



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

**THURSDAY, JANUARY 22, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 4, 2025 Planning and Public Works Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. Traffic Generation Assessment (TGA) Trust Fund Rate Schedule: An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

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. (Ward 4)

C. Elbridge Payne Road: A street name change for a road located in the City of Chesterfield. (Ward 2)

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

December 4, 2025

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Chairperson Merrell Hansen, Ward IV
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Isaak Simmers, Planner
Lauren Strutman, Applicant
Tim Lowe, The Staenberg Group

ABSENT

APPROVAL OF MINUTES

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the November 20, 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 – Legends at Schoettler Pointe

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of the Legends at Schoettler Pointe subdivision. 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: Schoettler Pointe.

Councilmember Mastorakos stated that there are still some deficiencies with landscaping, but she has spoken with Planning Director Wyse about those. They will be addressed and are separate from this request regarding streets. Chair Hansen asked for the estimated annual cost for the maintenance of this Street, to which Mr. Eckrich responded \$8,300 per year.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of Public Street Acceptance – Legends at Schoettler Pointe. 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 this as a public street.

P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust)

City Planner Isaak Simmers detailed a request from Ms. Lauren Strutman to rezone a tract of land being Lot 4 and part of former Lot 12 of Burkhardt Place Subdivision located south of Old Chesterfield Road. He explained the request is a petition to rezone from a “NU” Non-Urban District to a “PC” Planned Commercial District with a Landmark and Preservation Area (LPA) overlay.

Chair Hansen thanked Ms. Strutman for her contributions and emphasized the area’s significance in the updated Bikeable Walkable Plan. Councilmember Moore raised a technical question regarding the hours of operation for one of the proposed uses – retail establishments. Mr. Wyse stated that the City has regularly included hours of operation requirements for retail uses in the Chesterfield Valley from 6 a.m. to 11 p.m.. Ms. Strutman added that the proposed retail use will be a low-impact antique shop rather than a high-traffic business.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust). 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.

Chesterfield Regional TIF – RPA-1 2nd Amended Redevelopment Agreement

Mr. Wyse presented the second amended Redevelopment Agreement between the City and the Staenberg Group, outlining key changes from the first amendment, including the transition from the Grand Staircase concept to the Grand Entry concept. He noted that the Staenberg Group will provide a \$300,000 cash contribution to the City for the Grand Entry.

Discussion focused on project timelines, land conveyance triggers, and the impact of the ring road extension on parcel size. Mr. Wyse confirmed that the Agreement’s walking and biking paths aligned with the approved site plan and that the Staenberg Group is willing to cooperate on necessary easements.

Councilmember Tocco raised questions about financing and appraisal requirements, with Mr. Wyse explaining that it is anticipated that the \$300,000 would fund design work and Chair Hansen clarifying that the City will oversee design and construction. Chair Hansen and Mr. Wyse emphasized the need to proceed promptly to avoid delays and maintain momentum with the developer.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to recommend approval of Chesterfield Regional TIF – RPA-1 2nd Amended Redevelopment Agreement. 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.

UNFINISHED BUSINESS

There was no unfinished business.

ADJOURNMENT

The meeting was adjourned at 6:03 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: _____

III.A.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner^{///}

Date: January 22nd, 2026

RE: **Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:** An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Summary

The City of Chesterfield utilizes Traffic Generation Assessment (TGA) trust funds. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Traffic generation assessment rates are increased or decreased annually to account for changes in construction costs. The St. Louis County Department of Transportation uses the percent change for the construction cost index for the St. Louis area, from December of a given year to December of the following year, as published in the Engineering News Record, to determine the rate of increase or decrease and the City of Chesterfield has followed the same methodology. The proposed ordinance updates the previously defined rate schedules based on the increases in costs we have seen over the past year.

The rates in the attached TGA Trust Fund ordinance reflect an 8.9% increase. For comparison, 2025 had a .3% reduction and 2024 had a .2% reduction.

Attachments:

- 1) TGA Trust Fund Ordinance

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE TRAFFIC GENERATION ASSESSMENT (“TGA”) TRUST FUND RATE SCHEDULE OF THE CITY OF CHESTERFIELD, MISSOURI.

WHEREAS, the City has defined five (5) Traffic Generation Assessment Trust Fund Areas throughout the City as established by City ordinance; and,

WHEREAS, five (5) trust accounts are known as, "TGA Trust Fund Area A", "TGA Trust Fund Area B", "TGA Trust Fund Area C", "TGA Trust Fund Area D", and "TGA Trust Fund Area E", and are held by the City’s Director of Finance (the “Trustee”); and,

WHEREAS, the traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC); and,

WHEREAS, in order to maintain uniformity and equity from development to development, the traffic generation assessment rates are established by the City of Chesterfield.

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

Section 1. The City of Chesterfield hereby adopts an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

Section 2. The traffic generation assessment is calculated by a dollar amount per measurable unit, typically per parking/loading space. The number of parking/loading spaces is determined by the City of Chesterfield Unified Development Code (UDC).

Section 3. On January 1 of each year, the traffic generation assessment rates are increased or decreased to account for changes in construction costs. The City of Chesterfield uses the percent change for the construction cost index for the St. Louis area, from December of a given year to December of the following

year, as published in the Engineering News Record, to determine the rate of increase, decrease, or no change.

Section 4. The rates per measurable unit are defined as follows:

FOR ZONINGS ON OR AFTER 8/1/2008

Land Use	As of 1/1/2026 Rate Per Measurable Unit
S.F. Dwelling	\$781.16/Parking Space
Apartment	\$623.30/Parking Space
Retirement Community	
Condominium	
General Office	\$952.19/Parking Space
Quality Restaurant	
Research Center	
Motel	\$1,904.56/Parking Space
Hotel	
General Retail	\$2,856.73/Parking Space
Medical Office	
Shopping Center	
Nursing Home	
High Turn-Over Sit-Down Restaurant	
Hospital	\$5,713.68/Parking Space
Bank	
Drive-In Fast-Food Restaurant	
Convenience Store	\$19,045.06/Parking Space
Gas Station	
Manufacturing	\$761.77/Parking Space
Warehouse	\$1,333.17/Parking Space
Recreational User	\$658.03/Parking Space
Mini-Warehouse	\$0.62/SF
Car Wash	\$95,257.30/AC
Loading Space	\$4,674.68/Loading Space

FOR ZONINGS PRIOR TO 8/1/2008

Land Use	As of 1/1/2026 Rate per Measurable Unit
Commercial	\$ 3.63/SF
Office	\$ 2.54/SF
Industrial	\$ 8,751.91/Acre

Section 5. Contributions to the Traffic Generation Assessment Trust Funds shall be made prior to the approval of the first Municipal Zoning Approval application in conjunction with the development that requires contribution.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: _____

Vickie, McGownd, CITY CLERK

III.B.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Shane Streiler, Planner

Date: January 22, 2026

RE: **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. (Ward 4)

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.

A Public Hearing was held on January 12, 2026. Following the hearing, the Planning Commission moved to recommend approval of the petition as presented. The motion passed with a vote of 7 to 0.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the January 12, 2026, Public Hearing & Vote report attached to this memo.

Attachments:

PH & Vote Staff Report
Survey, Tree Stand Delineation, & Legal Description

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

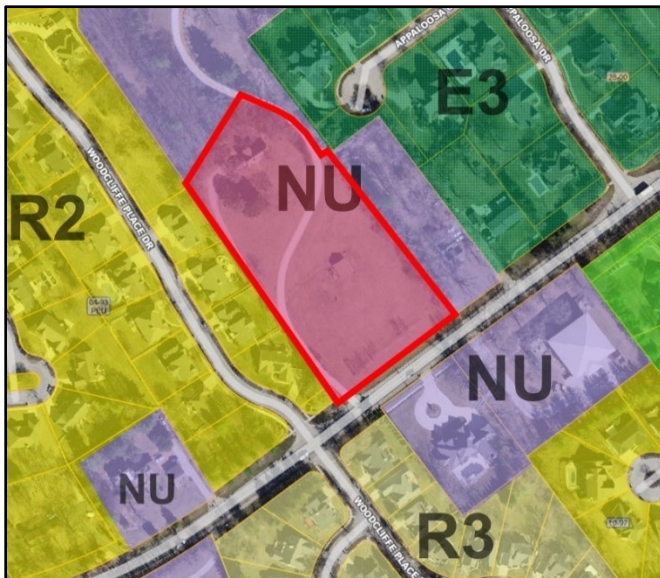


Figure 2: Zoning Map



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

Memorandum Department of Planning



To: Planning & Public Works Committee

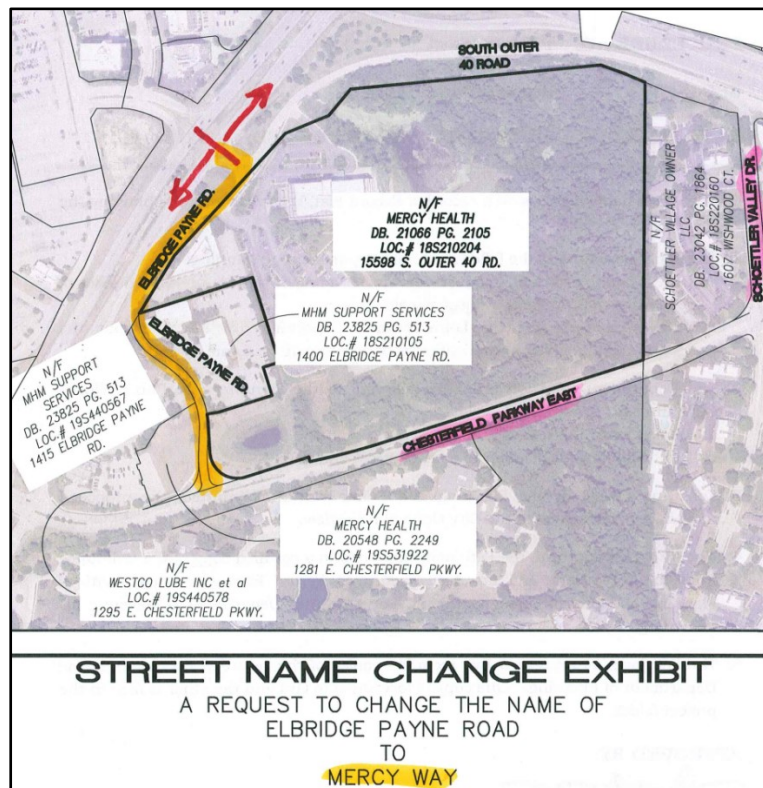
From: Shane Streiler, Planner

Date: January 22, 2026

RE: **Elbridge Payne Road:** A street name change for a road located in the City of Chesterfield. (Ward 2)

Summary

Mercy Health, the sole owner of properties abutting “Elbridge Payne Road”, has requested the renaming of said street to “Mercy Way.” “Elbridge Payne Road” appears as a street name on the recorded Boundary Adjustment Plat (BAP) for the Mercy Health Systems subdivision from 2014. Per Saint Louis County Department of Revenue requirements, this request requires an ordinance from the City of Chesterfield approving said change before Saint Louis County can record any change of name.



Attachments:

Draft Ordinance Legislation
Street Name Change Exhibit

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE NAME OF ONE ROAD LOCATED IN THE CITY OF CHESTERFIELD FROM “ELBRIDGE PAYNE ROAD” TO “MERCY WAY”.

WHEREAS, it has been brought to the attention of the City Council that the sole owner of the properties abutting a street named “Elbridge Payne Road” has requested said street be renamed “Mercy Way”; and,

WHEREAS, “Elbridge Payne Road” extends north from Chesterfield Parkway East and turns east until it connects with South Outer Forty Road at the entrance to Clarkson Road; and,

WHEREAS, “Elbridge Payne Road” exists within the Elbridge Payne Office Park and Mercy Health Systems subdivisions, with a section of the road outside of any subdivision; and,

WHEREAS, the City Council determines that it would be convenient and prudent that the road currently named “Elbridge Payne Road” be renamed “Mercy Way.”

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

Section 1. The road currently known as “Elbridge Payne Road” shall be renamed to “Mercy Way.”

Section 2. The City Administrator is authorized to take such action as may be necessary to effectuate the name change with any proper authority and to make all office notifications as appropriate.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

PRESIDING OFFICER

Dan Hurt, MAYOR

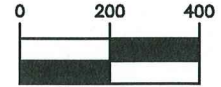
ATTEST:

Vickie McGownd, CITY CLERK

READING HELD: XX/XX/2026

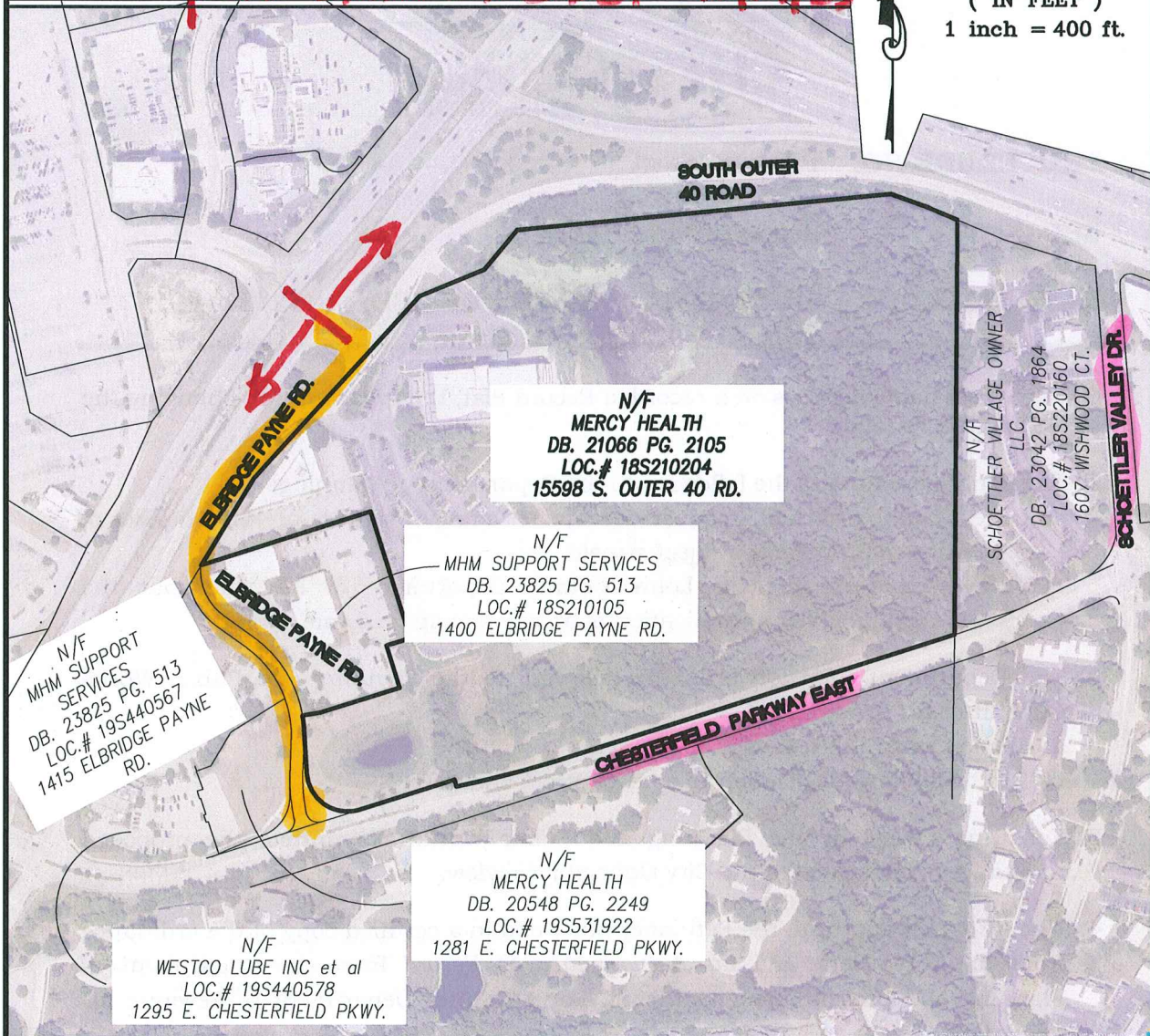
PER EMAIL MO DOT 10/14/25

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.



STREET NAME CHANGE EXHIBIT

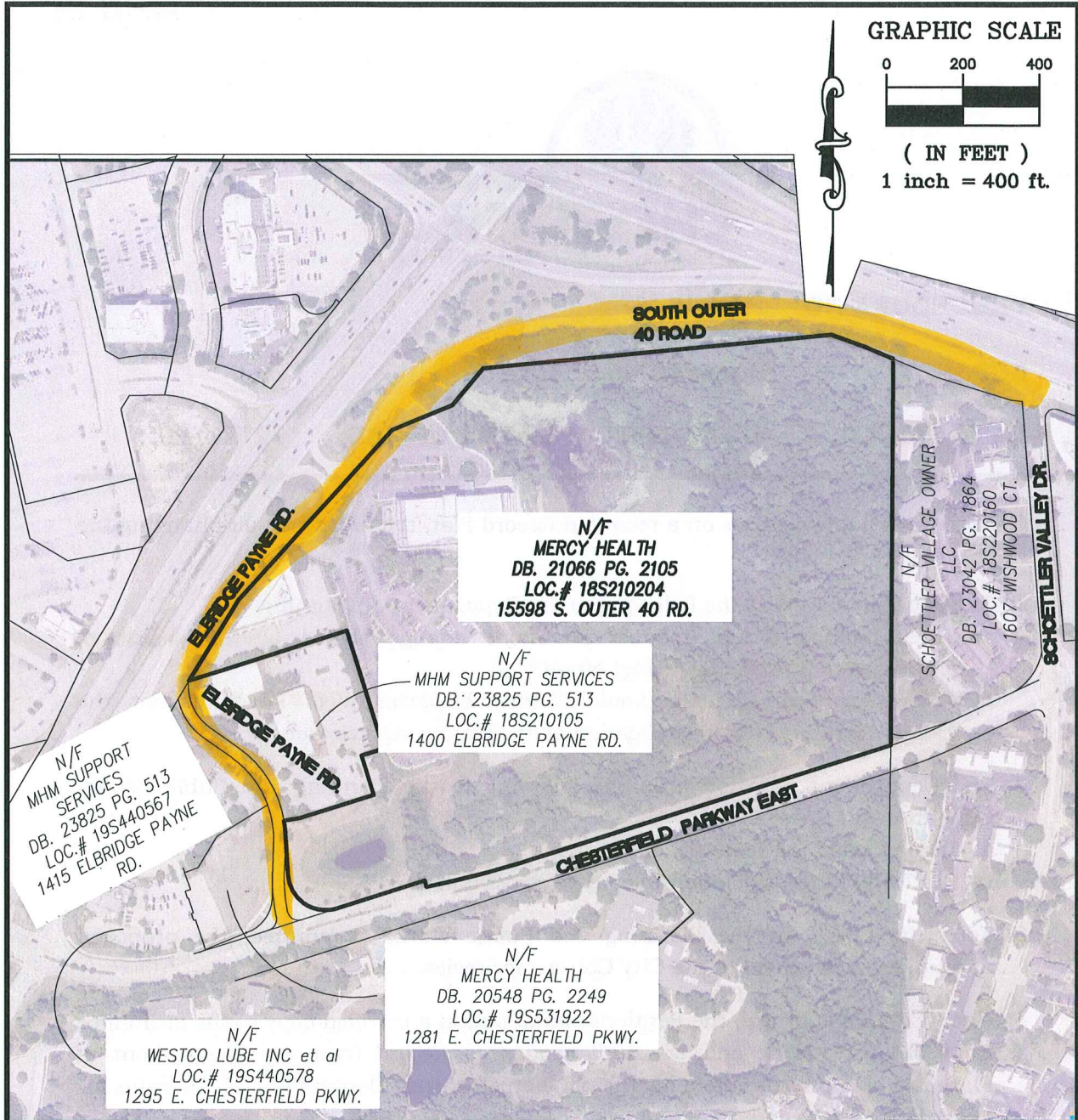
A REQUEST TO CHANGE THE NAME OF
ELBRIDGE PAYNE ROAD
TO

MERCY WAY

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

DATE 10/13/2025

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STREET NAME CHANGE EXHIBIT

A REQUEST TO CHANGE THE NAME OF
 ELBRIDGE PAYNE ROAD
 TO
MERCY WAY

Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 Chesterfield, MO. 63005
 (636) 530-9100

DATE 10/13/2025

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