



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 23, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

- A. Approval of February 9, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Westland Acres 2026 TPP:** A Tree Preservation Plan and Tree Stand Delineation for 56.31 acres of land zoned "PUD" Planned Unit District located north of Strecker Road and east of Church Road.

The Planning Commission may vote on this item tonight.

VIII. UNFINISHED BUSINESS

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.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
FEBRUARY 9, 2026**

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

Mayor Dan Hurt
Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Ms. Shilpi Bharti, Planner
Ms. Erica Blesener, Recording Secretary

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

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Amended Meeting Summary of the January 12, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and passed by a voice vote of 7 to 0. (*Commissioners Harris and Marino abstained.*)

Revisions Included:

- Page 2: Corrected the site size from “28 acres” to “.28 acres.”
- Page 4: Corrected “marking” to “marketing” under Mr. Pelstrup’s comments.
- Page 5: Corrected the voting commissioner from Commissioner Bilgram to Commissioner Rodermund.

VI. PUBLIC COMMENT:

B. Chesterfield Village Mall

1. Tim Lowe, Senior Vice President of Development for The Staenberg Group, 2127 Innerbelt Business Center Drive, St. Louis, MO 63114 – available for questions.

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

- A. Chabad of Chesterfield: Amended Architectural Elevations for the proposed Chabad of Chesterfield building located on a 1.49-acre tract of land, zoned “PC” Planned Commercial District.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Architectural Elevations for Chabad of Chesterfield. The motion was seconded by Commissioner Rodermund and passed by a voice vote of 9 to 0.

- B. Chesterfield Village Mall: An Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for a 96-acre tract of land zoned “PC&R” Planned Commercial and Residential District located on the south side of Interstate 64 and east of Chesterfield Parkway.

DISCUSSION:

Discussion regarding Chesterfield Village Mall continued from the Site Plan Committee Meeting.

Chair Tilman made two (2) comments related to parking. First, he noted the unpredictability of Dillard’s reopening and stated that the existing Dillard’s parking lot should not be counted toward meeting the parking requirements for the overall mall redevelopment. Second, he emphasized the importance of carefully reviewing the parking requirements for each individual development within Downtown Chesterfield moving forward. He stated that the minimum parking requirements should be met for each project and that no variances should be approved, as doing so would shift additional parking burdens back onto the development.

Commissioner Staniforth had concerns of the proximity of the parking garage.

Commissioner Chohan asked if a Transportation Study had been completed as compared to other cities that have had gone through a similar process. Mr. Tim Lowe explained that most

cities had parking ratios that were lower because of shared parking. Additionally, people who live within the development do not need parking when they shop and eat within the area. He explained that they went ahead with the 4.0 parking ratio which is typically the standard with excess parking. The parking garage and on-street parking is only to serve the ground floor retail surrounding the park. Other buildings within the development would be required to self-park. The parking garage is a TIF reimbursable project. Additional parking could be added but it would increase the amount from the TIF. They are trying to be strategic and only plan for what is needed.

Commissioner Staniforth asked about self-parking and how parking would be addressed if a grocery store or additional retail spaces were added to the development. Mr. Lowe explained that a grocery store has a higher parking demand than typical retail and would need additional parking. He also noted that certain buildings located along the perimeter, outside of the main core area, would include their own parking. The intent is to encourage parking and avoid limitations. Chair Tilman explained that all future projects within the development will be required to comply with the parking requirements.

Commissioner Rodermund expressed concern regarding the estimates of who will live and work in the area and asked whether a study had been done to support those projections. Mr. Lowe responded that they looked at the 994 parking spaces were calculated to accommodate all anticipated parking demand. He noted that their analysis considered that some individuals would both live and work within the development and utilize the area. Based on those projections, they are comfortable with amount of parking they are providing.

Ms. Alyssa Ahner, Senior Planner gave a brief summary of what was discussed in the Site Plan Committee meeting.

The removal of the grand staircase from the developer's construction obligations, modification to the four (4) raised intersections and roundabouts; changing them from pavers to stamped concrete, the revised streetscape landscape plan, minor modifications to the type of plantings, future relocation of the bus stop, allocation of housing density for lots 3B and 3C, and the interim off-site pedestrian accommodations along the ring road; 6' wide path with a 6' wide striped buffer that connects to the 12' wide trail.

Chair Tilman asked if one of the partners decides to not move forward with the trail, who would ultimately be responsible for its completion. Mr. Justin Wyse, Planning Director explained that the City would retain final authority through the redevelopment of the Dillard's parcel, contingent upon inclusion of the required final improvements.

Commissioner Staniforth questioned if the City had a signed agreement in place. Mr. Wyse explained that TSG is authorized to complete the work as proposed.

Mayor Dan Hurt opened by thanking the PC for their service. He further expanded upon previous history with development of Chesterfield Valley and the importance of maintaining the highest level to current and future parking standards throughout the City.

Commissioner Bilgram commented that the parking garage is subject to TIF reimbursement and future garages are not guaranteed to receive such reimbursement, which could make them difficult to fund. Mr. Wyse explained that additional parking structures could qualify as reimbursable costs under the TIF.

Ms. Alyssa Ahner, Senior Planner offered some perspective on the approval process for the garage itself. The Amended Site Development Concept Plan is not the final approval. A Site Development Section Plan will still be required which provides another opportunity to evaluate the parking. Additionally, the concept plan is required to be amended each time a project comes forward in order to allocate commercial and housing density. If the density starts to surpass what is being discussed now then parking will need to be evaluated as a part of that amendment to the concept plan.

Commissioner Marino made a motion recommending approval of an Amended Site Development Concept Plan, Landscape Plan, and Lighting Plan for Chesterfield Village Mall. The motion was seconded by Commissioner Chohan and **passed by a voice vote of 9 to 0.**

VIII. UNFINISHED BUSINESS: None.

IX. NEW BUSINESS: None.

X. COMMITTEE REPORTS: None.

XI. ADJOURNMENT

The meeting adjourned at 7:52 p.m.

Gail Choate, Secretary

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

Planning Commission Staff Report

Meeting Date: February 23, 2026

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: **Westland Acres 2026 TPP:** A Tree Preservation Plan and Tree Stand Delineation for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road.

PROPOSAL SUMMARY

JHB Properties, Inc., on behalf of Provision Land Development, has submitted a Site Development Plan and associated materials for review for the “PUD” Planned Unit District known as Westland Acres. The applicant has submitted both a Site Development Plan and a Boundary Adjustment Plat, which are currently under review by the City, as well as an application for a grading permit that has been deferred pending approval of the Site Development Plan.

The developer has an internal deadline to remove the trees on site before the end of March; therefore, a Tree Preservation Plan and Tree Stand Delineation have been submitted as a separate package. The remainder of the Site Development Plan submittal, including the Landscape Plan, will be presented to the Planning Commission once all comments have been adequately addressed. Any changes to the Tree Preservation Plan after Planning Commission approval may be addressed during the subsequent review of the grading

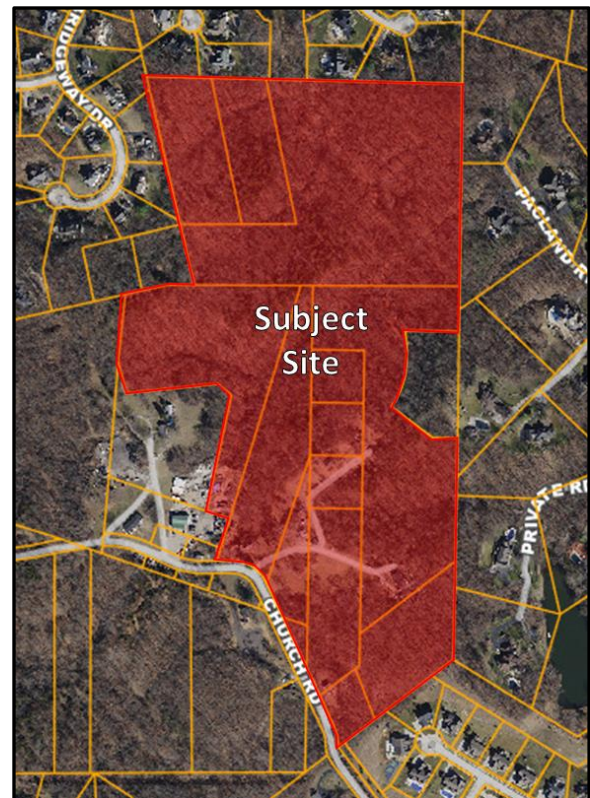


Figure 1: Subject Site

permit. Approval of the Tree Preservation Plan and installation of the required Tree Preservation Surety will authorize only the cutting of the trees. No grading or land disturbance is permitted with approval of the Tree Preservation Plan; the trees will be cut at the stump using a Feller Buncher machine, see figure 2, and remain on site until the grading permit has been approved and erosion and sediment control measures have been implemented.



Figure 2: Feller Buncher machine

SITE HISTORY

- The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield.
- The site was rezoned from “NU” Non-Urban District to an “E-½AC” Estate District and “NU” Non-Urban District in 2005 (P.Z. 39-2005).
- The site was rezoned to “PUD” Planned Unit District in January 2026 (P.Z. 05-2025). Included in the approval was a site-specific ordinance and a Preliminary Development Plan.

STAFF ANALYSIS

Per [Site-Specific Ordinance No. 3365](#), this PUD is required to preserve a minimum of 35% of the existing tree canopy. The applicant has provided a plan that preserves exactly 35% of the existing tree canopy. The plan prepared by the certified arborist concluded that there is a total of 2,227,913 square feet of existing canopy, and the applicant has proposed removing 1,449,026 square feet of canopy. The total area to be preserved is 779,792 square feet, which meets the required 35% preservation requirement.

Clearing limits will be staked prior to the installation of tree protection fencing, and no clearing will occur until all required tree protection measures, including fencing, are installed and the required surety has been accepted by the City. The tree protection fencing shall consist of 4-foot-high construction fencing. No equipment access, parking, material storage, concrete washout, or other construction activity will occur within protected areas. Signage will be posted along the fencing as shown on the proposed preservation plan, and the fencing will be maintained for the duration of construction.

MOTION

Staff has completed review of the Tree Preservation Plan and Tree Stand Delineation and requests action on Westland Acres 2026 TPP. The following options have been provided to the Planning Commission for consideration relative to this petition:

1. “I move to approve (or deny) Westland Acres 2026 Tree Preservation Plan, as presented.”
2. “I move to approve Westland Acres 2026 Tree Preservation Plan with the following conditions...”.

Attachments:

1. Tree Preservation Plan
2. Tree Stand Delineation



Midwest Trees, LLC
1201 St. Lawrence Drive
St. Louis, IL 62221
(618) 671-3426

July 30, 2025

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

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

Dear Mr. Saunders,

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

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

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

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

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

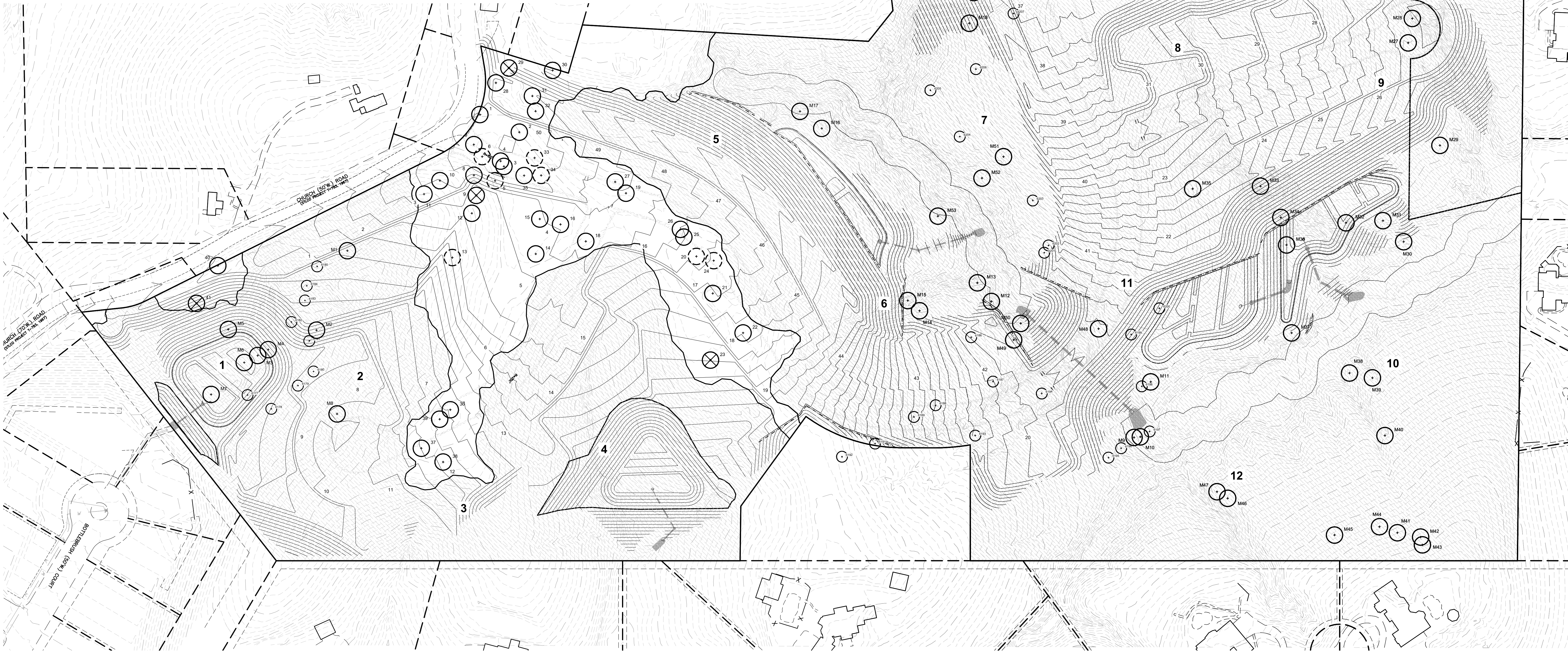
Sincerely,

Andy Berg, Consulting Arborist

ISA Board Certified Master Arborist, IL-5361B
Midwest Trees, LLC

MONARCH TREES			
Tree Number	Tree Species	DBH	Notes
M1	oak, white	44	
M2	oak, white	36	
M3	sycamore	35	
M4	sycamore	32	
M5	sycamore	48	Largest tree found on the property
M6	hackberry	25	
M7	sycamore	40	
M8	oak, white	28	
M9	oak, white	28	
M10	oak, northern red	30	
M11	hickory, mockernut	26	
M12	oak, white	45	Codominant, large canopy
M13	oak, northern red	30	
M14	oak, northern red	28	
M15	oak, northern red	28	
M16	oak, northern red	28	(2) 28" stems. Codominant structure
M17	oak, northern red	32	
M18	oak, northern red	30	
M19	oak, white	35	
M20	oak, white	28	
M21	oak, white	28	
M22	oak, white	26	
M23	oak, northern red	36	
M24	oak, black	26	
M25	oak, northern red	32	
M26	oak, white	26	
M27	oak, black	30	
M28	oak, northern red	28	
M29	oak, northern red	24	
M30	oak, white	38	
M31	oak, black	30	
M32	oak, white	24	
M33	oak, northern red	26	
M34	oak, black	30	
M35	oak, black	26	
M36	oak, northern red	28	
M37	hickory, mockernut	24	
M38	hickory, mockernut	22	
M39	oak, white	24	
M40	oak, northern red	26	
M41	oak, white	30	
M42	oak, northern red	28	
M43	oak, black	30	
M44	oak, white	30	(2) stems, codominant. Large canopy
M45	oak, white	30	
M46	oak, white	28	
M47	oak, white	26	
M48	oak, black	36	
M49	oak, northern red	36	
M50	oak, northern red	24	
M51	oak, northern red	28	
M52	oak, northern red	28	
M53	oak, northern red	32	

INDIVIDUAL TREES					
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes
1	white pine	32	Fair	No	Heavy lean
2	silver maple	50	Fair	No	Tip dieback, decay suspected
3	white pine	26	Fair	No	One sided canopy
4	sweetgum	18	Fair	No	3-stem, poor structure
5	redbud	10	Poor	No	Tip dieback
6	redbud	16	Poor	No	Tip dieback, decay
7	eastern redcedar	14	Fair	No	
8	elm, Siberian	26	Fair	No	Tip dieback
9	ash, white	16	Dead	No	
10	elm, Siberian	24	Fair	No	Poor structure, deadwood
11	black walnut	30	Fair	No	Full of poison ivy
12	black walnut	9	Good	No	
13	elm, Siberian	32	Poor	No	Dying
14	elm, American	24	Fair	No	Heavy lean, sparse canopy
15	persimmon	10	Fair	No	
16	black walnut	18	Fair	No	
17	maple, silver	32	Poor	No	Decay
18	maple, silver	24	Fair	No	Codominant stems
19	black walnut	12	Good	No	
20	boxelder	32	Poor	No	Significant decay
21	maple, silver	28	Fair	No	Codominant canopy
22	sassafras	12	Fair	No	
23	ash, white	30	Dead	No	Codominant
24	maple, silver	40	Poor	No	Decay. Massive trunk wound.
25	redbud	8	Fair	No	
26	redbud	6	Fair	No	
27	maple, silver	18	Fair	No	
28	sweetgum	6	Fair	No	Root suckers
29	ash, white	14	Dead	No	
30	hickory, shagbark	12	Good	No	
31	magnolia, saucer	8	Good	No	
32	holly, American	6	Fair	No	
33	elm, Siberian	14	Poor	No	Dying
34	maple, silver	28	Poor	No	Significant decay
35	maple, silver	46	Fair	No	Poor structure, tip dieback
36	maple, silver	50	Fair	No	Codominant stems, branch dieback
37	maple, silver	24	Fair	No	Trash all around it
38	honeysuckle	16	Fair	No	
39	maple, silver	16	Fair	No	Decay/cavity from past leader
40	maple, silver	34	Fair	No	Topped, utility clearance
41	maple, silver	32	Dead	No	



TREE STAND DELINEATION
SCALE 1"=80'



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

EXISTING TREE SUMMARY:

EXISTING INDIVIDUAL TREE CANOPY AREA = 30,856 S.F.
EXISTING WOODLAND TREE CANOPY AREA = 2,197,057 S.F.
EXISTING TREE CANOPY AREA TOTAL = 2,227,913 S.F.

KEY:

- # PLOT NUMBER (SEE SCHEDULE TO LEFT)
- EXISTING WOODLAND TREE CANOPY
- EXISTING MONARCH TREE
- EXISTING INDIVIDUAL TREE
- EXISTING INDIVIDUAL TREE CANOPY
- EXISTING INDIVIDUAL DEAD TREE
- EXISTING INDIVIDUAL TREE WITH POOR RATING (CANOPY NOT CALCULATED)



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Westland Acres
Chesterfield, Missouri

Revisions:		
Date	Description	No.
8/20/25	Plan Revision	1
1/6/26	Plan Revision	2
2/5/26	Plan Revision (unchanged)	

Drawn: LH
Checked: RS



Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	7/31/25
Job #:	1095.001

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



Existing Tree Summary:

Existing individual tree canopy area	=	30,856 s.f.
Existing woodland tree canopy area	=	2,197,057 s.f.
Existing tree canopy area total	=	2,227,913 s.f.
Existing tree canopy area to remove	=	1,448,121 s.f. (65.0 %)
Existing tree canopy area to preserve	=	779,792 s.f. (35.0 %)

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

INDIVIDUAL TREES								
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes	To Remain	To Remove	
1	white pine	32	Fair	No	Heavy lean		X	
2	silver maple	50	Fair	No	Tip dieback, decay suspected		X	
3	white pine	26	Fair	No	One sided canopy		X	
4	sweetgum	18	Fair	No	3-stem, poor structure		X	
5	redbud	10	Poor	No	Tip dieback		X	
6	redbud	16	Poor	No	Tip dieback, decay		X	
7	eastern redcedar	14	Fair	No			X	
8	elm, Siberian	26	Fair	No	Tip dieback		X	
9	ash, white	16	Dead	No			X	
10	elm, Siberian	24	Fair	No	Poor structure, deadwood		X	
11	black walnut	30	Fair	No	Full of poison ivy		X	
12	black walnut	9	Good	No			X	
13	elm, Siberian	32	Poor	No	Dying		X	
14	elm, American	24	Fair	No	Heavy lean, sparse canopy		X	
15	persimmon	10	Fair	No			X	
16	black walnut	18	Fair	No			X	
17	maple, silver	32	Poor	No	Decay		X	
18	maple, silver	24	Fair	No	Codominant stems		X	
19	black walnut	12	Good	No			X	
20	boxelder	32	Poor	No	Significant decay		X	
21	maple, silver	28	Fair	No	Codominant canopy		X	
22	sassafras	12	Fair	No			X	
23	ash, white	30	Dead	No	Codominant		X	
24	maple, silver	40	Poor	No	Decay, Massive trunk wound		X	
25	redbud	8	Fair	No			X	
26	redbud	6	Fair	No			X	
27	maple, silver	18	Fair	No			X	
28	sweetgum	6	Fair	No	Root suckers		X	
29	ash, white	14	Dead	No			X	
30	hickory, shagbark	12	Good	No		X		
31	magnolia, saucer	8	Good	No			X	
32	holly, American	8	Fair	No			X	
33	elm, Siberian	14	Poor	No	Dying		X	
34	maple, silver	28	Poor	No	Significant decay		X	
35	maple, silver	46	Fair	No	Poor structure, tip dieback		X	
36	maple, silver	50	Fair	No	Codominant stems, branch dieback		X	
37	maple, silver	24	Fair	No	Trash all around it		X	
38	honeylocust	16	Fair	No			X	
39	maple, silver	16	Fair	No	Decay/cavity from past leader		X	
40	maple, silver	34	Fair	No	Topped, utility clearance		X	
41	maple, silver	32	Dead	No			X	

MONARCH TREES					
Tree Number	Tree Species	DBH	Notes	To Remain	To Remove
M1	oak, white	44			X
M2	oak, white	36			X
M3	sycamore	35			X
M4	sycamore	32			X
M5	sycamore	48	Largest tree found on the property		X
M6	hackberry	25			X
M7	sycamore	40			X
M8	oak, white	28			X
M9	oak, white	28		X	
M10	oak, northern red	30			X
M11	hickory, mockernut	25		X	
M12	oak, white	45	Codominant, large canopy	X	
M13	oak, northern red	30			X
M14	oak, northern red	28			X
M15	oak, northern red	28			X
M16	oak, northern red	28	(2) 28" stems, codominant structure	X	
M17	oak, northern red	32		X	
M18	oak, northern red	30			X
M19	oak, white	35			X
M20	oak, white	28			X
M21	oak, white	28			X
M22	oak, black	26			X
M23	oak, northern red	36			X
M24	oak, black	26			X
M25	oak, northern red	32			X
M26	oak, white	26			X
M27	oak, black	30		X	
M28	oak, northern red	28		X	
M29	oak, northern red	24		X	
M30	oak, white	38		X	
M31	oak, black	30		X	
M32	oak, white	24			X
M33	oak, northern red	26			X
M34	oak, black	30			X
M35	oak, black	26			X
M36	oak, northern red	28			X
M37	hickory, mockernut	24		X	
M38	hickory, mockernut	22		X	
M39	oak, white	24		X	
M40	oak, northern red	26		X	
M41	oak, white	30		X	
M42	oak, northern red	28		X	
M43	oak, black	30		X	
M44	oak, white	30	(2) stems, codominant, large canopy	X	
M45	oak, white	30		X	
M46	oak, white	28		X	
M47	oak, white	26		X	
M48	oak, black	36			X
M49	oak, northern red	36		X	
M50	oak, northern red	24		X	
M51	oak, northern red	28		X	
M52	oak, northern red	28		X	
M53	oak, northern red	32		X	

Seal of the State of Missouri
Professional Land Surveyor
Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1000'

Westland Acres
Chesterfield, Missouri

Revisions:

Date	Description	No.
2/5/26	Plan Changes	2

Drawn: KP
Checked: RS

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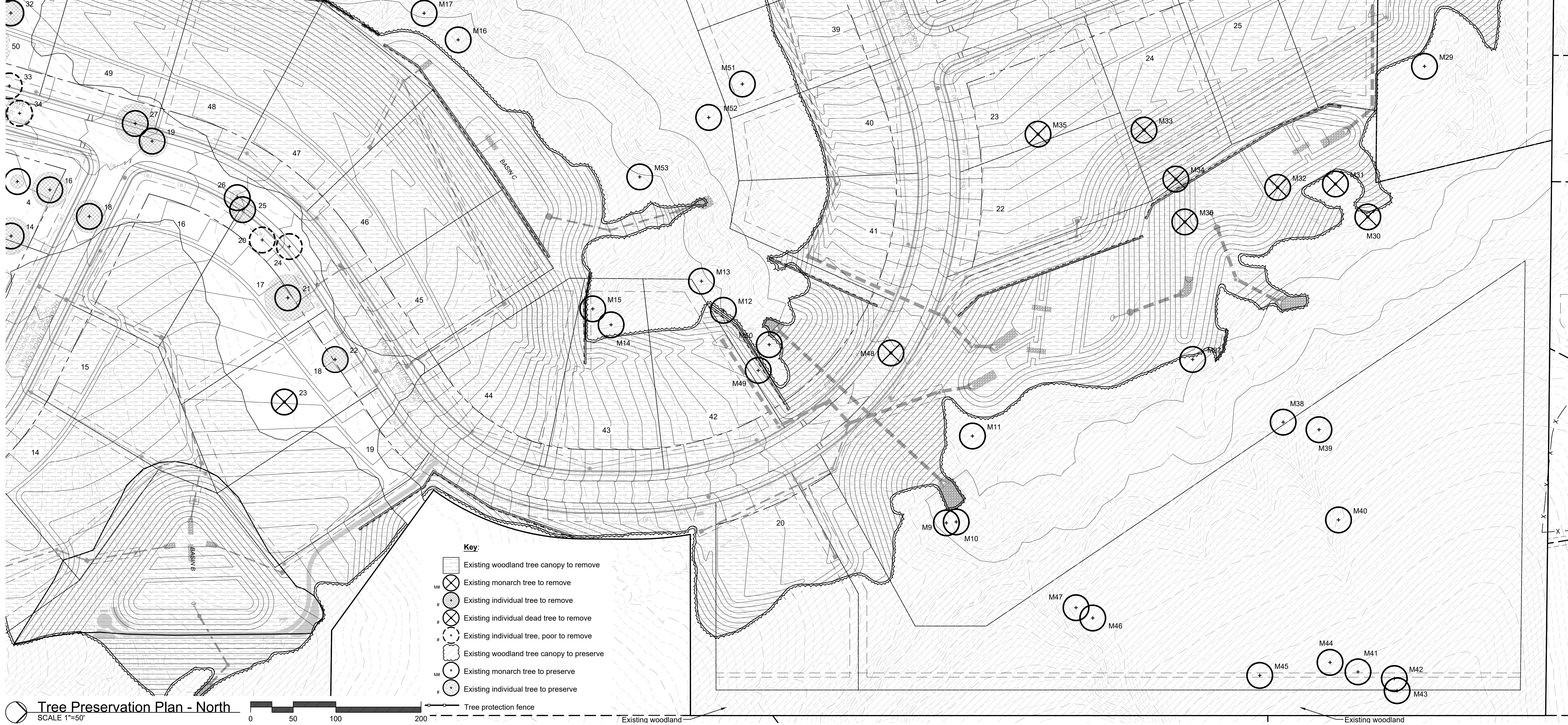
Sheet Title: Tree Preservation Plan

Sheet No: TPP 1.01

Date: 1/6/26
Job #: 1095.001

MONARCH TREES					
Tree Number	Tree Species	DBH	Notes	To Remain	To Remove
M1	oak, white	44			X
M2	oak, white	36			X
M3	sycamore	35		X	
M4	sycamore	32			X
M5	sycamore	48	largest tree found on the property		X
M6	hackberry	25			X
M7	sycamore	40			X
M8	oak, white	28			X
M9	oak, white	28		X	
M10	oak, northern red	30			X
M11	hickory, mockernut	26			X
M12	oak, white	45	Codominant, large canopy	X	
M13	oak, northern red	30		X	
M14	oak, northern red	28			X
M15	oak, northern red	28		X	
M16	oak, northern red	28	(2) 28" stems, codominant structure	X	
M17	oak, northern red	32		X	
M18	oak, northern red	30			X
M19	oak, white	35			X
M20	oak, white	28			X
M21	oak, white	28			X
M22	oak, white	26			X
M23	oak, northern red	36			X
M24	oak, black	26			X
M25	oak, northern red	32			X
M26	oak, white	26			X
M27	oak, black	30		X	
M28	oak, northern red	28			X
M29	oak, northern red	24		X	
M30	oak, white	38		X	
M31	oak, black	30			X
M32	oak, white	24			X
M33	oak, northern red	26			X
M34	oak, black	30		X	
M35	oak, black	26			X
M36	oak, northern red	28			X
M37	hickory, mockernut	24		X	
M38	hickory, mockernut	22		X	
M39	oak, white	24		X	
M40	oak, northern red	26			X
M41	oak, white	30		X	
M42	oak, northern red	28		X	
M43	oak, black	30		X	
M44	oak, white	30	(2) stems, codominant, large canopy	X	
M45	oak, white	30		X	
M46	oak, white	28		X	
M47	oak, white	26		X	
M48	oak, black	36			X
M49	oak, northern red	36			X
M50	oak, northern red	24		X	
M51	oak, northern red	28		X	
M52	oak, northern red	28		X	
M53	oak, northern red	32		X	

INDIVIDUAL TREES							
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes	To Remain	To Remove
1	white pine	32	Fair	No	Heavy lean		X
2	silver maple	50	Fair	No	Tip dieback, decay suspected		X
3	white pine	26	Fair	No	One sided canopy		X
4	sweetgum	18	Fair	No	3-stem, poor structure		X
5	redbud	10	Poor	No	Tip dieback		X
6	redbud	16	Poor	No	Tip dieback, decay		X
7	eastern redcedar	14	Fair	No			X
8	elm, Siberian	26	Fair	No	Tip dieback		X
9	ash, white	16	Dead	No			X
10	elm, Siberian	24	Fair	No	Poor structure, deadwood		X
11	black walnut	30	Fair	No	Full of poison ivy		X
12	black walnut	9	Good	No			X
13	elm, Siberian	32	Poor	No	Dying		X
14	elm, American	24	Fair	No	Heavy lean, sparse canopy		X
15	persimmon	10	Fair	No			X
16	black walnut	18	Fair	No			X
17	maple, silver	32	Poor	No	Decay		X
18	maple, silver	24	Fair	No	Codominant stems		X
19	black walnut	12	Good	No			X
20	boxelder	32	Poor	No	Significant decay		X
21	maple, silver	28	Fair	No	Codominant canopy		X
22	sassafras	12	Fair	No			X
23	ash, white	30	Dead	No	Codominant		X
24	maple, silver	40	Poor	No	Decay, Massive trunk wound.		X
25	redbud	8	Fair	No			X
26	redbud	6	Fair	No			X
27	maple, silver	18	Fair	No			X
28	sweetgum	6	Fair	No	Root suckers		X
29	ash, white	14	Dead	No			X
30	hickory, shagbark	12	Good	No		X	
31	magnolia, saucer	8	Good	No			X
32	holly, American	6	Fair	No			X
33	elm, Siberian	14	Poor	No	Dying		X
34	maple, silver	28	Poor	No	Significant decay		X
35	maple, silver	46	Fair	No	Poor structure, tip dieback		X
36	maple, silver	50	Fair	No	Codominant stems, branch dieback		X
37	maple, silver	24	Fair	No	Trash all around it		X
38	honeylocust	16	Fair	No			X
39	maple, silver	16	Fair	No	Decay/cavity from past leader		X
40	maple, silver	34	Fair	No	Topped, utility clearance		X
41	maple, silver	32	Dead	No			X



Note: Refer to Tree Preservation Plan, sheet TPP 1.01 for notes and details.

Existing Tree Summary:

Existing individual tree canopy area = 30,856 s.f.

Existing woodland tree canopy area = 2,197,057 s.f.

Existing tree canopy area total = 2,227,913 s.f.

Existing tree canopy area to remove = 1,448,121 s.f. (65.0 %)

Existing tree canopy area to preserve = 779,792 s.f. (35.0 %)

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

Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1000'

Westland Acres

Chesterfield, Missouri

Revisions:		
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Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAG #000019

Sheet Title:	Tree Preservation Plan
Sheet No:	TPP 1.02
Date:	1/6/26
Job #:	1095.001