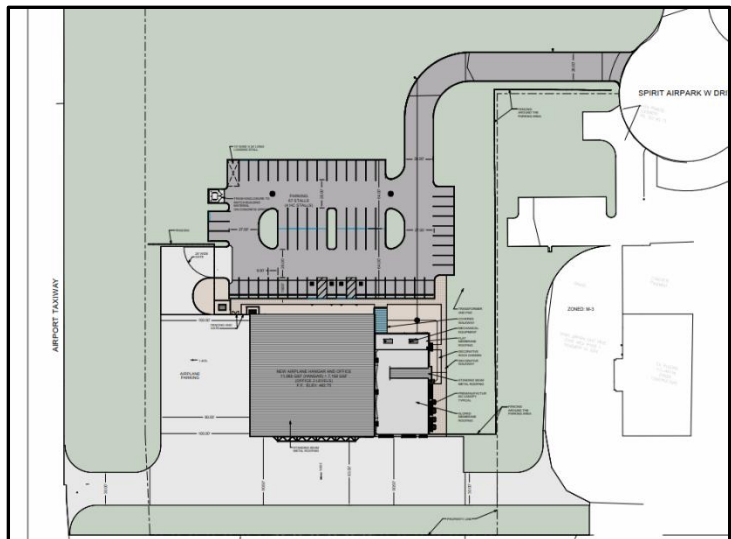


Figure 5: Colored Site Plan, Circulation & Access

Aircraft Access: There is a proposed connection to the airport taxiway to the west. Cross-access has been proposed along the south property line of the lease area to allow aircraft from Spirit Sky Club to also access the airport taxiway to the west. The Mistwood Aviation Hangar door faces south, and all aircraft parking areas have been gated from public access for public safety and site security. Per St. Louis County comments, the airport not only permits and approves the drive connecting the Sky Club and the taxiway to the west, but also requires it in order to extend the airport's service road.

C. Materials, Color, & Design

Materials incorporated into the design include insulated metal panels in the colors stone white, cityscape, and charcoal gray. The cool-toned metals will be accented with metal plank walls featuring a woodgrain pattern in the color light cherry, as well as translucent insulated panels. Prefabricated canopies with built-in drainage in the color light blue will be installed above select entrances and windows to add both design interest and functionality.

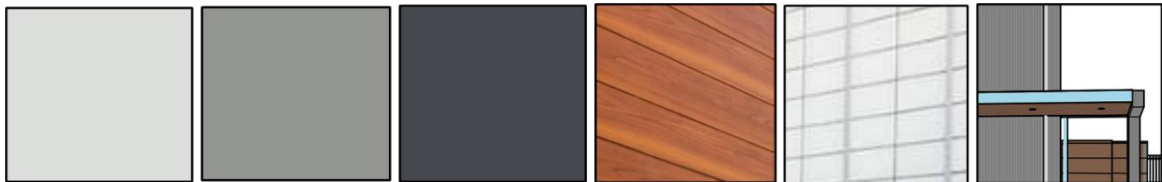


Figure 6: Left to right, stone white, cityscape, charcoal gray, light cherry, translucent panel, light blue canopy

The project includes two connected forms: a pre-engineered metal hangar for aircraft and offices, a structural steel building with offices, a flight school/simulator room, and a small restaurant. South- and east-facing canopies reduce sun exposure, while a front parapet screens rooftop mechanical units and enhances the entry; see Figure 7. Per the applicant, the design was meant to avoid a corporate/franchise look. For comparison, the Sky Club Hangars to the east were also constructed using metal panels, but in the colors polar white and charcoal.



Figure 7: East Elevation (facing Sky Club)

D. Landscape Design & Screening

Similar to previous hangars reviewed by the City, the applicant has submitted a request for modification to the City of Chesterfield's Landscape and Tree Preservation Requirements. There were no existing trees on site to preserve, and due to the airport's primary purpose of providing a safe environment for aviation, the applicant has submitted a landscape design using only existing grass and decorative rock gardens. The gardens are composed of 80% Alabama Sunset decorative rock and 20% Iowa Cobble. No additional landscaping was proposed, as such plantings could produce seeds or provide dense roosting or nesting cover. The airport is obligated by federal regulations to limit habitat that may attract hazardous wildlife near aviation operations. Per Code, such requests must be accompanied by a letter from a certified landscape specialist. The United States Department of Agriculture (USDA) Wildlife Services provided a letter backing the applicant's request, which has been included in the packet.

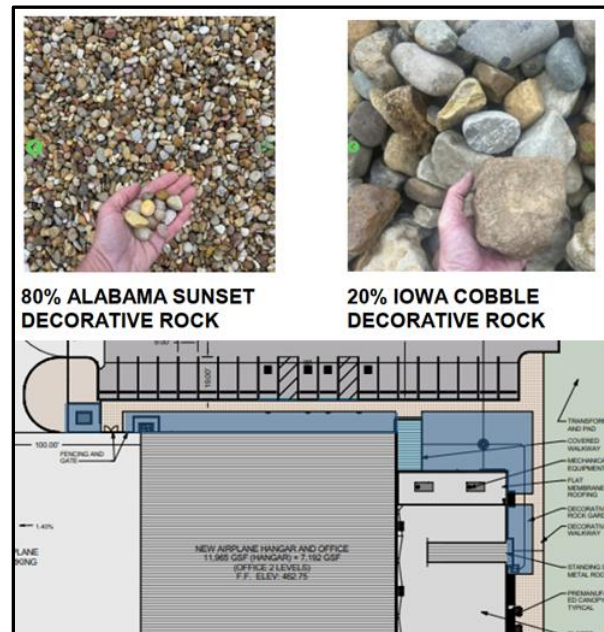


Figure 8: Decorative rock gardens (blue)

Screening: The proposed trash enclosure has been situated at the western boundary of the vehicular parking area. The enclosure will be 8' tall and constructed using metal panels in the color light cherry that have been chosen to match the proposed hangar / office building. The proposed enclosure will sit on a concrete apron. Rooftop Mechanical equipment will not be visible because it will be installed on a flat roof, screened by a parapet. Ground-mounted utility equipment along the north-facing elevation has also been screened from the parking area with panels consistent with the building material.

Black aluminum fencing has also been proposed onsite to separate aircraft and taxiways from the public parking area. The fencing will match and connect to the existing fencing used for the hangar site to the east.

E. Lighting

Stock & Associates provided a site photometric plan as required per City Code. Both the parking area and the airplane apron are illuminated by standard parking lot light fixtures, supplemented by six (6) wall pack units incorporated into the building design. The City's review of the photometric plan confirmed that light spill is fully contained on-site and that the proposed lighting complies with the City of Chesterfield's Lighting Standards. Consistent with the hangars to the east, the Sky Club Hangars similarly utilize wall pack lighting, in combination with standard parking lot light poles and fixtures.

Lighting is also proposed for the second-floor, covered rooftop deck. The design includes additional wall packs near the doors, consistent with the lighting packs discussed above, as well as a decorative design of hanging roof light fixtures. Also included in the design is linear white lighting used under the canopy; see figure below. Per Code, the Planning Commission may approve decorative light fixtures as an alternative to traditional fixtures where it can be proven that there will be no off-site glare or light trespass. The fixtures are proposed to be covered by the structure's canopy. Additionally, the proposed lighting plan has been reviewed by both the St. Louis Air Park and St. Louis County, and there were no objections to the design. Fixture details have been provided by Staff in the packet.



Figure 9: Rooftop Light Fixtures

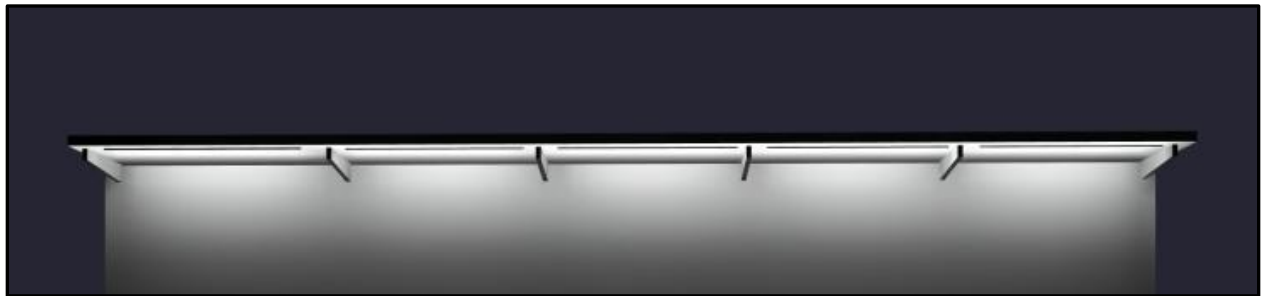


Figure 9: Low profile, driverless, linkable LED linear luminaire light fixture

RENDERING





ARCHITECTURAL REVIEW BOARD (ARB)

On August 13, 2026, the City of Chesterfield Architectural Review Board reviewed the Amended Site Development Section Plan and Architectural Review Board Submittal for Spirit of St. Louis Air Park (18600 Edison, Mistwood Aviation) and issued the following conditions of approval:

1. Submit a dimensioned cut sheet sample of the ribbed wall panel for Staff and ARB review.
2. Additional restaurant rooftop mechanical equipment must be fully screened.
3. Utility gas meter painted to match the building, if allowed.

A metal panel sample and additional panel details have been dropped off at City Hall for ARB's review. Following the ARB meeting, the applicant determined that the panels need to run horizontally, rather than vertically as presented, in order to best display the reveals. The applicant has since submitted updated elevations, which have been included in the packet. Upon review, the ARB had no objections to the proposed changes and additional sample.

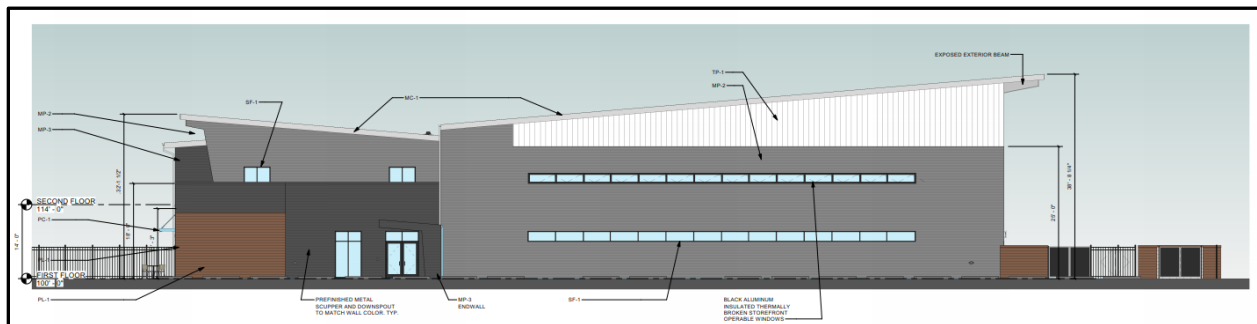


Figure 10: North Elevation depicting metal panels installed horizontally.

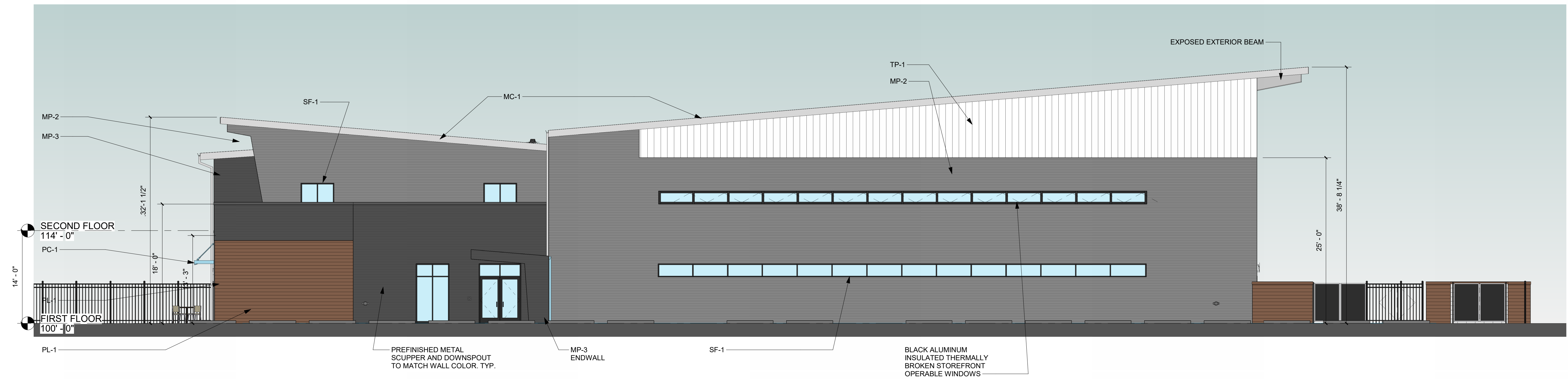
MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

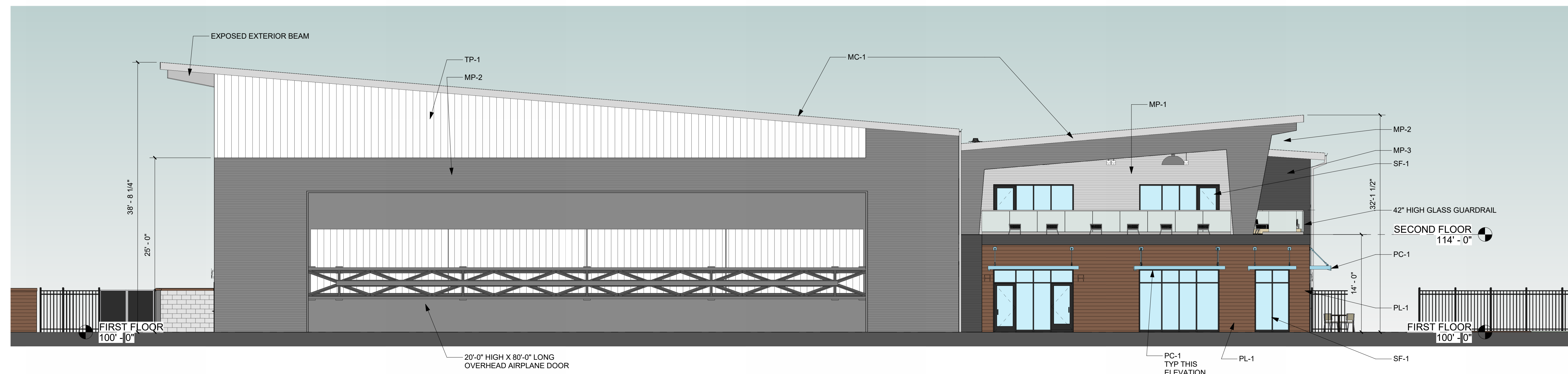
1. "I move to approve (or deny) the Site Development Section Plan, Lighting Plan, Architectural Elevations, and Light Fixture Design Exemption for Spirit of St. Louis Air Park (18600 Edison, Mistwood Aviation), as presented."
2. "I move to approve the Site Development Section Plan, Lighting Plan, Architectural Elevations, and Light Fixture Design Exemption for Spirit of St. Louis Air Park (18600 Edison, Mistwood Aviation) with the following conditions..."

Attachments

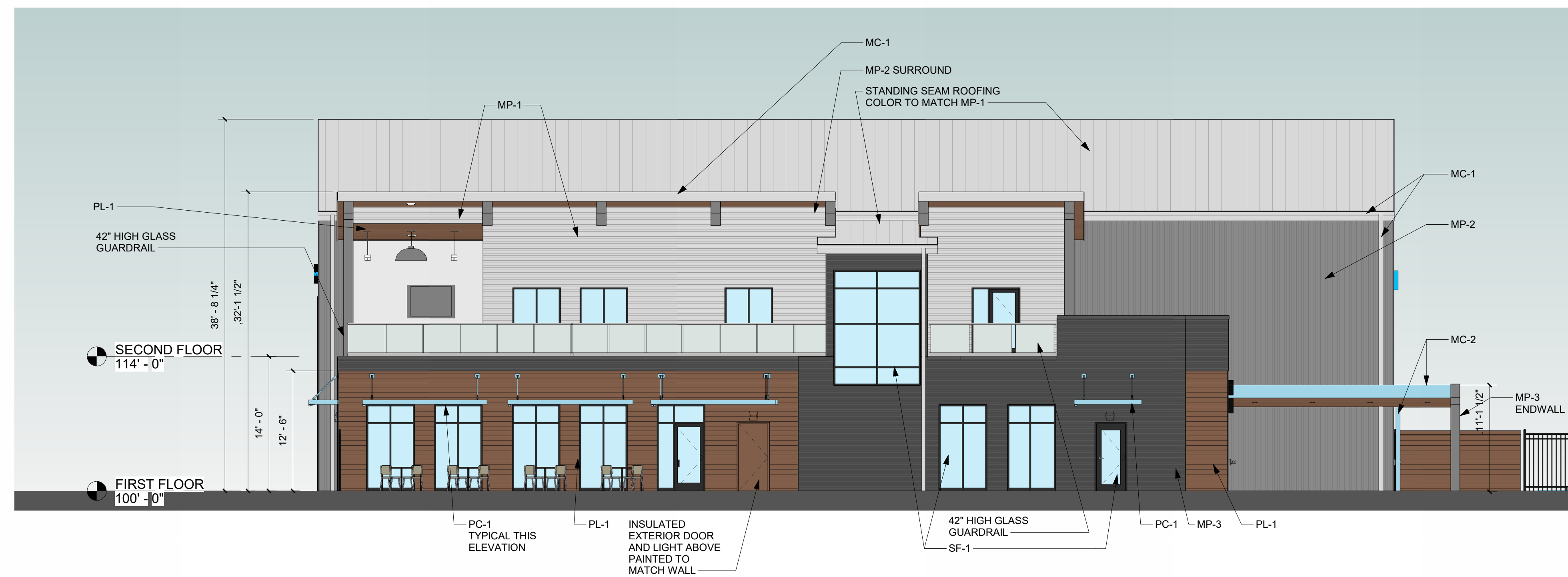
1. Architectural Elevations, Horizontal Panels
2. USDA Letter 2026
3. Lease Lot Survey
4. SDSP Submittal
5. Light Fixture Cut Sheets



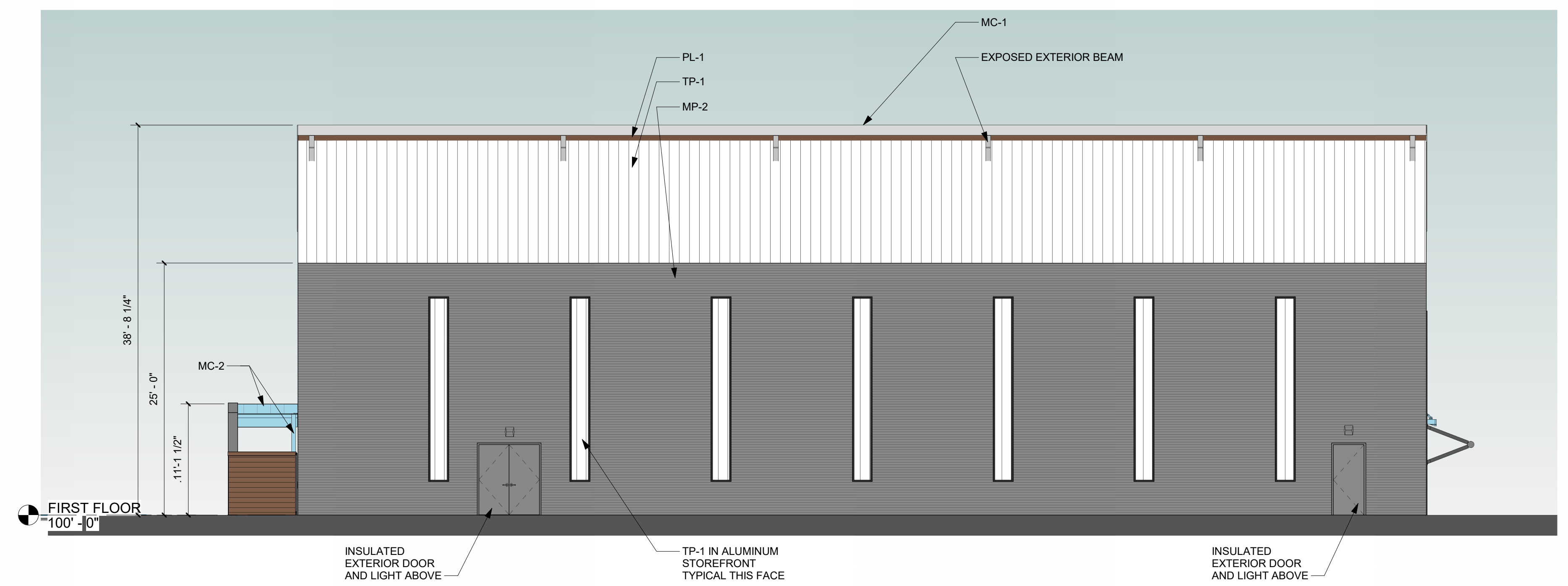
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION - PRESENTATION



WEST ELEVATION

MISTWOOD AVIATION SERVICES HANGAR & HQ

605 SPIRIT AIRPARK E DRIVE
SPIRIT AIRPORT EAST
CHESTERFIELD, MISSOURI 63005

BUILDING
ELEVATIONS

27124407

8/26/2026





July 2, 2026

**United States
Department of
Agriculture**

Animal and Plant
Health Inspection
Service

Wildlife Services

18004 Edison Ave
Chesterfield, MO 63005
816-602-0672 (office)

To Whom It May Concern,

USDA Wildlife Services staff have reviewed the landscaping proposal submitted by Stock & Associates Consulting Engineers, Inc., as well as Chapter 405 of the UDC. Though the airport environment is not specifically listed as a “special or unusual site” per (405.04.020 (N)), special considerations should be made given the proximity to the AOA. Trees and other woody vegetation can provide an attractive habitat for hazardous wildlife in the form of food or shelter. The majority of bird species involved in strikes at KSUS, according to the strike record, are attracted to trees and other woody vegetation. Wildlife attractants should be considered when creating a landscaping plan for Mistwood Aviation’s new development, as required by federal regulation. Per AC 150/5200-33C (Section 2.8.2.1), “Vegetation that produces seeds, fruits, or berries, or that provides dense roosting or nesting cover should not be used”.

The primary purpose of an airport is to provide a safe environment for aviation, and all other considerations must be secondary. The airport is obligated by federal regulations (advisory circulars) to limit habitat that may attract hazardous wildlife. USDA recommends utilizing only non-attractive, easily manageable grasses and/or rock in landscape situations. The use of trees, shrubs, or ornamental vegetation increases the risk of attracting hazardous wildlife. USDA WS finds that the proposed landscaping from Stock & Associates Consulting Engineers, Inc. is satisfactory regarding preventing the creation of hazardous wildlife attractants.

Dan Durbin
Wildlife Biologist
FAA Qualified Airport Biologist
United States Department of Agriculture
APHIS Wildlife Services
Work Cell: 816-602-0672
Daniel.Durbin@usda.gov



APHIS Protecting American Agriculture

Equal Opportunity Employer

EXHIBIT B

A tract of land being part of St. Louis Air Park as recorded in Plat Book 107 Page 42 of the St. Louis County records, located in U.S. Survey 169, Township 45 North, Range 3 East, in the City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

COMMENCING at the intersection of South right-of-way line of Chesterfield Airport Road (60 feet wide) and the West right-of-way line of Spirit Airpark East (40 feet wide) as shown in Plat Book 357 Page 51 of said county records, thence South 11 degrees 48 minutes 16 seconds East, 892.04 feet to the POINT OF BEGINNING;
thence continuing along said West right-of-way line the following courses:
South 11 degrees 48 minutes 16 seconds East, 7.22 feet, to a curve to the right having a radius of 48.00 feet;
along said curve 43.41 feet, with a chord which bears South 14 degrees 06 minutes 14 seconds West, 41.95 feet, to a point reverse curvature;
along a curve to the left having a radius of 62.00 feet, an arc length of 64.31 feet with a chord which bears South 10 degrees 17 minutes 48 seconds West, 61.47 feet;
thence departing said right-of-way line, along a line non-tangent to said curve, South 78 degrees 09 minutes 49 seconds West, 113.40 feet;
thence South 11 degrees 53 minutes 16 seconds East, 396.99 feet;
thence South 78 degrees 11 minutes 27 seconds West, 320.00 feet;
thence North 11 degrees 48 minutes 33 seconds West, 498.98 feet;
thence North 78 degrees 11 minutes 44 seconds East, 474.32 feet to the POINT OF BEGINNING.

Containing 173,039 square feet or 3.972 acres, more or less, according to calculations by Stock & Associates Consulting Engineers, Inc. on June 18, 2026.

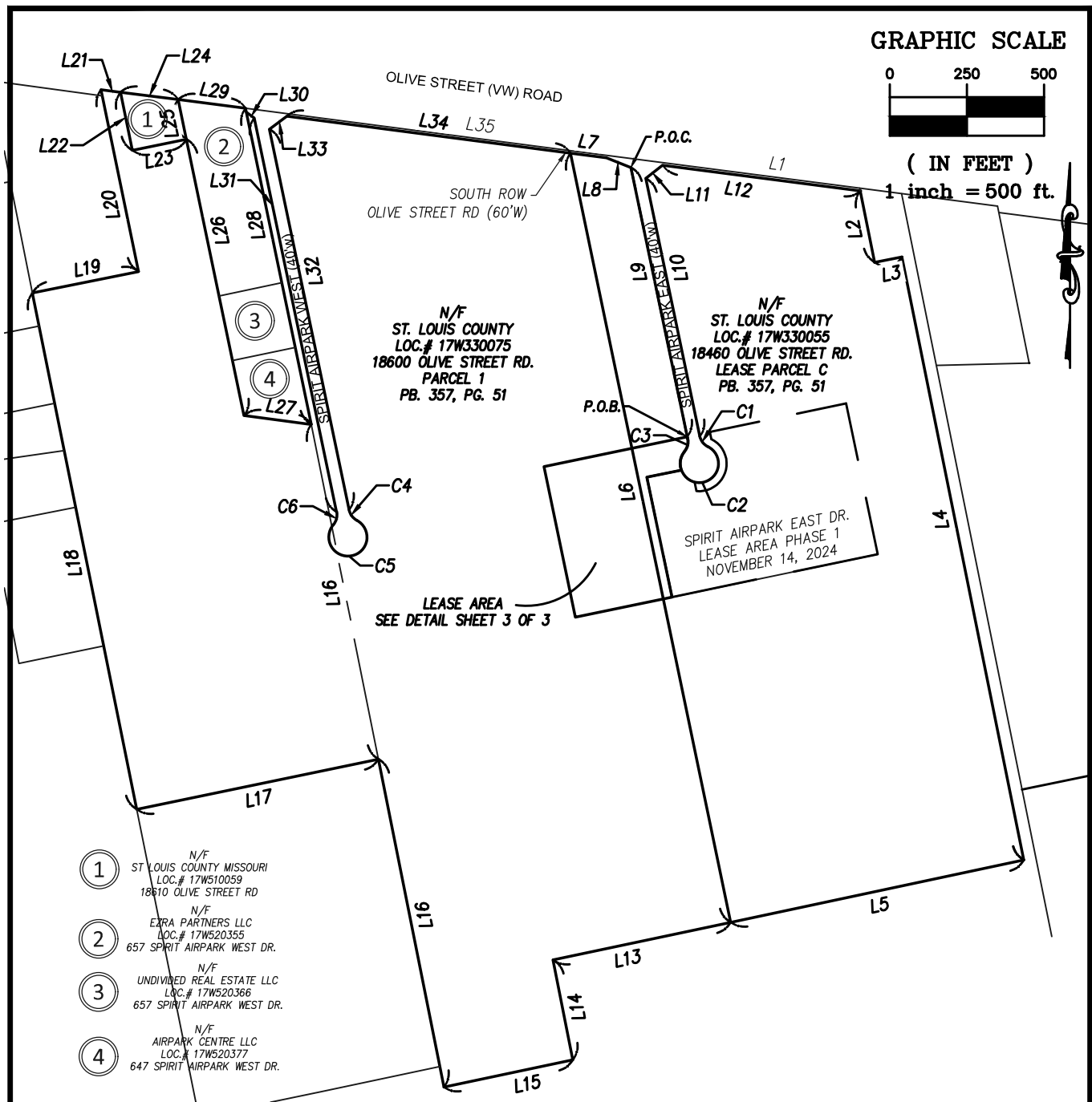


EXHIBIT "A" SHEET 1 OF 3

LEASE EXHIBIT

A TRACT OF LAND BEING PART OF ST. LOUIS AIR PARK IN PLAT BOOK
107 PAGE 42, LOCATED IN U.S. SURVEY 169
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

DATE 06/18/26

7728/SURVEY/EXHIBIT/LEASE EXBT.DWG

Parcel Line Table		
Line #	Length	Direction
L1	947.44	S82° 34' 55"E
L2	236.92	N11° 21' 55"W
L3	90.00	S78° 38' 05"W
L4	1995.25	S11° 24' 43"E
L5	971.33	S78° 00' 47"W
L6	2547.81	N11° 45' 13"W
L7	117.64	S82° 34' 55"E
L8	85.42	S68° 28' 56"E
L9	899.26	S11° 48' 16"E
L10	855.21	N11° 48' 16"W
L11	68.91	N51° 49' 25"E
L12	647.61	S82° 34' 55"E
L13	588.62	S78° 00' 47"W
L14	330.00	S11° 18' 11"E
L15	427.00	S78° 00' 47"W
L16	1084.66	S11° 18' 11"E
L17	799.99	S78° 15' 45"W
L18	1708.46	N11° 24' 44"W
L19	351.01	N78° 35' 14"E
L20	602.25	N11° 39' 45"W
L21	63.60	S82° 34' 55"E
L22	192.64	N11° 30' 32"W
L23	179.16	S78° 29' 28"W
L24	188.56	N82° 44' 55"W
L25	132.00	N11° 46' 32"W

Parcel Line Table		
Line #	Length	Direction
L26	915.12	S11° 46' 32"E
L27	220.02	S82° 33' 58"E
L28	1047.06	S11° 45' 20"E
L29	220.39	S82° 34' 55"E
L30	31.10	S53° 57' 32"E
L31	1305.04	S11° 48' 16"E
L32	1260.94	S11° 48' 16"E
L33	70.21	N52° 53' 10"E
L34	926.90	S82° 34' 55"E
L35	1059.78	S82° 34' 55"E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	43.41	48.00	S37° 42' 42"E	41.95
C2	306.92	62.00	N78° 11' 46"E	76.65
C3	43.41	48.00	N14° 06' 14"E	41.95
C4	43.41	48.00	S35° 58' 40"E	41.95
C5	306.09	62.00	N79° 32' 47"E	77.31
C6	44.22	48.00	N14° 35' 15"E	42.67

EXHIBIT "A" SHEET 2 OF 3

LEASE EXHIBIT

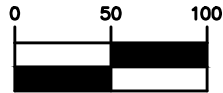
A TRACT OF LAND BEING PART OF ST. LOUIS AIR PARK IN PLAT BOOK
107 PAGE 42, LOCATED IN U.S. SURVEY 169
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
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257 Chesterfield Business Parkway
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(636) 530-9100

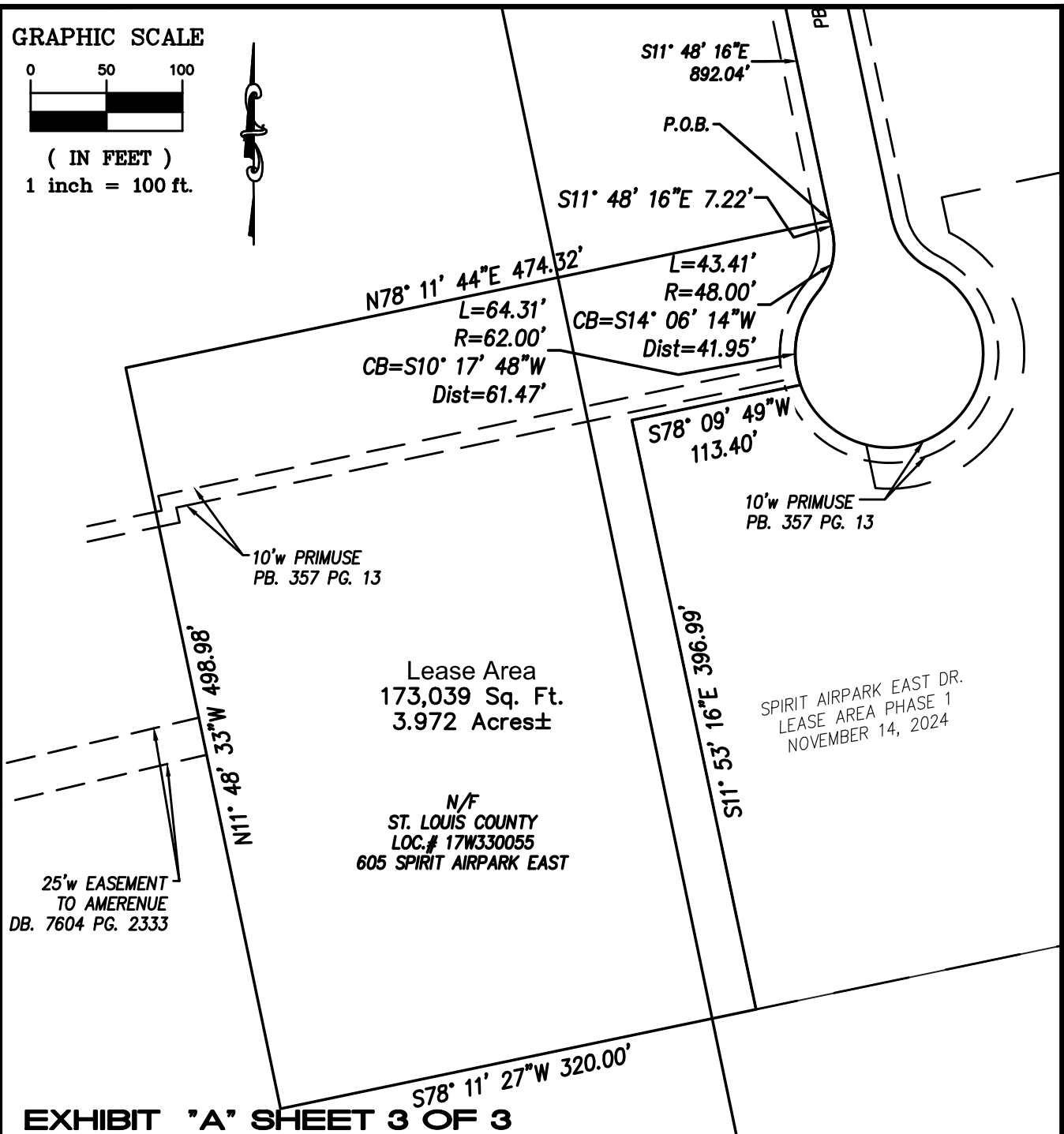
DATE 06/18/26

7728/SURVEY/EXHIBIT/LEASE EXBT.DWG

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEASE EXHIBIT

A TRACT OF LAND BEING PART OF ST. LOUIS AIR PARK IN PLAT BOOK
107 PAGE 42, LOCATED IN U.S. SURVEY 169
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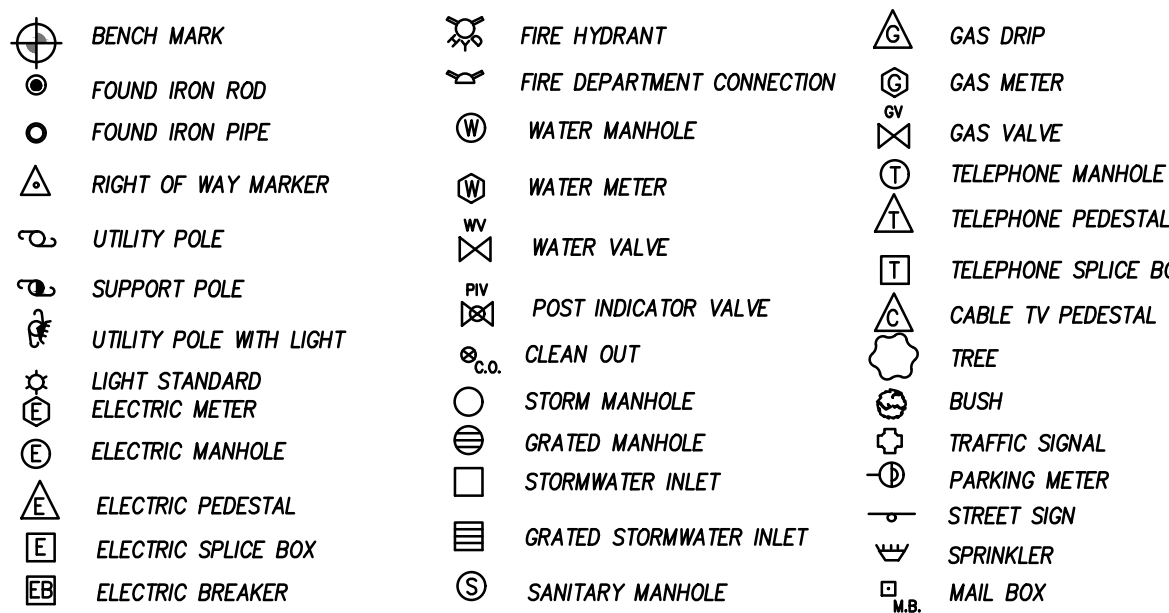
DATE 06/18/26

7728/SURVEY/EXHIBIT/LEASE EXBT.DWG

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF LEASE PARCEL C AS PER DB. 7219 PAGE 635,
LOCATED IN U.S. SURVEY 169
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND

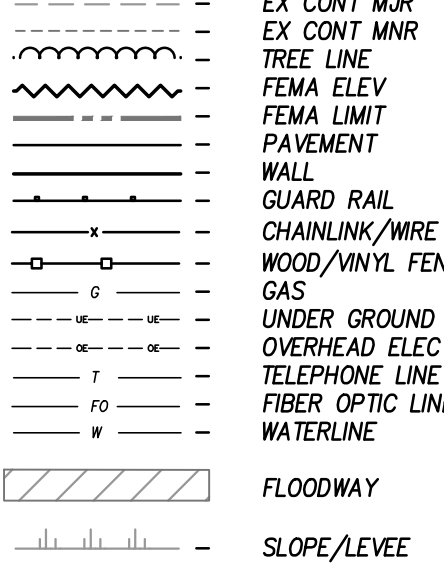


SITE INFORMATION

ADDRESS = 605 SPIRIT AIRPARK EAST
CHESTERFIELD, MO 63005
LEASE AREA = 3.97 ACRES
LESEE = MISTWOOD AVIATION
OWNER = ST. LOUIS COUNTY
CITY = CITY OF CHESTERFIELD
ZONING = "M3" PLANNED INDUSTRIAL DISTRICT
FLOOD MAP = 29189C0145K
SEWER DISTRICT = MSD
WATERSHED = MISSOURI RIVER
FIRE DISTRICT = MONARCH CHESTERFIELD
SCHOOL DISTRICT = ROCKWOOD R-6
ELECTRIC SERVICE = AMEREN
GAS SERVICE = SPIRE
PHONE SERVICE = AT&T
WATER SERVICE = MISSOURI-AMERICAN WATER CO.
CABLE SERVICE = CHARTER COMMUNICATIONS

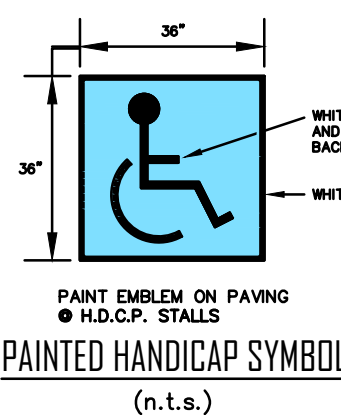
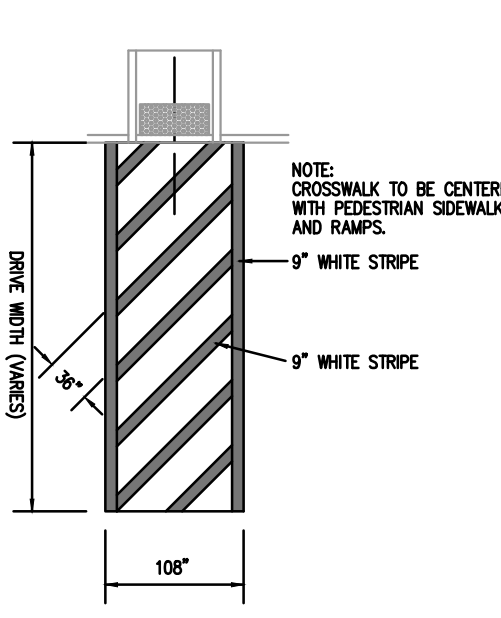
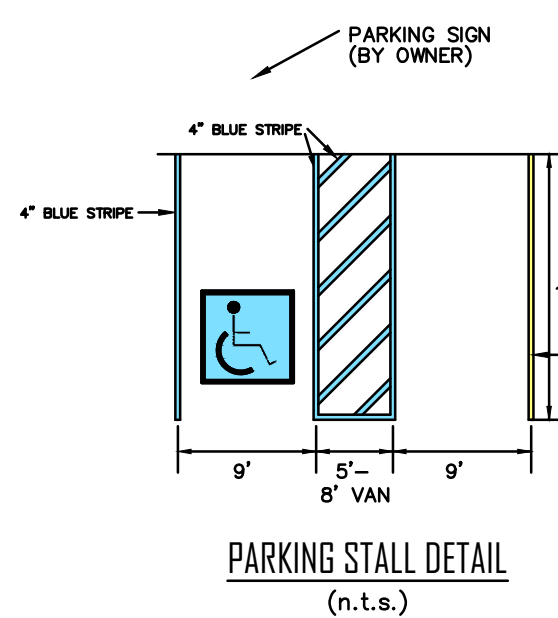
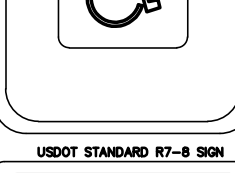
SPLIT OF ST. LOUIS AIRPORT OPERATES UNDER THE FOLLOWING PERMITS:
GENERAL PERMIT MO-R06P016 AND LAND DISTURBANCE PERMIT MOR 103441

LINE TYPE LEGEND



ABBREVIATIONS

C.O. = CLEANOUT
DB. = DEED BOOK
E. = ELECTRIC
F.L. = FLOWLINE
FT. = FEET
FND. = FOUND
G. = GAS
M.H. = MANHOLE
N/F. = NOW OR FORMERLY
PR. = PLAT BOOK
P.C. = PAGE
P.V.C. = POLYVINYL CHLORIDE PIPE
R.B. = RADIAL BEARING
R.C.P. = REINFORCED CONCRETE PIPE
S.O. = SQUARE
T. = TELEPHONE CABLE
V.C.P. = VETRIFIED CLAY PIPE
W. = WATER
(86'W) = RIGHT-OF-WAY WIDTH



ST. LOUIS COUNTY BENCHMARK

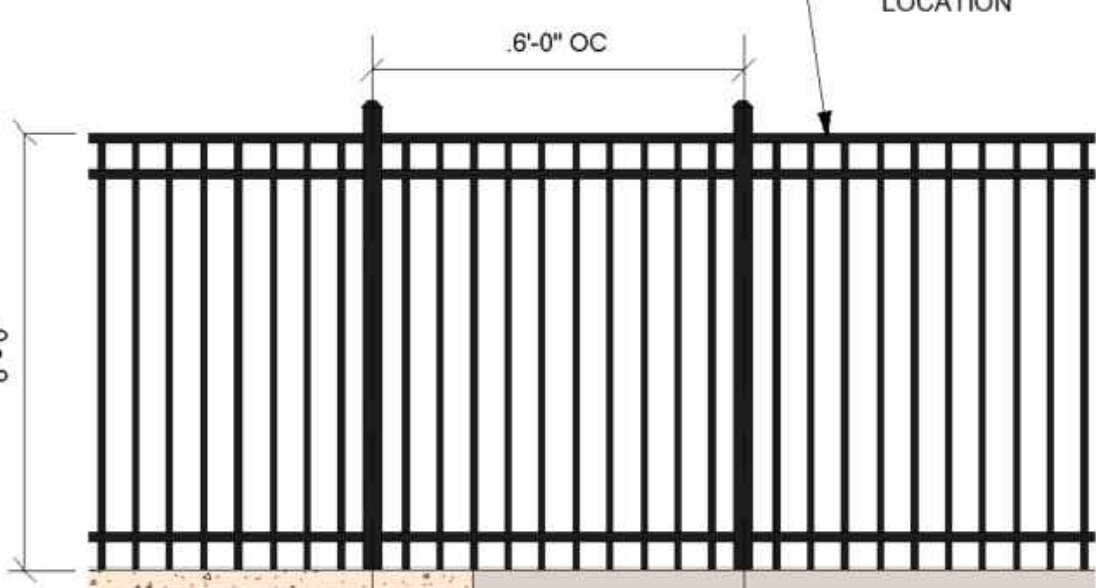
BENCHMARK NAVD83 Elev = 463.32
Out 1" on the northeastern corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 76 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

SITE BENCHMARK

BENCHMARK NAVD83 Elev = 461.45
Cut Grass on the east side of Spirit Airport East Dr. 21.65 feet east of the centerline of Spirit Airport East Drive.

PREPARED FOR
MISTWOOD AVIATION SERVICES, LLC
SPIRIT OF ST. LOUIS AIRPORT
18032 EDISON AVE.
CHESTERFIELD, MO. 63005
C/O MR. PATRICK McLAUGHLIN

ELEVATION AT ALUMINUM FENCING



BUILDING INFORMATION

OFFICE: 7,655 SQ.FT.
HANGAR: 10,537 SQ.FT.
RESTAURANT: 1,932 SQ.FT.
TOTAL: 20,124 SQ.FT.

PARKING CALCULATIONS

REQUIRED PARKING (MIN):

OFFICE: 3.3 SPACES PER 1000 SQ. FT. = 26 SPACES
HANGAR: 0.66 SPACE PER EMPLOYEE (MAX SHIFT) = 10 SPACES
RESTAURANT: 12 SPACE PER 1000 SQ. FT. = 24 SPACES
TOTAL: = 60 SPACES

PROVIDED PARKING = 66 SPACES (INCLUDING 4 ADA SPACES)
LOADING SPACES = 1 - 10'x25' SPACE

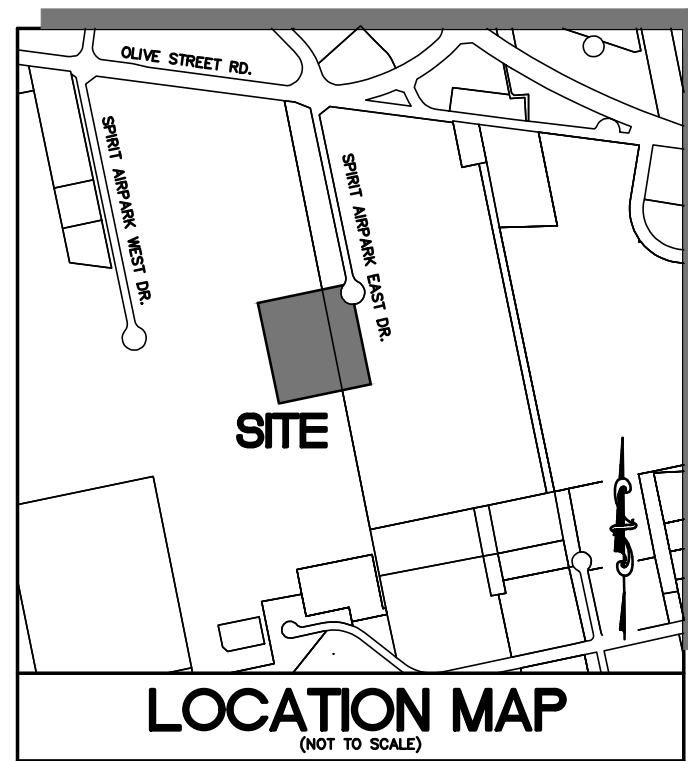
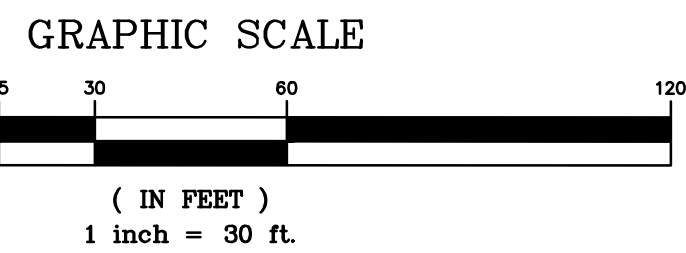
AREA CALCULATIONS

LOT AREA: 173,037 SQ.FT.
BUILDING AREA: 16,656 SQ.FT.
F.A.R.: (20,124/173,037): 0.11 FUTURE (EST)
VEHICLE P.V.M.T AREA: 60,401 SQ.FT. 79,059 SQ.FT.
% OPEN SPACE: 55.46% 44.68%

GEOTECHNICAL ENGINEER'S STATEMENT

MIDWEST TESTING, at the request of Thill Contracting Company, Inc. has provided geotechnical services for the project proposed hereon. A geotechnical investigation titled "Geotechnical Exploration Report MISTWOOD AVIATION OFFICE/HANGAR CHESTERFIELD, MISSOURI", May 2026, Midwest No. 16460. 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.

Daniel J. Barczykowski, P.E.
07/02/2026
Date



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.(BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- GRAVING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE, BASE FLOOD ELEVATIONS 459 FEET), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 29189C0145 K WITH AN EFFECTIVE DATE OF FEB. 4, 2015.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, AND SITE LIGHTING PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, M300T, MSD AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS DEFINED BY SECTION 405.05, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- LIGHT FIXTURES SHALL NOT EXCEED 20 FEET IN HEIGHT WHEN MOUNTED ON POLES.
- THE MAXIMUM HEIGHT OF THE BUILDING, EXCLUSIVE OF ROOF SPOILING, SHALL NOT EXCEED THREE (3) STOREYS OR FORTY-FIVE (45) FEET (AS MEASURED FROM EXISTING GRADE, WHICHEVER IS LESS).

SURVEYOR CERTIFICATE

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Section 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

_____, 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 _____ (Title) _____ of _____ a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments 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 _____ (Officer of Corporation) 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

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission 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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPLIES. THE CONSTRUCTION METHODS AND MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SHEET TITLE
SITE DEVELOPMENT
SECTION PLAN

SHEET NO.:
SD-1.0

SITE DEVELOPMENT PLAN

MISTWOOD AVIATION SERVICES LLC

605 SPIRIT AIRPARK EAST
CHESTERFIELD, MISSOURI 63005

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 500-9000 FAX: (636) 530-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

MISTWOOD AVIATION SERVICES HANGAR & HQ

605 Spirit Airpark W Drive
Spirit Airport East
Chesterfield, Missouri 63005



AERIAL PHOTO OF SITE



AERIAL PHOTO OF SITE



VIEW TOWARDS THE NORTH FROM CENTER LOT



VIEW TOWARDS THE EAST FROM CENTER LOT



VIEW TOWARDS THE SOUTH FROM CENTER LOT



VIEW TOWARDS THE WEST FROM CENTER LOT



VIEW FROM NORTHEAST CORNER OF LOT



VIEW FROM SOUTHEAST CORNER OF LOT

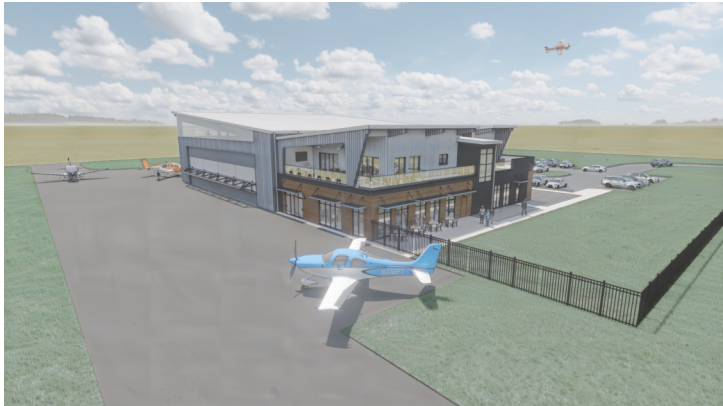
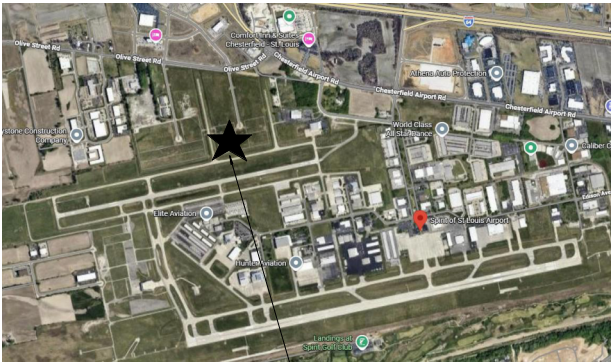


VIEW FROM SOUTHWEST CORNER OF LOT



VIEW FROM NORTHWEST CORNER OF LOT

LOCATION MAP



CODE INFORMATION

ARCHITECTURAL:	2015 INTERNATIONAL BUILDING CODE (ST. LOUIS CO)
ELECTRICAL:	2014 NATIONAL ELECTRIC CODE
MECHANICAL:	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING:	2015 UNIFORM PLUMBING CODE
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
FUEL GAS:	2015 INTERNATIONAL FUEL GAS CODE
FIRE DISTRICT:	2024 INTERNATIONAL BUILDING CODE (MONARCH FIRE) 2024 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ELECTRIC BUILDING CODE
ADDITIONAL:	2009 ICC A117.1 ACCESSIBLE + USABLE BLDGS + FACILS NFPA 409 (2011 (Std. Co) + 2022 (Fire) ELECTRIC VEHICLE CHARGING CODE
USE GROUP:	B, Office S-1, Air Plane Storage
CONSTRUCTION TYPE:	IIB,
BUILDING HEIGHT:	40'-0"
NO. OF STORIES:	1 (HANGAR) AND 2 (OFFICE ONLY)
BUILDING AREA (1ST FLR ONLY):	11,965 GSF (HANGAR) + 4,659 GSF (OFFICE)
SECOND FLOOR:	2,633 GSF (OFFICE)
SECOND LEVEL:	2220 USF
SECOND LEVEL TERRACE:	772 USF

MISTWOOD AVIATION SERVICES HANGAR & HQ

605 SPIRIT AIRPARK E DRIVE
SPIRIT AIRPORT EAST
CHESTERFIELD, MISSOURI 63005

COVER SHEET

27124407

7/16/2026





3D VIEW AT BUILDING ENTRY

405.04.010 ARCHITECTURAL REVIEW DESIGN STANDARDS

SITE:

1. PARKING STALLS
2. TRASH ENCLOSURE TO MATCH BUILDING MATERIAL
3. PARKING LOT LIGHTING
4. RETAINED NATURAL SLOPE AND TOPOGRAPHY.
5. NO RETAINING WALLS
6. LANDSCAPE WILL BE VERY LIMITED PER AIRPORT REQUIREMENTS.
7. PARKING LOT WILL BE ENCLOSED BY A DECORATIVE FENCE AND OPEN ONLY TO THE STREET

FACADE:

1. ALL BUILDING ELEVATIONS INCORPORATE DURABLE MATERIALS, PHYSICAL OFFSETS, COMPATIBLE COLORS WITH ADJACENT BUILDINGS, PATTERNS AND TEXTURES TO REDUCE BUILDING SCALE TO A HUMAN SCALE.

BUILDING TREATMENTS:

1. REVEALS
2. COLOR, TEXTURE, OR MATERIAL CHANGE, (EARTH TONE COLORS)
3. ROOF OVERHANGS
4. PROJECTING CANOPIES AT ENTRIES AND AS SUNSHADES
5. VARIATION IN ROOF HEIGHT
6. WALL FINIS
7. DURABLE MATERIALS
8. MECHANICAL EQUIPMENT WILL BE SCREENED.

WINDOWS:

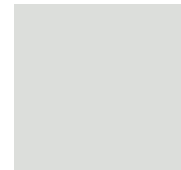
1. PROVIDES BUILDING ELEVATION VARIATION AND NATURAL LIGHT INTO THE SPACES

SIGNAGE:

1. 3 SIGNS: EACH MAXIMUM SIZE OF 30 SF.



PC-1 PREFABRICATED CANOPY WITH BUILT IN DRAINAGE LIGHT BLUE



MP-1 METAL INSULATED PANEL
PROFILE: SHADOW LINE (VERT)
KYNAR: STONE WHITE



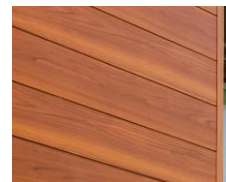
MP-2 METAL INSULATED PANEL
PROFILE: SHADOW LINE (VERT)
KYNAR: CITYSCAPE



MP-3 METAL INSULATED PANEL
PROFILE: SHADOW LINE (VERT)
KYNAR: CHARCOAL GRAY



TP-1 TRANSLUCENT INSULATED
PANEL



PL-1 METAL PLANK WALL & SOFFIT FINISH SYSTEM
PATTERN: WOODGRAIN
COLOR: LIGHT CHERRY



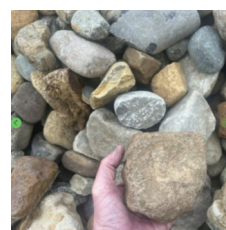
SITE LIGHTING



EXTERIOR WALL PACKS



80% ALABAMA SUNSET
DECORATIVE ROCK

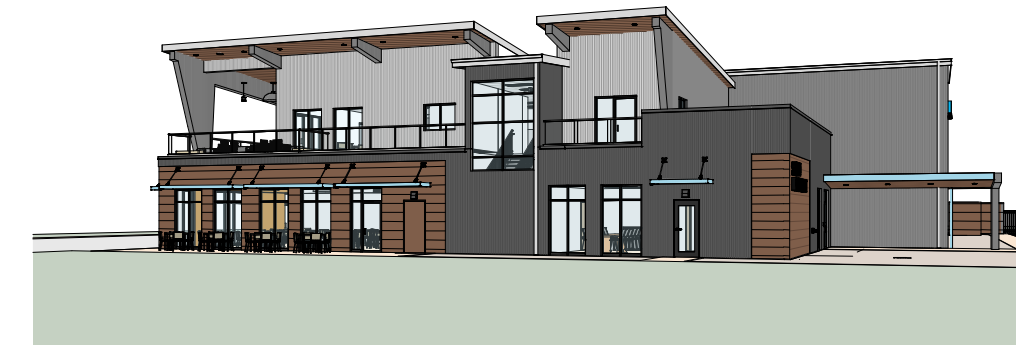


20% IOWA COBBLE
DECORATIVE ROCK

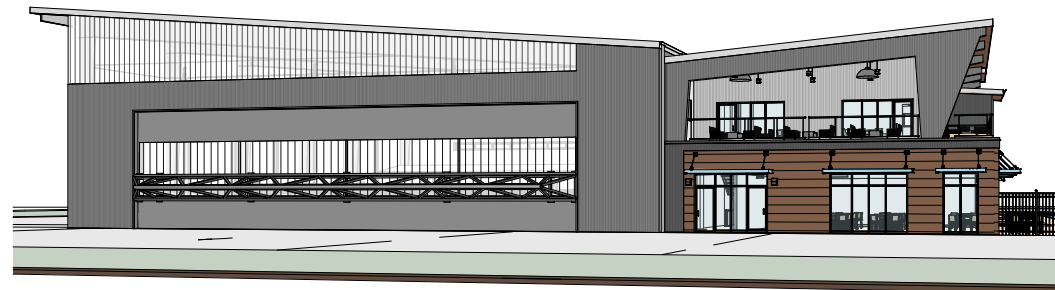
MISTWOOD AVIATION

THILL
Contracting Co., Inc.

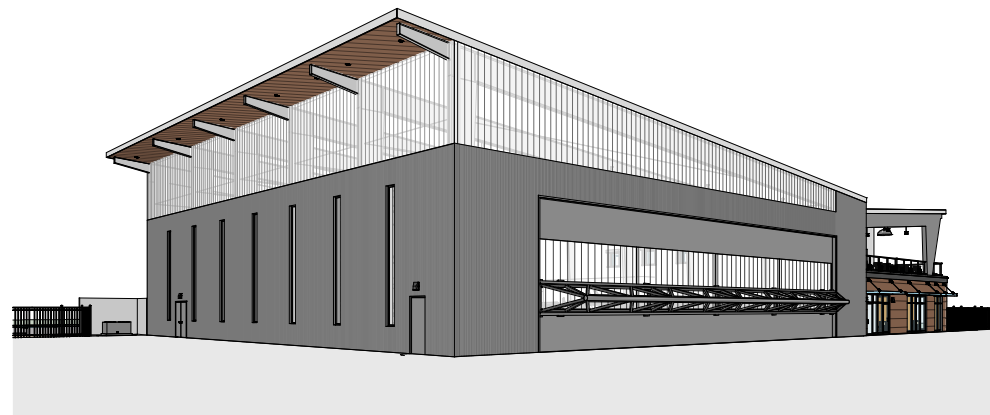
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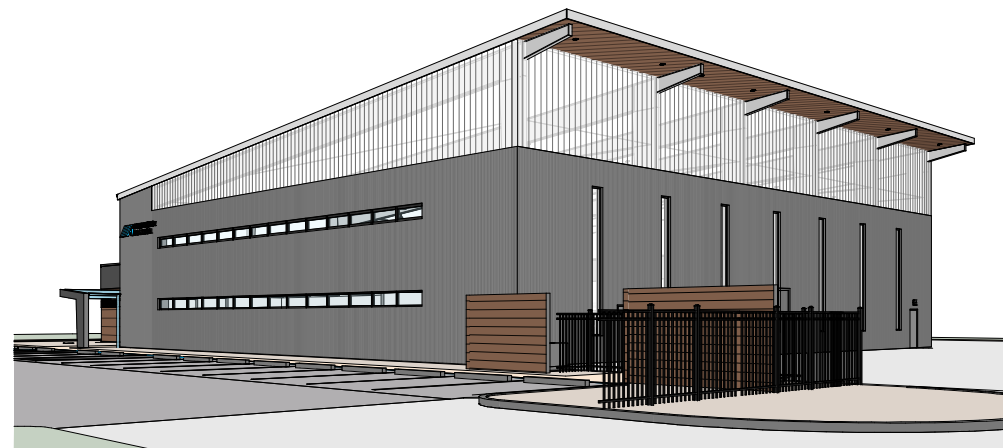
3D VIEW AT EAST SIDE



3D VIEW FROM THE SOUTH



3D VIEW FROM THE SOUTHWEST



3D VIEW FROM THE NORTHWEST

AERIAL PHOTO OF SITE

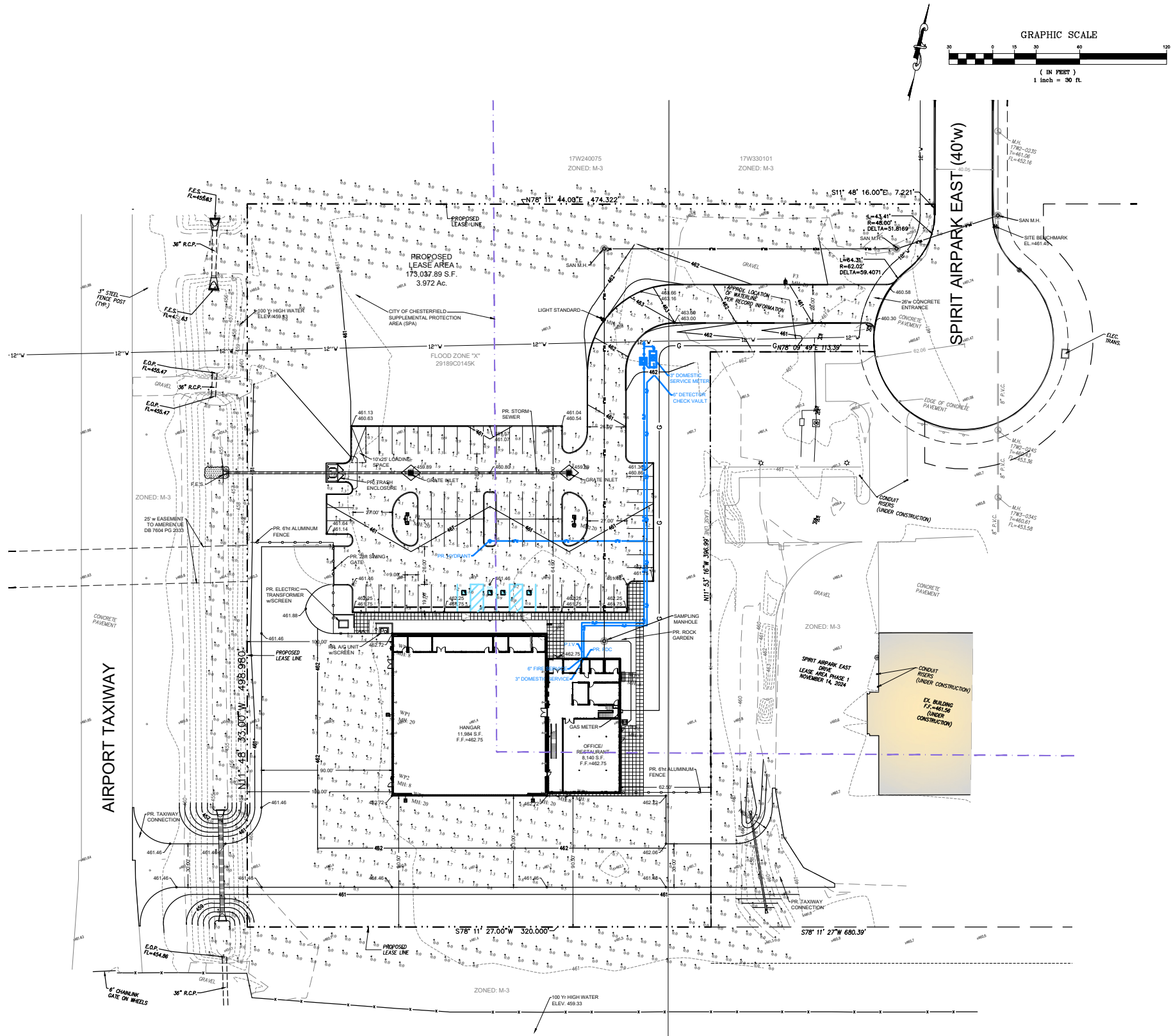
MISTWOOD AVIATION SERVICES HANGAR & HQ

605 SPIRIT AIRPARK E DRIVE
SPIRIT AIRPORT EAST
CHESTERFIELD, MISSOURI 63005

3D VIEWS &
MATERIALS

27124407

7/16/2026



POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
LIGHT LEVEL CALCULATED ON THE GROUND

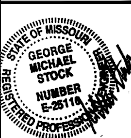
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AIRPLANE AREA	Illuminance	Fc	2.03	7.6	0.0	N.A.
PARKING LOT	Illuminance	Fc	2.09	6.6	0.6	3.5
SPILL LIGHT	Illuminance	Fc	0.00	0.0	0.0	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Lum. Watts	Total Watts
	2	F1	Back-Back	1.000	16281	112	448
	2	F3	Single	1.000	14519	151	302
	3	WP1	Single	1.000	19431	151	453
	6	WP2	Single	1.000	1806	13.5	81

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ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MOUNTED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63008
P: 636.588.1100
F: 636.588.1101
E: info@stockandassociates.com
Web: www.stockandassociates.com

SITE DEVELOPMENT PLAN
MISTWOOD AVIATION SERVICES LLC
605 SPIRIT AIRPARK EAST
CHESTERFIELD, MISSOURI 63005

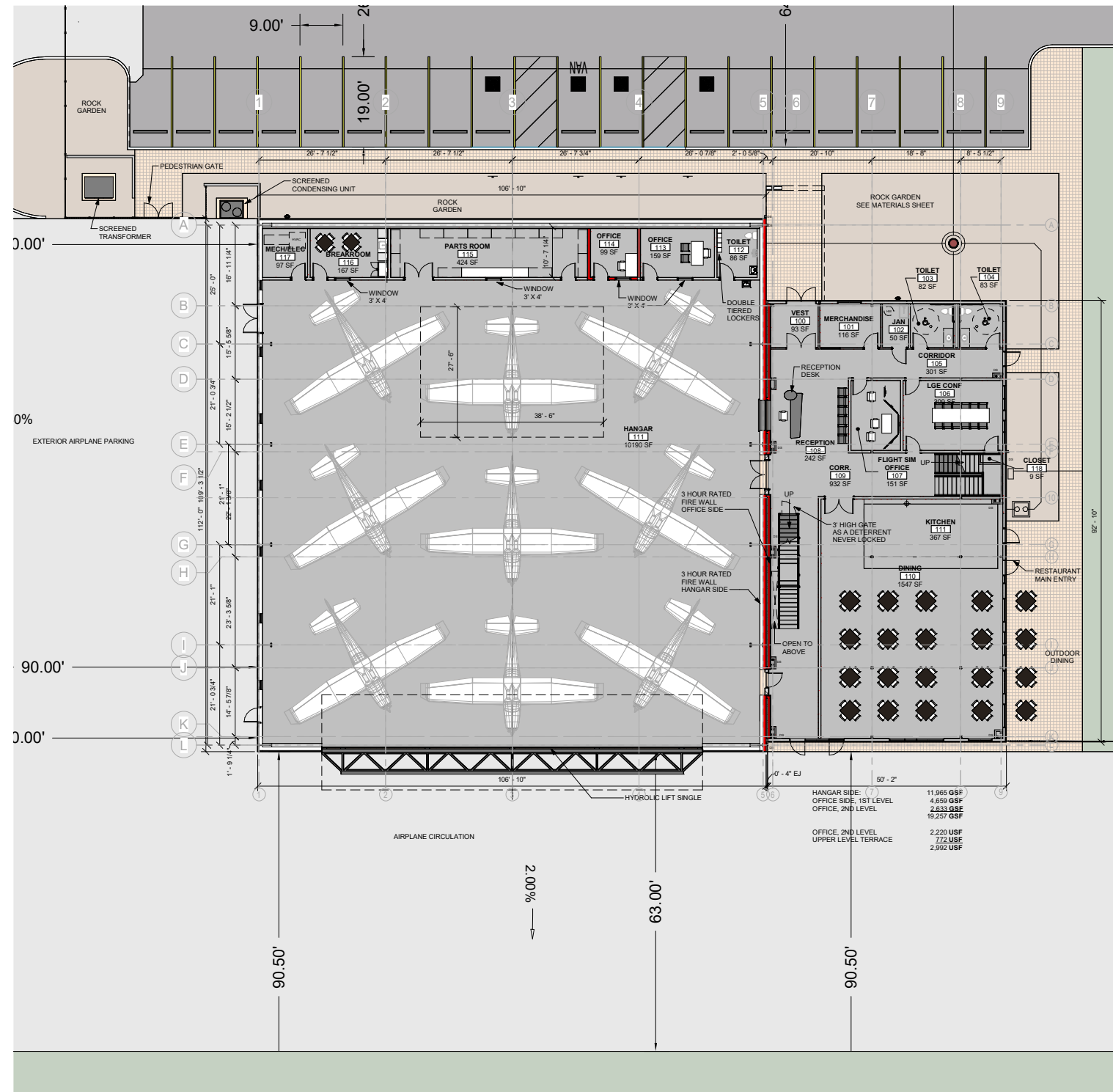


GEORGE M. STOCK, P.E. 5-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
000096

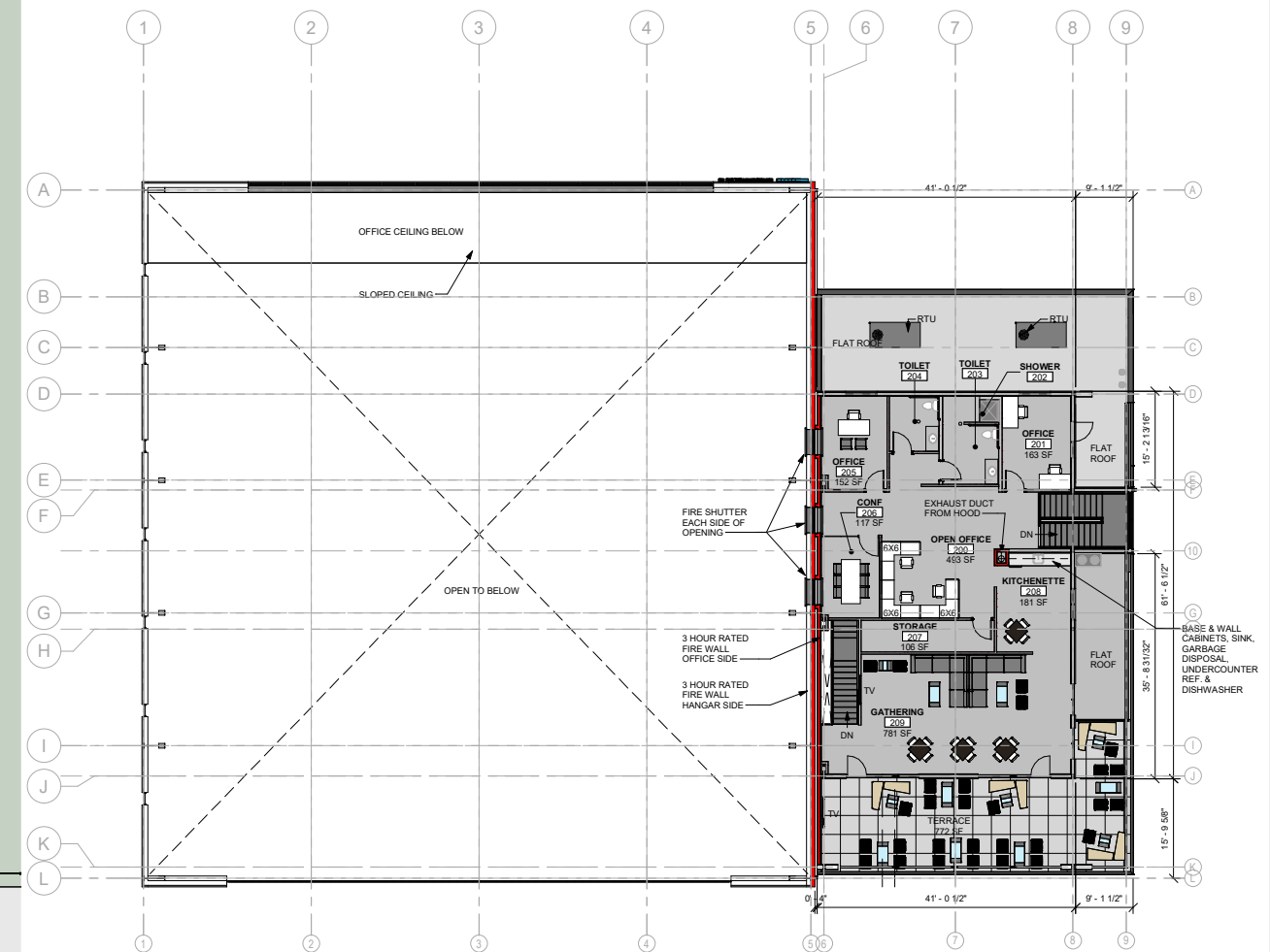
REVISIONS:
City Comments 7/15/20

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 6/12/2020	JOB NO: 204-7728
W.S.D. P. #	BASE MAP # 17W3
S.L.C. UNIT #	WAT. SUP. #
W.D.A.R. #	

SHEET TITLE:
SITE PHOTOMETRIC
PLAN
SHEET NO.:
PH-1.0



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- EXISTING PARTITION
- NEW PARTITION
- PARTIAL HEIGHT PARTITION
- NEW DOOR
- NEW PAIR OF DOORS INDICATES ACTIVE LEAF

MISTWOOD AVIATION SERVICES HANGAR & HQ

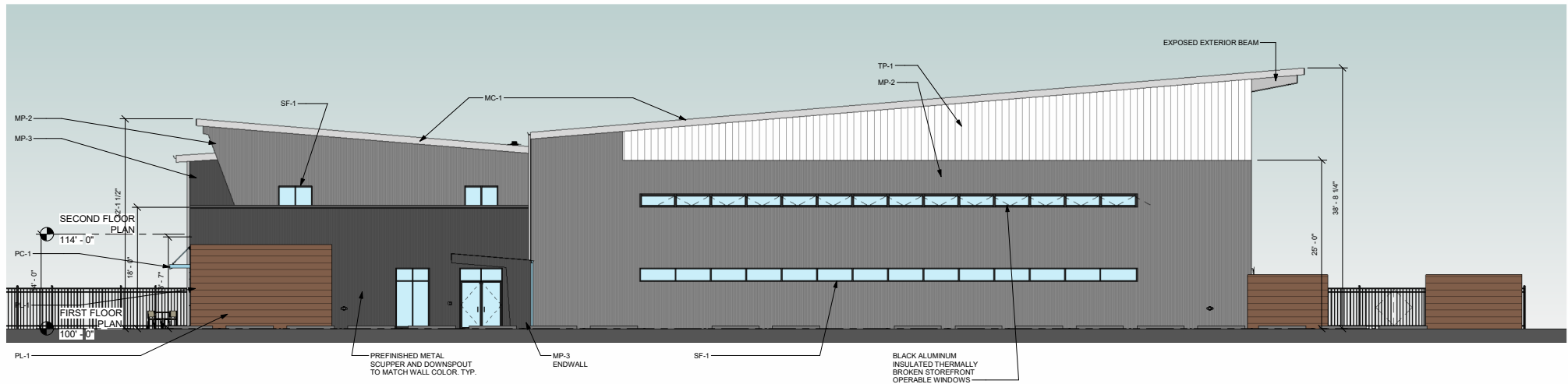
605 SPIRIT AIRPARK E DRIVE
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FLOOR PLANS

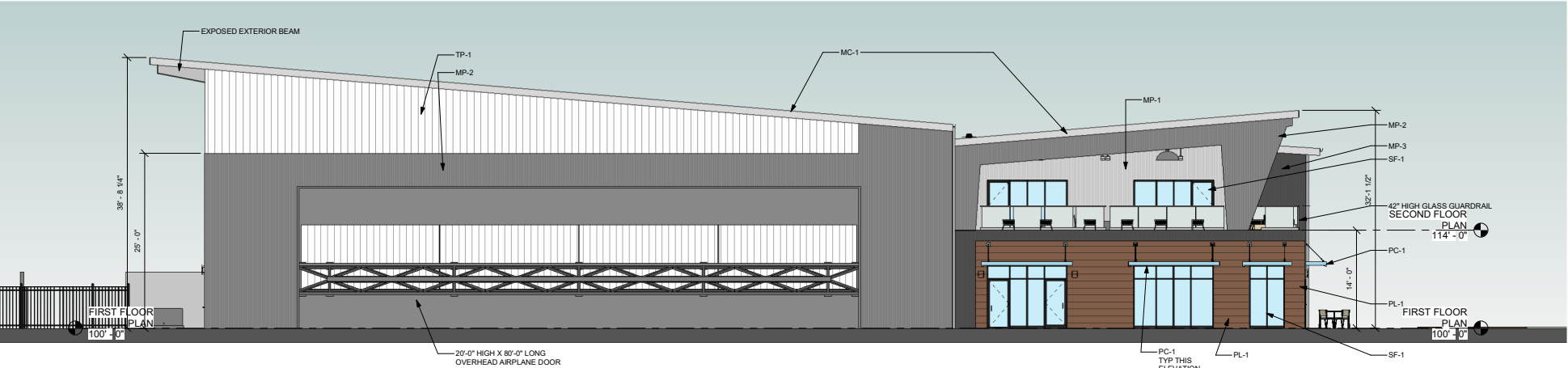
27124407

7/16/2026

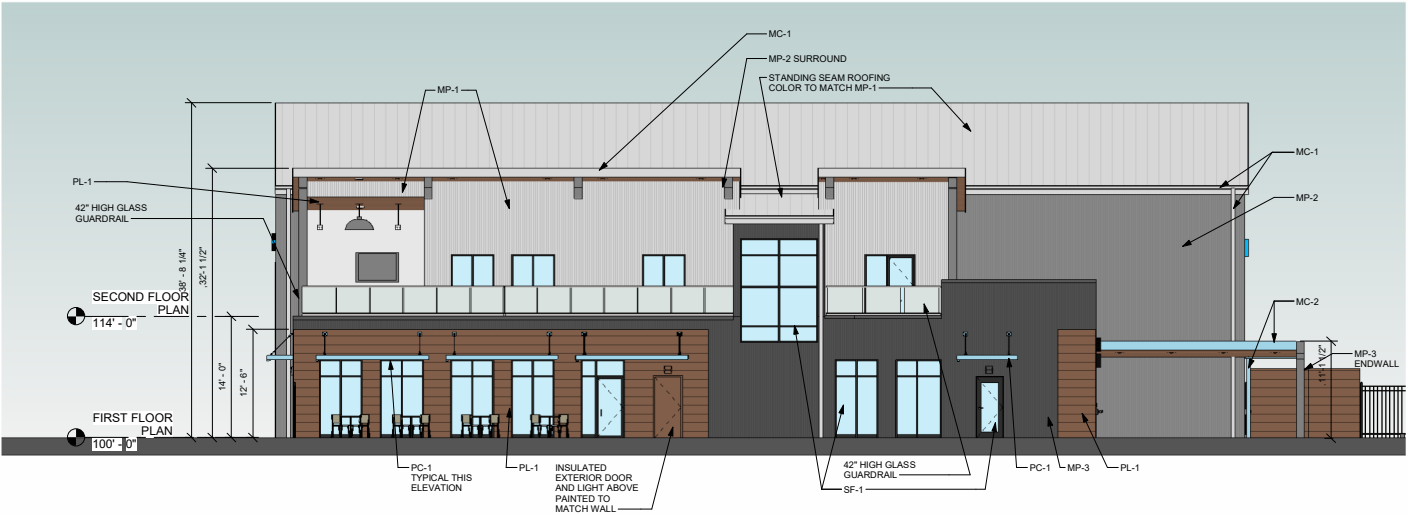




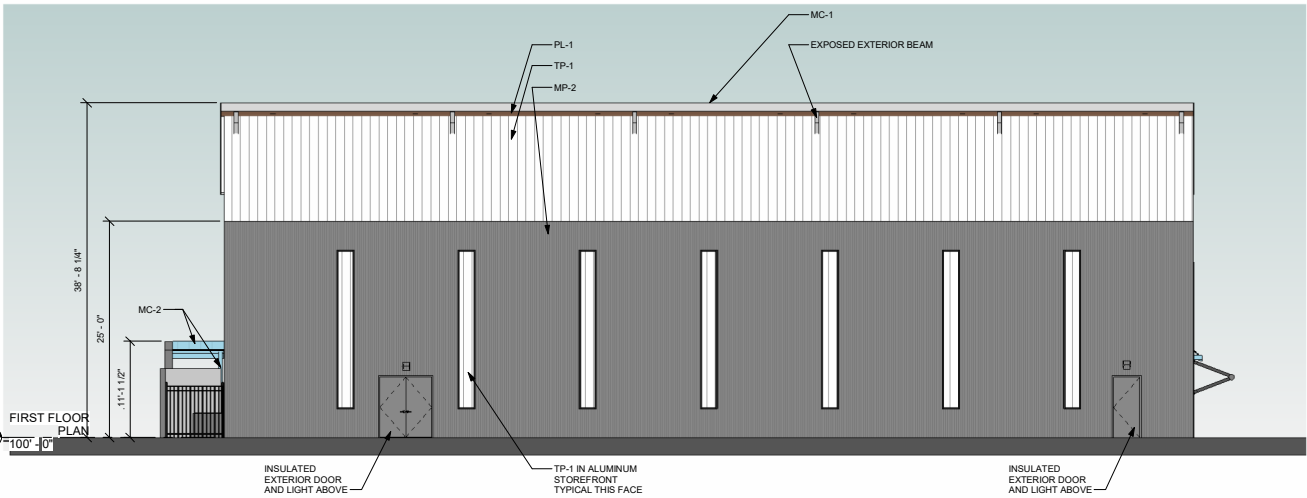
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION - PRESENTATION



WEST ELEVATION

MISTWOOD AVIATION SERVICES HANGAR & HQ

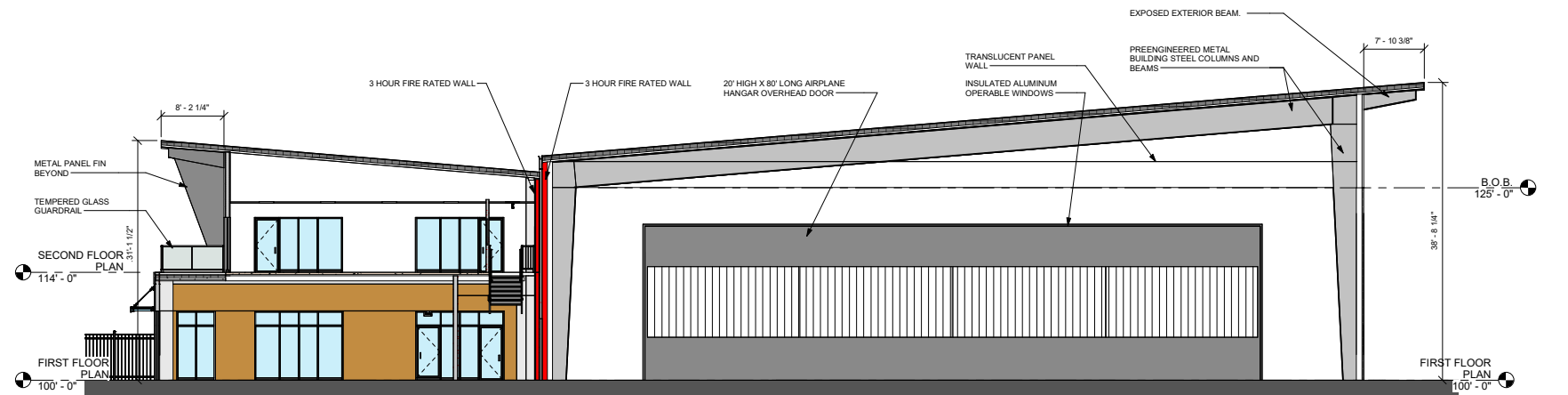
605 SPIRIT AIRPARK E DRIVE
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BUILDING
ELEVATIONS

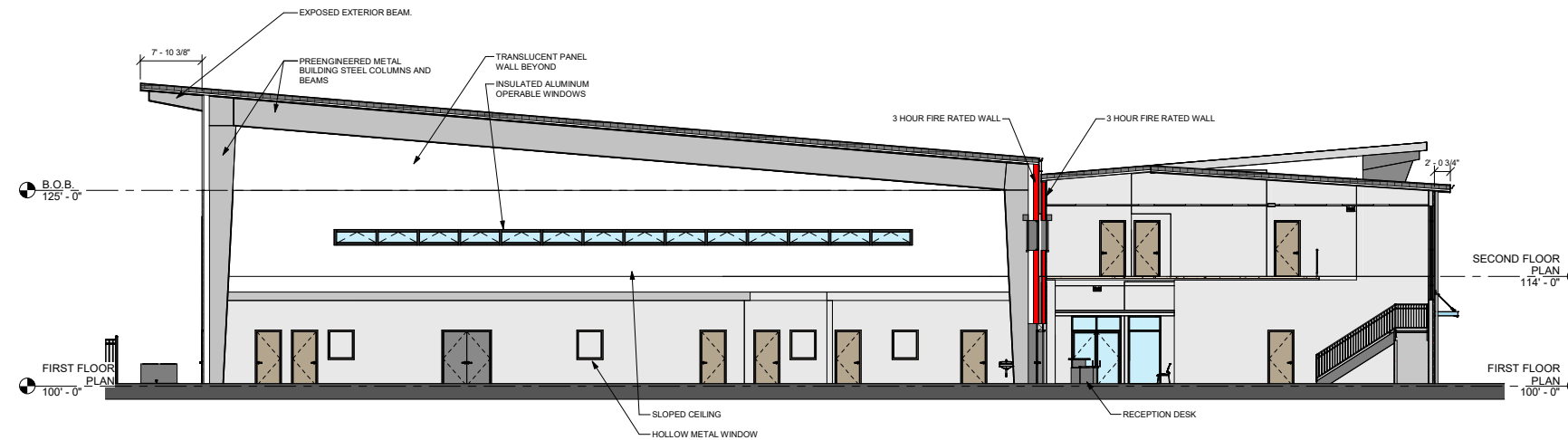
27124407

7/16/2026





Section 1 - Presentation



Section 2 - Presentation

MISTWOOD AVIATION SERVICES HANGAR & HQ

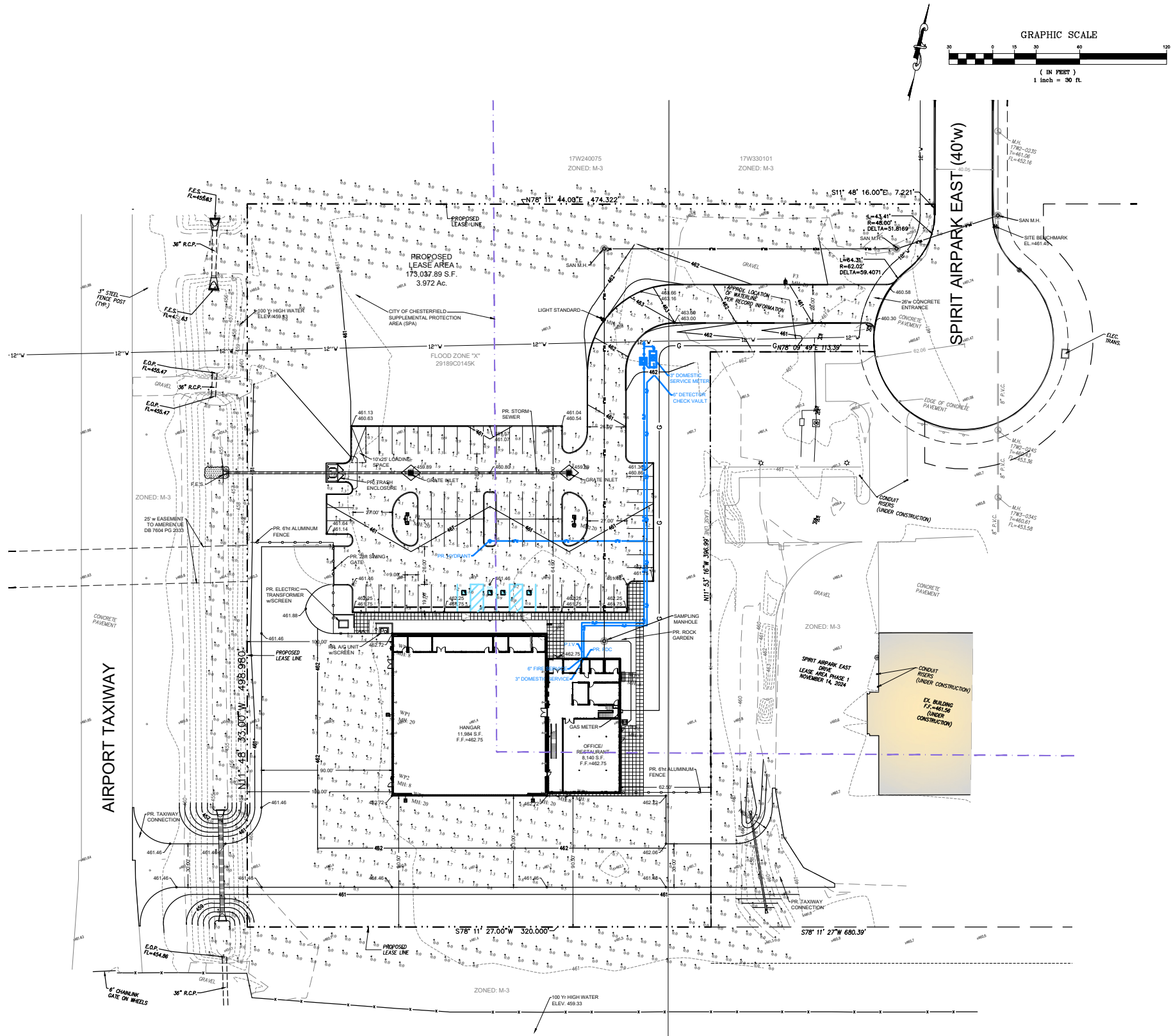
605 SPIRIT AIRPARK E DRIVE
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BUILDING SECTIONS

27124407

7/16/2026





POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
LIGHT LEVEL CALCULATED ON THE GROUND

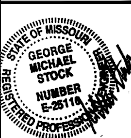
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						Total Watts
						448
						302
						453
						81

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PREPARED BY:
STOCK & ASSOCIATES
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SITE DEVELOPMENT PLAN
MISTWOOD AVIATION SERVICES LLC
605 SPIRIT AIRPARK EAST
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK, P.E. 5-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
000096

REVISIONS:
City Comments 7/15/20

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 6/12/2025	JOB NO: 224-7728
W.S.D. P. #	BASE MAP #
S.L.C. HAT #	HAT SUP. #
W.D.A.R. #	

SHEET TITLE:
SITE PHOTOMETRIC
PLAN
SHEET NO.:
PH-1.0

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

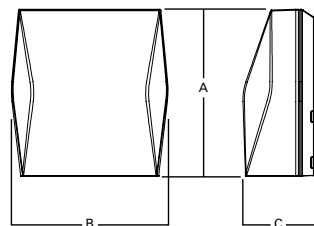
- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Quick Facts

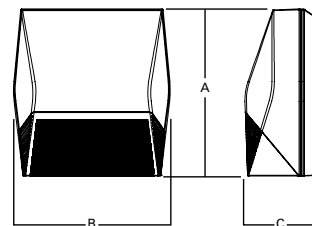
- Available in 14W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details

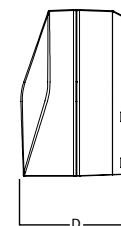
Full Cutoff



Refractive Lens



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Connected Systems

- WaveLinX Lite
- Enlighted

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6, 7](#)
- Control Options [page 8](#)

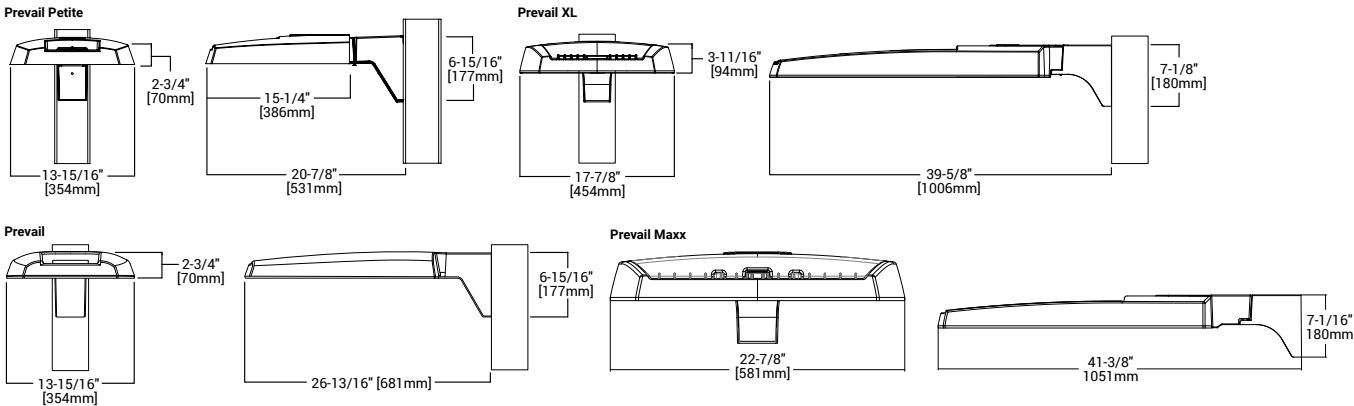
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

GLOW® by HEATSAIL

FEATURES



IP
43

CE



MINIMUM OF
MAINTENANCE

By using high efficient and durable ceramic heating elements and the best materials, the GLOW is virtually maintenance free.



RUSTPROOF &
WEATHERPROOF

The GLOW is made out of high quality material such as Aluminium and Stainless steel, making it suitable for outdoor use.



MULTIFUNCTIONAL

GLOW consists of sets of 3 or 5 pieces, with a flexible suspension cable. Optional suspension stems available.



LOW ENERGY USAGE
ZERO CO2 EMISSION

The GLOW collection uses less energy than the traditional gas heaters. Because the GLOW collection is 100% electric, it doesn't emit CO2 and has a low energy consumption.



Headquarters

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North American office

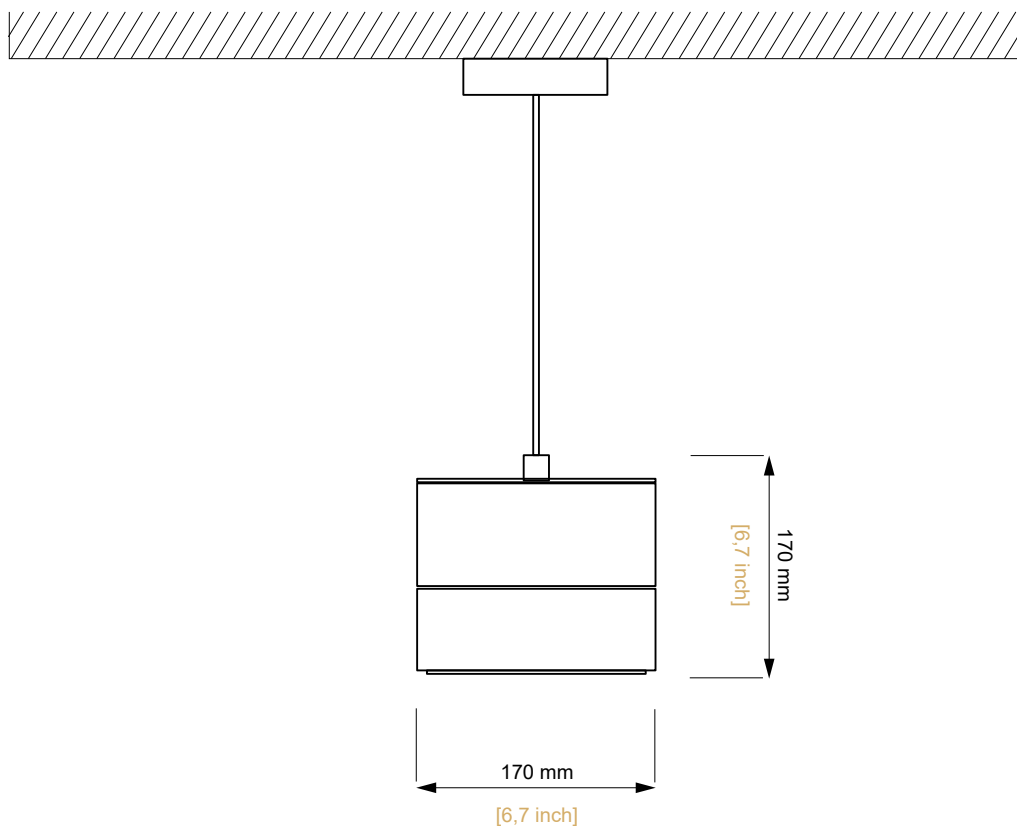
10440 N Central Expressway
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United States
+ 1 (214) 808 5091

W: www.heatsail.com

E: sales@heatsail.com

GLOW® by HEATSAIL

DIMENSIONS



SPECIFICATIONS

Model	GLOW
Heat output (W)	600 W
Light Output (W)	max. 2x20 W (halogen) or max. 2x5 W (LED glass bulb)
Electrical connection	208V AC - 60Hz - 3,1 A
Dimensions (DxH)	Ø170 x 170 mm - [6.7" x 6.7"]
Mounting height requirement to ground	min 1800 mm - [min 5'11"]
Weight	2.5 kg - [5.5 lbs]
Approvals	UL 60335-1, CAN/CSA-C22.2 No. 60335-1:16, CAN/CSA-E60335-2-30:13, IEC 60335-2-30, CE



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DOME® PT by HEATSAIL

FEATURES



MINIMUM OF
MAINTENANCE

By using high efficient and durable ceramic heating elements and the best materials, the DOME PT is virtually maintenance free.



RUSTPROOF &
WEATHERPROOF

The DOME PT is made out of high quality material such as Aluminium and Stainless steel, making it suitable for outdoor use.



PATENTED
DESIGN

The unique patented design makes the DOME PT an absolute eyecatcher, exuding luxury, elegance and exclusivity.



LOW ENERGY USAGE
ZERO CO2 EMISSION

With an energy consumption of only 3.22 kW/h, the DOME PT uses less energy than similar products delivering optimal heating.



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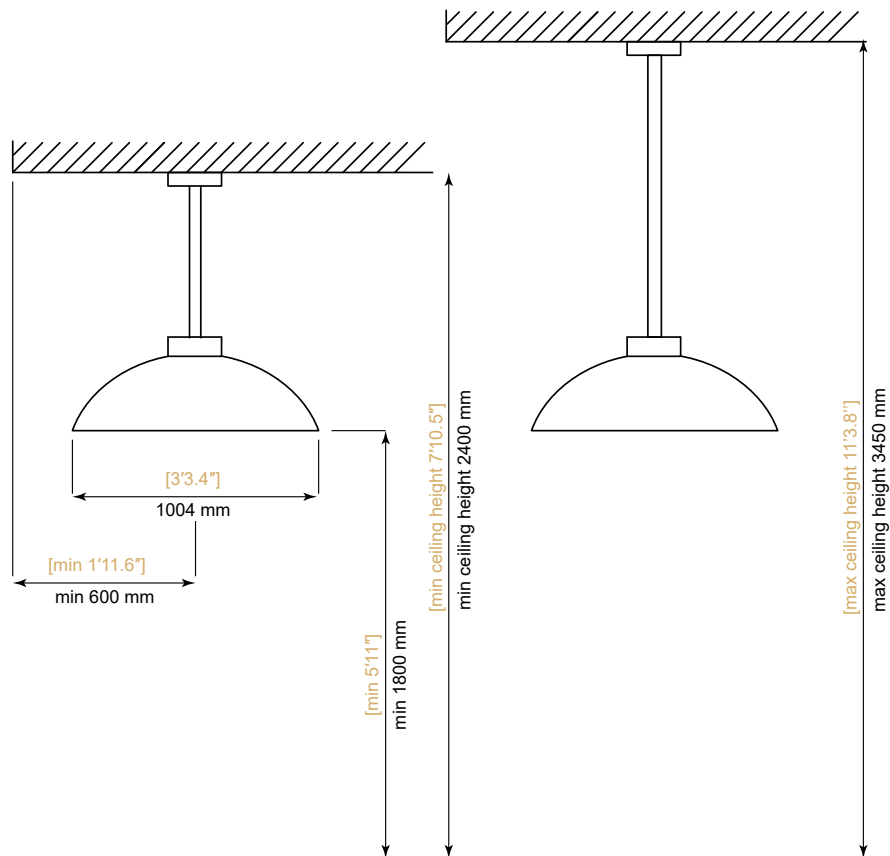
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DOME® PT by HEATSAIL

DIMENSIONS



SPECIFICATIONS

Model	DOME PT
Heat output (W)	3100 W
Light Output (W)	120 W
Electrical connection	Optional 208V AC - 60 Hz 20 A
Dimensions (W)	1004 mm - [3'3.4"]
Mounting height requirement to ground	min 1800 mm; max 1950 mm - [min 5'11"; max 6'4.8"]
Ceiling height	min 2400 mm; max 3770 mm - [min. 7'10.5"; max. 12'4.4"]
Weight	approx. 24 kg - [53 lbs]
Approvals	UL 60335-1, CAN/CSA-C22.2 No. 60335-1:16, CAN/CSA-E60335-2-30:13, IEC 60335-2-30, CE



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E: ucm@heatsail.com



Low-Profile, Driverless, Linkable IP67 LED Linear Luminaire

Zero-Maintenance Driverless Design

Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime.

Easy to Install, Quick-Connect Cabling

Convenient push-and-click connectors and cabling make GPX series fixtures easy to install and daisy chain end-to-end or with jumper cables.

Coextruded Copolyester/ Aluminum Housing

Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance

Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV blocker for outdoor applications.

Compact, High Output LEDs

Remarkably slim, low-profile, one-inch design, that packs a punch at up to 1,000 lumens per foot.

PERFORMANCE SUMMARY

Delivered Light Output: Up to 8,000 Lumens

Maximum Run Length: Refer to table on page 2

Efficacy: Up to 130 LPW

CRI: Typical 85 CRI

CCT: 5000K & 4000K (Contact factory for custom CCT)

Lifetime: 100,000 Hours at 25°C

Warranty: 5 Years

Mounting: Ceiling or wall

Lens: Clear (standard); Diffused (optional)

Protection Class: IP67

Temperature Rating: Operable in temperatures -40°C to 55°C

Voltage: 120 or 277 VAC Input

Power Factor: 0.9 nominal

Surge Protection: Built-in 4KV

Total Harmonic Distortion: < 20%

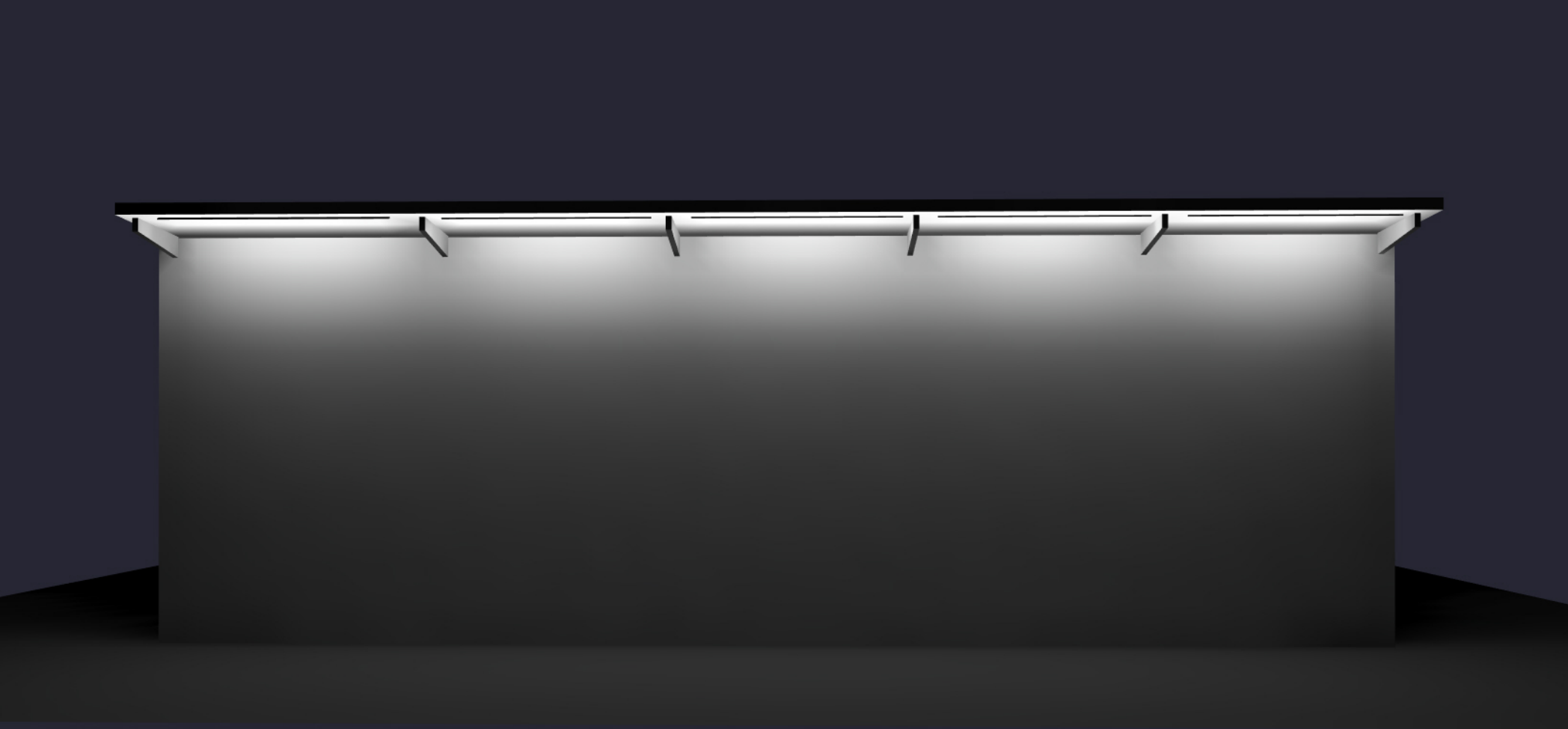
FIXTURE SPECIFICATIONS

Construction & Materials

- Proudly engineered and manufactured in America:
 - Buy American Act (BAA) compliant
 - Build America, Buy America Act (BABAA) compliant
- Waterproof push-and-click connectors
- Patented coextruded copolyester and aluminum housing
 - Seamless polymeric outer shell
 - Integrated aluminum heat spreader
- Double insulated (cabling and fixture)

Regulatory Qualifications

- cULus Listed
- UL Listed for Wet Locations
- IP67 Certified
- NSF Certified
- NEMA 4X Rated





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 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: September 14, 2026

From: Justin Wyse, Director of Planning

Location: City Hall

Description: **Data Centers:** Discussion regarding the process for updating the City of Chesterfield Unified Development Code to include data centers as a permitted use and associated regulations.

Summary

Given the growing interest in data centers and the challenges experienced by other municipalities in permitting and regulating these facilities, the Planning and Public Works Committee has directed staff to update the City Code to address data centers specifically.

At the May 7th, 2026 Planning and Public Works Committee meeting, staff discussed the potential addition of data center regulations to the City Code. The Committee directed staff to develop a definition for “Data Center” and compile case studies of regulations adopted by other states and municipalities.

Data centers have become a significant topic across the United States due to concerns regarding their potential impacts on neighboring properties, utility infrastructure, water and electricity consumption, noise, and other community considerations. Given the complexity and public interest surrounding this topic, staff believes that obtaining input from Chesterfield residents, the committee, and subject-matter experts before drafting specific regulations would be beneficial.

Rather than proceeding directly through the standard process of presenting draft regulations to the Planning Commission at a public hearing, obtaining the Commission’s recommendation, and then seeking final approval from the City Council, staff proposes conducting a series of public meetings first. These meetings would provide an opportunity to better understand community concerns, obtain technical information from experts, and gather feedback that can be incorporated into the draft regulations.

The following process is proposed before presenting draft data center regulations to the Planning Commission.

Meeting 1 – Preliminary Discussion

The purpose of the first meeting is to present research and relevant information to the Planning Commission and the public, gather feedback, and help guide the development of potential data center regulations for the City of Chesterfield.

During this meeting, staff proposes to present the following information:

- **Case Studies:** Examples of data center regulations adopted by other states and municipalities.
- **Challenges and Issues:** An overview of challenges and issues experienced by other jurisdictions in regulating data centers.
- **Types of Data Centers:** Seek feedback from the Planning Commission and residents regarding the types of data centers that should be permitted in Chesterfield.
- **Potential Locations:** Based on the City's existing zoning districts, staff will seek feedback on areas identified as potentially suitable for future data centers. Staff will provide information regarding available land and associated site constraints.
- **Regulatory Framework and Design Standards:** Provide an overview of the proposed structure and key components of the regulations, along with examples of regulatory approaches and design standards used by other states and municipalities.

The goal of the first meeting is to provide an opportunity for residents and the Planning Commission to provide input that will help guide staff as the regulatory development process moves forward.

Meeting 2 – Presentation of Draft Regulations

Following the first meeting, staff will prepare preliminary draft regulations based on the feedback received and present them at a Planning Commission meeting. The purpose of the second meeting will be to obtain public and Planning Commission feedback on the proposed data center regulations for the City of Chesterfield.

The following topics will be presented:

- **Utilities:** Staff will present comments and feedback received from utility providers regarding data center development.
- **Draft Regulations:** Staff will present preliminary concepts for the proposed regulations, including definitions, restrictions, design standards, and other regulatory considerations. Staff will seek feedback regarding the proposed scope and limitations of the regulations.
- **Chesterfield Zoning Map:** Staff will present the Chesterfield zoning map identifying areas where data centers could potentially be permitted within the City. Staff will discuss these areas with the public and Planning Commission and obtain feedback regarding potential locations.

Meeting 3 – Formal Review and Approval Process

Following the two public meetings and consideration of feedback from the public, subject-matter experts, and the Planning Commission, staff will prepare a final draft of the proposed data center regulations for formal consideration.

The anticipated process is as follows:

- **Public Hearing:** Conduct a public hearing in accordance with Missouri statutes and applicable City requirements for public notification. The draft regulations will reflect feedback and discussions received from community members, experts, and the Planning Commission during the workshop process.
- **Planning Commission:** Present the proposed regulations to the Planning Commission for formal consideration and recommendation, including responses to issues and comments raised during the public hearing.
- **Planning and Public Works Committee:** Present the petition and Planning Commission recommendations to the Planning and Public Works Committee for review and consideration.
- **City Council:** Present the petition at the required City Council meetings for final consideration and approval.

This approach will allow staff to better understand community concerns and technical considerations before drafting regulations, while still following the City's established process for Planning Commission review and City Council approval.

Conclusion:

Staff is presenting the proposed process for developing data center regulations for the City of Chesterfield and is seeking feedback from the Planning Commission regarding the proposed framework.

At this time, staff is requesting that the Planning Commission review and provide comments on the proposed three-meeting process, including the topics identified for discussion and the anticipated approach for developing and reviewing the draft regulations. Staff would also like to seek any recommendations from the Planning Commission regarding additional meetings, topics, or other information that should be considered before formal regulations are presented for review.

Following the Planning Commission's feedback on the proposed framework, staff will proceed with the next steps and incorporate appropriate comments and recommendations from the Commission regarding the process and framework.