



RECORD OF PROCEEDING

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

March 5, 2026

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 Michael Moore, Ward III
Councilmember Gary Budoor, Ward IV
Justin Wyse, Director of Planning
Isaak Simmers, City Planner
Theresa Barnicle, Executive Assistant
John Nations, applicant for Westland Acres
Mike Lawless, applicant for Westland Acres
Josh Foster, applicant for Westland Acres
Brett Hardesty, Hardesty Homes

ABSENT

APPROVAL OF MINUTES

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to approve the February 19, 2026 Planning and Public Works Committee of the Whole Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

NEW BUSINESS

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 were presented to the committee. The applicant proposes removing approximately 1,400 square feet of tree canopy while preserving about 780 square feet, thereby meeting the minimum 35% canopy preservation requirement established by Ordinance 3365.

City Planner Isaak Simmers explained that the developer has an internal deadline to remove the trees on site before the end of March to avoid disturbing a protected bat species that is active from April through November. Because of this deadline, the Tree Preservation Plan and Tree Stand Delineation have been submitted as a separate package from the remainder of the Site Development Plan. Mr. Simmers further explained that the Planning Commission approved the plan unanimously (8–0) on February 23, with the condition that the developer must resubmit the plan if unavoidable removals cause non-compliance with preservation requirements.

Under the City’s code, monarch trees, which are designated for their size and quality, must be preserved when feasible; the plan identifies 53 such trees, with 26 proposed for preservation. Several monarch trees slated for removal have been assessed as poor quality or are located in areas where required grading would likely compromise their survival.

Concerns were raised regarding whether grading necessary for infrastructure, particularly stormwater management, could be adjusted to preserve additional trees. In response, the developer and staff emphasized adherence to approved zoning requirements and safety considerations, including maintaining appropriate distances between large trees and homes. Tree loss is attributed in part to grading required for roads and stormwater infrastructure, which reduces natural slopes of up to 30 percent to 10 percent or less.

Some tree deaths are anticipated due to root disruption from grading, and the preservation plan accounts for these likely losses rather than only direct removals. Erosion risks will be addressed through grading permits, mitigation plans, and financial sureties requiring developers to remedy any resulting damage. Staff noted that while erosion risks cannot be eliminated entirely, they are mitigated through established City processes.

The project will also include a landscape plan with additional plantings to offset vegetation loss, which will be reviewed alongside the site plan. An escrow will be held by the City ensure landscaping survives for at least two years, requiring replacement of any dead plants prior to escrow release. Tree protection fencing will be installed to clearly mark preservation zones during construction and prevent accidental removal.

While committee members expressed interest in more proactive tree preservation, they acknowledged staffing limitations and the need to rely on the developer and arborist’s professional judgment during field implementation.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to make a recommendation of the item as recommended by Planning Commission. 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.

Residential Zoning Discussion

The discussion centered around how the City has nearly exhausted its large tracts of land suitable for single-family home development, with only Westland Acres and Chesterfield Manor currently under review for development. Examples of remaining parcels, such as a property near the Nooning Tree subdivision on Olive Boulevard measuring less than three acres, present development challenges due to limited size and terrain constraints.

Under the current R-2 zoning classification, developers are restricted from building attached housing similar to nearby neighborhoods unless the property is rezoned to R-5, which permits attached units but introduces concerns about increased density. City staff therefore requested committee consensus to begin formal planning and zoning discussions aimed at creating more flexible yet controlled development options for small parcels.

Developer Brett Hardesty presented design concepts inspired by projects in Colorado, featuring courtyard-style homes with rear garages and landscaped front areas intended to enhance the streetscape. This approach would allow for medium-density housing while maintaining privacy, visual appeal, and neighborhood character, potentially offering more affordable housing options.

However, implementing such designs may require new zoning classifications or special Planned Unit Developments (PUDs), as current codes do not accommodate these layouts. Committee members emphasized the importance of ensuring that new developments align with the character of surrounding neighborhoods to prevent visual or density conflicts. They also stressed the need for a clear and prescriptive approval process that integrates zoning and site plan review to minimize uncertainty, while preserving City Council's discretion to approve or deny projects based on design, density, and compatibility.

The discussion covered some lessons from the Westland Acres development and the highlighting of community concerns regarding density and front-facing homes along major roads, underscoring the value of establishing clear expectations early in the planning process. Staff noted the challenge of balancing innovative housing options with established neighborhood standards in order to maintain Chesterfield's identity and resident satisfaction.

Although residents often associate increased density with apartment-style development and may oppose it, committee members acknowledged that well-designed attached housing can be attractive, lower maintenance, and responsive to the needs of younger buyers and evolving housing markets.

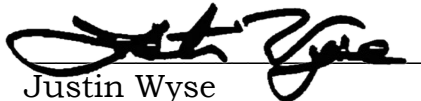
Overall, the committee expressed support for developing thoughtful zoning solutions that encourage innovation while preserving community character and avoiding excessive density.


There was general consensus from the Committee for Staff to begin working with Planning Commission on this topic. A recommendation will be forwarded to the Planning and Public Works Committee following review by the Planning Commission for any proposed changes.

ADJOURNMENT

The meeting was adjourned at 7:07 p.m.

Respectfully submitted:


Justin Wyse
Director of Planning


Theresa Barnicle
Executive Assistant

Date Approved: 03/19/2026