



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 11, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes)**: A request for a change in zoning from “NU” Non-Urban District to “E-1AC” Estate District for a 3.08-acre tract of land located south of Ladue Road and east of S. Greentrails Drive.

The public may speak on this item tonight. This item is also on the Agenda under "Unfinished Business" if the Planning Commission chooses to vote tonight.

V. APPROVAL OF MEETING SUMMARY

- A. **Approval of July 28, 2025 Planning Commission Meeting Summary**

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

- A. **P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes)**: A request for a change in zoning from “NU” Non-Urban District to “E-1AC” Estate District for a 3.08-acre tract of land located south of Ladue Road and east of S. Greentrails Drive.

The Planning Commission may vote on this item tonight.

B. **Comprehensive Plan** – Discussion

IX. NEW BUSINESS

A. Election of Officers

X. COMMITTEE REPORTS

XI. ADJOURNMENT

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

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

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

Public Hearing & Vote Report

Meeting Date: August 11, 2025

From: Isaak Simmers, Planner

Location: 138 South Greentrails Drive

Description: **P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes)**: A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of S Greentrails Drive and Ladue Road (Ward 1).

PROPOSAL SUMMARY

Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition requesting the rezoning of a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two separate lots.



Figure 1: Subject Site

SITE HISTORY

The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The existing single-family home at 138 S Greentrails Drive was built in 1969 and is proposed to remain.

ZONING & LAND USE

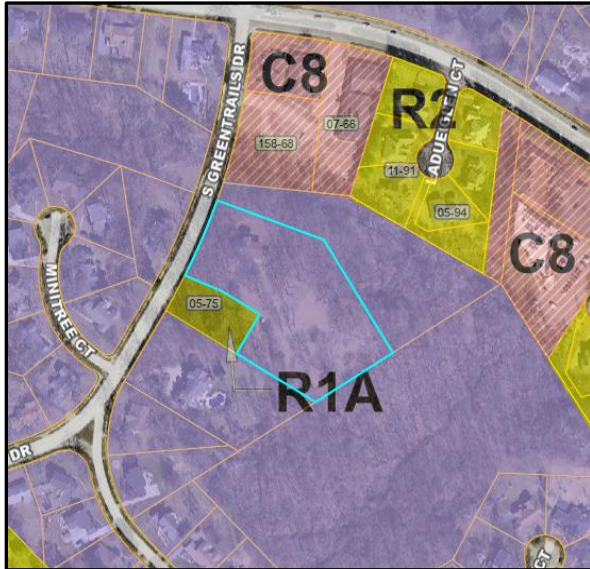


Figure 2: Zoning Map

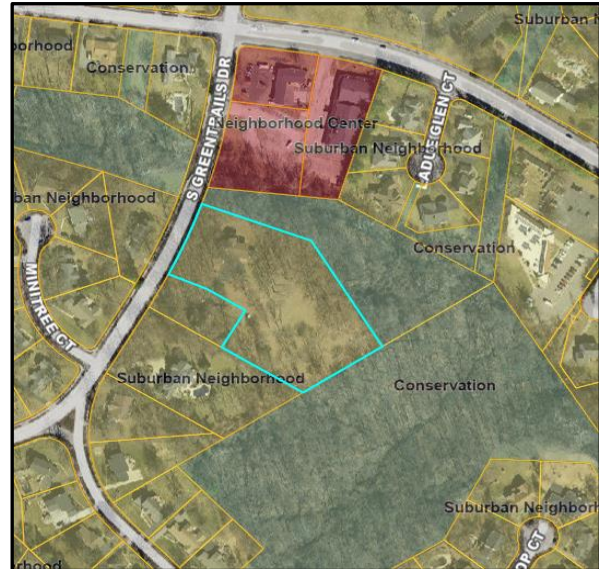


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"NU" Non-Urban District	Conservation
South	"NU" Non-Urban District and "R1-A" Residence District	Suburban Neighborhood
East	"NU" Non-Urban District	Conservation
West	"NU" Non-Urban District	Suburban Neighborhood

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The subject site is zoned “NU” (Non-Urban District) and designated as a Suburban Neighborhood by the City of Chesterfield Comprehensive Plan, linked [here](#). The City provides the following character description of this area: “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, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.” Suburban Neighborhood areas have the following development policies:

- Encourage preservation of the existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by maintaining high-quality site and subdivision design, layout, and planning practices.
- Assess the anticipated expense (i.e., the cost of municipal infrastructure) for each new or redeveloped residential development.

DISTRICT INFORMATION

In accordance with City Code, no preliminary plan or “Attachment A” is required as this zoning request is for a change to a conventional zoning district. Development criteria for this zoning district require each single-family lot to be at least one (1) acre in area. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be fifty (50) feet. Permitted uses will be those established under the “E-1 AC” Estates District (one acre) that require a minimum of one (1) acre and no more than two (2) acres. When residential abuts residential, a minimum 20-foot-wide buffer strip is required and natural features, such as floodplain and steep slopes, must be preserved at no less than the requirements set by [405.03.030\(F\)\(2\)\(I\)](#) of City Code. The permitted uses and minimum structure setbacks have been outlined in the tables below:

Lot Area	
Use	Minimum Lot Size
Dwelling, single-family	1-acre
Group Home	1-acre
Sewage treatment facility	1-acre

Minimum Structure Setbacks	
Use	Setback (feet)
Residential Uses	
Front yard	
Side yard	25
Rear yard	
Righ-of-way	25
Between Structures	40
Non-residential uses	
From property line	75
Righ-of-way	
Collector or arterial	150
Other streets	100

REQUEST

Although no preliminary plan or “Attachment A” is required, Volz Incorporated, on behalf of Kennerly Custom Homes, submitted a preliminary plan, and supplemental material from a certified arborist at Frontenac Forestry with the petition for informational purposes only. A Public Hearing addressing the request will be held at the August 11, 2025 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this petition will be presented before the Planning and Public Works Committee for a recommendation to City Council. Attached, please find the narrative statement and supplemental material provided by the applicant.

Attachments

1. Narrative Statement
2. Preliminary Plan
3. Frontenac Forest submittal

K E N N E R L Y
C U S T O M • H O M E S



7-1-25
City of Chesterfield
Department of Planning
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760
Justin Wyse
Isaak Simmers

Dear Sirs:

My name is Andy Cohen, my company is Kennerly Custom Homes. I have recently purchased 138 South Green Trails Drive 63017. As it sits now, it is a 3.08 acre parcel. There is a mid-century modern original home on the property. I plan to renovate the existing home.

I grew up in Green Trails, my parents moved into their home on Atwell Court in 1973. I was born 3 years later and had a great childhood growing up in the Green Trails area. For years, I would drive by this wooded and secluded property with my mom. She always had the vision of purchasing the property and building a single story home in the rear of the property. Sadly she passed away in January 2025. My dad continues to live in their house on Atwell Court.

138 S. Green Trails is the only parcel that is 3 acres or larger in the entire "Village of Green Trails" which consists of approximately 600+ homes. Creating a new 1.8 acre lot fits within the future land use and map of "suburban neighborhood." Creating the new lot will still be one of the largest within the Village of Green Trails. I am currently working with the adjacent neighbor at 148 S. Green Trails to develop a widened, safer driveway and entrance, that will improve access and maintain many of the gorgeous trees on-site.

I do not anticipate a strain on any municipal services, nor negatively impacting any utility providers. If I can answer anything additional I will be happy to do so.

Thank you,


Andy Cohen, Kennerly Custom Homes



Install and maintain tree protection fence as indicated on preservation plan for all trees marked preserve.
Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A





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A handwritten signature in blue ink, which appears to read "Craig R. Murphy".

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A



MONARCH TREE PRESERVATION PLAN

SITE PLAN REVIEW

6/11/2025

PROPERTY LOCATION: 138 S. Greentrails Dr.

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	CONDITION
A	White oak	40"			Exposed trunk flare, compartmentalized wounds on trunk, deadwood, <u>girdling</u> root	Good
B	White oak	32"			Phototropic, compartmentalized wounds on trunk, co-dominant at 30', deadwood	Fair
C	Red oak	32"		SHARED	Exposed trunk flare, bifurcations at 25', deadwood, storm damage	Good
D	Sassafras	29"			Exposed trunk flare, epicormic growth, deadwood, slight lean	Fair
E	Sycamore	29"			Compartmentalized wounds on trunk, deadwood	Good
F	White oak	25"			Phototropic, included bark, deadwood	Fair
G	White oak	24"			Epicormic growth, boring insect holes present, deadwood	Fair

TREE PROTECTION NOTES

1. Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and City zoning inspectors;
2. Clearing limits shall be rough staked by developer in order to facilitate location for trenching and fencing installation;
3. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed;
4. The sequence of tree treatment and preservation measures shall be:
 - a. Root pruning trenching;
 - b. Tree protection fencing;
 - c. Tree pruning and chemical treatment;
 - d. Aeration systems installed;
 - e. Sign installation.

TREE STAND DELINEATION

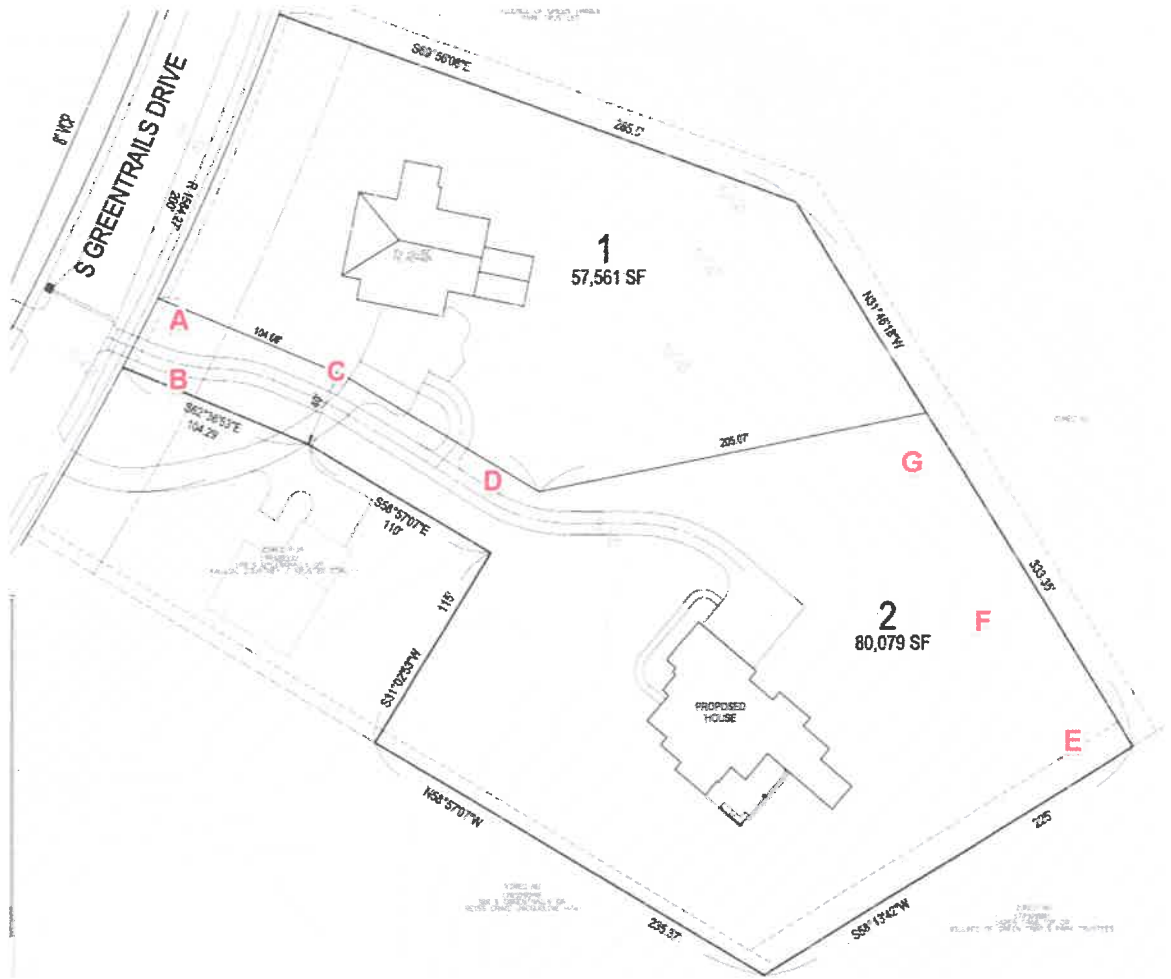
#	ACRES	FOREST TYPE	DOMINANT / CO-DOMINANT SPECIES	AVG OVERSTORY DBH	UNDERSTORY SPECIES	AVG UNDERSTORY DBH	HEALTH
1	.13	lower woodland	White oak, red oak, sassafras	35" (oaks) 12" (sassafras)	Eastern redbud, paw paw, sassafras, honeysuckle	3" paw paw saplings abundant	Good
2	1.5	Upper grassland/ meadow	Sassafras, ash black cherry, eastern redcedar, American elm, white oak, Sycamore, red oak, linden, red maple	15"	Eastern redbud, sassafras, honeysuckle, paw paw	2"	Fair (Except ash trees - POOR)
3	.2	Upper woodland	White oak, hickory, ash,	18"	Paw paw, honeysuckle,	1"	Fair (except ash trees - POOR)

GENERAL NOTES

Zoning district:	NU
Site Area:	1.83 acres / 80,079 sq. ft.

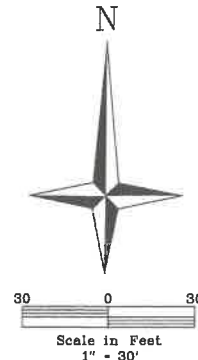


MONARCH TREE



PROJECT NOTES:	
AREA OF SITE:	3.08 ACRES
LOCATOR NO:	17R320323
SITE ADDRESS:	138 S GREENTRAILS DR CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHEEVERS MELISSA A DESCENDANTS TRUST
PREPARED FOR:	KENNERLY CUSTOM HOMES ATTN: ANDY COHEN 230 S BEMISTON AVE SUITE 850 CLAYTON, MO 63105
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.428.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"NU" NON-URBAN DISTRICT
PROPOSED ZONING:	E-1AC
FIRM MAP #	29189C0170K
SUBDIVISION	TRAILS WEST SEC OF THE VILLAGE OF GREEN
LEGAL	LOT 290-B OF THE RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 161 PAGE 26 OF THE ST. LOUIS COUNTY RECORDS.
UTILITY SERVICE AREAS & DISTRICTS	
MONARCH FIRE DISTRICT	
PARKWAY SCHOOL DISTRICT	
CHESTERFIELD - WARD 1	
METROPOLITAN ST LOUIS SEWER DISTRICT	
SPIRE	
AMEREN	
CHARTER/SPECTRUM	
AT&T	

- GENERAL NOTES:
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 4. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 5. ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
 6. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
 7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 8. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.



CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MISSOURI ONE CALL 1-800-344-7483

KENNERLY
CUSTOM HOMES

VOLZ
Incorporated
10849 Indian Head Indl. Blvd.
St. Louis, MO 63132
314.428.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
04/17/2025
TIMOTHY J. MEYER
NUMBER
E-24665
Professional Engineer
TIMOTHY J. MEYER
Professional Engineer
MO E-24665

PRELIMINARY PLAN

BASE MAP NO. 17R
PROJECT # 23845
8/17/25
1

138 S GREENTRAILS
CHESTERFIELD, MISSOURI 63017

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JULY 28, 2025**

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

I. ROLL CALL

PRESENT

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

ABSENT

Commissioner Khalid Chohan

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Mr. Shane Streiler, Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate pointed out that on page 4, a change was needed regarding Chair Tilman's comments. Also noted on page 4, there was a spelling error to Commissioner Marino's comments.

Commissioner Choate made a motion to approve the Meeting Summary of the June 9, 2025 Planning Commission Meeting as amended. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0.

VI. PUBLIC COMMENT

Mansions at Spyglass:

Representing the Petitioner

- Frank Agovino, 14360 Spyglass Ridge, Chesterfield, MO – available for questions.
- Patrick Smith, Dale Signs, 13652 Manchester Road, St. Louis MO – available for questions.

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

- A. **Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch)**: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

DISCUSSION

Commissioner Wuennenberg explained that during the Site Plan Committee Meeting the topic of parking was discussed. It was noted that the parking for the property will be between the minimum and maximum requirements based on the changes to the site. Councilmember Hansen mentioned that the applicant expressed concerns regarding the possibility of insufficient parking for all of the events, despite meeting the minimum requirements. She further explained that everyone is trying to figure out how to accommodate the growing number of vehicles as the City becomes more popular and attracts more attendees to the events.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations **Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch)**. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 7 to 0.

- B. **Mansions at Spyglass**: A Sign Package for a 7.36-acre tract of land zoned as a Planned Environmental Unit in the "R2" and "R3" Residential Zoning Districts located north of Olive Boulevard.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Sign Package for **Mansions at Spyglass**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

Gail Choate, Secretary

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

Public Hearing & Vote Report

Meeting Date: August 11, 2025

From: Isaak Simmers, Planner

Location: 138 South Greentrails Drive

Description: **P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes)**: A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of S Greentrails Drive and Ladue Road (Ward 1).

PROPOSAL SUMMARY

Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition requesting the rezoning of a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two separate lots.



Figure 1: Subject Site

SITE HISTORY

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ZONING & LAND USE

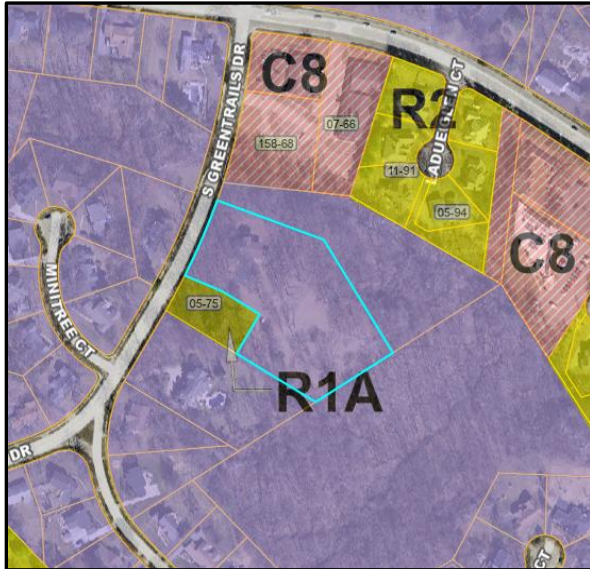


Figure 2: Zoning Map

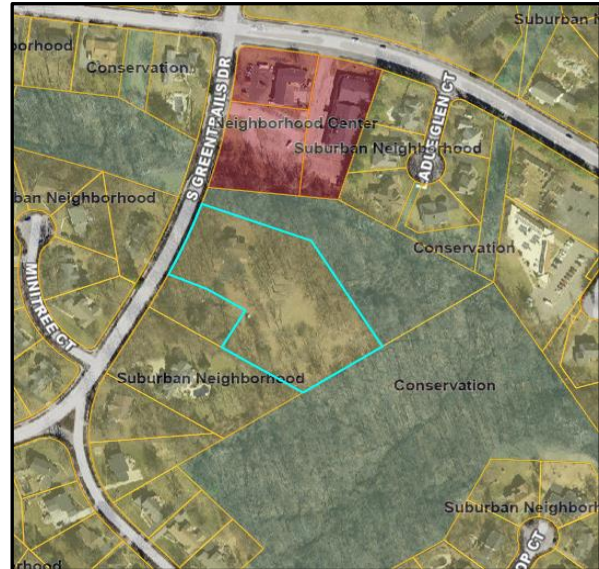


Figure 3: Land Use Map

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Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

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Attachments

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KENNERLY

CUSTOM • HOMES



7-1-25
City of Chesterfield
Department of Planning
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760
Justin Wyse
Isaak Simmers

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Thank you,

A handwritten signature in black ink, appearing to read 'Andy Cohen', with a long, sweeping horizontal line extending to the right.

Andy Cohen, Kennerly Custom Homes



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Craig R. Murphy
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IL-9645A





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Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A



MONARCH TREE PRESERVATION PLAN

SITE PLAN REVIEW

6/11/2025

PROPERTY LOCATION: 138 S. Greentrails Dr.

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	CONDITION
A	White oak	40"			Exposed trunk flare, compartmentalized wounds on trunk, deadwood, <u>girdling</u> root	Good
B	White oak	32"			Phototropic, compartmentalized wounds on trunk, co-dominant at 30', deadwood	Fair
C	Red oak	32"		SHARED	Exposed trunk flare, bifurcations at 25', deadwood, storm damage	Good
D	Sassafras	29"			Exposed trunk flare, epicormic growth, deadwood, slight lean	Fair
E	Sycamore	29"			Compartmentalized wounds on trunk, deadwood	Good
F	White oak	25"			Phototropic, included bark, deadwood	Fair
G	White oak	24"			Epicormic growth, boring insect holes present, deadwood	Fair

TREE PROTECTION NOTES

1. Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and City zoning inspectors;
2. Clearing limits shall be rough staked by developer in order to facilitate location for trenching and fencing installation;
3. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed;
4. The sequence of tree treatment and preservation measures shall be:
 - a. Root pruning trenching;
 - b. Tree protection fencing;
 - c. Tree pruning and chemical treatment;
 - d. Aeration systems installed;
 - e. Sign installation.

TREE STAND DELINEATION

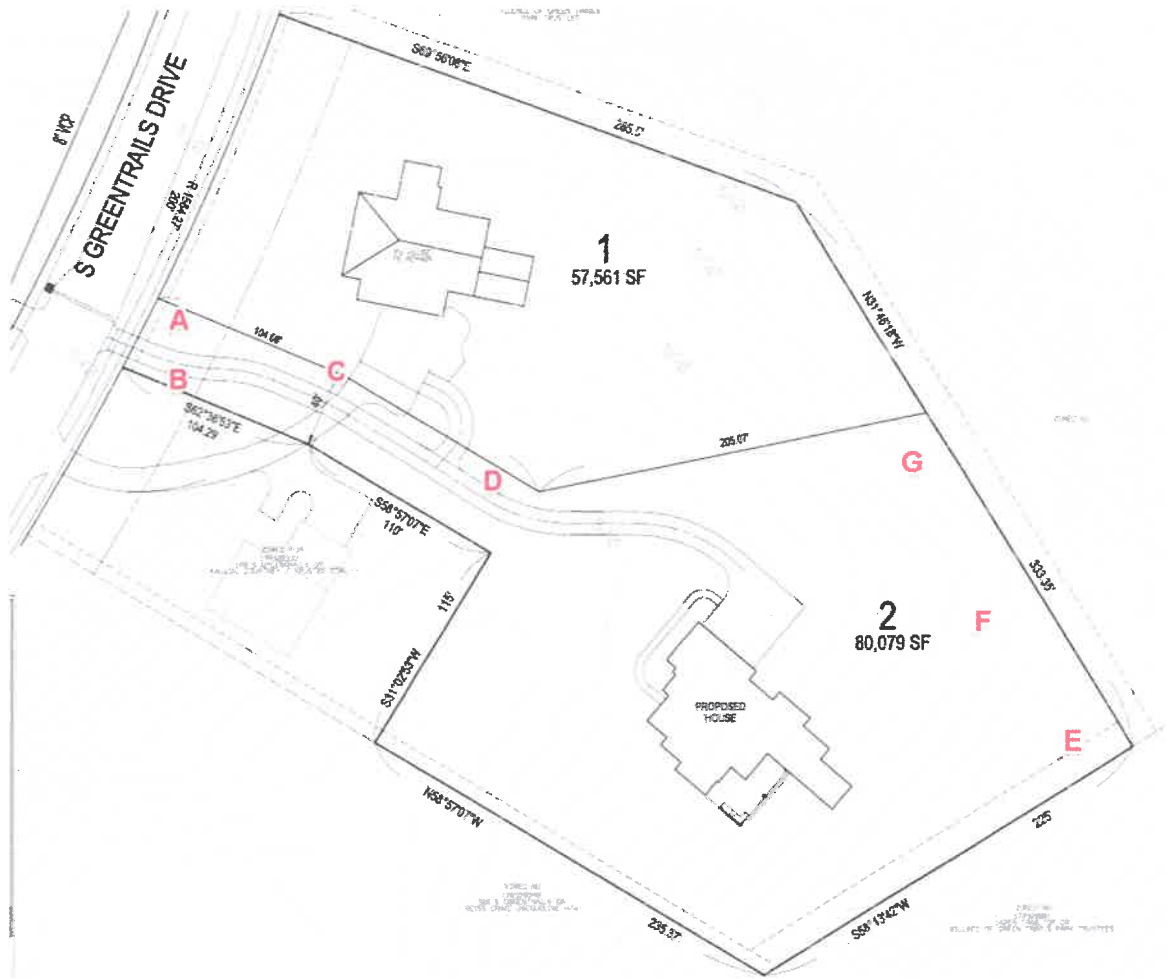
#	ACRES	FOREST TYPE	DOMINANT / CO-DOMINANT SPECIES	AVG OVERSTORY DBH	UNDERSTORY SPECIES	AVG UNDERSTORY DBH	HEALTH
1	.13	lower woodland	White oak, red oak, sassafras	35" (oaks) 12" (sassafras)	Eastern redbud, paw paw, sassafras, honeysuckle	3" paw paw saplings abundant	Good
2	1.5	Upper grassland/ meadow	Sassafras, ash black cherry, eastern redcedar, American elm, white oak, Sycamore, red oak, linden, red maple	15"	Eastern redbud, sassafras, honeysuckle, paw paw	2"	Fair (Except ash trees - POOR)
3	.2	Upper woodland	White oak, hickory, ash,	18"	Paw paw, honeysuckle,	1"	Fair (except ash trees - POOR)

GENERAL NOTES

Zoning district:	NU
Site Area:	1.83 acres / 80,079 sq. ft.



MONARCH TREE



PROJECT NOTES:	
AREA OF SITE:	3.08 ACRES
LOCATOR NO:	17R320323
SITE ADDRESS:	138 S GREENTRAILS DR CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHEEVERS MELISSA A DESCENDANTS TRUST
PREPARED FOR:	KENNERLY CUSTOM HOMES
PREPARED BY:	KENNERLY CUSTOM HOMES ATTN: ANDY COHEN 230 S BEMISTON AVE SUITE 850 CLAYTON, MO 63105
EXISTING ZONING:	"NU" NON-URBAN DISTRICT
PROPOSED ZONING:	E-1AC
FIRM MAP #	29189C0170K
SUBDIVISION	TRAILS WEST SEC OF THE VILLAGE OF GREEN
LEGAL	LOT 290-B OF THE RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 161 PAGE 26 OF THE ST. LOUIS COUNTY RECORDS.
UTILITY SERVICE AREAS & DISTRICTS	
MONARCH FIRE DISTRICT	
PARKWAY SCHOOL DISTRICT	
CHESTERFIELD - WARD 1	
METROPOLITAN ST LOUIS SEWER DISTRICT	
SPIRE	
AMEREN	
CHARTER/SPECTRUM	
AT&T	

- GENERAL NOTES:
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 4. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 5. ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
 6. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
 7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 8. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.



VOLZ
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314.890.1250 Fax
www.volzinc.com
Authority #203



138 S GREENTRAILS
CHESTERFIELD, MISSOURI 63017

PRELIMINARY PLAN

BASE MAP NO. 17R	PROJECT # 23845
------------------	-----------------

8/17/25
1

H:\CADD\23845\23845.dwg Plot Date: 30.08.2025 11:11:11 AM Plotted by: jsteban Plot Scale: 30.00000000 / 1" Plot Driver: Caren PFT780.plt PLOT Per: Telenor\steban 8/17/2025 11:11:11 AM



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

Planning Commission Staff Report

Meeting Date: August 11, 2025

From: Justin Wyse, Director of Planning

JW

Description: Envision Chesterfield: Review and discussion regarding the City's Comprehensive Plan

SUMMARY

The City of Chesterfield's Comprehensive Plan, *Envision Chesterfield*, was approved in 2020. One of the elements of the plan is a recommendation to regularly review the document and make updates as needed to address evolving market conditions, demographic shifts, community values, and changes in state and federal legislation. The Planning Commission has regularly undertaken formal reviews since adoption with minor changes over the past five years.

On February 10th, 2025, the Planning Commission asked staff to begin assembling information to assist in an additional review of the plan. This memorandum seeks to accomplish two primary tasks:

- Establish a framework for several minor edits to the plan, including adjustments to certain character areas, revisions to the future land use map, and general information updates (i.e. updated demographic data to include up to date Census data); and
- Provide a forum for discussion regarding trends and changes happening in the City of Chesterfield. While not intended to be limiting, this discussion primarily revolves around demographic shifts and the impacts of those shifts.

FUTURE LAND USE PLAN CLASSIFICATION:

At the time the Comprehensive Plan was developed, there were numerous properties in the Chesterfield Valley owned by the Monarch Chesterfield Levee District. These lands were designated for Conservation and Parks & Recreation uses as they were generally assumed to be necessary properties for managing the stormwater system located in the Chesterfield Valley.

The levee district sold two parcels in 2023 to a private land owner who subsequently rezoned the parcels to “PC” Planned Commercial District. Staff is recommending that the future land use plan be amended to classify these parcels as “Regional Commercial.”



Figure 1: Proposed Land use map



Figure 2: Existing Land use plan

YOUTH SPORTS:

The presence and impact of youth sports continues to have a substantial impact on the City of Chesterfield. The Chesterfield Valley Athletic Complex (CVAC) has been a destination in the Valley; however, several new projects have maintained Chesterfield’s prominence as a magnet

for these facilities and activities. Some of the recent developments include, but are not limited to:

- Perfect Game partnership with the City of Chesterfield (2023) – Partnership includes numerous tournaments at the complex.
- The Beal Center (opened 2023) – a 100,000-square-foot, state-of-the-art indoor, multi-court volleyball and basketball complex.
- CarShield (under construction) – three outdoor turf soccer fields, four indoor turf soccer fields, two indoor ice rinks, and supporting space.
- Maryville / Chesterfield Hockey expansion (anticipated 2026) – addition of a third sheet of ice and additional support space for the facility.

The Comprehensive Plan currently does not identify youth sports as a primary land use within any character area. At the February 10, 2025 meeting, the Planning Commission discussed the potential for incorporating youth sports facilities in Chesterfield Valley, acknowledging it as a suitable location for such uses.

The character areas designated for the Valley in the Comprehensive Plan include Industrial, Parks and Recreation, Regional Commercial, and Conservation. Accordingly, staff recommends designating youth sports as a primary use within these character areas. This change would require updates to pages 56 (Parks and Recreation), 64 (Industrial), and 66 (Regional Commercial) of *Envision Chesterfield*, which define the primary land uses for each character area.

CONSERVATION:

The City's future land use map includes a Conservation designation within the Open Space character area. There are two primary types of parcels that are included in this land use designation:

- Areas within the Chesterfield Valley that are NOT levee protected; and
- Common ground areas within subdivisions that are generally restricted from development.

Areas Lacking Levee Protection

Currently, the land use plan acknowledges agricultural uses and open space as primary land uses. The plan defines open space to include floodplains, planned common ground, and permanent conservation areas. While many of the areas outside of the Monarch Chesterfield Levee are floodplains, they rarely are planned common ground or permanent conservation areas. Staff recommends that additional language be included in this section to encourage passive recreation activities that do not require developed facilities and emphasize the preservation of natural environments. Combined with the existing primary land uses (agriculture and open space), the Conservation designation would more closely align with the current conditions and uses of the property.

Staff also recommends that language should be included in the conservation area to acknowledge the past and likely future role that the unprotected properties have played in providing critical elements (i.e. dirt for fill) in the development of the Valley and nothing is intended to prevent the continued use of appropriate fill that benefits both areas.

Common Ground

The City's development process promotes land to be restricted as common ground. The only change proposed associated with this description is to add Common Ground as a primary land use on page 58. Complementary language is already included for common ground in the Development Policy section of the plan.

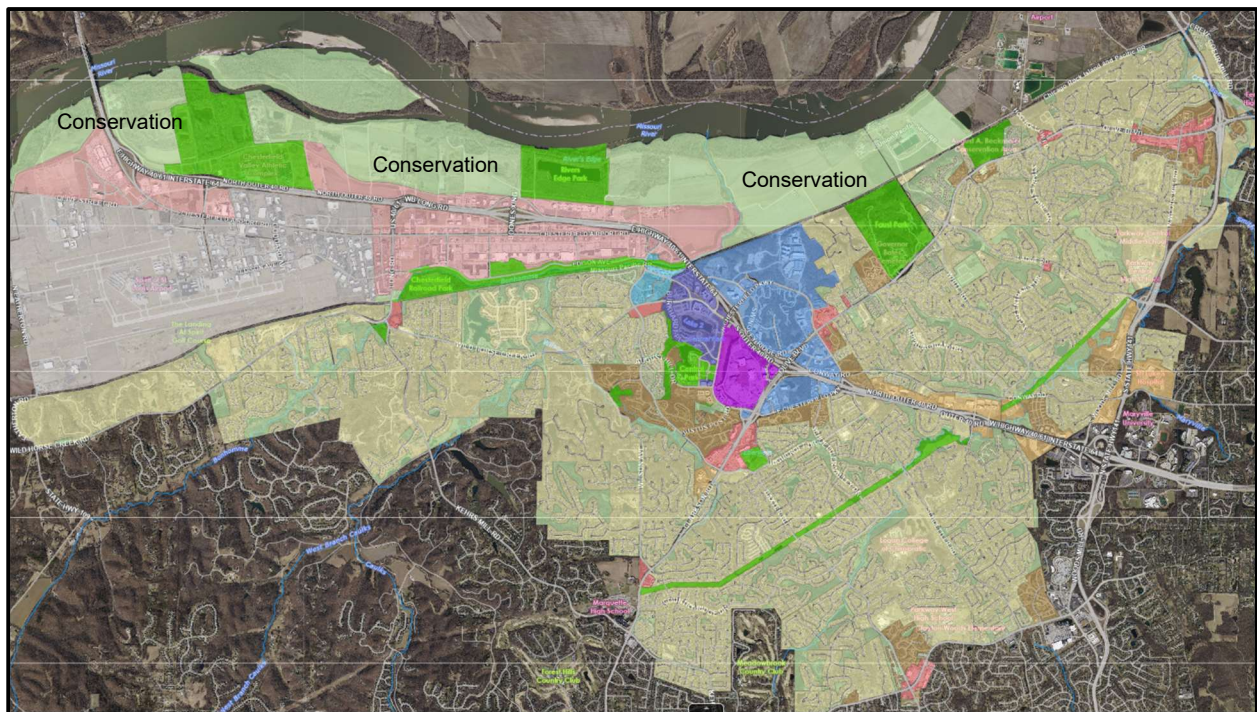


Figure 3: Conservation Areas

FUTURE RESIDENTIAL DEVELOPMENT:

At the February Planning Commission meeting, the Commission expressed interest in reviewing existing land in Chesterfield with potential for residential development. Staff has reviewed the areas designated for “Suburban Neighborhood” development to identify likely future single-family development areas.

There is little land designated for single-family subdivisions remaining in the City of Chesterfield. Two proposals (Westland Acres and 14001 Olive) are currently submitted and under review by the Department for new single-family neighborhoods. Additionally, several larger parcels exist along State Highway 141 near Olive Blvd (southeast portion of the interchange).

The Planning Commission also inquired as to the potential for more tear downs of single-family homes for construction of new homes. The following maps show the age of construction of homes built within the City by decade.

	Ward				Total
	1	2	3	4	
1949 and Earlier	Less than 1%	Less than 1%	Less than 1%	1%	Less than 1%
1950 – 1959	Less than 1%	Less than 1%	Less than 1%	Less than 1%	Less than 1%
1960 – 1969	44%	3%	4%	1%	13%
1970 – 1979	22%	44%	55%	19%	35%
1980 – 1989	15%	27%	25%	19%	21%
1990 – 1999	8%	6%	11%	36%	15%
2000 – 2009	6%	16%	3%	8%	9%
2010 – 2019	3%	1%	1%	8%	3%
2020 – 2025	Less than 1%	2%	Less than 1%	7%	2%

See the attached maps for more information by Ward on construction of homes within the City of Chesterfield.

DEMOGRAPHICS:

The Envision Chesterfield document summarizes the City of Chesterfield on page 26, where it defines when the city was incorporated and outlines demographic changes since incorporation. The current graph on page 29 shows the population of the City of Chesterfield through 2019. Staff recommends updating the graphs and charts on pages 28–31 to reflect the 2020 population and incorporate relevant demographic information. According to U.S. Census, the city's population in 2020 was 49,999, the median age was 46.9, and the median value of owner-occupied housing units was \$458,000.

Additionally, demographic trends continue to become more evident for the St. Louis region. Dr. Ness Sandoval, Professor at Saint Louis University, will present information on demographic trends shaping our region and the City of Chesterfield during the Site Plan Review Committee meeting scheduled for 6:00 p.m. on August 11th in Conference Room 101.

Attachment: Residential Development by Decade

Construction/Development Breakdown By Decade

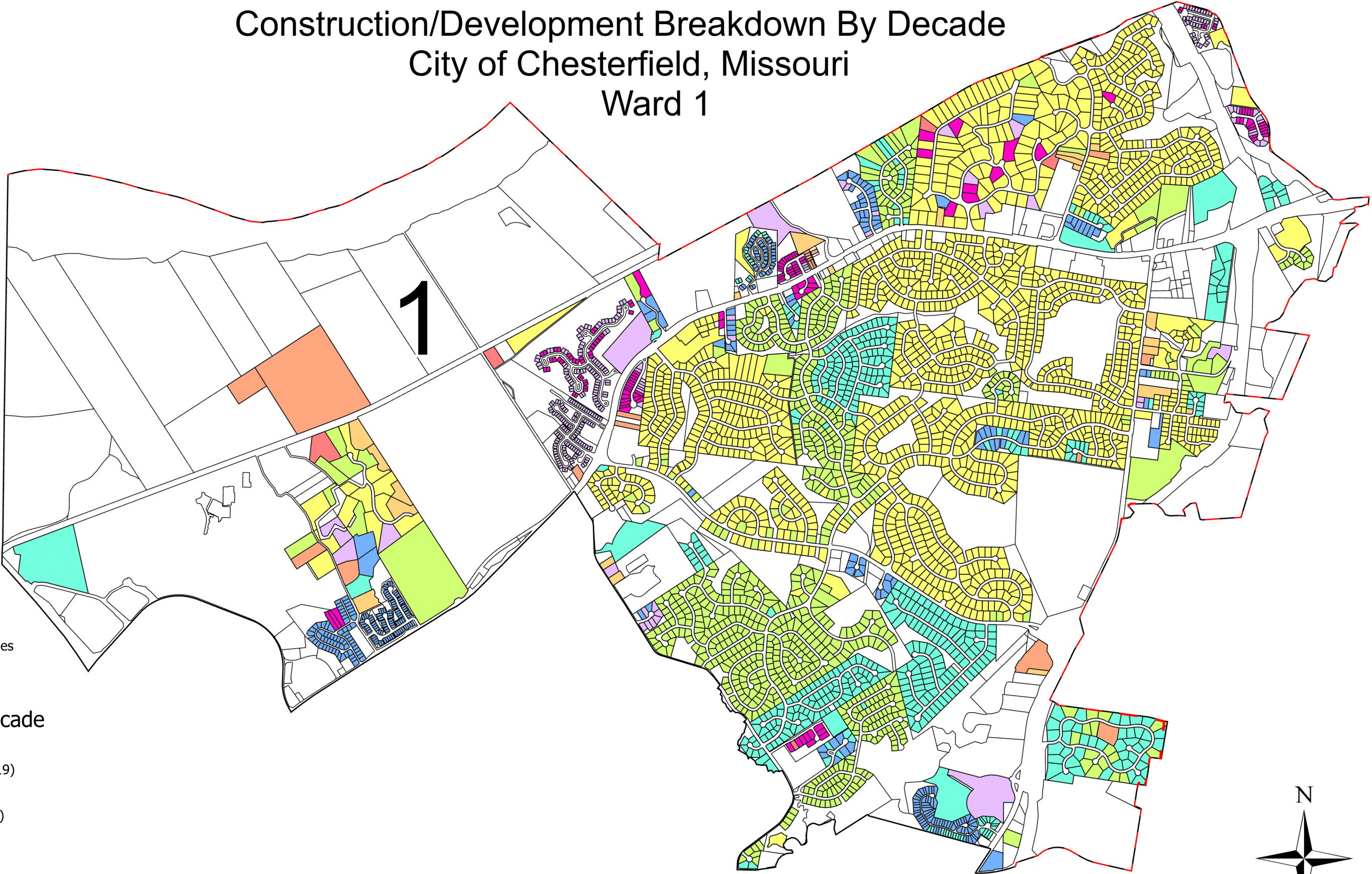
City of Chesterfield, Missouri



Construction/Development Breakdown By Decade

City of Chesterfield, Missouri

Ward 1

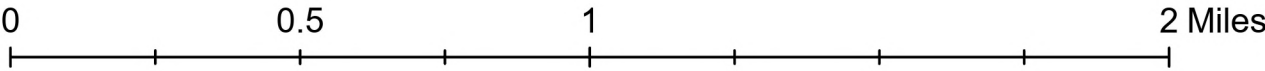


Legend

- Municipal Boundaries
- City Wards
- City Parcels

Construction Decade

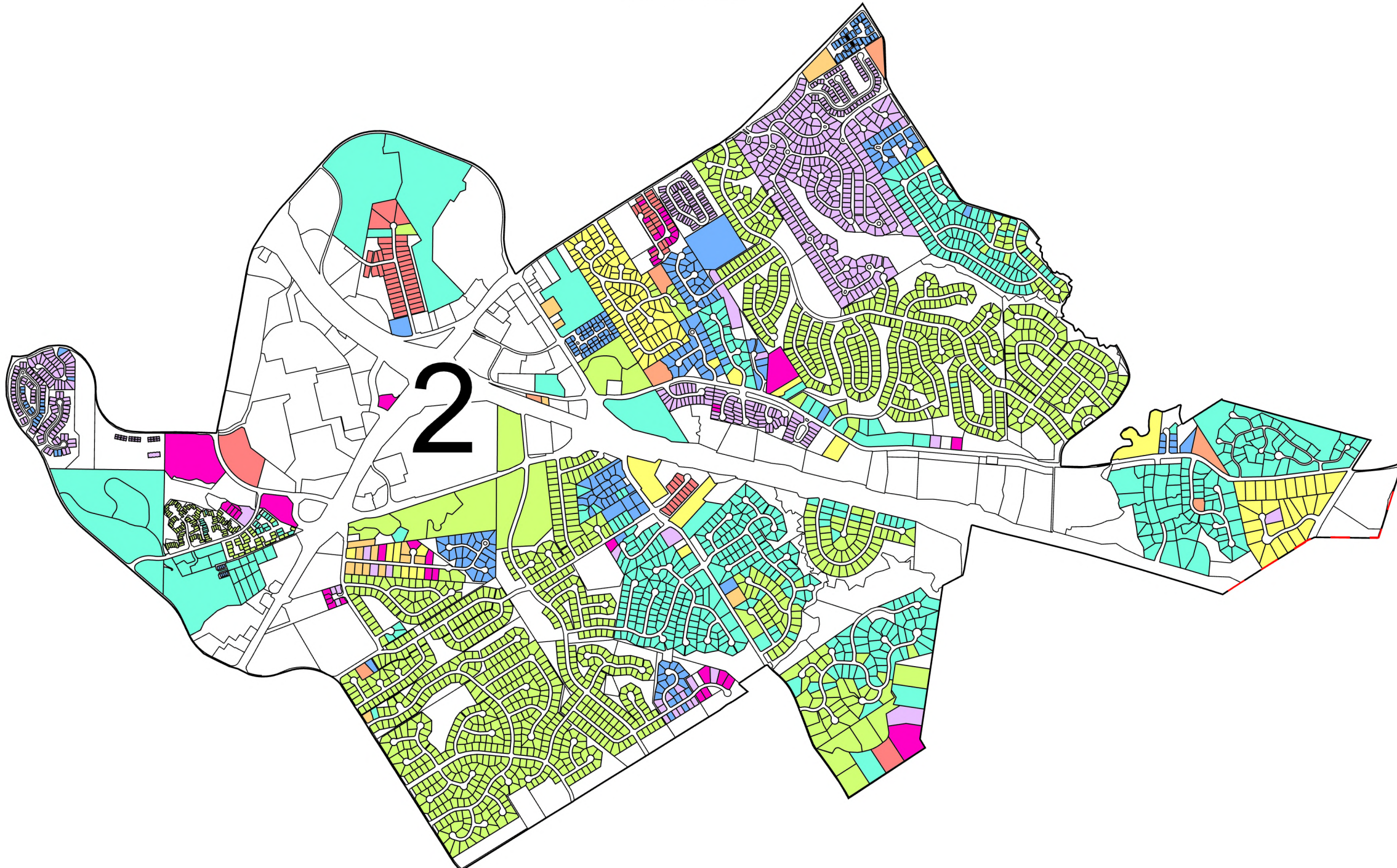
- No Data (1)
- 1949 and Earlier (19)
- 1950 - 1959 (21)
- 1960 - 1969 (1927)
- 1970 - 1979 (983)
- 1980 - 1989 (672)
- 1990 - 1999 (364)
- 2000 - 2009 (279)
- 2010 - 2019 (133)
- 2020 - 2025 (6)



Construction/Development Breakdown By Decade

City of Chesterfield, Missouri

Ward 2

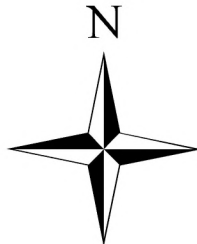


Legend

- Municipal Boundaries
- City Wards
- City Parcels

Construction Decade

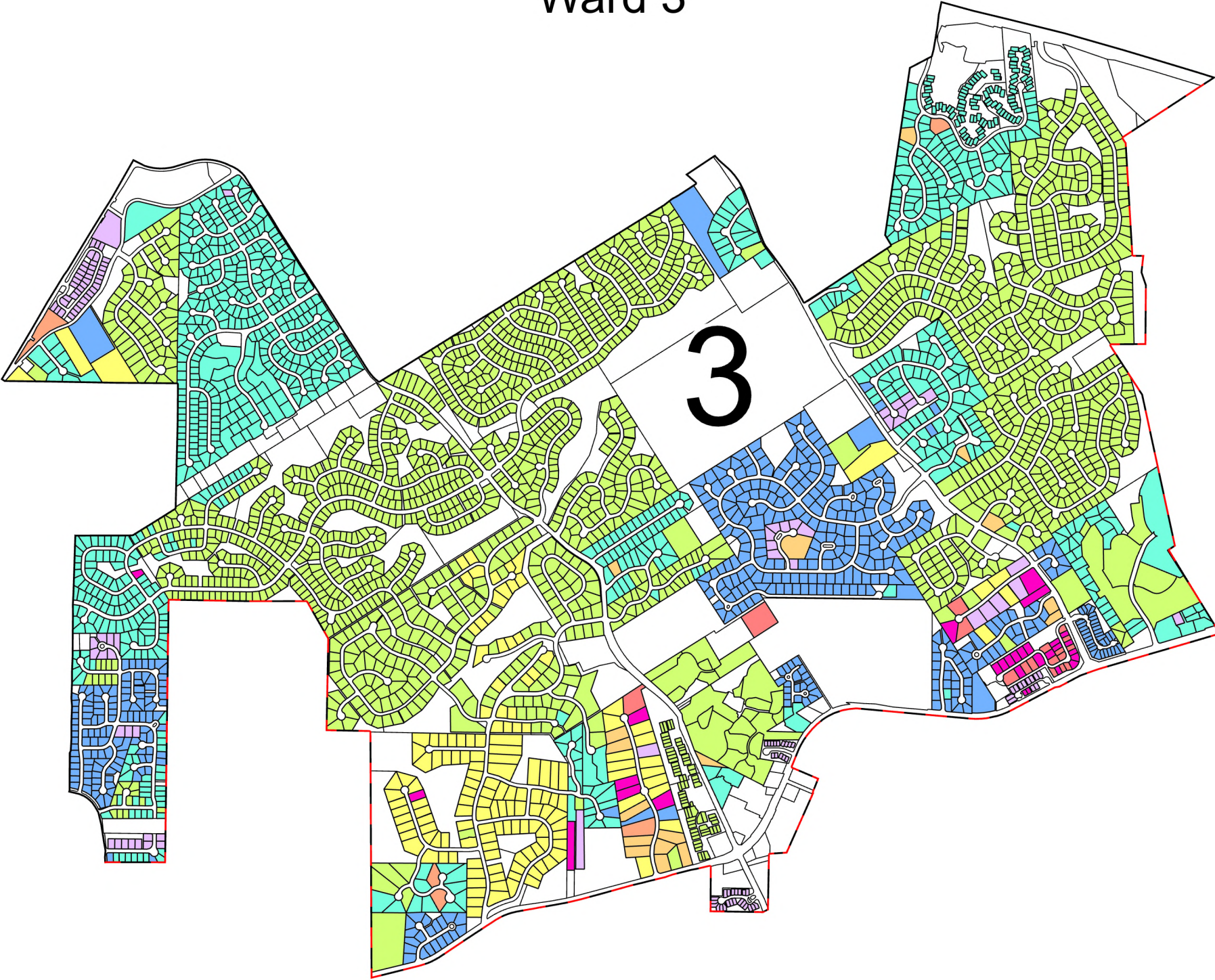
- No Data (2)
- 1949 and Earlier (7)
- 1950 - 1959 (16)
- 1960 - 1969 (143)
- 1970 - 1979 (1930)
- 1980 - 1989 (1191)
- 1990 - 1999 (273)
- 2000 - 2009 (723)
- 2010 - 2019 (43)
- 2020 - 2025 (77)



Construction/Development Breakdown By Decade

City of Chesterfield, Missouri

Ward 3

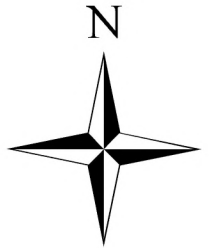


Legend

-  Municipal Boundaries
-  City Wards
-  City Parcels

Construction Decade

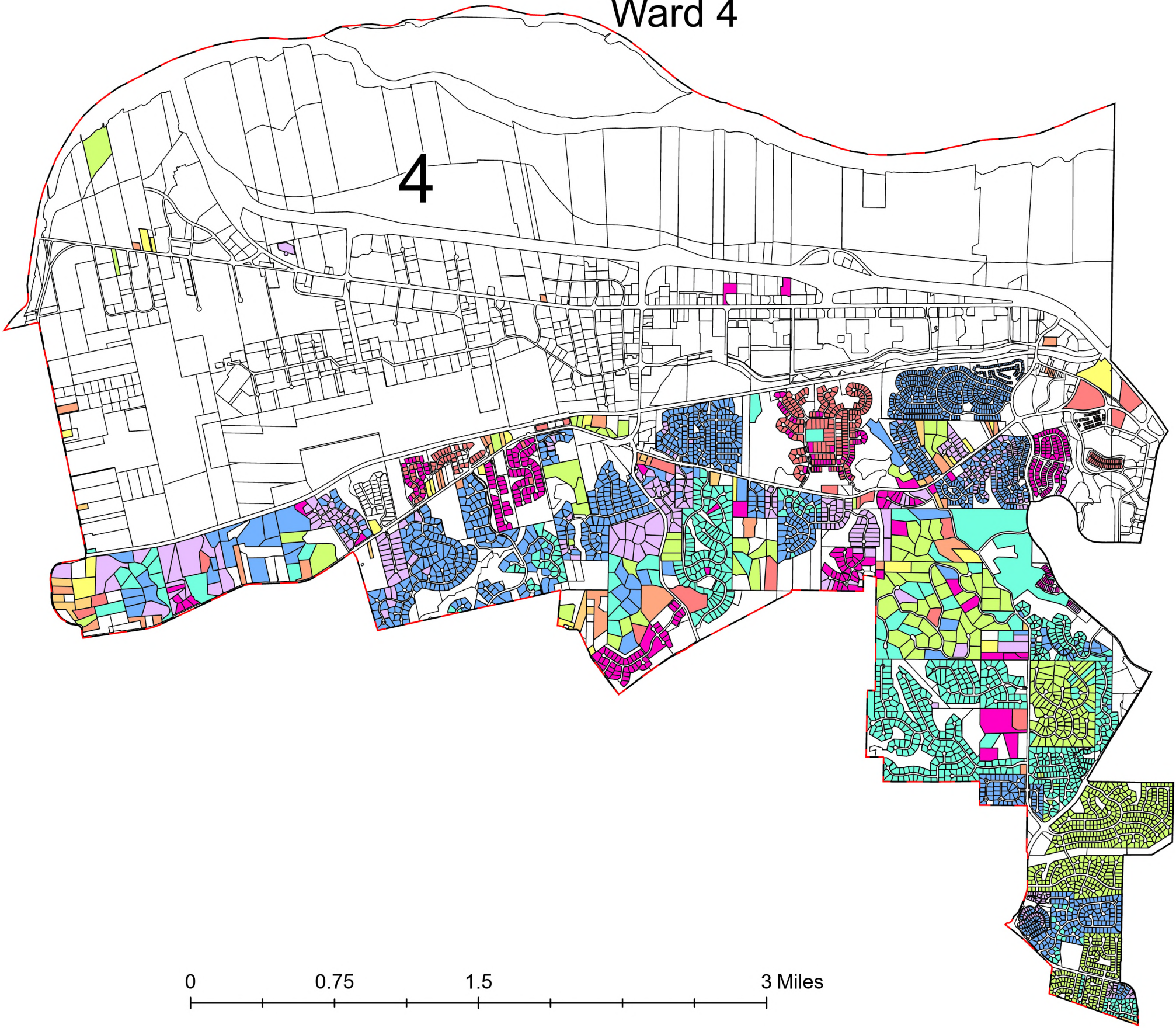
-  No Data (0)
-  1949 and Earlier (6)
-  1950 - 1959 (17)
-  1960 - 1969 (171)
-  1970 - 1979 (2439)
-  1980 - 1989 (1127)
-  1990 - 1999 (475)
-  2000 - 2009 (138)
-  2010 - 2019 (31)
-  2020 - 2025 (17)



Construction/Development Breakdown By Decade

City of Chesterfield, Missouri

Ward 4



Legend

- Municipal Boundaries
- City Wards
- City Parcels

Construction Decade

- No Data (0)
- 1949 and Earlier (36)
- 1950 - 1959 (18)
- 1960 - 1969 (25)
- 1970 - 1979 (821)
- 1980 - 1989 (800)
- 1990 - 1999 (1538)
- 2000 - 2009 (354)
- 2010 - 2019 (359)
- 2020 - 2025 (300)

