



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Public Hearing Report

Meeting Date: September 12th, 2022

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.

STAFF ANALYSIS

There is one primary request with this proposal – additional permitted uses. The existing permitted uses are those of the "NU" Non-Urban District – expressly single-family residential at this point in time – in addition to those listed in governing Ordinance 1960 (provided below).

Permitted Uses

- A. The permitted uses allowed in this "District H – Historic" shall be limited to residential, restaurant, museum, and retail shop. Retail shops shall be limited to antique shops, art shops, and craft shops.
- B. The following restrictions shall apply to the above uses:
 - 1. These uses shall be contained in the existing primary structure on the site.
 - 2. Capacity of the indoor restaurant shall be limited to twenty-five (25) seats.
- C. No special uses are designated for this site at this time.

As there are no proposed changes to the structure at this time, the petitioner is requesting to carry over the existing density, open space and setbacks. The maximum floor area ratio for a Planned Commercial District is fifty-five hundredths (0.55). The petitioner stated in the provided narrative that the "total floor area of this site shall not exceed its existing square footage".

A Planned Commercial District shall have a minimum of thirty-five percent (35%) openspace. The site currently has 80.2% openspace.

Per Section 405.03.040, "*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.*" As the existing structure is currently within thirty-five (35) feet of a residential area and there are no plans to demolish any portion of the building, a two-thirds (2/3) affirmative vote would be required for the proposed setbacks. The existing and proposed setbacks are as follows: Front yard – 50 feet, Rear yard – 20 feet, Side yard – 20 feet.

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.*". As the existing parking area is currently within twenty-five (25) feet of a residential area, a two-thirds (2/3) affirmative vote would be required for the proposed setbacks. The "NU" Non-Urban District does not have parking setbacks. The proposed parking setbacks were established to meet the current parking area and are as follows: one hundred fifty (150) feet from the new right-of-way on Olive Blvd., one hundred (100) feet from the east property line, seventy (70) feet from the west property line, and fifteen (15) feet from the north property line.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission's packet. Staff will continue to evaluate the Preliminary Development Plan associated with this zoning petition.

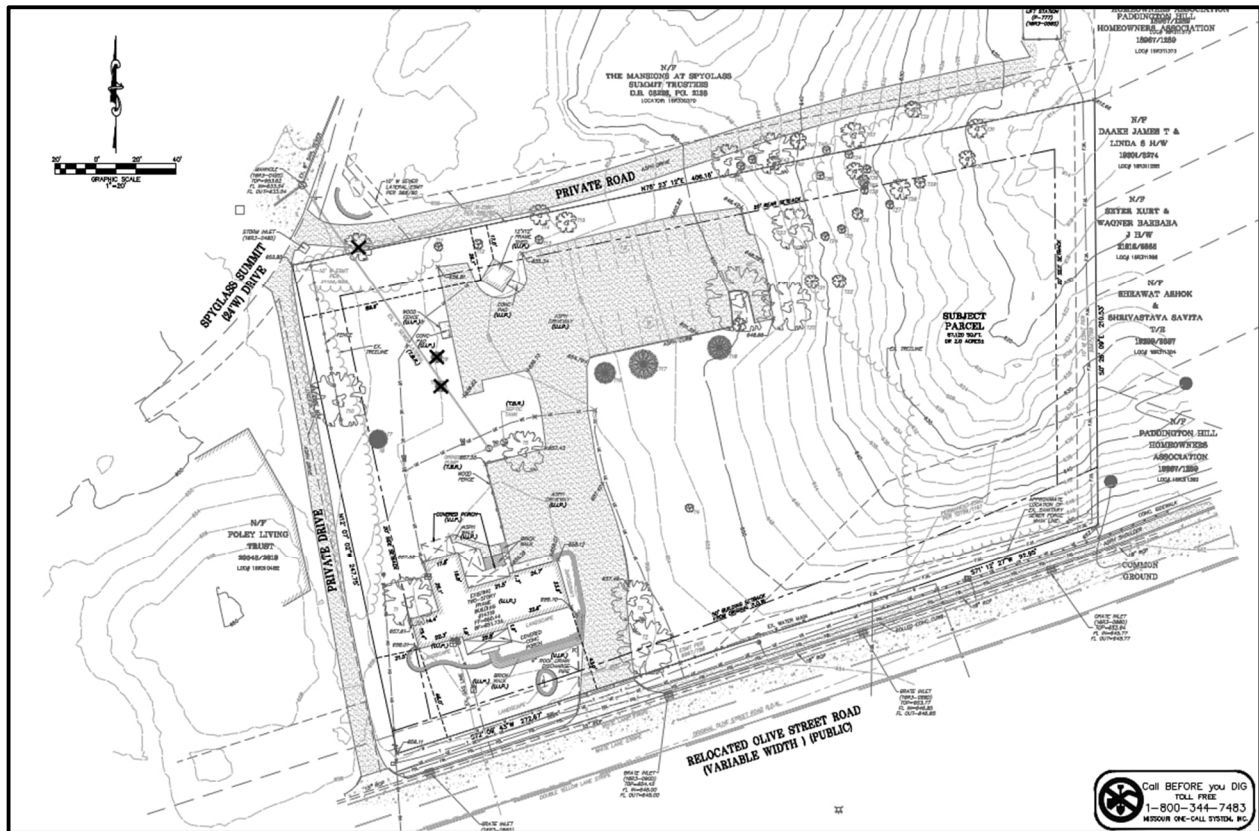


Figure 2: Preliminary Development Plan

A Public Hearing further addressing the request will be held at the September 12th, 2022 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Ordinance 1960, Applicant Narrative Statement, and Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Ordinance 1960
3. Applicant Narrative Statement
4. Preliminary Development Plan
5. Tree Stand Delineation



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on September 12, 2022 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 04-2022 14319 Olive Blvd (Queatham House LLC): An ordinance amending the Unified Development Code by changing the boundaries of an existing “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).

Property Description: A tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East.

For a list of requested uses, please contact the Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City’s website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Alyssa Ahner at 636-537-4738 or via e-mail at aahner@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



The Mansions at Spyglass Summit

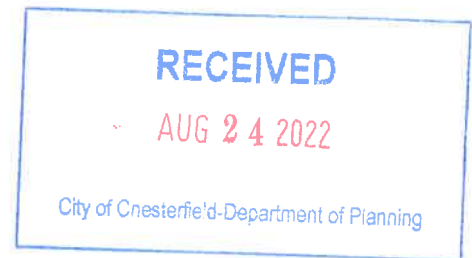
c/o Community Property Management
242 Old Sulphur Springs Road
Manchester, Missouri 63021
Phone: 636-227-8688 / FAX: 636-227-2356

August 19, 2022

Terri Wynn
President, HOA The Mansions at Spyglass Summit
14324 Spyglass Ridge Drive
Chesterfield, MO 63017

Guy Tilman, Chair
Chesterfield Planning Commission
690 Chesterfield Pkwy W
Chesterfield, MO 63017

Justin Wyse, AICP
Director of Planning, Department of Planning
690 Chesterfield Pkwy W
Chesterfield, MO 63017



RE: Queatham House LLC
DBA Old House of Hog Hollow (OHHH)
14319 Olive Blvd., Chesterfield, MO 63017

Dear Sirs:

I am communicating with the Chesterfield Planning Commission as the President of the Homeowner's Association representing the residents of The Mansions at Spyglass Summit. Our property abuts to a commercial property located at the above referenced address. For many years OHHH was operated as a gift/antique shop until recently being sold to Scott and Rachelle Ririe.

In April 2021 Rachelle Ririe created an LLC with the purpose of operating a real estate and restaurant business. Queatham House LLC has now applied to the Planning Commission to change the current commercial zoning usage of the property to accommodate a restaurant (with outdoor seating) and liquor license in anticipation of opening a wine bar with food sales. In planning for that zoning change several alterations to the property have already taken place.

As several of our homeowners' residences back directly up to OHHH we have concerns about the changes that have already taken place, as well as those that will eventually occur. Additionally, the only entrance/exit to the community is within a few feet of OHHH so all residents will in some way be affected.

Some of our main concerns include the following:

- 1) There has been extensive clearing of growth along the north and west property lines that has left some homes exposed to Olive Blvd traffic and noise, as well as a clear sight line onto OHHH parking lot and rear of building.
- 2) We were told by Mr. and Mrs. Ririe that a privacy fence would be installed. However, at this time only a small section of fencing has been erected and it is not only of poor quality, but it does not provide sufficient screening. It is not only an eyesore, but has potential to impact a service road into our community.
- 3) Even with an adequate fence line established, we are concerned with the buffer zone between OHHH and our property. We have yet to see a final plan but would expect to also have some form of tree line established to mute noise from Olive Blvd as well as from OHHH. OHHH plans to have outdoor seating and live music in the rear of the building, which abuts to homes in our community. We have concerns about loud music/crowds and the potential for crowds spilling over onto our property.
- 4) We are concerned about the hours of operation. Initially we were told by the owner that operations would end by 9:00 pm, but recently read in a Post-Dispatch article that their plan was to extend those hours as time went on.
- 5) Again, because of the proximity of the outdoor seating/parking lot we are concerned about lighting. We have yet to see a plan from OHHH.
- 6) OHHH intends to hold private events, which raises a concern about underage drinking.
- 7) We are concerned about the safety of the building for the proposed public use. Electrical and plumbing contractors have been working in the building for several months. However, we have been unable to find any building permits which outline the work that was done or any inspector reports showing inspection results.
- 8) We have legitimate concerns about the planned use for the property at 14319 Olive Blvd. and how it will affect our property values and those around us. As such we question whether this plan fits into Chesterfield's long-term plan for city development.

The Mansions at Spyglass Summit and the previous owners of OHHH existed for many years as peaceful neighbors. We only expect the same from the new owners. Thank you for your consideration of our concerns and please feel free to contact me if you have questions.

Respectfully,



Terri Wynn
President, HOA The Mansions at Spyglass Summit
(314) 239-9807

BILL NO. 2180

ORDINANCE NO. 1960

AN ORDINANCE ESTABLISHING A LANDMARK DESIGNATION UPON A STRUCTURE LOCATED AT 14319 OLIVE BOULEVARD UNDER THE PROCESS ESTABLISHED BY THE CITY OF CHESTERFIELD ORDINANCE NUMBER 1719 (P.Z. 1-2003 (LPC 1-2003) RAVENS-QUEATHEN HOUSE).

WHEREAS, the area that is now the incorporated City of Chesterfield was originally settled by immigrants in 1797, the settlement/town of "Chesterfield" was founded and platted by Justus Post in 1817, and recorded in 1838; and,

WHEREAS, the City of Chesterfield has many structures, sites and areas that embody a sense of time and place unique to the City, or which exemplify and reflect the cultural, social, economic, political or architectural history of the nation, the State of Missouri, or the City; and,

WHEREAS, the City of Chesterfield Ordinance Number 1719, established a Landmarks Preservation Commission to identify and preserve, and make recommendations on such structures, sites, and areas within the Chesterfield community; and,

WHEREAS, a structure located at 14319 Olive Boulevard (Ravens-Queathem House) was nominated for Landmark designation; and,

WHEREAS, a Public Meeting relative to this matter was held before the Landmarks Preservation Commission on the 23rd day of January, 2003, and after review of the Criteria for Consideration of Nomination, per Section IV of Ordinance Number 1719, the Commission did approve a recommendation that the nominated Landmark does meet the criteria for designation; and,

WHEREAS, a Public Hearing relative to this matter was held before the Planning Commission on the 24th day of February, 2003, and after review of the Criteria for Consideration of Nomination, per Section IV of Ordinance Number 1719, the Commission did approve a recommendation that the nominated Landmark does meet the criteria for designation. Then at a meeting of the Planning Commission on the 11th day of August, 2003, the Commission did approve a recommendation for approval of the conditions as written in the Attachment "A."

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a "District H-Historic" overlay zone for the property located at 14319 Olive Boulevard.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance, is granted subject to all of the ordinances, rules and regulations and the specific

conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and made a part of.

Section 3. The City Council, pursuant to the request in P.Z. 1-2003, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and, after public hearing held by the Planning Commission on the 24th day of February, 2003, 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. Except as where the conditions of Attachment "A" may be specifically contrary to the requirements of Ordinance 1719 or its Amendments, the property named herein shall comply with Ordinance 1719 of the City of Chesterfield.


Section 5. The warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield shall not apply to violations of the terms of this Ordinance and the conditions thereof.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15th day of September, 2003.


MAYOR

ATTEST:


CITY CLERK

ATTACHMENT A

I. Permitted Uses

- A. The permitted uses allowed in this "District H – Historic" shall be limited to residential, restaurant, museum, and retail shop. Retail shops shall be limited to antique shops, art shops, and craft shops.
- B. The following restrictions shall apply to the above uses:
 - 1. These uses shall be contained in the existing primary structure on the site.
 - 2. Capacity of the indoor restaurant shall be limited to twenty-five (25) seats.
- C. No special uses are designated for this site at this time.

II. Requirements for Certificate of Appropriateness: Any alteration, construction, removal or demolition of a structure on this site shall require a Certificate of Appropriateness as set forth in Ordinance 1719. Consideration shall be given as to the following terms and conditions, but shall not be limited thereto.

- A. **Significant Exterior Architectural Features:** The significant exterior architectural features that shall be reviewed for appropriateness for this site (in the event that a permit is requested for construction, alteration, or removal) are as follows:
 - 1. The original 1859 structure, as well as the 1916 addition, has 13" brick walls.
 - 2. Two symmetrical brick end chimneys.
 - 3. The 42" wide front door is deeply inset, with an arched leaded-glass transom light.
 - 4. The windows are one-over-one, double-hung, with segmental arches and fitted shutters.
 - 5. Two story, four-column portico.
 - 6. The pony barn, in the rear, has vertical board & batten siding.
- B. **Types of Construction, Alteration, Demolition, and Removal:** The Certificate of Appropriateness shall be applied for as set forth in Ordinance 1719 or its Amendments, is required prior to the issuance of a demolition permit or a building permit affecting the exterior architectural appearance of this site and any

structure on said site, and shall contain information including, but not limited to the following:

1. Fully describe any construction, alteration, or removal requiring a building permit from the City of Chesterfield;
 2. Fully describe any demolition in whole or in part requiring a demolition permit from the City of Chesterfield;
 3. Fully describe any construction, alteration, demolition or removal affecting a significant exterior architectural feature or appearance as specified previously in Section I of this ordinance.
 4. Fully describe 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.
- C. Applications for a Certificate of Appropriateness shall include accompanying plans and specifications affecting the exterior architectural appearance of a designated Landmark or a property within a designated Historic District
- D. Applications for demolition permits shall include plans and specifications for the contemplated use of the property.
- E. Applications for building and demolition permits shall be forwarded to the Chesterfield Landmarks Preservation Commission within seven (7) days following the receipt of the application. A building or demolition permit shall not be issued until the Chesterfield Landmarks Preservation Commission has issued a Certificate of Appropriateness.
- F. Any applicant may request a meeting with the Chesterfield Landmarks Preservation Commission before the application is reviewed by said Commission or during the review of the application.
- G. Application for review of any construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be forwarded to the Chesterfield Landmarks Preservation Commission. The Chesterfield Landmarks Preservation Commission shall consider the completed application at its next regular meeting.

III. Design Guidelines

- A. Design guidelines for applying the criteria for review of Certificate of Appropriateness shall, at a minimum, consider the following architectural criteria:

1. Height – The height of any proposed alteration or construction should be compatible with the style and character of the Landmark and with surrounding structures in a Historic District.
2. Proportions of Windows and Doors – The proportions and relationships between doors and windows should be compatible with the architectural style and character of the Landmark and with surrounding structures within a Historic District.
3. Relationship of Building Masses and Spaces – The setback and relationship of a structure within a Historic District to the open space between it and adjoining structures should be compatible.
4. Roof Shape – The design of the roof should be compatible with the architectural character and appearance of the Landmark and of surrounding structures in Historic Districts.
5. Landscaping – Landscaping should be compatible with the architectural character and appearance of the Landmark and of surrounding structures and landscapes in a Historic District.
6. Scale – The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures in a Historic District.
7. Directional Expression – Facades in Historic Districts should blend with other structures with regard to directional expression. Structures in a Historic District should be compatible with the dominant horizontal or vertical expression of the surrounding structures. The directional expression of a Landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.
8. Architectural Details – Architectural details including materials, colors, and textures should be treated so as to make a Landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a Landmark or Historic District.
9. Signage – The character of signs should be in keeping with the historic architectural character of a Landmark or Historic District. Character of a sign includes the number, size, area, scale, location, type, (e.g. attached wall signs and freestanding business signs), letter size or style, and intensity and type of illumination and subject to specific criteria as set forth in this ordinance.

10. Minimum Maintenance – Significant exterior architectural features shall be kept in a condition of good repair and maintenance. All structural and mechanical systems shall be maintained in a condition and state of repair that will prevent decay, deterioration or damage to significant architectural features, or otherwise adversely affect the historic or architectural character of structures within a Historic District.

IV. Height and Area Regulations

The current building height, which is three (3) stories, shall be maintained.

V. Minimum Dwelling Size

The total square footage 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.

VI. Floor Area

The total floor area of this site shall be the current floor area as of the date of approval of this ordinance.

VII. Lot Size

The current lot size, which is two (2) acres, shall be maintained.

VIII. Sign Regulations

- A. All proposed signage shall be as required in Section 1003.168 Sign Regulations of the City of Chesterfield Zoning Ordinance. Entrance Monument, if proposed, shall be reviewed by the City of Chesterfield and/or the Missouri Department of Transportation, for sight distance considerations prior to installation or construction.
- B. All signage is subject to review by the Landmarks Preservation Commission for compatibility with the historic landmark. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. All lighting for said signage shall be situated to avoid casting light directly on any public right-of-way or adjoining property.
- C. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development. Real estate signs, including for sale or lease, are permitted.

IX. Parking Regulations

Parking and loading spaces for this site shall be as required in Section 1003.165 Off-Street Parking and Loading Regulations of the City of Chesterfield Zoning Ordinance. However, no more than thirty (30) parking stalls shall be permitted on the site.

X. Miscellaneous

- A. Roofing and other screening material changes shall be as approved by the Landmarks Preservation Commission.
- B. Changes to the Lighting on this site shall be as approved by the Landmarks Preservation Commission. Any changes shall include a lighting plan, with specific product information, and is required in conjunction with the Certificate of Appropriateness.
- C. The location and elevation of any changed trash enclosures from the current configuration shall be approved by the Landmarks Preservation Commission.
- D. Prior to issuance of any Certificate of Appropriateness, all approvals from the appropriate agencies and the City of Chesterfield Department of Public Works, as applicable, must be provided prior to approval of the Certificate of Appropriateness.
- E. Failure to comply with any and all of the conditions of this Ordinance shall be adequate cause for the revocation of any permits by the issuing departments or the Landmark Preservation Commission, or any other commission of the City of Chesterfield with appropriate jurisdiction.
- F. The City of Chesterfield will enforce the conditions of this Ordinance in accordance with the terms and conditions of this Attachment A.
- G. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other ordinances of the City of Chesterfield, shall constitute an Ordinance violation, subject but not limited to the penalty provisions as set forth in the Zoning Ordinance and Ordinance Number 1719.
- H. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A in conjunction with Ordinance Number 1719.



Requested Uses

Planned Commercial District

- “Banquet Facility” which is defined as “An establishment used by individuals or groups to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries and other similar celebrations.”
 - Events Venue Space: Indoor and Outdoor
 - On-Premises beverage consumption
 - Indoor and Outdoor

- “Retail sales establishment, neighborhood” which is defined as “Retail shops and stores (excluding autos, boats, machinery, groceries, etc.) such as apparel, books, hardware, jewelry, paint, sporting goods, and electronics having four thousand (4,000) square feet or less of floor space.”

- “Grocery, neighborhood” which is defined as “A retail establishment which primarily sells food, but also may sell other convenience and household goods, and which occupies less than five thousand (5,000) square feet of gross floor area.”

- “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.”
 - Retail Shop
 - Wine
 - Wine Tasting
 - High End Spirits
 - Local Products
 - Misc. Boutique items from local businesses
 - Charcuterie Boards
 - Specialty Cheeses and meats

 - Local farmers that will come and educate guests on products and buying local



Requested Uses (cont.)

Planned Commercial District

- Restaurant
 - On-Premises beverage consumption
 - Wood Fire Pizza
 - Fundraising/Special Evenings – guest chef dinner evenings once a month/once a quarter

Requesting an amended/ordinance use on specific portion of property (East) of main house to be used as a garden/vineyard of grapes.

- “Farming, livestock and stables.” Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms
 - Vineyard of grapes (*at a future date*) east side of property going down hill (see attached preliminary business plan maps)
 - Requesting 7,225 sq. ft. east of main house (see attached)
 - Once grapes bear fruit, we will use in charcuterie boards and have for purchase in retail shop
 - Amazing view of vineyard, ecological benefits



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.



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.***

*Permitted hours of operation for restaurant use shall be limited to **7:00 a.m. until 4:00 p.m., seven (7) days a week.***

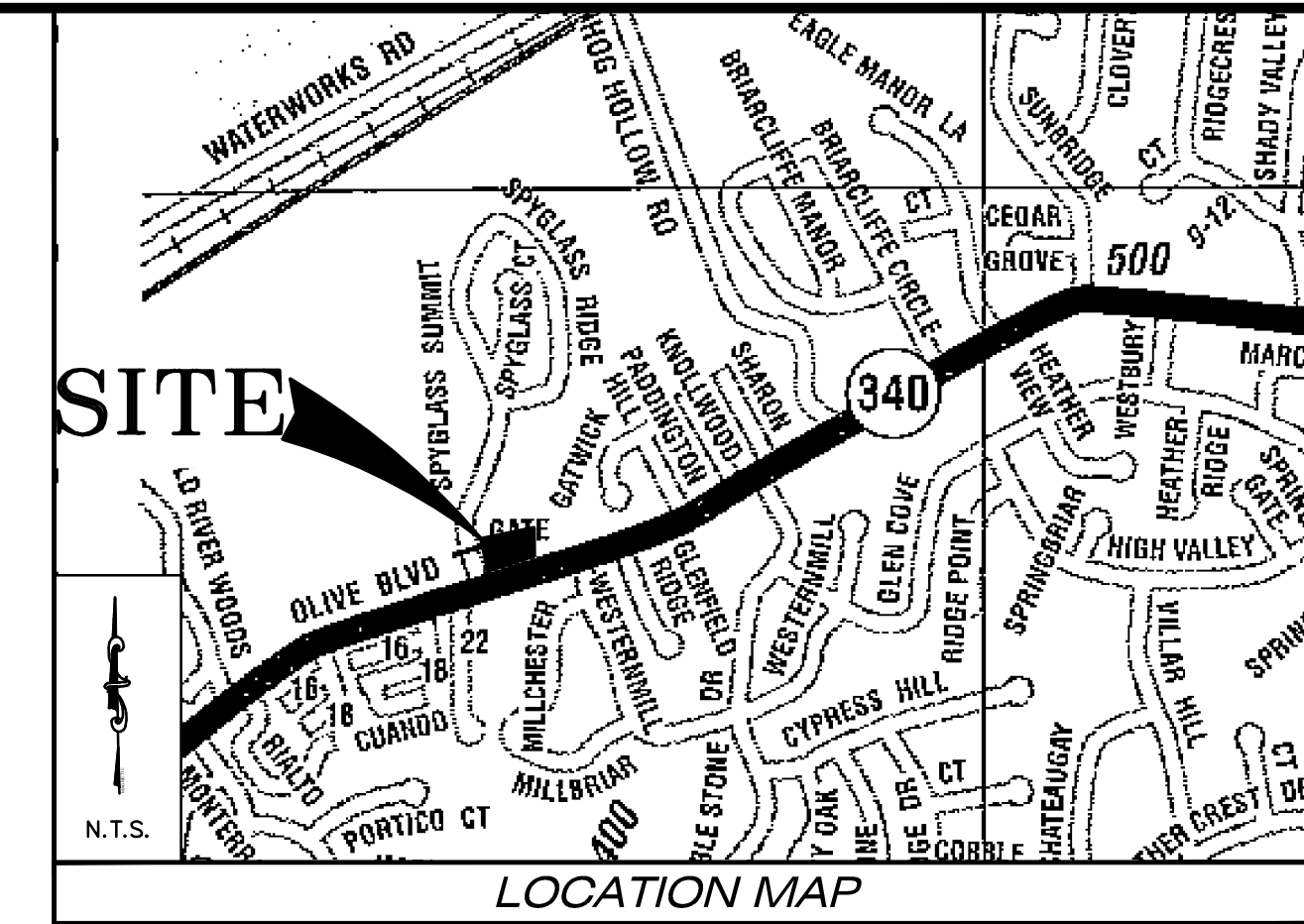
Proposed Hours of Operation:

11:00 a.m. until 9:00 PM Thursday through Sunday

Deliveries and un-loading deliveries will be between the hours of 11:00 a.m. until 4:00 p.m.

A PRELIMINARY DEVELOPMENT PLAN FOR
14319 OLIVE BLVD.
 A TRACT OF LAND BEING PART OF U.S. SURVEY 206,
 TOWNSHIP 45 AND 46 NORTH, RANGE 4 EAST,
 ST. LOUIS COUNTY, MISSOURI

- SHEET INDEX**
1. TITLE SHEET
 2. EXISTING CONDITIONS & DEMO PLAN
 3. SITE DEVELOPMENT PLAN
 4. TREE IDENTIFICATION PLAN



DEVELOPMENT NOTES:

1. Site Address:
14319 Olive Blvd.,
Chesterfield, MO 63017
Loc.# 16R310974
2. Owner Information:
Statesman Properties LLC
13 Bellevere Country Club Grounds,
St. Louis, MO 63141
3. Area of Tract: 87,120 SQ.FT. or 2.00 Acres more or less
4. Present Zoning: "NU" Non-Urban District Regulations (City of Chesterfield)
 "NU" Non-Urban District Regulations Dimensional Requirements
 Front Yard Setback: 50 Feet
 Side Yard Setback: 20 Feet
 Rear Yard Setback: 20 Feet
 Minimum Site Area: 3 Acres
5. Utility Provider Districts:

Water:	Missouri American Water	Situs Served	Yes
Sewer:	MSD	Yes	Yes
Telephone:	AT&T Distribution	Yes	Yes
Gas:	Spire Missouri East	Yes	Yes
Electric:	Ameren Missouri Electric	Yes	Yes
Fire District:	Monarch		
School District:	Parkway		
6. According to the FIRM Flood Insurance Rate Map 29189C0177K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
7. The existing utilities shown hereon are field collected data and per available utility maps and are considered approximate only.
8. The contours shown hereon are per field collected data and DEM file download from the Missouri Spatial Data Information System Lidar (MSDIS). Contours outside of the limits of topographic survey shown hereon are considered approximate only.
9. The boundary information shown hereon is per a survey performed by Altea Land Surveyors.
10. Current Use: Office General
11. Proposed Use: Retail Sales Establishment, Neighborhood
12. Parking Requirements:
Retail Sales Establishment, Neighborhood - 4 spaces/1,000 sq.ft. of gross floor area
13. Parking Calculation:
Required Parking = 2,400 sq.ft. x 4 spaces/1,000 sq.ft. = 9 spaces
Accessible Parking Req.= 1 Van Accessible Space
14. Parking Provided:
Provided Parking Space = 24 Space, 1 of which is van accessible
15. The proposed development does not disturb more than an acre of ground, therefore MSD water quality volume reduction has not been provided.
16. The proposed development does not generate a differential runoff of 2.0 cfs or greater, therefore channel protection volume and flood protection has not been provided.

Differential Runoff Calculations				
Existing	Area (s.f.)	Area (Ac)	PI	Q
Building	2,753	0.063	3.54	0.22 cfs
Pavement	14,526	0.333	3.54	1.18 cfs
Green Space	69,821	1.603	1.7	2.72 cfs
Total	87,100	2.000		4.13 cfs
Proposed				
Building	2,753	0.063	3.54	0.22 cfs
Pavement	14,526	0.333	3.54	1.18 cfs
Green Space	69,821	1.603	1.7	2.72 cfs
Total	87,100	2.000		4.13 cfs
Differential Runoff =		0.00	cfs	

Coverage Calculations			
Existing	Area (s.f.)	Area (Ac)	Percentage
Building	2,753	0.063	3.2%
Pavement	14,526	0.333	16.7%
Green Space	69,821	1.603	80.2%
Total	87,100	2.000	
Existing Impervious Coverage			19.8%
Proposed			
Building	2,753	0.063	3.2%
Pavement	14,526	0.333	16.7%
Green Space	69,821	1.603	80.2%
Total	87,100	2.000	
Proposed Impervious Coverage			19.8%

LAND DESCRIPTION:

A Tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East and being more particularly described as follows:

Beginning at a point on the North line of Olive Street Road, variable width, said point also being on the East line of the record plot of The Mansions at Spyglass Summit, as recorded in Plat Book 268 Page 90, of the St. Louis County Records; thence along said east line, North 12 degrees 07' minutes 02" seconds West, a distance of 247.75 feet to a point on the South line of said Mansions at Spyglass Summit Plat; thence along said South line North 78 degrees 23' minutes 12" seconds East, a distance of 406.16 feet to the Southeast corner of said Mansions at Spyglass Plat; thence South 00 degrees 28' minutes 09" seconds East, a distance of 210.53 feet to a point on the North line of the aforementioned Olive Street Road; thence along said North line South 71 degrees 12' minutes 27" seconds West, a distance of 92.95 feet; thence South 72 degrees 09' minutes 43" seconds West, a distance of 272.67 feet to the point of beginning, containing 87,120 square feet or 2.00 acres, more or less. As per the survey performed by Altea Land Surveyors during December, 2021.

ABBREVIATIONS

AC	ACRE	XSEC	CROSS SECTION	DAI	DOUBLE AREA INLET	GI	GRATE INLET	PVMT	PAVEMENT	TBP	TO BE PROTECTED
AI	AREA INLET	XING	CROSSING	DS	DOWNSPOUT	HDPEHIGH	DENSITY POLYETHYLENE	PDE	PERMANENT DRAINAGE	TBR	TO BE REMOVED
ATG	ADJUST TO GRADE	CFS	CUBIC FEET PER SECOND	ESMT	EASEMENT	HW	HIGH WATER	TBR&R	TO BE REMOVED & RELOCATED	TBR&R	TO BE REMOVED & RELOCATED
APPROX	APPROXIMATELY	CI	CURB INLET	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PVC	POLYVINYL CHLORIDE	TW	TOP OF WALL ELEVATION
ASPH	ASPHALT	CO	CLEANOUT	EP	END OF PIPE	HYD	HYDRANT	PCC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
BW	BASE OF WALL ELEVATION	C&G	CURB & GUTTER	EX	EXISTING	IMP	IMPROVEMENT	PC	PRECAST CONCRETE	UIP	USE IN PLACE
BM	BENCHMARK	CO	CLEANOUT	FPS	FEET PER SECOND	IP	IRON PIPE OR PIN	PROP	PROPOSED	VCP	VITRIFIED CLAY PIPE
BMP	BEST MANAGEMENT PRACTICE	CONC	CONCRETE	FF	FINISH FLOOR	LS	LAND SURVEYOR	RR	RAILROAD	WV	WATER VALVE
BLDG	BUILDING	DCI	DOUBLE CURB INLET	FH	FIRE HYDRANT	MH	MANHOLE	RCP	REINFORCED CONCRETE PIPE	WD	WATER VALVE
CATV	CABLE TELEVISION	DIP	DUCTILE IRON PIPE	FE	FLARED END	MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT	ROW	RIGHT-OF-WAY	YD	YARD DRAIN
CALC	CALCULATED	FD	FLOOR DRAIN	FBD	FLAT BOTTOM DITCH	NTS	NOT TO SCALE	SCH	SCHEDULE		
CIP	CAST IRON PIPE	FL	FLOOR LINE	FD	FLOOR DRAIN	OC	ON CENTER	SWPPP	STORMWATER POLLUTION PREVENTION PLAN		
CL	CENTERLINE	FTG	FOOTING	FL	FLOOR LINE	OH	OVERHEAD	TBA	TO BE ABANDONED		
CP	CLAY PIPE										



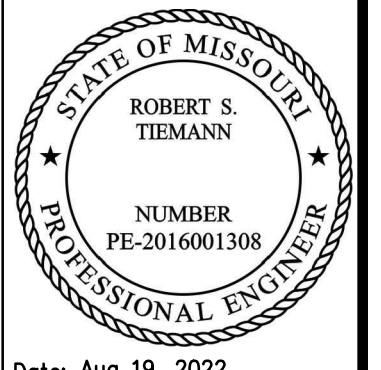
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SYMBOL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
X	FOUND CROSS	TV	CABLE TV BOX
●	FOUND IRON PIPE	⊗	LIGHT STANDARD
○	SET IRON ROD	⊗	CLEAN OUT
⊕	BENCHMARK	⊗	SANITARY MANHOLE
X 500	SPOT GRADE	⊗	SAMPLING TEE
TS	TRAFFIC SIGNAL BOX	⊗	SEPTIC TANK ACCESS
□	PHONE BOX	⊗	STORM SEWER MANHOLE
○	UTILITY MANHOLE	⊗	GRATE INLET
○	BOLLARD	⊗	AREA INLET
⊗	MAILBOX	⊗	DOWNSPOUT
+	SIGN	—516—	DRAINAGE SWALE
○	POST	—516—	SURFACE CONTOUR
○	SHRUB	—8" PVC—	TREE LINE
○	DECIDUOUS TREE	—12" CMP—	SAN. SEWER
○	EVERGREEN TREE	—12" CMP—	STORM SEWER
□	ELECTRIC BOX	—OH—	OVERHEAD ELECTRIC LINE
□	ELECTRIC METER	—UE—	UNDERGROUND ELECTRIC
○	UTILITY POLE	—G—	GAS LINE
○	GUY WIRE	—W—	WATER LINE
○	GAS METER	—T—	TELEPHONE LINE
○	GAS VALVE	—FOL—	FIBER OPTIC LINE
○	WATER METER	—UTV—	CABLE TV
○	WATER VALVE	—G—	GUARDRAIL
○	HYDRANT	—X—	WIRE FENCE
○	WATER SHUT OFF	—O—	WROUGHT IRON FENCE
○	SPRINKLER HEAD	—O—	CHAIN LINK FENCE
⊗	IRRIGATION VALVE BOX	⊗	SANITARY DESIGNATOR
○	WELL	⊗	STORM DESIGNATOR
○	TEST HOLE	⊗	

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14319 OLIVE BLVD
PRELIMINARY DEVELOPMENT PLAN
TITLE SHEET

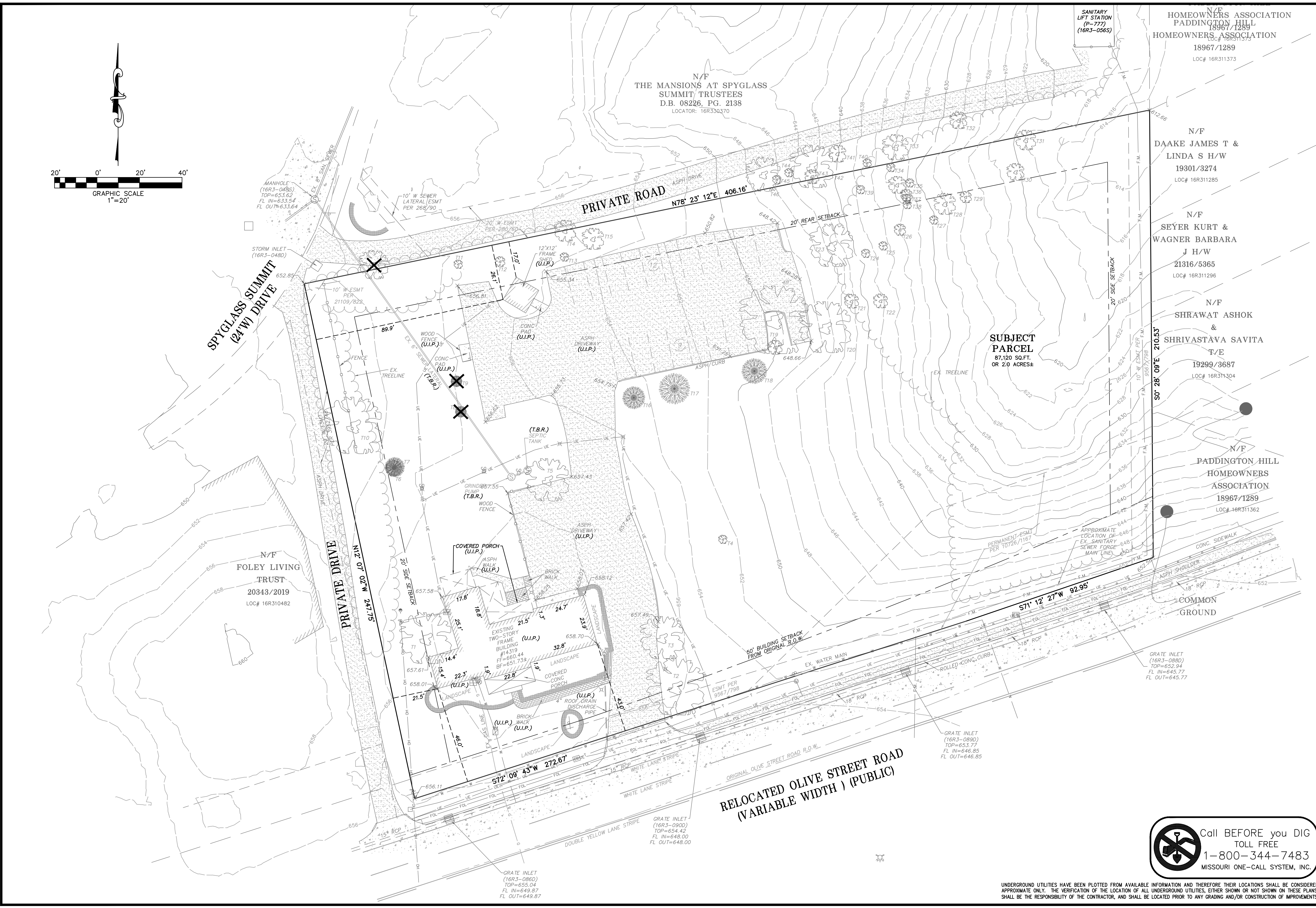
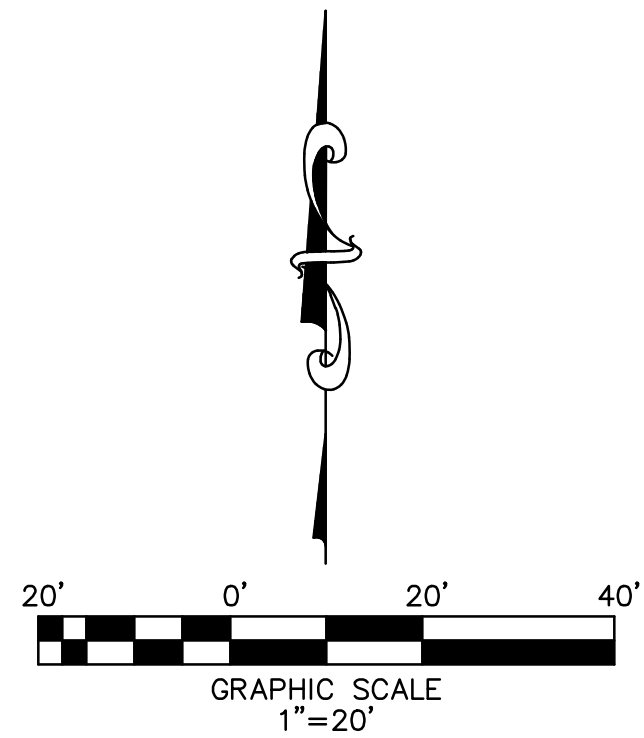


Date: Aug 19, 2022
 Robert Tiemann
 License No. PE-2016001308
 Civil Engineer

PROJECT NUMBER: 21-5118

DATE: 08/19/2022

DRAWN BY: MLP




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N/F HOMEOWNERS ASSOCIATION 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	
N/F FOLEY LIVING TRUST 20343/2019 LOC# 16R310482	
N/F THE MANSIONS AT SPYGLASS SUMMIT TRUSTEES D.B. 08226, PG. 2138 LOCATOR: 16R330370	
SUBJECT PARCEL 87,120 SQ.FT. OR 2.0 ACRES±	

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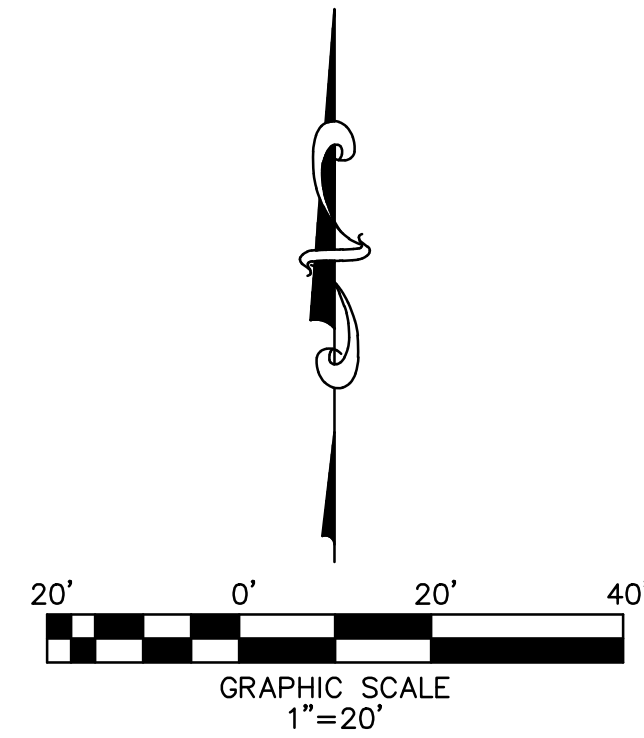
PRELIMINARY DEVELOPMENT PLAN
 14319 OLIVE BLVD
 TITLE SHEET

STATE OF MISSOURI
 ROBERT S. TIEMANN
 NUMBER PE-2016001308
 PROFESSIONAL ENGINEER

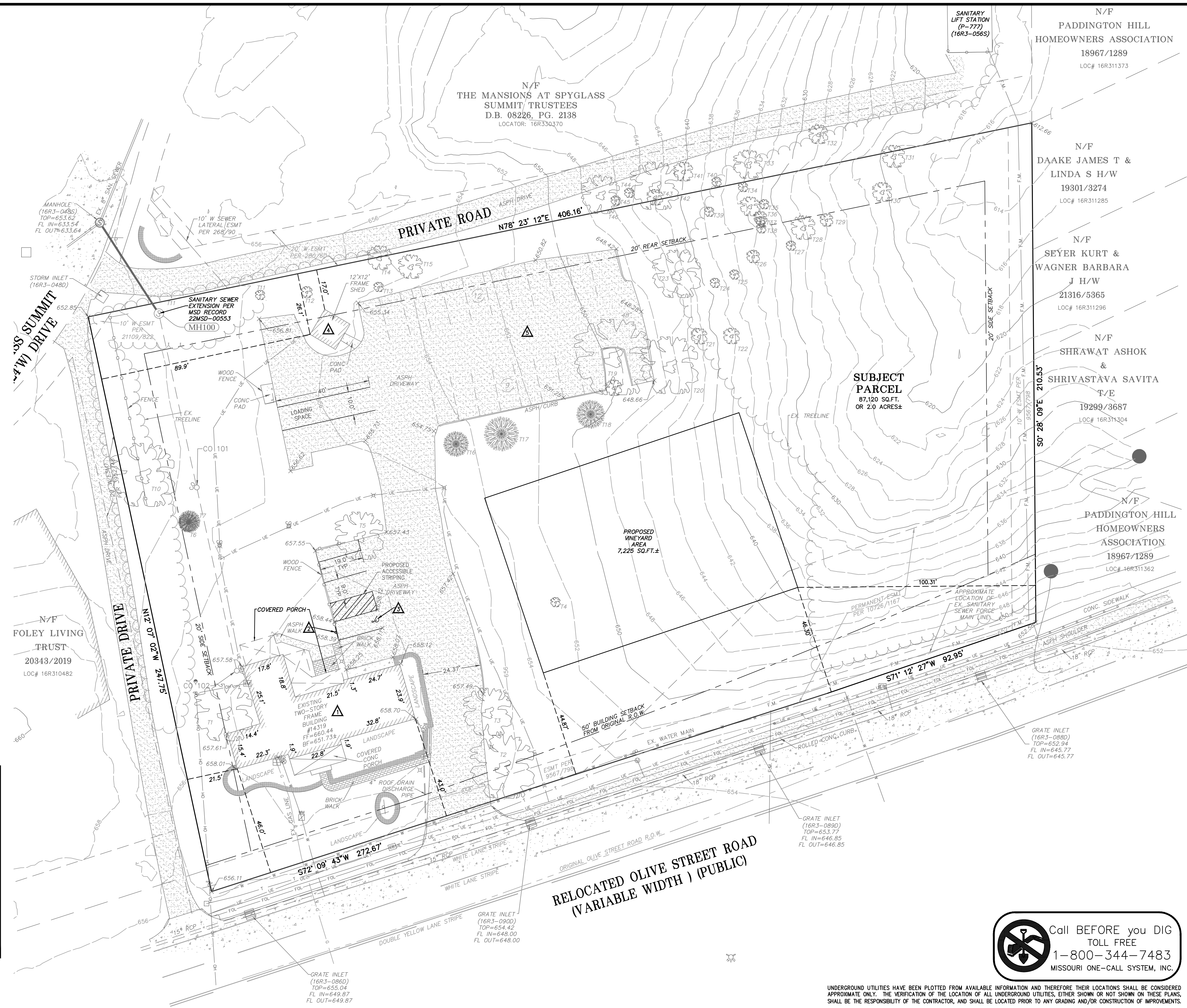
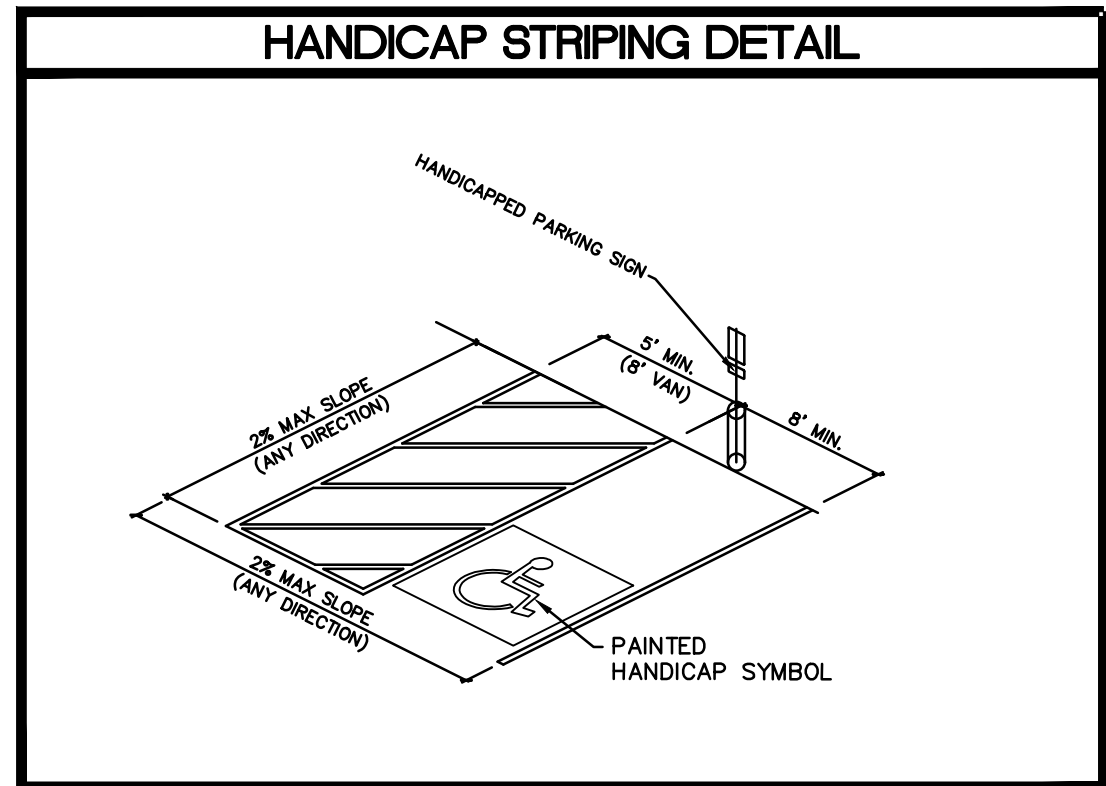
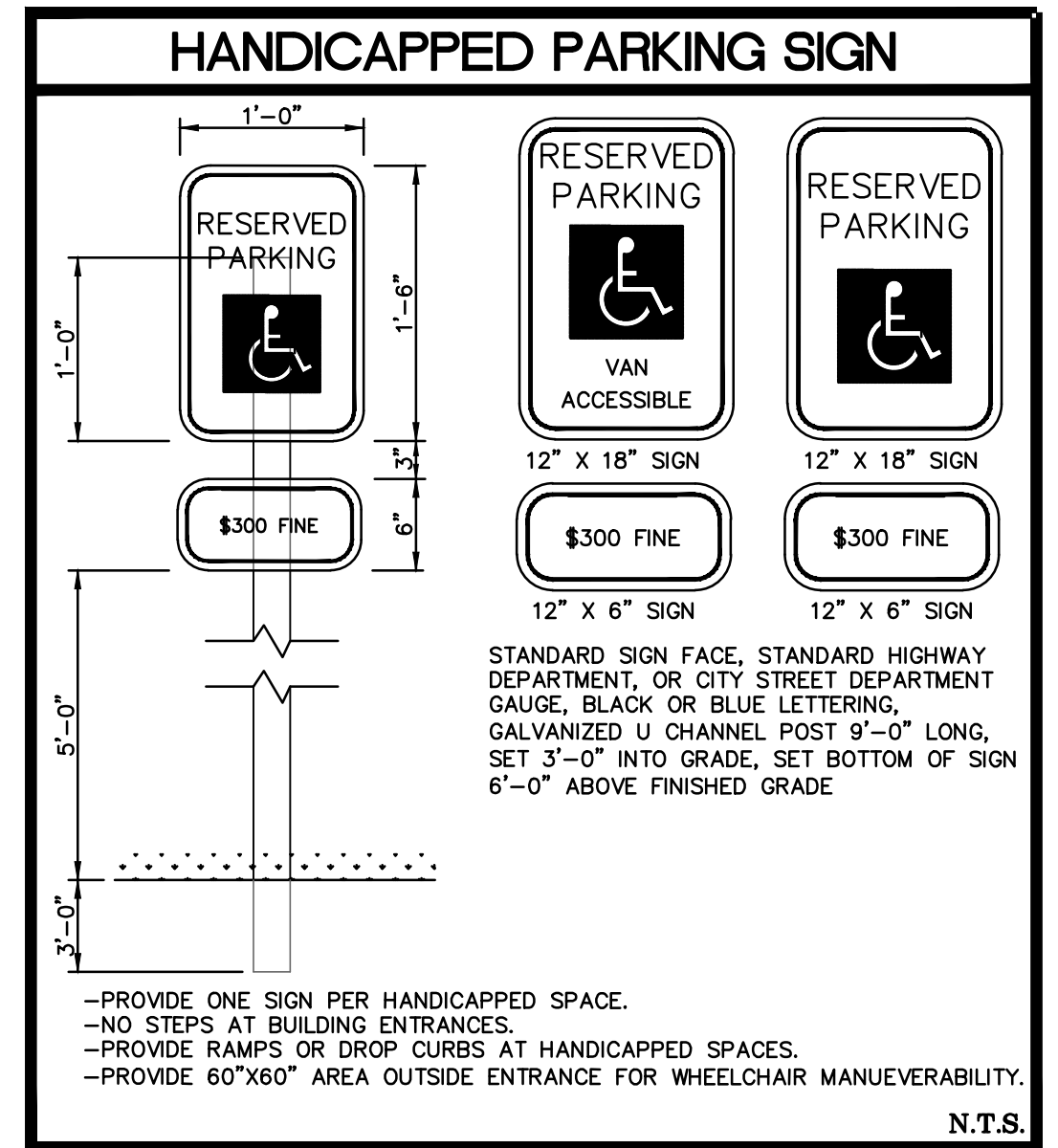
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 Robert Tiemann
 License No. PE-2016001308
 Civil Engineer

PROJECT NUMBER: 21-5118
 DATE: 08/19/2022
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2 OF 4



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



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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

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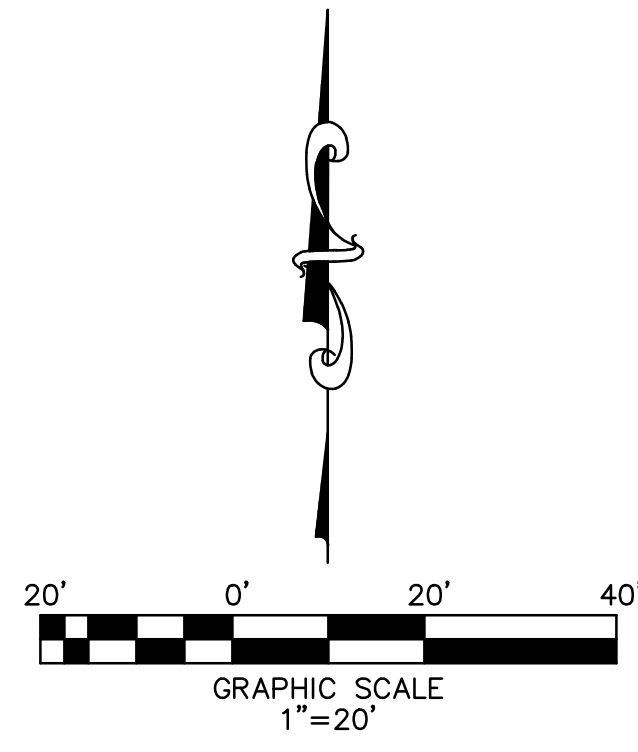
14319 OLIVE BLVD
PRELIMINARY DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
 ROBERT S. TIEMANN
 PROFESSIONAL ENGINEER
 NUMBER PE-2016001308
 Date: Aug 19, 2022
 Robert Tiemann License No. PE-2016001308 Civil Engineer
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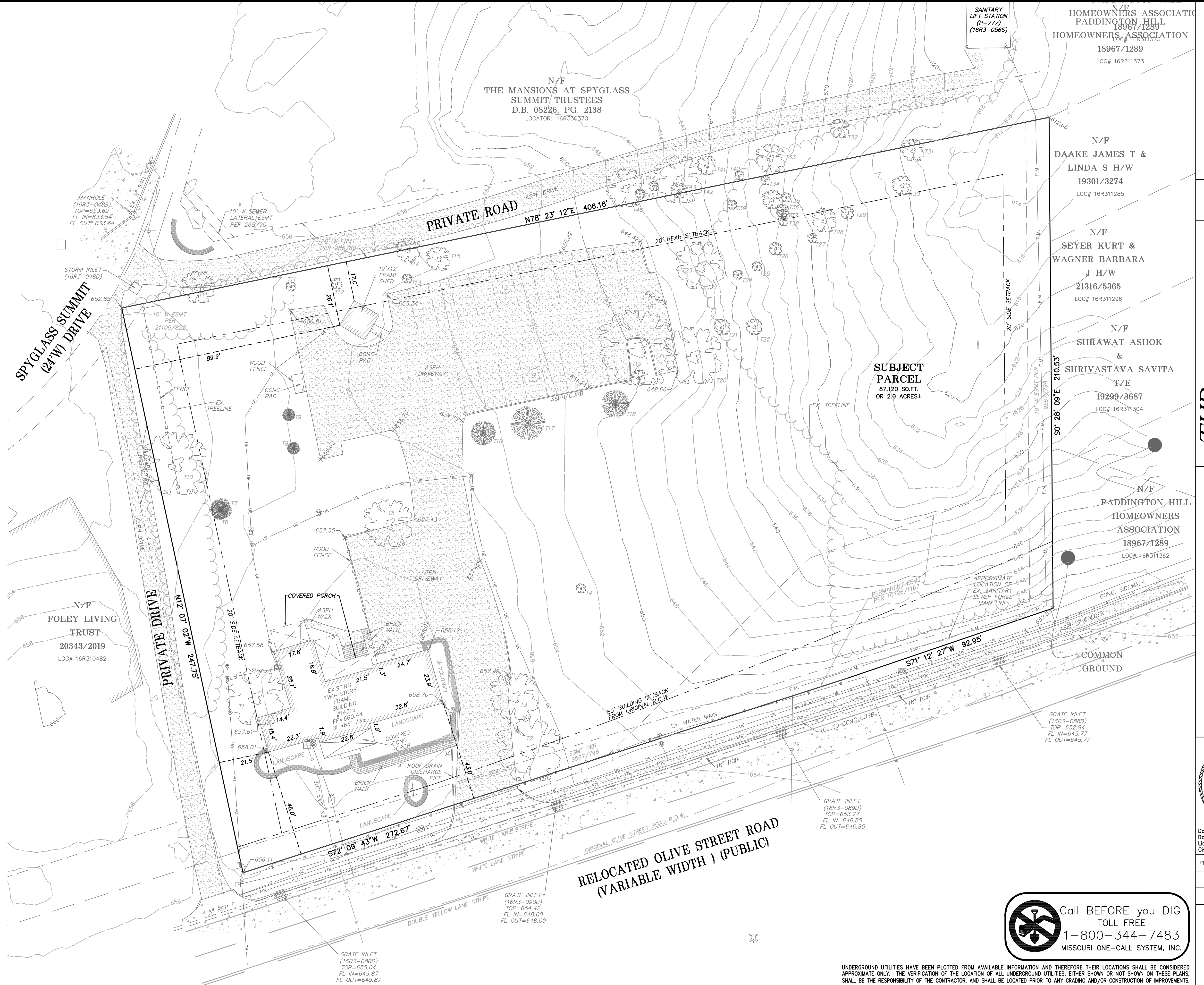
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Tree Schedule		
Tree #	D.B.H.	Status
1	36"	To Remain
2	40"	To Remain
3	30"	To Remain
4	6"	To Remain
5	30"	To Remain
6	12"	To Remain
7	14"	To Remain
8	8"	To be Removed
9	8"	To be Removed
10	40"	To be Removed
11	6"	To be Removed
12	6"	To Remain
13	6"	To Remain
14	15"	To Remain
15	15"	To Remain
16	16"	To Remain
17	22"	To Remain
18	18"	To Remain
19	10"	To Remain
20	36"	To Remain
21	10"	To Remain
22	10"	To Remain
23	30"	To Remain
24	6"	To Remain
25	6"	To Remain
26	8"	To Remain
27	6"	To Remain
28	15"	To Remain
29	8"	To Remain
30	12"	To Remain
31	14"	To Remain
32	12"	To Remain
33	18"	To Remain
34	6"	To Remain
35	6"	To Remain
36	8"	To Remain
37	6"	To Remain
38	6"	To Remain
39	6"	To Remain
40	6"	To Remain
41	10"	To Remain
42	30"	To Remain
43	10"	To Remain
44	6"	To Remain
45	6"	To Remain
46	24"	To Remain



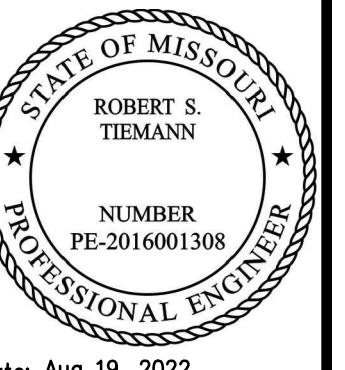
**RELOCATED OLIVE STREET ROAD
(VARIABLE WIDTH) (PUBLIC)**

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PRELIMINARY DEVELOPMENT PLAN
TREE IDENTIFICATION PLAN



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