AGENDA
PLANNING COMMISSION MEETING

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 25, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

A. **P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** A request to rezone from an "E-1/2" Estate District to a "PUD" Planned Unit Development for a 56.31-acre tract of land located north of Strecker Road and east of Church Road.

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING SUMMARY

A. **Approval of August 11, 2025 Planning Commission Meeting Summary**

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

A. Election of Officers

IX. NEW BUSINESS

A. 2026 Planning Commission Meeting Calendar

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.

CITY OF CHESTERFIELD PLANNING

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

Public Hearing Report

Meeting Date: August 25, 2025

From: Isaak Simmers, Planner

Location: 17033, 17039, 17069, 17061, 17071, 17051, 17063, 17077, 17065, 17067, 17091 Church Rd, 1502 West Hill Rd, 17699, 17617, 17615, Bridgeway Dr

Description: **P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** A request to rezone from an "E-1/2" Estate District to a "PUD" Planned Unit Development for a 56.31-acre tract of land located north of Strecker Road and east of Church Road.

PROPOSAL SUMMARY

Sterling Engineering, on behalf of Prevision Land Development, has submitted a request to rezone an existing "E-1/2" Estates District to a "PUD" Planned Unit Development for a 56.31-acre tract of land north of Strecker Road and east of Church Road. The rezoning is in anticipation of a new, single-family, residential subdivision with 50 units and a site-specific ordinance.

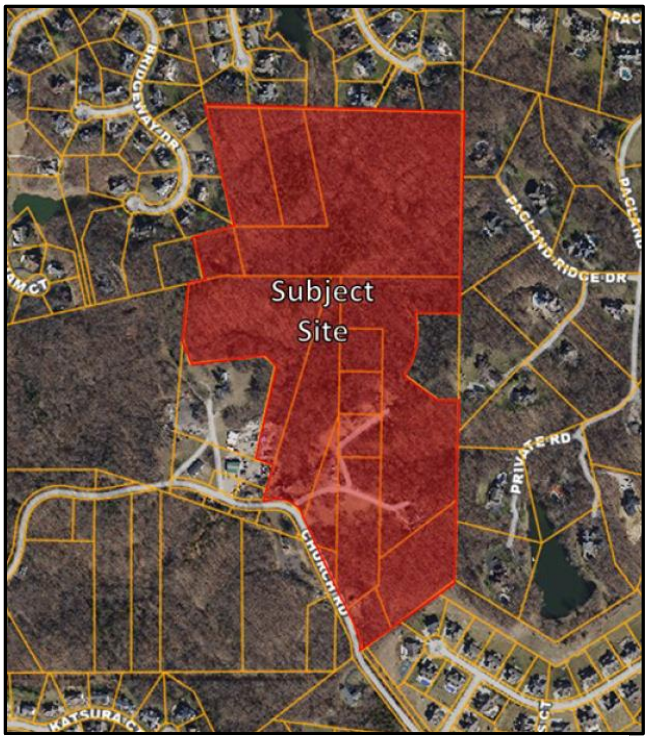


Figure 1: Subject Site

SITE HISTORY

The subject site was zoned "NU" Non-Urban District prior to the incorporation of the City of Chesterfield. P.Z. 39-2005: The subject site rezoned 61.0-acres zoned "NU" Non-Urban District to an "E-1/2" Estates District. P.Z. 22-2007: The subject site rezoned four (4) additional parcels from "NU" Non-Urban District to an "E-1/2" Estates District. 2007 BAP: A Boundary Adjustment Plat was approved for the adjustment of three proposed lots of Westland Acres.

ZONING & LAND USE

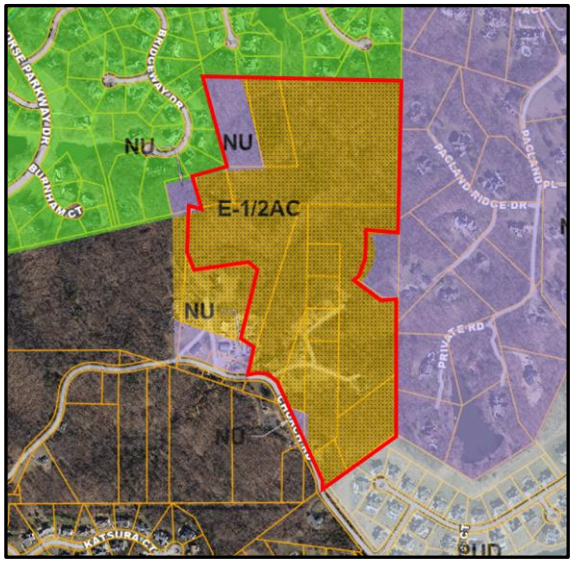


Figure 2: Zoning Map

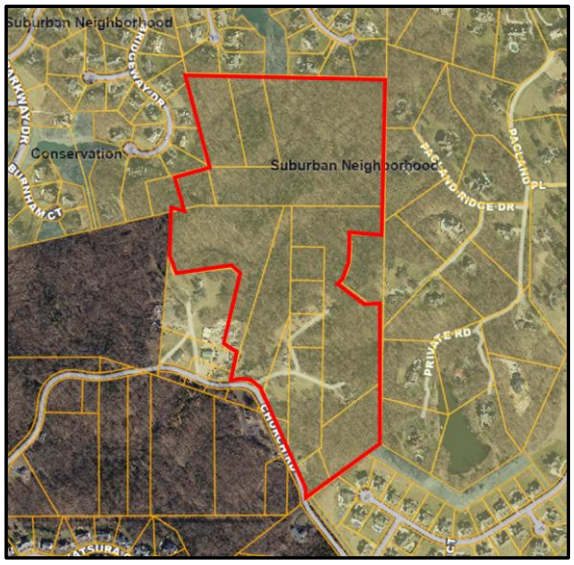


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"R1" Residence District	Suburban Neighborhood, Conservation
South	"NU" Non-Urban District, City of Wildwood	City of Wildwood
East	"NU" Non-Urban District, "PUD" Planned Unit District, City of Wildwood	Suburban Neighborhood, Conservation
West	"R1" Residnece District, "NU" Non-Urban District, City of Wildwood	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 ("PUD" PLANNED UNIT DISTRICT)

The City of Chesterfield provides Planned Zoning Districts and Regulations via Section 405.030.040 of the Unified Development Code (UDC). The proposed project should be consistent with the purposes and intent of the Comprehensive Plan and UDC. The purpose of the PUD District is to encourage flexibility in the density requirements and development standards of the Zoning Ordinance that will result in exceptional design, character, and quality of new

homogenous and mixed-use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

Section 405.03.040(K)(5) of the UDC provides a list of design features suggested to be utilized by developers when applying for PUD zoning. Satisfaction of any or all of these design features is not mandatory, but the approval of PUD zoning will be predicated on the use of the list or any other design feature deemed desirable by the City of Chesterfield Planning Commission and City Council.

REQUEST

Density

Sterling Engineering submitted a Preliminary Development Plan and associated materials for the future development of a 50-lot single-family Planned Unit Development. In the development notes, the applicant provided the allowed density per City Code. Based on their calculations, the maximum number of units permitted is 112. Therefore, the applicant is requesting approximately 44.6% of the allowed density. Each lot will be a minimum of 110 feet wide and 21,780 square feet in size, which is consistent with the nearby Arbors at Kehrs Mill Subdivision and Country Lake Estates Subdivision.

Landscape Plan and Openspace

Per the applicant, there is approximately 48.5-acres of existing tree canopy. The proposed plan clears approximately 27.0-acres, or 56% of the existing canopy. The applicant has proposed a total of 21.5-acres of tree canopy, or equivalent to 44% tree canopy coverage. A certified arborist at Midwest Trees provided the Tree Stand Delineation (TSD) which has been included in the submittal. Per the certified arborist at Midwest Trees, the site is mostly upland mixed hardwoods with pockets of eastern redcedar on of the ridge tops. There is great species diversity, and there was no evidence of forest management (i.e., timber harvest, timber stand improvement, etc.). Per Code, a PUD requires 30% openspace. The common ground for the proposed development contains 15.46-acres, or 27% open space. The applicant has requested a modification to allow a 3% reduction to the openspace requirements. There are no public amenities proposed.

Church Road Improvements

There is a single access point proposed for the development off Church Road. Church Road is located within both the City of Wildwood and the City of Chesterfield. The proposed plan includes the partial relocation of a portion of the Church Road street pavement into the municipal boundary of the City of Chesterfield. The project includes 5.33-acres of public streets and all necessary amenities will be installed underground. The proposed road improvements are still under review by the City's Planning and Public Works Departments.

Development Standards

The minimum side yard setback will be fifteen feet. The minimum rear yard, and front yard setbacks will be twenty-five feet. The maximum building height will be fifty feet. Overall, the development and design standards for this PUD will be similar to that of the existing "E-1/2"

Estates District. The applicant provided a list of exceptions or variations to be included in the "Attachment A". Per Code, the Estates District requires a minimum of 70% of steep slopes 30% or greater must be preserved (Section 405.03.030 G.2.1). The proposed plan provides 50.70% of the slopes 30% or greater to be preserved. Additionally, the preliminary plan shows impact on a drainage way that flows into the Arbors of Kehrs Mill subdivision. This area of impact is the upper section of a waterway that no longer functions as a natural waterway due to existing development. The applicant has submitted a PUD to develop this area in lieu of Section 405.04.110 M which requires a buffer of no disturbance around the natural drainage way.

Land Swap and Landscape Buffers

Per Code, it is required that a thirty-foot landscape buffer be around the entire permitter of the development. A private agreement was made to swap land, labeled "Outlot A", in exchange for sewer access through an existing subdivision lot. The owner of the existing subdivision lot will not be a part of Westland Acres Subdivision, so the petitioner has requested a modification to the Code's Landscape Requirement to label the 30' buffer around the outside of "Outlot A" as an easement that would not be included as subdivision common ground. See Figure 5.

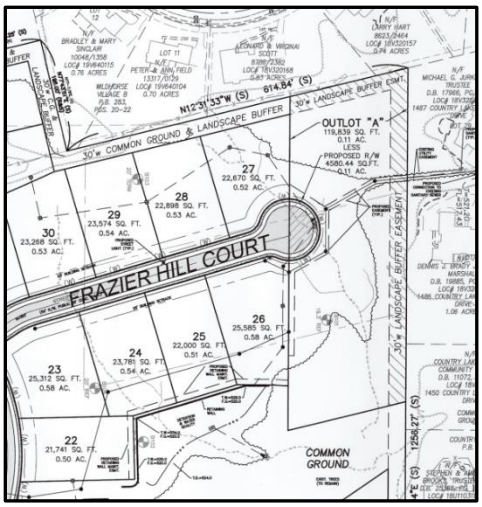


Figure 5: Preliminary Plan (Partial) "Outlot A"

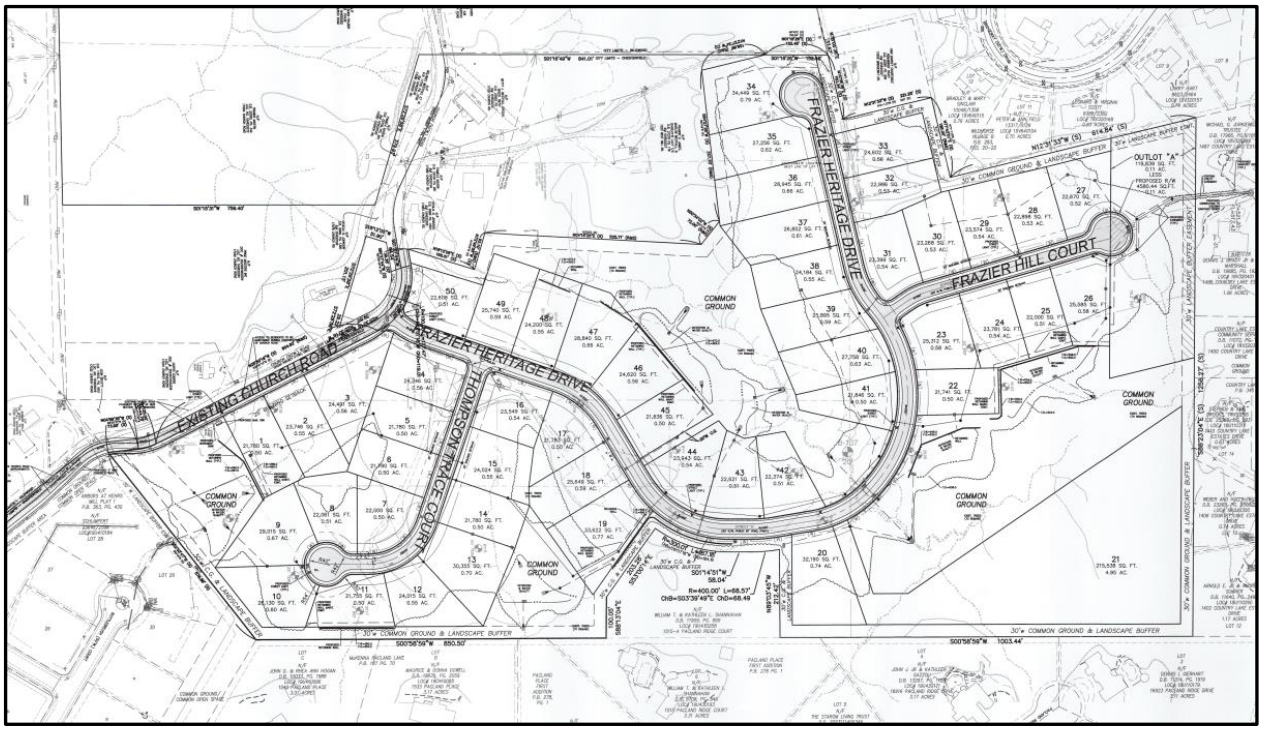


Figure 6: Preliminary Plan

PUBLIC HEARING

A Public Hearing addressing the request will be held at the August 25, 2025 City of Chesterfield Planning Commission Meeting. After the completion of the Public Hearing portion of the meeting, the petition may be reviewed by the Planning Commission for recommendation to City Council once all the City's comments have been adequately addressed. After the vote is taken by the Planning Commission, this petition will be presented before the Planning and Public Works Committee for recommendation to City Council. Attached, please find the narrative, Preliminary Plan, and Tree Stand Delineation.

Attachments

1. Narrative Statement
2. Preliminary Plan
3. Tree Stand Delineation

THE STERLING CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

Order Number: 23-08-226
Date: July 11, 2025
By: GSM

PROPERTY DESCRIPTION
Project: Westland Acres
Description: Chesterfield PUD

A TRACT OF LAND BEING PART OF LOT 1 AND LOT 2 OF THE LONG ESTATE (P.B. 1, PG. 30), IN FRACTIONAL SECTION 13, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTRY LAKE ESTATES, AS RECORDED IN PLAT BOOK 345, PAGE 41 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID CORNER BEING ON THE WEST LINE OF PACLAND PLACE FIRST ADDITION, AS RECORDED IN PLAT BOOK 278, PAGE 1 OF SAID RECORDER'S OFFICE, ALSO BEING THE COMMON CORNER TO SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE ABOVEMENTIONED FIFTH PRINCIPAL MERIDIAN; THENCE LEAVING SAID CORNER ALONG SAID WEST LINE OF SAID PACLAND PLACE FIRST ADDITION, ALSO BEING THE EAST LINE OF SAID FRACTIONAL SECTION 13, SOUTH 00°58'59" WEST, 1,003.44 FEET TO THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO WILLIAM T. AND KATHLEEN L. SHANNAHAN, AS RECORDED IN DEED BOOK 11959, PAGE 899 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID SHANNAHAN PROPERTY THE FOLLOWING COURSES, DISTANCES, AND CURVES, NORTH 89°03'45" WEST, 212.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 400.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 81°25'30" EAST; SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS, SOUTH 03°39'49" EAST, 68.49 FEET AND AN ARC DISTANCE OF 68.57 FEET TO A POINT OF TANGENCY; SOUTH 01°14'51" WEST, 58.04 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 300.00 FEET; SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS SOUTH 19°07'18" WEST, 184.16 FEET AND AN ARC DISTANCE OF 187.18 FEET TO A POINT OF NON-TANGENCY; SOUTH 53°00'14" EAST, 203.28 FEET; SOUTH 88°13'04" EAST, 100.05 FEET TO THE ABOVEMENTIONED WEST LINE OF PACLAND PLACE FIRST ADDITION ALSO BEING THE EAST LINE OF FRACTIONAL SECTION 13; THENCE LEAVING SAID SOUTH LINE OF SHANNAHAN PROPERTY ALONG SAID WEST LINE AND SAID EAST LINE, AND ALSO THE WEST LINE OF MCKENNA PACLAND LAKE, AS RECORDED IN PLAT BOOK 187, PAGE 70 OF SAID RECORDER'S OFFICE, SOUTH 00°58'59" WEST, 850.50 FEET TO NORTH CORNER OF ARBORS AT KEHRS NILL PLAT 1, AS RECORDED IN PLAT BOOK 363, PAGE 430 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST AND EAST LINE ALONG THE NORTH LINE OF SAID ARBORS AT KEHRS MILL PLAT 1, SOUTH 52°53'47" WEST, 578.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHURCH (50' W.) ROAD; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES, NORTH 04°59'35" WEST, 73.95 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 15°14'55" WEST, 44.51 FEET AND AN ARC DISTANCE OF 44.75 FEET TO A POINT OF TANGENCY; THENCE NORTH

25°30'16" WEST, 604.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 62°01'16" WEST, 178.52 FEET AND AN ARC DISTANCE OF 191.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°27'44" WEST, 39.35 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO CECILIA N. JOHNSON, AS RECORDED IN DEED BOOK 9999, PAGE 1390 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF JOHNSON PROPERTY AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO PEREZ M. MOUNGO, TRUSTEE OF THE BETTY J. WESTFALL SPECIAL NEEDS TRUST, DATED MAY 15, 2018, AS RECORDED IN DEED BOOK 23062, PAGE 1 OF SAID RECORDER'S OFFICE, NORTH 18°12'05" EAST, 168.01 FEET TO THE NORTHEAST CORNER OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY; THENCE LEAVING SAID EAST LINE ALONG THE NORTH LINE OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY, NORTH 72°49'55" WEST, 92.10 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO FRANKIE D. JAMES, UNDIVIDED ONE-HALF INTEREST, MARLOW WESTFALL, UNDIVIDED 0NE-FOURTH INTEREST, CHARLOTTE LACY, UNDIVIDED ONE-FOURTH INTEREST, AS RECORDED IN DEED BOOK 24279, PAGE 176 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG THE EAST AND NORTH LINE OF SAID JAMES, WESTFALL, LACY PROPERTY THE FOLLOWING COURSES AND DISTANCES, NORTH 04°15'25" EAST, 525.71 FEET; NORTH 50°34'02" WEST, 72.00 FEET; SOUTH 84°27'26" WEST, 367.70 FEET; NORTH 12°27'34" WEST, 158.86 FEET TO THE EAST LINE OF PROPERTY NOW OR FORMERLY TO THE EDITH MARIE THOMPSON REVOCABLE LIVING TRUST, AS RECORDED IN DEED 20013, PAGE 3395 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST LINE, NORTH 01°18'26" EAST, 152.45 FEET TO THE SOUTH LINE OF H&N BARKEY CHARITABLE REMAINDER TRUST, AS RECORDED IN DEED BOOK 22061, PAGE 906 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID H&N BARKEY CHARITABLE REMAINDER TRUST, NORTH 78°05'36" EAST, 160.34 FEET; THENCE NORTH 12°31'33" WEST, 221.25 FEET TO THE SOUTH LINE OF WILDHORSE VILLAGE "B", AS RECORDED IN PLAT BOOK 283, PAGE 20 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID WILDHORSE VILLAGE "B", NORTH 77°43'51" EAST, 198.00 FEET; THENCE NORTH 12°31'33" WEST, 614.84 FEET TO THE SOUTHWEST CORNER OF THE ABOVEMENTIONED COUNTRY LAKE ESTATES; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID COUNTRY LAKE ESTATES, SOUTH 88°23'04" EAST, 1,256.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,453,185 SQUARE FEET OR 56.3174 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2024, UNDER PROJECT NUMBER 23-08-226.

Westland Acres Zoning Narrative Statement

a. General Description of Proposal:

Westland Acres subdivision is a historically significant community that contains 125 acres of which 62.62 acres are located within the City of Chesterfield and 62.33 acres is located in the City of Wildwood.

The Chesterfield part of Westland Acres was originally rezoned by the City of Chesterfield in 2007 and is currently zoned E-½.

The current proposal consists of 56.32 acres that we are requesting a PUD Planned Unit Development Zoning for. The subdivision will consist of 50 residential home sites on 56.32 acres for a density of 0.88 homes per acre. Each of the lots will be a min of 110' wide and 21,780 sq ft in size which is consistent with the nearby County Lake Estates and Arbors at Kehrs Mill subdivision. This project will contain 15.46 acres 27% of the site as common ground. Every effort has been made to preserve 27 acres 56% of the existing trees located on site.

b. List of requested uses:

We are requesting 50 single-family detached residential home sites including 27% of the site as common ground.

c. Proposed Land uses and development standards, and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):

We are requesting a single detached residential land use for the site. The development standards are noted throughout this application and identified on the preliminary plan.

The proposed density is 0.88 dwelling unit per acre, as the plan includes 50 lots on 56.32 acres. The site is surrounded by residential land uses, and the plan is compatible with those uses. Maximum building height will be less than the fifty feet which is consistent with the E-½ district. The minimum front yard setback will be twenty-five feet (25'). The minimum rear yard setback will be twenty-five feet (25').

The minimum side yard setback will be fifteen feet (15'). This subdivision is consistent with the City's Comprehensive Plan and is expressively consistent with the Comprehensive Plans goal of supporting desired development and growth and implements the following strategies set forth in the Comprehensive Plan.

Improve development design. The Comprehensive Plan promotes creating a harmonious and compatible design in new development and stresses following standards that apply to particular areas. The layout of this plan and the housing proposed for this area are very compatible with the design in the communities that have been recently created and exist in the area.

Strengthen neighborhoods and expand housing choice: Creating this historically significant community on this vacant ground will enhance the area as well as provide additional housing options to allow for the expected growth in the city.

Ensure connectivity in new development: The internal sidewalks will provide safe pedestrian access within the community and support healthy living. The sidewalks will help to support a healthy lifestyle by providing much needed and desired walking and biking opportunities for the residents.

Promote Tree preservation: This plan provides a large tree preservation area of 27 acres of the site, with 56% existing tree preservation. This plan helps the City's goal of supporting natural habitats, improving water quality, and moderating negative effects of sun, rain and wind.

The Land Use Plan in the Comprehensive Plan defines this area as Suburban Neighborhood. This category is defined by the City as the area to provide uniform housing densities and homes oriented to the interior of the site to provide large buffers and landscaping. This plan certainly achieves this goal and vision by the City and provides a new development that reinforces existing development patterns in the area.

d. List of Permitted uses for each tract:
As stated above, we are requesting a single-family detached residential land use for the entire site.

e. Exceptions or variations from the requirement of the Zoning Ordinance:
Ordinance 405.03.030 G.2.1 minimum of 70% of steep slopes 30% greater must be preserved. The Preliminary Plan shows that we are preserving 50.70% of the slopes 30% or greater.

Ordinance 405.04.020 K.2.A Landscape Buffer requirements.

Ordinance 405.04.110 (M) The preliminary plan shows impacting a drainage way that flows into the Arbors of Kehrs Mill subdivision. This area of impact is the upper section of a waterway that was impacted by the Arbor at Kehrs Mill.

f. Table Showing Number of Acres in the proposed development and each proposed land use including public facilities:
This proposal contains approx. 56.32 acres and will be entirely devoted to residential land use. The public streets will consist of 5.33 acres. The common ground contains 15.46 acres.

g. Proposed dedication or reservation of land for public use, including streets and easements.
The project includes 5.33 acres of public streets and all of the necessary utility easements.

h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.
The site design features one access point on Strecker Road that will provide proper access for this new residential development.

i. Phases for Construction:

We anticipate that the entire site will be developed in one phase, anticipated to begin in the Fall of 2025 and forecasted for completion during the Fall of 2026. This is our best estimate at this time and is subject to market conditions.

j. Landscaping and Tree Preservation:

We are proposing to preserve 56% of the existing tree canopy located on the site, which is considerably more than the City's 30% tree preservation requirement. The preservation of these trees will be an important characteristic of the overall community and is also identified by the City's Zoning Code as a key design feature.

In addition to the planned tree preservation, we intend to install extensive landscaping throughout the community and there will be enhanced landscape buffer along the perimeter of the development. The planned buffer is to be 30 feet wide along the perimeter of the site . All of the foregoing buffer areas are located on common open space except out lot A which will be within a landscape buffer easement.

k. Character of and rationale for the PUD:

The City's zoning code states that the purpose of a PUD District is to encourage flexibility to the density requirements and development standards of the zoning ordinance that will result in exceptional design, character, and quality of new development; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

The City's Zoning Code identifies compatibility with surrounding land uses and the Comprehensive Plan as a "general consideration" for the PUD, and the proposed E-½ PUD zoning is consistent and compatible with the communities in the vicinity of the project.

Some of the neighboring subdivisions are zoned R-1 and/or E-1 PUD containing the same (or more intense) density, lot size and type of zoning as the Westland Acres. And, since the City's Comprehensive Plan appears to classify this area as "Suburban Neighborhood," this proposal is entirely consistent with the Comprehensive Plan.

The site contains many mature trees that we are seeking to preserve with its *56%* existing tree mass preservation. This natural feature will enhance the desirability of the location which contributes to the sustainability of the community. The environmental benefits of preserving these trees are numerous. The natural vegetation will cleanse and filter storm water and recharge the groundwater.

PUD zoning is necessary for the Westland Acres project in order to allow for flexibility in some of the design standards in the E-½ zoning category while preserving many of the natural features of the site. Most notably, the lots sizes will be less than one-acre; however, the lot sizes will all exceed 21,780 square feet. The overall density of the site is actually one-acre density because the project consists of only 50 lots on 56.32 acres.

The design and construction of homes with an architectural vernacular that exceeds the typical building designs is also noted as a design feature in the PUD section of the City's Zoning Code. This design feature is achieved by offering luxury housing products on this site. We believe that the proposed luxury home products to be offered will be marketable and help keep area real estate values high.

l. **Description of Amenities or Recreational Facilities:**
The highlights of this project are the 56% existing tree preservation of this Historically Significant Community. The 15.46 acres of common ground areas is easily accessible to all residents.

m. **Description of any Lands to be Dedicated for Public Facilities:**
See section "g" above.

n. **Phasing:**

See section "i" above

o. **Phasing and time schedule for Lands to be Dedicated for Public Facilities:**
We anticipate that the lands to be dedicated for public facilities anticipated for this project will be developed in one phase, as discussed in Section "i" above.

Isaak Simmers

From: Judi Hart <judihart612@outlook.com>
Sent: Wednesday, August 20, 2025 10:12 AM
To: Isaak Simmers
Subject: Church road subdivision plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Isaak,

Thank you for meeting with me yesterday and for your follow-up call this morning. I think I understand the requested variance and if it is as I understand (leaving the 30 ft. buffer between my property at 17631 Bridgeway Drive, Chesterfield and lot A on the plat) then I do not have any objection to that. I do want to emphasize to the planning and zoning committee that they need to look closely at potential contamination issues on all the subject properties and be certain that appropriate testing is done and proper mitigation is required it needed.

Sincerely,

Judi Hart

Isaak Simmers

From: John J. Gazzoli <JGazzoli@rgsz.com>
Sent: Friday, August 15, 2025 12:48 PM
To: Isaak Simmers
Cc: Bill Shannahan
Subject: FW: Westland Acres
Attachments: img20250814_16270203.pdf

Isaak: per your request, here is a memorandum circulated to the Pacland Place lotowners impacted by this proposed development. I hope to have more information as time goes on. Please place a copy in the folders/files for the council/commission members.

John J. Gazzoli
ROSENBLUM GOLDENHERSH PC
7733 Forsyth Boulevard, Suite 400
St. Louis, MO 63105
tel: 314.726.6868 | **fax:** 314.854.0539
cel: 314-954-6890
jgazzoli@rgsz.com | www.rosenblumgoldenhersh.com

ROSENBLUM GOLDENHERSH

From: Bill Shannahan <wts@theshannair.com>
Sent: Thursday, August 14, 2025 4:51 PM
To: Merrell Hansen <MHansen@chesterfield.mo.us>; Gary Budoor <GBudoor@chesterfield.mo.us>
Cc: John J. Gazzoli <JGazzoli@rgsz.com>; tedlima39@gmail.com; Fox Cottrell <cottrellfox@icloud.com>; Laura Gierhart <annalaurasmama@yahoo.com>; Lennie S <paniolorecords@yahoo.com>; Jonathan Lauer <jon@lauerhouse.me>; GREG BOTTERON <gregbotteron@mac.com>; 'Shannahan, Kathy (kkshannahan@aol.com)' <kkshannahan@aol.com>; Ron Ashworth <rashworth@mercycenterstl.org>; heyclark@msn.com; Mike Klearman <jmklear@sbcglobal.net>
Subject: Westland Acres

CAUTION: This email originated from outside of Rosenblum Goldenhersh. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails using the Phish Alert Report button.

All
Received the attached , not sure everyone did.

This kind of development came up about 20 years ago, (Frazier Farms, by Westland Construction) and did not get approved, all ½ ac lots 50+/- homes, environmental issues, that has not changed

The second attachment is one I marked up showing where everyone lives and the water culvert.

Notice

1. The water shed from Westland Acres fills the PP lake, looks that is going away, with the amount of water from the culvert, I would guess supplies 80% of the lake capacity.
2. This acreage was a trash dump for decades
3. Looks like they are going to clear everything, all the trees

Gary, Merrill, Westfall Hualing Contractors operates a business there on Church Road and it deals with road debris. They operate 15+/- large dump trucks, 5-6 days, 10 hours, you can hear the tail gate slamming at unusual hours
This development has 50 homes, (100+/-) cars daily, plus the dumps truck , how is Church Road going to handle this and the back up at Strecker Road?

I'm sure some of us would like to meet and discuss before the meeting 8/25. Maybe you could look up the other propose development and see more of why not approved it would be the same thing now.

Westland Acres

A TRACT OF LAND BEING PART OF U.S. SURVEY 479, A PART OF LOTS 1 AND 2 OF THE PLAT OF LONG HEIRS (P.B. 1 PG. 30), AND A PART OF FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

Preliminary Development Plan

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   MONARCH FIRE PROTECTION DISTRICT
   ROCKWOOD SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER COMPANY
   AMEREN UE
   AT&T
   SPIRE
   CHARTER COMMUNICATIONS
3. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
4. STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
8. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY: AERIAL SURVEY.
9. STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
10. NEAREST MAJOR INTERSECTION IS KEHRS MILL ROAD AND STRECKER ROAD.
11. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
13. SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
14. MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
15. SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
18. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
19. ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.
20. ALL SIDEWALKS LOCATED WITHIN COMMON GROUND SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
21. A MINIMUM OF 30' MUST BE MAINTAINED BETWEEN STRUCTURES ON ADJACENT LOTS.

DEVELOPMENT NOTES:

LOCATOR NUMBERS: 19V640049, 19V640050, 19U430038, 19V640038, 19V640016, 19V620184, 19V620117, 19V620074, 19U410140, 19U410018, 19U410030, 19U410063, 19U430072, 19U430083, 19U410173

SITE ADDRESS:	17033–17091 CHURCH ROAD
EXISTING ZONING:	E 1/2 ACRE
PROPOSED ZONING:	PUD
GROSS AREA OF SITE:	56.32 ACRES
DENSITY CALCULATIONS:	56.32 AC X 43,560 SQ.FT./AC. / (21,780 SQ.FT./LOT) = 112.6
MAXIMUM NUMBER OF UNITS ALLOWED:	112
NUMBER OF UNITS PROPOSED:	50
RIGHT OF WAY AREA:	5.33 ACRES
COMMON GROUND:	15.46 ACRES (27% OF GROSS AREA)
NUMBER OF PARKING SPACES REQUIRED:	2 SPACES IN GARAGE PLUS 2 SPACES IN DRIVEWAY = 200 SPACES
NUMBER OF PARKING SPACES PROVIDED:	200

OUTLOT "A"

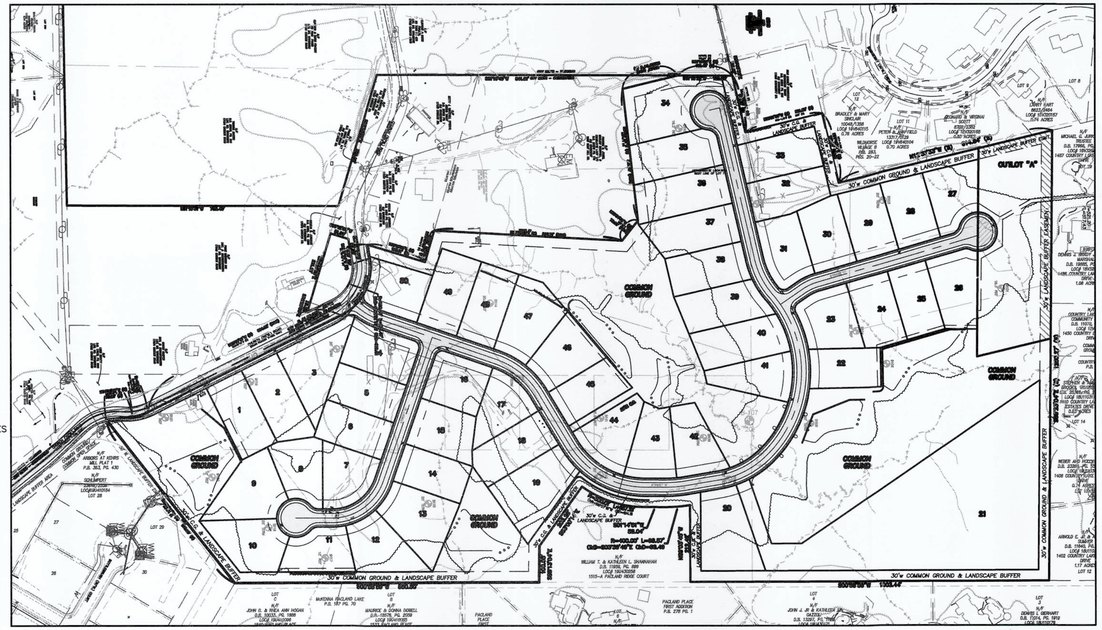
BRADY PARCEL: 2.75 AC.
PROPOSED R.O.W.: 0.11

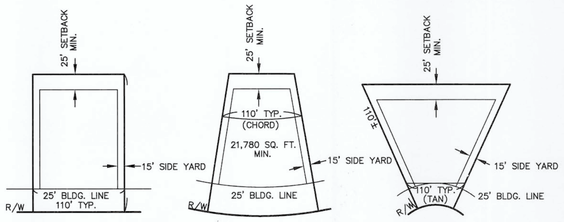
LOT DATA

MINIMUM LOT = 21,780 SQ.FT.
AVERAGE LOT = 28,648 SQ.FT.
MAXIMUM LOT = 215,538 SQ.FT.

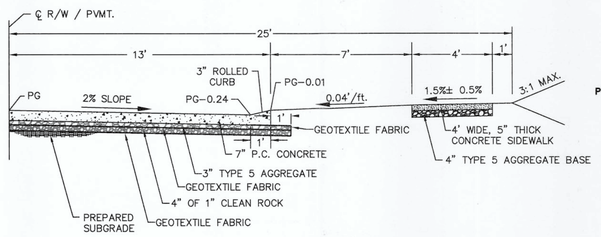
CLEARING DATA:

EXISTING TREE CANOPY	=	48.5 AC.
PROPOSED TREE CANOPY	=	21.5 AC. (44%)
PROPOSED CLEARING	=	27.0 AC. (56%)

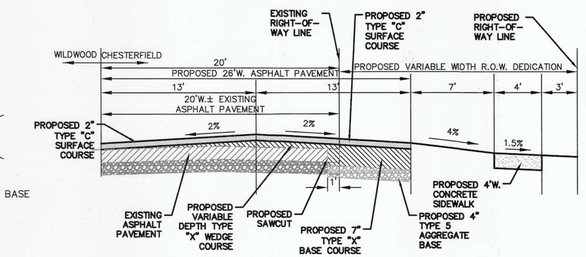




TYPICAL LOT
NOT TO SCALE



TYPICAL PAVEMENT SECTION
(50' R/W, 26' PVMT.)
Not to Scale

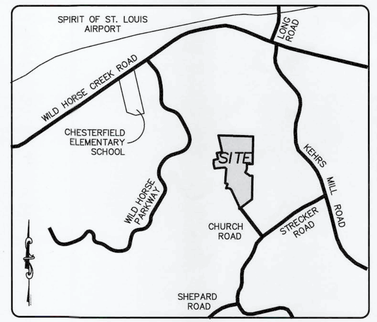


CHURCH ROAD TYPICAL PAVEMENT SECTION
FROM PRAIRIE CORD DRIVE TO SUBJECT PROPERTY
Not to Scale

NOTE: CHURCH ROAD IMPROVEMENTS TO TRANSITION TO TYPICAL PAVEMENT SECTION AFTER REACHING FRONTAGE ALONG SUBJECT PROPERTY

SHEET INDEX

1.1	COVER SHEET
2.1-2.2	SITE / GRADING PLAN
3.1	SITE PLAN
4.1	NATURAL RESOURCES MAP



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63005

LEGEND

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	
EX AI	AREA INLET	AI NO.
EX GI	GRATED INLET	
EX MH	STORM MANHOLE	MH NO.
EX SS	SANITARY MANHOLE	
EX FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0145K AND 29189C0163K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2025, AT THE REQUEST OF PROVISION LAND DEVELOPMENT, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "WESTLAND ACRES", A TRACT OF LAND BEING PART OF U.S. SURVEY 479, A PART OF LOTS 1 AND 2 OF THE PLAT OF LONG HEIRS (P.B. 1 PG. 30), AND A PART OF FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

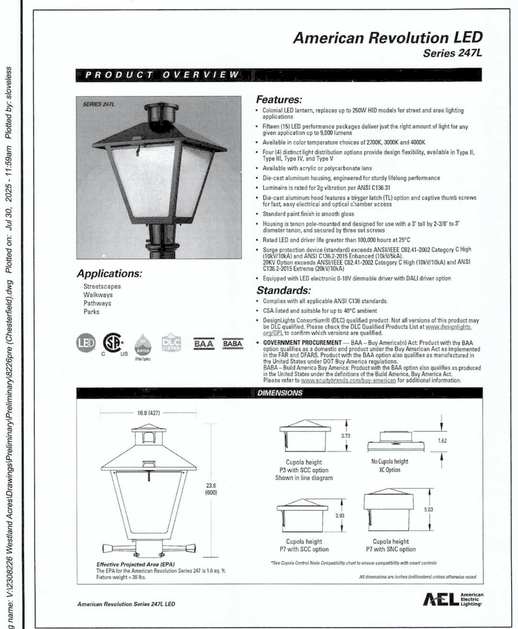
THE STERLING COMPANY

7-30-2025

JAMEY A HENSON, PLS
MO.REG. PLS #2007017963

STATE OF MISSOURI
JAMEY A. HENSON
NUMBER PLS-2007017963
PROFESSIONAL LAND SURVEYOR

MSD Base Map 19V
MSD P #



TYPICAL STREET LIGHT DETAIL

ISSUE	REMARKS	DATE
1	07/18/2025 Initial Submittal	
2	07/30/2025	

Provision Land Development, LLC
550 VANCE ROAD
ST. LOUIS, MISSOURI 63088

THE STERLING CO.
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5055 New Baumgartner Road
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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Westland Acres
CHURCH ROAD
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet applies only to the technical and data shown on this sheet. All drawing, instruments or other documents not bearing the Professional Engineer's seal and signature were prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 7-30-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	23-08-226
Date	July 30, 2025
Designed: MF	Sheet 1.1
Drawn: SL	
Checked:	PRE

Drawing name: V:\23\08\226 Westland Acres\Drawings\Preliminary\Preliminary\8226pre (Chesterfield).dwg Plotted on: Jul 30, 2025 - 11:59am Plotted by: slowkes

ISSUE	REMARKS/DATE
1	07/18/2025 Initial Submittal
2	07/30/2025

Provision Land Development, LLC
550 VANCE ROAD
ST. LOUIS, MISSOURI 63088

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Westland Acres

CHURCH ROAD

PRELIMINARY DEVELOPMENT PLAN
SITE / GRADING PLAN

THE UNDERGROUND UTILITIES SHOWN HEREON 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 SAID UTILITIES SHALL BE LOCATED IN THE FIELD 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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map 19V
MSD P #

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STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER 2008643
PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 7-30-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	
23-08-226	
Date	
July 30, 2025	
Designed: MF	Sheet 2.1
Drawn: SL	
Checked:	PRE

Drawing name: V:\23\08226 Westland Acres\Drawings\Preliminary\Preliminary\8226pre (Chesterfield).dwg Plotted on: Jul 30, 2025 - 11:59am Plotted by: slovekiss

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MSD Base Map 19V
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Westland Acres
CHURCH ROAD
PRELIMINARY DEVELOPMENT PLAN
SITE / GRADING PLAN

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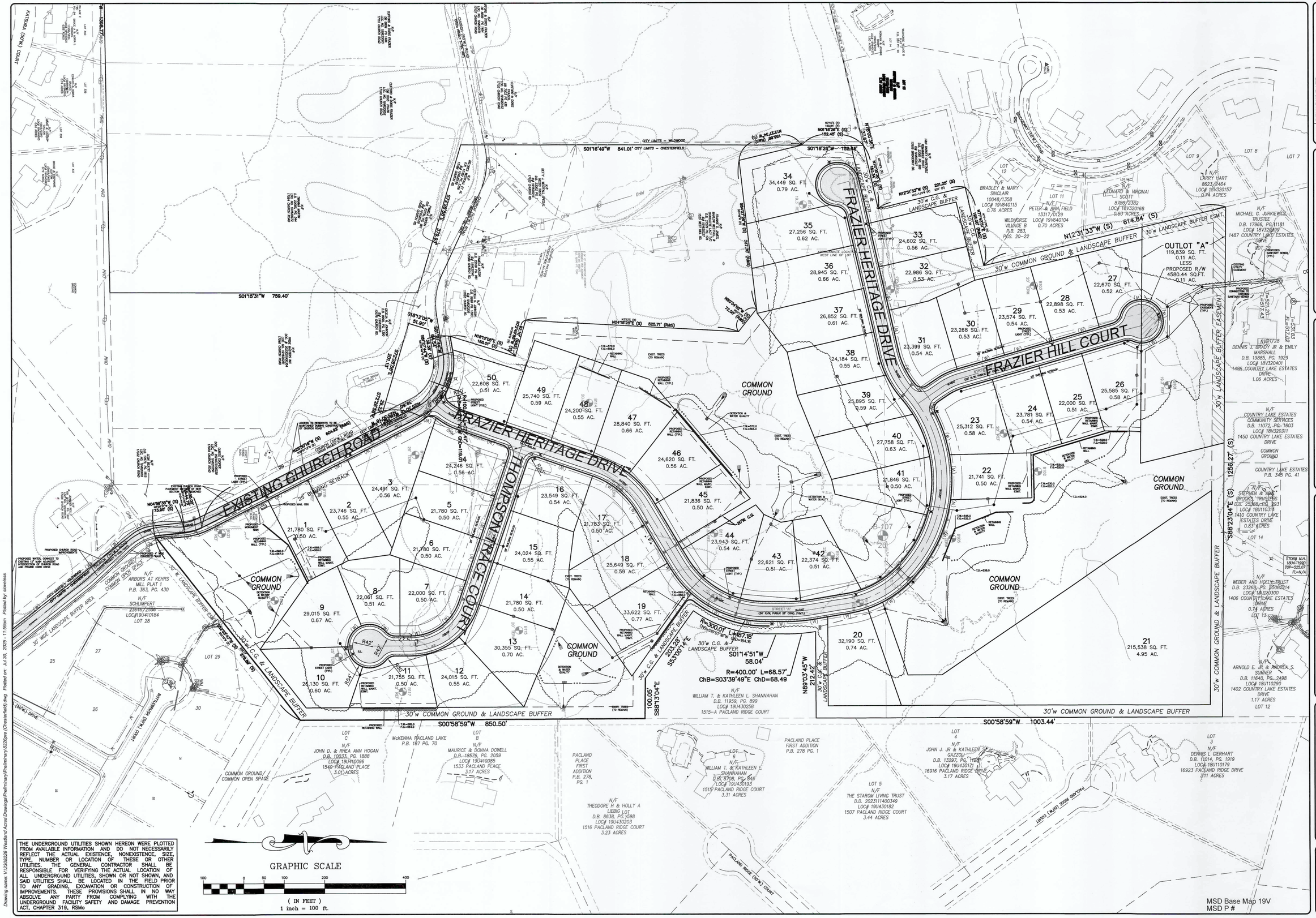
STATE OF MISSOURI · MICHAEL G. BOERDING · NUMBER E-28643 · PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 7-30-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	23-08-226
Date	July 30, 2025
Designed: MF	Sheet 2.2
Drawn: SL	
Checked:	PRE

Drawing name: V:\23\08226 Westland Acres\Drawings\Preliminary\Preliminary\82260pre (Chesterfield).dwg Plotted on: Jul 30, 2025 - 11:59am Plotted by: slowkiss



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Westland Acres

CHURCH ROAD

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 7-30-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

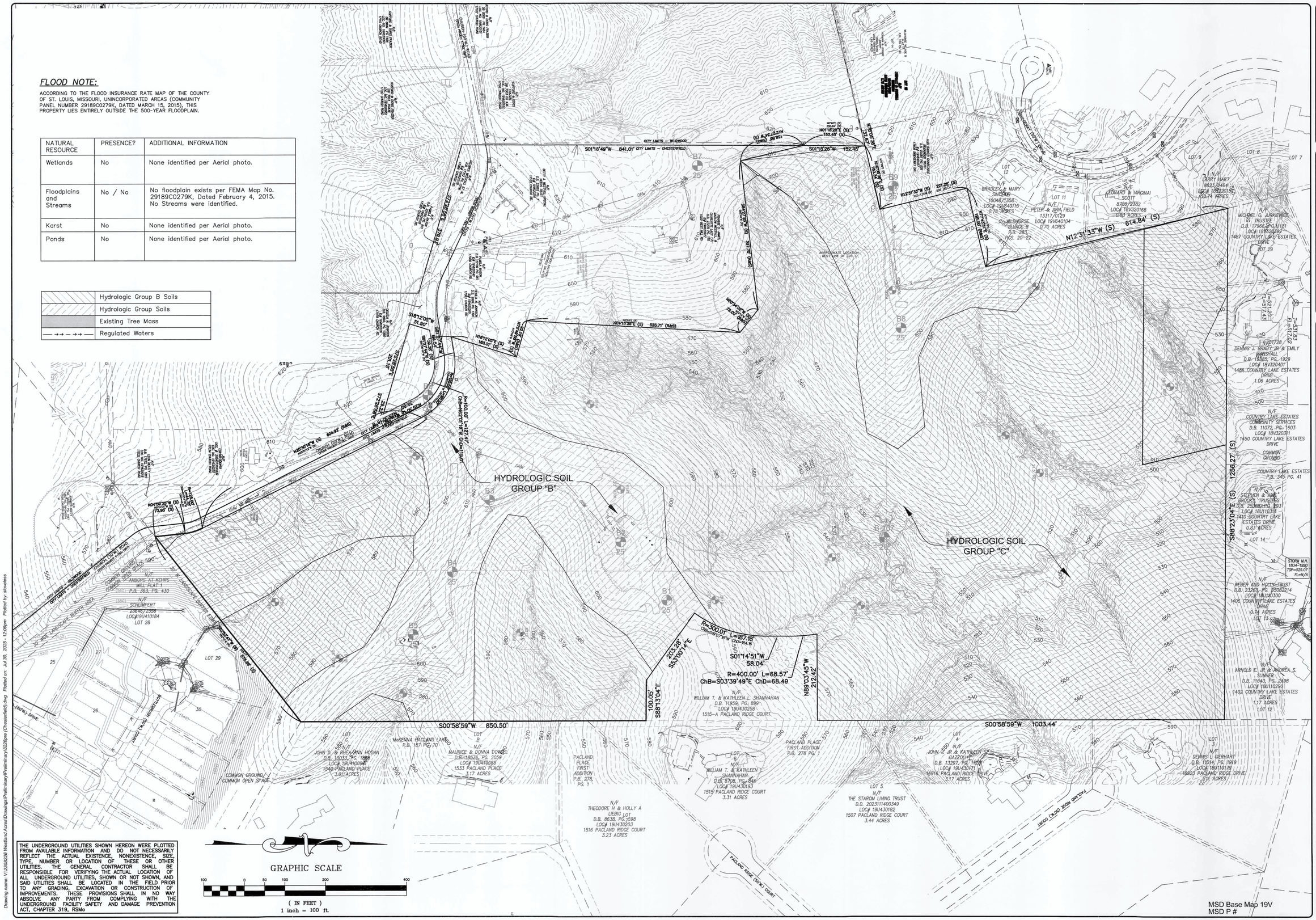
Job Number	23-08-226
Date	July 30, 2025
Designed: MF	Sheet 3.1
Drawn: SL	
Checked:	PRE

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Floodplains and Streams	No / No	No floodplain exists per FEMA Map No. 29189C0279K, Dated February 4, 2015. No Streams were identified.
Karst	No	None identified per Aerial photo.
Ponds	No	None identified per Aerial photo.

	Hydrologic Group B Soils
	Hydrologic Group Soils
	Existing Tree Mass
—→→—→→—	Regulated Waters



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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MSD Base Map 19V
MSD P #

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Westland Acres
CHURCH ROAD

PRELIMINARY DEVELOPMENT PLAN
NATURAL RESOURCES MAP

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STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAN
Date: 7-30-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number	23-08-226
Date	July 30, 2025
Designed: MF	Sheet 4.1
Drawn: SL	
Checked:	PRE

Drawing name: V:\2308226 Westland Acres\Drawings\Preliminary\Preliminary\8226pre (Chesterfield).dwg Plotted on: Jul 30, 2025 - 12:06pm Plotted by: sloveless

Midwest Trees, LLC
120 Sir Lawrence Drive
Shiloh, IL 62221
618.671.3426

July 30, 2025

Rusty Saunders, *Loomis Associates*
750 Spirit 40 Park Drive
Chesterfield, Missouri 63005

Westland Acres, Chesterfield – Tree Stand Delineation Data & Information (10BAF Plots)

Dear Mr. Saunders,

This letter serves as a summary for my site visit at the Westland Acres project site. A tree stand delineation (TSD) is required for submittal as outlined in Section 405.04.020 for development sites in the City of Chesterfield. My scope of work was to gather information and data via 10BAF variable sample plots on the 56-acre forested tract on the Chesterfield side of the site.

I used ArcGIS Pro, ArcGIS Online, and Field Maps to prepare and complete data collection required for the 10BAF sample plots. Thirteen points were randomly placed on the map prior to my site visit. I visited the site on July 29, 2025, walking to the thirteen plots to collect required data. I also made general observations of the forest and trees while on site. The data was provided to your project team in a shapefile and Excel spreadsheet. Below are the fields/data that was collected (the field titles as displayed in the shapefile are provided in parentheses – field aliases did not transfer):

- Plot Number (Plot_numbe)
- Total Basal Area in square feet (Total_BA)
- Average stem diameter (Avg_dia)
- Trees per Acre (TPA)
- Dominant & Codominant Species (Dom_codom_)
- Average Overstory Diameter (Avg_over_d)
- Dominant Species Percentage (Dom_specie)
- Understory Species (Under_spec)
- Notes

The site is mostly upland mixed hardwoods with pockets of eastern redcedar (*Juniperus virginiana*) on some of the ridge tops. There is great size and species diversity, as is common in natural woodlands in this area. There was no evidence of forest management (timber harvest, timber stand improvement, invasive species eradication, etc.). White oak (*Quercus alba*), northern red oak (*Quercus rubra*), and mockernut hickory (*Carya tomentosa*) are the dominant species in the overstory throughout. The average overstory stem diameter is 17" (while the average stem diameter, in general, is 12"). The average basal area is 100 ft² with an average of 135 trees per acre. There is Amur honeysuckle (*Lonicera maackii*) throughout the entire site.

Please let me know if you have any questions regarding the data collected in the 10BAF variable sample plots.

Sincerely,

Andy Berg, *Consulting Arborist*
ISA Board Certified Master Arborist, IL-5361B
Midwest Trees, LLC

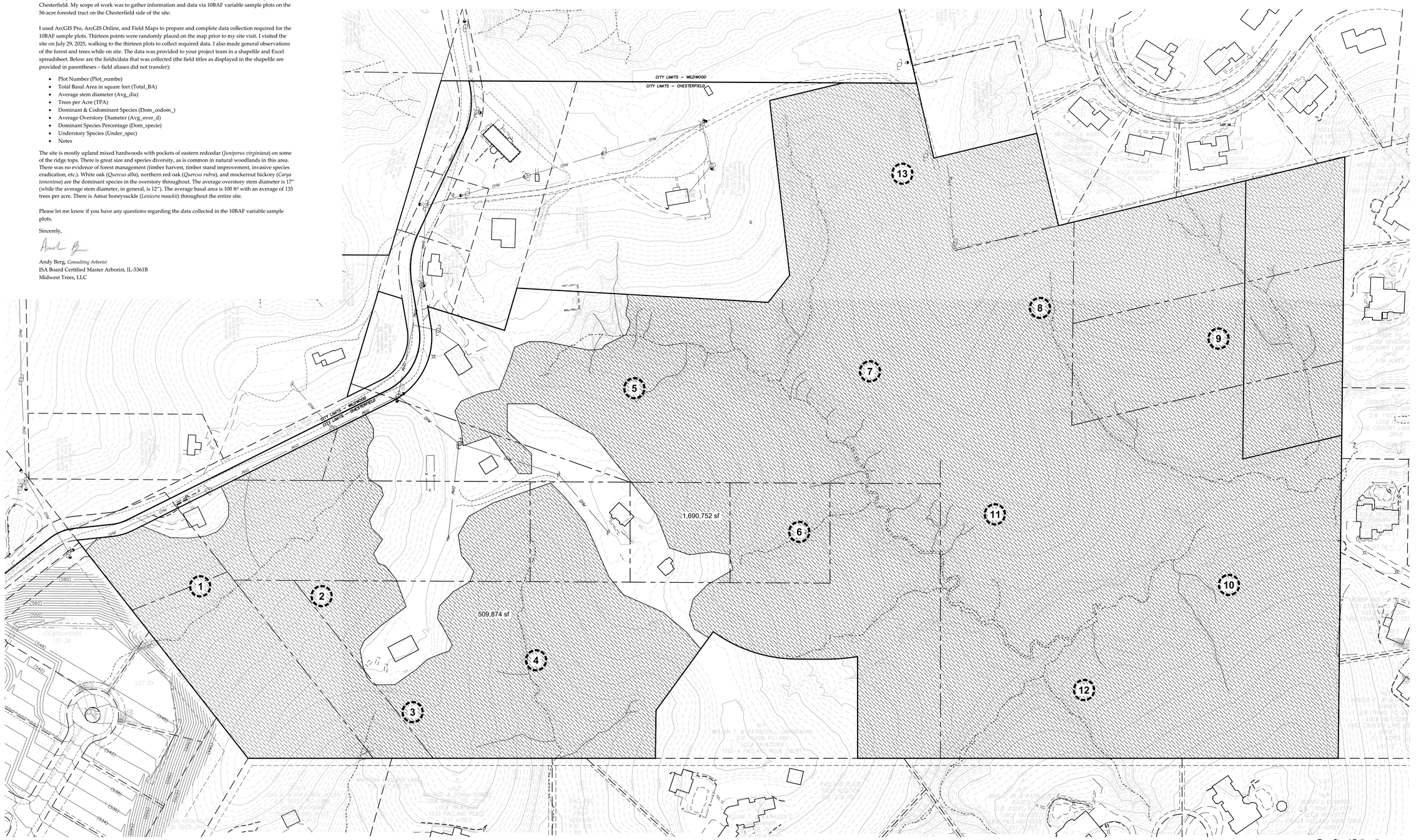
Plot Number	Total Basal Area (sq. ft.)	Average Stem Diameter	Trees per Acre	Dominant & Codominant Species	Average Overstory Diameter	Dominant Species Percentage	Understory Species	Notes
1	70	12	90	American elm, mockernut hickory, sycamore, hackberry	24	25% each	Pawpaw, honeysuckle	Thick honeysuckle, bottomland
2	120	16	85	White oak, black walnut, hackberry, northern red oak	20	20% each	Hackberry, pawpaw, hickory, honeysuckle	Good species and size diversity
3	80	10	150	Mockernut hickory, white oak, northern red oak	14	30% each	Honeysuckle, American elm, deciduous holly, boxelder	Mid-slope
4	60	8	110	Shingle oak, sassafras, flowering dogwood, persimmon	10	50% dogwood	Pawpaw, honeysuckle, privet	Southwest aspect - different composition
5	90	22	35	White oak, northern red oak, mockernut hickory	24	30% each	White ash, flowering dogwood, hickory, honeysuckle	Many dead stems (hypoxylon canker)
6	110	20	50	Northern red oak, white oak	26	75% red oak	Flowering dogwood, pawpaw, persimmon, honeysuckle	Large, nice timber
7	100	6	130	Eastern redcedar, black oak	12	75% eastern redcedar	Honeysuckle, persimmon	Edge of cedar and oak/hickory, upland
8	170	8	310	Sugar maple, white ash, black walnut, mockernut hickory	10	70% sugar maple	Sugar maple, basswood, small honeysuckle	Many small stems
9	120	8	220	Eastern redcedar, white ash, sugar maple, black cherry	10	75% eastern redcedar	Honeysuckle, flowering dogwood	Right on the edge of 2 stands - oak/hickory & cedar
10	100	10	75	northern red oak, white oak	16	80% northern red oak	Flowering dogwood, mockernut hickory, pawpaw	Thick bittersweet vines throughout the forest floor
11	130	6	165	Eastern redcedar, northern red oak, white ash (dead)	12	75% eastern redcedar	Honeysuckle, sugar maple, flowering dogwood	Honeysuckle is small
12	80	18	45	White oak, northern red oak	26	80% white oak	Sassafras, flowering dogwood, pawpaw	Thick bittersweet vines throughout the forest floor
13	100	8	285	Shingle oak	16	100% Shingle oak	Eastern redcedar, shingle oak, honeysuckle	Large shingle oak stand

KEY:

(#) PLOT NUMBER (SEE SCHEDULE TO LEFT)

Existing Tree Summary:

Existing woodland tree canopy area = 2,200,626 s.f.



Tree Stand Delineation
SCALE 1"=80'
0 80 160 320

Tree Stand Delineation
Prepared under direction of:
Andy Berg, Certified Arborist
IL-5361B

STATE OF MISSOURI
JERALD L. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
7/31/25

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Westland Acres

Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: LH
Checked: RS

LOOMIS ASSOCIATES
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Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Stand Delineation
Sheet No: TSD1.01
Date: 7/31/25
Job #: 1095.001

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
AUGUST 11, 2025

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

I. ROLL CALL

PRESENT	**ABSENT**
Commissioner Gail Choate	Commissioner Allison Harris
Commissioner Khalid Chohan	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

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

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – Commissioner Choate read the "Opening Comments" for the Public Hearing.

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.

STAFF PRESENTATION:
Planner Isaak Simmers gave a summary of the site and surrounding area. He then provided the following information about the subject site:

Request Summary
Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition request to rezone for the future purpose of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two (2) separate lots.

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.

Comprehensive Plan
The subject site is zoned "NU" (Non-Urban District) and designated as a Suburban Neighborhood in the Comprehensive Plan. 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.

Preliminary Development Plan
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 50 feet. There are three (3) permitted uses that require a minimum of one (1) acre and no more than two (2) acres for the "E-1 AC" Estates District: single-family dwelling, group home use, and a sewer treatment facility. Additionally, a minimum 20-foot-wide buffer is required and natural features, such as floodplain and steep slopes, must be preserved at no less than the requirements set by City Code.

Discussion

Commissioner Choate asked if the project will come back to the Planning Commission as a subdivision record plat. Mr. Simmers explained that the future lot split will have to be approved by City Council but grading permits and the new home will be approved administratively.

PETITIONER'S PRESENTATION:

Andy Cohen, 15 Narragansett Drive, Ladue MO

Mr. Cohen clarified that his intent to rezone the area to a one (1) acre site is to prevent others from repeatedly re-dividing it. Commissioner Chohan asked if there have been any concerns from the adjacent neighbor at 148 S. Green Trails regarding the connection of the driveway. Mr. Cohen explained that after discussions with the neighbor, they agreed to develop a widened, safer driveway and entrance.

SPEAKERS IN FAVOR:

Mary Monachella, 14164 Trailtop Drive, Chesterfield MO

Ms. Monachella explained that she lives in the Village of Green Trails, and her home is just around the corner from the site. The property is unusual; in the early 1970s, Trails West, Plat 7 and South Trails subdivision each took their original indentures and merged, hence continuing to operate business as Ladue Woods. The property is located in Trails West per St. Louis County; however, they will need to adhere to the Ladue Woods indentures. She advised the petitioner to obtain the indentures before beginning renovations, noting that there will be an

assessment for both the subdivision and the Village of Green Trails. She asked the Planning Commission if the subdivision will be named Trails West, Plat 7 in the Village of Green Trails on the St. Louis County website. Ms. Monachella stated that the Village of Green Trails is supportive of the petitioner's request. She informed the petitioner that any changes should be submitted to the trustees of Ladue Woods. Mr. Cohen agreed to comply and provide any information to the appropriate trustees.

Commissioner Wuennenberg requested clarification as to whether Staff is responsible for the Lot Split plat. Resulting in the lot becoming A and B. Mr. Wyse explained that the Lot Split plat will need to be submitted and reviewed by staff, prior to being presented to City Council for approval.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the July 28, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.** *(Commissioner Chohan abstained)*

VI. PUBLIC COMMENT – None.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None.

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.

Commissioner Marino made a motion to approve P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes). The motion was seconded by Commissioner Wuennenberg.

Upon roll call, the vote was as follows:

Aye: Commissioner Choate, Commissioner Chohan, Commissioner Marino, Commissioner Midgley, Commissioner Staniforth, Commissioner Wuennenberg, Chair Tilman

Nay: None

The motion passed by a vote of 7 to 0.

B. Comprehensive Plan

Mr. Wyse gave a brief overview of the presentation that took place during the Site Plan Committee Meeting, the following items were discussed:

- Discussion on the need to refine and clarify aspects of the Comprehensive Plan.
- Limited available land for development; potential for redevelopment in neglected residential areas.
- Inquiry into how the City is marketing itself for growth.
- Examples of potential redevelopment projects: churches, cemeteries, senior living facilities.
- The City lacks age diversity due to affordability; concern about who will be using the amenities in the future.
- Young adults, particularly students and recent graduates, find Chesterfield unaffordable and feel it lacks the excitement of St. Louis City.
- Rising costs of existing senior living facilities over time.
- Emphasis on the need to effectively market to families; potential for multi-family units to attract more families.

Mr. Wyse finished by reminding everyone of all the good that we are doing in Chesterfield and the importance of continuing to build a safe and stable community for all residents.

IX. NEW BUSINESS

A. Election of Officers

Mr. Marino requested volunteers to serve on the Nominating Committee and the following members volunteered to serve:

- Commissioner Marino, Chair
- Commissioner Midgley
- Commissioner Staniforth

The Election of Officers will take place during the August 25 meeting.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

_____

Gail Choate, Secretary

CITY OF CHESTERFIELD MISSOURI

2026 Planning Commission
Meeting Schedule
Council Chambers - 7:00 p.m.

January
Monday, January 12
Monday, January 26

February
Monday, February 9
Monday, February 23

March
Monday, March 9
Monday, March 23

April
Monday, April 13
Monday, April 27

May
Monday, May 11
(No meeting Monday, May 25, due to Memorial Day)

June
Monday, June 8
Monday, June 22

July
Monday, July 13
Monday, July 27

August
Monday, August 10
Monday, August 24

September
Monday, September 14
Monday, September 28

October
Monday, October 12
Monday, October 26

November
Monday, November 9
Monday, November 23

December
Monday, December 14

Draft