



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

**THURSDAY, MARCH 5, 2026  
5:30 P.M.**

**CONFERENCE ROOM 101**

**I. APPROVAL OF MEETING SUMMARY**

**A. Approval of the February 19, 2026 Planning and Public Works Committee Meeting Summary**

**II. UNFINISHED BUSINESS**

**III. NEW BUSINESS**

**A. Westland Acres 2026 Tree Preservation Plan: 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. (Ward 4)**

**B. Residential Zoning Discussion**

**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.



**RECORD OF PROCEEDING**

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

**February 19, 2026**

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

PRESENT

- Mayor Dan Hurt
- 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
- Councilmember Pat Tocco, Ward II
- Councilmember Gary Budoor, Ward IV
- Justin Wyse, Director of Planning
- James Eckrich, Director of Public Works/City Engineer
- Alyssa Ahner, Senior Planner
- Theresa Barnicle, Executive Assistant
- Tim Lowe, The Staenberg Group
- George Stock, Stock and Associates
- Matt Siegel, TriStar Properties

ABSENT

**APPROVAL OF MINUTES**

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the January 22, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

## **UNFINISHED BUSINESS**

### **Chesterfield Regional TIF – RPA-2 Amended Redevelopment Agreement**

This item concerned a formal request from the developer to remove amendment requesting changes to the submittal for RPA-2.

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to accept the request from the developer to withdraw the proposed amendments for RPA-2. A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

## **NEW BUSINESS**

### **Chesterfield Village Mall**

Ms. Alyssa Ahner, Senior Planner, discussed key amendments to the development plan for the Downtown Chesterfield development. These amendments include shifting responsibility for construction of the grand staircase from the developer to the City, with the developer covering design costs, as well as updates to the streetscape landscaping. The bus stop was removed from its previously approved location as requested by Metro Transit and The Staenberg Group. A new location will be reviewed in the future. Minor adjustments were made to tree species and spacing while preserving designated street and island trees. Housing density was allocated to Lots 3B and 3C, with 105 and 70 units respectively, while Lot 3A contains no residential units, aligning density with zoning and anticipated development. An interim 6-foot pedestrian path with a 6-foot buffer will be constructed along the ring road to maintain connectivity without affecting Dillard’s parking, with the full 12-foot trail and landscape buffer to follow upon redevelopment. Raised intersections and roundabouts will utilize stamped concrete designed to resemble pavers for improved durability and easier maintenance while preserving the intended aesthetic prominence. Finally, the parking garage capacity was reduced from 1,068 to 617 spaces based on a professional parking study.

Councilmembers were in agreement with the most of the proposed revisions. The modification that they expressed the most concern with was the adequacy of parking garage capacity, given high public use, retail success, and community expectations. The reduction in parking also raised concerns about safety, noting that fewer parking options could require people to walk longer distances. Mayor Hurt spoke on the parking issue and was resolute about making sure there was ample parking for the development, citing examples of frustrations with other local municipalities’ parking situations.

The consensus was the emphasis on the need for a complete picture before making decisions, noting it was difficult to evaluate the plan without knowing which retailers will occupy the space. Ms. Ahner explained that the analysis was based on anticipated square footage of the types of tenants expected to locate there.

Despite the concerns about parking adequacy, the committee decided to approve all amendments, with the exception of the garage capacity, deferring final parking decisions to a future site development section plan for additional analysis and clarity.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval with the condition that details on parking spaces and height of parking structure be removed and those details be submitted on the subsequent site development section plan for the parking garage. A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

### **Chesterfield Regional TIF – RPA-3 Request for Agreement for Reimbursable Costs (TriStar – Lot 3B)**

The Committee discussed an agreement to reimburse TriStar for up to \$750,000 for the enhanced Burkhardt Road extension, which features improved connectivity, wider lanes, retaining walls, and upgraded aesthetics compared to earlier designs. The total project cost is estimated at \$1.5 million, with reimbursement to come from TIF funds only after occupancy. Mr. Wyse detailed that reassessment would trigger an estimated \$3 million bond issuance to support repayment.

Committee members discussed precedent and public value, noting that partial reimbursement aligns with prior TIF-funded public road projects. It was also emphasized the need to carefully prioritize limited TIF funds.

The representative from TriStar highlighted the project’s urgency, anticipating completion of horizontal work by Memorial Day and vertical construction over two years, enabling bond issuance soon after occupancy. The applicant also underscored that the development represents a reliable revenue source for RPA-3.

The committee ultimately agreed upon moving forward with agreement negotiations, with the understanding that no City out-of-pocket costs would occur until TIF funds are generated.

Mayor Hurt requested that, when the matter is brought back at a future meeting, staff provide a detailed comparison outlining the incremental cost difference between the standard 26-foot street width and the wider street width proposed in the applicant’s plans.

Councilmember Monachella made a motion, seconded by Councilmember Koch, with direction for staff to pursue compiling an agreement for Chesterfield Regional TIF – RPA-3 Request for an agreement for Reimbursable Costs (TriStar – Lot 3B). A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter does not have to be forwarded to City Council.

### **MSD Municipal Stormwater Grant Program**

The Committee approved moving this item to be the first new/unfinished business item discussed on the agenda.

Mr. James Eckrich, Public Works Director/City Engineer explained details regarding the MSD Municipal Stormwater Grant Program and its relation to other City-wide Capital Projects. At the request of Councilmember Mastorakos, Mr. Eckrich explained the genesis of these grants and why he believes they are not in the best interest of regional stormwater management. Mr. Eckrich stated that despite his objections to the program it would be fiscally irresponsible for the City not to participate. Accordingly, a participation agreement from MSD has been reviewed by the City Engineer and the City Attorney. Both parties have no objections to the Agreement, which must be executed in order for the City to apply for future grants.

Mr. Eckrich explained that the first grant the City will apply for is a reimbursement for the Wilson Avenue Culvert. The low bid for the Wilson Avenue reconstruction project, including contingency, was \$300,000 over budget. This overage was later offset by a \$300,000 underrun in the Slab Replacement project. Nevertheless, the requested grant funding of \$215,123 would offset a large portion of the Wilson Avenue reconstruction project. If awarded, the grant funds will replenish the Capital Projects fund.

Mr. Eckrich stated that he is working to develop criteria for future neighborhood stormwater projects that could potentially be awarded to subdivisions for stormwater work within the subdivision. Mr. Eckrich has some concerns that the City will be able to effectively implement such a program given his understanding of MSD requirements. Mr. Eckrich is working on this and will report to the committee later on this matter.

It was emphasized that MSD must not shift its core stormwater responsibilities to the City and that the City will NOT prioritize and manage a separate stormwater priority system. Unused grant funds may be banked indefinitely, with no clear expiration date. These funds could be allocated for a large project at a later date, in accordance with Council policy.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of an ordinance authorizing the City's participation in the MSD Municipal Stormwater Grant Program. A vote was taken with a unanimous affirmative result (6-0), and the motion was declared passed. This ordinance will be forwarded to the full City Council.

Councilmember Budoor made a motion, seconded by Councilmember Koch, to authorize staff to submit a grant application in the amount of \$215,123 for reimbursement of costs associated with the Wilson Avenue Culvert. A vote was taken with a unanimous affirmative result (6-0), and the motion was declared passed. This matter does not have to be forwarded to the full City Council.

## **ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

Respectfully submitted:

\_\_\_\_\_  
Justin Wyse  
Director of Planning

\_\_\_\_\_  
James Eckrich  
Director of Public Works/City Engineer

\_\_\_\_\_  
Theresa Barnicle  
Executive Assistant

Date Approved: \_\_\_\_\_

DRAFT

# Memorandum

## Department of Planning



**To:** Planning and Public Works Committee

**From:** Isaak Simmers, Planner

**Date:** March 5, 2026

**RE:** **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.

### **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 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 City of Chesterfield Planning Commission reviewed the above-referenced project at the February 23, 2026 Planning Commission meeting. At that time, the Planning Commission approved the request by a vote of 8-0, with one condition.

- The applicant must resubmit the Tree Preservation Plan, along with any Code-required mitigation, to the Planning Commission for review if unavoidable tree removals result in noncompliance with the approved Tree Preservation Plan.

Power of Review was called in accordance to [Section 405.02.200](#) of City Code. The City Council may affirm, reverse, or modify, in whole or in part, any determination of the Planning Commission.

### **Attachments**

1. PC Staff Report
2. TSD
3. TPP

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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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### 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.

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#### **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

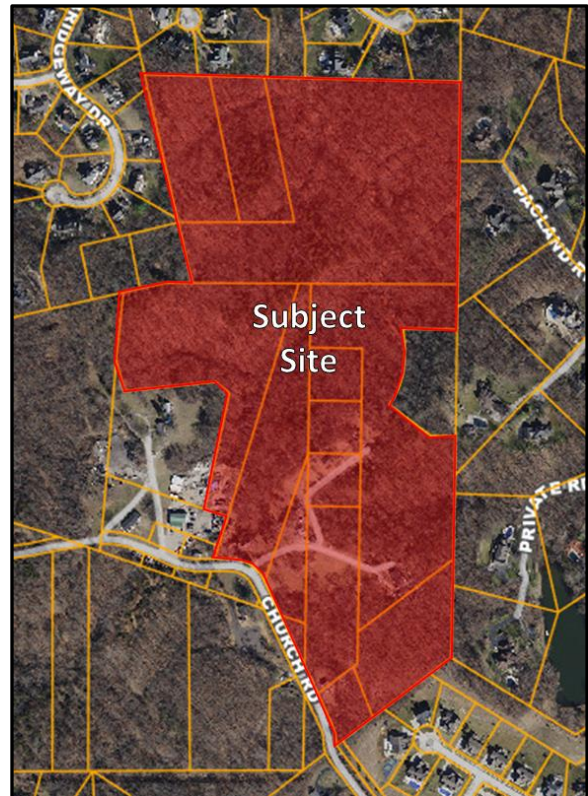


Figure 1: Subject Site

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 62211  
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 our site visit at the Westland Acres project site. A tree stand delineation (TSD) is required for preliminary as outlined in Section 085.04.020 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 ft<sup>2</sup> 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*

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

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	80	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, briar	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

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	32	
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	

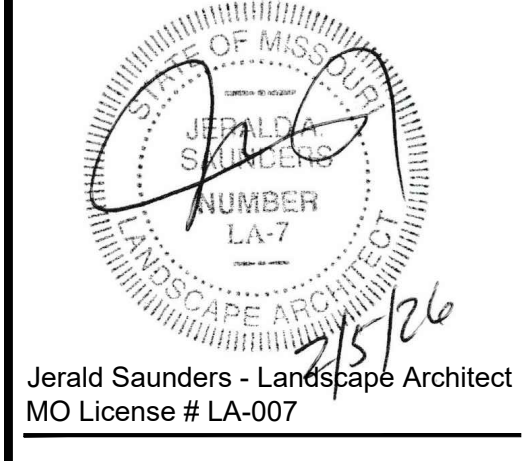
INDIVIDUAL TREES					
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes
1	white pine	32	Fair	No	Heavy lean
2	silver maple	50	Fair	No	Tip dieback, decay suspected
3	white pine	26	Fair	No	One sided canopy
4	sweetgum	18	Fair	No	3-stem, poor structure
5	redbud	10	Poor	No	Tip dieback
6	redbud	16	Poor	No	Tip dieback, decay
7	eastern redcedar	14	Fair	No	
8	elm, siberian	26	Fair	No	
9	ash, white	16	Dead	No	Tip dieback
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	
14	elm, American	24	Fair	No	Dying
15	persimmon	10	Fair	No	Heavy lean, sparse canopy
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	maple, silver	24	Fair	No	
29	ash, white	14	Dead	No	Root suckers
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	

**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)

**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.



Consultants:

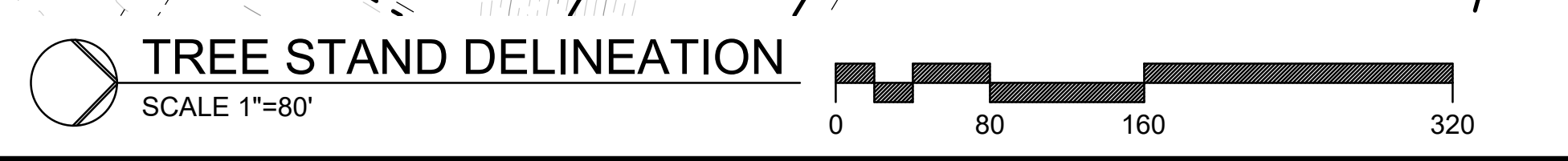
**Westland Acres**  
Chesterfield, Missouri

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

Drawn: LH  
Checked: RS

**LOOMIS ASSOCIATES**  
landscape architects + planners  
750 Spirit 40 Park Drive, Chesterfield, Missouri 63005  
t. 636.519.8668  
www.loomis-associates.com

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



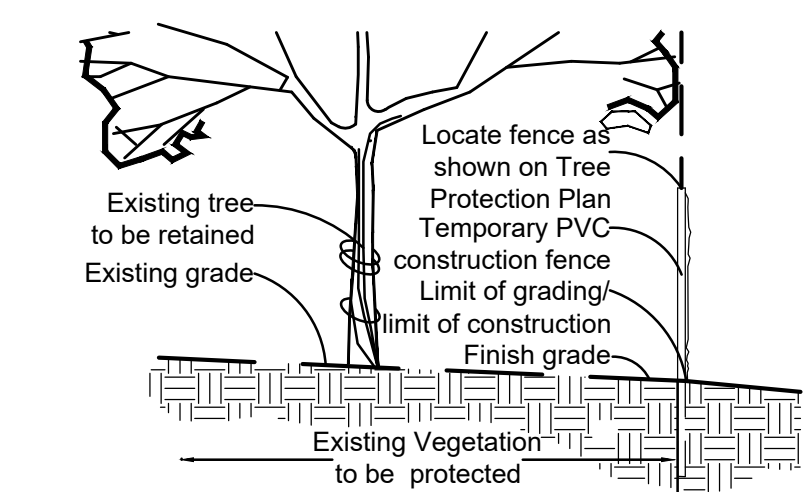
**Existing Tree Summary:**

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	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

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	



- Tree Protection Detail**
- Key:**
- Existing woodland tree canopy to remove
  - Existing monarch tree to remove
  - Existing individual tree to remove
  - Existing individual dead tree to remove
  - Existing individual tree, poor to remove
  - Existing woodland tree canopy to preserve
  - Existing monarch tree to preserve
  - Existing individual tree to preserve
  - Tree protection fence

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:

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

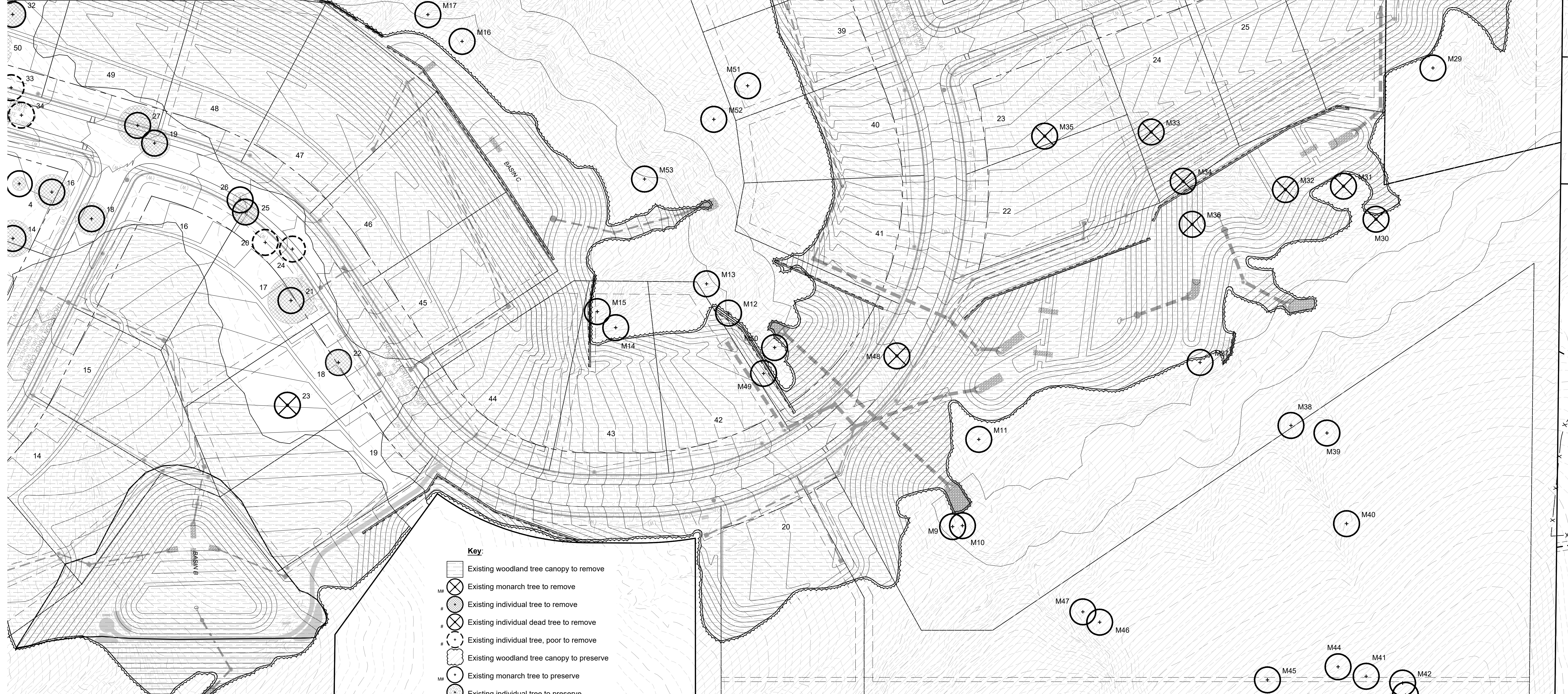
Drawn: KP  
 Checked: RS

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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 redbud	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	24	Fair	No	Topped, utility clearance		X		
41	maple, silver	32	Dead	No			X		



- Key:**
- Existing woodland tree canopy to remove
  - Existing monarch tree to remove
  - Existing individual tree to remove
  - Existing individual dead tree to remove
  - Existing individual tree, poor to remove
  - Existing woodland tree canopy to preserve
  - Existing monarch tree to preserve
  - Existing individual tree to preserve

**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

**Key Plan**  
SCALE 1"=100'

Jerald Saunders - Landscape Architect  
MO License # LA-007

**Westland Acres**  
Chesterfield, Missouri

Revisions:

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

Drawn: KP  
Checked: RS

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Missouri State Certificate of Authority # LAC #000019

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

## Memorandum Department of Planning



**To:** Planning & Public Works Committee  
**From:** Justin Wyse, Director of Planning <sup>SW</sup>  
**Date:** March 5<sup>th</sup>, 2026  
**RE:** Residential Zoning - Discussion

### Summary

Last year, the City of Chesterfield Planning Commission discussed remaining, undeveloped land planned for single-family residential development within the City. The discussion primarily revolved around larger opportunities for development of single-family residential lots. There are limited opportunities within the City for these types of developments moving forward.

Planning Commission previously (as part of the Comprehensive Plan discussion last year) asked for information on remaining land for single-family development. With the exception of two projects in the review process (Westland Acres and the Overlook on Olive), there are no remaining large, single-owner parcels of land planned for residential development.

*There is little land designated for single-family subdivisions remaining in the City of Chesterfield. Two proposals (Westland Acres and 14001 Olive) are currently submitted and under review by the Department for new single-family neighborhoods. Additionally, several larger parcels exist along State Highway 141 near Olive Blvd (southeast portion of the interchange).<sup>1</sup>*

While larger development opportunities are limited, development pressure is strong on smaller parcels that may be opportunities for residential development. For example, 15000 Olive Blvd. was recently advertised for sale. The parcel is approximately 3 acres and is surrounded by Nooning Tree on three sides. Faust Park is across Olive. The surrounding area is zoned R-2 with a PEU that allows for a mixture of single-family attached and detached units.

Since the project was placed on the market, several interested development parties and neighboring residents have inquired about the parcel and potential development. Many of the developers have inquired about the process of mimicking the design of the attached units within Nooning Tree; however, attached units are not permitted in the R-2 Residence District. The lowest density residential district that permits attached units is the R-5. To create a consistent development pattern, applicants are required

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<sup>1</sup> August 11, 2025 Staff Report to the Planning Commission

to request a more intense zoning, and this has resulted in discussions about if this proposal were to fall through after the change in zoning and if so, what else could be developed on the parcel.

The PUD was created with a minimum lot size of 4 acres. One of the reasons for the minimum lot size is that the scale of the project is generally necessary to absorb the costs and space of other requirements (e.g. amenities).

Staff believes that these smaller, often challenging lots will continue to see development pressure.

**Recommendation**

The City's standard process is that staff brings any large efforts to the Planning and Public Works Committee (P&PW) for high-level discussion and to ensure the Committee is supportive of using staff resources on the project. Requests are presented to P&PW seeking consensus to move forward by the Committee. Staff then initiates the process to schedule a Public Hearing and works with the Planning Commission to develop a proposed set of changes, if necessary. A formal recommendation is provided by the Planning Commission, which is then presented to P&PW and City Council.