



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, January 12, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 07-2025 Hi Point Hill, Lot 1**: A request for a Change of Zoning from “NU” Non-Urban District to “E-1/2AC” Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

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

V. APPROVAL OF MEETING SUMMARY

- A. Approval of November 24, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

- A. Approval of November 10, 2025 Planning Commission Meeting Summary

The Planning Commission may vote on this item tonight.

- B. **P.Z. 07-2025 Hi Point Hill, Lot 1**: A request for a Change of Zoning from “NU” Non-Urban District to “E-1/2AC” Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

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

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

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

Public Hearing & Vote Report

Project Type: Change of Zoning

Meeting Date: January 12, 2026

From: Shane Streiler, Planner

Location: 233 Hi Point Road

Description: **P.Z. 07-2025 Hi Point Hill, Lot 1**: A request for a Change of Zoning from “NU” Non-Urban District to “E-1/2AC” Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

PROPOSAL SUMMARY

Thomas Levinson submitted a Change of Zoning request for Hi Point Hill, Lot 1. The applicant is proposing to rezone a 3.47-acre tract of land from “NU” Non-Urban District to “E-1/2AC” Estate District (one-half-acre minimum). This rezoning is proposed in anticipation of a preliminary plat that would create four (4) lots for four (4) detached single-family residential dwellings.

SITE HISTORY

Before the City of Chesterfield incorporated in 1988, the house at the subject site was constructed (1947), the current record plat for the Hi Point Hill subdivision was recorded (1977), Hi Point Road was paved, the barn was constructed, and the site was zoned “NU” Non-Urban District.



Figure 1: Subject Site

In 2002, the City received two (2) separate requests to rezone the subject site from “NU” Non-Urban District to “E3” Estate District, which is the City’s original designation for an Estate District with a one-half-acre minimum lot size. While the first petition was never brought to a Public Hearing, the second request was reviewed at 16 meetings and denied by City Council.

This second petition, P.Z. 29-2002 The Bluffs at Appaloosa Way, initially proposed to rezone Hi Point Hill, Lots 1, 4, and 5, along with 16749 and 16809 Wild Horse Creek Road, to develop nine (9) detached single-family dwellings. After an amendment, the proposal removed Hi Point Hill, Lot 4, and 16809 Wild Horse Creek Road from the plans while retaining nine (9) houses. The petition’s denial was influenced by the staunch opposition from Hi Point Hill subdivision residents.

In 2009, the City received a roadway easement plat and a partial easement vacation proposal for Hi Point Hill, Lot 1. The plans proposed to straighten Hi Point Road by connecting it to a new access at Wildhorse Creek Road, in preparation for single-family residential redevelopment. The applicants withdrew these plans before the project could be reviewed by City Council. The site has remained virtually unchanged since the City of Chesterfield incorporated.

ZONING & LAND USE

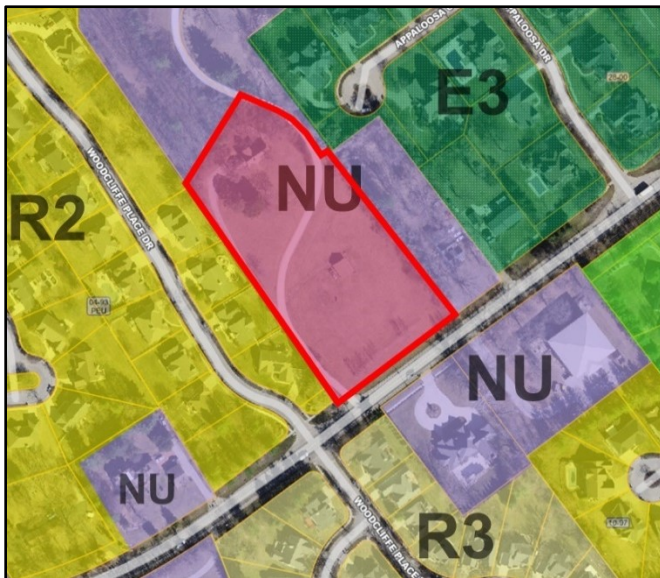


Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"NU" Non-Urban & "E3" Estate Districts	Suburban Neighborhood & Conservation
East	"NU" Non-Urban & "E3" Estate Districts	Suburban Neighborhood & Conservation
South	"NU" Non-Urban & "R3" Residential Districts	Suburban Neighborhood & Conservation
West	"R2" Residential District	Suburban Neighborhood & Conservation

Figure 4: Zoning & Land Use Table

COMPREHENSIVE PLAN

The subject site is currently zoned “NU” Non-Urban District and designated Suburban Neighborhood by the City of Chesterfield’s [Comprehensive Plan](#). The City provides the following character description of this area: *“Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.”* 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

Per the City's Code, no preliminary plan or “Attachment A” is required for a request to change the zoning of a property to a conventional zoning district. The development criteria of the “E-1/2AC” Estate District include the requirement that each single-family lot must be at least one-half-acre in area. The maximum height for all structures at a residential property is fifty (50) feet. The minimum structure setbacks for residential uses are as follows: 15’ from the side property lines, 20’ from any right-of-way line, and 30’ between structures. Residential properties abutting other residential properties require a minimum 20-foot-wide landscape buffer strip, along with a 30-foot-wide strip for a residential subdivision abutting a non-subdivision street. Natural features, such as floodplain and steep slopes (slopes of 30% or greater), must be preserved at no less than 80% and 70%, respectively. Following a rezoning to a conventional zoning district, the next step in the development process would be the submittal of a preliminary plat which is reviewed by the Department and approved administratively.

REQUEST

A Public Hearing addressing the subject Change of Zoning request will be held at the January 12, 2026, Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if there are no outstanding issues with the request. After the vote, this petition can be presented before the Planning and Public Works Committee for a recommendation to City Council. The required property survey, tree stand delineation, and legal description have been attached to this report.

DEPARTMENTAL INPUT

Staff has reviewed the proposed Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road). Staff recommends the Planning Commission take action on this request.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

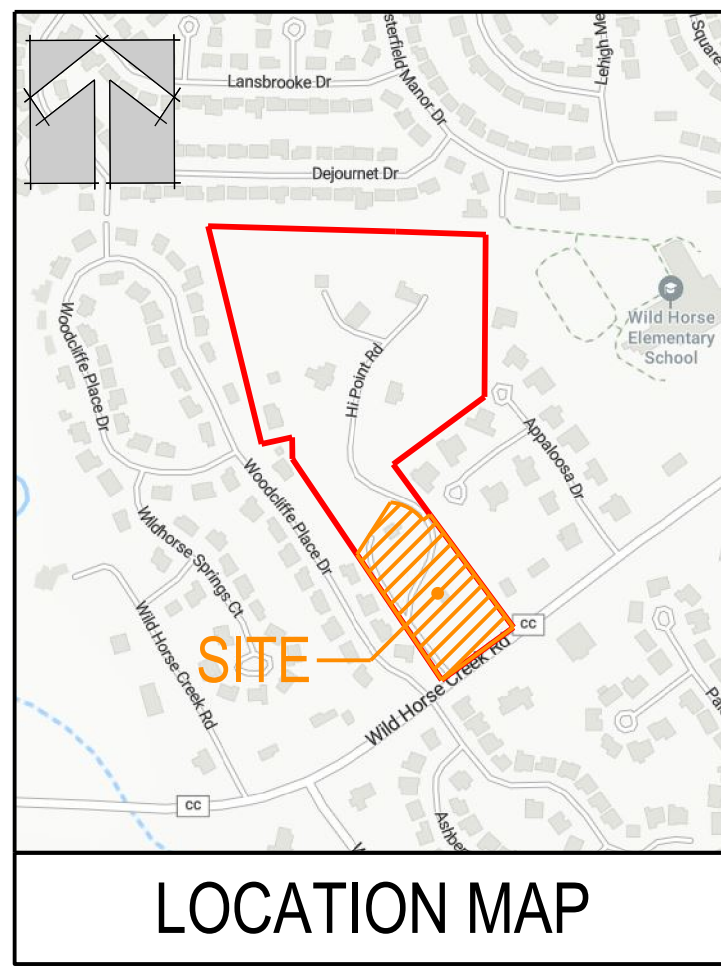
- 1) "I move to forward the Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road), with a recommendation for approval with the following conditions..."

Exhibits

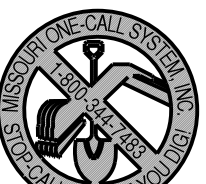
1. Staff Report
2. Affidavit of Publication
3. Survey, Tree Stand Delineation, & Legal Description

THE ST. LOUIS
COUNTIAN

H:\CAD\23600-23669\23669 Planning\Preliminary\Revised 11.19.25\23669 -Site Plan.dgn 1 Master Model 12/2/2025 2:45:57 PM Plotted by: jpkms Plot Scale: 30.000000 1/4" = 1' Plot Driver: Vopls PDF.pltctg Pen Table: Vopls PDF.tbl

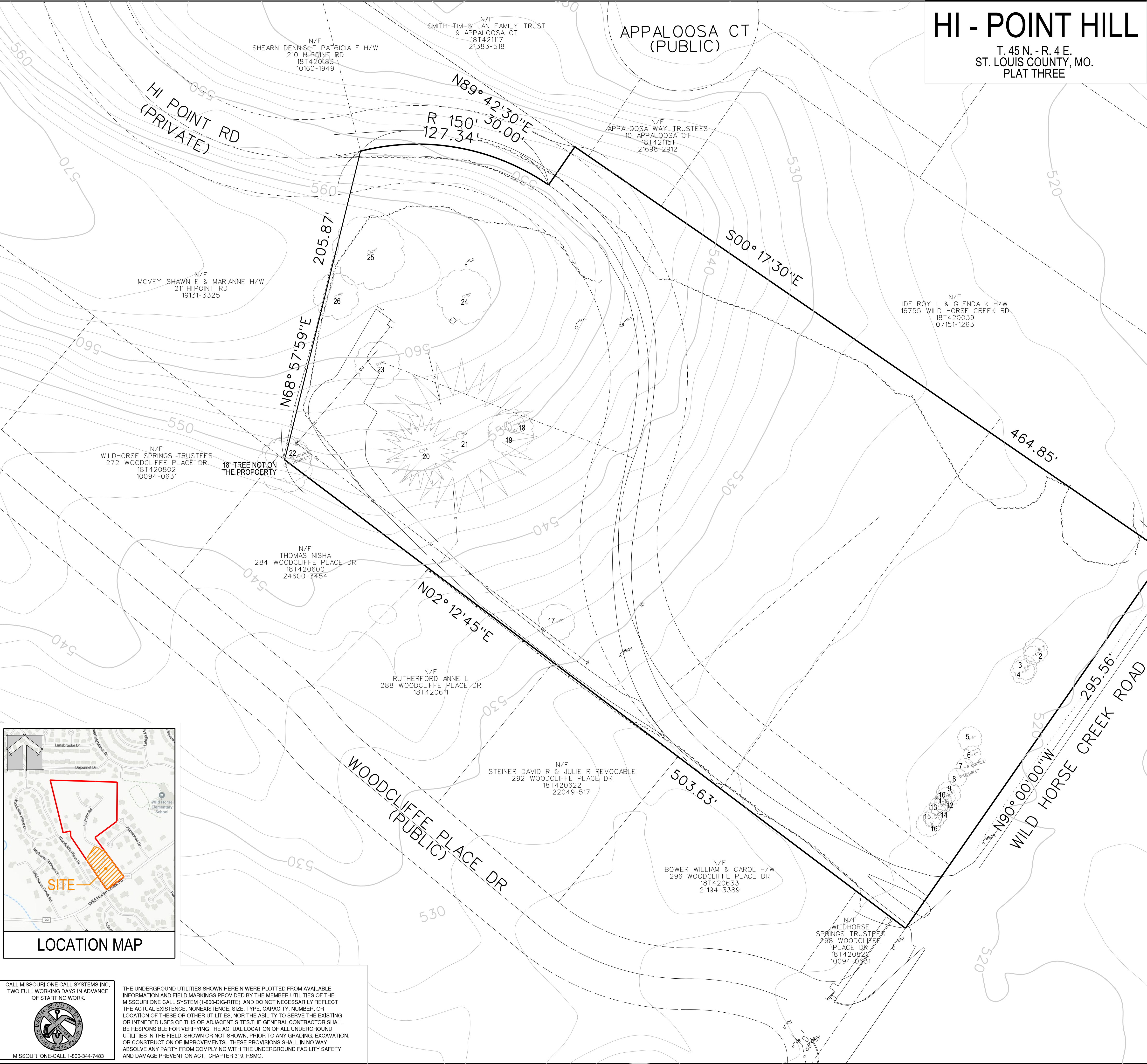


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THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE,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



A tract of land being Lot 1 of "Hi - Point Hill, Plat Three", in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri:

Beginning at the Southern most corner of said Lot 1; thence Northwestwardly along the Southwest line of said Lot 1, North 34 degrees 41 minutes 27 seconds West 503.63 feet to the Northwest line of said Lot 1; thence Northeastwardly along said Northwest line the following courses and distances: North 32 degrees 03 minutes 47 seconds East 205.87 feet, along a curve to the right whose radius point bears South 04 degrees 05 minutes 23 seconds West 150.00 feet from the last mentioned point, a distance of 127.54 feet and North 52 degrees 48 minutes 18 seconds East 30.00 feet to the Northeast line of said Lot 1; thence Southeastwardly along said Northeast line, South 37 degrees 11 minutes 42 seconds East 464.85 feet to the Southeast line of said Lot 1; thence Southwestwardly along said Southeast line, South 53 degrees 05 minutes 48 seconds West 295.56 feet to the point of beginning and containing 3.47 Acres according to calculations by Volz Inc. during December 2025.

TREE LEGEND		
1	8"	DECIDUOUS
2	6"	DECIDUOUS
3	8"	DECIDUOUS
4	8"	DECIDUOUS
5	8"	DECIDUOUS
6	6"	DECIDUOUS
7	6" DOUBLE	DECIDUOUS
8	6" DOUBLE	DECIDUOUS
9	8"	DECIDUOUS
10	6"	DECIDUOUS
11	6"	DECIDUOUS
12	6"	DECIDUOUS
13	6"	DECIDUOUS
14	8"	DECIDUOUS
15	6"	DECIDUOUS
16	8"	DECIDUOUS
17	12"	DECIDUOUS
18	6"	DECIDUOUS
19	15"	DECIDUOUS
20	24"	EVERGREEN
21	50"	EVERGREEN
22	15" DOUBLE	DECIDUOUS
23	15"	DECIDUOUS
24	18"	DECIDUOUS
25	24"	DECIDUOUS
26	15"	DECIDUOUS

MSD BASEMAP 18T MSD RECORD # XXMSD-00XXX

EXISTING CONDITIONS
TREE STAND DELINEATION

Base Map No. 18T
MSD RECORD # XXMSD-00XXX
Project # 23669
12/3/2025
7

HI POINT
233 HI POINT ROAD
CHESTERFIELD, MISSOURI 63005

12/3/2025
TIMOTHY JOHN MEYER
NUMBER
E-24665
Professional Engineer
MO E-24665

VOLZ
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St. Louis, Missouri 63132
314.901.1250 Fax
www.volzinc.com
Authority #203

THOMAS LEVINSON
108 POOLE BLVD. CT.
CHESTERFIELD, MISSOURI 63017
314.243.4160

HI - POINT HILL

T. 45 N. - R. 4 E.
ST. LOUIS COUNTY, MO.
PLAT THREE

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 24, 2025**

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

I. ROLL CALL

PRESENT

ABSENT

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

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

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY:

The Planning Commission deferred approval of the November 10, 2025 meeting summary to include additional information from the discussion.

VI. PUBLIC COMMENT

A. 13490 Olive Blvd. (Take 5 Oil Change)

Representing the Petitioner:

1. Jeffrey P. Kaiser, TR,i Architects, 1790 S. Brentwood Blvd, Chesterfield, MO – available for questions.

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

- A. **13490 Olive Blvd. (Take 5 Oil Change)**: Amended Architectural Elevations for an existing vehicle service center facility located on a 0.40-acre tract of land, zoned “C2” Shopping District with Conditional Use Permit No. 17.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion to approve the three (3) wall sconces. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 9 to 0.

Commissioner Wuennenberg made a motion to approve the Amended Architectural Elevations for **13490 Olive Blvd. (Take 5 Oil Change)** including the (3) wall sconces and the conditions recommended from the Architectural Review Board (ARB):

1. The existing pavement must be resealed.
2. Updates and maintenance must be made to the existing trash enclosure if it is not in working condition.
3. The existing roof-mounted satellite equipment must be removed.

The motion was seconded by Commissioner Marino and **passed** by a voice vote of 9 to 0.

VIII. UNFINISHED BUSINESS

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

Isaak Simmers, Planner gave a PowerPoint Presentation of the history of the site and the surrounding area.

Commissioner Wuennenberg made a motion to approve **P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust)**. The motion was seconded by Commissioner Marino.

DISCUSSION:

Commissioner Choate inquired about Attachment A, Letter J, which mentions a gate at the entrance to the development. Mr. Simmers explained that this is standard template language in Attachment A. It is not relevant to the current petition but is included to account for any future redevelopment.

Commissioner Chohan asked about Attachment A, I, Number 2., referencing cross access easements and temporary slopes. Justin Wyse, Planning Director explained that this is also standard template language and has no impact on the proposed project.

Chair Tilman asked about the process for installing a sidewalk in the area. Mr. Wyse explained that each property establishes a Special Cash Escrow to fulfill their obligation, which then becomes a long-term City obligation. Installation requires coordination with the property owners, budgeting by Public Works, and approval by the City Council. He also noted alignment with the City Bikeable Walkable Plan, emphasizing that the recently extended Riparian Trail currently stops at Old Chesterfield, and the goal is to connect it to the Levee Trail. Due to site constraints—overhead utilities, parking, and drainage—the goal is to consolidate the two (2) projects into one (1) project. Chair Tilman noted that during the holiday season, it's challenging for pedestrians to move from one property to the next without feeling like they are in the road.

Commissioner Marino expressed gratitude to Ms. Strutman, acknowledging her contributions to Historic Chesterfield.

Upon roll call, the vote was as follows:

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

Nay: None

The motion passed by a vote of 9 to 0.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.

Gail Choate, Secretary

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
NOVEMBER 10, 2025**

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

I. ROLL CALL:

PRESENT

ABSENT

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

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

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Gary Budoor, Ward IV; and Councilmember Merrell Hansen, Ward IV, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

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

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

STAFF PRESENTATION:

Isaak Simmers, Planner, gave a PowerPoint presentation showing photographs of the site and surrounding area.

Mr. Simmers explained that the request is to rezone a tract of land consisting of Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. The request is to rezone from “NU” Non-Urban District to “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay.

The petitioner is requesting the following permitted uses:

- Office – General
- Retail Sales Establishment – Neighborhood
- Professional and Technical Service Facility

Ms. Strutman purchased the property in April 2025, at which time, it was listed as Non-Contributing on the National Register of Historic Places for the Burkhardt Historic District due to alterations made by the previous owner. Ms. Strutman has since removed many of the non-historic alterations and has plans for additional work to restore the building. In 2025, the building’s status was updated by the State Historic Preservation Office and the National Park Service in Washington D.C. to be listed on the National Register of Historic places.

PETITIONER’S PRESENTATION:

Lauren Strutman, 16676 Old Chesterfield Road, Chesterfield, MO

Ms. Strutman, provided history and photographs of the building and surrounding area. In the early 1980s, the owner modified the home to appear more contemporary by adding diagonal cedar siding glued to the existing brick and stucco, and removing original windows, doors, and millwork. Later, yellow vinyl siding, and white aluminum trim were added over the cedar siding. To restore the building’s historic status, Ms. Strutman temporarily removed the siding, revealing the original brick, stucco finish, and timber porch columns. She also provided a rendering depicting how the building will look once restoration is complete.

Ms. Strutman spoke on behalf of herself, Jim Hennessy, and Eddie Struckman, expressing their interest in seeing sidewalks installed and having the City develop a Master Plan that preserves the historic area.

DISCUSSION:

Commissioner Staniforth expressed appreciation for Ms. Strutman's efforts and expressed gratitude on behalf of the Commission for her dedication to preserving the site’s historical significance.

V. APPROVAL OF MEETING SUMMARY:

Commissioner Choate made a motion to approve the Meeting Summary of the October 27, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 9 to 0.

VI. PUBLIC COMMENT:

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

REPRESENTING THE PETITIONER:

John Nations, 16150 Main Circle Drive, Chesterfield, MO – available for questions.

Mr. Nations, stated that the plan complies with the City of Chesterfield's ordinances, Comprehensive Plan, and satisfies the requirements of the PUD guidelines and design standards.

He noted several updates since the August 25, 2025 meeting, with the following revised percentages:

- Tree Preservation: 38% (updated)
- Common Ground: 32.5% (updated)
- Landscape Buffer (Provision): 30% (updated)

Mr. Nations requested that the language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 – Streets. He wanted to clarify the developers' responsibilities for the future improvements required to Church Road as outline by City Code.

Mr. Nations stated that landscaping will be installed throughout the development, and the homes will feature architectural designs above standard. The stream buffer impact has been mitigated and considered via the proposed Attachment A. No changes are planned for the homes fronting on Church Road, as this is the first phase and will make sense when the next phase gets developed in Wildwood. He noted that sidewalks, buffering, and neighborhood enhancements are included, along with planned improvements to the church and cemetery.

DISCUSSION:

Commissioner Choate noted that the narrative states lots will exceed 22,000 sq. ft.; however, Mr. Nations clarified all lots comply with 21,780 sq. ft. as required per the zoning.

Commissioner Wuennenberg asked for clarification of the Design features that should be considered when reviewing a Planned Unit District in City Code. Mr. Nations said that the design feature that was provided was the preservation of natural land features and recognizing the historic significance of the area.

Commissioner Harris clarified that the commissions' comments were directed toward the developers and that their concerns were regarding how the proposed petition did or did not meet the City Code requirements. Both Commissioner Harris and Commissioner Staniforth expressed concerns that the proposed Planned Unit District did not meet the design standards required of a PUD and was concerned regarding the lack of proposed amenities.

Commissioner Marino discussed the historical significance of the area and suggested that any proposed amenities should consider the historic nature of the area in the design. Mr. Nations agreed that the site was historically significant and insisted that it was up to the family to decide how they should recognize the historical significance of the area. Mr. Nations also reminded the Commission that the streets will be named in honor of the family members as per the proposed Attachment A.

Commission Midgley agreed that the family should be a part of design for the amenities but she wanted to see some design features added to the Preliminary Development Plan.

Commission Chohan asked if a subdivision this size requires a second access. City Staff confirmed that the Monarch Fire Protection District approved a variance for the single access drive off Church Road and no second access would be required.

SPEAKERS IN FAVOR:

- Doris Frazier, 17077 Church Road, Chesterfield, MO
- Maria Frazier, 601 Norton Avenue, Kirkwood, MO (Daughter of: Doris Frazier)
- Kristi Murdoch, 1515 Amandale Drive, University City, MO (Daughter of: Doris Frazier)
- Chris Johnson, 2113 Greenheath Drive, Florissant, MO

SPEAKERS IN OPPOSITION:

- Larin Singer, 1625 Bridgeway Drive, Chesterfield, MO

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

VIII. UNFINISHED BUSINESS:

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

Commissioner Marino made a motion to recommend approval of P.Z. 05-2025 Westland Acres (Provision Land Development, LLC) with following condition:

The language in Attachment A, Page 3, Letter J, Number 4, be revised to refer to City Code 405.04.090 Streets.

The motion was seconded by Commissioner Choate.

DISCUSSION:

Justin Wyse, Director of Planning discussed siltation control and the Lake Protection Bond.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Chohan,
Commissioner Marino, Commissioner Rodermund,
Chair Tilman**

**Nay: Commissioner Harris, Commissioner Midgley
Commissioner Staniforth, Commissioner Wuennenberg**

The motion passed by a vote of 5 to 4.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT:

The meeting adjourned at 8:29 p.m.

Gail Choate, Secretary

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

Public Hearing & Vote Report

Project Type: Change of Zoning

Meeting Date: January 12, 2026

From: Shane Streiler, Planner

Location: 233 Hi Point Road

Description: **P.Z. 07-2025 Hi Point Hill, Lot 1:** A request for a Change of Zoning from “NU” Non-Urban District to “E-1/2AC” Estate District for a tract of land totaling 3.47 acres located north of Wild Horse Creek Road.

PROPOSAL SUMMARY

Thomas Levinson submitted a Change of Zoning request for Hi Point Hill, Lot 1. The applicant is proposing to rezone a 3.47-acre tract of land from “NU” Non-Urban District to “E-1/2AC” Estate District (one-half-acre minimum). This rezoning is proposed in anticipation of a preliminary plat that would create four (4) lots for four (4) detached single-family residential dwellings.

SITE HISTORY

Before the City of Chesterfield incorporated in 1988, the house at the subject site was constructed (1947), the current record plat for the Hi Point Hill subdivision was recorded (1977), Hi Point Road was paved, the barn was constructed, and the site was zoned “NU” Non-Urban District.



Figure 1: Subject Site

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This second petition, P.Z. 29-2002 The Bluffs at Appaloosa Way, initially proposed to rezone Hi Point Hill, Lots 1, 4, and 5, along with 16749 and 16809 Wild Horse Creek Road, to develop nine (9) detached single-family dwellings. After an amendment, the proposal removed Hi Point Hill, Lot 4, and 16809 Wild Horse Creek Road from the plans while retaining nine (9) houses. The petition’s denial was influenced by the staunch opposition from Hi Point Hill subdivision residents.

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ZONING & LAND USE

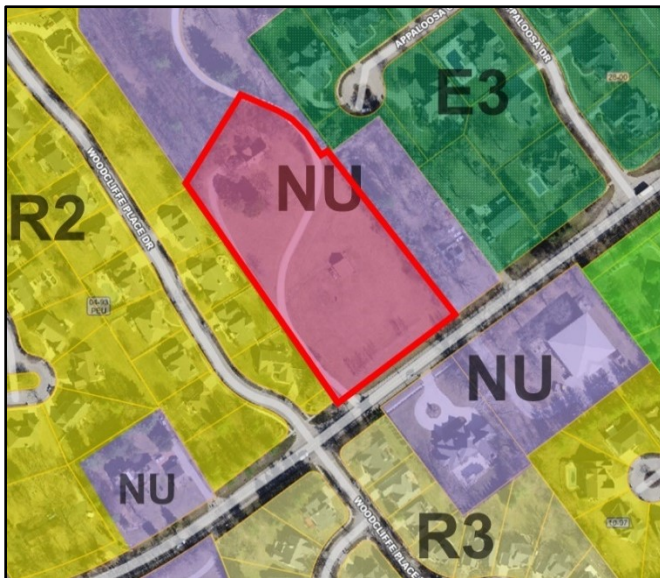


Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
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West	"R2" Residential District	Suburban Neighborhood & Conservation

Figure 4: Zoning & Land Use Table

COMPREHENSIVE PLAN

The subject site is currently zoned “NU” Non-Urban District and designated Suburban Neighborhood by the City of Chesterfield’s [Comprehensive Plan](#). The City provides the following character description of this area: *“Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.”* Suburban Neighborhood areas have the following development policies:

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- *“Assess the anticipated expense (i.e., the cost of municipal infrastructure) for each new or redeveloped residential development.”*

DISTRICT INFORMATION

Per the City's Code, no preliminary plan or “Attachment A” is required for a request to change the zoning of a property to a conventional zoning district. The development criteria of the “E-1/2AC” Estate District include the requirement that each single-family lot must be at least one-half-acre in area. The maximum height for all structures at a residential property is fifty (50) feet. The minimum structure setbacks for residential uses are as follows: 15’ from the side property lines, 20’ from any right-of-way line, and 30’ between structures. Residential properties abutting other residential properties require a minimum 20-foot-wide landscape buffer strip, along with a 30-foot-wide strip for a residential subdivision abutting a non-subdivision street. Natural features, such as floodplain and steep slopes (slopes of 30% or greater), must be preserved at no less than 80% and 70%, respectively. Following a rezoning to a conventional zoning district, the next step in the development process would be the submittal of a preliminary plat which is reviewed by the Department and approved administratively.

REQUEST

A Public Hearing addressing the subject Change of Zoning request will be held at the January 12, 2026, Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if there are no outstanding issues with the request. After the vote, this petition can be presented before the Planning and Public Works Committee for a recommendation to City Council. The required property survey, tree stand delineation, and legal description have been attached to this report.

DEPARTMENTAL INPUT

Staff has reviewed the proposed Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road). Staff recommends the Planning Commission take action on this request.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

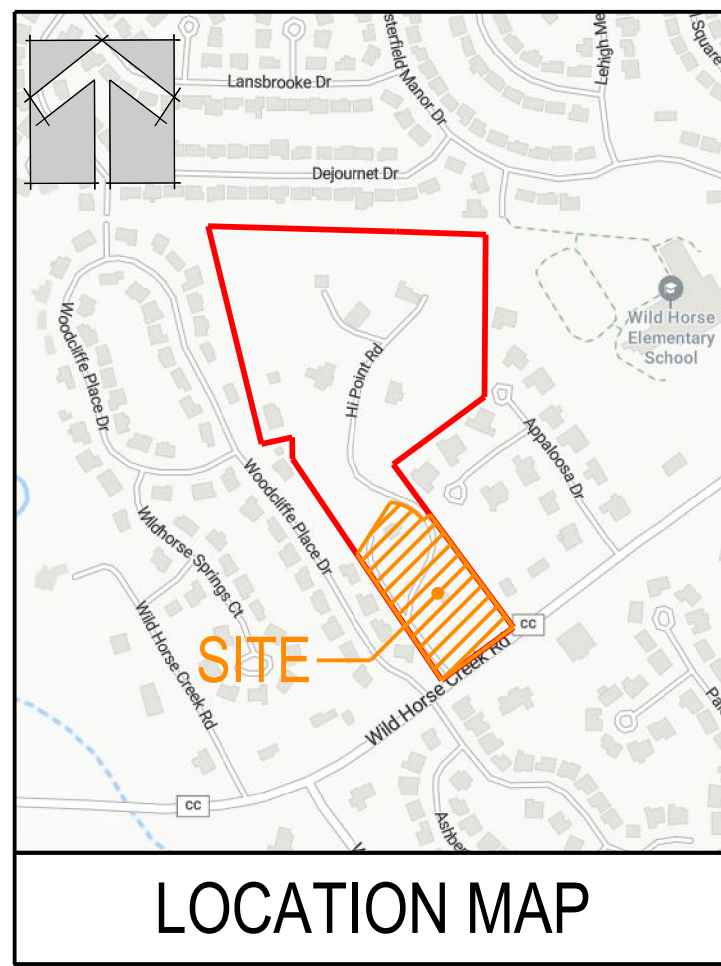
- 1) “I move to forward the Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road), as presented, with a recommendation for approval (or denial).”
- 2) “I move to forward the Change of Zoning request for Hi Point Hill, Lot 1 (233 Hi Point Road), with a recommendation for approval with the following conditions...”

Exhibits

1. Staff Report
2. Affidavit of Publication
3. Survey, Tree Stand Delineation, & Legal Description

THE ST. LOUIS
COUNTIAN

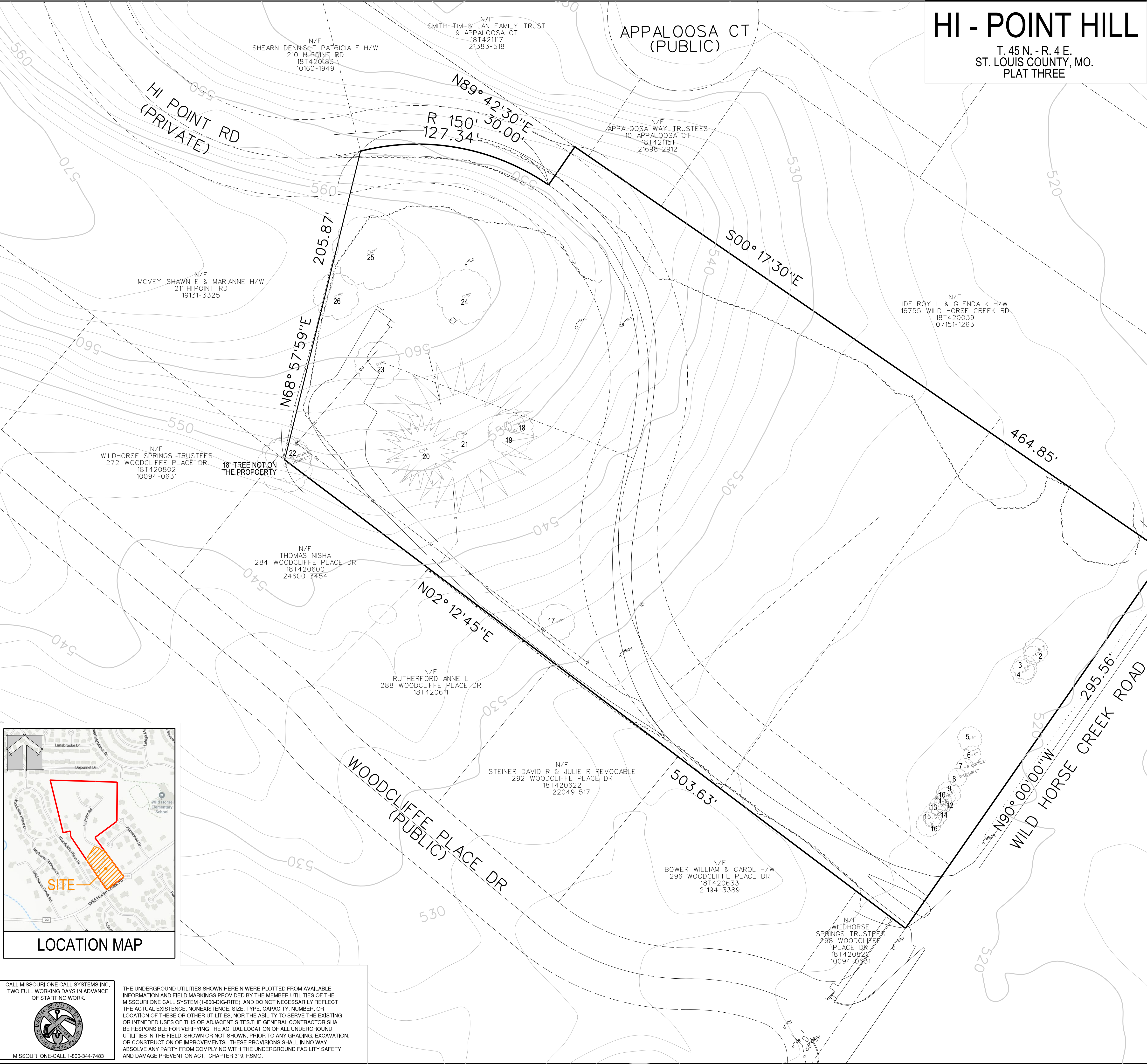
H:\CAD\23600-23669\23669 Planning\Preliminary\Revised 11.19.25\23669 1-Site Plan.dgn 1-Master Model 12/2/2025 2:45:57 PM Plotted by: jpkms Plot Scale: 30.000000 1" = 30.00' Driver: Vopls PDF: jpkms Pen Table: Volz15 PDF: tcl



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



A tract of land being Lot 1 of "Hi - Point Hill, Plat Three", in U.S. Survey 125, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri:

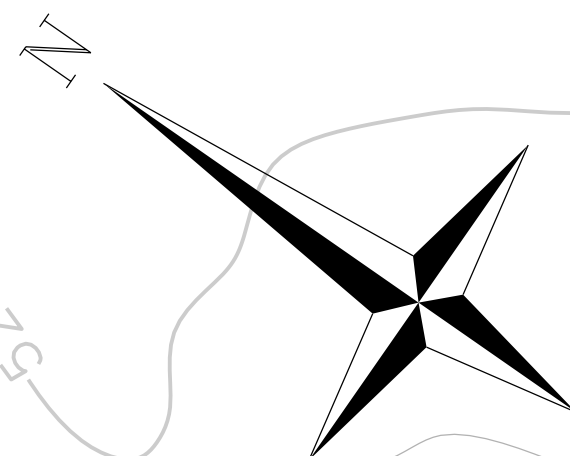
Beginning at the Southern most corner of said Lot 1; thence Northwestwardly along the Southwest line of said Lot 1, North 34 degrees 41 minutes 27 seconds West 503.63 feet to the Northwest line of said Lot 1; thence Northeastwardly along said Northwest line the following courses and distances: North 32 degrees 03 minutes 47 seconds East 205.87 feet, along a curve to the right whose radius point bears South 04 degrees 05 minutes 23 seconds West 150.00 feet from the last mentioned point, a distance of 127.54 feet and North 52 degrees 48 minutes 18 seconds East 30.00 feet to the Northeast line of said Lot 1; thence Southeastwardly along said Northeast line, South 37 degrees 11 minutes 42 seconds East 464.85 feet to the Southeast line of said Lot 1; thence Southwestwardly along said Southeast line, South 53 degrees 05 minutes 48 seconds West 295.56 feet to the point of beginning and containing 3.47 Acres according to calculations by Volz Inc. during December 2025.

TREE LEGEND		
1	8"	DECIDUOUS
2	6"	DECIDUOUS
3	8"	DECIDUOUS
4	8"	DECIDUOUS
5	8"	DECIDUOUS
6	6"	DECIDUOUS
7	6" DOUBLE	DECIDUOUS
8	6" DOUBLE	DECIDUOUS
9	8"	DECIDUOUS
10	6"	DECIDUOUS
11	6"	DECIDUOUS
12	6"	DECIDUOUS
13	6"	DECIDUOUS
14	8"	DECIDUOUS
15	6"	DECIDUOUS
16	8"	DECIDUOUS
17	12"	DECIDUOUS
18	6"	DECIDUOUS
19	15"	DECIDUOUS
20	24"	EVERGREEN
21	50"	EVERGREEN
22	15" DOUBLE	DECIDUOUS
23	15"	DECIDUOUS
24	18"	DECIDUOUS
25	24"	DECIDUOUS
26	15"	DECIDUOUS

MSD BASEMAP 18T MSD RECORD # XXMSD-00XXX

HI - POINT HILL

T. 45 N. - R. 4 E.
ST. LOUIS COUNTY, MO.
PLAT THREE



Scale in Feet
1" = 30'

EXISTING CONDITIONS
TREE STAND DELINEATION

HI POINT
233 HI POINT ROAD
CHESTERFIELD, MISSOURI 63005

12/3/2025
TIMOTHY JOHN MEYER
NUMBER E-24665
Professional Engineer
MO E-24665

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