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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

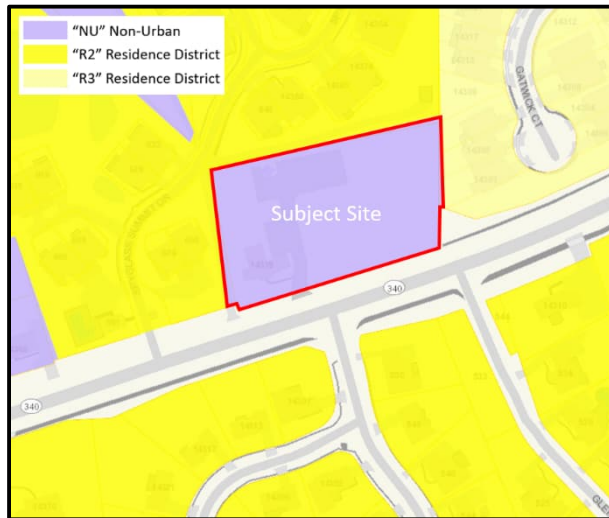


Figure 1: Zoning Map



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

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. HISTORIC AND LANDMARK DESIGNATION

1. A landmark designation was established for the structure located at 14319 Olive Boulevard in 2003 (LPC 1-2003 Ravens-Queatham House) and shall adhere to the regulations set forth in the City of Chesterfield Unified Development Code [Section 405.02.060 Landmark And Preservation Area \(LPA\) And Historic \(H\) Designation Procedures](#) and [Section 405.03.050 Overlay Districts And Zoning Procedures](#).
2. Any modification to the site in exception to a building(s) interior shall require a Certificate of Appropriateness from the appropriate associated committee, board and/or commission. The Certificate of Appropriate shall be reviewed against the adopted regulations and design guidelines of that committee, board, and/or commission.
3. A nomination of a Landmark and Preservation Area or Historic Designation requires the significant exterior architectural features to be declared. The significant exterior architectural features for the referenced property as declared in 2003 include but are not limited to:
 - a. The 13” brick walls of the original 1859 structure and the 1916 addition.
 - b. The two symmetrical brick end chimneys.
 - c. The deeply inset 42” wide front door with an arched leaded-glass transom light.
 - d. The one-over-one, double-hung windows with segmental arches and fitted shutters.
 - e. The two-story four column portico.
 - f. The vertical board and batten sided pony barn located in the rear of the site.

B. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:
 - a. Banquet facility
 - i. Events shall not exceed forty-nine (49) persons and/or the occupancy limit for the site, whichever is less.
 - b. Restaurant, sit-down
 - i. Seats shall not exceed forty-nine (49) and/or the occupancy limit for the site, whichever is less.

- c. Retail sales establishment, community
 - d. Farming, livestock, and stables. Farming includes cultivation and sale of crops, plants, and domestic animals with no salesrooms
 - i. The square footage and location shall be depicted on the Site Plan as approved by Planning Commission.
 - ii. Livestock and stable use shall be prohibited.
 - iii. Farming shall exclude the domestic animals use.
2. Hours of Operation
- a. Permitted hours of operation for all uses shall be limited from 11:00 a.m. to 9:00 p.m. Thursday through Sunday.
 - b. All deliveries and trash pick-ups shall be limited from 7:00 AM to 4:00 PM.

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

1. Floor Area
- a. The existing floor area shall be maintained. Any request for modification shall be reviewed and approved by the appropriate associated committee, board and/or commission.
 - b. Any "PC" Planned Commercial District shall have a maximum F.A.R of 0.55.
2. Height
- a. The existing building height shall be maintained. Any request for modification shall be reviewed and approved by the appropriate associated committee, board and/or commission.
3. Building Requirements
- a. A minimum of thirty-five percent (35%) openspace is required.

D. SETBACKS

1. Structure Setbacks
- a. No building or structure, other than: a freestanding project identification sign, light standards, public art installation, or flag poles will be located within the following setbacks:
 - i. Thirty-five (35) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - ii. Fifty (50) feet from the right-of-way of Olive Blvd on the southern boundary of this "PC" District.
2. Parking Setbacks

- a. No parking stall or loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:
 - i. Twenty-five (25) feet of a property line adjoining property designated on the Comprehensive Land Use Map as being residential or park/recreation.
 - ii. Fifty (50) feet from the right-of-way of Olive Blvd on the southern boundary of this "PC" District.

E. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Parking lots shall not be used as streets.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Code.
2. The property shall be adequately screened from any abutting property designated on the Comprehensive Land Use Plan as residential. Screening may include fencing and/or evergreen trees. The fencing and/or evergreen trees shall provide year-round screening.

G. SIGN REQUIREMENTS

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

H. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development Code.
2. Street lights shall be provided along Olive Blvd in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

I. SOUND REQUIREMENTS

1. A sound plan for outdoor music shall be provided and will be as approved by the City of Chesterfield Planning Commission.
2. No outdoor music shall be permitted without an approved sound plan.

J. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. All roadway and related improvements in each plat or phase of the development shall be constructed prior to issuance of building permits exceeding 60% for that plat or phase. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.
4. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along all frontages of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that

agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

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

M. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Chesterfield Airport Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

N. POWER OF REVIEW

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield.

O. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

P. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).

Q. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to redevelopment of this property, provide detailed plans to MoDOT for review and approval.
3. Street lights shall be required along public right-of-way frontage.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road 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.
5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.
6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield, MoDOT, and St. Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
7. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
8. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
9. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield and the City of Wildwood for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent

to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

10. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri

Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis County Department of Transportation, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. RECORDING

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

VI. ENFORCEMENT

1. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
2. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
3. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
4. Waiver of Notice of Violation per the City of Chesterfield Code.
5. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



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October 14th, 2022

City of Chesterfield
C/O Alyssa Ahner
690 Chesterfield Pkwy
Chesterfield, MO 63017-0760

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

Ms. Ahner:

A comment letter was received September 12th, 2022 from the City of Chesterfield regarding the above referenced project. This is a response letter addressing each of the concerns that were requested to present.

- 1) Inconsistency with the Comprehensive Land Use Plan.
 - ▶ *Future Land guidelines are understood and feel that because there is a major arterial road adjacent to property it would be fit for requested zoning.*
- 2) Outdoor music and the impact it may have on the surrounding area.
 - ▶ *This can be done tastefully and respectfully. We will have a sound engineer to help with this, including the land buffer and additional landscape.*

The outdoor music is designated to be the background music and not a rock concert.

▶ *The strategy requires you to add a speaker every five to ten feet, which allows you to keep the overall volume down while your music remains clearly audible anywhere in the yard.*

Articles:

<https://www.vice.com/en/article/yvxmlqv/guy-invented-system-boost-volume-without-pissing-your-neighbours-off-101>

<https://www.ishn.com/articles/97731-dont-wake-the-neighbors-monitoring-noise-levels-at-outdoor-music-festivals>



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- 1) Outdoor dining and the impact it may have on the surrounding area.
 - ▶ With landscape buffer and landscape plan it will create privacy.
- 4) Screening and landscape buffer for the adjacent neighborhood.
 - ▶ *Ryan w/Envirogreen to send screening and proposed landscape.*
- 5) Serving alcohol and the impact it may have on the surrounding area.
 - ▶ *Alcohol has been present and served at this location with each owner it has occupied. Therefore, do not see any additional impact that has not already been presented.*

In addition to the items above, Staff has the following comments:

Preliminary Development Plan:

- 6) Provide a 5-foot-wide sidewalk, conforming to ADA standards, along the entire Olive Blvd. frontage of the site. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6-foot-wide sidewalk, maintenance and utility easement dedicated for public use.
 - ▶ *DOT Purchased 20ft of setbacks – Sidewalk to go lot line to lot line, Parallel to Olive Blvd. -Date Unknown-*

The following was brought to Staff's attention during the Public Hearing and need to be addressed:

- 7) A fence was installed along the northern property line; the fence location and height must be included on the preliminary development plan. Be advised, if the fence is taller than six (6) feet and located the in the property's setbacks, a clause must be written into the legislation to permit this.
 - ▶ There is not a fence that has been installed on northern property line. There are 9 fast growing evergreen trees that have been planted on the northern property line.





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- ▶ The fence installed is on the west property line, this replaced the rotted fence that was in place.
- ▶ See *preliminary development plan (attached to email) page 4. tree delineation that states a fence. The fence is not taller than six (6) feet.*





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- 8) An outdoor patio was installed; the patio location and size must be included on the preliminary development plan.
- ▶ *We will get this added to preliminary development plan and submit. (60 ft. x 37.6 ft. from deck)*



- 9) Trees were removed; ensure the tree stand delineation that was provided to Staff reflects the current state of the property.
- ▶ *The only trees that were removed were because of MSD and new sewage. It is current with tree stand delineation that was provided to staff and does not reflect current state of property. If this was not done, a broken, backed up sewage line would have broken and caused tremendous damage to foundation and surrounding properties with raw sewage. (This IS in preliminary business plan plots. See attached)*
 - ▶ *There is more than 30% of property with shrubbery and trees which is more than required for property.*



Old House
In Hog Hollow

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Advisory Comments:

- 10) The proposed parking setbacks reflect the location of the existing parking lot. Be advised, the proposed uses have individual minimum parking requirements. The proposed parking setbacks could hinder the ability to provide adequate parking for the proposed uses:
- a. Banquet facility: 3.3 per 1,000 Gross Floor Area
 - b. Restaurant, sit-down: 12 per 1,000 Gross Floor Area
 - c. Retail sales establishment, neighborhood: 4 per 1,000 Gross Floor Area

► *The parking lot has been in existence for 30 years; it has been sealed and striped.*



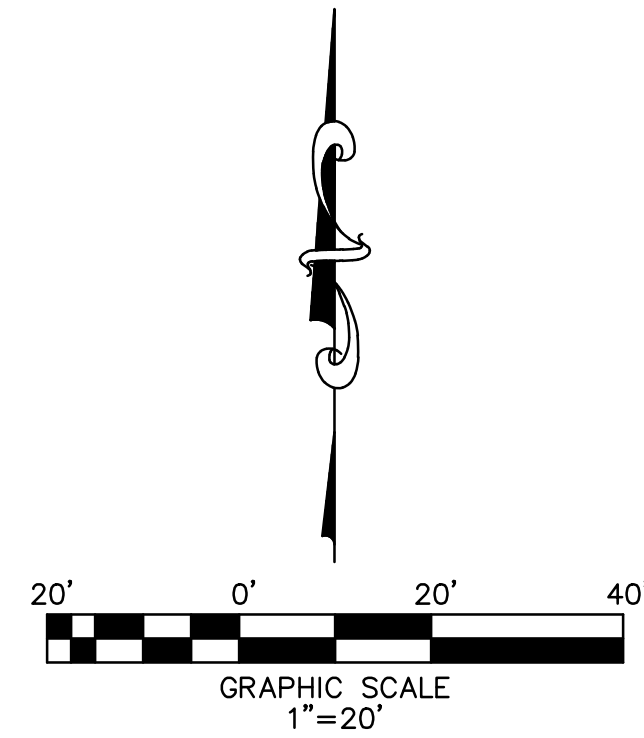


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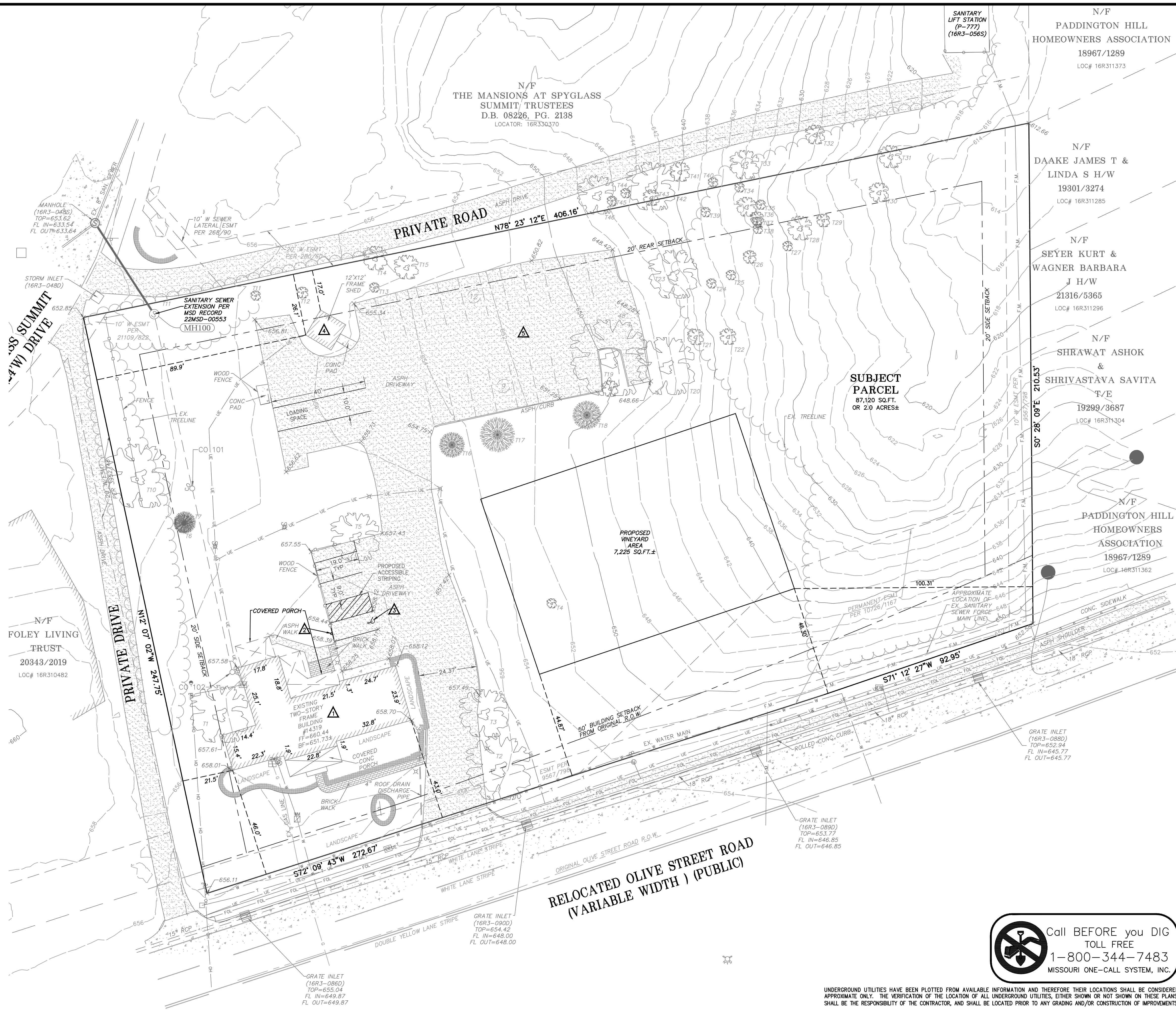
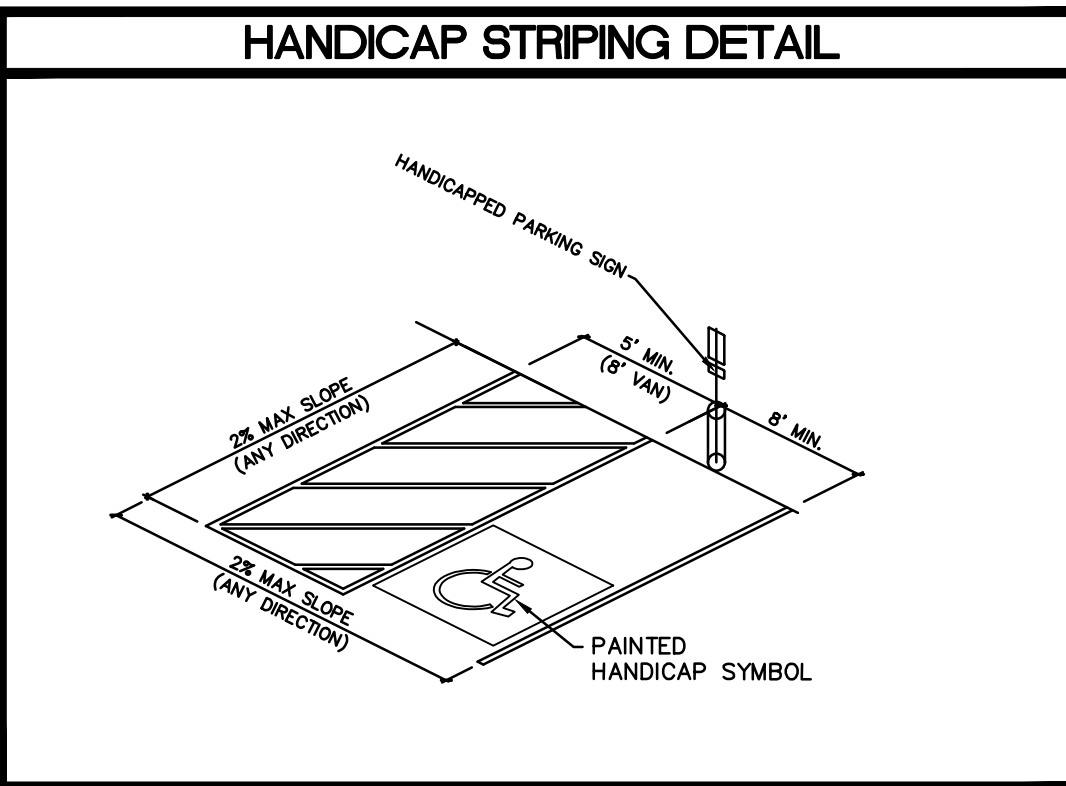
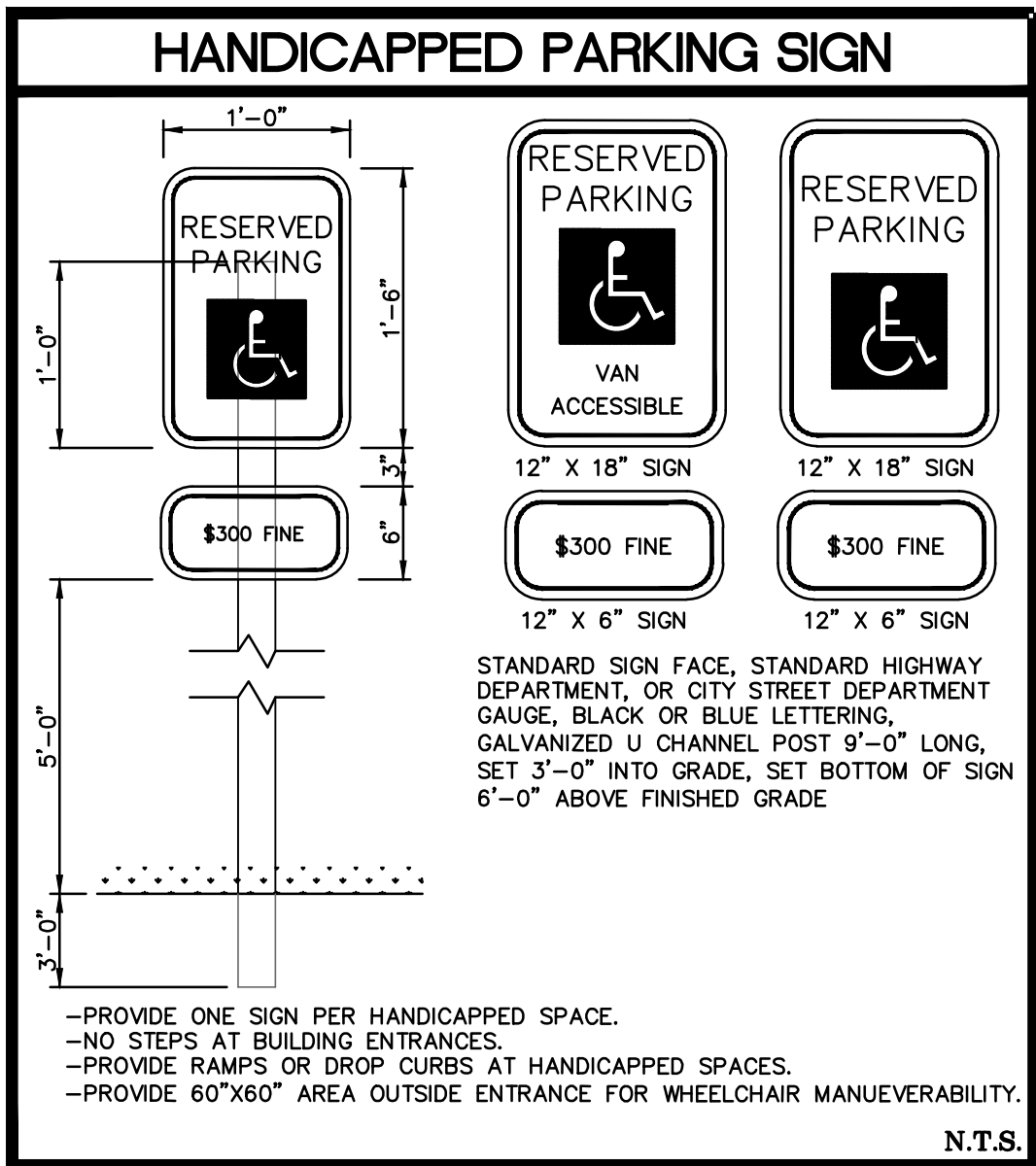
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Should you have any questions or need additional information, we are happy to gather whatever is needed.

Regards,
Heather Everett



- 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

THD DESIGN GROUP, INC.
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 148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005
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 FAX: 636-294-3027
 WEB: THDGROUP.COM
 Corporate Certificate of Authority #201004415

14319 OLIVE BLVD
PRELIMINARY DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

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

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 aahner@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

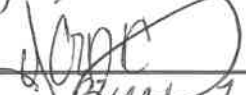
Eric Tokan 619 Spyglass  10/5/22


~~Ry. Brathwaite~~
Ruth Brown 14328 Spyglass Ridge 10/6/22


 TIMOTHY WRIGHT 14328 SPYGLASS RDG 10/7/22


 MARK EARNHART 14308 10/8/22

Bill Wynn 14324 Spyglass Ridge  10/8/22


Valeryn Cenic 14304 Spyglass Ridge  10/8/22

Ruth Frederickson 629 Spyglass Summit  10/9/22

Caryn Gershenson 14336 Spyglass Ridge  10/10/22

Elizabeth Bryan 14340 Spyglass Ridge  10/10/22

FRANK AGOVINO 14360 SPYGLASS FLAGORIO 10/11/22

Margaret Meyavy 633 Spyglass Summit  10/11/2023
63017

Margaret B. Meyavy

Barbara P Wright 14320 Spyglass Rdg 63017 10/19/22

NAME

ADDRESS

SIGNATURE

DATE

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 A. 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

ADDRESS

SIGNATURE

DATE

Gilma Carrico 14358 Spyglass Court Burlington 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 Nessmond 14366 Spyglass 10/1/22

Lilia L Brinkman 656 Spyglass Summit 10/6/22

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

Mike Danino & Diana W. Dan 647 Spyglass Summit

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

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

NAME

ADDRESS

SIGNATURE

DATE

Herman J & Lynn Mitchell 650 Spyness Summit Lynn Mitchell 10-10-22
Clair & Betty 668 Spyness 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.