

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Alyssa Ahner, Planner

Date: April 20, 2023

RE: P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC): A request for a zoning map amendment from a "NU" Non-Urban District with a Historic Overlay to a "PC" Planned Commercial District with a Historic Overlay for a 2-acre tract of land located north of Olive Blvd (16R310974).

Summary

Queatham House, LLC, has submitted a request for a zoning map amendment from a "NU" Non-Urban District with a Historic Overlay to a "PC" Planned Commercial District with a Historic Overlay. The petitioner is requesting additional permitted uses, revised hours of operation, and updated development criteria. No changes to the existing structure are proposed at this time. This submittal includes a narrative statement, Preliminary Development Plan, and Tree Stand Delineation.

A Public Hearing was held on September 12th, 2022 at which time the Planning Commission and general public discussed the zoning map amendment. Several issues were raised during this discussion by residents of the adjacent neighborhoods. Following the Public Hearing, Staff sent the petitioner a letter providing a concise list of the issues that were raised. The petitioner was asked to provide a formal response to the issues outlined in the letter. The formal response letter has been attached to this report.

These issues and the applicant's response to each issue were discussed at the February 13, 2023 Planning Commission meeting. At that time, Planning Commission made a motion to approve the request as presented. The motion failed by a vote of 0-8.

Following a failed motion to approve, the petitioner filed an appeal of the Planning Commission's decision in accordance with [Section 405.02.190 Appeals And Protest](#). The appeal request has been attached to this memo. A Public Hearing will be held prior to any action by the Planning & Public Works Committee as required by City code.

Attachments:

- 1) Applicant request to appeal
- 2) February 13, 2023 Planning Commission packet

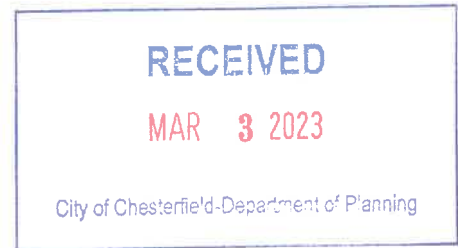


Figure 1: Subject Site Aerial

RECEIVED MAR 03 2023

March 2, 2023

City of Chesterfield, MO
C/O: Alyssa City Council
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760



Sent via email to: aahner@chesterfield.mo.us

**RE: P.Z. 04-2022 14319 Olive Blvd (Queatham House, LLC)
Appeal on recommendation of denial by the Planning Commission**

Mrs. Ahner,

This letter is to inform you and the City of Chesterfield, that we the petitioner; appeal the denial or recommendation of denial for zoning request changes, by the City of Chesterfield Planning Commission on February 13, 2023.

- I. Background for appeal
 - a. Conflicting ordinances (past and present) conflict with denial decision for the P.Z. 04-2022, 14319 Olive Blvd. (Queatham House LLC).
- II. Pursuant to P.Z. 04-22, P.Z. 1-2003, P.C. 120-84, LPC 1-2003, and Amendment(s) therein. Ordinance(s) 1960, 482, 444, 1719, 11,734 (St. Louis County)
- III. Council decision based on less than 1% of chesterfield taxpayers and residents. Limits financials and diminishes property and opportunity for return on investment.
- IV. Allegations of opposing parties influencing the Planning Commission's decision on way of voting.
- V. Alleged assumptions and allegedly put influence in the way of voting.

Please do not hesitate to contact me at (801) 649-8437 or heverett.oldhouse@outlook.com if you have any questions.

Sincerely,

Heather Everett
Old House in Hog Hollow

Cc: Scott and Shelley Ririe
City Clerk (Filed)



Old House
in Hog Hollow

P.Z. 04-2022 14319 Olive Blvd

RECEIVED

(Queatham House, LLC)

MAR 3 2023

City of Chesterfield-Department of Planning

Request to look at P.C. 120-84 - Bill No. 479, Ordinance 482 and 444 which passed and was approved, also remains in effect and full force from and after its passage and approval.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Number 11,734 approved by St. Louis County establishing a landmark preservation area development in the "NU" Non-Urban District on a 2.3 acre tract of land located on the north side of Olive Boulevard at Westernmill Drive on October 16, 1984 is hereby amended by deleting under Section 2 the following subsections 1.b.(3), 2.b.(2), 2.b.(8)(b) and 7.a and substituting new subsections 1.b(3), 2.b.(2), 2.b.(8)(b) and 7.a as set out on the amended Attachment "A" which is attached hereto and made a part hereof.

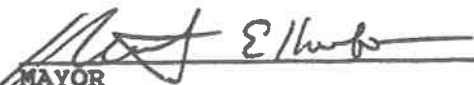
Section 2. This preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted subject to all of the ordinances, rules and regulations and specific conditions as set out in the original approval by St. Louis County and its attachments which were set out in Attachment "A" and which are

Section 3. The City Council, pursuant to the petition filed by Queatham House, Ltd, pursuant to P.Z. 120-84 of St. Louis County requesting the amendments as amended and approved and with changes as embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said amendments be granted and after due consideration thereof, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. In all other respects, the original ordinance that had been passed by St. Louis County as relates to this development are to remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 7TH day of MAY, 1990.

Acting MAYOR 



Old House
in Hog Hollow

P.Z. 04-2022 14319 Olive Blvd
(Queatham House, LLC)

Request to adopt and put in motion Bill No. 479 Ordinances 482, 444 that will coincide with the City of Chesterfields approval for amendment(s) made by St. Louis County Ordinance No. 11,734 with Attachment A

1. **PERMITTED USES**

This Landmark and Preservation Area Permit shall authorize the operation of a sit-down restaurant, museum, and retail shops. Permitted retail shops shall be limited to antique shops, art shops, and craft shops.

a. The following restrictions shall apply to the above uses:

- (1) Retail shops and the restaurant use shall be contained in the existing primary structure on the site, which may be modified or extended as approved by the Planning Commission on the Site Development Plan. The existing garage on the site may be used for accessory uses.
- (2) A portion of the foyer and the living room and a minimum of one (1) bedroom on the second floor shall remain in an 1800 period decor and shall not include any retail sales or restaurant activity.
- (3) Capacity of the indoor restaurant shall be limited to forty-five (45) seats, and total commercial area shall not exceed 2,004 square feet.

Retail will be an Arts/Crafts shop which will be consisting of gallery, craft store, online shop, or boutique. We will also purchase goods from an art or craft business locally and in turn, will sell handcrafted goods to the end user/consumer. Offer art services and classes. We will also sell products from merchants that have artistic boutique/retail items (including but not limited to restaurant items and alcoholic beverages for consumption and wholesale wine).

Requesting outdoor patio to be used in the weather permitting times for Art/Craft services as needed between the hours 3-5 p.m. allowing no more than two (2) times in a weather permitting months if outdoors are needed.



Old House
in Hog Hollow

P.Z. 04-2022 14319 Olive Blvd

(Queatham House, LLC)

“Restaurant, sit-down” which is defined as “An establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools.

- **Restaurant**

- On-Premises beverage consumption
- Wood Fire Pizza
- Fundraising/Special Evenings – guest chef dinner evenings once a month/once a quarter Charcuterie Boards
- Specialty Cheeses and meats
- Local farmers that will come and educate guests on products and buying local
- Wine tasting
- Wine sales

Requesting outdoor patio to be used for outdoor dining during the hours of 9:00 a.m. 6:00 p.m. in weather permitting months/days.

Requesting that one day a month (weather permitting) we would be able to have outdoor music from hours between 3:00 p.m. and 5:00 p.m. No other outdoor music will be allowed other than the once (1) a month (or less) request above. This will be limited to being planned, announced and only between 3:00 p.m. and 5:00 p.m.



Old House
in Hog Hollow

Setbacks and Miscellaneous

Building Setbacks: No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.

The existing building setbacks for the Old House in Hog Hollow will stay the same and no changes are being requested at this time. The existing building setbacks are:

Front Yard: 50 ft.

Side Yard: 20 ft.

Rear Yard: 20 ft.

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

The existing parking setbacks for the Old House in Hog Hollow will stay the same and no changes are being requested at this time. The existing parking setbacks are:

a.) One hundred fifty (150) feet from new right-of-way on Olive Boulevard.

b.) One hundred (100) feet from the east property limits of the site.

c.) Seventy (70) feet from west property limits of the site.

d.) Fifteen (15) feet from north property limits of the site.

e.) However, a max of four (4) parking spaces, shall me allowed along the northside of existing structure, immediately west of entrance.

Access: Access to the site shall be limited to one (1) bi-directional drive from Olive Boulevard, location approved by the Missouri State Highway and Transportation Department and the Planning Commission on the site development plan.



Old House
in Hog Hollow

Miscellaneous

Open Space Requirements: A provision for common open space shall be provided in the district at a minimum of thirty-five percent (35%) of the total site acreage. Open space should be integrated into the development to provide aesthetic, recreational, or other public benefit.

A minimum of thirty-five percent (35%) open space is required for this development.

Max floor area ratio: Density. The maximum floor area ratio is fifty-five hundredths (0.55).

The total floor area of this site shall not exceed its existing square footage and shall be based on the ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.

Hours of Operation: Hours of operation. The hours of operation, including hours open to the public and hours for the loading and unloading of deliveries, shall be established in the planned district ordinance.

June 28th, 1993, Ordinance Number 482 was recommended to be approved and will be revised per owner's request.

Permitted hours of operation for all retail uses shall be limited to 7:00 am until 6:00 p.m., seven (7) days a week.

Proposed Hours of Operation:

10:00 a.m. until 7:00 p.m. Monday through Thursday

11:00 a.m. until 9:00 p.m. Friday and Saturday

Closed Sundays

Deliveries and un-loading deliveries will be between the hours of 10:00 a.m. until 3:00 p.m.



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

Planning Commission Vote Report

Meeting Date: February 13, 2023

From: Alyssa Ahner, Planner

Location: 14319 Olive Blvd

Description: P.Z. 04-2022 14319 Olive Blvd (Queathem House, LLC): A request for a zoning map amendment from a “NU” Non-Urban District with a Historic Overlay to a “PC” Planned Commercial District with a Historic Overlay for a 2-acre tract of land located north of Olive Blvd (16R310974).

PROPOSAL SUMMARY

Queathem House, LLC, has submitted a request for a zoning map amendment from a “NU” Non-Urban District with a Historic Overlay to a “PC” Planned Commercial District with a Historic Overlay. The petitioner is requesting additional permitted uses, revised hours of operation, and updated development criteria. No changes to the existing structure are proposed at this time. This submittal includes a narrative statement, Preliminary Development Plan, and Tree Stand Delineation.

HISTORY OF SUBJECT SITE

- 1965: Site was zoned “NU” Non-Urban District with the adoption of the St. Louis County Zoning Ordinance.
- 1981: A request to rezone from “NU” Non-Urban to “C8” Planned Commercial District was denied “due to the desire not to establish a precedent for commercial rezoning along this portion of Olive Blvd”.
- 1983: A Landmark and Preservation Area (LPA) was requested in conjunction with P.C. 77-83 to allow retail shops and a restaurant in the existing residence. The proposal included an outdoor garden seating area as well as the sale of wine and beer. Planning Commission recommended approval by a vote 6-3 with the majority noting the landmark

characteristics of the property. The proposal was referred to Public Improvements Committee (PIC) and a recommendation of denial was made.

- 1984: Petitioner met with members of neighborhood associations in the area and modified their original request. P.C. 120-84 requested a Landmark and Preservation Area (LPA) in addition to permitting retail and restaurant uses. The restaurant was limited to 25 seats and would be located entirely within the residence. The hours of operation would be 10:00 a.m. to 4:00 p.m. Monday through Saturday. Planning Commission recommended approval. On October 16th, 1984, St. Louis County Council made a motion to approve Ordinance No. 11,734.
- 1990: Ordinance 444 was approved by City of Chesterfield City Council. The ordinance approved amendments to the original ordinance which allowed the expansion of the tea room area from 25 seats to 45 seats; restricted the specified total commercial area to a maximum of 2,004 square feet; permitted a maximum of 4 parking spaces along the north side of the existing structure; specified that the parking area landscape screening was to include evergreen trees; and, amended the hours of operation from 10:00 a.m. to 4:00 p.m. Monday through Saturday to 7:00 a.m. to 4:00 p.m. seven days a week. Ordinance 482 was approved later that year permitting the sale of wine and beer, by the drink, for consumption on the premises.
- 1993: After switching ownership, a request was made to amend the hours of operation. For a limited time, the hours of operation for the retail use would be from 7:00 a.m. to 5:00 p.m. Upon completion of Olive Blvd improvements, the hours of operations for the retail use would be from 7:00 a.m. to 6:00 p.m. The hours of operation for the restaurant use would be limited from 7:00 a.m. to 4:00 p.m. seven days a week. Planning Commission passed a motion to approve by a vote of 8-0. The proposal was referred to Planning and Zoning Committee (now Planning & Public Works Committee) and a motion to approve passed by a vote of 3-0. City Council passed a motion to approve on August 16th.
- 2001: Ordinance 1719 established a Landmarks and Preservation Ordinance of the City of Chesterfield to include a Landmarks Preservation Committee.
- 2003: Ordinance 1960 establishing a landmark designation and design guidelines for the subject site was approved.

ZONING & LAND USE

Direction	Zoning	Land Use
North	"R2" Residence District	Residential
South	"R2" Residence District & Olive Blvd	Residential
East	"R3" Residence District	Residential
West	"R2" Residence District	Residential

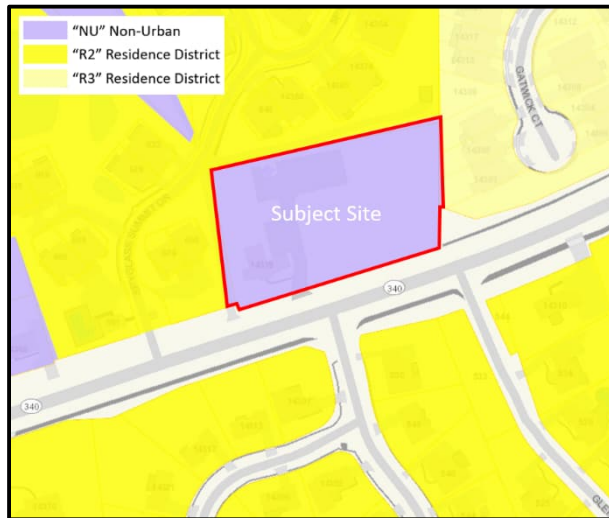


Figure 1: Zoning Map



Figure 2: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Suburban Neighborhood land use designation. The City of Chesterfield provides a character description of this designation as, *"Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, which means adjacent trees, pastures, etc. Homes vary in sizes and streets are suburban in character"*. The development policies for Suburban Neighborhood are listed below:

- Encourage preservation of existing residential neighborhood's identity
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development

PLANNED COMMERCIAL DISTRICT

Per Section 405.03.040, "*The regulations of the PC District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments.*"

A Planned Commercial District should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- Promote more efficient use of land;
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- Promote building styles and architectural styles that complement one another;
- Allow a mix of uses that are designed to negate potential conflicts that normally occur between incompatible land uses;
- Promote the most efficient arrangement of circulation systems, land use, and buildings;
- Promote environmentally sensitive developments; and
- Allow development under a specifically approved design concept and site plan.

PUBLIC HEARING AND PROJECT UPDATE

A public hearing was held on September 12th, 2022 at which time the Planning Commission and general public discussed the zoning map amendment. Several issues were raised during this discussion by residents of the adjacent neighborhoods. Following the public hearing, Staff sent the petitioner a letter providing a concise list of the issues that were raised. The petitioner was asked to provide a formal response to the issues outlined in the letter. The formal response letter has been attached to this report.

Following notification that work had been completed on site without an approved site plan and without a Certificate of Appropriateness, Staff sent a notice of violation to the petitioner. A copy of the notice of violation has been attached to this report. In order to work towards remediating the open violations retroactively, the petitioner submitted a Site Development Plan for review under the existing zoning (Ordinance 1960) and applied for a Certificate of Appropriateness.

The Certificate of Appropriateness was reviewed by CHLPC on December 12, 2022 at which time the Committee made the following motions:

- 1) A motion to approve the repainted shutters. The motion passed by a vote 9-0.
- 2) A motion to deny the mural that was painted on the north elevation. The motion passed by a vote of 8-1.
- 3) A motion to approve the fencing that was installed along the western property line. The motion passed by a vote 7-2.
- 4) A motion to hold the decision regarding the flagstone patio. The motion passed by a vote 9-0.

The minutes for the December 12, 2022 are attached to this report. Following the December 12, 2022 CHLPC meeting, the petitioner provided additional information to Staff pertaining to both the mural and the flagstone patio. The project was reviewed for a second time at the January 11, 2023 CHLPC meeting at which time the Committee made the following motions:

- 1) A motion to approve the flagstone patio. The motion passed by a vote 9-0.
- 2) A motion to approve the mural with the condition that the mural not be repainted once it starts to deteriorate. The motion passed by a vote 7-2.

The minutes for the January 11, 2023 meeting will not be available until they have been accepted at the March 2023 CHLPC meeting. The property is now in compliance in terms of receiving the necessary Certificate of Appropriateness for the projects that had already been completed. The last item to bring the property into compliance is an approved Site Development Plan. As mentioned previously, this was submitted and will be reviewed by the Planning Commission on the same evening as the zoning petition.

A draft of the development criteria for the proposed "PC" Planned Commercial District is attached to this report. The following sections of this report break down the critical development criteria including any additional motions that would be required by the Planning Commission in order for the petitioner's request to be approved as presented.

PERMITTED USES

The uses proposed at the public hearing are the same uses being proposed in the Attachment A. However, after discussions with St. Louis County, the occupancy limit for the building would be approximately 49 persons. A clause has been added to the requested uses that event guests and/or restaurant patrons shall not exceed 49 persons and/or the occupancy limit for the site, whichever is less. A clause has also been added to the "Farming, livestock, and stable" use to prohibit the livestock and stable use. This would allow the proposed grapevine yard while prohibiting the other components of that use.

SETBACKS

Per Section 405.03.040 Planned Zoning Districts And Regulations, *"No structure shall be permitted within thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation"*. The subject site is surrounded by residential property to the north, east, and west thus the thirty-five (35) foot structure setback is being requested. This would prohibit any future development in this area. However, the existing structure encroaches into a thirty-five (35) foot setback on the western side of the property. The approval of this "PC" Planned Commercial District as presented would require a passing approval motion for the district as a whole and then an additional motion to allow the existing structure to encroach into the setback. The additional motion shall require a 2/3 vote of the Planning Commission.

Per Section 405.03.040, *"No parking area, internal drive, loading space, or structure shall be permitted within twenty-five (25) feet of a property line adjoining property designated on the*

Comprehensive Land Use Map as being residential or park/recreation". The subject site is surrounded by residential property to the north, east, and west thus the twenty-five (25) foot parking setback is being requested. This would prohibit any future development in this area. However, the existing parking area encroaches into a twenty-five (25) foot setback on the northern portion of the property. The approval of this "PC" Planned Commercial District as presented would require a passing approval motion for the district as a whole and then an additional motion to allow the existing parking area to encroach into the setback. The additional motion shall require a 2/3 vote of the Planning Commission.

LANDSCAPE BUFFER

Per Section 405.04.020 (K)(2) Landscape Buffers, Setbacks, Berms or Walls, a minimum 30-foot-wide landscape buffer shall be required when a residential development abuts a non-residential development. A 30-foot-wide landscape buffer is also required for a development along a collector or arterial roadway. The existing structure and parking area does not allow for a 30-foot-wide landscape buffer. Per Section 405.04.020, "Flexible landscape buffer requirements may be granted by the Director of Planning in cases where it can be demonstrated that the proposed landscape buffer encourages a creative design solution to the issue of buffering adjacent land uses". The landscape buffer would be reviewed during the Site Plan Review process, however, specific requirements for the landscape buffer could be included in the zoning of the property if the Planning Commission made the recommendation. Examples of these items include fencing requirements and/or species of trees that provide year-round appearance.

SUMMARY

The following motions would be required of the Planning Commission for the proposed "PC" Planned Commercial District to be approved as presented:

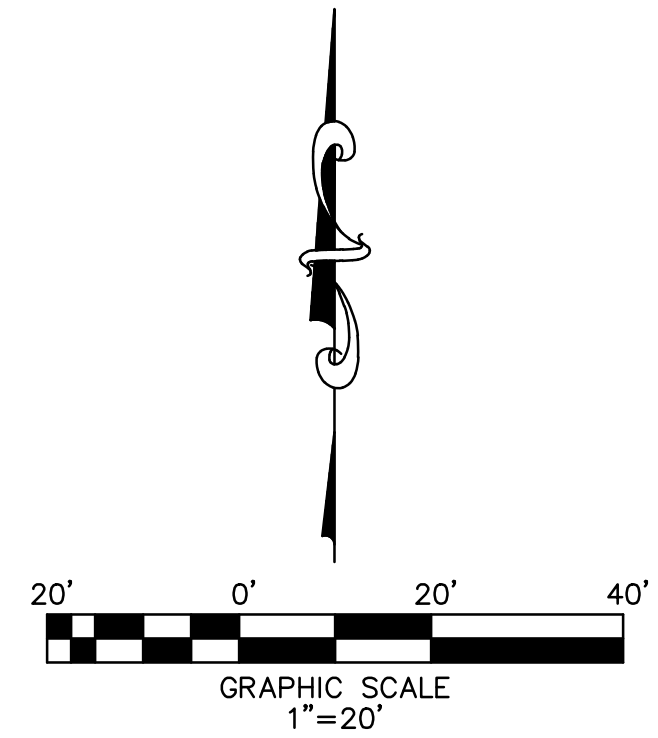
- 1) A motion to approve the change in zoning request – this item requires a majority vote.
- 2) A motion to approve the modification to the structure setbacks to allow the existing structure within the setbacks – this item requires 2/3 vote.
- 3) A motion to approve the modification to the parking setbacks to allow the existing parking area within the setbacks – this item requires 2/3 vote.

The following motions are also available to the Planning Commission for the proposed "PC" Planned Commercial District:

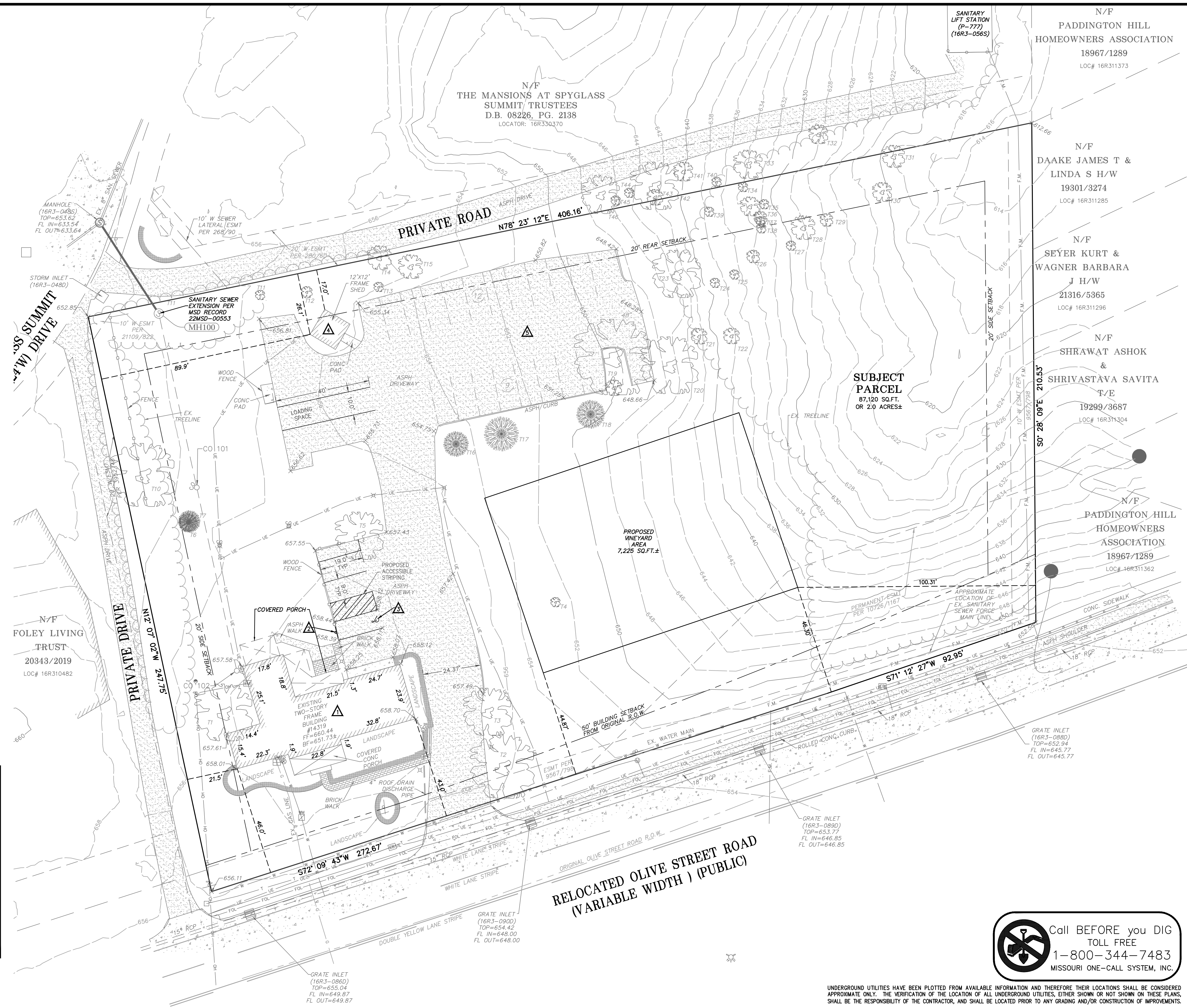
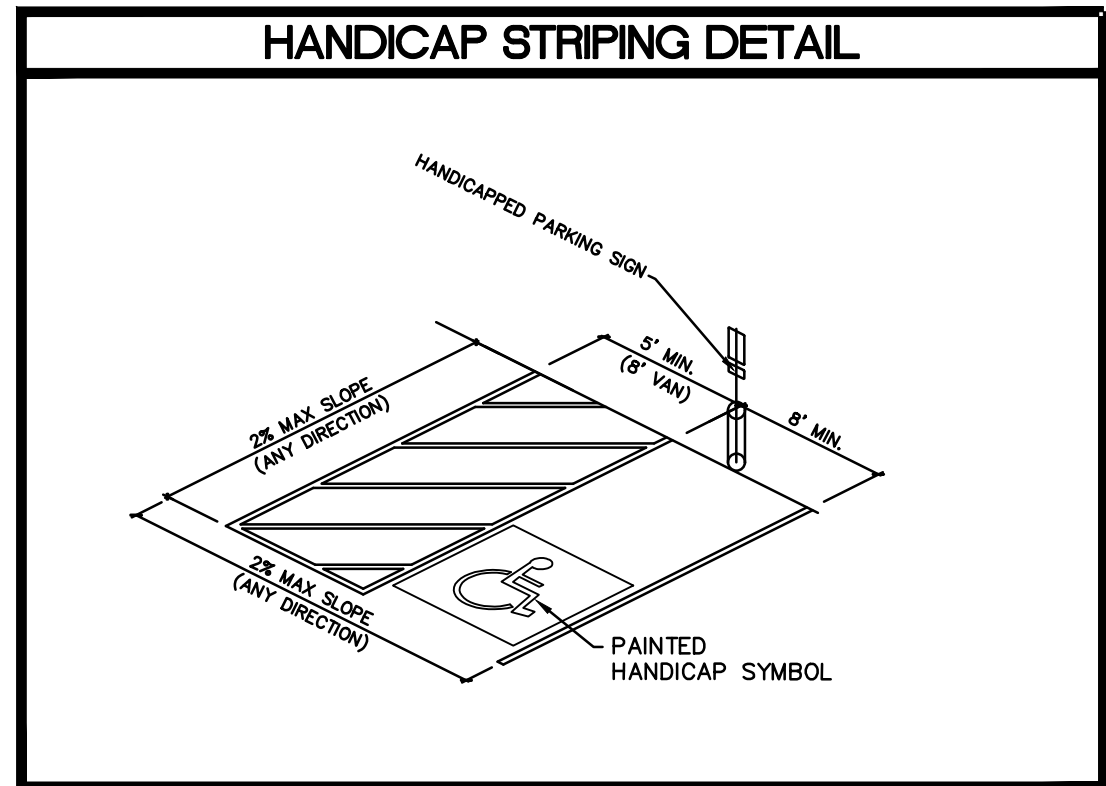
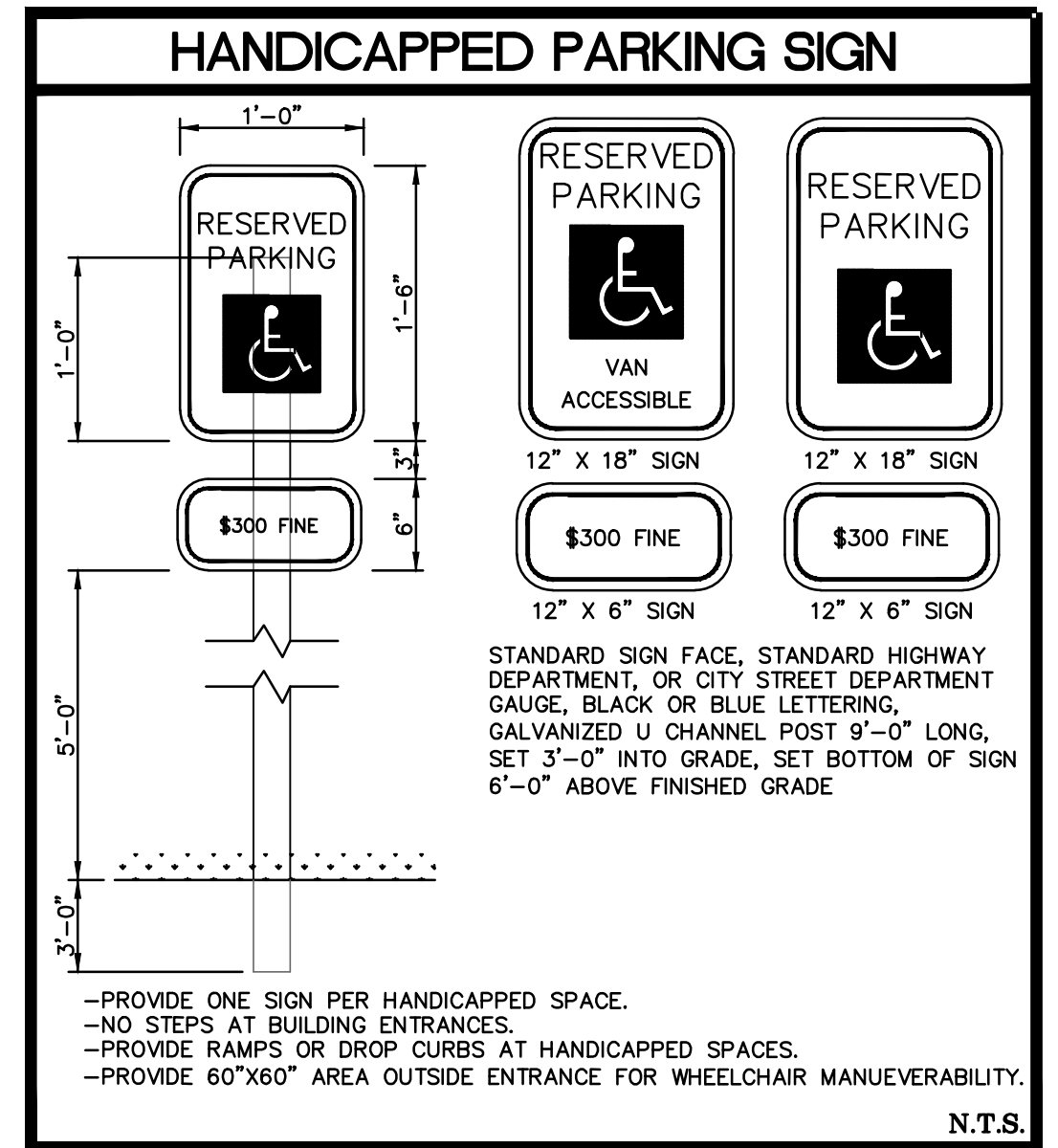
- 1) A motion to deny the change in zoning request.
- 2) A motion to approve the change in zoning request with conditions.

Attachments

- 1) Draft of Attachment A Language
- 2) Preliminary Development Plan
- 3) Applicant's Issue Letter Response
- 4) Notice of Violation Issued to Petitioner
- 5) Letter sent by Spyglass HOA
- 6) December 12, 2022 CHLPC Minutes



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



N/F
PADDINGTON HILL
HOMEOWNERS ASSOCIATION
18967/1289
LOC# 16R311373

N/F
DAAKE JAMES T &
LINDA S H/W
19301/3274
LOC# 16R311285

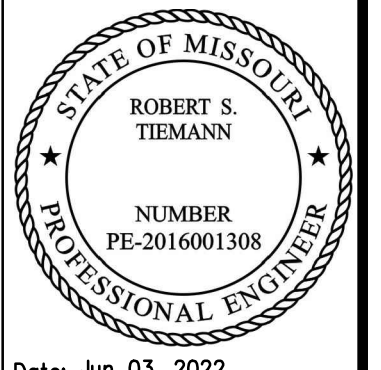
N/F
SEYER KURT &
WAGNER BARBARA
J H/W
21316/5365
LOC# 16R311296

N/F
SHRAWAT ASHOK
&
SHRIVASTAVA SAVITA
T/E
19299/3687
LOC# 16R311304

N/F
PADDINGTON HILL
HOMEOWNERS
ASSOCIATION
18967/1289
LOC# 16R311362

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PRELIMINARY DEVELOPMENT PLAN
14319 OLIVE BLVD
SITE DEVELOPMENT PLAN



Date: Jun 03, 2022
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 21-5118
DATE: 06/03/2022
DRAWN BY: MLP

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

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



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

Scott & Shelley Ririe
13 Bellerive Country Club Grounds
Town & Country, MO 63141

SENT VIA EMAIL: sheririe@att.net; cscott.ririe@gmail.com; heverett.oldhouse@outlook.com

RE: 14319 Olive Blvd Notice of Violation

Scott & Shelley Ririe,

You are hereby notified that you are in violation of Section 405.02.090 and Section 405.02.060 of the Unified Development Code for commencing work at the property located at 14319 Olive Blvd without an approved Site Plan, Landscape Plan, or Certificate of Appropriateness.

The following items are subject to Site Plan Review:

- 1) Installation of fencing on a Commercial property
- 2) Installation of landscaping on a Commercial property
- 3) Addition of a patio/deck on a Commercial property

Section 405.02.090 Site Plan Review Procedure may be found here: [Site Plan Review Procedure](#)

The Site Plan Review Application may be found here: [Site Plan Review Application](#)

The following items are subject to a Certificate of Appropriateness:

- 1) Any construction, alteration, or removal requiring a building permit from the City of Chesterfield;
- 2) Any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;
- 3) Any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified in the ordinance designating the landmark or historic designation;
- 4) Any construction, alteration or removal involving earth-disturbing activities that might affect archaeological resources;
- 5) Any actions to correct a violation of a minimum maintenance standard.

The following items were completed without a Certificate of Appropriateness:

- 1) Modification to the shutters
- 2) Addition of mural on the north elevation

Section 405.02.060 Landmark and Preservation Area (LPA) and Historic Designation Procedures can be found here: [LPA and H Designation Procedures](#).

The Certificate of Appropriateness may be found here: [Certificate of Appropriateness](#)

In order to remediate the violations, submit a Site Development Plan in accordance with Section 405.02.090 of the Unified Development Code and a Certificate of Appropriateness in accordance with Section 405.02.060. The Site Plan and Certificate of Appropriateness will be reviewed in conjunction with the open Change of Zoning application.

Should you need additional information, please feel free to contact me at (636) 537-4738 or at ahner@chesterfield.mo.us.

Sincerely,

Alyssa Ahner

Alyssa Ahner
Planner

Cc:
Justin Wyse, (jwyse@chesterfield.mo.us)

The Mansions at Spyglass Summit

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

October 4, 2022

The Mansions at Spyglass Summit HOA

City of Chesterfield Planning Commission

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

RE: P.Z.04-2022 14319 Olive Blvd. (Queathem House, LLC)

Commissioners:

This Petition is presented by the residents of The Mansions at Spyglass Summit in response to the recent proposal by Queathem House, LLC to rezone 14319 Olive Blvd. Queathem House, LLC has petitioned the Planning Commission to change zoning in order to operate as an indoor/outdoor party venue serving up to sixty (60) people, with shuttle service to bus patrons in for larger events. This could go well over sixty patrons.

A representative of the HOA spoke at the September 12, 2022, Planning Commission and outlined several reasons why our homeowners oppose this change in zoning. Among those reasons were noise, light, traffic, privacy, and the disruption to our community. We are a community of fifty (50) families, and had 27 households represented at the September 12th meeting, all voicing their opposition to the rezoning of 14319 Olive Blvd. We are not alone, as communities on both sides of Olive Blvd. will be impacted by a allowing this rezoning.

What the petitioners are requesting is not consistent with the City of Chesterfield's Comprehensive Plan for the future growth and development of our city. Historically this section of Olive Blvd has been designated as a Suburban Neighborhood. We respectfully ask that no Commercial Rezoning, Variance, or Conditional Use be considered or approved. We want to keep our neighborhood and surrounding area a safe and quiet place to live and raise our families.

The residents of The Mansions at Spyglass Summit.

NAME

ADDRESS

SIGNATURE

DATE

Eric Tokan 619 Spyglass

10/5/22

~~Ry. Brathwaite~~
Ruth Brown

14328 SPYGLASS RIDGE

10/6/22

~~Timothy Wright~~

TIMOTHY WRIGHT 14328 SPYGLASS RDG

10/7/22

~~Mark Earnhart~~

MARK EARNHART

14308

10/8/22

Bill Wynn

14324 SpY GLASS Ridge

10/8/22

Vacaville Clinic

14304 SpY GLASS Ridge

10/8/22

Ruth Fredrickson 629 Spyglass Summit

Green Meadows
10/9/22

Caryn Gershenson

14336 SpYglass Ridge Camp Ground

10/10/22

Elizabeth Bryan

14340 SpYGLASS Ridge

10/10/22

FRANK AGOVINO

14360 SPYGLASS FLAGORA

10/11/22

Margaret Meyavy

633 SpYglass Summit

63017

10/11/2022

Margaret B. Meyavy

Barbara P Wright

14320 SpYglass Rdg 63017

10/19/22

NAME

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BONNIE VICKAR 14352 SPYGLASS RIDGE B. Vickar 10/6/22

GARY VICKAR 14352 SPYGLASS RIDGE W. Vickar 10/6/22

CHERYL BEEVE 14376 SPYGLASS RIDGE Cheryl Beeve 10/4/22

Mary Louise Smith 14380 Spyglass Ridge 10-6-2022

Victoria Higginbotham 646 Spyglass Summit Drive 10-6-2022

Michael Stodnyk, MD 604 Spyglass Summit Dr 10-6-22

Sylvia Murphy 609 Spyglass Summit Dr. 10-6-22

ROBERT RIFKIN 14348 SPYGLASS RIDGE 10-6-22

Sharon & Barry Friedman 679 Spyglass Summit 10-7-22

Fran Hoffman 683 Spyglass Summits 10/9/22

Patricia J. Jansstead 14384 Spyglass Ridge 10/8/22

Barbara J. Cattie 14344 Spyglass Ridge 10/8/22

Team Spring 675 Spyglass Summit Dr. 10/8/22

Virginia B. Sprung 675 Spyglass Summit Dr. 10/8/22

Mike Pops 663 Spyglass Summit Dr 10/9/22

Judith Schlesinger 667 Spyglass Summit Dr. 10/9/22

PPR DAN AND JAN POTS - PER TELEPHONE CONVERSATION 671 SPYGLASS SUMMIT DR. 10-9-22

NAME

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SIGNATURE

DATE

Gilma Carrico 14358 Spyglass Court Birlinn 10/6/22

Ann Kirkpatrick 14354 Spyglass Ct. 10/6/22

- GITA & SUBRA VADLAMANI 14350 SPYGLASS CT. 10-6-22

Alfred & June Brown 14312 Spyglass Rdg 10/06/22

Amy Friedman 14346 Spyglass Ct. 10/6/22

Tom & Susan 14366 Spyglass 10/1/22

Lilia L Brinkman 656 Spyglass Summit 10/6/22

Keith & Linda Maddox 659 Spyglass Summit Dr. 10/6/22

Mike Danvers & Diana W. Dan 647 Spyglass Summit 10/6/22

V. McLoock 14362 Spyglass Ct. V. McLoock 10/6/22

Susan O'Neill 664 Spyglass Susan O'Neill 10/10/2022

NAME

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SIGNATURE

DATE

Herman J & Lynn Mitchell 650 Spynlass Summit Lynn Mitchell 10-10-22
Clair & Betty 668 Spynlass Summit Dr. WA 10/10/22

CHESTERFIELD HISTORIC AND LANDMARKS PRESERVATION COMMITTEE
SPECIAL MEETING MONDAY, DECEMBER 12, 2022, 5:30

MEMBERS ATTENDING: Jack Avery, Ann Chrissos, Erin Compton (Chairman), Steve Domahidy, Jane Durrell, Lynne Johnson (Secretary), Michael Kane (Vice-Chairman), Cindy Somogye, Dee Ann Wright.

CHESTERFIELD OFFICIALS: Mayor Nation; Councilmembers Mary Ann Mastorakos, Aaron Wahl, Merle Hanson, Barb McGuinness, Mary Monachella; Director of Planning, Justin Wyse and Planner Alyssa Ahner; various neighbors of the Ravens-Queathem House.

CALL TO ORDER: Erin Compton gave the purpose of this special meeting: to consider approval or denial of the Certificate of Appropriateness for the changes recently done to the Queathem House at 14319 Olive Boulevard.

PRESENTATION: Slides of the over view and new changes to the exterior of the Queathem House were explained by Planner Alyssa Ahner.

Chairman Erin gave her research on the Secretary of the Interior's Standards for Rehabilitation which should be followed in our decision on the Certificate of Appropriateness concerning already completed changes.

The Following questions and statements were made by CHLPC members concerning the issues brought up in the presentation:

White was an often used historic color for shutters. The shutters have not been replaced but are the same as when the house was purchased from the previous owner.

There probably was no original fence around the house. The recent post and board fence would not have been very old. The present fence has a lattice top which the house used to have at the base of the back porches.

The mural is nice-looking but would not have been on a historic house. However, if it is decided to remove it, it cannot be sandblaster away nor removed with caustic chemicals since either removal would damage the old brick.

The pictures of the flagstone patio did not clearly show the stones form or color but if there had been an original patio area, flagstone probably would have been used.

The CHLPC Members made the following actions:

Cindy moved to accept the repainted shutters and Lynne seconded. Passed 9 to 0.

Cindy moved to NOT approve the painted mural on the brick and Mike seconded. Passed 8 to 1.

Dee Ann move to hold the decision concerning the flagstone patio until we get more clarification on the color and form of the type of flagstone and Jack seconded. The motion to hold our decision was approved 9 to 0.

Jane moved to approve the fencing and Ann seconded. The motion to approve passed 7 to 2.

The meeting was adjourned at 6:45.