



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE**

**THURSDAY, NOVEMBER 20, 2025
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 6, 2025 Planning and Public Works Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. P.Z. 05-2025 Westland Acres (Provision Land Development, LLC): A request to rezone from an "E-1/2" Estates District and "NU" Non-Urban District to a new "PUD" Planned Unit Development for 56.31 acres of land located north of Strecker Road and east of Church Road. (Ward 4)

B. Public Street Acceptance – Tara Ridge

C. I-64 and Long Road Interchange/North Outer Forty Extension

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee 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 & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



I.A

RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

November 6, 2025

Chairperson Hansen called the meeting to order at 5:02 p.m.

PRESENT

Chairperson Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Lane Koch, Ward III
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Jeff Tegethoff, CRG
Chris McKee, CRG
Natasha Das, CRG

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the October 23, 2025 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Public Street Acceptance – Spirit Valley Business Park II

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of Spirit Valley Business Park II. As part of the inspection, staff determined the following street meets the City of Chesterfield's design and construction standards for acceptance as public streets: Spirit Valley West Drive.

Councilmember Mastorakos asked a question about the location of the street, which was answered by Mr. Eckrich.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval of Public Street Acceptance – Spirit Valley Business Park II. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council for consideration of the ordinance accepting these as public streets.

Arbors at Kehrs Mill Traffic Control Request

Mr. Eckrich outlined a request from the Arbors at Kehrs Mill Subdivision regarding traffic concerns in and around the subdivision. On behalf of the subdivision, Richard Gerber is requesting that the City consider constructing a gate on Prairie Cord Drive near Church Road to restrict “cut-through traffic.” The subdivision is also requesting that the City construct improvements to the entrance/exit on Bottlebrush Drive near Kehrs Mill Road. These requests are contained in an email from Mr. Gerber which was included in the meeting packet.

Chair Hansen asked that these be broken into two requests, with the access from Kehrs Mill addressed first. Mr. Eckrich explained that Kehrs Mill Road is a County maintained road and that the entrance met standards when the subdivision was accepted five years ago. He explained that an analysis of this intersection could be done fairly easily, with a traffic count and a review of geometric considerations. Concerns were also raised about traffic safety and whether a modification would simply allow motorists to turn into the subdivision at a higher rate of speed. There was no consensus from the Committee on any need for action to be taken at this time.

Next, the idea of a gate was discussed. Mr. Eckrich explained the concern about cut-through traffic, and why cars traveling east of Strecker Road may choose to use the Arbors at Kehrs Mill as a cut-through. Discussion was held how the development of Westland Acres may make this even more attractive as a cut-through. Councilmember Monachella stated that the true impact of cut-through traffic from Westland Acres cannot be known until that development is constructed.

Mr. Eckrich stated that the City staff will not take action on studying a potential gate on a public street unless directed by PPW or City Council. Mr. Eckrich stated that he anticipated all work to be completed with in-house engineering staff. He went into detail of what could be reviewed, including speed, traffic counts, roadway modifications, construction of a gate, location of a gate, other options, and policy impacts. He stated that this would be a substantial amount of work, but that it could/would be done if directed by the Committee. Councilmember Koch asked for an estimate of the staff time for such a study. Mr. Eckrich responded that he could not provide an estimate at this time.

Councilmembers Mastorakos, Monachella, and Koch stated that they were concerned about studying a gate on public streets and the precedent it might set for their wards. Councilmember Koch questioned if gates could be installed on public streets. Mr. Eckrich explained the difference in a closed/emergency gate – the request- and an access gate. He stated that a private access gate could not be constructed on a public street without City Council revising its policies.

Councilmember Mastorakos' questions suggested that the subdivision take greater responsibility for this matter and that perhaps the subdivision should fund a study of this matter. Mr. Eckrich responded that any action taken on the public streets must be approved by the City, and that it would be more appropriate for Public Works Staff to study this matter since it impacts the City policies.

Mr. Eckrich stated that the Committee has three options: take no action, direct a study, or postpone the decision to another date. Chair Hansen stated that she was torn on this matter. She does understand the problem and the impact future development could have on area subdivisions. She stated that she would be willing to meet further with subdivision representatives. Mr. Eckrich stated that he was also willing to meet, but that no action can be taken unless directed by the Planning and Public Works Committee.

Additional discussion was held. There was a consensus that this matter should not be denied, but that action should not be taken until development of Westland Acres occurs. Councilmember Monachella made a motion, seconded by Chair Hansen, to postpone consideration of this matter until the issue is brought up in the future by someone on the Planning and Public Works Committee. A vote was taken with a result of 3-1 with Chair Hansen voting nay. The motion was declared passed. This matter does not move forward to City Council and will not be placed on a future agenda until such time as such action is directed by a member of the Planning and Public Works Committee.

UNFINISHED BUSINESS

Chesterfield Regional TIF – RPA-2 Proposed Redevelopment Agreement

Revisiting a discussion from the October 23 Planning and Public Works Committee meeting, Chris McKee of CRG presented multiple parking options for the Wildhorse Village redevelopment, detailing various garage sizes, configurations, and their financial implications. He emphasized the need for a cost-effective and efficient solution, while Chair Hansen and others highlighted the importance of balancing parking capacity with future growth and community needs.

Mr. McKee also discussed project delays caused by a state auditor investigation and requested more time to complete the work. Chair Hansen questioned the need for additional extensions and urged a comprehensive review before moving forward. Chair Hansen suggested gathering input from the entire Council and conducting a detailed parking study to determine optimal garage

sizing, as members voiced concerns about business impacts, tax revenue, and the garage's location.

Concerns were also raised about the project's slow progress, financial risk, and potential for the garage to become an eyesore. CRG representatives referenced past efforts to attract a major corporate headquarters, which failed due to financing issues, underscoring the need for a more integrated and visually appealing design near the park entrance.

CRG representative Mr. Tegethoff emphasized the need for additional time, stating that his team has the resources to conduct the necessary studies from both architectural and cost perspectives. He affirmed their shared goal of creating the best and most activated site possible, noting that a future-proof, modern, and relevant development would maximize property values and tax revenue. Throughout the discussion, councilmembers agreed on the importance of getting the project right, even if it required more time, recognizing the potential ripple effects on other developers, bond sales, and overall community perception. They stressed the need for careful consideration of both the economic and aesthetic impacts before moving forward.

Mr. Wyse supported holding a dedicated working session to address the project's complexities, and Mr. McKee offered to share detailed studies for greater transparency. Chair Hansen closed by emphasizing the need for Council input and a thorough understanding of the project before proceeding.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to move the issue forward to City Council and for Mr. Wyse to work with the City Administrator to schedule a special Planning and Public Works Committee of the Whole meeting to discuss the issue. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

James A. Eckrich, PE
Director of Public Works / City Engineer

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Isaak Simmers, City Planner

Date: November 20, 2025

RE: **P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** A request to rezone from an “E-1/2” Estates District and “NU” Non-Urban District to a new “PUD” Planned Unit Development for 56.31 acres of land located north of Strecker Road and east of Church Road.

Summary

The petitioner, Provision Land Development, LLC, has requested a change in zoning from the “E1/2” Estates District and “NU” Non-Urban District to a new “PUD” Planned Unit Development for 56.31 acres of land located 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.

A Public Hearing was held on August 25, 2025. At that time, the Planning Commission and the public expressed concerns regarding the potential environmental impact of the development and the development criteria for future Outlot A. The lack of proposed amenities was the primary concern raised during the Public Hearing and was discussed extensively again during the Planning Commission meeting held on November 10, 2025.

During the meeting, the applicant’s legal representative requested a change to the language in Attachment A for consistency with the language in the Unified Development Code. Ultimately, the City of Chesterfield Planning Commission voted to recommend approval, with the condition that the language in Attachment A, Page 3, Section J, Number 4, be removed and revised to refer to City Code Section 405.03.090, Streets. The motion passed by a vote of 5 to 4.

Attachment A, Page 3, Section J, Number 4 that was presented to the Planning Commission on November 10, 2025:

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.

Attachment A, Page 3, Section J, Number 4 that has been revised following the Planning Commission meeting held November 10, 2025.

4. Improvements to Church Road shall be as required by City Code Section 405.03.090 Streets

A full description of the request, site history, preliminary development plat, and staff analysis pertaining to the petition may be found in the August 25, 2025 and November 10, 2025 staff reports attached to this memo.

Attachments

1. Planning Commission Vote Report
2. Public Hearing Report
3. Attachment A
4. PH Issues Response Letter
5. Narrative Statement
6. EOI Summary
7. Preliminary Development Plan
8. Letters from Public

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.

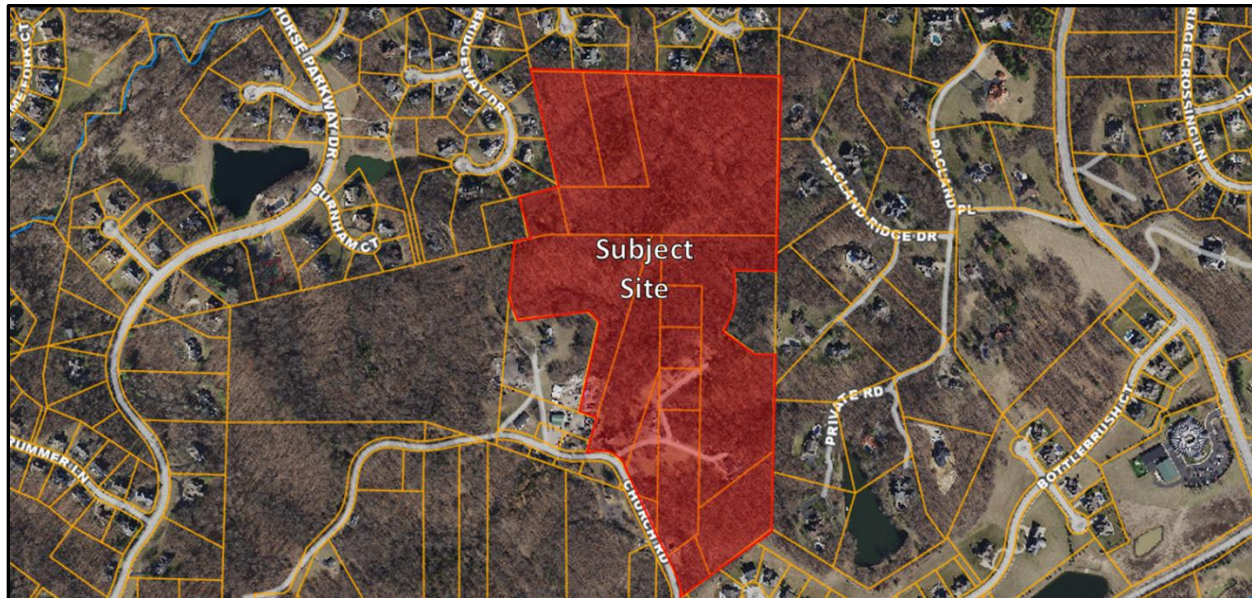


Figure 1: Subject Site

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

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Public Hearing Report

Meeting Date: August 25, 2025

From: Isaak Simmers, Planner

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PROPOSAL SUMMARY

Sterling Engineering, on behalf of Provision 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.

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.

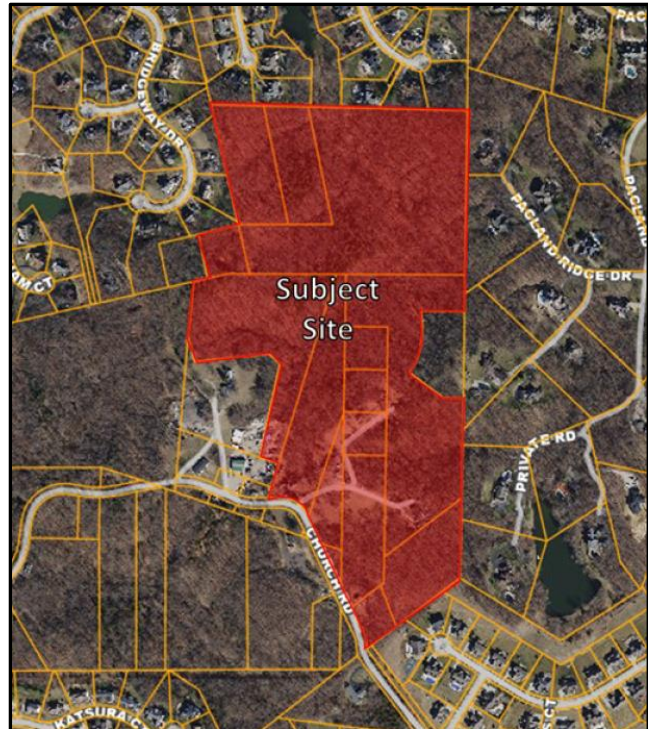


Figure 1: Subject Site

ZONING & LAND USE

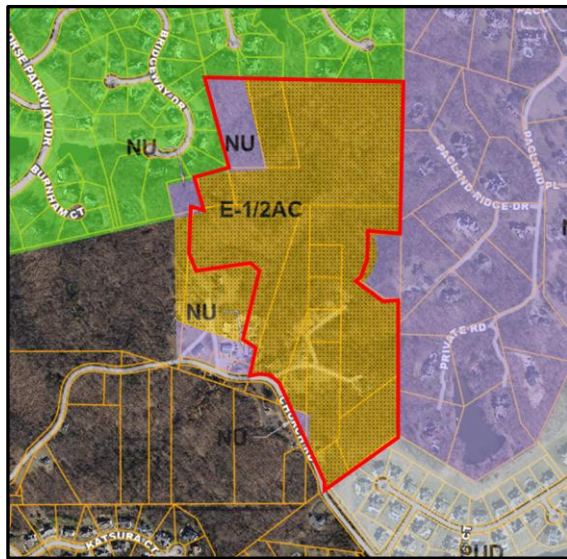


Figure 2: Zoning Map

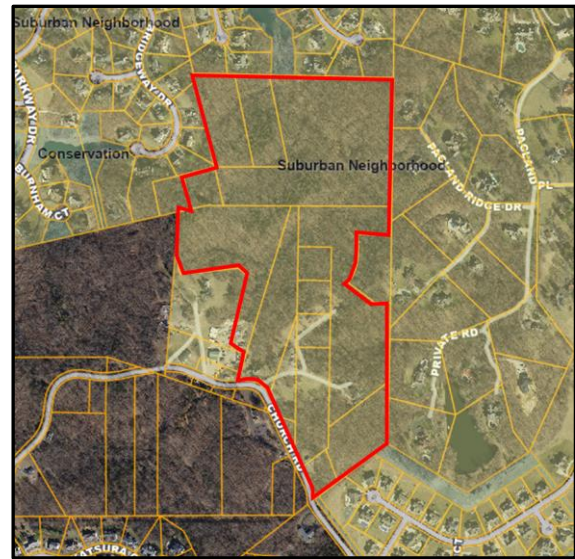


Figure 3: Land Use Map

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" Residence 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 perimeter 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.

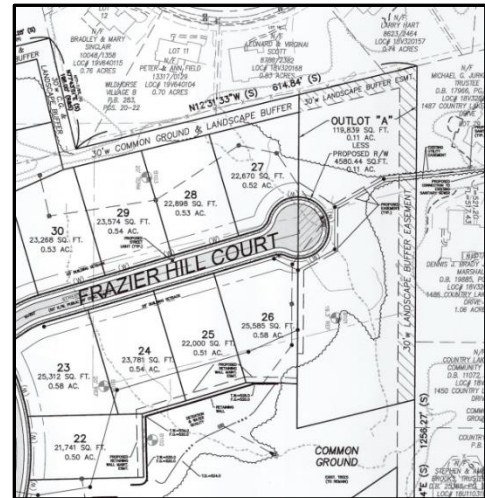


Figure 5: Preliminary Plan (Partial) "Outlot A"

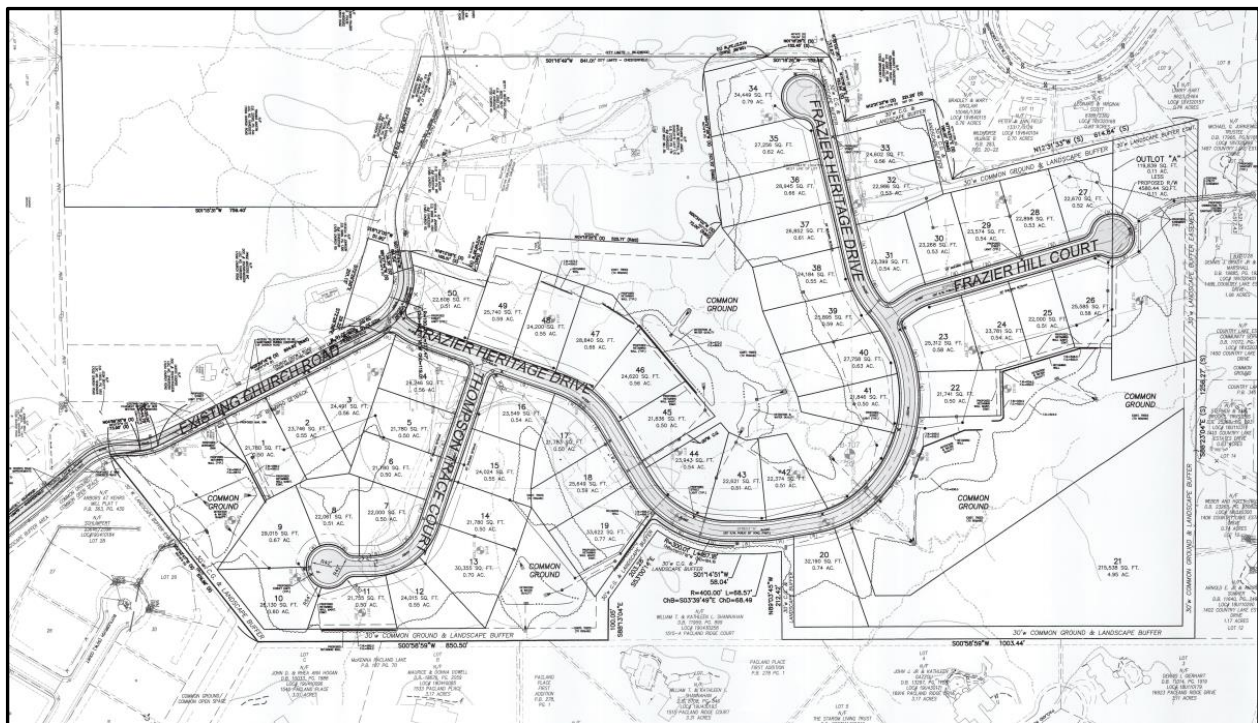


Figure 6: Preliminary Plan

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

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. Improvements to Church Road shall be as required by City Code Section 405.03.090 Streets.

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.



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

16150 Main Circle Drive
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

Mr. Simmers
City Of Chesterfield
P.Z. 05-2025 Westland Acres
October 13, 2025
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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

Mr. Simmers
City Of Chesterfield
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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 flourish extending to the right.

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



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.

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 expressly 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.

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, 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: $\frac{56.32 \text{ AC} \times 43,560 \text{ SQ.FT./AC.}}{(21,780 \text{ SQ.FT./LOT})} = 112.6$
 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

CLEARING DATA:

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

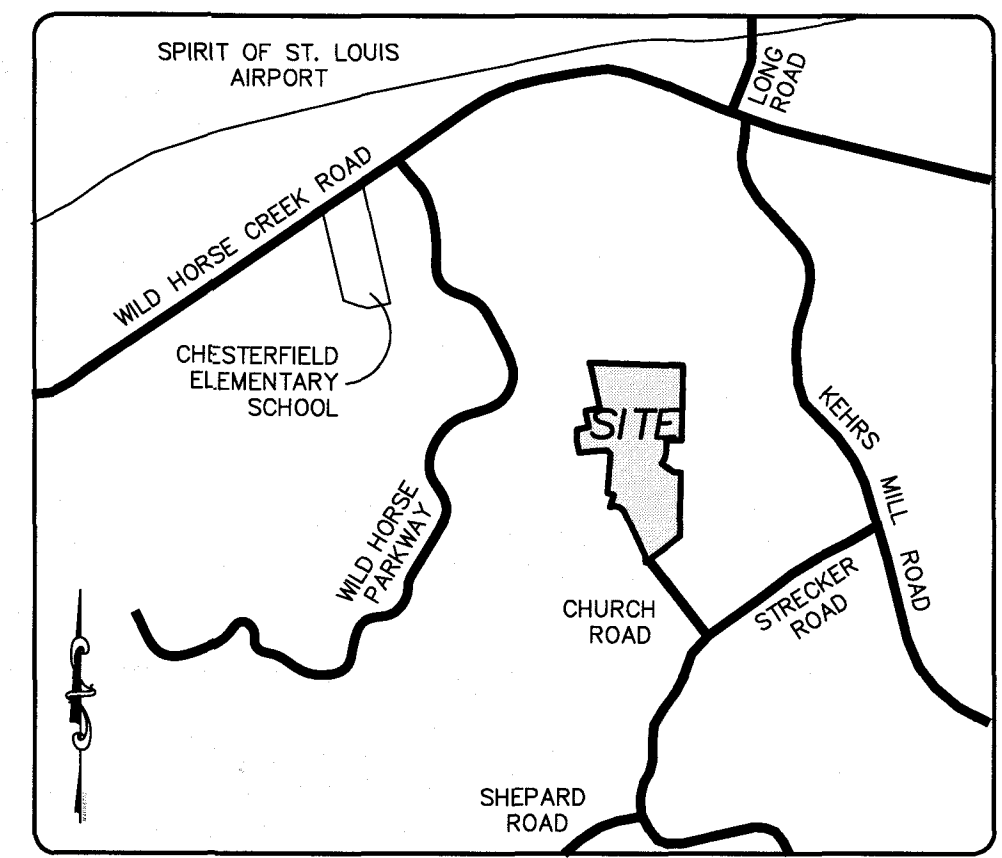
LOT DATA

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

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

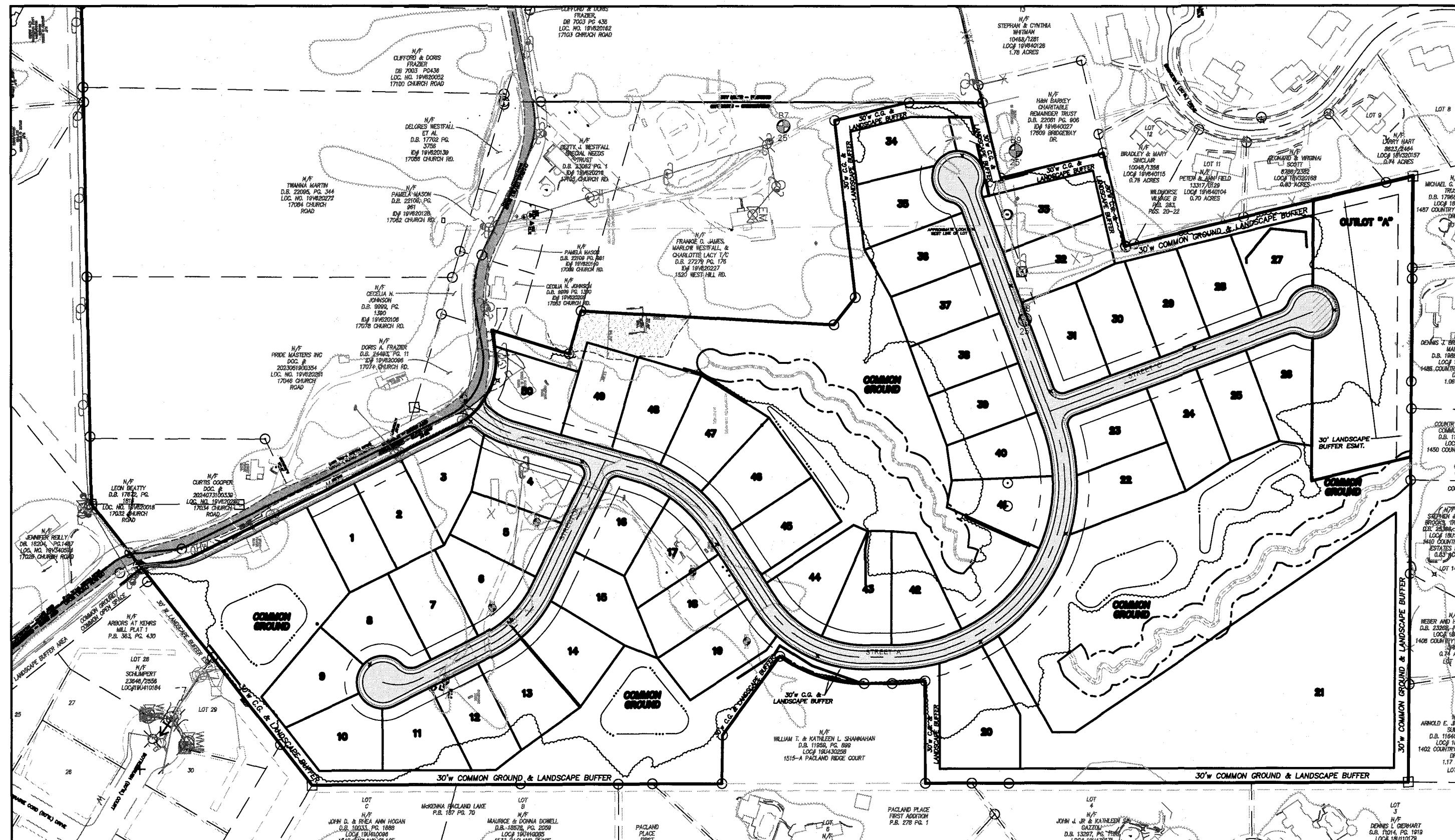
Preliminary Development Plan



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	
	FENCE	
	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)
	FLOW LINE	
	TO BE REMOVED	TBR
TC	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

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



MSD Base Map 19V
 MSD #

American Revolution LED Series 247L

PRODUCT OVERVIEW



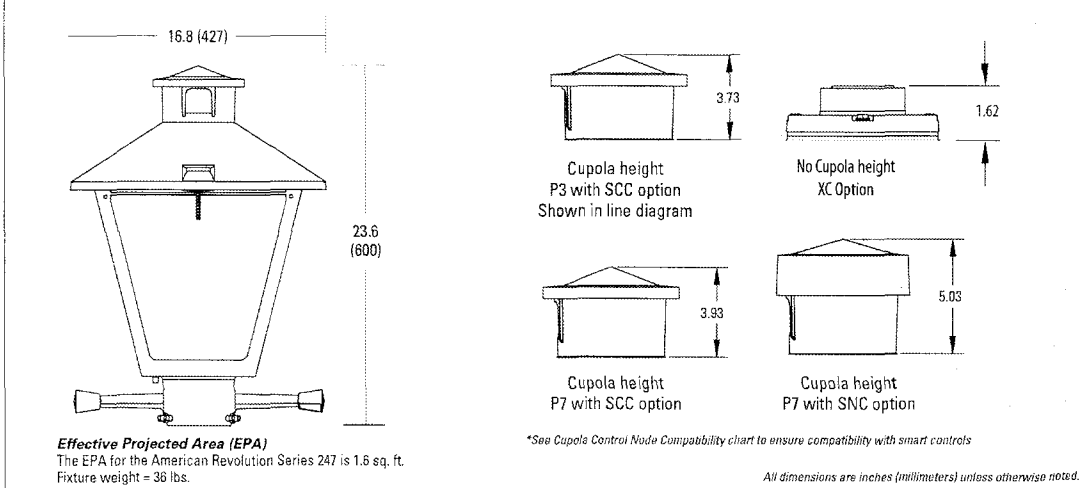
Features:

- Colonial LED luminaire, replaces up to 250W HID models for street and area lighting applications.
- Fitness (FL) LED performance packages deliver just the right amount of light for any given application up to 1000 lumens.
- Available in color temperature choices of 2700K, 3000K and 4000K.
- Four (4) deflected light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V.
- Available with acrylic or polycarbonate lens.
- Cast aluminum housing, engineered for sturdy lighting performance.
- Luminaire is rated for 3g vibration per ANSI C136.31.
- The cast aluminum lens features a finger level (FL) option and captive thumb screws for fast, easy electrical and optical chamber access.
- Standard paint finish is smooth glass.
- Housing is laser cut and designed for use with a 2" x 1/8" to 2" x 3/8" diameter lantern, and secured by three set screws.
- Raised LED and driver the greater than 100,000 hours at 25°C.
- Surge protection device (SPD) exceeds ANSI/IEEE E82.41-2002 Category C High Impulse (HAI) and ANSI C136.31-2016 Enhanced (EHW/A).
- 2000 Foot-candle ANSI/IES TM-4-2002 Category C High (H/W/A) and ANSI C136.3-2015 Extreme (E/W/A).
- Equipped with LED electronic 0-10V dimmable driver with DALI driver option.

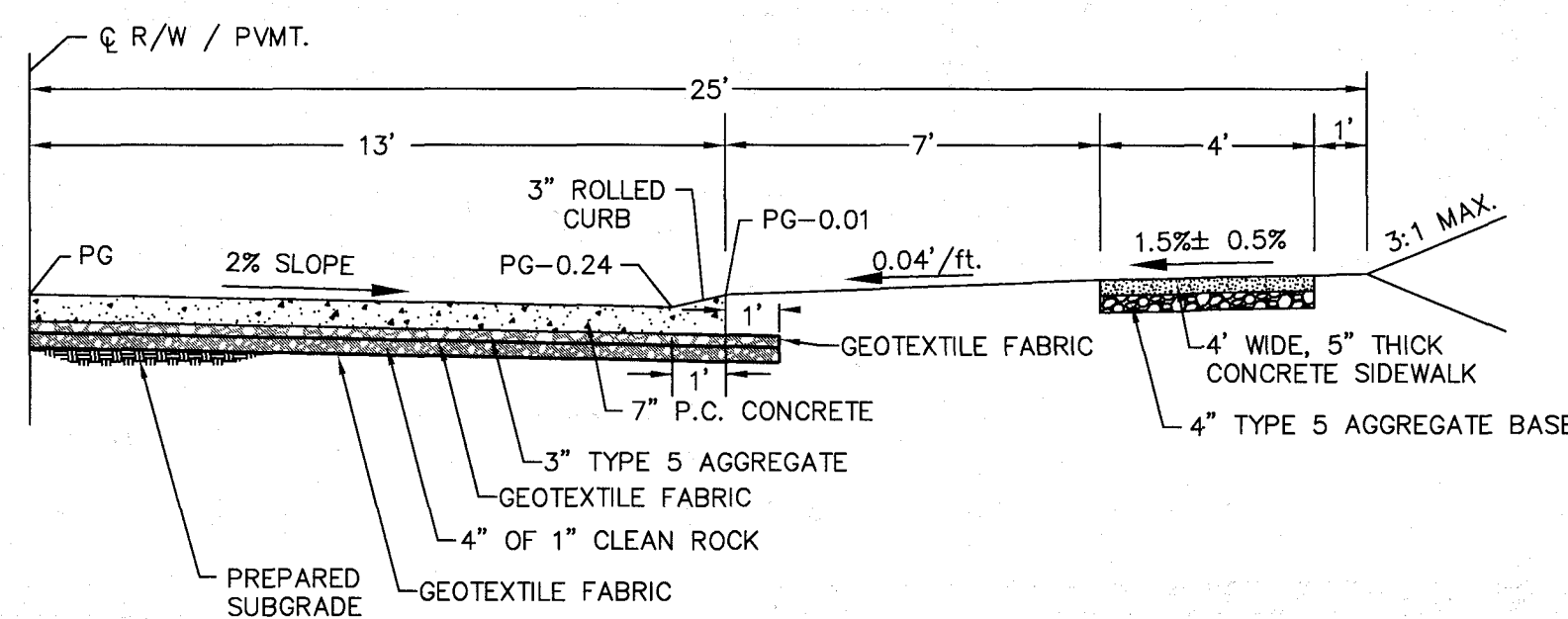
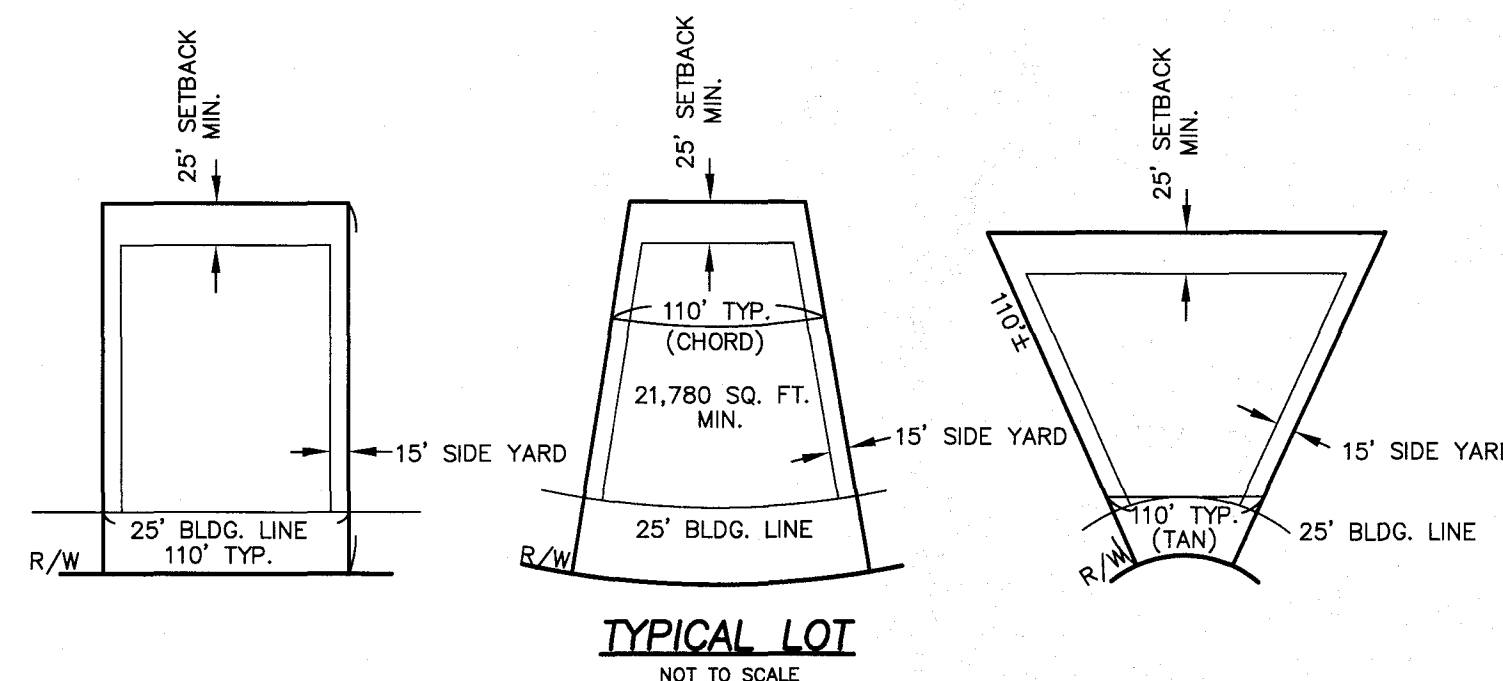
Standards:

- Complies with all applicable ANSI C136 standards.
- CSA Listed and suitable for up to 40°C ambient.
- Designs to UL 1591 (Type II) qualified product. Not all versions of this product may be UL qualified. Please check the UL Qualified Products List at www.ul.com/qpl. UL2256 to confirm which version is qualified.
- GOVERNMENT PROCUREMENT** - BAA - Buy American Act: Product with the BAA option qualifies as a domestic and produced under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under the provisions of the Buy American Act.
- BABA - Buy American Act: Product with the BAA option also qualifies as produced in the United States under the provisions of the Buy American Act.
- Please refer to www.aclite.com/baa for additional information.

DIMENSIONS



TYPICAL STREET LIGHT DETAIL



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

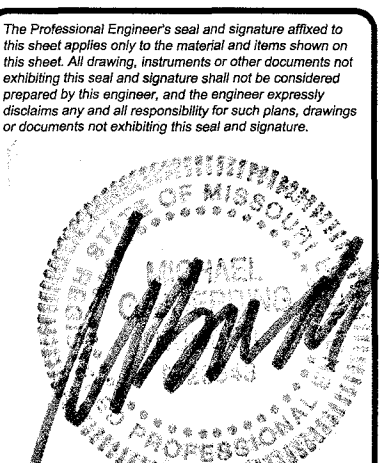
Drawing name: V:\2025\2025 Westland Acres\Drawings\Preliminary\Westland Acres (Chesterfield) (dwg) Plotted on: Oct 24, 2025 - 2:22pm Plotted by: slweiss

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 63088

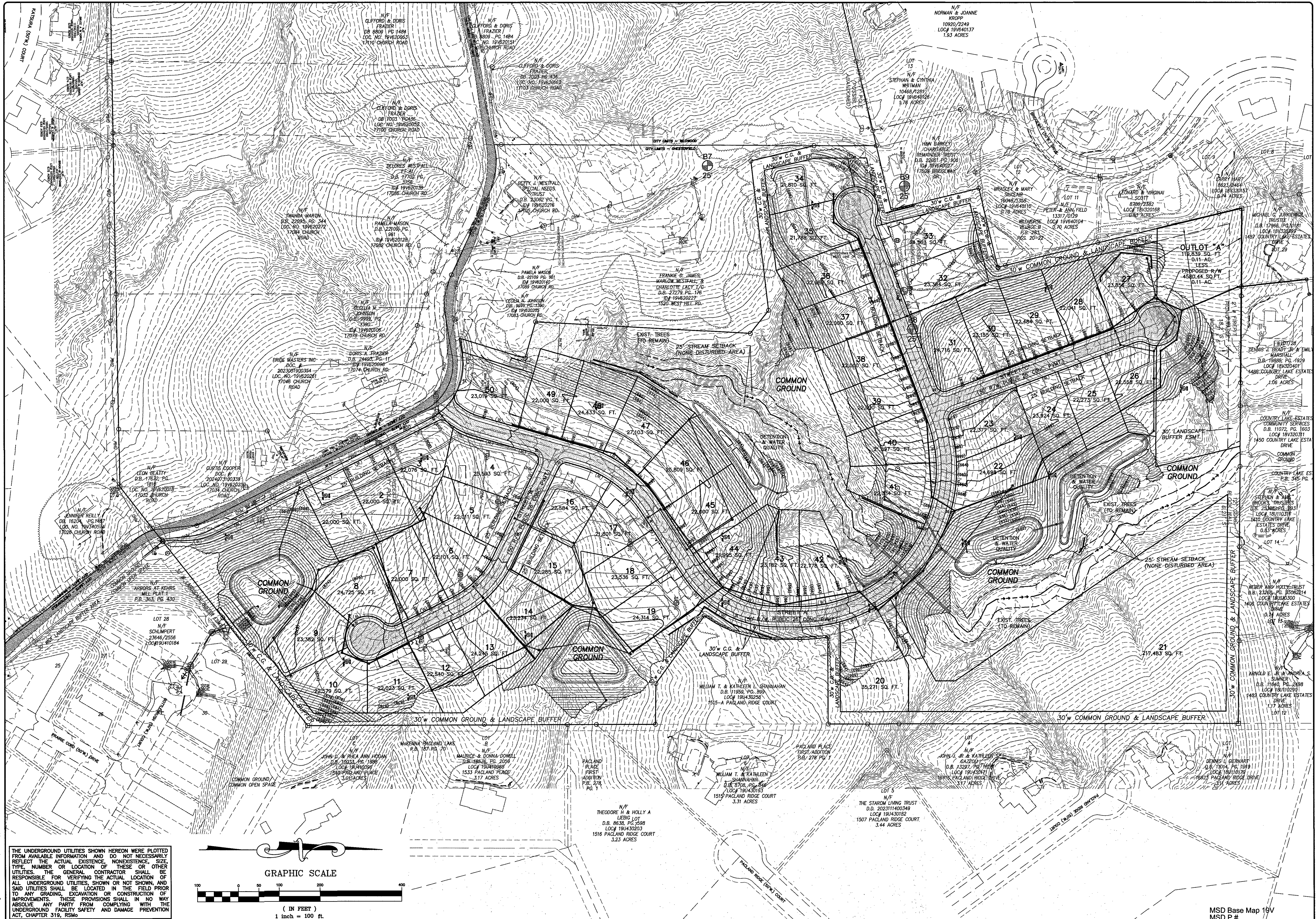
THE STERLING CO.
ENGINEERS & SURVEYORS
 5005 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-467-0440 Fax. 314-467-6944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Westland Acres
 CHURCH ROAD
 PRELIMINARY DEVELOPMENT PLAN
 COVER SHEET

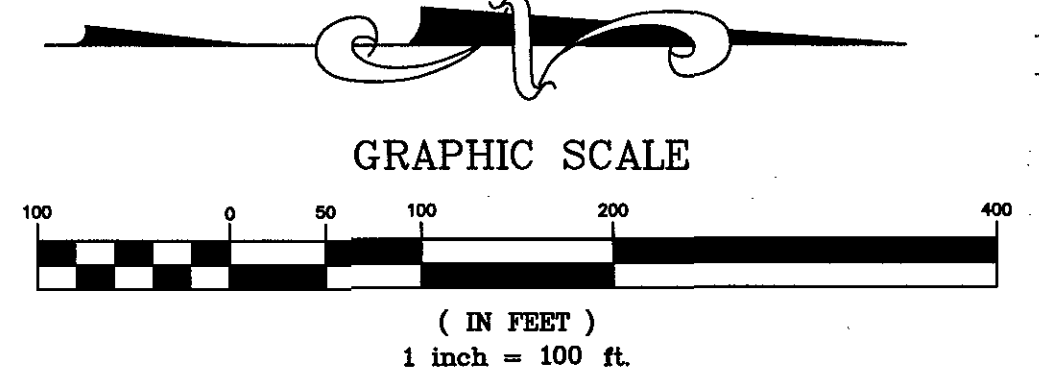


PRELIMINARY PLAN
 Date: 10-24-2025
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

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



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-survey.com
 Corporate Certificate of Authority #001348

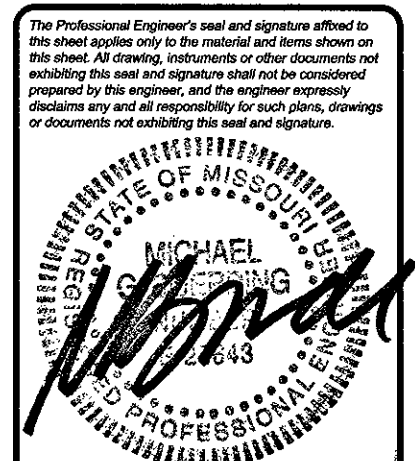
Westland Acres
 CHURCH ROAD
 PRELIMINARY DEVELOPMENT PLAN
 SITE / GRADING PLAN

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

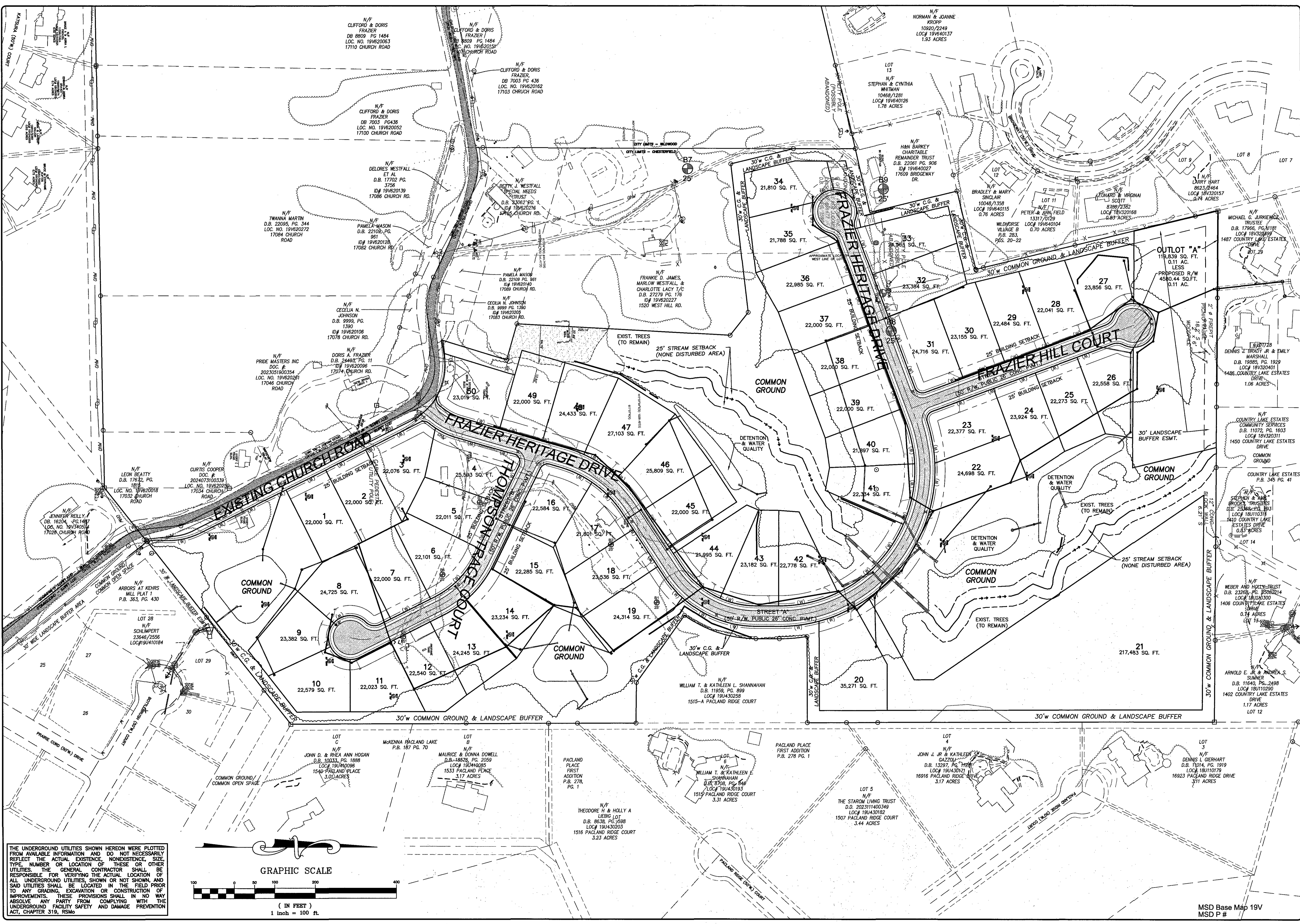
Job Number
23-08-226

Date
Oct. 14, 2025

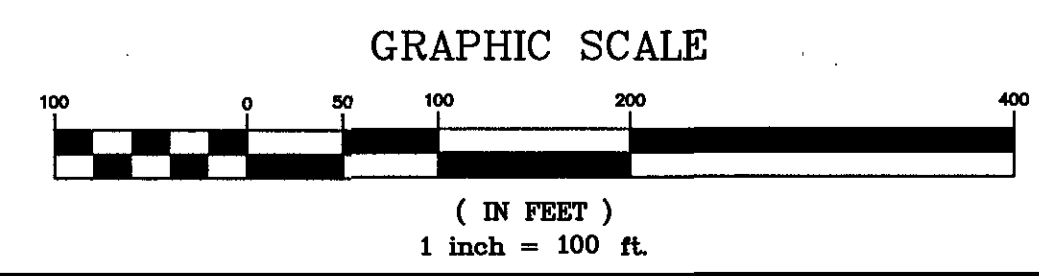
Designed: MF Sheet
 Drawn: SL **2.1**
 Checked: PRE



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

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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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

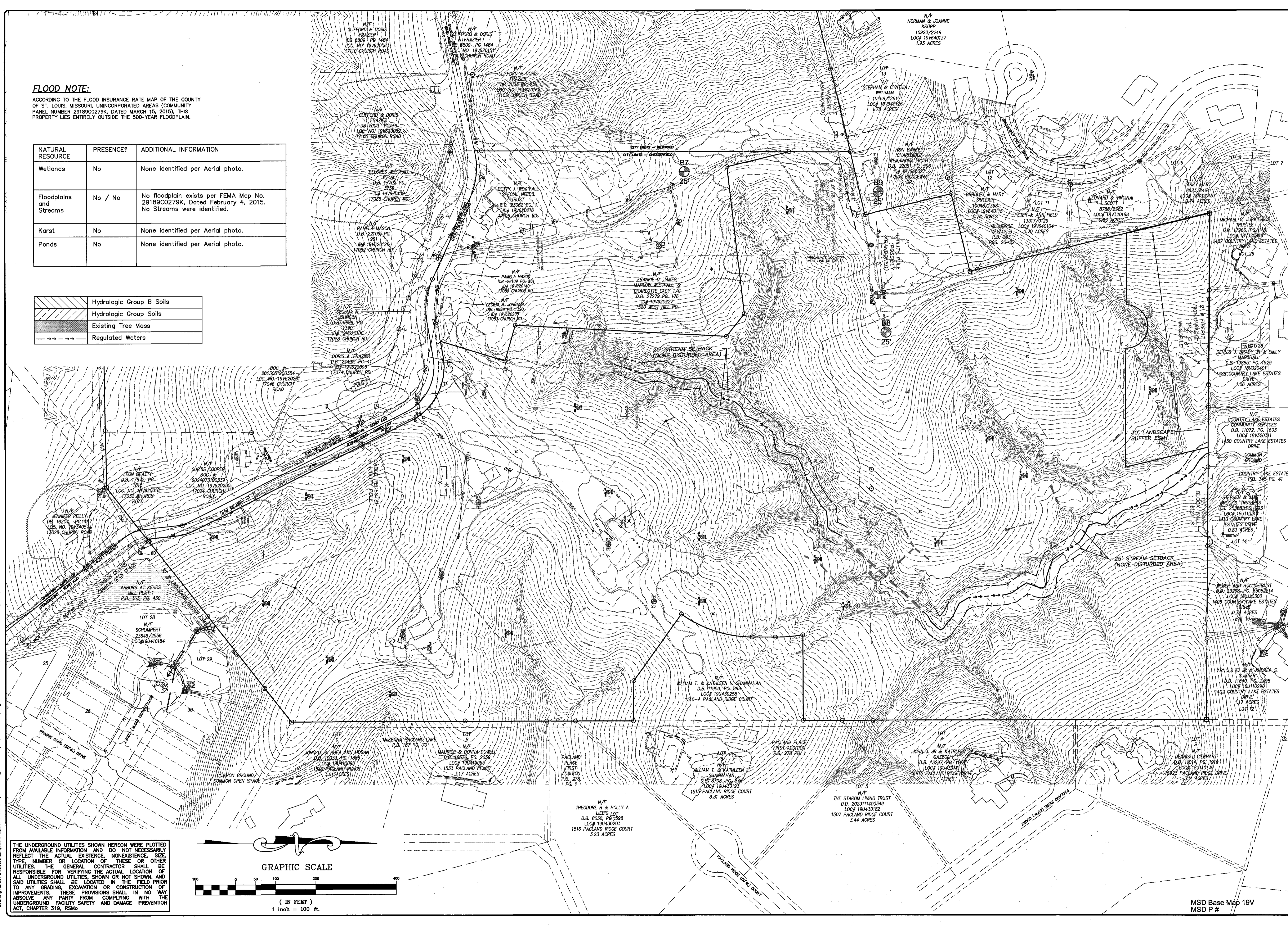
Job Number
23-08-226
 Date
Oct. 14, 2025
 Designed: MF Sheet
 Drawn: SL **3.1**
 Checked: PRE

MSD Base Map 19V
 MSD P #

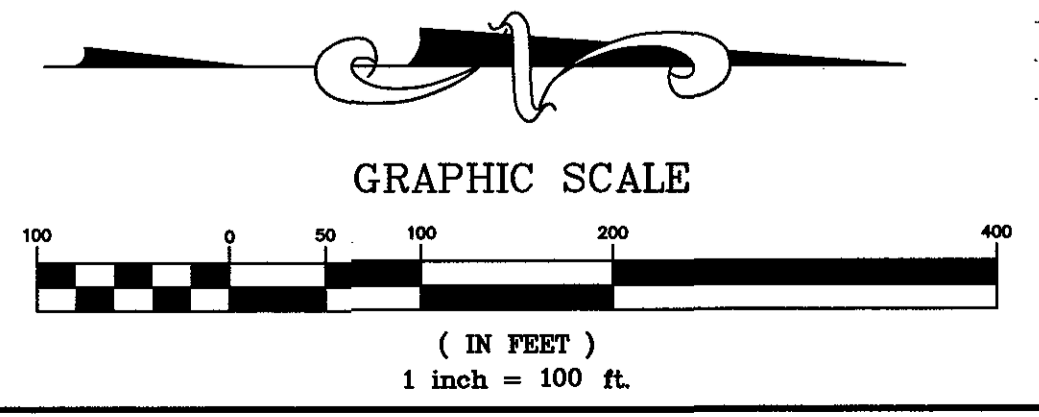
FLOOD NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

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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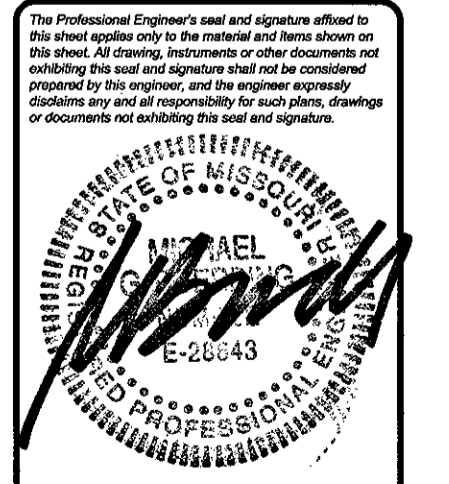


ISSUE	REMARKS/DATE
1	07/18/2025 Initial Submittal
2	07/20/2025

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

THE **STERLING** CO.
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 Corporate Certificate of Authority #001348

Westland Acres
 CHURCH ROAD
 PRELIMINARY DEVELOPMENT PLAN
 NATURAL RESOURCES MAP



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 #

Drawing name: C:\Users\michaelgboerding\OneDrive\Documents\Projects\23-08-226\23-08-226.dwg Plotted on: Oct 14, 2025 - 11:48am Plotted by: ahhadid

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.rosenblumgoldenherish.com



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 Goldenherish. 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.

Bill Shannahan

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 if needed.

Sincerely,

Judi Hart

Isaak Simmers

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

Hi Isaak,

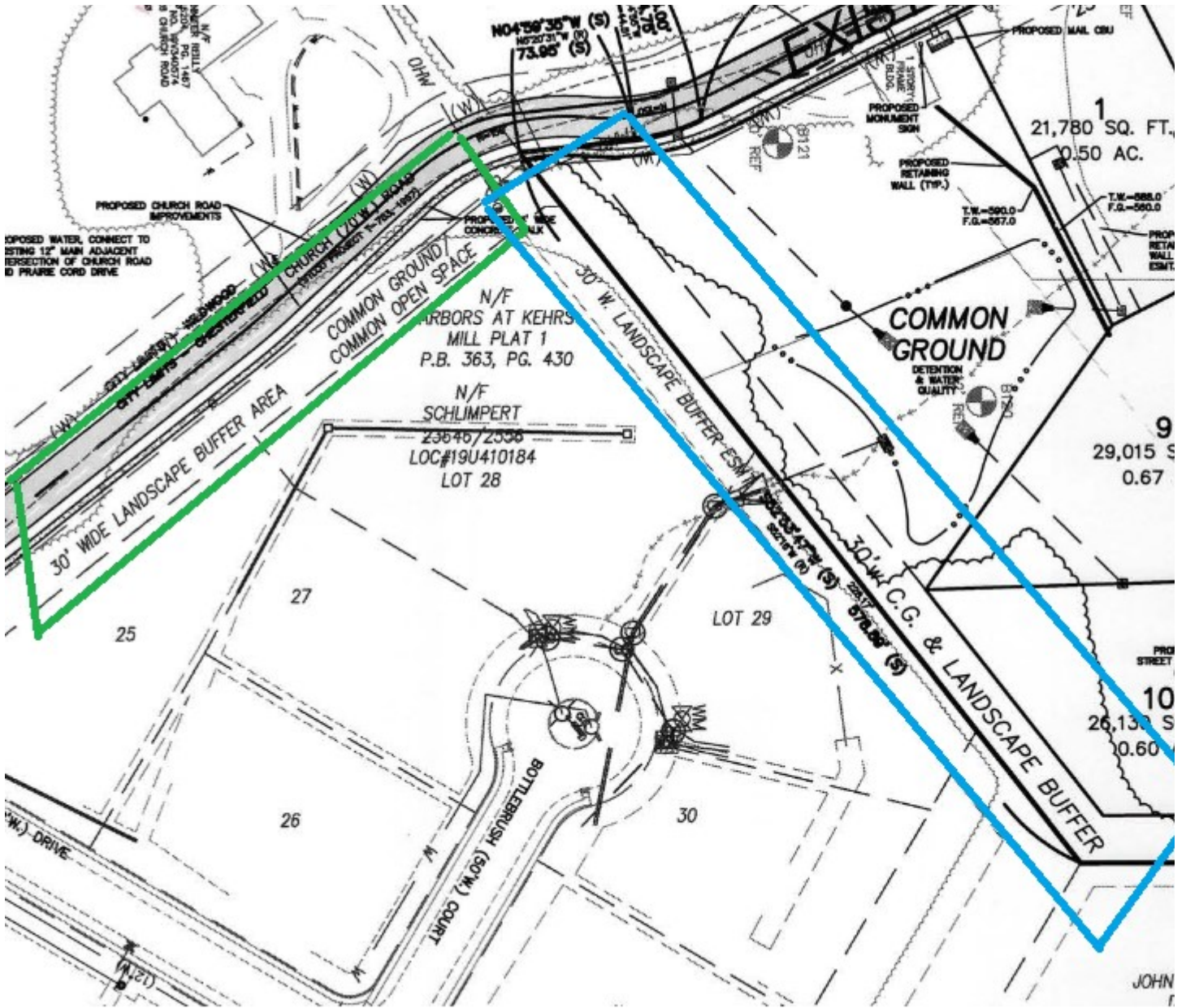
Thank you for our discussion today and sharing the information about the Westland Acres development. I am concerned regarding the destruction of trees and the waterway that flows through this area. I request the city to work to ensure the plans are considerate of the neighbors who currently backup to the development, retain trees as much as possible and doesn't disrupt the waterway that fills the ponds in The Arbors development. And ultimately, if approved, ensuring the developer follows their commitments to tree density, buffer areas, etc.

Two specific concerns regarding the buffer areas:

1. Am I reading it correctly that the curved line in the green and blue sections below will be the new tree line? Does the buffer area prohibit trees from being destroyed in that area or simply from the lots being developed in those areas? As drawn, it looks like the clearing of the common ground will destroy the tree line well in to the buffer area.
2. In the green section below, the side walk looks to cut through the existing tree line there. Being so close to the buffer, how will the sidewalk be developed there without destroying the tree line and also not reducing the elevation that currently helps block the view and noise of vehicles on Church road?

Also, the trucking company that resides on Church road should not be allowed to operate as they do in a residential area. The trucks come at go at very early hours, operating extremely loudly as they pump their brakes going down the hill on Church Road to Strecker. If this development is approved, I urge the city to work to resolve this issue as well.

I appreciate your consideration.



From: Isaak Simmers <isimmers@chesterfield.mo.us>
Sent: Thursday, August 21, 2025 12:02 PM
To: Ryan Schlimpert <rschlimp@hotmail.com>
Subject: RE: Ryan Schlimpert Inquiry

The agenda and packet for the August 25 Planning Commission meeting are linked below.
[Planning Commission Meeting • Agendas & Minutes • CivicClerk](#)

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 12:02 PM
To: Isaak Simmers <isimmers@chesterfield.mo.us>
Subject: Ryan Schlimpert Inquiry

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Isaak Simmers

From: John Buxton <jjklr3@gmail.com>
Sent: Monday, August 25, 2025 2:33 PM
To: Isaak Simmers
Subject: Fwd: Fw: Ryan Schlimpert Inquiry

Follow Up Flag: Follow up
Flag Status: Flagged

Isaac,

My name is John Buxton and I live in Lot 30 on Bottlebrush Ct.

I have concerns with maintaining a good boundary between the new development and the existing development in the Arbers of Kehrs Mill.

I also have concerns about traffic cutting thru the neighborhood as well as what would that development do about drainage.

Thank you

John Buxton
16981 Bottlebrush Ct

----- Forwarded message -----

From: Ryan Schlimpert <rschlimp@hotmail.com>
Date: Sun, Aug 24, 2025, 9:39 PM
Subject: Fw: Ryan Schlimpert Inquiry
To: jjklr3@gmail.com <jjklr3@gmail.com>

See the email below with a link to the full submission to the city, along with my email to the city. Isaac is a nice guy, you can email him directly. My main hope is they retain as many trees as possible so we're not looking straight in the houses.

Thanks,
Ryan

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

Hi Isaak,

Thank you for our discussion today and sharing the information about the Westland Acres development. I am concerned regarding the destruction of trees and the waterway that flows through this area. I request the city to work to ensure the plans are considerate of the neighbors who currently backup to the development, retain trees as much as possible and doesn't disrupt the waterway that fills the ponds in The

Arbors development. And ultimately, if approved, ensuring the developer follows their commitments to tree density, buffer areas, etc.

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1. Am I reading it correctly that the curved line in the green and blue sections below will be the new tree line? Does the buffer area prohibit trees from being destroyed in that area or simply from the lots being developed in those areas? As drawn, it looks like the clearing of the common ground will destroy the tree line well in to the buffer area.
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Also, the trucking company that resides on Church road should not be allowed to operate as they do in a residential area. The trucks come at go at very early hours, operating extremely loudly as they pump their brakes going down the hill on Church Road to Strecker. If this development is approved, I urge the city to work to resolve this issue as well.

I appreciate your consideration.

Isaak Simmers

From: Larin Singer <larinsinger@gmail.com>
Sent: Monday, August 25, 2025 2:58 PM
To: Isaak Simmers
Subject: Re: POD Walk-in City of Chesterfield - Wildhorse Subdivision (Village B)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Isaak, thank you for sharing that information last week. I'd like to offer my general concerns to the city below, followed by two additional questions I hope to have clarity on before tonight's meeting.

My name is Clarinda Singer, residing in the Wildhorse Subdivision at 17625 Bridgeway, my family is the closest home to this planned development and also borders the many unknowns of set aside "Outlot A." I moved my family to Chesterfield two years ago, a city we admired for its dedication to the preservation of its trees and environment. When acquiring this property, we were assured by the zoning regulations in place.

While I understand a portion of the land behind us is zoned for E-1/2AC and I respect the community's plan for growth, I am concerned by the underlying reasons for not honoring the city's comprehensive plan by rezoning and the impact both rezoning and granting variances will have on the community and neighbors of the PUD, now and into the future. As residents who intend to stay long-term, we have to consider the worst possible case, in terms of the land uses permitted under the proposed change, and all its implications – direct and indirect. I would also advocate for neighbors who do not physically touch the border of this development who were left out of the required notice circumference.

To choose to remove environmental protections set in place by the city of Chesterfield (at the expense of its current residents) is concerning – lessening natural slope preservation, disturbing more land, retaining less open space, and reducing regulations around our waterways to name a few – poses a handful of risks that leave me questioning the outcome of the ask.

In short, I expect the city: (1) to honor, to the greatest extent possible, the zoning regulations in place when I purchased my property, (2) to minimize variances of the original plan for this land and I would ask that you (3) uphold the tree ordinance as it is currently set forth.

Thank you for your time,
Clarinda Singer

I have a few questions that I hope you can provide clarity on:

A. What are the requirements on the landowners to share plans with the public or local government, and how closely must the plan translate into development?

B. Is the land owned directly behind me (17617 BRIDGEWAY DR) E-1/2AC? The map shows NU, which is intended to maintain the non-urban character of undeveloped land and regulate the transition from rural to developed areas.

On Thu, Aug 21, 2025 at 3:07 PM Isaak Simmers <isimmers@chesterfield.mo.us> wrote:

Good Afternoon,

I pulled the record plat for Wildhorse Subdivision (Village B). This is the legal document that established the lots, easement, and common ground for the subdivision, and was recorded with the St. Louis County recorder of deeds office. Your lot is Lot 10. The plat was recorded in the 1980s and at that time, landscape buffers were not a code requirement between residential neighborhoods.

Wildhorse Subdivision was platted only with common ground easements such as cul de sac islands and divided street islands or median strips. There is a 10' utility easement that runs along the back of Lot 10. This is a general utility easement. Village B of Wildhorse Subdivision was subdivided at a later time, which is why there is a lot behind Village B that has a Bridgeway Dr address.

I attached the record plat to this email. Feel free to let me know if you have any questions.

Best,

Isaak Simmers

City Planner

City of Chesterfield

690 Chesterfield Parkway West

Chesterfield, MO 63017

Phone: 636.537.4745

Email: isimmers@chesterfield.mo.us



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--

Larin Singer | [+1 513 325 1019](tel:+15133251019)

Date: August 22, 2025

To: City of Chesterfield Planning Commission

Cc: Planning Staff; City Clerk (Records Custodian); Ward 4 Councilmembers Merrell Hansen & Gary Budoor

Re: P.Z. 05-2025 “Westland Acres” — Neighbor Comment

From: Todd Staley, 1533 Pacland Place, Chesterfield, MO 63005

Email/Phone: Todd.Staley@yahoo.com / 314-920-7313

Chair and Commissioners,

Thank you for the notice about the August 25 public hearing. I live at 1533 Pacland Place. Our home and the shared private pond (McKenna Pacland Lake) sit just downslope of the proposed site, and we have four small children. I support thoughtful growth; my main concerns are water quality and health, the pond's long-term level, and keeping the project compatible with our larger estate lots.

Request

Please deny or continue the case until the key materials are available and reviewed:

1. Environmental & geotechnical reports. Please email the Phase I; any Phase II (with logs/labs); geotech/borings; SWPPP; and MoDNR correspondence. If they're not available soon, I'll follow up under Missouri's Sunshine Law and ask for a brief continuance.
2. Hydrology. Provide a drainage map and pre/post H&H demonstrating that the pond's watershed and base inflow are preserved and that peaks and volume to the pond do not increase. (City standards prohibit changing watersheds.)
3. Private well protection. Submit a monitoring plan (baseline, during grading, and after) and a clear contingency if water quality or yield is impacted.
4. Hillside erosion/stability. Summarize how grading will protect our downslope properties from erosion and sediment.

If approval is considered, please attach these protections

- Pond hydrology (protect the shared pond). Keep the same receiving basin (no diversion of the pond's watershed). Provide pre-/post-development H&H for the 1-, 10-, and 100-year storms showing no increase in peak flow or total runoff volume to the pond. Route detention/water-quality BMP outlets to the same basin (not piped away). Include energy dissipation/armoring at outlets and an as-built verification after the first storm season.
- Private well monitoring & contingency (health-focused). Monitoring schedule: baseline; monthly during grading; quarterly for Year 1 after initial occupancy; then semiannual through the guarantee period. Analyze total coliform/E. coli, nitrates/nitrites, pH, conductivity, turbidity, Fe/Mn, VOCs/BTEX, PAHs, dissolved metals (lead/arsenic), and PFAS screen via certified lab. Provide 24-hour notice of any exceedance and supply alternate potable water immediately. Engage a third-party hydrogeologist to diagnose and fix issues (e.g., wellhead treatment/rehab/repair). Post an escrow to cover monitoring and mitigation.
- Legacy fill / environmental management. Complete Phase I ESA and, if needed, Phase II under MoDNR oversight before mass grading. If suspect fill is present, do not use infiltration BMPs there; line BMPs and manage soils with a documented plan and proper disposal.
- Hillside grading, erosion & slope stability (downslope homes). Provide a grading/SWPPP approach tailored to our slopes not just the proposed development; limit disturbed acreage, phase stabilization, and avoid dewatering to the pond without treatment. Include a slope-stability analysis for cuts/fills above Pacland lots and identify any required reinforcement/retaining, not just the proposed development boundary.

- **Perimeter buffer & compatibility.** The concept's 30-foot buffer is inadequate next to Pacland's 3-acre estate lots that were established for privacy and minimal land disturbance. Establish a minimum 100-foot "no-disturb" landscape buffer along the boundary with Pacland Place and the shared pond. Within this buffer: no grading, no stormwater BMPs, no tree clearing, except for selective hazard removal; preserve existing woodland and supplement with native evergreen/deciduous plantings to create a year-round screen.

The Chesterfield UDC's landscape buffer table sets minimums (20–30 feet) and defines buffers as tools to mitigate impacts. Planned District ordinances routinely impose greater buffers to ensure compatibility with adjacent residential character; this site warrants a substantially wider buffer given the downslope homes, the shared pond, and the historic estate lot pattern.

Provide berming where sight-lines open, and record the buffer as common ground with a conservation easement to protect it in perpetuity.

- **Independent peer review & assurance.** Use a third-party reviewer (funded by the applicant) for H&H, geotech/borings, and environmental work. Provide financial assurance sufficient to cover mitigation (e.g., well fixes, BMP retrofits) if issues arise.
- **Public health & water-quality incident response.** File a simple Incident Response Plan (contacts, labs, timelines, stop-work triggers) so any well/pond issue is handled quickly and transparently.

I appreciate the Commission's time and the applicant's effort. As drafted, the plan shifts environmental and financial risk to existing homeowners. Please deny or continue P.Z. 05-2025 until the items above are addressed; if approved, please attach the conditions as written.

Please add me to distribution for all submittals (site plan; H&H; geotechnical/borings; Phase I/II; SWPPP) and provide notice before mass grading.

Sincerely,



Todd Staley

1533 Pacland Place, Chesterfield, MO 63005

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.rosenblumgoldenhersh.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

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





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.

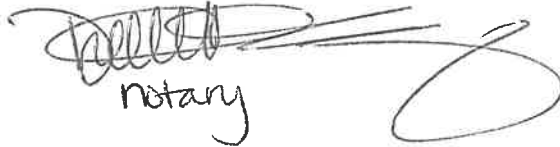
I trust that you will treat this matter with the seriousness it warrants and act promptly to ensure full compliance. If you have any questions or wish to discuss this matter, please contact me directly at the information provided above.

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



* 2016072000925 *

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

Book: 22109 - Page: 0961

TYPE OF INSTRUMENT
COLL-D

GRANTOR
WESTFALL, MARVIN D BY COLL
ETAL

TO

GRANTEE
MASON PAMELA

PROPERTY DESCRIPTION:

SEC: 13 TWP: 45N RNG: 3E

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
00925

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive) was filed for record in my office on the 20 day of July 2016 at 04:46PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JLV
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

[Empty box for mailing address]

Destination code: 201 P

RECORDING FEE 30.00
(Paid at the time of Recording)

Book: 22109 - Page: 0962

LICENSED TO DATA TREE AND NOT FOR SUBMITTANCE, RELEASE OR ANY OTHER BULK TRANSFER

St. Louis County Missouri

St. Louis County Government Center
41 South Central Avenue
Clayton, Missouri 63105

Collector's Deed for Taxes

(Post Third Tax Sale)

THIS INDENTURE is made and entered into this 11TH day of JULY, 2016.

WITNESSETH THAT:

WHEREAS, the real estate taxes for the years 2010, 2011, 2012, 2013, 2014, & 2015 on the real estate described in this indenture were returned delinquent in the name of WESTFALL MARVIN D DELORES, the owner of record, on January 1, 2015; and,

WHEREAS, said real estate had been recorded along with other tracts in the Office of the Collector of Revenue for St. Louis County, State of Missouri, being the County to which said above mentioned taxes were due, the same having been properly assessed and levied against the said lands, as delinquent for the non-payment of taxes, costs and charges for the aforesaid years; and,

WHEREAS, WESTFALL MARVIN D DELORES, as the owner of record, is the GRANTOR, and Mark R. Devore is the Collector of Revenue for St. Louis County; and,

WHEREAS, said real estate known and numbered as 17082 CHURCH RD with Locator No. 19V620128, is more particularly described as follows:

SEE EXHIBIT A

WHEREAS, the real estate hereinbefore described, after having been duly advertised, was offered for sale for at least three successive years by the said Collector for non-payment of taxes, costs and charges for said years, such offerings being made at the County Council Chambers of the St. Louis County Government Center in the said County and State; and

WHEREAS, at the aforesaid offerings, no person offered a sum therefore equal to the said delinquent taxes with interest, penalty and costs; and,

WHEREAS, on the 11TH day of JULY, 2016, Collector, having received the highest offer for said real estate in the sum of ONE HUNDRED NINETY THREE AND 00/100 (\$193.00) made by PAMELA MASON, the unpaid taxes, interest and penalties were struck off the Collector's records and the real estate sold to PAMELA MASON of 5324 COLTON DRIVE ST LOUIS MO 63121 for said price and sum; and,

DEED TO INDIVIDUAL

Book: 22109 - Page: 0963

WHEREAS, the tract of land hereinbefore described was the least quantity which would sell for the respective amounts due thereon for taxes, interest, costs and charges, and it further appearing from the records of the said Collector of Revenue that said lands were legally liable for taxation and have been duly assessed and properly charged on the tax books with taxes for the years hereinbefore stated; and,

WHEREAS, the said purchaser was not the owner of record at the time of this tax sale of the lands herein described nor was the purchaser obliged to pay the taxes for non-payment of which the same were sold.

NOW, THEREFORE, I, MARK R. DEVORE, COLLECTOR OF REVENUE within and for the said County and State aforesaid, in consideration of the aforesaid premises and of the sum of ONE HUNDRED NINETY THREE AND 00/100 (\$193.00) to me in hand paid by PAMELA MASON, the receipt of which is hereby acknowledged, do grant, bargain, sell, and convey unto the said purchaser, his/her/their heirs, executors, administrators and assigns forever the tract or parcel of land lying and being in the County of St. Louis, State of Missouri, as aforesaid described.

TO HAVE AND TO HOLD THE SAID LAST MENTIONED PARCEL OF LAND, with all and singular the rights, powers, privileges and appurtenances, thereunto belonging or in anywise appertaining to the said above named purchaser and unto his/her/their heirs, executors, administrators and assigns forever, in as full and ample a manner as the said COLLECTOR OF REVENUE is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said MARK R. DEVORE, COLLECTOR OF REVENUE of St. Louis County in the State of Missouri has set my hand and affixed my seal at said County upon the day and year above written.

County Clerk St. Louis County
STATE OF MISSOURI }
COUNTY OF ST. LOUIS, MISSOURI } S.S.

MARK R. DEVORE
COLLECTOR OF REVENUE
ST. LOUIS COUNTY, MISSOURI

This day, before me the undersigned Barbara J. Price in said County and State, personally appeared the above named Mark R. Devore to me personally known as the Collector of St. Louis County, and the party described in and who executed the foregoing deed and acknowledged that he executed the same as his free act and deed for the purposes and uses therein mentioned.

IN WITNESS WHEREOF, I have at my office in the County and State aforesaid and on the 11TH day of JULY, 2016, set my hand and affixed my seal.

My Commission Expires May 13, 2020.

Barbara J. Price
NOTARY

Barbara J. Price
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for St. Louis County
My commission expires May 13, 2020
Commission #12340530

DEED TO INDIVIDUAL

EXHIBIT A

19V620128

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT SOUTH OF CHURCH ROAD:

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 13 TOWNSHIP 45 NORTH, RANGE 3 EAST AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF PAULINA WESTFALL, DISTANT NORTH 73 DEGREES 06 MINUTES WEST 136 FEET FROM THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO CLIFFORD H. FRAZIER AND WIFE, BY DEED RECORDED IN BOOK 2858 PAGE 183 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 17 DEGREES 07 MINUTES EAST 160.15 FEET TO A POINT; THENCE NORTH 73 DEGREES 06 MINUTES WEST 136 FEET TO A POINT; THENCE SOUTH 17 DEGREES 07 MINUTES WEST 160.15 FEET TO THE NORTH LINE OF PROPERTY NOW OR FORMERLY OF PAULINE WESTFALL; THENCE SOUTH 73 DEGREES 06 MINUTES EAST 136 FEET TO THE PLACE OF BEGINNING, CONTAINING ½ ACRES, MORE OR LESS, EXCEPTING THEREFROM A 50 FOOT STRIP DEDICATED TO ST. LOUIS COUNTY FOR THE PURPOSE OF CONSTRUCTION AND MAINTAINING A PUBLIC ROAD ACCORDING TO INSTRUMENT RECORDED IN BOOK 6187 PAGE 153 A PLAT OF SAID DEDICATION BEING RECORDED IN PLAT BOOK 121 PAGES 40 AND 41 OF THE ST. LOUIS COUNTY RECORDS.

Book: 22109 - Page: 0964

INSTRUMENT OF SUBLICENSE, RELICENSE OR ANY OTHER BULK TRANSFER.



Memorandum

TO: Michael O. Geisel, PE
City Administrator

CC: James A. Eckrich, PE
Director of Public Works / City Engineer
Justin Wyse, AICP, PTP
Director of Planning

FROM: Anjana Kittu, PE - Civil Engineer

DATE: November 10, 2025

Re : Public Street Acceptance
Tara Ridge (Plat 1)

Public Works staff recently conducted final inspections of the public improvements for the Tara Ridge subdivision (Plat 1). As part of the inspection, it was determined that the streets in Tara Ridge, documented below, meet the City of Chesterfield's design and construction standards for acceptance as public streets.

1. Tara Court – Approximately 1260 feet; from Tara Ridge Drive to the cul-de-sac of Tara Court, Book 372, Pages 192-195
2. Tara Ridge Drive – Approximately 1590 feet; from the cul-de-sac of Tara Ridge Drive to Wild Horse Creek Road, Book 372, Pages 192-195

A draft ordinance and a map showing the location of the above referenced streets and the associated record plat exhibit are attached. The street area to be accepted is approximately 8,231 square yards of concrete pavement. The Tara Ridge subdivision includes one plat, and all street construction has been completed and is ready for acceptance.

Action Recommended

I recommend forwarding acceptance of the above-referenced streets and associated sidewalks to the Planning and Public Works Committee for consideration. If the Planning and Public Works Committee recommends approval, the matter should be forwarded to City Council for consideration.

Please forward to the PPW for review and recommendation.

McTeish 2025-11-10

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF TARA COURT, AND TARA RIDGE DRIVE IN TARA RIDGE AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Tara Ridge; and,

WHEREAS, the streets in Tara Ridge were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield; and,

WHEREAS, Tara Ridge Development LLC has completed required street improvements in Tara Ridge (Plat 1);

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

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

1. Tara Court – Approximately 1260 feet; from Tara Ridge Drive to the cul-de-sac of Tara Court, Book 372, Pages 192-195
2. Tara Ridge Drive – Approximately 1590 feet; from Wild Horse Creek Road to the cul-de-sac of Tara Ridge Drive, Book 372, Pages 192-195

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

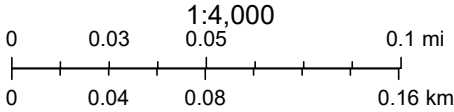
FIRST READING HELD: __/__/__

Tara Ridge Subdivision



11/7/2025, 3:52:42 PM

 Parcels




Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. 
Public Works Dir. / City Engineer

DATE: November 13, 2025

RE: I64 & Long Road Interchange / North Outer 40 Extension

On May 20, 2024 the City of Chesterfield City Council authorized approval of an Agreement with Lochmueller Group for engineering design services associated with the future construction of a full interchange at I64 and Long Road and the extension of North Outer 40 east across Bonhomme Creek. Significant work on conceptual design, estimating, and agency coordination/approval has been accomplished, with details contained in the attached memorandum from Assistant City Engineer Zachary Wolff. Please note that the memo from Mr. Wolff contains concept plans for both projects.

In order to move forward with both projects, we need to begin searching for project funding. First, let us consider the full interchange at I64 and Long Road. The estimated construction cost for that project is \$48.6 million, which includes a twenty percent contingency. That total project cost, including final design, property and easement acquisition, and construction engineering is estimated at \$55.9 million. It is our intention that the majority of that project will be funded through the Chesterfield Valley TDD (approximately \$40 million) and money that MODOT obligated for replacement of the existing bridge (\$3.8 million). Our plan is to request \$10 million in grant funding through the Governor's Cost Share Program, administered through MODOT. Any remaining costs would need to be funded by the City of Chesterfield.

The estimated construction cost for the North Outer 40 Extension is \$15.6 million, which includes a twenty percent contingency. The total project cost, including final design, property and easement acquisition, and construction engineering is estimated at \$18.7 million. This project is eligible for \$1 million in funding through the Chesterfield Valley TDD for connection of the Pathway on the Parkway to the Levee Trail. Our intention is to apply for an STP-S grant through East West Gateway, with an initial request of \$10 million in federal funds. If that STP-S grant is approved, the

City of Chesterfield would pay approximately \$7.7 million in costs, all of which are reimbursable through the Downtown Chesterfield TIF.

Lochmueller Group will present the concept plans for both projects at the November 20 Planning and Public Works Committee meeting. At that meeting the members of PPW, as well as any other Councilmembers, will be able to ask questions regarding these projects. While this PPW presentation is open to the public, there will also be a public open house for both projects held at City Hall on December 9 from 4-7pm.

At this time I am asking the Planning and Public Works Committee to authorize the City Staff's course of action for both projects. Specifically:

- The Planning and Public Works Committee should authorize Staff to pursue funding for construction of the I64 & Long Road Interchange through the Governor's Cost Share Program. There is no financial allocation associated with this request at this time. Should the City be successful the agreement and terms would be submitted to City Council in the future.
- The Planning and Public Works Committee should authorize Staff to pursue an STP-S grant for construction of the North Outer 40 Extension. This will require a grant application fee of \$500,000 for a grant request of \$10 million. If the grant application is not successful the money will be returned to the City of Chesterfield. The next STP-S grant applications deadline occurs in February of 2026. This funding cycle allows for Engineering in Fiscal Year 2027, Right of Way in 2028, and Construction in 2030. If the City's grant application is not successful, City Staff will re-assess and refine our application with the intention to continue grant submittals in future years until the project receives funding.

Should you have questions or require additional information, please let me know. Otherwise, Lochmueller Group plans to attend the November 20 PPW meeting and will present both projects at that time.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee. Should PPW concur with Staff's recommendation, it should authorize the following:

- 1) Public Works Staff to pursue funding for the I64 and Long Road interchange via the Governor's Cost Share program.
- 2) Public Works Staff to pursue funding for the North Outer 40 Extension via the STP-S grant program administered by East West Gateway.
- 3) A 2026 Budget Transfer of \$500,000 from General Fund – Fund Reserves to Account 120-079-5261 for submittal of a 2026 STP-S application. If the City's application is not recommended for funding, the application fee will be refunded to the City of Chesterfield. This will require authorization of the full City Council.

Concurrence:


Julie O'Guinn, Director of Finance



Memorandum

Department of Public Works

TO: James Eckrich, PE
Director of Public Works / City Engineer

FROM: Zachary S. Wolff, PE *ZSW*
Assistant City Engineer

DATE: November 13, 2025

RE: I-64 Improvement Project: Chesterfield Parkway West to Long Road
2023-PW-16

On May 20, 2024, City Council authorized a contract with Lochmueller Group, not to exceed \$2.1 million, for Phase 1 of a multi-phase project to design and construct two related but separate projects: a full access interchange at Long Road and I-64 and an extension of North Outer 40 to connect Chesterfield Valley to Chesterfield Parkway. Phase 1 services include preliminary design services, agency coordination, and identification of funding opportunities for both projects. Lochmueller Group was selected through a Qualifications Based Selection (QBS) and their project team includes multiple sub-consultants and experts in planning, traffic engineering, structural engineering, construction engineering, environmental permitting and engineering, and grant funding.

Phase 1 work began in June 2024. After initial data gathering, field surveying, and traffic counts, the first Steering Committee meeting was held in November 2024. Since both projects involve multiple agencies and one (Long Road) involves work on the federal highway system, the Steering Committee includes representatives of Federal Highway Administration (FHWA), Missouri Department of Transportation (MoDOT), St. Louis County Department of Transportation and Public Works (STLCO), the City, and Lochmueller Group and their project team. Over the course of multiple Steering Committee meetings, the Committee identified multiple viable concepts for both projects and ultimately agreed upon design concepts for both projects. Concept plans for both projects are attached to this memo.

North Outer 40 Road

The existing North Outer 40 Road is part of St. Louis County's Arterial Roadway System. Accordingly, St. Louis County was the reviewing and approving agency for the concept plans and Conceptual Study Report for the eastward extension of North Outer 40 Road across Bonhomme Creek. St. Louis County provided their concurrence for the project in a letter dated September 10, 2025, with the following comments.

- The new extension of North Outer 40 Road being made will not be added St. Louis County's Arterial Road System (ARS).
- St. Louis County will not be able to participate financially in the completion of this project but will provide letters of support for grant funding opportunities, if requested.
- Permitting will be required for the extension/connection and any changes to the current North Outer 40 Road maintenance or the signal at Chesterfield Parkway/Swingley Ridge.

Lochmueller Group is working to refine the concept plans and create preliminary plans suitable for submittal with a future grant request. The current construction cost estimate for the North Outer 40 Road extension is approximately \$15.6 million. This does not include costs for final design, property and easement acquisition, or construction administration. Adding these costs at an estimated 20% of construction costs brings the total estimated project cost to \$18.7 million. Preliminary funding options for this project include:

- \$1,000,000 Chesterfield Valley TDD for trail connection
- \$10,000,000 STP-S grant
- \$7,700,000 City funds (TIF Reimbursable)

Please note that STP-S grant funds will be a significant request and larger than any recent projects funded through the STP-S grant program. If the initial grant application is not successful, we will continue to evaluate funding options and refine the grant for resubmittal in subsequent years. This will likely include reducing the amount of grant funding requested by increasing the City obligation with the understanding that the City costs will be reimbursed through the TIF.

I-64 and Long Road Interchange

I-64 and the portion of Long Road north of Chesterfield Airport Road are under the jurisdiction of the FHWA and are maintained by MoDOT. FHWA and MoDOT have reviewed the Interstate Access Justification Report (IAJR) and MoDOT, the City, and Lochmueller Group presented the project to FHWA in Jefferson City on November 12. We expect to receive a determination of Safety, Operation, and Engineering (SO&E) from MoDOT FHWA for the project soon. SO&E is not the final approval but a critical step in the process, whereby MoDOT and FHWA formally acknowledge that this is a viable project and suitable change to the federal highway system.

The current construction cost estimate for the I-64 and Long Road Interchange is approximately \$48.6 million. This also does not include costs for final design, property and easement acquisition, or construction administration. Adding these costs at an estimated 15% of construction costs brings the total estimated project cost to \$55.9 million. Preliminary funding options for this project include:

- \$40,000,000 Chesterfield Valley TDD
- \$3,800,000 MoDOT Bridge Replacement Funds (Programmed in 2029)
- \$10,000,000 Governor's Cost Share Program
- \$2,100,000 City funds

Please note that the Governor's Cost Share request will be significant and larger than recent projects funded through the program. We will continue to refine the project and evaluate funding options.

Next Steps

With concurrence from St. Louis County for the North Outer 40 Road project, and with the expectation that FHWA will provide the SO&E determination for the I-64 and Long Road Interchange, we have scheduled an Open House for both projects on Tuesday, December 9, 2025, from 4-7pm at City Hall. The Open House will be an opportunity for residents, adjacent property owners, and the public at large to view the concept plans and provide comments. The comments will be considered in development of preliminary plans as part of the Phase 1 scope of work with Lochmueller Group.

As alluded to above, City Staff are also evaluating available grant opportunities for both projects. Currently, we intend to submit a Surface Transportation Program-Suballocated (STP-S) Application to East-West Gateway in 2026 for the North Outer 40 Road extension project. East-West Gateway released the STP-S grant applications on November 7. According to the 2026 STP-S Project Development Workbook there is an estimated \$50 million in funding available for this cycle. STP-S grants require a minimum 20% local match. Funding availability in this STP-S grant cycle is preliminary engineering in fiscal year 2027, right-of-way acquisition in fiscal year 2028, and construction/implementation in fiscal year 2030. Federal fiscal years run from October 1 of the year noted to September 30 of the following year. STP-S Applications require an application fee of ½ of 1% of the requested federal funding. **Based on a total project cost of \$18.7 million and a federal grant request of \$10 million, the grant application fee for the North Outer 40 Road extension project is an estimated \$500,000. If the project is not recommended for funding, the application fee will be refunded.** I will attend a Project Development Workshop hosted by East-West Gateway on November 18 to get more information on the 2026 STP-S program.

For the I-64 and Long Road Interchange, we will coordinate with MoDOT on the Governor's Transportation Cost Share Program. We are meeting with local MoDOT

Area Engineer, Ryan Percy, on November 19 to discuss the Cost Share Program. Information on the Governor's Transportation Cost Share Program is available on MoDOT's website at <https://www.modot.org/governors-transportation-cost-share-program>.

Other than the anticipated application fee noted above, the City is not yet committed to any grant program or funding for either project. Should the City be successful in obtaining grant funding or participation in the Governor's Transportation Cost Share program, Staff will present the matter(s) to City Council for consideration and approval at a future date.

It should be noted and understood that if North Outer 40 Road is extended and connected to Swingley Ridge, the City of Chesterfield would assume maintenance responsibilities for the newly constructed road section.

This project, as well as multiple others are to be discussed at the strategic prioritization meeting on Tuesday, November 18th, 2025.

 2025-11-13



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DESIGN GROUP, LLC

LEGEND

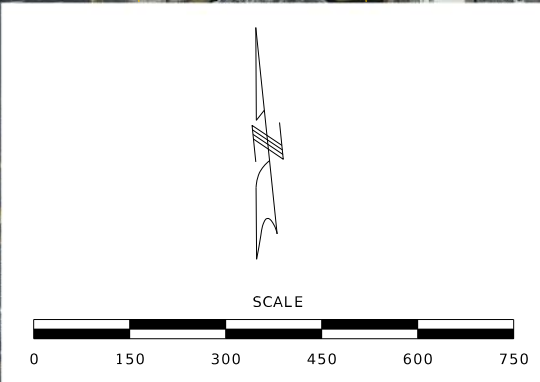
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- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING FIBER LINE
- EXISTING SEWER LINE
- PROPOSED STORM LINE

TITLE

I-64 IMPROVEMENTS
CHESTERFIELD PARKWAY
TO LONG ROAD

SHEET

LONG ROAD INTERCHANGE
PLAN





LEGEND

- PROPOSED CONST. LIMITS
- PROPOSED GUARDRAIL
- PROPOSED WALL
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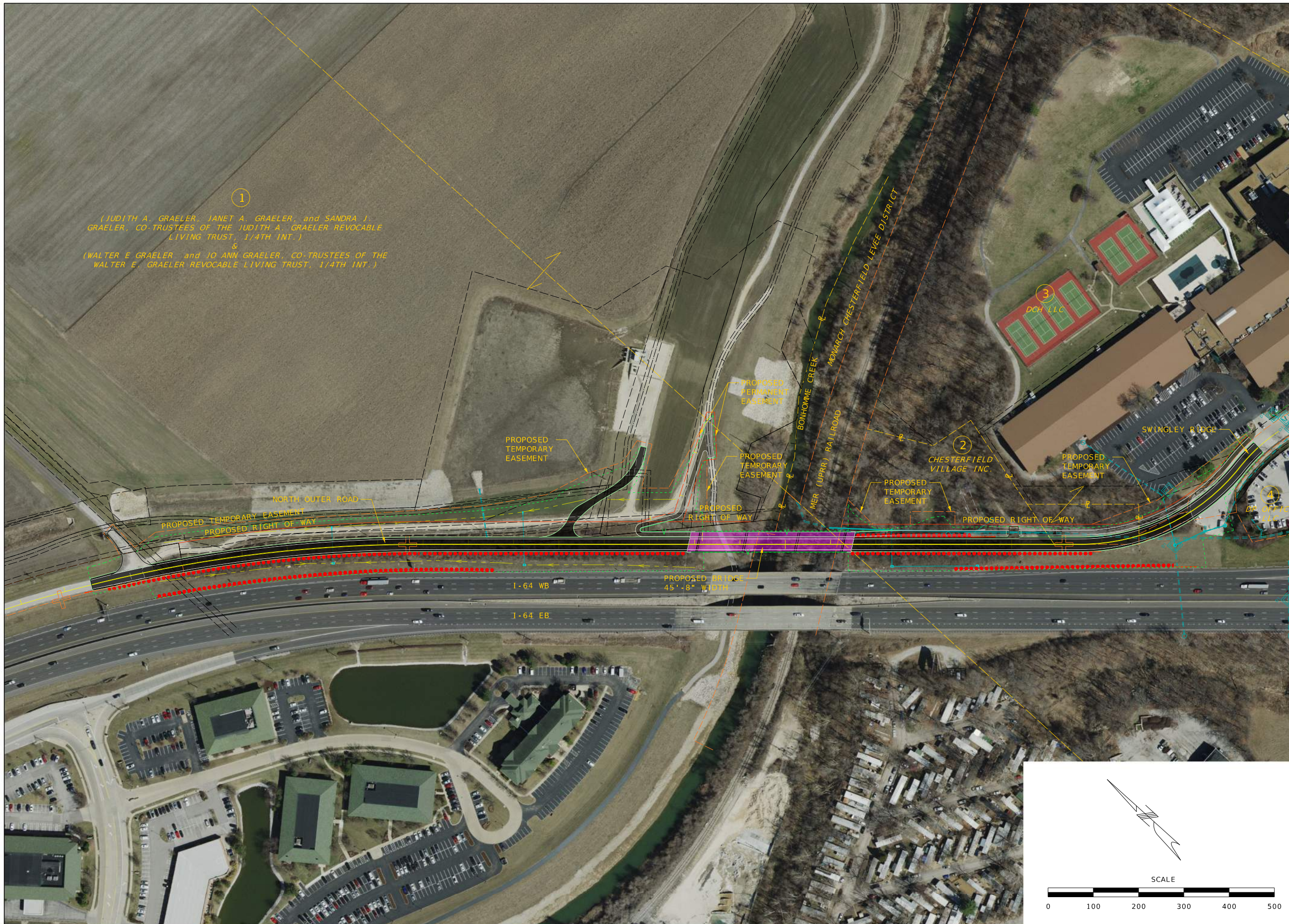
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I-64 IMPROVEMENTS
CHESTERFIELD PARKWAY
TO LONG ROAD

SHEET

NORTH OUTER ROAD
EXTENSION
PLAN

REV.



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 (JUDITH A. GRAELER, JANET A. GRAELER, and SANDRA J. GRAELER, CO-TRUSTEES OF THE JUDITH A. GRAELER REVOCABLE LIVING TRUST, 1/4TH INT.)
 &
 (WALTER E. GRAELER and JO ANN GRAELER, CO-TRUSTEES OF THE WALTER E. GRAELER REVOCABLE LIVING TRUST, 1/4TH INT.)