



AGENDA
PLANNING COMMISSION MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, April 13, 2026
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 03-2026 Residential Lots**: An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for properties under four acres.

The public may speak on this item tonight. There will be no vote taken tonight.

V. APPROVAL OF MEETING SUMMARY

- A. Approval of March 23, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

- A. **Westland Acres 2026 SDP**: A Site Development Plan and Landscape Plan for the 56.32-acre Planned Unit Development 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

- A. **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4)**: An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for

Outdoor Storage and Display Areas.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

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

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



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

Planning Commission Public Hearing

Meeting Date: April 13, 2026

From: Shilpi Bharti, Planner

Location: City of Chesterfield Unified Development Code

Description: **P.Z. 03-2026 Residential Lots:** An Amendment to the City of Chesterfield Unified Development Code to establish a procedure for residential properties under four acres.

SUMMARY

In 2025, the City of Chesterfield Planning Commission reviewed the remaining undeveloped land designated for single-family residential development. The discussion focused on larger-lot development opportunities, which are increasingly limited in the City. As new areas for single-family residential development are limited, increased pressure is placed on remaining, often smaller parcels. These parcels are generally undeveloped because (1) owners were not interested in selling, or (2) significant challenges exist for the development of the parcels.

Staff presented the topic to the Planning and Public Works Committee, highlighting consistency with adjacent developments, concerns about increasing density, and challenges in developing these areas.

OVERVIEW OF CHALLENGES

The following sections provide a high-level overview of the key challenges associated with these infill opportunity parcels. Together, these considerations form the basis for the proposed changes.

Consistency with Adjacent Development

While larger development opportunities are limited, pressure is strong on smaller parcels as potential 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 property 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 to request more intense zoning. This has resulted in discussions regarding whether this proposal would fall through after the change in zoning and if so, what else could be developed on the parcel.

Predictability

The City's current development process is linear. Zoning, site plan, and improvement plan submittals are all required, and each must be approved before the next plan is submitted. While this process has several advantages, Staff is of the opinion that a new Special Procedure would address the challenges of these parcels. Utilizing a Special Procedure would allow the review and approval of the plans to include the Special Procedure approval in conjunction with a site plan.

Density

Members of the Planning and Public Works Committee expressed a strong desire for any potential changes to allow for flexibility, while not permitting an increase in the area's density. The proposed methodology included in the proposed procedure allows flexibility in design features (e.g. setbacks, lot size, frontage) while not increasing density in a similar manner as the Planned Unit District (PUD).

Process

Staff has been reviewing the procedures (see Article 2 of the Unified Development Code) to determine a recommended approach to the integration of a new Special Procedure into the code. After review, Staff is proposing a structural change to the information in this Article.

ARTICLE 3 ZONING DISTRICT AND USES – PROPOSED CHANGES

Section 405.03.050 currently contains regulations for Overlay Districts and Special Procedures. The proposed modifications include the creation of the Special Procedure. Below is a summary of the proposed regulations.

1. Purpose: To provide uses and criteria that require particular consideration in each case because of the nature of the use and its effect on its surroundings or the community, and to provide the maximum flexibility in the site planning of residential uses and reasonable modification in uses in appropriate circumstances, all consistent with the public health, safety, and general welfare of the City of Chesterfield and good planning practice, the Infill Residential Development Procedure is established. The Infill Residential Development Procedure provides an alternate zoning procedure by permitting variations in subdivision design requirements while maintaining maximum density limitations for parcels under 4 acres in size.
2. Scope of Provisions: This Section contains the regulations of the Infill Residential Development Procedure. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in the UDC.

3. General Requirements:

- a. The property applying for the Infill Residential Development Procedure must have a non-planned district zoning designation that permits residential dwellings.
- b. All property that is under four acres shall be eligible for the Infill Residential Development Procedure.
- c. All property within the Infill Residential Development Procedure shall be under single ownership, or if under multiple ownership, then by the written consent of all owners who agree to be bound by the Infill Residential Development Procedure.

4. General Considerations: The following is a list of general considerations to be reviewed by the City of Chesterfield when analyzing applications for the Infill Residential Development Procedure:

- a. The applicant's narrative statement describing the character of, compatibility with adjacent land uses, and rationale for the proposed development.
- b. Proposed residential densities as they compare to current City of Chesterfield Comprehensive Plan designation, zoning Map delineation, infrastructure capacity and the effect upon public services, and optimal usage of the land.

5. Design requirements: The following list includes design features to be utilized when applying for the Infill Residential Development Procedure.

- a. Density: Maximum residential densities shall be determined by utilizing the following hierarchical order:
 - i. Existing zoning district maximum permitted density; and/or
 - ii. Properties proposed for Infill Residential Development Procedure that are found to be currently zoned NU Non-Urban District shall be required to submit a petition for a change of zoning from the NU Non-Urban District to a residential zoning district. This petition shall be filed prior to the petition requesting Infill Residential Development Procedure.
- b. Minimum Lot Size: The Infill Residential Development Procedure may authorize utilization of minimum lot sizes as approved by the Planning Commission.
- c. Setbacks: The Infill Residential Development Procedure may authorize the utilization of flexible setbacks to be approved on the Site Development Plan.
- d. Lot Frontage: The Infill Residential Development Procedure may authorize the utilization of flexible Lot Frontage to be approved on the Site Development Plan.

- e. Uses: The Infill Residential Development Procedure can authorize any single-family residential use. Requests for multi-family dwellings are not permitted under the Infill Residential Development Procedure.
- f. Height: Height requirements for any development utilizing the Infill Residential Development Procedure must conform to the applicable height limitations within the zoning district for the site.
- g. Buffer: A perimeter buffer shall be provided in accordance with the landscape buffer requirements described in the UDC. Any proposed modifications to the buffer requirements shall be included on the Site Development Plan and require the review and approval by the Planning Commission in accordance with Article 04 of this UDC.

ARTICLE 2 DEVELOPMENT REVIEW AND APPEALS PROCESS – PROPOSED CHANGES

In reviewing Article 2, Staff is recommending an additional section to specify requirements for the review of developments seeking to utilize the NEW PROCEDURE. Additionally, changes are proposed to the organization of the development review process.

Organization

Currently, the first portion of Article 2 includes sections on zoning procedures, planned districts / special procedures, and multiple sections on specific Special Procedures. Reorganization to separate the planned district procedures from the special procedures would clarify the relationship (or lack thereof) between planned districts and special procedures. Additionally, reorganization into a procedures section would allow a generalized procedure to be established with only distinctions being called out in sections dealing with special procedures.

Plan Requirements

The Infill Residential Development Procedure allows flexibility in design criteria that differ from the standard zoning districts (e.g., flexible setbacks) and will likely be located on parcels adjacent to previously developed areas. Given the likely proximity to existing residential uses, it is recommended that the Infill Residential Development Procedure require submittal of a Site Development Plan in conjunction with the request.

Staff also recommends making changes to several of the plans required in Article 2 to provide clarity, remove inconsistency, and consolidate requirements. To accomplish this, the following actions are recommended:

- Remove sections regarding Site Plans and Preliminary Plats – the City’s development review process includes requirements for plans submittals in addition to requirements for Site Development Plans and Site Development Concept / Section Plans. Each of these plan types applies to a defined set of projects and often does not have well-established distinctions, likely due to incremental additions over the years. Consolidating into a process consistent with the Site

Development Plan and Site Development Concept / Section Plan defines one process with several benefits:

- Reduce instances where a property owner believes that using a planned district represents advantages / disadvantages to the approval process;
- Consistency between elected officials, citizens, business owners, and staff;
- Consistent requirements for plan submittals and review / approval authority.

Additional Changes

In reviewing Articles 2 and 3 for inclusion of the new procedure, Staff is recommending several minor changes to correct issues, add clarity, and avoid duplicative and contradictory sections.

LI District – The Light Industrial regulations are currently included in the planned districts section but should be moved to the non-planned district section of the code.

FP Overlay District – The overlay was previously established as an inactive district in the UDC, and an entire article is devoted to regulations within the floodplain. This section is outdated and should be removed.

03-02.B – The table should include all Special Procedures.

03-05 Overlay Districts and Zoning Procedures – Ensure that all Overlay Districts and Special Procedures have an associated area of regulations.

Additionally, Staff will include any future recommended changes as the changes described above are consolidated to ensure consistency and accuracy.

PUBLIC HEARING

A Public Hearing will be held regarding these changes on April 13, 2026. The Public Hearing is an opportunity for the information to be publicly available and for the Planning Commission and any interested members of the public to share their comments as the Planning Commission reviews the request.

REQUESTED ACTION

In addition to general feedback on the items in this report, Staff is specifically requesting feedback on the structure, organization, and concept of the changes identified for amendments. The project is not included on the agenda for formal recommendation on any changes. Instead, Staff is seeking general consensus on the approach, and a detailed set of changes consistent with the feedback from the Public Hearing will be presented to the Commission for a recommendation at a future meeting.

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
MARCH 23, 2026**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Acting Chair Commissioner Steven Wuennenberg

ABSENT

Commissioner John Marino
Commissioner Robert Rodermund
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

Steven Wuennenberg acknowledged the attendance of Mayor Dan Hurt; Councilmember Barbara McGuiness, Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Patricia Tocco, Ward II; and Councilmember Merrell Hansen, Council Liaison, Ward IV.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS: None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the March 9, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Harris and **passed** by a voice vote of 5 to 0. (*Commissioner Midgley abstained.*)

VI. PUBLIC COMMENT

A. Carshield

PETITIONER:

George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

Mike Kaiman, Executive Vice President of Keystone Construction, 673 Spirit Valley East Dr. Chesterfield, MO – available for questions.

B. The Overlook (14001 Olive Blvd.)

PETITIONER:

George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow)

PETITIONER:

Scott Ririe, owner of Old House at Hog Hollow, 13 Bellerive Country Club Grounds Drive, St. Louis, MO – available for questions.

Angie White, General Manager of Old House at Hog Hollow, 1394 Green Birch Drive, Fenton, MO

DISCUSSION

Ms. White spoke regarding the proposed amendment for the Old House at Hog Hollow. She questioned the language in Attachment 5, Section B, Permitted Uses, specifically Number 3, which states that no special uses are designated for the site at this time. She noted that part of the request included the ability to utilize outdoor areas during operating hours for events such as weddings and asked whether the current language would prohibit that use.

Ms. White also addressed Attachment 5, Section B, Permitted Uses, Number 2.b, related to the seating capacity. She noted that the term “indoor” had been crossed out and seating was discussed at the March 9, 2026 Public Hearing. She sought clarification on the origin of the change and explained that, based on fire code and available parking, the site has approximately 30 parking spaces and an indoor occupancy allowance of 45 seats, which she believes could allow for limited additional outdoor seating.

Acting Chair Wuennenberg explained that the total number of patrons would be governed by available parking on the site. Mr. Justin Wyse, Director of Planning, clarified that Attachment 5, Section B, Permitted Uses, Number 3, does not apply to this request and would not impact it. He noted that, if approved as currently submitted, such events would be permitted.

Ms. Ahner, explained that seating capacity is not directly tied to fire code in this case. She noted that during the 2023 rezoning review, staff determined the indoor occupancy could accommodate up to 49 persons; however, the existing ordinance limits the site to 45 seats. She further explained that the ordinance also restricts the site to a maximum of 30 parking spaces, which ultimately governs permitted uses.

Commissioner Staniforth asked the petitioner whether they would be willing to consider limiting the request to extended indoor hours only, without outdoor seating. Ms. White responded that this would need further discussion, as limiting use to indoors would reduce the intended seasonal outdoor experience for customers.

Commissioner Midgley inquired about the number of existing outdoor seats and how past outdoor events were accommodated. Ms. White explained that for the one (1) wedding, seating was temporarily added.

Commissioner Choate asked whether it was the petitioner’s intention to maintain a maximum of 45 seats total, inclusive of both indoor and outdoor seating. Ms. White responded that this was

not the intent and emphasized the desire to ensure compliance with an ordinance that would be both beneficial to the business and consistent with City requirements.

SPEAKERS IN OPPOSITION:

Terri Wynn, 14324 Spyglass Ridge, Chesterfield, MO

Ruth Frederickson, 629 Spyglass Summit Drive, Chesterfield, MO

Andrew Trevor Smith, 14380 Spyglass Ridge, Chesterfield, MO

Mary Louise Smith, 14380 Spyglass Ridge, Chesterfield, MO

Ms. Smith spoke in opposition to the request for the Old House at Hog Hollow. She stated that while she supports small business owners, she does not support efforts to change existing regulations for individual benefit. She expressed concern that the proposed changes would not benefit the community and emphasized the importance of maintaining law-abiding operations and protecting residents of the Spyglass subdivision.

Rosemary Rifkin, 14348 Spyglass Ridge, Chesterfield, MO

Phil Strasser, 14701 Whitebrook Drive, Chesterfield, MO

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

- A. Carshield:** An Amended Site Development Plan for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan for Carshield, with the condition that the video board brightness for both day and night shall meet the Electronic Message Center code requirements.

The motion was seconded by Commissioner Midgley and **passed by a voice vote of 6 to 0.**

DISCUSSION

Acting Chair Wuennenberg requested clarification on the difference between a video scoreboard and video signage under City code. Mr. Wyse explained that displays showing scores or video content related to the facility are considered scoreboards. However, if the display includes commercial speech, it is classified as signage. He noted that running a commercial advertisement, such as a Coca-Cola advertisement, would cause the display to be regulated as a sign rather than a scoreboard.

- B. The Overlook (14001 Olive Blvd.):** An Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for a 29.4-acre tract of land zoned "PUD" Planned Unit Development located on the north side of Olive Blvd.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Tree Preservation Plan, and Tree Stand Delineation for The Overlook. The motion was seconded by Commissioner Staniforth and **passed by a voice vote of 6 to 0.**

VIII. UNFINISHED BUSINESS

- A. P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** An ordinance amendment for an existing landmark and preservation area (LPA) to modify hours of operation and criteria related to outdoor use.

Ms. Alyssa Ahner, Senior Planner, provided an overview of the request.

Request Summary

The petitioner requested an amendment to extend restaurant and retail operating hours to 7:00 p.m. seven (7) days a week and to allow outdoor seating and food service. The property is currently limited to indoor use only, with retail hours from 7:00 a.m. to 6:00 p.m. seven (7) days a week and restaurant hours from 7:00 a.m. to 4:00 p.m. seven (7) days a week, and all permitted uses must be contained within the primary structure.

Public Hearing Results and Project Update

Ms. Alyssa Ahner explained that staff issued a Public Hearing Results letter to the petitioner outlining concerns raised during the March 9, 2026 Public Hearing, including; parking, noise, restaurant capacity, headlight impacts on adjacent properties, and requested a response. She noted that the petitioner's responses were used to draft amended zoning regulations included in the meeting packet, with revisions shown through highlights and strikethroughs to reflect alignment with the request. She stated that staff requested clarification from the petitioner regarding outdoor music and noted that the petitioner expressed a desire for outdoor seating and indicated a willingness to provide a sound plan if outdoor music were to be considered. She explained that language was added to the Attachment A requiring a sound plan for any outdoor music, and that no outdoor music (live or recorded) would be permitted without Planning Commission's approval. She further explained that the Unified Development Code does not currently have any regulations for evaluating sound plans, and that the Planning Department does not have the equipment or trained personnel to assess or enforce compliance should complaints arise.

Ms. Ahner also noted that an additional petition in support of the request was received and provided to the Commission. She concluded by stating that five (5) affirmative votes are required for approval, regardless of attendance.

DISCUSSION

Commissioner Harris asked why the hours of operation for the store and restaurant differ. Commissioner Choate explained that, during her time with St. Louis County, this site was one of the reasons for establishing the Landmark Preservation Area in 1982. The intent was to preserve older homes along arterial roads that might no longer have been suitable for single-family residence use. The historical significance of the building allowed some flexibility for adaptive reuse without changing the underlying zoning. Generally, in St. Louis County, reasonable requests for hours of operation were approved as submitted.

Ms. Ahner discussed parking and explained that prior to Ordinance 819, the site was limited to 25 seats, and Ordinance 819 increased the limit to 45 seats. Parking regulations historically were based on the number of seats, which likely influenced the 45 seat limit based on available parking. She noted that while current parking is sufficient, any additional outdoor seating could require additional parking. In her Public Hearing letter, staff noted that the site was limited to 45 seats and that any request to increase this number would need to be incorporated into the amendment; the petitioner indicated they did not intend to increase seating.

Commissioner Midgley noted that many of the 120 petition signatures supporting the request came from non-residents who would not be impacted by the proposal. She expressed concern that extending hours to 7:00 p.m. could inadvertently lead to further extended operating hours. Commissioner Chohan raised concerns regarding enforcement challenges related to seating

capacity and noise. Commissioner Choate highlighted parking issues, including customers entering the Spyglass subdivision, employees parking across Olive Boulevard, and vehicles observed along the internal drive.

Commissioner Staniforth acknowledged the concerns of both the petitioner and neighbors and suggested that a reasonable compromise could be an extension of indoor hours only, without outdoor seating or music.

Phil Strasser who resides at 14701 Whitebrook Drive in the City of Chesterfield and is an employee of the Old House, addressed concerns that have been discussed at the March 9, 2026 Public Hearing and tonight's meeting. He responded to prior comments about alleged ongoing violations, noting that the petitioner requested all relevant police reports and had received three reports: one involving a mother and daughter having wine on the patio, a Valentine's Day five-course dinner, and a wedding. He stated that over the past ten months, the police have visited the property 10 to 12 times for what he described as unwarranted reasons, reflecting heightened neighbor attention. Mr. Strasser explained that while the petitioner initially indicated they probably would not have music, they have since reconsidered for private events. He asked the Commission for consideration of the existing porches being used if patio use is not allowed. He also addressed parking concerns, noting that employees sometimes park across the street during large reservations. He stated they were unaware of customers parking in the Spyglass subdivision but acknowledged that GPS directions occasionally lead patrons onto those streets.

Angie White the Petitioner for Old House at Hog Hollow, addressed the Commission regarding potential compromise for the outdoor area. She stated that if the outdoor patio could be used, they would agree to no music at all. She explained that she would prefer to have the outdoor space open for customers to enjoy rather than engage in ongoing disputes. Ms. White noted that if she were to host a wedding and an acoustic guitar were requested outdoors, she would like to be able to obtain a permit from the City for the event. She added that she had walked around nearby properties and could not hear any music past their patio, with the exception of Olive Boulevard.

Commissioner Chohan expressed concern about the statement that the sound would not carry past the patio and requested an example. Ms. White clarified that the music is played softly as background music and is not loud, noting that it would not be amplified or like loud rock music.

Commissioner Choate made a motion to approve an ordinance amendment to extend restaurant and retail operating hours to 7:00 p.m. limited to indoor use only, with no outdoor seating or outdoor music permitted for P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow). The motion was seconded by Commissioner Staniforth.

DISCUSSION

Mary Louise Smith, 14380 Spyglass, Chesterfield, MO, spoke again regarding the possibility of obtaining a special permit for outdoor activities on a nightly basis. Mr. Wyse explained that when an ordinance specifically prohibits an activity, a special activities permit cannot be issued to override that prohibition. In this instance, because the ordinance requires all activities to occur indoors, the City would not issue a permit for any outdoor activities that are expressly prohibited.

Upon roll call, the vote was as follows:

**Aye: Commissioner Choate, Commissioner Harris,
Commissioner Staniforth, Acting Chair Wuennenberg**

Nay: Commissioner Chohan, Commissioner Midgley

The motion failed by a vote of 4 to 2.

IX. **NEW BUSINESS:** None.

X. **COMMITTEE REPORTS:** None.

XI. **ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Gail Choate, Secretary

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Planning Commission Staff Report

Meeting Date: April 13, 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 SDP:** A Site Development Plan and Landscape Plan for the 56.32-acre Planned Unit Development zoned “PUD” Planned Unit District, located north of Strecker Road and east of Church Road.

PROPOSAL SUMMARY

J.H. Berra, on behalf of Provision Land Development, LLC and in coordination with the property owners of the addresses listed above, has submitted a Site Development Plan and associated materials for the Planned Unit Development known as Westland Acres. The submittal includes a Site Development Plan and Landscape Plan consistent with Site-Specific Ordinance No. 3365 and the approved Preliminary Development Plan. It also includes the previously approved Tree Preservation Plan and Tree Stand Delineation, which were reviewed and approved by the Planning Commission and subsequently approved by City Council following Power of Review.

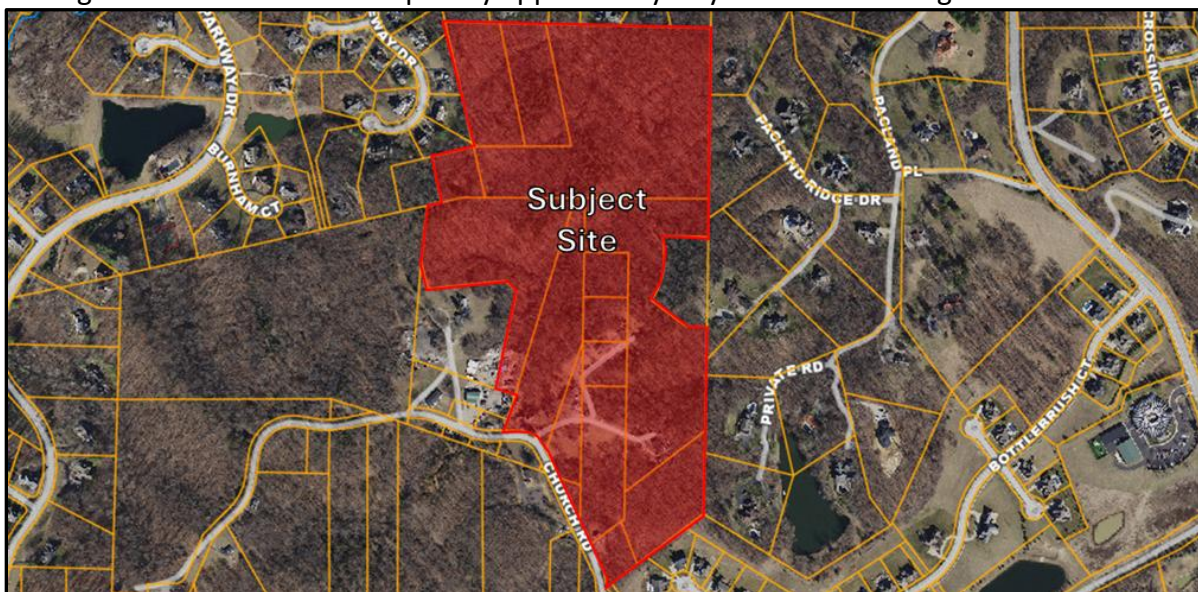


Figure 1: Subject Site

SITE HISTORY

The site was originally zoned “NU” Non-Urban District prior to incorporation of the City of Chesterfield. In 2005, the site rezoned to a mix of “E-½AC” Estate District and “NU” Non-Urban District. In January 2026, the site rezoned again to “PUD” Planned Unit District, which included approval of a site-specific ordinance and a Preliminary Development Plan. As a separate package, a Tree Preservation Plan and Tree Stand Delineation were reviewed and approved by the City Council on March 16, 2026.

STAFF ANALYSIS

Site Development Plan

The proposed Site Development Plan includes the development for fifty (50) detached residential lots on approximately 53.67 acres, 18.31-acres of which has been designated as common open space for the subdivision. An additional 2.65-acre portion of the site, identified as Outlot A, is reserved for potential future development. Any future development of this Outlot will be required to comply with the density standards of the “E-½ AC” Estate District, as established in the site-specific ordinance. The plan is designed to meet the City Code requirements for parking, with each lot providing at least two (2) parking spots per dwelling unit. Streets will be City Owned and parking would be allowed on both sides of the street.

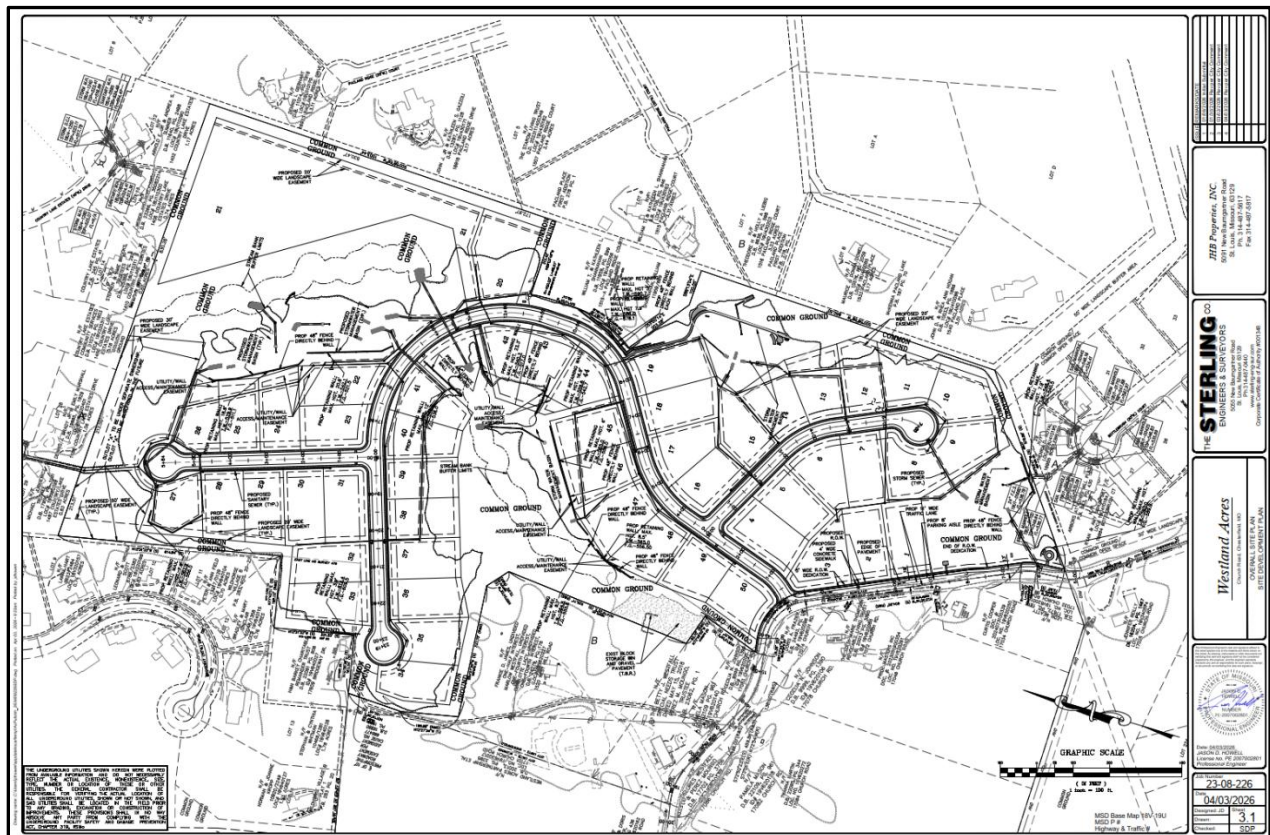


Figure 2: Site Development Plan

Access & Church Road

The existing roadway lies within both the City of Wildwood and the City of Chesterfield. The plan includes half-width improvements for the portion of the street located within the municipal boundary of Chesterfield along the subject site's frontage. Proposed roadway improvements are consistent with requirements within the site specific ordinance and UDC. A cluster mailbox unit (CBU) is proposed along Church Road, with a parking aisle to provide access. Street lighting is shown on the plans and meets City requirements for spacing and height.

There are three lots that will front on Church Road. The rest of the subdivision will be accessed via a single curb cut along Church Road. Subdivisions this size are typically designed to include more than one access point; however, due to the existing design limitations on site, the applicant has requested and obtained a variance from the Monarch Fire Protection District permitting the single access point in August 2024.

Amenities

As discussed during the rezoning, and consistent with the amenity exhibits approved at that time, the applicant has submitted a site development plan and landscape plan that include amenities such as paved trails and memorials at various locations. These features are intended to acknowledge the site's historic significance and align with the design criteria for the Planned Unit District. Elements such as monument plaques, stone benches, and swings have been incorporated along the trails within the common areas. Additionally, garden areas have been included along the paved trails, with nearby benches designed to complement both the natural and proposed landscaping.

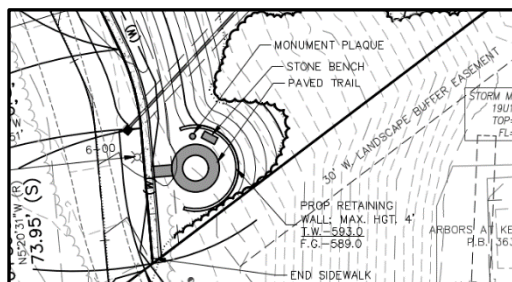


Figure 3: Amenities along Church Road

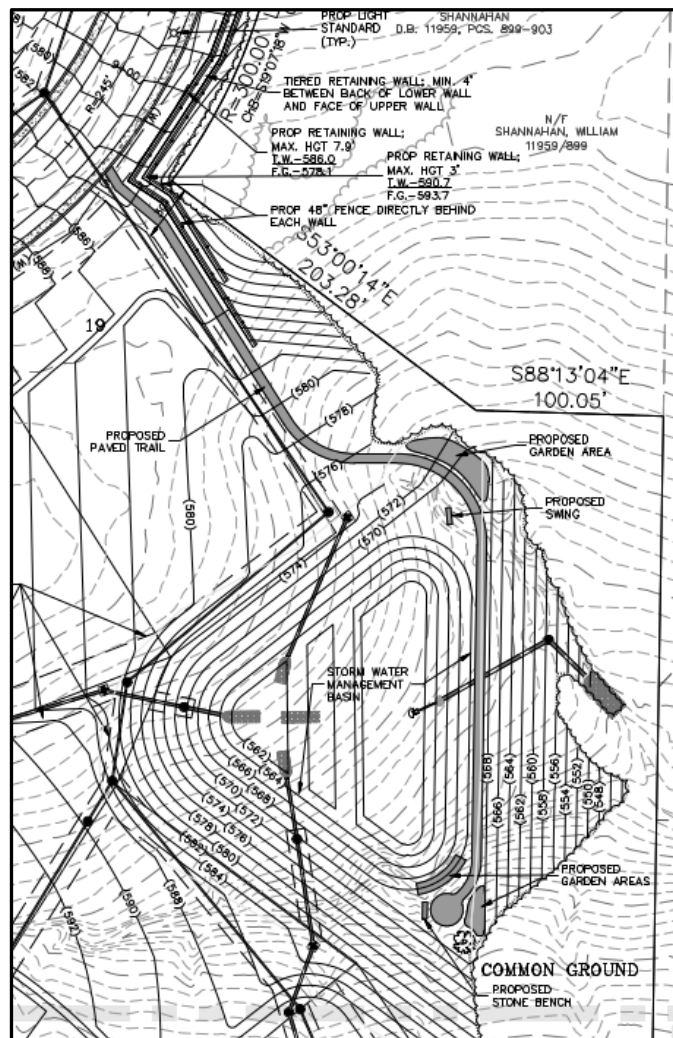


Figure 4: Amenities accessed from Fraizure Heritage Drive

Landscape Plan

The Landscape Plan was drafted by Loomis Associates Landscape Architect's and Planners and it depicts how the outdoor areas of the proposed subdivision will be developed. The plan includes information regarding future landscape buffers, landscape buffer easements, street trees, and the layout for the common open space. Per code, this development is required to provide a minimum of 30% common open space; the proposed plan exceeds this requirement by providing 32% common open space. As discussed during the rezoning, an additional 20-foot landscape buffer easement was required for Lots 10, 11, 12, 20, and 21. Likewise, Lots 27, 28, 29, and the western boundary of Outlot A also includes an additional 20-foot landscape buffer easement in addition to the required 30-foot landscape buffer. These landscape buffer easements are established as protected areas for landscaping only. Trails and retaining walls are permitted within the landscape easements, and landscaping located within these easements will be maintained indefinitely by the residents or the homeowners' association. The Tree Preservation Plan and Tree Stand Delineation included with the submittal is consistent with what was reviewed and approved by the City and meets the criteria outlined by the UDC.

Encroachment

There is an existing encroachment of the neighboring trucking and hauling business into the proposed common open space area. Per the proposed plan, the existing block storage bin and gravel pavement associated with the encroachment are proposed to be removed from site, and the area is planned to be reseeded and landscaped.

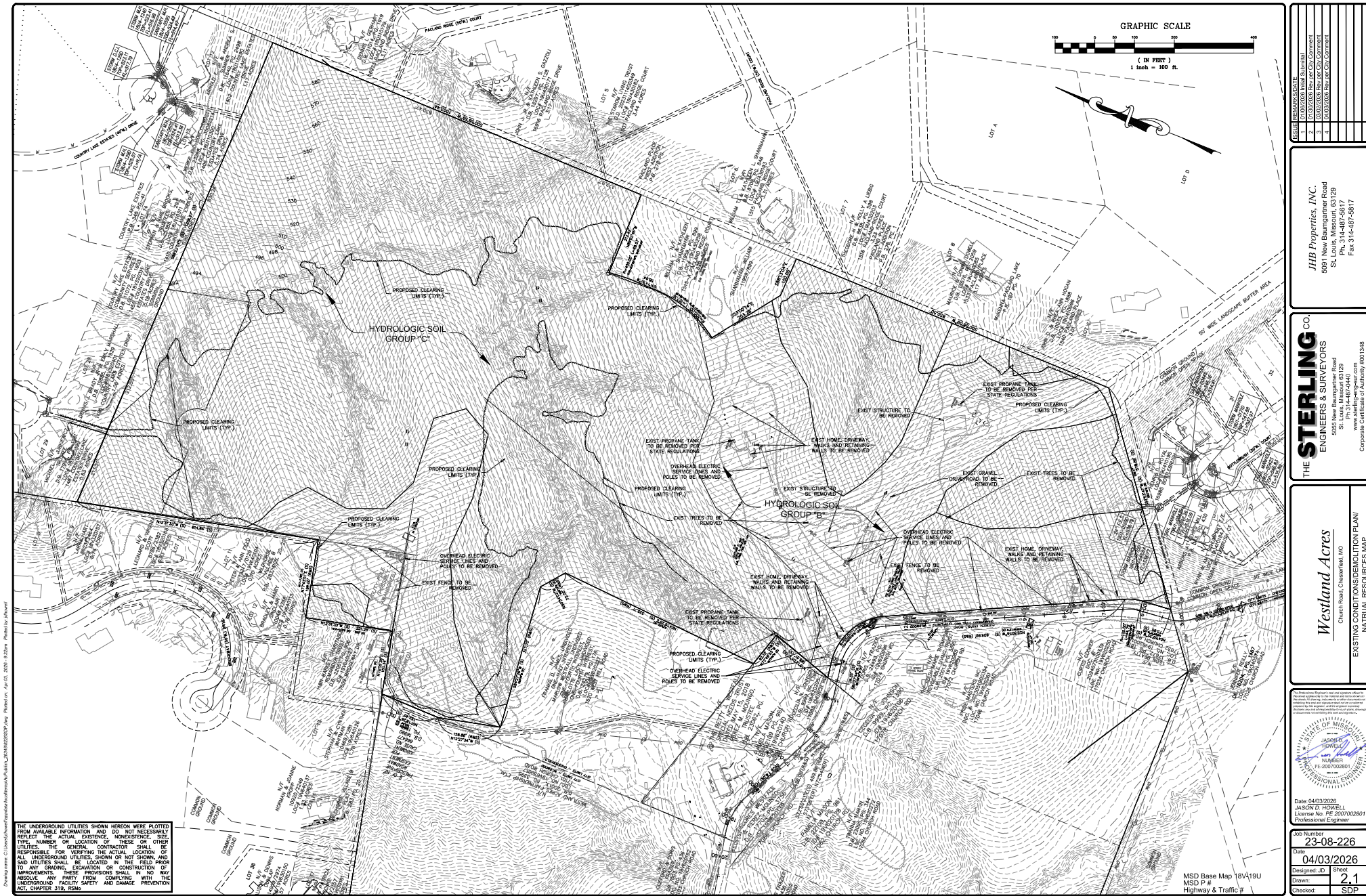
MOTION

Staff has completed review of the Site Development Plan and Landscape Plan for Westland Acres 2026 SDP and requests action. 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 Site Development Plan and Landscape Plan, as presented."
2. "I move to approve Westland Acres 2026 Site Development Plan and Landscape Plan with the following conditions..."

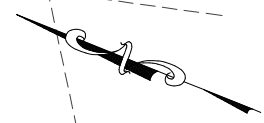
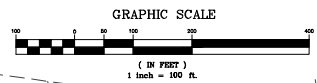
Attachments:

1. Site Development Plan Submittal
2. Tree Preservation Plan



Drawn by: J. D. Howell, J. D. Howell & Associates, Inc. Date: 04/03/2026. Project: 23-08-226. Scale: 1 inch = 100 feet. All rights reserved.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND UTILITY FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



1	04/03/2026 Initial Submittal
2	04/03/2026 New City Comment
3	04/03/2026 New City Comment
4	04/03/2026 New City Comment
5	
6	
7	
8	
9	
10	

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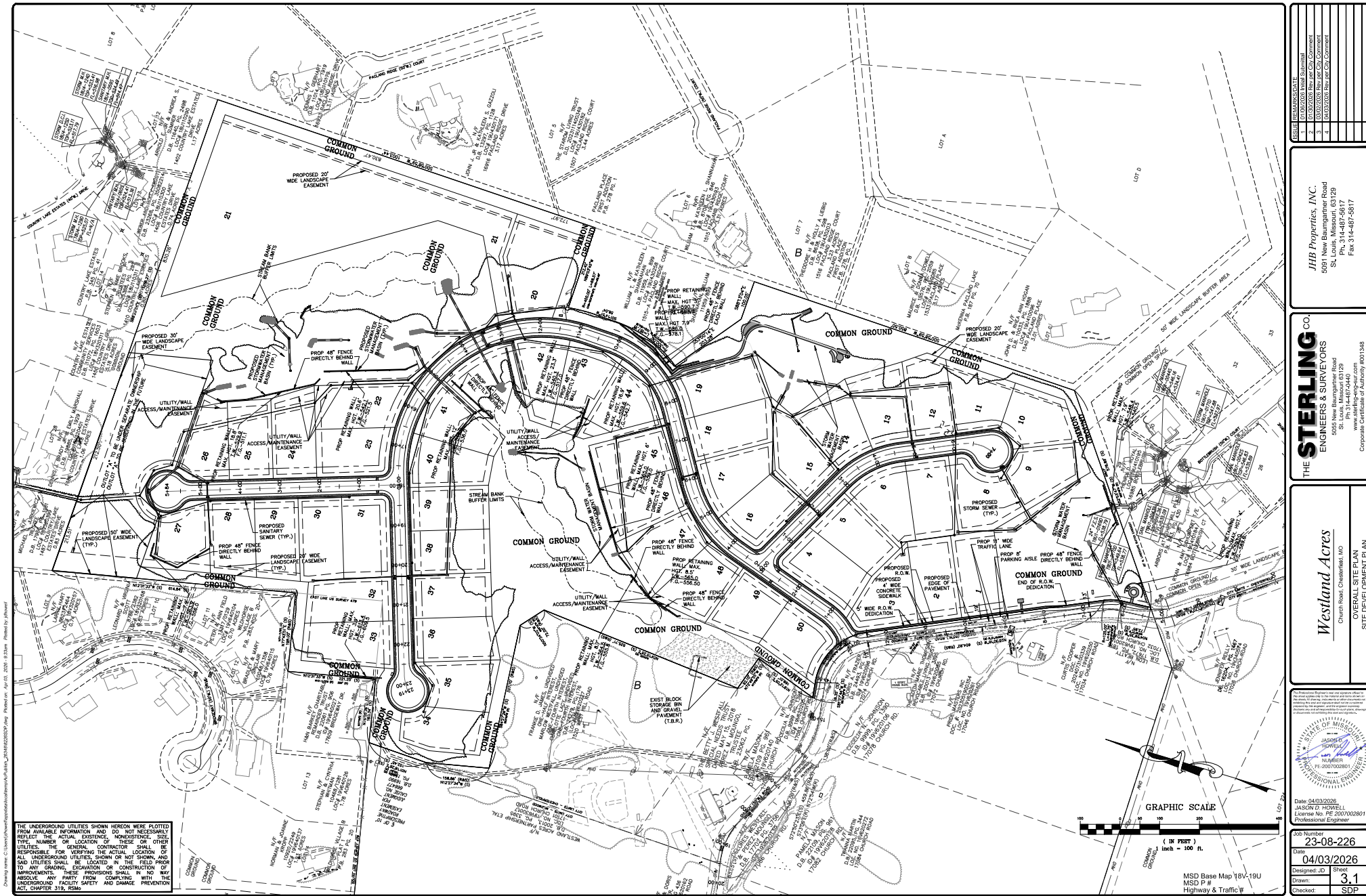
Westland Acres
Church Road, Chesterfield, MO
EXISTING CONDITIONS/DEVELOPMENT PLAN
NATURAL RESOURCES MAP



Date: 04/03/2026
Jason D. Howell
License No. PE 2007002801
Professional Engineer

Job Number	23-08-226
Date	04/03/2026
Designed: J.D. Howell	Sheet
Drawn: J.D. Howell	2.1
Checked: J.D. Howell	SDP

MSD Base Map 18V19U
MSD P #
Highway & Traffic #



1	10/20/2019 Initial Submittal
2	01/02/2020 New City Comment
3	03/03/2020 New City Comment
4	04/03/2020 New City Comment
5	04/03/2020 New City Comment

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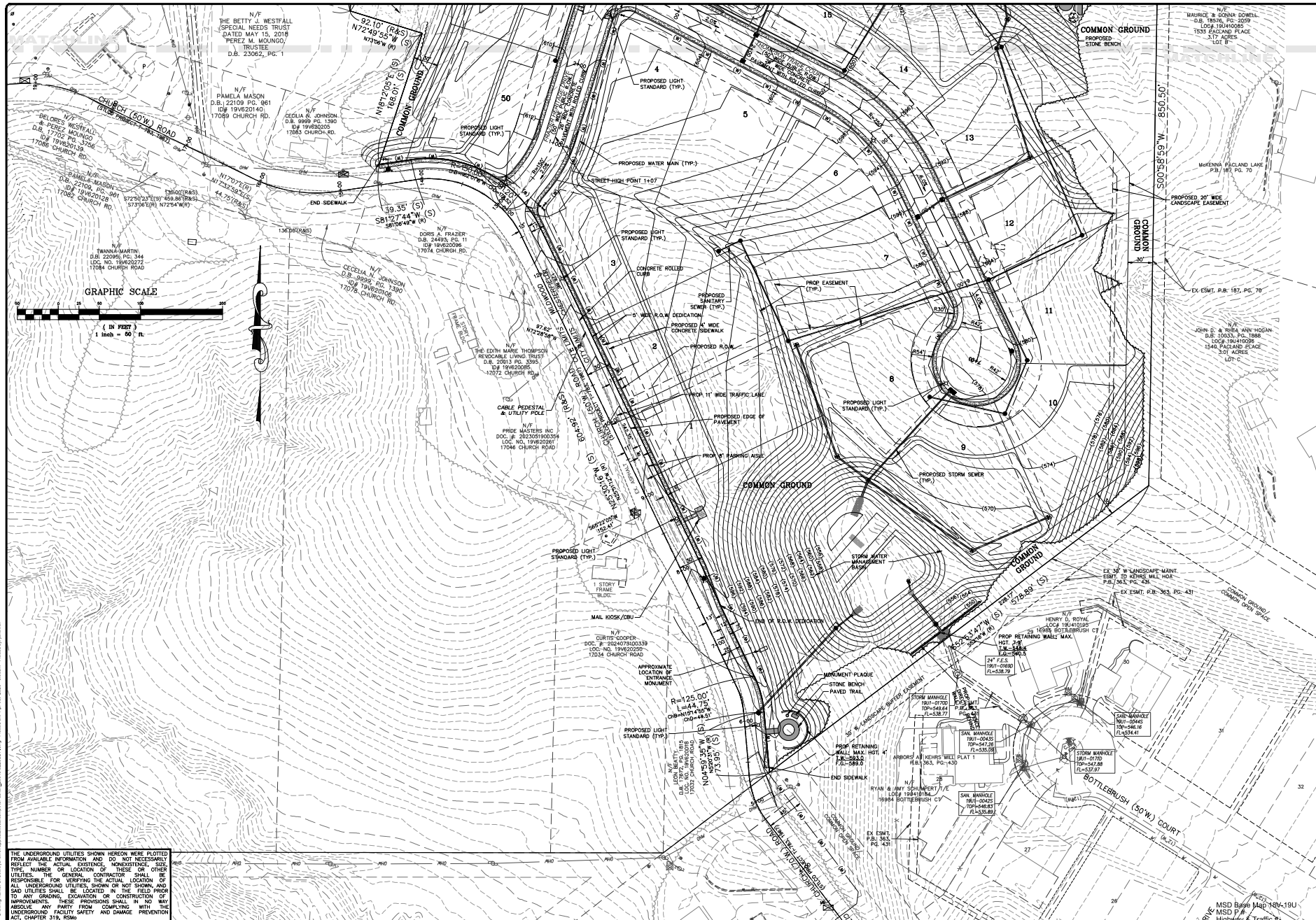
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Westland Acres
Chert Road, Chatterfield, MO
OVERALL SITE PLAN
SITE DEVELOPMENT PLAN



Date	04/03/2020
Job Number	23-08-226
Designed	J.D. Howell
Drawn	3.1
Checked	SDP

Drawn by: J. D. Howell, P.E. 2007002801 License No. PE 2007002801 Professional Engineer



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1	10/20/2023 Initial Submittal
2	10/20/2023 New City Comment
3	03/03/2024 New City Comment
4	03/03/2024 New City Comment

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Westland Acres
Client: Westland Acres, MO
GRADING SITE PLAN
SDP



Date: 04/03/2026
Jason D. Howell
License No. PE 2007002801
Professional Engineer

Job Number	23-08-226
Date	04/03/2026
Designed: J.D. Howell	Sheet
Drawn: MSD P. #	4.1
Checked: SDP	

MSD Base Map 184-19U
Highway & Traffic #



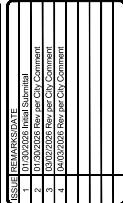
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2	10/03/2023 New City Comment
3	03/03/2024 New City Comment
4	03/03/2024 New City Comment

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Westland Acres
Client: Westland Acres, LLC
GRADING/SITE PLAN
DATE: 04/03/2026

Date: 04/03/2026
Designed: J.D. Howell
License No. PE 2007002801
Professional Engineer
Job Number: 23-08-226
Date: 04/03/2026
Designed: J.D. Howell
Drawn: 4.2
Checked: SDP



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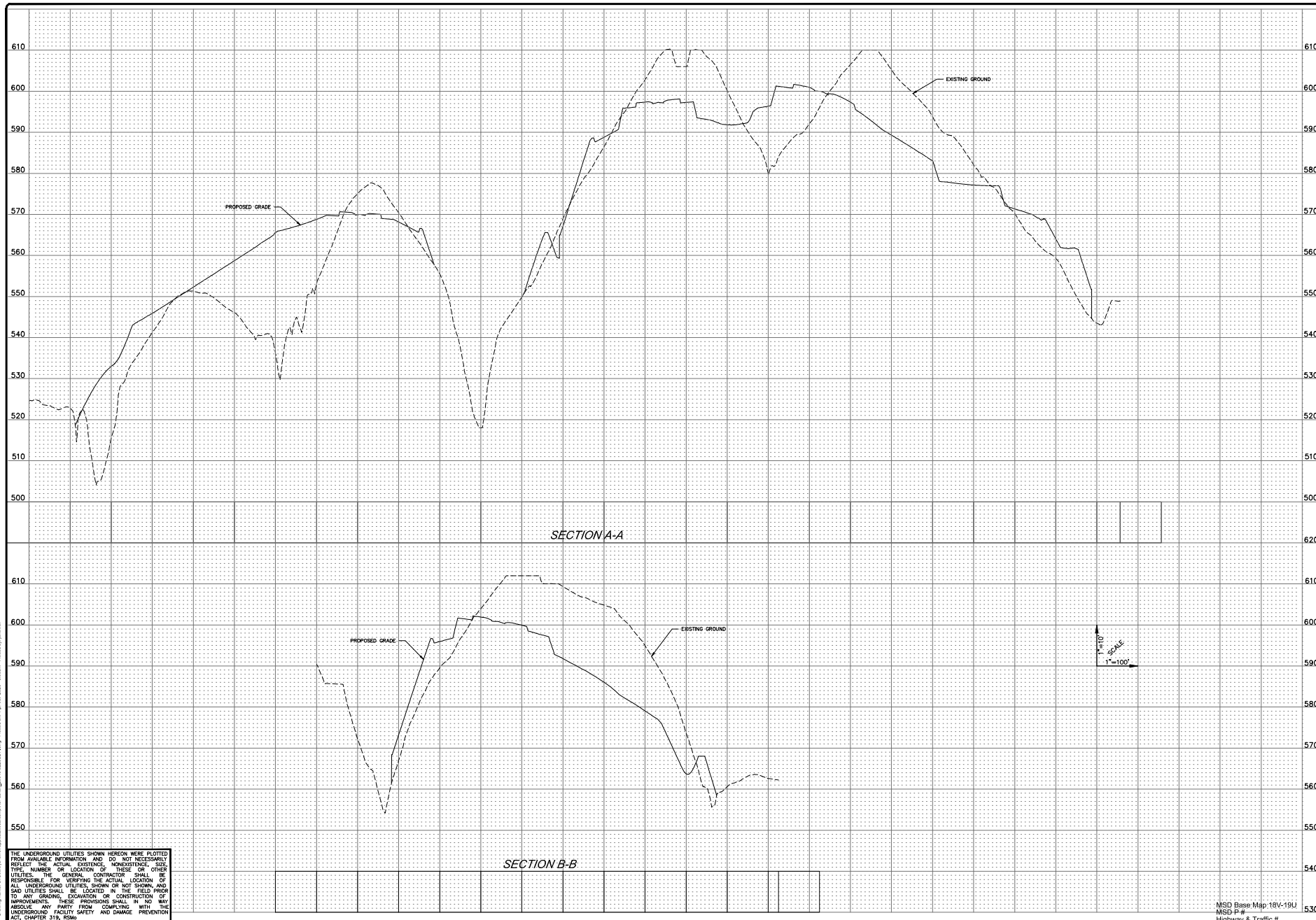
Westland Acres
Church Road, Chesterfield, MO

GRADING/SITE PLAN
SITE DEVELOPMENT PLAN

Date: 04/03/2026
 ASHON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

b Number
 23-08-226
 Date
 04/03/2026
 Signed: JD
 Sheet
 4.3
 Drawn:
 SDP
 Checked:

D:\projects\2020\2020-08-19\2020-08-19\2020-08-19.dwg Plot on: 8/19/2020 2:45pm Plotted by: jhowell



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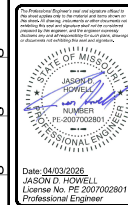
MSD Base Map 18V-19U
MSD P #
Highway & Traffic #

DATE	10/03/2020	FILED	2020
BY	JASON D. HOWELL	FOR	MR. J. C. COLEMAN
DATE	10/03/2020	FILED	2020
BY	JASON D. HOWELL	FOR	MR. J. C. COLEMAN

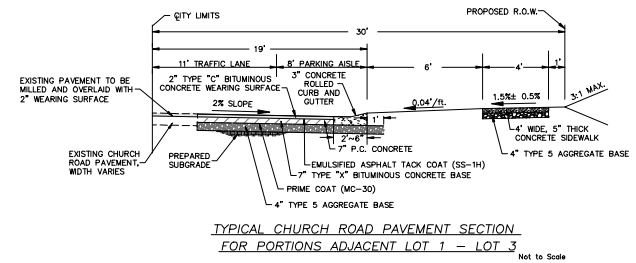
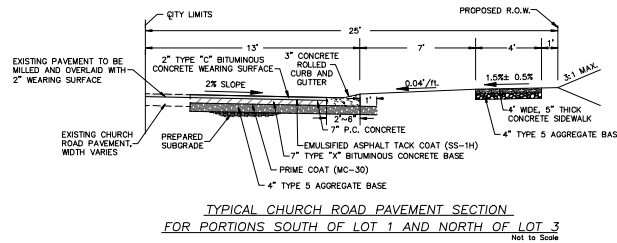
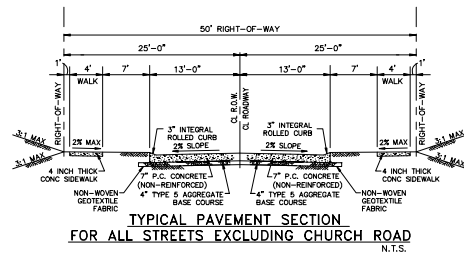
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Westland Acres
Church Road, Chesterfield, MO
SITE SECTION
SITE DEVELOPMENT PLAN

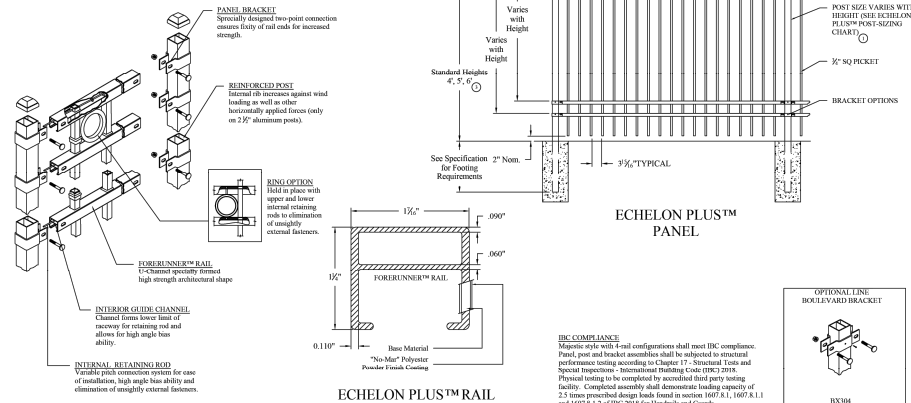


Date: 04/03/2026
JASON D. HOWELL
Professional Engineer
Job Number: 23-08-226
Date: 04/03/2026
Designed: J.D. Sheet: 6.1
Drawn: SDP
Checked: SDP



NOTES:

1. Post size and gauge depends on fence height and wind loads. See ECHELON PLUS™ specifications for post sizing chart.
2. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
3. Additional heights available by request.



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2	01/05/2024 New per City Comment
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4	04/03/2024 New per City Comment

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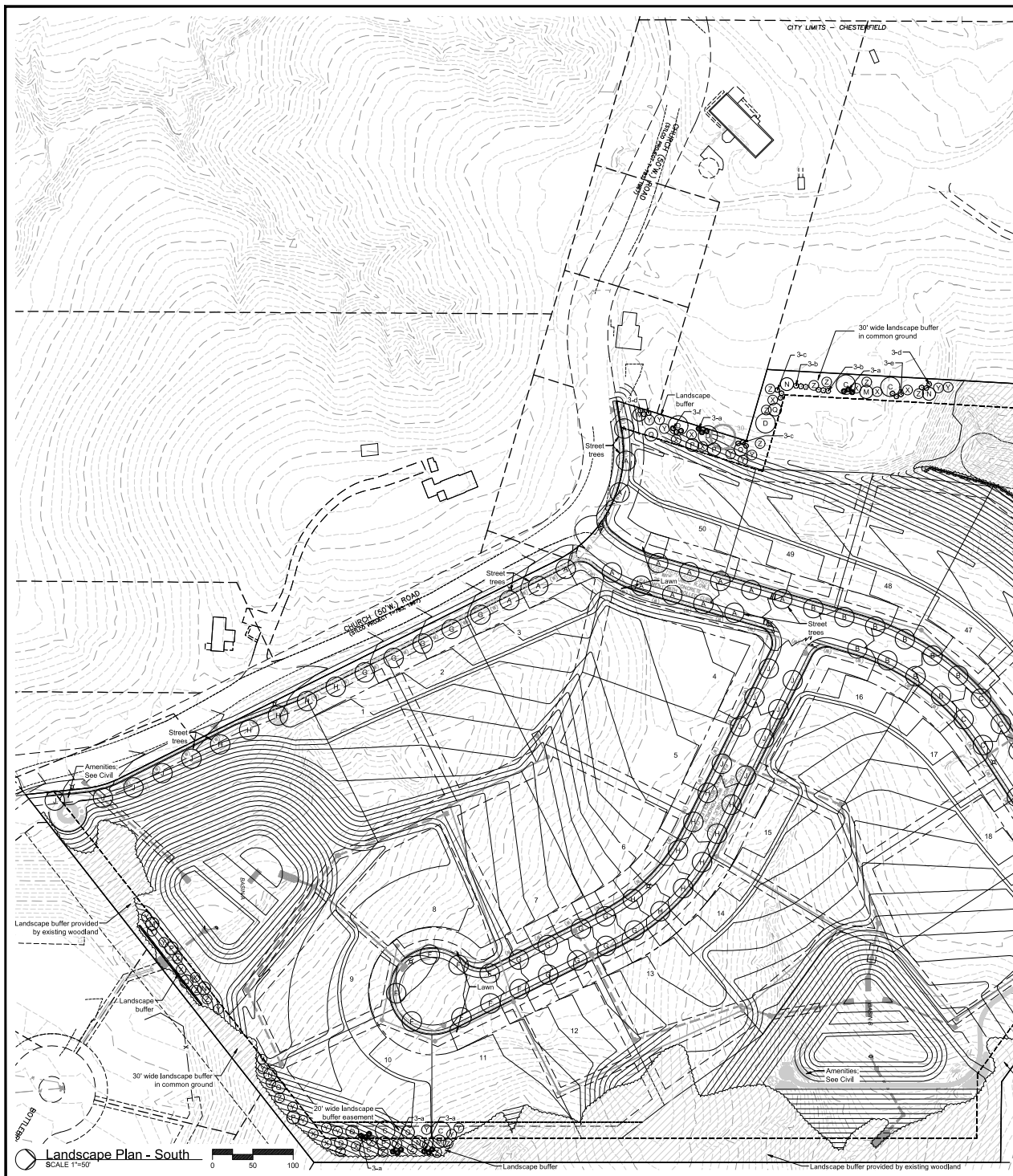
Westland Acres
 Church Road, Chesterfield, MO
DETAILS
 SITE DEVELOPMENT PLAN



Date: 04/03/2026
JASON D. HOWELL
 License No. PE 2007002801
 Professional Engineer

Job Number
23-08-226
 Date
04/03/2026
 Designed: JD
 Sheet
7.1
 Drawn:
 Checked: SDP

MSD Base Map 18V-19U
 MSD P #
 Highway & Traffic #



Key:

- Existing woodland tree canopy
- Existing monarch tree
- Existing individual tree
- Proposed canopy tree
- Proposed understory tree
- Proposed evergreen tree

Spade Cut Bed Edge

4 1/2" x 1 1/2" x 1 1/2" for spacing see planting schedule

Typical Perennial Planting

per spec with amendments

Typical Shrub Planting

flush to grade

Typical Canopy Tree Planting

12" rubber hose @ trunk stakes to be even with lowest branches tree wrap 4" earth-saucer stakes 3" bark-mulch planting pit rootball

Typical Evergreen Planting

3-3/16" cable w/ turnbuckle per spec; attached to tree, @ 1/2 to 3/4 in.

Detail Plan View

- Landscape Notes:**
- 1) Refer to Tree Preservation Plans for existing tree information. Existing wooded tree area to remain as shown on plan.
 - 2) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
 - 3) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
 - 4) Topsoil in all disturbed lawn areas at 4" depth.
 - 5) Soil mix in all shrub beds at 4" depth.
 - 6) All mulch to be double ground bark mulch.
 - 7) Bed edges to be spade cut.
- General Notes (per City of Chesterfield Unified Code Section 04-02):**
- 1) Street trees shall not be planted closer than three (3) feet to any curb.
 - 2) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs and intersections.
 - 3) No trees shall be planted within ten (10) feet of street inlets or manholes.

Note

Landscape Easements are established as protected areas for vegetative landscaping only. Structures, whether temporary or permanent, are not permitted within Landscape Easements. Trails and retaining walls shall be allowed within the Landscape Easement. Landscaping approved by the City of Chesterfield during site plan review shall be maintained and preserved indefinitely by the resident or a homeowners' association. Failure to maintain or preserve Landscape Easements may result in inspection and the issuance of fines by the City of Chesterfield. Be advised, in the residential districts, retaining walls up to eight (8) feet in height are permitted within all Landscape Easements. When retaining walls are tiered, the minimum horizontal distance between retaining walls (closest edge to closest edge) shall be four (4) feet.

PLANTING SCHEDULE							
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	GROWTH RATE %
CANOPY-SHADE TREE							
A	26	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" caliper	B & B	Lg/Slow-M	7.6 %
B	20	Acer x freemanni 'Jefferson'	Autumn Blaze Maple	2.5" caliper	B & B	Lg / M-Fast	
C	29	Quercus bicolor	Swamp White Oak	2.5" caliper	B & B	Lg / Med	6.8 %
D	28	Quercus imbricaria	Shingle Oak	2.5" caliper	B & B	Lg / Med	7.1 %
E	20	Ulmus americana 'Princeton'	Princeton Elm	2.5" caliper	B & B	Lg / M-Fast	
F	23	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust (thornless)	2.5" caliper	B & B	Lg / Fast	
G	21	Tilia cordata 'Greenspire'	Greenspire Linden	2.5" caliper	B & B	Lg/Slow-M	6.2 %
H	21	Celtis occidentalis	Hackberry	2.5" caliper	B & B	Lg / M-Fast	
J	21	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" caliper	B & B	Lg/Slow-M	6.2 %
UNDERSTORY-ORNAMENTAL TREE							
M	15	Amelanchier arborea	Serviceberry	2.5" caliper	B & B	M / Slow-M	3.5 %
N	15	Cercis canadensis	Redbud	2.5" caliper	B & B	Med / Fast	
P	12	Cornus florida	Flowering Dogwood	2.5" caliper	B & B	Sm/Slow-M	3.5 %
Q	14	Crataegus crus-galli 'Inermis'	Cockspur Hawthorn (thornless)	2.5" caliper	B & B	Sm / Med	3.5 %
EVERGREEN TREE							
X	31	Pinus strobus	White Pine	6" tall	B & B	Lg / Fast	
Y	42	Thuja 'Green Giant'	Green Giant Arborvitae	6" tall	B & B	Med / Fast	
Z	40	Juniperus virginiana	Eastern Red Cedar	6" tall	B & B	Med / Med	9.1 %
						Total %	\$3.5 %
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER							
a	28	Ilex x meserveae	Blue Holly Shrub	18"	72" o.c.		
b	11	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	18"	72" o.c.		
c	12	Physocarpus opulifolius	Ninebark	18"	72" o.c.		
d	28	Viburnum dentatum	Aronwood Viburnum	18"	72" o.c.		
e	30	Viburnum carlesii	Korean Spice Viburnum	18"	72" o.c.		
f	9	Syringa pubescens subsp. pedata 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.		

Westland Acres
Chesterfield, Missouri

Key Plan
SCALE 1"=100'

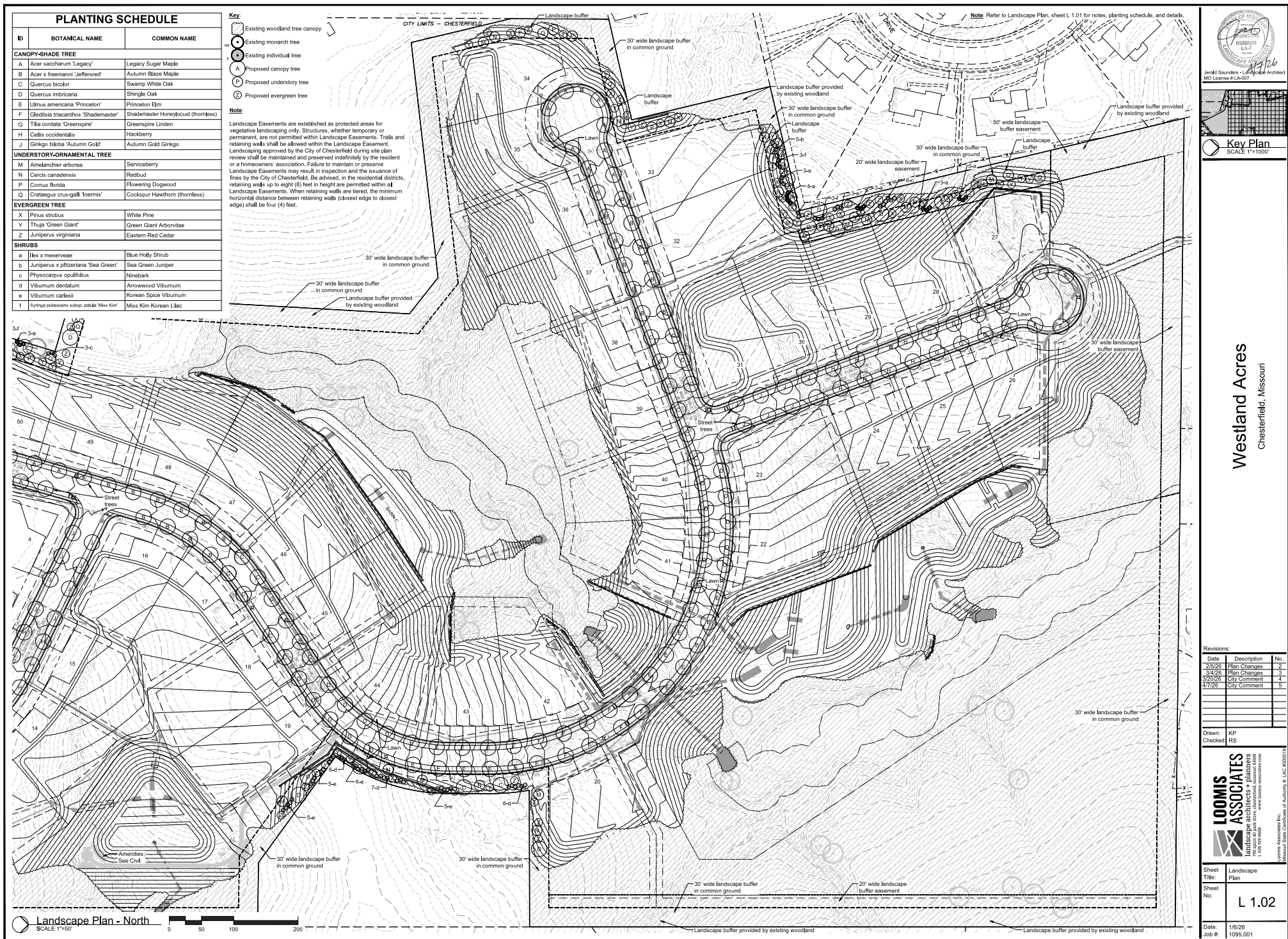
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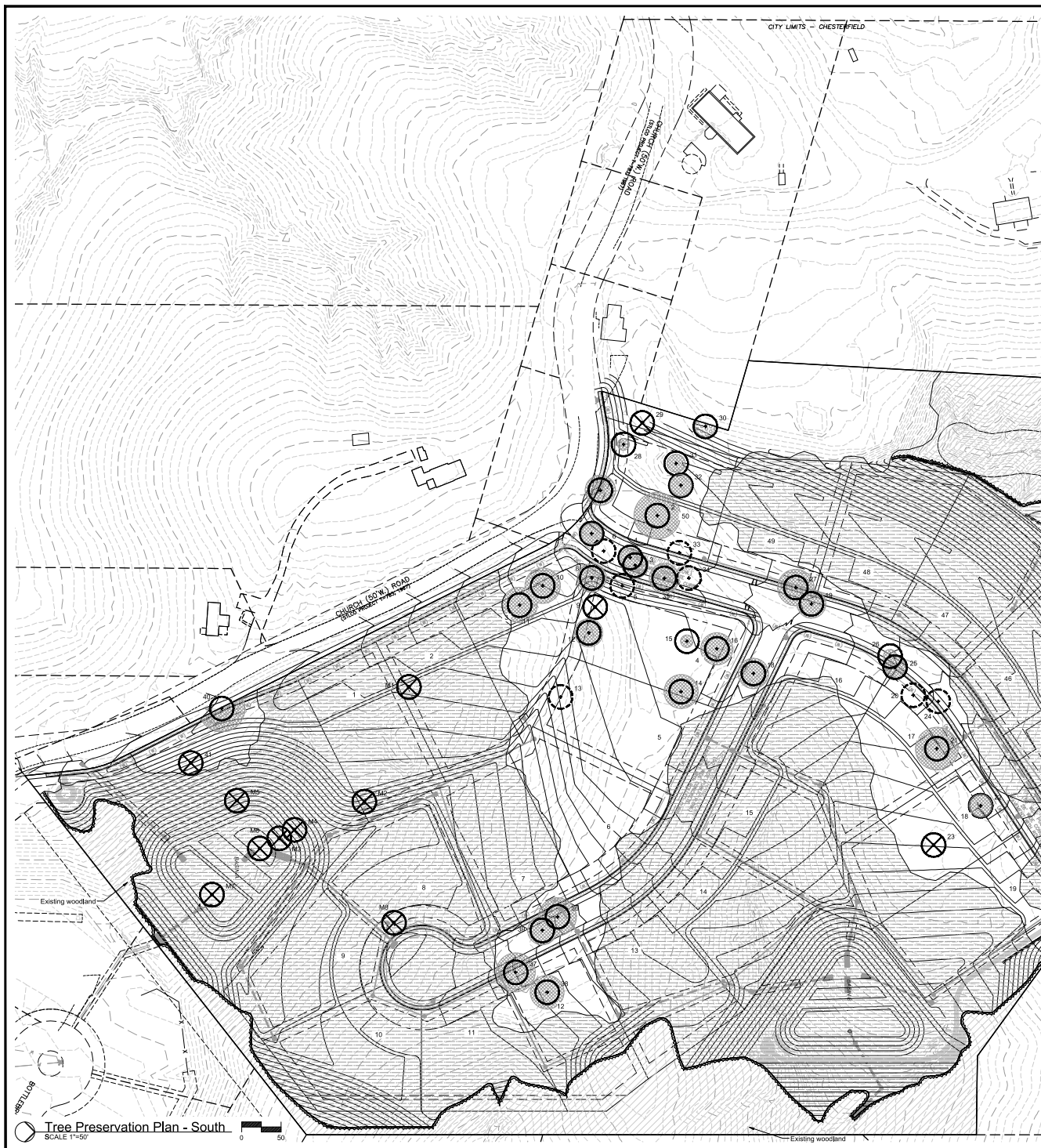
Date	Description	No.
3/25/20	Plan Changes	1
3/4/20	Plan Changes	2
3/20/20	Civil Comments	3
3/27/20	Civil Comments	4

Drawn: KP
Checked: RS

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www.loomisassociates.com
L. Loomis, P.E.
Loomis State Office of Authority # LAC-000018

Sheet Title: Landscape Plan
Sheet No: L 1.01
Date: 1/6/26
Job #: 1095.001





Existing Tree Summary:

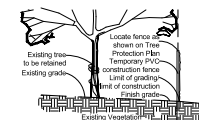
Existing individual tree canopy area	=	30,856 s.f. (0.71 acres)
Existing woodland tree canopy area	=	2,197,057 s.f. (50.44 acres)
Existing tree canopy area total	=	2,227,913 s.f. (51.15 acres)
Existing tree canopy area to remove	=	1,448,121 s.f. (33.24 acres) [65.0 %]
Existing tree canopy area to preserve	=	779,792 s.f. (17.90 acres) [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 areas.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment trafficking, 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 sequences.

Tree Number	Tree Species	DBH	Condition	Individual Trees		Notes	To Remove	To Preserve
				Monarch	Notes			
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	honeylocust	18	Fair	No	1-stem, poor structure		X	
5	redbud	10	Poor	No	Tip dieback		X	
6	redbud	15	Poor	No	Tip dieback, decay		X	
7	western redbud	14	Fair	No			X	
8	ash, Sharan	26	Fair	No	Tip dieback		X	
9	ash, white	15	Dead	No			X	
10	ash, Sharan	24	Fair	No	Poor structure, deadwood		X	
11	black walnut	30	Fair	No	Fair of position		X	
12	black walnut	9	Good	No			X	
13	ash, Sharan	32	Poor	No	Dying		X	
14	ash, 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	Good	No	Decay		X	
18	maple, silver	24	Fair	No	Codominant stems		X	
19	black walnut	12	Good	No			X	
20	honeylocust	32	Poor	No	Significant decay		X	
21	maple, silver	28	Fair	No	Codominant canopy		X	
22	honeylocust	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	6	Fair	No			X	
26	redbud	6	Fair	No			X	
27	maple, silver	18	Fair	No	Root suckers		X	
28	honeylocust	6	Fair	No			X	
29	ash, white	14	Dead	No			X	
30	hickory, chagbark	12	Good	No			X	
31	maple, silver	8	Good	No			X	
32	holly, American	6	Fair	No			X	
33	ash, Sharan	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	Trunk all around		X	
38	honeylocust	15	Fair	No			X	
39	maple, silver	16	Fair	No	Decay/cracks from past feeder		X	
40	maple, silver	18	Fair	No	Trunk, with clearance		X	
41	maple, silver	32	Dead	No			X	

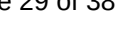
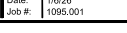
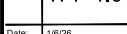
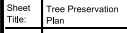
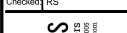
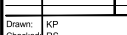
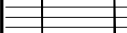
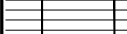
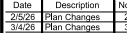
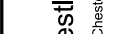
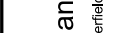
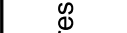
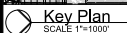
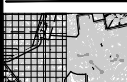
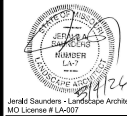
MONARCH TREES				
Tree Number	Tree Species	DBH	Notes	To Remove / To Preserve
M01	ash, white	44		X
M02	ash, white	36		X
M03	ycatanene	35		X
M04	ycatanene	32		X
M05	ycatanene	48	Largest tree found on the property	X
M06	honeylocust	25		X
M07	ycatanene	40		X
M08	ash, white	28		X
M09	ash, white	28		X
M10	ash, northern red	30		X
M11	hickory, mockernut	26		X
M12	ash, white	40	Codominant, large canopy	X
M13	ash, northern red	30		X
M14	ash, northern red	28		X
M15	ash, northern red	28		X
M16	ash, northern red	28	(2) 28" stems, codominant structure	X
M17	ash, northern red	30		X
M18	ash, northern red	30		X
M19	ash, white	35		X
M20	ash, white	28		X
M21	ash, white	28		X
M22	ash, white	26		X
M23	ash, northern red	36		X
M24	ash, black	32		X
M25	ash, northern red	26		X
M26	ash, white	26		X
M27	ash, black	30		X
M28	ash, northern red	28		X
M29	ash, northern red	28		X
M30	ash, white	38		X
M31	ash, black	30		X
M32	ash, white	24		X
M33	ash, northern red	26		X
M34	ash, black	30		X
M35	ash, black	26		X
M36	ash, northern red	28		X
M37	hickory, mockernut	24		X
M38	hickory, mockernut	22		X
M39	ash, white	24		X
M40	ash, northern red	26		X
M41	ash, white	30		X
M42	ash, northern red	28		X
M43	ash, black	30		X
M44	ash, white	30	(2) stems, codominant, large canopy	X
M45	ash, white	30		X
M46	ash, white	28		X
M47	ash, white	26		X
M48	ash, black	36		X
M49	ash, northern red	26		X
M50	ash, northern red	24		X
M51	ash, northern red	28		X
M52	ash, northern red	28		X
M53	ash, 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 woodland tree canopy to preserve
- Existing monarch tree to preserve
- Existing individual tree to preserve
- Tree protection fence



Revisions:

Date	Description	No.
2/25/26	Plan Changes	2
3/4/26	Plan Changes	3

Drawn:

Drawn: KP
Checked: RS

Sheet Title:

Tree Preservation Plan

Sheet No.:

TTP 1.01

Date:

1/6/26

Job #:

1095.001

Scale:

1"=100'

Author:

Jerald Swenden

Reviewer:

Jerald Swenden

Checker:

Jerald Swenden

Printer:

Jerald Swenden

Plotter:

Jerald Swenden

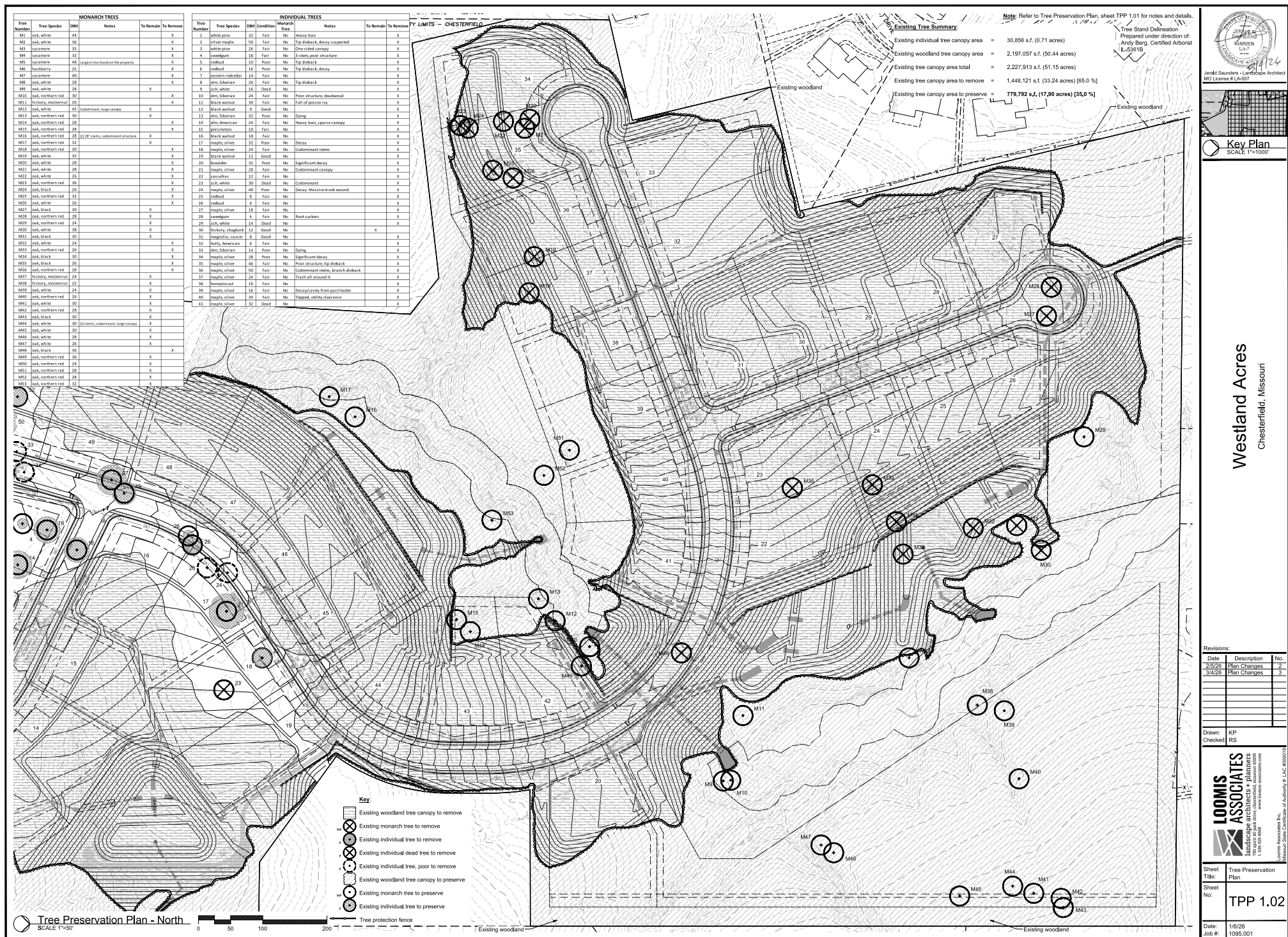
Plot Size:

11x17

Plot Date:

1/6/26

Page 29 of 38





July 30, 2023

Rusty Saunders, Lead Architect
750 Spine Rd Park Drive
Chesterfield, Missouri 63005

Westland Acres, Chesterfield - Tree Stand Delineation Data & Information (IBRAF Plot)

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 aerial as outlined in Section 605.04.020 for development sites in the City of Chesterfield. My scope of work was to gather information and data via IBRAF variable sample plots on the service-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 IBRAF sample plots. Thirteen points were randomly placed on the map prior to my site visit. I visited the site on July 20, 2023, walking to the thirteen plots to collect required data. I also made general observations of the forest and trees within the site. The data was provided to your project team in a shapfile and Excel spreadsheet. Below are the field data that was collected (the field titles as displayed in the shapfile 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)
- Tree per Acre (TPA)
- Dominant & Codominant Species (Dom_codom_)
- Average Overstory Diameter (Avg_ovr_d)
- Dominant Species Percentage (Dom_spc)
- Understory Species (Under_spc)
- Notes

The site is mostly upland mixed hardwoods with pockets of eastern redcedar (Juniperus virginiana) on some of the ridge tops. There is greater 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 12" within the average area diameter, to greatest, is 12". The average basal area is 500 SF with an average of 135 trees per acre. There is *Amor fraxinosa* (Amor fraxinosa) throughout the entire site.

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

Sincerely,

Andy Berg, Consulting Arthropod
IBA Forest Certified Master Arborist, IL-53018
Midwest Trees, LLC

Midwest Trees, LLC
1201 N. Laramie Street
St. Louis, MO 63102
(314) 771-3420

MONARCH TREES			
Tree Number	Tree Species	DBH	Notes
M1	oak, white	44	
M2	oak, white	35	
M3	ycamore	35	
M4	ycamore	32	
M5	ycamore	48	largest tree found on the property
M6	hackberry	27	
M7	ycamore	40	
M8	oak, white	28	
M9	oak, white	38	
M10	oak, northern red	30	
M11	hickory, mockernut	25	
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	28	
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	14	
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	

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	20	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	Shingale oak, cawalee, flowering dogwood, persimmon	10	50% dogwood	Pawpaw, honeysuckle, privet	Southeast aspect - different composition
5	90	22	35	White oak, northern red oak, mockernut hickory	24	30% each	White oak, 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	330	Eastern redcedar, black oak	12	75% eastern redcedar	Honeysuckle, persimmon	Edge of cedar and oak/hickory, upland
8	170	8	150	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 scattered vines throughout the forest floor
11	150	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 scattered vines throughout the forest floor
13	100	8	285	Shingale oak	16	100% Shingale oak	Eastern redcedar, shingale oak, honeysuckle	Large shingale oak stand

INDIVIDUAL TREES			
Tree Number	Tree Species	DBH	Condition
1	white pine	12	Fair
2	silver maple	50	Fair
3	white pine	26	Fair
4	ironwood	18	Fair
5	redbud	10	Poor
6	redbud	16	Poor
7	eastern redcedar	14	Fair
8	ash, Siberian	26	Fair
9	ash, white	16	Dead
10	ash, Siberian	26	Fair
11	black walnut	30	Fair
12	black walnut	9	Good
13	ash, Siberian	32	Poor
14	ash, American	24	Fair
15	persimmon	10	Fair
16	black walnut	18	Fair
17	maple, silver	31	Poor
18	maple, silver	24	Fair
19	black walnut	12	Good
20	hazelnut	32	Poor
21	maple, silver	28	Fair
22	persimmon	11	Fair
23	ash, white	30	Dead
24	maple, silver	40	Poor
25	redbud	6	Fair
26	redbud	5	Fair
27	maple, silver	38	Fair
28	ironwood	6	Fair
29	ash, white	14	Dead
30	hickory, shagbark	12	Good
31	maple, silver	6	Good
32	ash, American	26	Fair
33	ash, Siberian	14	Poor
34	maple, silver	28	Poor
35	maple, silver	46	Fair
36	maple, silver	50	Fair
37	maple, silver	24	Fair
38	hackberry	16	Fair
39	maple, silver	16	Fair
40	maple, silver	34	Fair
41	maple, silver	32	Dead

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

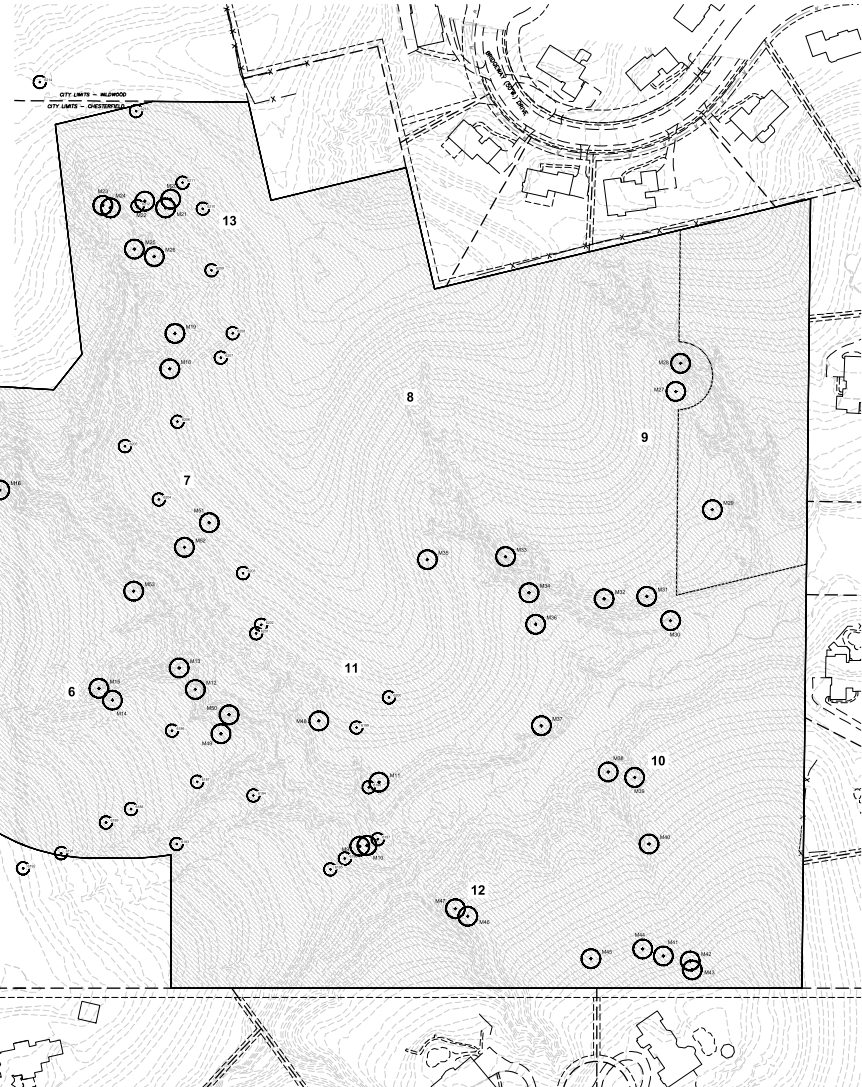
EXISTING INDIVIDUAL TREE WITH POOR RATING (CANOPY NOT CALCULATED)

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.



Jenell Saunders - Landscape Architect
MO License # LA-007

Consultants:

Westland Acres

Chesterfield, Missouri

Revisions		
Date	Description	No.
1/2/2024	Plan Revision	1
1/6/24	Plan Revision	2
2/6/24	Plan Revision	3
3/4/24	Plan Revision	4

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-53018



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

Planning Commission Report

Meeting Date: April 13, 2026

From: Isaak Simmers, Planner

Location: City of Chesterfield Unified Development Code (UDC)

Description: **P.Z. 01-2026 City of Chesterfield (Unified Development Code - Article 4, Attachment 4):** An amendment to Article 4, Attachment 4 of the Unified Development Code to provide Site and Building Design criteria for Outdoor Storage and Display Areas.

PROPOSAL SUMMARY

The Planning and Public Works Committee directed staff to review the Unified Development Code (UDC) in response to concerns about the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle repair facilities. The proposed amendment establishes clear, enforceable standards for access, screening, landscaping, scale, and overall site design. A Public Hearing was held on March 9, 2026, to allow the public and the Planning Commission to provide feedback. Staff identified four (4) key issues from the discussion:

- How does the City of Chesterfield allow design flexibility while maintaining outcomes?;
- How does the City ensure screening is intentional and high-quality?;
- How can the City regulate visibility when sites are seen from multiple elevations and angles?;
- Regulations that target specific types of uses vs. impact and conditions.

Following the Public Hearing, staff has revised the Attachment to address the key issues raised. These updates provide a mix of prescriptive and performance-based criteria to clarify standards, improve enforceability, and ensure the regulations reflect the feedback of the Planning Commission.

Levels of Visual Screening in Site Design

Staff has identified three main categories to assist the Planning Commission in its discussion and evaluation of the proposed revisions to the attachment: Landscape Buffer, Landscape Buffer &

Screening, and Fully Screened. The table below outlines the function of each buffer type and includes language written to express the desired outcomes. The table also provides a few pros and cons to consider along with photos illustrating examples of each buffer and screening type.

Landscape Buffer	Landscape Buffer & Screening	Fully Screened
Function: Separates different land uses, is visually appealing, and helps reduce environmental impact. Pros(+): Visual appeal Cons(-): Seasonal / grow time	Function: A combination of fencing and planting designed to visually soften and enhance an area without completely blocking views. Pros(+): Design flexible Cons(-): Not full screening	Function: Completely hidden or blocked from view by a physical barrier. Pros(+): Screen undesired views Cons(-): Rigid design outcomes
▪ “Display areas shall be <i>landscaped</i>.” ▪ “Parking stalls used for dealership inventory shall comply with Section 405.04.020 <i>Landscape Requirements</i>.”	▪ “...by ensuring effective <i>visual buffering</i> through all seasons.” ▪ “... be designed to <i>minimize visual impact</i>...” ▪ “...arranged to <i>soften visual impact</i> on major roadways.”	▪ “Outdoor storage of wrecked vehicles may be considered if <i>fully screened</i> from public view.”
		

Ultimately, the proposed amendment provides a clarified approach to regulating visual buffering and screening that considers the intended purpose of buffers and screens already seen throughout the City of Chesterfield, and the City’s desired buffer and screening goals. Staff welcomes further input as the amendment is finalized for City Council consideration.

Attachment(s)

1. Article 4, Attachment 4 (Table)

UNIFIED DEVELOPMENT CODE

405 Attachment 4

City of Chesterfield

Site and Building Design

[CC 1990 Ch. 31, Attach. 4; Ord. No. 2801, § 3 (Exh. A), 6-16-2014; Ord. No. 2954 § 2, 6-5-2017; Ord. No. XXXX, XX-XX-2026]

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Residential Architecture	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Use architectural elements and materials matching the front facade on the sides and rear of the structure where the facade is visible from streets external to the subdivision. Avoid long uninterrupted building surfaces, materials or designs that cause glare. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design to fit appropriately with the natural landscape. Design infill development to reinforce functional relationships and patterns of development within the existing neighborhood.	Utilize setbacks, screening, building massing, or driveway parking locations to provide transitions when adjacent to a different land use or residential density.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Multi-Family Architecture	Provide an on-site pedestrian system with access to common ground areas.	Express the individual dwelling units within the building architecturally. Utilize color, material and, plane changes to articulate facades. Avoid monotonous or institutional designs. Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Respect the scale, proportion, and character of the adjacent or predominant neighborhood.	Provide functional recreation areas. Provide private outdoor space for each dwelling. Provide visual transitions between the street and the dwelling units.
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection, and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Screen utility meters and surface transformer switching pads.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots and neighboring properties.

UNIFIED DEVELOPMENT CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments' color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas, and play equipment into the building design architecturally.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Car Wash and Fuel Stations	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide a structural or strong design elements to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of pre-fabricated or pre-designed buildings is discouraged. If used, adapt the design to be compatible with adjacent development.	Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design.	Design pre-fabricated or pre-designed buildings, if used, to have a scale and proportion compatible with adjacent development.	Avoid multiple structures on the site. Situates car wash openings away from the street.
Shopping Center and Office Complex	Create separate circulation routes for truck deliveries and customers. Access for deliveries shall be from the least traveled or impacted street. Avoid, when possible, large parking areas adjacent to the street.	Provide consistent design styles, details and palettes throughout the development including outlot buildings. Design outdoor retail sales areas, if allowed, to be complementary and integrated into the overall building design.	Screen or incorporate outdoor shopping cart storage into the design architecturally.	See "General Requirements for Building Design" Section 405.04.010(D) of this Article.	Provide outdoor gathering areas. Outdoor retail sales space must be shown and approved on the site plan, if allowed.

CHESTERFIELD CITY CODE

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Outdoor Storage and Display Areas	Outdoor storage and display areas shall be designed to provide safe, efficient vehicular and pedestrian access without interfering with building entrances or site circulation. Access points shall be clearly defined and limited to minimize conflicts with vehicles, pedestrians and loading activities.	Outdoor storage and displays shall comply with Section 405.04.010(E) specific requirements for Chesterfield Valley. Outdoor display areas may be located in visible locations, while areas of outdoor storage shall be sited to the side or rear of buildings, where feasible. Outdoor storage areas shall be designed and arranged to minimize visual impacts on public streets, adjacent properties and primary building façades.	Landscaping and screening shall include a combination of plant materials and/or structural elements. Screening shall be proposed as an integrated design and building element, not as an afterthought. Visual buffering should reflect the site's use and provide an attractive, year-round appearance.	Outdoor storage areas shall be sized to avoid expansive inventories or unused space. Overflow storage that goes beyond a set limit, capacity or designated area is prohibited.	Outdoor storage and display areas shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of materials or display items into parking areas, access drives or required setbacks. Additional consideration shall be given to the site design and screening for areas visible from a public right-of-way or adjacent property at any elevation or angle. Outdoor storage areas shall not function as residual or leftover spaces.
Automobile Dealership and Vehicle Repair and Service Facilities	See "General Requirements for Building Design" Section 405.04.010(D) of this Article, and Access for Outdoor Storage and Display Areas of this attachment.	Display areas and dealership inventory may be located in more visible areas, while vehicles awaiting service shall be located and arranged to lessen visual impact from major and arterial roadways. Storage of wrecked, damaged or immobilized vehicles shall be stored in an enclosed building. Outdoor storage of wrecked vehicles may be considered if fully screened from public view.	Landscaping and screening shall be used to minimize large inventories and enhance site appearance. Parking stalls used for dealership inventory shall comply with Section 405.04.020 Landscape Requirements. Display areas shall be landscaped and arranged in an orderly, customer-facing manner.	Outdoor storage areas shall be designed to avoid excessive inventories or overcrowded parking areas. Dealership inventory that goes beyond the approved limit, capacity or designated area is prohibited.	Areas for dealership inventory and vehicles awaiting service shall be clearly defined and organized, with identifiable boundaries. The layout shall prevent the spread of dealership inventory or vehicles awaiting service into parking areas and access drives. Tandem parking of dealership inventory is prohibited. Dealerships and service facilities shall comply with Section 405.04.010(E) specific requirements for Chesterfield Valley.