



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 10, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** A request to rezone from “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

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

V. APPROVAL OF MEETING SUMMARY

- A. Approval of October 27, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

- 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 Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

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 Report

Meeting Date: November 10, 2025

From: Isaak Simmers, Planner

Location: 16632 Old Chesterfield Road

Description: **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** A request to rezone from “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive.

PROPOSAL SUMMARY

Lauren Strutman, on behalf of the Lauren Strutman Trust, submitted a request to rezone a tract of land being Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. Said request is a petition to rezone from “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay. Ms. Strutman purchased the property in April 2025 with the intent of improving the “Old Chesterfield” area, which she has been a part of for 26 years.

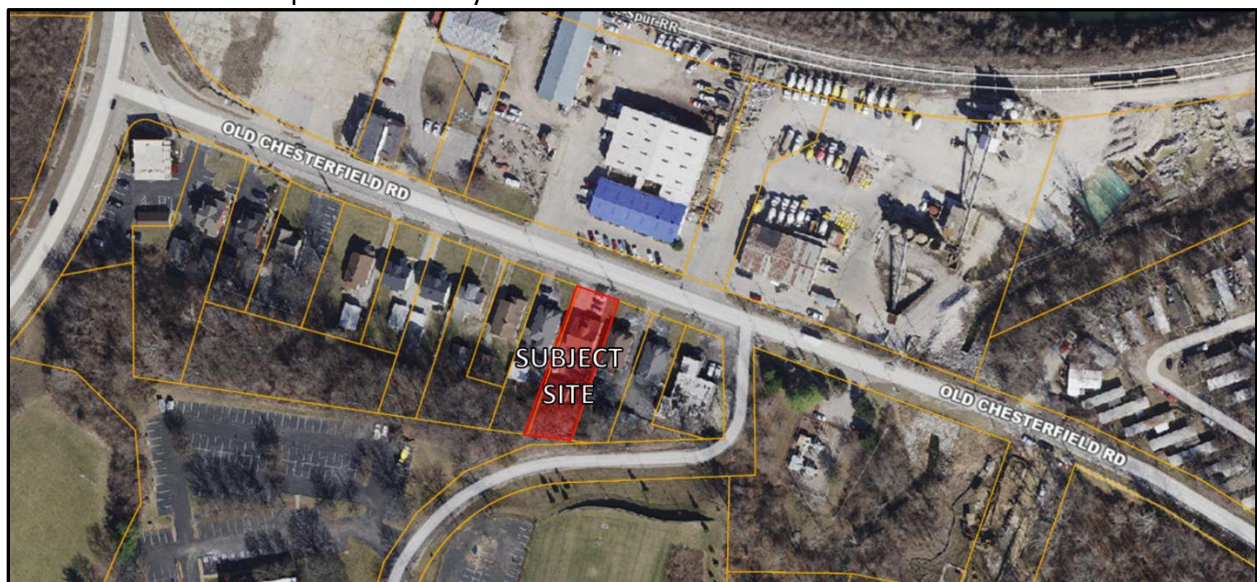


Figure 1: Subject Site

SITE HISTORY

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. Per the applicant, the subject site was listed as Non-Contributing on the National Register of Historic Places for the Burkhardt Historic District. This was due to the numerous alterations to the structure made by the previous owner that were found to be a detriment to the existing historic streetscape. Per the applicant, many of the non-historic alterations have been removed and the applicant has future plans to reverse additional non-historic changes pending the City’s consideration of the petition. The buildings status was changed to Contributing by the State Historic Preservation Office and the National Parks Service in Washington D.C. in September 2025.

ZONING & LAND USE

The subject site is zoned “NU” Non-Urban District and the Land Use designation is City Center (Historic Chesterfield).

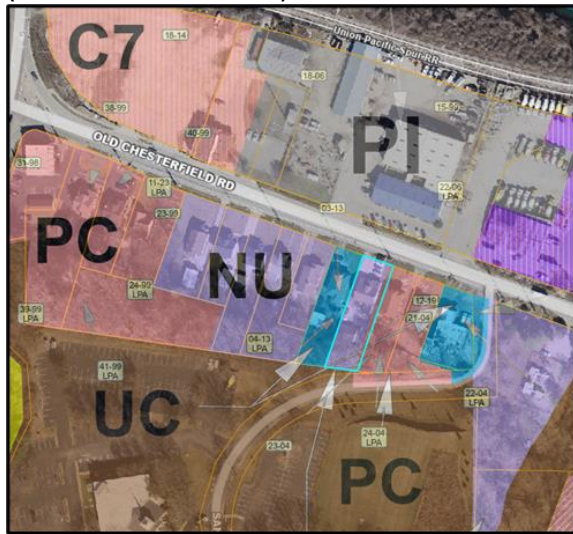


Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"PI" Planned Industrial District	City Center (Historic Chesterfield)
South	"LLR" Large Lot Residential District	City Center (Historic Chesterfield)
East	"PC" Planned Commercial District	City Center (Historic Chesterfield)
West	"UC" Urban Core District	City Center (Historic Chesterfield)

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The City of Chesterfield Land Use Plan designates the subject site as being part of the City Center (Historic Chesterfield) land use designation. The character description of this designation states: “An area with historic buildings including several residential properties on the south side of Old Chesterfield Road. This area of the city would be well suited for the creation of an artisan district where local artists would be invited to locate and where the arts could be celebrated or a farmers market providing for local produce and goods.

- City Center should serve as the physical and visual focus for the city and include both residential and commercial development with parks, municipal services, and preservation of historic structures and areas with cultural, entertainment and pedestrian amenities for its residents;
- Revitalization should lend itself to pedestrian comfort and safety;
- Preservation of historic building in which parking lots are relegated to the back of buildings in order to ensure a walkable place;
- Public art should be incorporated into new construction and re-development projects throughout the City Center;
- Buildings to be constructed closer to the roadways to promote the pedestrian experience;
- New architecture will be reviewed for contextual sensitivity of the designated Character Area.”

DISTRICT INFORMATION

“PC” Planned Commercial District

The City of Chesterfield provides a character description of this area in Section 405.03.040(C) of the Unified Development Code (<https://ecode360.com/35256661>). Per Code, “The regulations of the PC District offer a method for commercial and limited light industrial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The PC District method allows innovative designs, meets market niches, and promotes well-designed developments. The PC District regulations should have the following outcomes:

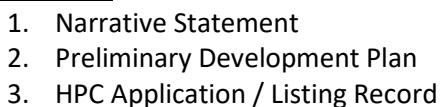
- Ensure consistency with the Comprehensive Plan;
- Promote more efficient use of land;
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- Promote building styles and architectural styles that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

Landmark and Preservation Area (LPA)

Nominations for an LPA or H designation can be submitted to the City of Chesterfield only by the property owner or a City Council member. The intent is to protect and promote the city’s heritage, education, and economy by preserving important buildings, sites, and neighborhoods with historic, architectural, cultural, or archaeological value. It also encourages restoring and reusing these historic places for modern purposes. In an effort to enhance and protect places and areas which represent important elements of the City's historical and archeological history, the City may approve incentives in the form of variances in areas such as parking requirements, yard setbacks, and green space/open space. More information can be found in Section 405.03.050(E) of the Unified Development Code (<https://ecode360.com/35257056>).

The approval of this petition would create a “PC” Planned Commercial District with a new site specific ordinance and Attachment A that will be reviewed by the City Planning Commission and City Council at a later date. The permitted uses requested by the applicant in this “PC” Planned Commercial District is Office – General, Retail Sales Establishment – Neighborhood, and Professional and Technical Service Facility.

As per Code (<https://ecode360.com/35255535>), the applicant included a Preliminary Development Plan with their submittal. The plan depicts the existing site conditions and will be used as the base to draft the site specific development criteria in the draft Attachment A that will be reviewed by the Commission and City Council at a later date. The PDP is still under review by the department for compliance to City Code.

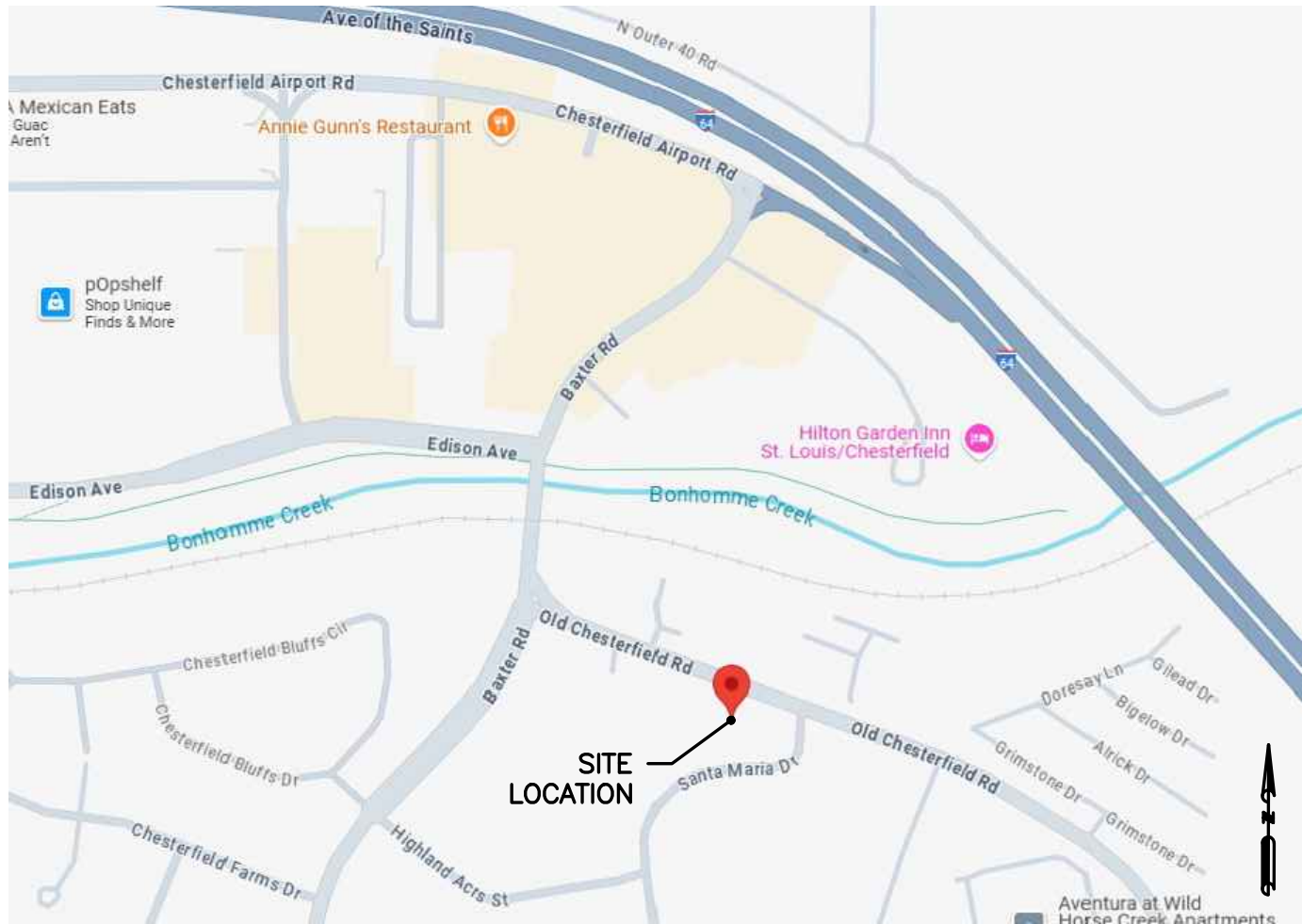
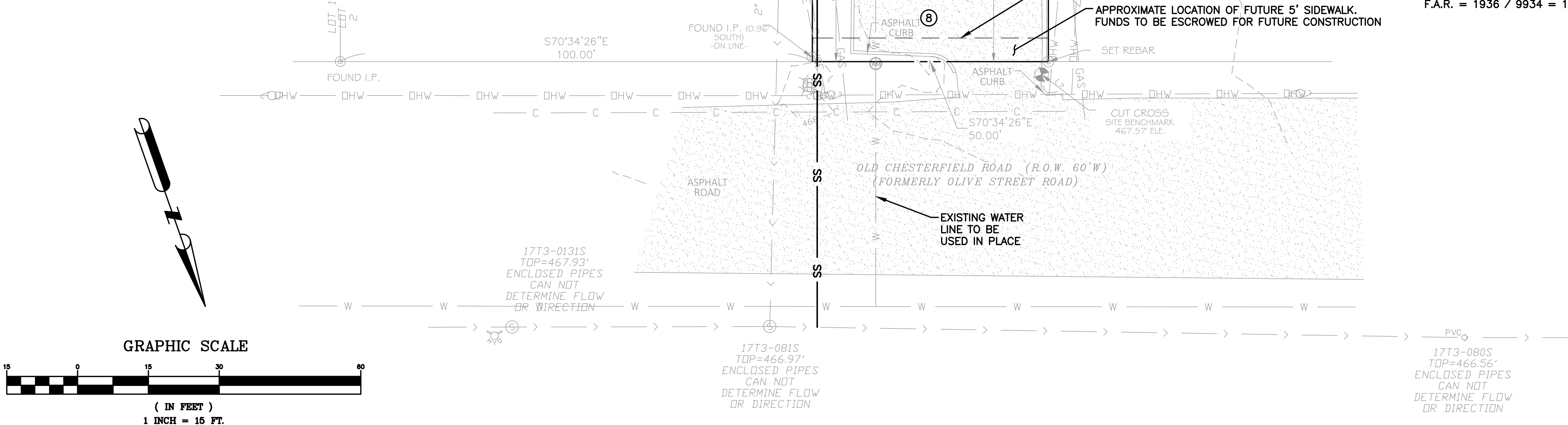


SITE DEVELOPMENT PLAN

CHESTERFIELD MANDATORY NOTES:

1. NOTIFY THE CITY OF CHESTERFIELD DEPARTMENT OF PLANNING, PUBLIC WORKS & PARKS (636-537-4761) 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
3. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
4. ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
5. SOFT SOILS FROM THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHALL NOT BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.
6. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
7. DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
8. ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD AND THE MODNR.
9. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
10. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
11. ALL LOTS SHALL BE SEEDED AND MULCHED OR SODDED BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PLANNING, PUBLIC WORKS AND PARKS IN CASES OF UNDUE HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS. IF THE LOT IS TO BE SEEDED AND MULCHED, IT SHALL BE DONE IN A MANNER THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY'S "SEDIMENT & EROSION CONTROL GUIDELINES."

LEGEND			
	SANITARY MANHOLE		CABLE BOX
	SANITARY LIFT STATION		ELECTRIC METER
	AREA INLET		AIR CONDITIONING UNIT
	PVC PIPE CAP		UTILITY POLE
	DRAIN		TELEPHONE BOX
	GRADED INLET		TELEPHONE PEDESTAL
	GAS METER		SPOT ELEVATION
	WATER METER		
	WATER VALVE		
	FIRE HYDRANT		
	CHAIN FENCE		BOUNDARY LINE
	EASEMENT LINE		WOOD/VINYL METAL FENCE
	SETBACK LINE		WIRE FENCE
	PARCEL LINE		BUILDING FOOTPRINT
	U.S. SURVEY SECTION LINE		10' CONTOUR LINE
	CENTERLINE		2' CONTOUR LINE
	SANITARY SEWER		NATURAL GAS LINE
	OVERHEAD WIRE		UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE		STORM SEWER LINE
	WATER LINE		CABLE TELEVISION LINE
	FIBER OPTIC LINE		



LOCATION MAP
NOT TO SCALE

NOTES:

1. LOT 4 SHALL INSTALL A GRINDER PUMP THAT WILL DISCHARGE INTO AN EXISTING 3" FORCEMAIN ON THE NORTH SIDE OF OLD CHESTERFIELD ROAD. GRINDER PUMP TO BE DESIGNED BY OTHERS.
2. EXISTING FRAME GARAGE IS TO REMAIN IN PLACE AND USED FOR PARKING
3. NO CONSTRUCTION PARKING SHALL BE PERMITTED ON OLD CHESTERFIELD ROAD
4. NO SIGNAGE IS PLANNED AT THIS TIME
5. THE NEAREST MAJOR STREET INTERSECTION IS WEST 650 FEET TO BAXTER AND OLD CHESTERFIELD ROAD
6. ZONING DISTRICT: PC/LPA (PLANNED COMMERCIAL/LANDMARK AND PRESERVATION AREA)
TOWNSHIP: 45 NORTH
RANGE: 4 EAST
SCHOOL DISTRICT: 110 ROCKWOOD R-6
FIRE DISTRICT: MONARCH
WATER COMPANY: MISSOURI AMERICAN WATER
7. ALL UTILITIES WILL BE PLACED UNDERGROUND
8. ORDINANCE NUMBER:
9. SUBDIVISION NAME: BURKHARDT PLACE SUBDIVISION
10. PROPOSED USE: OFFICE BUILDING OR NEIGHBORHOOD RETAIL

OPEN SPACE CALCS

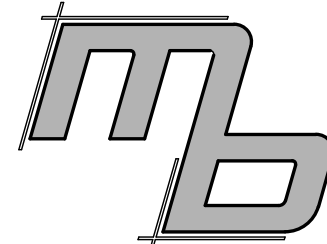
TOTAL AREA = 0.228 ACRES
BUILDING AREA = 0.051 ACRES
IMPERVIOUS AREA = 0.086 ACRES
PERVIOUS AREA = 0.091 ACRES
OPEN SPACE = 39.9%

PARKING CALCS

3.3 PER THOUSAND FOR OFFICE USE
4 PER THOUSAND FOR RETAIL SALES
ESTABLISHMENT NEIGHBORHOOD
8 TOTAL SPACES REQUIRED

FLOOR AREA RATIO (F.A.R.)

16632 OLD CHESTERFIELD RD
1936 SF TOTAL GROSS FLOOR AREA
9934 SF TOTAL SITE AREA
F.A.R. = 1936 / 9934 = 19.5%



MB Engineering, Inc.
606 Ryan Drive
Energy, IL 62933
(314) 368-3040

Michael A. Buscher, P.E., Civil Engineer
Missouri P.E. License No. 174
MB Engineering, Inc. Missouri Authority No. E-201501404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	06-03-25	FOR REVIEW
2	09-26-25	CLIENT COMMENTS

16632 Old Chesterfield Rd.
Chesterfield, MO 63017

DATE: 06-03-25
DRAFTED BY: MB
APPRVD. BY: KB

SHEET TITLE:
SITEPLAN

SHEET NUMBER:
C1

PROJECT NO: 25-1037



September 30, 2025

Project Narrative for 16632 Old Chesterfield Road, the Andrew and Georgia Fick House

I purchased this building in April of 2025 with the intent of improving the "Old Chesterfield" area, which I have been a part of for 26 years. The existing condition of the building, and numerous alterations to it, made this building a detriment to the existing historic streetscape. The previous owner owned the property for over 40 years, and altered the house in the early 1980's to try to make it appear to be a contemporary design. Original windows, doors and millwork were removed, diagonal cedar siding was attached and glued to the existing brick and stucco exterior of the house. A number of years after that, yellow vinyl siding, and white aluminum trim were then applied to the house, over the cedar.

When the "Burkhardt Historic District" was listed on The National Register of Historic Places in 2006, the building was listed as "Non Contributing" to the district due to the numerous changes that had been made to it. Many of the previous alterations on the exterior of the house have recently been removed, and additional work is planned to reverse the non historic alterations. Due to this, and after a lengthy application process, the building's status was changed by the State Historic Preservation office, and the National Park Service in Washington DC, to be listed on the National Register of Historic places on 9/22/2025.

The restoration and adaptive re-use of this building for office or small scale retail use is consistent with the City of Chesterfield's comprehensive plan, and consistent with the zoning and uses surrounding the building. The house has been used for over 40 years for office use and has an existing parking lot, but it was never zoned or remodeled for this use. The building will be brought up to current St. Louis County codes for the proposed uses.

No trees are planned to be disturbed or removed.

I appreciate your time and consideration of my request to rezone this property for "PC" and "LPA" use.

Thanks, 

Lauren Strutman



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

2025-052

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
49854

1. Historic Property Name Andrew and Georgia Fick House

Street 16632 Old Chesterfield Road

City Chesterfield County St. Louis County State MO Zip 63017

Name of Historic District or National Register property Burkhardt Historic District (Boundary Increase 1)

☒ National Register district ☐ certified state or local district ☐ potential district ☐ National Register property

2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Debbie Sheals Company Building Preservation LLC

Street 29 S. 9th St., Suite 210 City Columbia State MO

Zip 65201 Telephone (573) 874-3779 Email Address debsheals@gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Lauren Strutman Trustee Signature *Lauren Str* Date 8/19/2025

Applicant Entity Owner SSN 491-72-6516 or TIN _____

Street 16120 Walnut Hill Farm Drive City Chesterfield State MO

Zip 63005 Telephone (636) 778-7015 Email Address Laurens@Lsa-stl.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☒ NPS Comments Attached

Supplementary Listing Record

NRIS Reference Number: 06000330

Date Listed:

Property Name: Burkhardt Historic District (Boundary Increase)

County: St. Louis

State: MO

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

Roger J. Reed

Signature of the Keeper

September 22, 2025

Date of Action

=====
Amended Items in Nomination:

Description Section 7

Andrew Fick House, 16632 Old Chesterfield Rd.

Built circa 1930, the property is within the period of significance of 1918-1946 under Criterion A for Community Planning & Development and C for Architecture. The 2006 boundary expansion lists this property as noncontributing due to nonhistoric alterations. In particular, the enclosure of the front porch, alterations to windows, and application of cedar siding. Subsequently, vinyl siding was added, including over sections of brick walls on the front bay. In 2025, vinyl siding was removed, the original porch corner post exposed, and the double window opening in the front bay restored. Although rehabilitation work has not been completed, the house retains sufficient integrity in terms of character-defining features as a bungalow in a block of bungalows.

The property now contributes to the historic district.

Tax Credit Project #49854.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY

16632 OLD CHESTERFIELD ROAD

LOT 4 AND PART OF LOT 12 OF BURKHARDT PLACE

PLAT BOOK: 12, PAGE: 94

ST. LOUIS COUNTY, MISSOURI

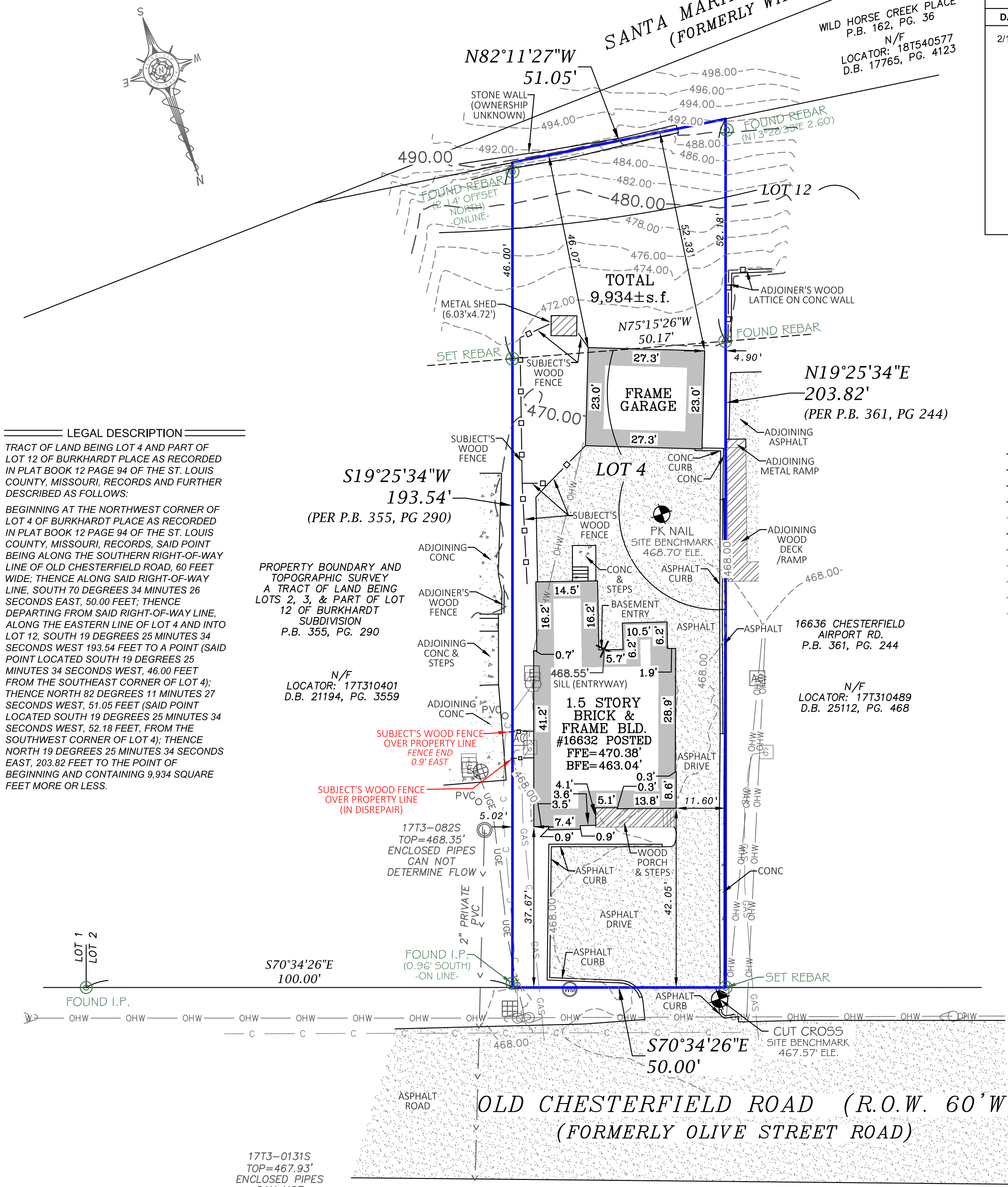
SANTA MARIA DRIVE (R.O.W. 40' W)
(FORMERLY WILD HORSE ROAD)

WILD HORSE CREEK PLACE
P.B. 162, PG. 36
N/F
LOCATOR: 18T540577
D.B. 17765, PG. 4123

MISSOURI ONE CALL		TICKET NO.	REQUEST DATE:
		250382709	2/7/25
DATE	UTILITY	COMPANY	RESPONSE
2/16/25	ELECTRIC	AMEREN MISSOURI ELECTRIC	MARKED
	FO, TEL, TV	ATT DISTRIBUTION	MARKED
	E, FO, TV	CHARTER COMMUNICATIONS	MARKED
	FO	EXTENET SYSTEMS LLC	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	CLEAR / NO CONFLICT
	TEL	MCI	CLEAR / NO CONFLICT
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT

LEGEND			
	SANITARY MANHOLE		CABLE BOX
	SANITARY LIFT STATION		ELECTRIC METER
	AREA INLET		AIR CONDITIONING UNIT
	PVC PIPE CAP		UTILITY POLE
	DRAIN		TELEPHONE BOX
	GRATED INLET		TELEPHONE PEDESTAL
	GAS METER		SPOT ELEVATION
	WATER METER		
	WATER VALVE		
	FIRE HYDRANT		
	CHAIN FENCE		BOUNDARY LINE
	EASEMENT LINE		WOOD/VINYL FENCE
	SETBACK LINE		METAL FENCE
	PARCEL LINE		WIRE FENCE
	U.S. SURVEY/SECTION LINE		BUILDING FOOTPRINT
	CENTERLINE		10' CONTOUR LINE
	SANITARY SEWER		2' CONTOUR LINE
	OVERHEAD WIRE		NATURAL GAS LINE
	UNDERGROUND ELECTRIC LINE		UNDERGROUND TELEPHONE LINE
	WATER LINE		STORM SEWER LINE
	FIBER OPTIC LINE		CABLE
			TELEVISION LINE

- SURVEYOR'S NOTES**
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
 - REAR SITE BENCHMARK: ELEVATION = 468.70'. PK NAIL IN ASPHALT NEAR THE FRONT OF THE GARAGE. FRONT SITE BENCHMARK: ELEVATION = 467.57'. CUT CROSS IN ASPHALT DRIVE NEAR THE NORTHWEST CORNER OF THE SITE.
 - ANY UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM ABOVE GROUND OBSERVATIONS ONLY. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
 - BASIS OF BEARINGS ARE GRID NORTH, DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON FEBRUARY 17, 2025 WITH THE FOLLOWING PARAMETERS:
ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS1258813930 (CORS-ID MOOF)
N (Y) = 324131.152 (METERS)
E (X) = 232983.491 (METERS)
ELEVATION = 497.01'
COMBINED FACTOR = 0.99993690
VERTICAL DATUM: NAVD88 (GEOID12B)
 - THE SUBJECT TRACT CONTAINS A TOTAL OF 0.23 ACRES MORE OR LESS (9,934 SQUARE FEET MORE OR LESS).

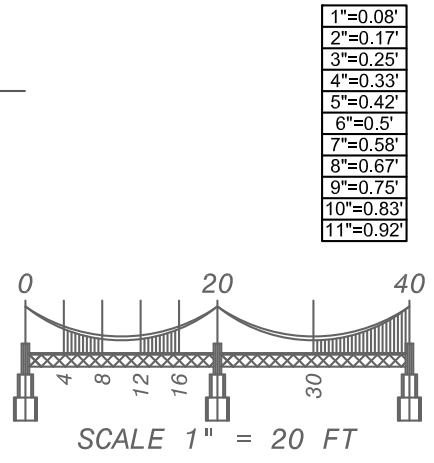


SOURCE OF RECORD INFORMATION
GENERAL WARRANTY DEED RECORDED IN DEED BOOK 18784, PAGE 612 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. PARCEL NUMBER 177310104.

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY INVESTORS TITLE COMPANY, INC. WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT/FILE NUMBER 783390, DATED JANUARY 31, 2025.

MONUMENTATION			
	FOUND/SET SEMI-PERMANENT MONUMENT		FOUND/SET NOTCH
	FOUND/SET PERMANENT MONUMENT		FOUND/SET ARROW
	FOUND/SET CROSS		SET STAKE
	FOUND/SET ANCHOR		SITE BENCHMARK

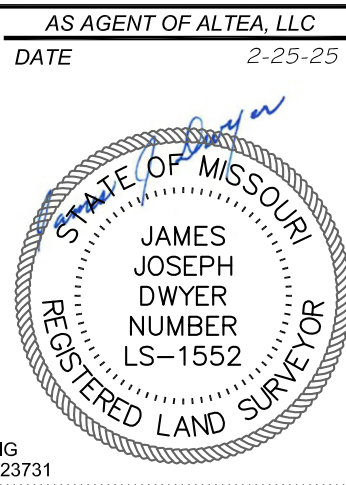
NOTE:
DUE TO THE PRESENCE OF SNOW ON THE GROUND AT THE TIME OF SURVEY SOME IMPROVEMENTS TO THIS PROPERTY MAY NOT HAVE BEEN VISIBLE AND MAY NOT BE SHOWN HEREON.



SHEET IDENTIFICATION		
BOUNDARY & TOPO		
PROJECT NUMBER		
25-0238-O-T-U2		
1 OF 1	FIELD CREW:	CLS
	SURVEYED:	2/14/2025
	DRAFTER:	LD/SY
	DRAFTED:	2/18/2025
	REVIEWER:	BLH
1 OF 1	REVIEWED:	2/18/2025

SURVEYOR'S STATEMENT
AT THE REQUEST OF LAUREN STRUTMAN, INVESTORS TITLE COMPANY INC., AND WESTCOR LAND TITLE INSURANCE COMPANY, ALTEA, LLC, HAS DURING THE MONTH OF FEBRUARY, 2025, EXECUTED A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY OF LOT 4 AND PART OF LOT 12 OF BURKHARDT PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 94 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731



ABBREVIATIONS
I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK
N/F=NOW OR FORMERLY C/L=CENTERLINE S.F.=SQUARE FEET
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCH MARK
ESMT.=EASEMENT ELE=ELEVATION BLD=BUILDING FL=FLOWLINE
FFE=FINISHED FLOOR ELE BFE=BASEMENT FLOOR ELE

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
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**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
OCTOBER 27, 2025**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Robert Rodermund
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

ABSENT

Commissioner Debbie Midgley

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman welcomed new Commissioner Robert Rodermund, and 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 made a motion to approve the Meeting Summary of the September 8, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Staniforth and **passed** by a voice vote of 6 to 0. (*Commissioners Harris and Rodermund abstained.*)

VI. PUBLIC COMMENT – None.

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

- A. **The Overlook (14001 Olive Blvd.)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan and Tree Stand Delineation for a 29.4-acre tract of land zoned "PUD" Planned Unit Development located on the north side of Olive Blvd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for **The Overlook (14001 Olive Blvd.)**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 1. (*Commissioner Harris voted "no" and expressed strong disapproval of the development, noting concerns regarding the left turn onto Olive Blvd.*)

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:04 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

Planning Commission Vote Report

Meeting Date: November 10, 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 Provision Land Development, 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.

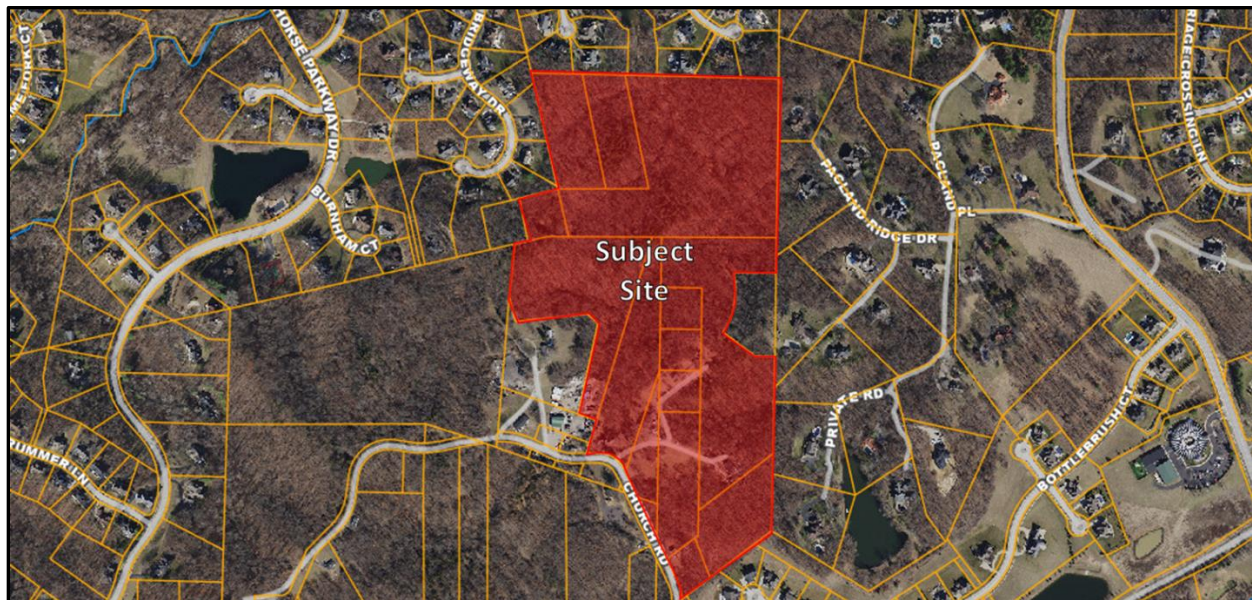


Figure 1: Subject Site

SITE HISTORY

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The subject site rezoned 61.0-acres zoned “NU” Non-Urban District to an “E-1/2” Estates District (P.Z. 39-2005).

PLANNED UNIT DISTRICT (PUD)

The City of Chesterfield regulates Planned Zoning Districts under [Section 405.030.040](#) of the Unified Development Code (UDC). The proposed PUD must align with the purposes and intent of the [Comprehensive Plan](#) and UDC. Planned Districts promote flexibility in density and development standards to achieve high-quality, well-designed, and appropriately located developments; support efficient streets and utilities; and preserve natural 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. Please see that attached Narrative by Sterling Engineering for more information regarding how the features referenced above have been applied to this PUD.

PUBLIC HEARING

A Public Hearing was held for this petition on August 25, 2025. At that time, the Planning Commission and the public had the opportunity to speak on the petition and provide a written response to the Commission that would be presented at the next meeting. The Planning Commission and public expressed concerns regarding the future environmental impact of the proposed development with respect to stormwater management, erosion control, chemical / land pollution mitigation, and the preservation of existing natural features. The applicant was also asked to respond to concerns raised about the future development criteria for Outlot A, and the lack of proposed amenities in the PUD. Please see the attached response letter from Doster Nations Ullom and Boyle for more information and the Planning Commission packet material provided by Sterling Engineering.

ADDITIONAL INFORMATION

Zoning and Density

Questions were raised during the Public Hearing regarding the existing zoning map and the two “NU” Non-Urban parcels included in this petition, 17617 Bridgeway Drive and 17069 Church Road. Based on available records, Staff understood that four parcels had been rezoned in 2007 from the “NU” District to the “E1/2-AC” District. However, upon further review of the Public Hearing materials from 2007, it was determined by Staff that the rezoning for the four parcels was withdrawn before completion. Staff reevaluated the proposed density considering both the 2.98 acres of “NU” District and the 53.34 acres of “E1/2-AC” District and determined that the proposed PUD continues to meet the density requirements outlined in the City Code.

Church Road Improvements

Improvements to Church Road will be required by the City. One option for improving Church Road that is available to the developer is to reconstruct Church Road in its current alignment. If

the existing center line of Church Road is retained, the roadway longitudinal grade may match the existing center line grade. The necessary pavement widening must be constructed equally on both sides of the roadway and right-of-way will need to be obtained in Chesterfield and/or Wildwood, as necessary. All available options for improving Church Road, as outlined by the Directors of Planning and Public Works, have been included in the draft Attachment A associated with this petition.

Access

The proposed PUD will be accessed from a single curb cut off the existing Church Road. Typically, subdivisions this size are required to have more than a single access point to the subdivision. This is a requirement of the Monarch Fire Protection District (MFPD) and does not come from the City of Chesterfield UDC. The developer has already received a variance from MFPD for the single access curb cut due to the site's existing limitations.

Letters from the Public

The City received numerous inquiries and comments regarding the proposed petition which have been included in the Staff Packets to the Commissioners.

PRELIMINARY DEVELOPMENT PLAN (PDP)

As per Code (<https://ecode360.com/35255535>), the applicant included a Preliminary Development Plan with their submittal. The plan depicts the existing site conditions and the proposed development. The plan will be used as a basis to draft the site-specific development criteria in the Attachment A that will be reviewed by the Commission, and then City Council at a later date. The PDP has met all UDC requirements to be presented to the Commission for a recommendation.

MOTION

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 05-2025 Westland Acres. The following options have been provided to the Commission for your consideration relative to this petition:

1. "I move to make a recommendation to approve (or deny) P.Z. 05-2025 Westland Acres, as presented."
2. "I move to make a recommendation to approve P.Z. 05-2025 Westland Acres with the following conditions..."

Attachments

1. Attachment A - PC
2. PH Issues Response Letter
3. Narrative Statement
4. EOI Summary
5. Preliminary Development Plan
6. Letters from the Public



**DOSTER NATIONS
ULLOM & BOYLE, LLC**
ATTORNEYS AT LAW

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Suite 250
Chesterfield, MO 63017
(636) 532-0042
(314) 725-4803 (Direct)

John M. Nations
jnations@dubllc.com

Monday, October 13, 2025

Mr. Isaak Simmers, Planner
Planning Department
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: P.Z. 05-2025 Westland Acres (Provision Land Development, LLC)

Dear Mr. Simmers:

The purpose of this letter is to respond to the concerns of the Planning Commission and the public expressed during the public hearing on 25 August 2025 and since that time in follow-up meetings with the neighboring subdivisions, the Ward 4 City Councilmembers, and City staff:

- **Stormwater Management:** The project will follow criteria for stormwater management required by both the Metropolitan St. Louis Sewer District and the City of Chesterfield. Water run-off must be directed to existing natural discharge points, and a project is not permitted to change/redirect stormwater from one drainage area to another. Neighboring properties have expressed concerns with both an increase of stormwater or a decrease of stormwater to keep their existing lakes at preferred elevations. In general, the project will not decrease stormwater directed to Pacland nor increase stormwater to Arbors at Kehrs Mill or Country Lake Estates. PLEASE NOTE: Since the public hearing and after review of the plans prepared for the Arbors of Kehrs Mill subdivision, it has now been determined that that this Westland Acres project will NOT be a tributary to the lakes at the Arbors of Kehrs Mill. The Arbors of Kehrs Mill stormwater piping system collecting both Westland Acres and Pacland Estates is directed around the lakes at Arbors of Kehrs Mill.
- **Erosion Control:** We understand erosion control is a significant issue to all neighbors surrounding Westland Acres. Both during the initial site construction (clearing & grading) and home construction, the project will be required to have both Missouri Dept of Natural Resources and City of Chesterfield land disturbance permits. Issuance of these permits require Stormwater Pollution Prevention Plans to be generated and followed and are enforced by third-party inspectors who inspect the site and natural discharge points weekly as well as after rains. Any noted deficiencies in the Best Management Practices (controls

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that prevent sedimentation) are corrected in the field and documented in the SWPPP documents. The third-party party inspector's reports are provided to the development team and the City of Chesterfield concurrently. Both MoDNR and the City are able to complete their own inspections to confirm the site continually maintains compliance with the permits.

- **Chemical / Land Pollution Mitigation:** A Phase 1 Environmental Site Assessment was completed by Environmental Operations, Inc., ("EOI") on 9 July 2025. Please see the attached summary document provided by EOI as along with the qualifications of the individual that completed the report. As acknowledged, existing household trash is located throughout the project area. Any cars, trash, and similar or related materials encountered during construction will be disposed in a method that is in accordance with all laws and requirements. A Phase II follow up assessment was not recommended by EOI.
- **Preservation Of Existing Natural Features:** This proposal limits the impact to the main drainage way that runs through the site to the North. Other than the street crossing, overall impacts are minimal to this drainage way. Detention basins have been shown offline of the drainage way to reduce their impact to the existing condition. As mentioned in other areas, the project is maintaining 30% of the tree canopy. The steep slopes and topographic conditions require proposed grading to extend beyond the proposed lots, as we would prefer to maintain a larger amount of tree canopy. The site is full of rolling and steep slopes, and the project is attempting to maintain this general "feel" while providing a design that meets the City's design criteria for proposed street grades (safety of future homeowners and maintenance).
- **Outlot A:** The Outlot A as depicted on the plan is owned by a neighboring landowner and, while included in our petition to rezone, no development is proposed on it with this plan. Any development of Outlot A will be required to come through the City of Chesterfield. Our current proposal is for fifty homes. This ordinance, however, will not preclude the owner of this Outlot A from bringing a proposal to the City at some point in the future consistent with this zoning to request the approval of single family detached homes on the Outlot A.
- **Amenities:** The PUD Ordinance neither mentions nor requires "amenities". This proposal, however, provides substantial amenities taking into consideration the many physical challenges of the site and will result in one of the more idyllic residential settings in Chesterfield. While preserving much of the natural

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landscape which alone is quite an amenity given the site, the actual neighborhood will invoke images of a secluded park-like setting with sidewalks. Additionally, this rezoning will decrease the allowable density from the 2006 zoning. It also appears this proposal will do more to provide amenities than both the current zoning as well as some of the adjacent neighborhoods. In sum, given the unique challenges of the site, the PUD rezoning will allow this neighborhood to fulfill the purposes of the PUD and produce one of the finest neighborhoods in Chesterfield.

We appreciate the opportunity to respond to these concerns and if you have any questions or comments, please advise.

Yours very truly,

A handwritten signature in black ink, appearing to read "John M. Nations", with a long, sweeping horizontal line extending to the right.

John M. Nations
Doster, Nations, Ullom, & Boyle, LLC

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit District shall be:
 - a. Dwelling, Single-family detached

B. DENSITY REQUIREMENTS

1. The total number of single-family residential units in Westland Acres Subdivision shall not exceed fifty (50) units, excluding the future development of Outlot A as depicted on the approved Preliminary Development Plan attached to this Attachment A.
2. Any future development of Outlot A shall meet the density requirements for the Estates 1/2 - Acre (E1/2-AC) District.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 21,780 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
 - A. Twenty-five (25) feet from the front property line.
 - B. Fifteen (15) feet from the side property line.
 - C. Twenty-five (25) feet from the rear property line.
4. No building or structure, other than: a freestanding project identification / ornamental entrance monument sign, light standards, retaining walls or flag poles shall be located within the above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Common Open Space
 - a. This Planned Unit District shall require a minimum of 30% common open space.
3. Tree Preservation
 - a. This Planned Unit District shall preserve at least 35% of the existing tree canopy.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall substantially conform to the Preliminary Site Development Plan shall be provided, as directed by the City of Chesterfield and the City of Wildwood.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and/or the City of Wildwood. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Wildwood and/or the City of Chesterfield.
4. Improve Church Road from the intersection of Prairie Cord Drive north through the development by way of one of the options listed below and approved by the City of Chesterfield and/or the City of Wildwood.
 - a. Reconstruct Church Road in its current alignment, thereby retaining half of the road within Wildwood and half of the road within Chesterfield. This option will retain current municipal responsibilities and obligations for Church Road. If the existing centerline of Church Road is retained, the longitudinal roadway grade of Church Road may match the existing centerline grade. The necessary pavement widening must be constructed equally on both sides of the roadway and right-of-way will need to be obtained in Chesterfield and/or Wildwood, as necessary. The developer will need to acquire right of way approval from both the City of Chesterfield and the City of Wildwood.
 - b. Reconstruct Church Road in a new alignment wholly within Chesterfield municipal limits. If reconstructed in Chesterfield, Church Road must meet all City of Chesterfield design standards including maximum street grade of 6% or 12% with justification and obtain any right-of-way necessary for the new alignment.
 - c. With approval from Wildwood, reconstruct Church Road in a new alignment wholly within the City of Wildwood municipal limits.

K. TRAFFIC STUDY

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

and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the City of Wildwood.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.
4. Requirements regarding natural water course protection and the associated buffers, as identified in section 405.04.110(M) of City Code, shall apply to the natural water course located on the property governed by this ordinance and tributary to the lake located in the County Lake Estates Subdivision. The requirements regarding the natural water course protection buffer shall not apply to the natural water course located on the southern end of the property governed by the is ordinance and tributary to the Arbors at Kehrs Mill Subdivision.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that the wall(s) is(are) not necessary to support any public improvements.
4. The Street names must substantially conform to what is depicted on the Preliminary Development Plan.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

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

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

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the applicable Traffic Generation Assessment (TGA) area as established by City of Chesterfield Ordinance 3207 or amendments thereafter.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

Allowable credits for required improvements for the section of Church Road from Prairie Cord Drive north to the southern limits of the development, approximately 580 feet, shall be awarded as directed by the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

B. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

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

V. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

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

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 to 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 1.12 homes per acre. Each of the lots will be a min of 110' wide and 22,000 sq ft in size which is consistent with the nearby County Lake Estates and Arbors at Kehrs Mill subdivision. This project will contain 18.29 acres 32.5% of the site as common ground. Every effort has been made to preserve 18.8 acres 38% of the existing trees located on site.

b. List of requested uses:

We are requesting 50 single-family detached residential home sites including 32.5% 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 1.12 dwelling unit per acre, as the plan includes 50 lots on 56.52 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 existing 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 18.8 acres of the site, with 38% 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 4.63 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 4.63 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 38% 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 22,000 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 38% existing tree preservation of this Historically Significant Community. The 18.29 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.



September 8, 2025

Mr. Josh Foster

J.H. Berra Construction Co.

Land Development Division

Re: Westland Acres

Mr. Foster:

During the Phase I Environmental Site Assessment (ESA) site visit for the property located at 17039 Church Road in Chesterfield, Missouri, Environmental Operations, Inc. (EOI) identified several areas throughout the property that appeared to have been utilized to dispose of household solid waste (i.e. bed springs, furniture, etc.), automotive maintenance materials (i.e. anti-freeze containers, motor oil containers, oil filters, tires), construction/demolition materials (e.g.: asphalt, brick, concrete, gravel, wood, etc.), domestic materials (e.g.: aluminum, glass, paper, tin, etc.), and landscaping materials (e.g.: grass clippings, wood chips, etc.). The surrounding area appeared to be in good condition and lacked evidence (such as unusual discolorations, odors, sheens, stains, stressed vegetation, free product, etc.) of a release of significant quantities of hazardous materials or petroleum products. Although a nuisance, this trash and debris accumulation would not be expected to represent an environmental risk to the subject property or the surrounding area. No evidence of drums storing petroleum products were observed on the subject property at the time of the site inspection.

If you have any questions or concerns regarding the Phase I Environmental Site Assessment conducted on the Westland Acres Project, please don't hesitate to contact us.

Sincerely,

Andrew Theal

Environmental Operations, Inc.

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
SPIRE
CHARTER COMMUNICATIONS
- 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.
- 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.
- 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.
- 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.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY: AERIAL SURVEY.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS KEHRS MILL ROAD AND STRECKER ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA, CITY OF CHESTERFIELD, AND CITY OF WILDWOOD STANDARDS.
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.
- 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, 19V620177, 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: $\frac{56.32 \text{ AC} \times 43,560 \text{ SQ.FT./AC.}}{(21,780 \text{ SQ.FT./LOT})} = 112.6$

MAXIMUM NUMBER OF UNITS ALLOWED: 112
NUMBER OF UNITS PROPOSED: 50
RIGHT OF WAY AREA: 4.63 ACRES
COMMON GROUND: 18.29 ACRES (32.5% OF GROSS AREA)
NUMBER OF PARKING SPACES REQUIRED: 2 SPACES IN DRIVEWAY = 100 SPACES
NUMBER OF PARKING SPACES PROVIDED: 2 SPACES IN DRIVEWAY = 100 SPACES

OUTLOT "A"

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

LOT DATA

MINIMUM LOT = 21,780 SQ.FT.
AVERAGE LOT = 27,138 SQ.FT.
MAXIMUM LOT = 217,483 SQ.FT.

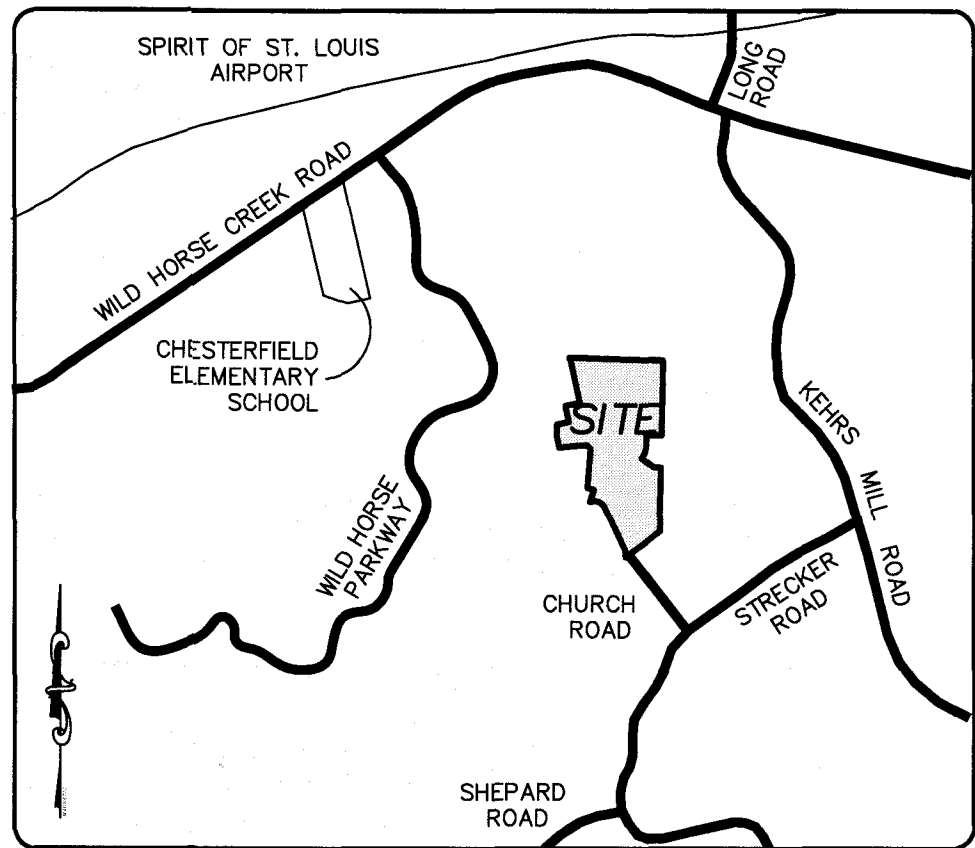
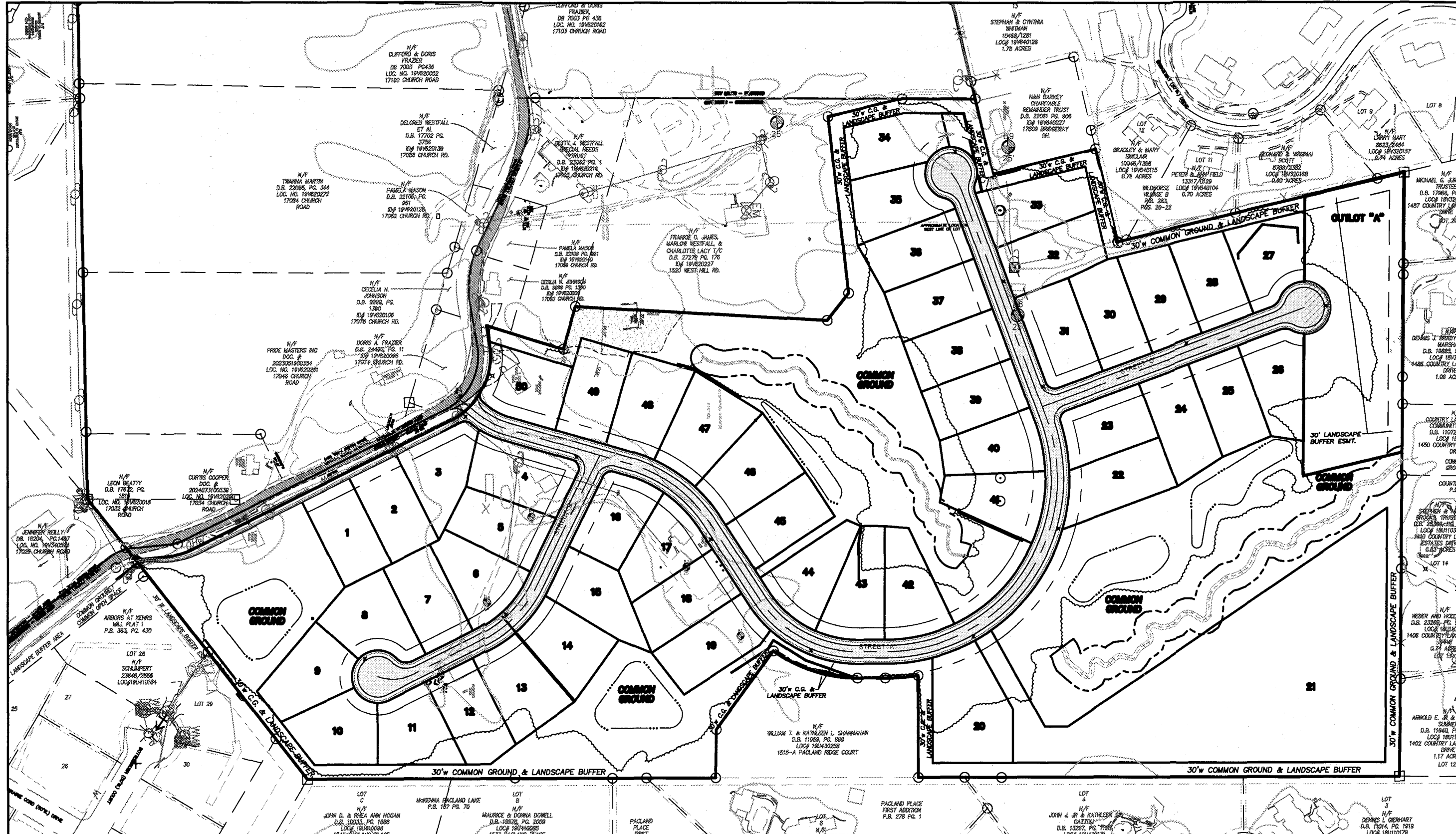
CLEARING DATA:

EXISTING TREE CANOPY = 48.5 AC.
PROPOSED TREE CANOPY = 18.8 AC. (38%)
PROPOSED CLEARING = 29.7 AC. (61%)

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



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63005

EXISTING	LEGEND	PROPOSED
542	CONTOURS	536.0
X536	SPOT ELEVATIONS	
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X	FENCE	X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	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	(OWW)
E	FLOW LINE	
TC	TO BE REMOVED	TBR
	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

SHEET INDEX

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

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



JAMES A. HENSON, PLS
MO.REG.-PLS #2007017963
10-24-2025

MSD Base Map 19V
MSD P #

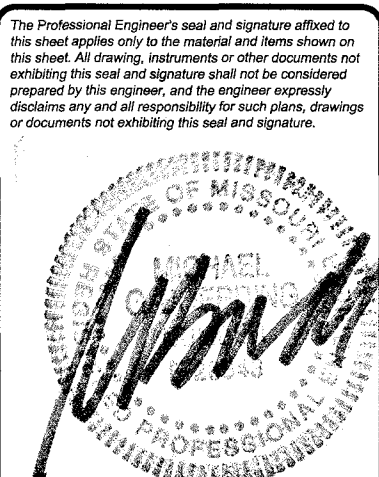
ISSUE	REMARKS	DATE
1	7-18-2025, 1st Submittal	
2	7-30-2025	
3	10-13-2025	
4	10-24-2025	

Provision Land Development, LLC
550 VANCE ROAD
ST. LOUIS, MISSOURI 63008

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-467-0440 Fax 314-467-6944
Corporate Certificate of Authority #001348

Westland Acres
CHURCH ROAD

PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

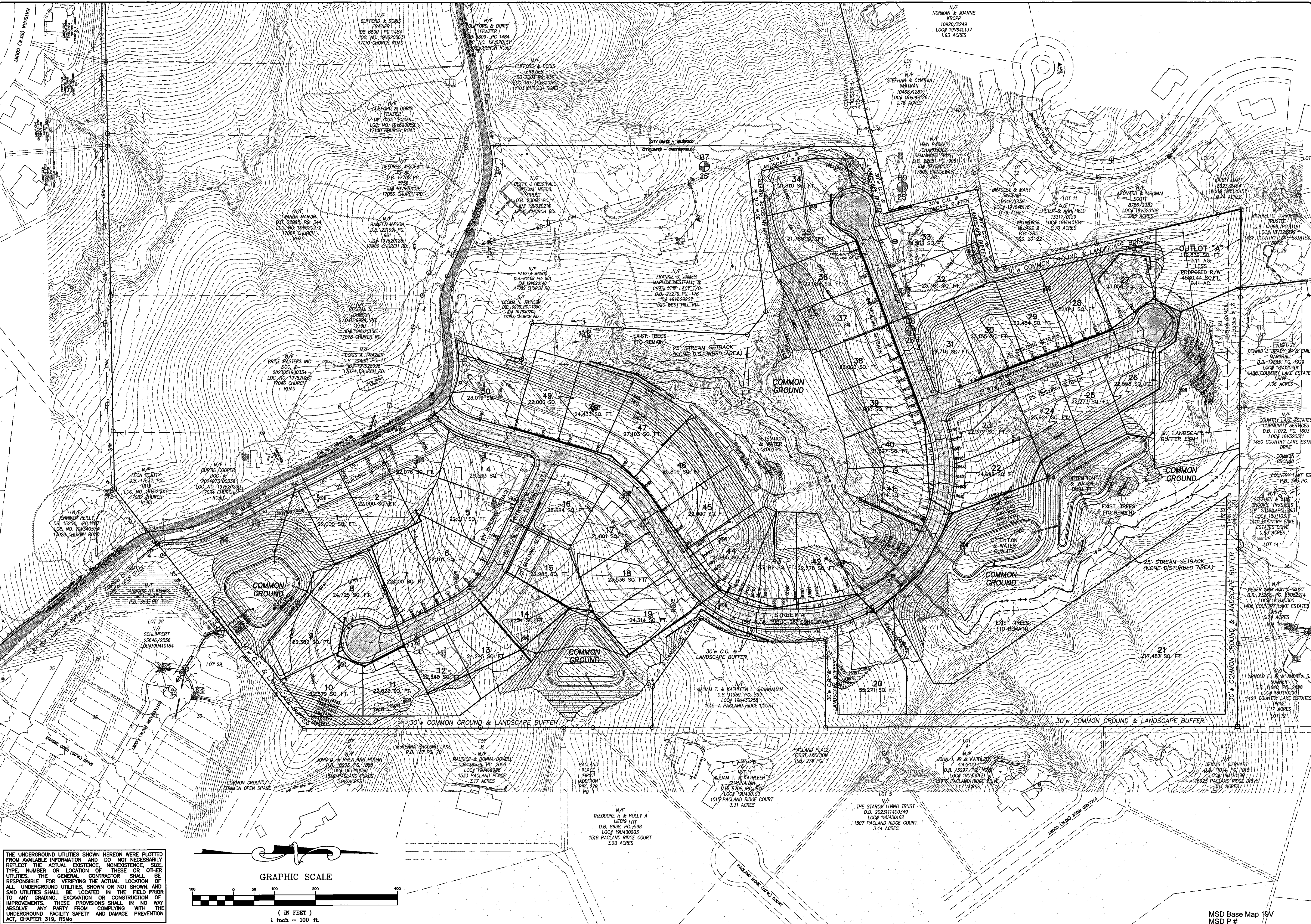
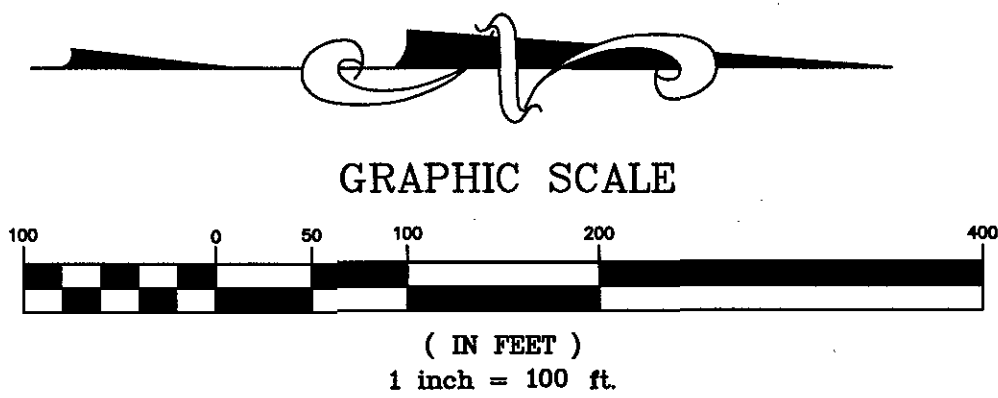


PRELIMINARY PLAN
Date: 10-24-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
23-08-226
Date
Oct. 24, 2025
Designed: MF
Sheet
Drawn: SL
Checked: 1.1
PRE

Drawing name: C:\Users\aludm\appdata\local\temp\AcadPlot\362416226.dwg (Chesapeake) Plot Date: Oct 14, 2025 - 11:59am Plotted by: aludm

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.



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

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

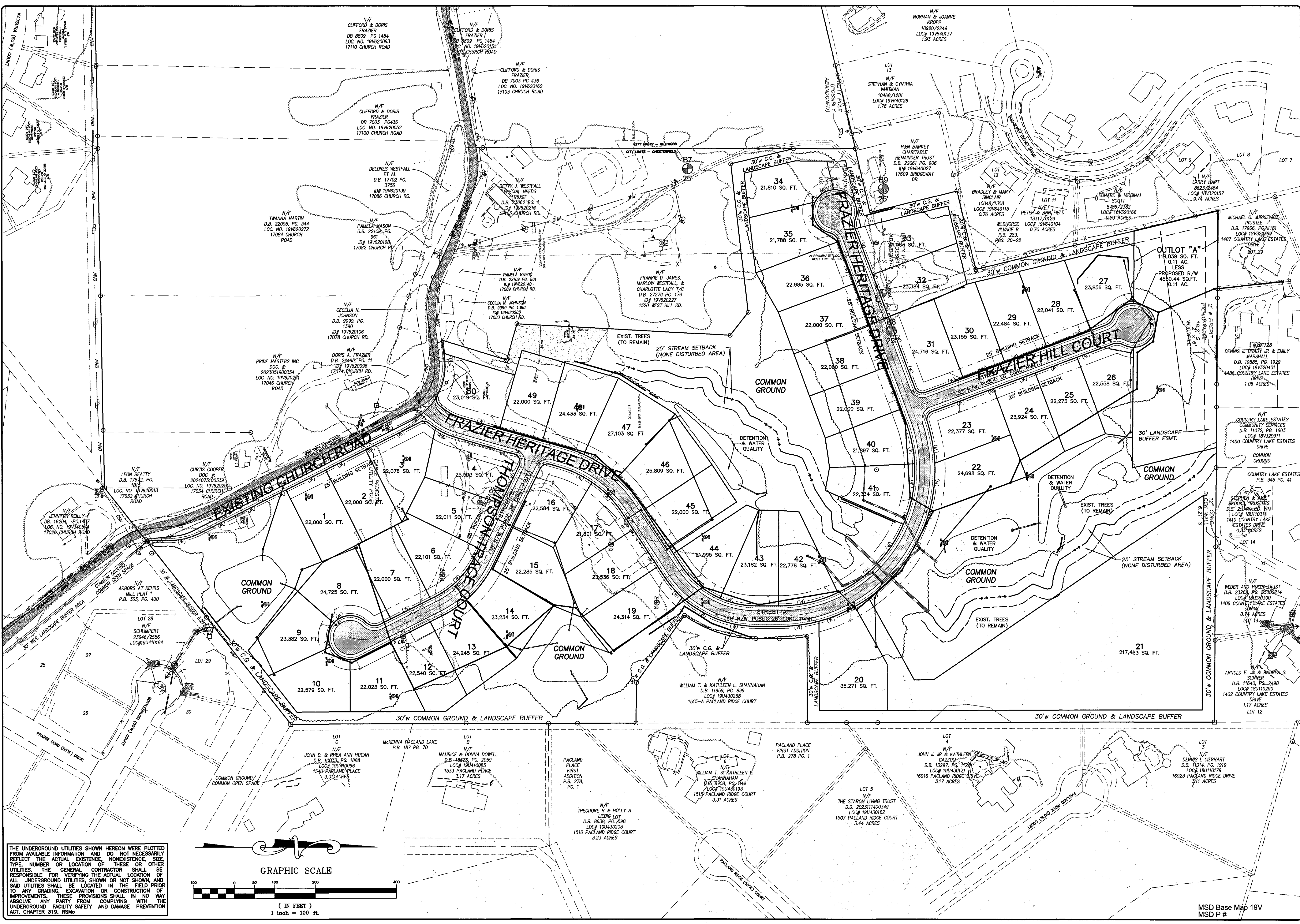
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-srv.com
Corporate Certificate of Authority #001348

Westland Acres
CHURCH ROAD
PRELIMINARY DEVELOPMENT PLAN
SITE / GRADING PLAN

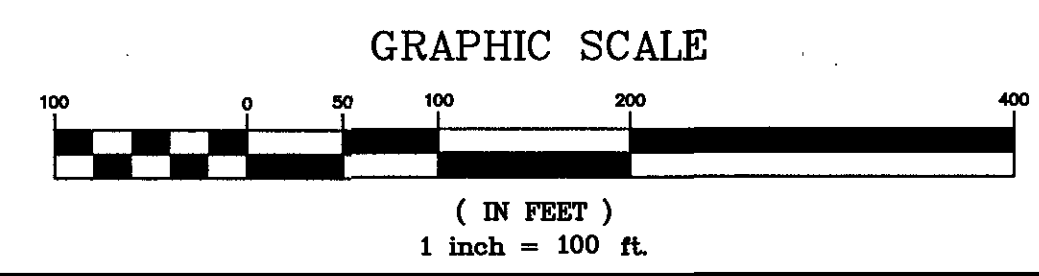
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Date: 10-14-2025
MICHAEL G. BOERING
License No. E-28643
Professional Engineer

Job Number
23-08-226
Date
Oct. 14, 2025
Designed: MF Sheet
Drawn: SL
Checked: PRE

MSD Base Map 19V
MSD P #



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ISSUE	REMARKS/DATE
1	07/16/2025 Initial Submittal
2	07/30/2025

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

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ENGINEERS & SURVEYORS
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Westland Acres
CHURCH ROAD
PRELIMINARY DEVELOPMENT PLAN
SITE PLAN

PRELIMINARY PLAN
Date: 10 - 14 - 2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

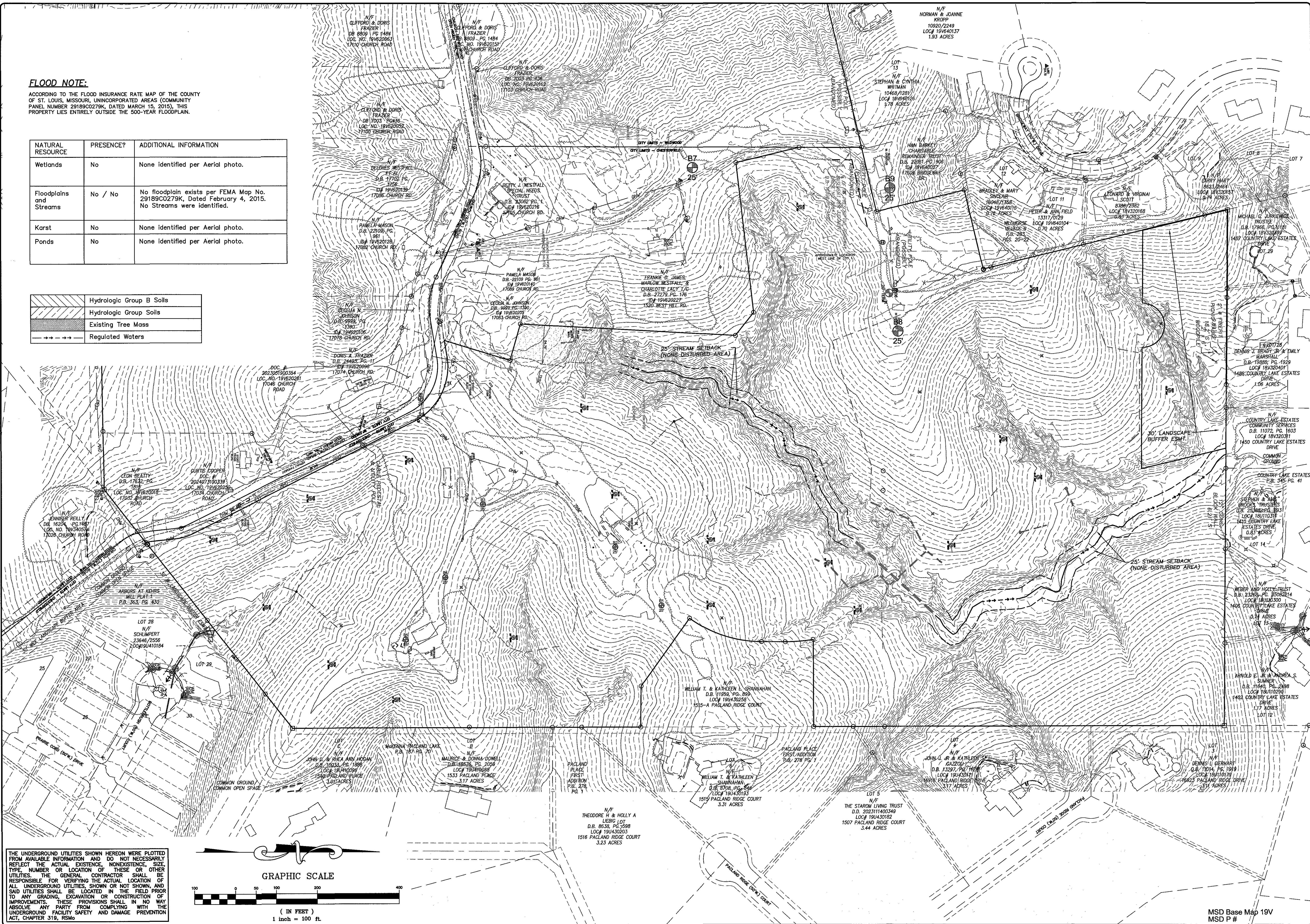
Job Number
23-08-226
Date
Oct. 14, 2025
Designed: MF Sheet
Drawn: SL **3.1**
Checked: PRE

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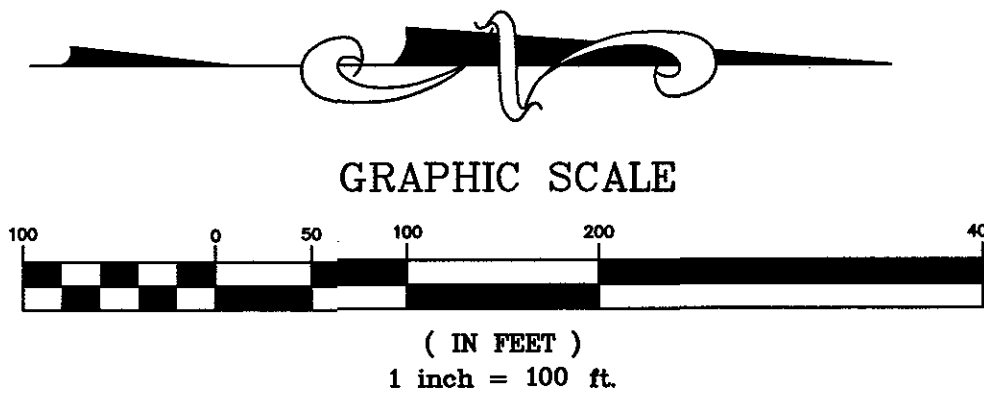
FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

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



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.



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.
ENGINEERS & SURVEYORS
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www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Westland Acres
CHURCH ROAD
PRELIMINARY DEVELOPMENT PLAN
NATURAL RESOURCES MAP

The Professional Engineer's seal and signature shall be in the upper right corner of this sheet. All drawings, instruments or other documents not exhibiting the seal and signature of the engineer and the engineer's approval shall be void and of no legal effect. The engineer's approval shall be void and of no legal effect if the engineer's seal or signature is not present on the drawing or documents not exhibiting the seal and signature.

PRELIMINARY PLAN
Date: 10-14-2025
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
23-08-226
Date
Oct. 14, 2025
Designed: MF Sheet
Drawn: SL **4.1**
Checked: PRE

MSD Base Map 19V
MSD P #

Isaak Simmers

From: Ryan Schlimpert <rschlimp@hotmail.com>
Sent: Wednesday, September 03, 2025 8:20 AM
To: Isaak Simmers
Subject: Re: Ryan Schlimpert Inquiry
Attachments: 123_1.jpeg; 123_1.jpeg; 123_1.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Isaac,

If you haven't seen this, I'd like to add this to the concerns about the trucking company! These are pics of a truck that wrecked in to our subdivision pond. Kids are frequently fishing, biking, etc. in this area, not to mention the environmental hazard.

Thanks,
Ryan

From: Isaak Simmers <isimmers@chesterfield.mo.us>
Sent: Thursday, August 21, 2025 10:43 AM
To: Ryan Schlimpert <rschlimp@hotmail.com>
Subject: RE: Ryan Schlimpert Inquiry

Received, thank you Ryan. Your email will be saved in the development folder and provided to the Commission Members the Date of the Public Hearing.

Best,

Isaak Simmers
City Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4745
Email: isimmers@chesterfield.mo.us



From: Ryan Schlimpert <rschlimp@hotmail.com>
Sent: Thursday, August 21, 2025 12:41 PM
To: Isaak Simmers <isimmers@chesterfield.mo.us>
Subject: Re: Ryan Schlimpert Inquiry





Isaak Simmers

From: Isaak Simmers
Sent: Tuesday, August 26, 2025 11:56 AM
To: John J. Gazzoli; Merrell Hansen; Gary Budoor
Cc: wts@theshannair.com; cottrellfox@icloud.com
Subject: RE: Westland Acres

Received, thanks John.

Best,

Isaak Simmers
City Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636.537.4745
Email: isimmers@chesterfield.mo.us



From: John J. Gazzoli <JGazzoli@rgsz.com>
Sent: Tuesday, August 26, 2025 11:55 AM
To: Isaak Simmers <isimmers@chesterfield.mo.us>; Merrell Hansen <MHansen@chesterfield.mo.us>; Gary Budoor <GBudoor@chesterfield.mo.us>
Cc: wts@theshannair.com; cottrellfox@icloud.com
Subject: Westland Acres

Isaak/Merrell/Gary: attached is a communication from our lotowner Dan Hogan which was sent to DNR, for the file.

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.rosenblumgoldenherish.com



From: Bill Shannahan <wts@theshannair.com>
Sent: Monday, August 25, 2025 8:48 AM
To: John J. Gazzoli <JGazzoli@rgsz.com>; Fox Cottrell <cottrellfox@icloud.com>
Subject: FW: Westland Acres

 Open  8/25/25 1:14:36 AM

There is a current proposal for a planned residential development of approx. 60 acres of the church rd. Property in Chesterfield which has been used as a dump for many years. This could lead to an ecosystem disaster for the surrounding area involving pollution of adjacent wells and the natural drainage into the adjacent Mckenna/Pacland lake. It will also negatively impact existing forestation and traffic flow as well as the existing wildlife populations and would require a change in zoning of the existing property from three+ acres to a high density Planned residential development which is NOT in keeping with the City's so-called Preservation of the existing "Green Zones" as outlined In their existing long term master plan! There is local justifiable outrage over this "scorched earth" proposal and we feel that there needs to be "in depth" studies of this proposals impact on the surrounding areas (such as requiring a stage three environmental study) as well as assessing the aforementioned impact of such a proposal on wildlife, erosion , water/sediment runoff and irreperable damage to the ecosystem effecting both the present and future generations of Chesterfield residents. Please take a very close hard look at this proposal!

Thank you.

Stay up to date on this request and discover more services

Isaak Simmers

From: Chrissy Jurkiewicz <chriss.jurkie@gmail.com>
Sent: Thursday, August 28, 2025 4:41 PM
To: Isaak Simmers
Subject: Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Chrissy Jurkiewicz. My husband and I have lived in Country Lake Estates for 17 years.

A plan has emerged to develop a property behind us known as Outlot A as well as a new subdivision (Westland Acres). The people involved in both proposed plans and their roles are unclear.

At first glance, it appeared that only our lot would be affected. In reality, much more is involved. This plan will greatly affect the residents of Country Lake Estates as well as the residents in the Wildhorse subdivision. The plan for Outlot A changes daily. Is the owner of Outlot A the developer of that property or is it Provision Land Development? Are one or more of these "developers" tapping into the sewer system of Country Lake Estates? How did that happen? How did variances appear out of nowhere? And, where will the access road be?

The request for a zone change from a "E-1/2" Estate District to a "PUD" (Planned Unit Development) is on the agenda tonight. That is a very bad idea. PUDs are known to lack substance.

They allow mixed use developments (apartments, commercial, retail, villas, etc.). They allow a lot of leeway. Plans can change and so can the players.

Country Lake Estates is a Planned Environmental Unit (PUE). This designation purposely implies protecting the environment! Plants, trees, shrubs, slope, soil, and water flow are important vital parts of planning for beautiful healthy neighborhoods.

The city of Chesterfield has always been known for excellent planning. Please continue on that path! Create communities that can age well and bring in large tax revenues.

Please protect the trees and do not disturb the land. Use landscape buffers where needed to define community borders and to add beauty. Preserve our green space and let us continue to enjoy the land we bought long ago.

Please do NOT support this zone change to a PUD! It will be disastrous! A loss of property value is sure to follow in both the Wildhorse and Country Lake Estate subdivisions!

Sent from my iPhone

ArcGIS Web AppBuilder



October 27, 2025

Mr. Isaak Simmers, City Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
isimmers@chesterfield.mo.us



RE: Notice of Intent to Sell Properties and Demand for Immediate Cessation of Unauthorized Use

Dear Mr. Simmers,

I am writing as the sole owner of the properties located at 17082 and 17089 Church Road, Wildwood and Chesterfield, Missouri, to formally notify you of my intent to sell both parcels. Attached are copies of the deeds to show ownership. This correspondence also serves to address ongoing unauthorized use and trespass on said properties by Westfall Hauling Inc., operated by Mr. Perez Moungo.

The aforementioned properties are legally owned by me, Pamela Mason. All ownership rights and responsibilities are held in accordance with Missouri state law and local ordinances.

It has come to my attention that Westfall Hauling Inc., under the direction of Mr. Perez Moungo, has conducted unauthorized activities on these premises, including the storage of equipment and routine access without my consent. Such actions constitute trespass and have resulted in a measurable negative impact on the value and integrity of the properties.

As established under Missouri Real Estate Law, specifically RSMo Section 523.010 et seq. and RSMo Section 569.140, property owners are entitled to exclusive possession and protection from unauthorized entry and use. Trespass, as defined in RSMo Section 569.140, is unlawful and actionable. The ongoing infringement upon my ownership rights is in direct violation of these statutes

I hereby demand that Westfall Hauling Inc. and any associated parties immediately cease all unauthorized use, access, and occupation of the properties located at 17082 and 17089 Church Road. All equipment, vehicles, and materials belonging to Westfall Hauling Inc. must be removed no later than ten (10) calendar days from the date of this letter.

This letter also serves as formal notice of my intent to sell the properties in question. All parties are advised to refrain from any actions or encumbrances that may interfere with the sale process or further infringe upon my legal rights as owner.

Please be advised that I expressly reserve all rights to pursue legal action, including but not limited to claims for damages and injunctive relief, should the unauthorized use and trespass continue past the deadline specified above or if any further infringement upon my ownership rights occurs.

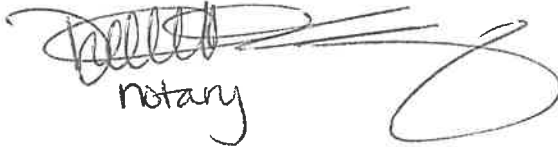
I trust that you will treat this matter with the seriousness it warrants and act promptly to ensure full compliance. If you have any questions or wish to discuss this matter, please contact me directly at the information provided above.

Respectfully,



Pamela Mason
655 Big Bend Dr.
Wentzville, MO 63385
PamelaMason.FS@gmail.com
636-328-4590

Attachments (4 pages)



notary

DEBORAH ANN CHAVEZ
Notary Public - Notary Seal
State of Missouri
Commissioned for Lincoln County
My Commission Expires: April 23, 2028
Commission Number: 20974837