



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

**THURSDAY, APRIL 23, 2026
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

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

II. UNFINISHED BUSINESS

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

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

B. Board of Adjustment – Alternate Member Interview

C. Power of Review – Carshield: An Amended Site Development Plan for a 32-acre tract of land zoned “PI” Planned Industrial located east of N. Eatherton Rd. (Ward 4)

D. Power of Review – Westland Acres 2026 Site Development Plan: 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. (Ward 4)

E. 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.

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) WORK DAYS PRIOR TO THE MEETING.



RECORD OF PROCEEDING

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

March 19, 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
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch
Councilmember Pat Tocco, Ward II
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Alyssa Ahner, Senior Planner
Theresa Barnicle, Executive Assistant

ABSENT

APPROVAL OF MINUTES

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the March 5, 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

Chesterfield Village Mall, Lot 3B

In her presentation to the committee, Senior Planner Alyssa Ahner detailed a proposed residential development consisting of multi-unit buildings ranging from 23 to 32 feet in height, each containing four to six attached units with two-car garages. Architectural materials will include a mix of brick, stone,

board-and-batten siding, and limited stucco, with varied colors to enhance visual interest. The site will be supported by retaining walls ranging from 1 to 20 feet tall—particularly prominent along the extension of Burkhardt Place—and topped with ornamental black aluminum fencing for safety and design continuity. The units will sit slightly elevated above Chesterfield Parkway, and the project will incorporate new road extensions, pedestrian pathways, and streetlights aligned with downtown standards. Its location near Wildhorse Village and the St. Louis County Library redevelopment further integrates it into a growing civic area.

Ms. Ahner explained that parking exceeds code requirements, with 437 spaces planned compared to the 158 required; however, due to tandem parking rules, only 204 spaces qualify toward the minimum. Staff committed to clarifying these calculations to avoid confusion. The Planning Commission approved the project with conditions following Architectural Review Board feedback, and additional material samples were provided to ensure quality and consistency. The developer emphasized the use of durable, high-quality materials, including masonry and Hardie board siding, along with above-builder-grade windows from reputable manufacturers.

Significant discussion focused on hillside landscaping, erosion control, and long-term maintenance responsibilities. Suggestions were made for replacing invasive honeysuckle with native prairie grasses and wildflowers, while preserving tree zones with selective clearing and natural ground cover. The committee noted the challenges of erosion on steep slopes, highlighting the need for ongoing maintenance and potentially creative solutions such as stonework. Both staff and the developer committed to refining landscape strategies and ensuring the entire hillside—not just the tree preservation area—is addressed, with clear ownership and maintenance plans to uphold the City's visual standards. Councilmembers agreed the project should reflect a more contemporary, tree-focused identity—one that prioritizes green space, diverse plantings, and natural landscaping over more traditional, ornamental approaches such as begonias.

Finally, the committee recommended renaming a spur of Park Circle Drive to reduce confusion, as it functions more like an alley and differs in width and character from the main road. Alternative names will be coordinated with the postal service and Monarch Fire District to ensure clarity for residents. While no physical redesign is planned, the naming adjustment, along with enhanced architectural treatment of units along the spur, is intended to improve usability and neighborhood coherence.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to recommend approval of Chesterfield Village Mall, Lot 3B with the conditions that staff work with the applicant to review the naming of Park Circle Dr, to review the parking calculation and ensure that it's shown as accurately and clearly as possible, and to work with applicant and master developer for Downtown Chesterfield looking at the hillside – specifically the tree preservation area – to explore what the best options are for ground cover and the removal of honeysuckle. 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.

Damage to Mailbox Policy Revision

Director of Public Works/City Engineer James Eckrich proposed a change to the City Council Policy addressing damage to mailboxes caused by snow removal or tree damage. Under the existing policy, the City will repair or replace a damaged mailbox with a standard mailbox, or reimburse residents up to \$300 if they preferred an alternative, such as subdivision-required or decorative mailboxes. If costs exceeded that amount and residents declined the reimbursement, they could file an insurance claim.

Mr. Eckrich explained this approach has created problems due to the City's insurance deductible being \$500. It is impractical to file claims for damages below that threshold.

After reviewing the situation with the City Administrator and Director of Finance, Mr. Eckrich proposes that the Policy be revised to increase the reimbursement limit to \$500, aligning it with the deductible. Under the updated approach, residents would be eligible to receive up to \$500 for mailbox replacement if repair or standard replacement is not acceptable. Those with ornate mailboxes can still pursue insurance claims beyond that amount.

Councilmember Mastorakos asked a question about the insurance claim, which was addressed by Mr. Eckrich and Mayor Hurt.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to recommend approval of the revised Damage to Mailbox Policy to City Council. 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.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

James Eckrich
Director of Public Works/City Engineer

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum

Department of Planning

To: Mike Geisel, City Administrator
From: Justin Wyse, Director of Planning JW
Date: April 23rd, 2026



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

Summary

TriStar Properties has submitted a request for consideration of shared funding of the extension of Burkhardt Place through their site. The project was initially discussed at the February 19th meeting of the Planning and Public Works Committee (P&PW). The Committee directed staff to move forward with negotiating an agreement with the stipulation that no out of pocket costs would be assumed by the City until RPA-3 is generating revenue to the Special Allocation Fund.

Agreement

Attached is a draft agreement negotiated by staff and representatives of TriStar Properties. Some of the key elements of the agreement include:

- Project Completion – Section 1 of the agreement states that the project must be completed no later than December 31, 2028. This timeline is consistent with the preliminary bonding analysis presented to P&PW in February.
- Costs – the agreement includes a maximum reimbursement of up to \$750,000 in eligible project costs. If approved, the developer must incur costs and submit documentation to the City to certify the reimbursable project costs. Available revenues for reimbursement account for school and fire districts, consistent with the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project.
- Termination – Section 7 of the agreement details how the agreement terminates. While the terms are typical for these types of agreements, the agreement states, “Upon termination of this Agreement for any reason, the City shall have no obligation to reimburse the Developer for any amounts advanced under this Agreement or costs otherwise incurred or paid by the Developer for the Lot 3B Roadway Project or any portion thereof and all payment obligations of the City under Section 4 of this Agreement shall be deemed null, void and cancelled.”

While the agreement follows a similar format to other agreements the City has entered in to (e.g. St. Louis County Library District), three non-typical elements of the agreement include:

- Temporary Construction Easement to Lot 3A – the agreement includes a provision for temporary construction easements on Lot 3B for the City’s future project on the Grand Entry Parcel (Lot 3A). “... the Developer shall provide, if necessary, temporary construction easements to allow the RPA-1 Developer of the City, as applicable, access

to and over Lot 3B during the site grading and subsequent construction of pedestrian sidewalks and other public improvements on the Grand Entry Parcel.”

- Interest – Section 4.(c) states, “No interest shall accrue on any Reimbursable Redevelopment Project Cost.”

Cost Comparison

The meeting minutes from the February 19, 2026 meeting of P&PW that 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 plan. Attached to this report is correspondence from the applicant, plans showing the configurations evaluated, and cost estimates submitted by the applicant’s engineer.

The narrative focuses on the full costs of the second roadway as the applicant contends an additional roadway is not necessary for the development. As a reminder, there has been considerable discussion about this roadway. Throughout the discussion, staff indicated a preference for the two roadway layout as it limits and controls access to the roadway and provides a consistent design framework for Burkhardt Place from Baxter Rd. to the proposed terminus at Vista Place.

Department of Public Works – The information was provided to the Department of Public Works who has provided the following response:

- The narrative and cost estimates do not align with the request to provide information on the cost difference between a 26-foot and a 33-foot wide roadway.
- We (Department of Public Works) have reviewed the cost estimates, and nothing stands out as out of line on a unit cost basis. But the fact that costs for the plan including two roads is higher in costs for storm sewer (\$251,655), water (\$250,469) and management fee (\$74,000) is not caused by increased pavement width. This cost increase of \$576,124 cannot be attributed to a wider road. It is attributable to a completely revised layout.
- The only costs that can be considered as direct costs for the wider road (as staff understands the direction from the Mayor and Councilmembers on P&PW) are the street costs and the earthwork / retaining wall costs. Those costs are higher in the plan with two roadways by \$295,000 and \$528,209 for a total cost of \$823,902. But not all of the street costs are attributable to the revised width. Some – likely most – are attributable to the revised layout and the fact that there are now two roads traveling north/south on most of the project.
- For the applicant to justify additional costs (as requested by P&PW and the Mayor) for the wider road in the plan with two roadway is for the applicant to provide another cost estimate that shows the costs of the layout with a narrower road. Then those costs can be compared to accurately reflect the true cost of the wider road.

Chesterfield Valley

P&PW requested additional information on funding of similar requests approved in the Chesterfield Valley TDD in the late 1990’s and early 2000’s. The overall strategy within the

Valley evolved over the years. For the purposes of this discussion, this section will focus on the area around what is now Chesterfield Commons. As discussed during the P&PW meeting in February, infrastructure was paid through tax increment financing, a Transportation Development District (TDD), and private investment. The approved redevelopment plan for the Valley included use of TIF funds for construction of primary roadways for public benefit within the Valley. As examples, Edison Ave., Chesterfield Commons Dr., Chesterfield Commons East Dr., and RHL Dr. were all funded with the use of TIF and / or TDD funds. However, many roadways like THF Blvd. were not included as eligible projects for funding.

Attachments: Draft Ordinance
 Draft Agreement
 Applicant Submittal

Tri-Star Development (TriStar) has filed a proposed Site Development Section Plan at Lot 3B consisting of approximately 16.822 acres for the purpose of constructing a neighborhood of 105 single-family attached homes along the east side of Chesterfield Parkway West between Vista Place and Main Circle Drive. TriStar has also submitted a request for reimbursement from the Tax Increment Allocation Fund (TIF) for certain public improvements requested by the city.

The TIF request by TriStar is made for the purpose of partially reimbursing TriStar for extraordinary costs attributable to a road which the City of Chesterfield (City) has asked to be included in its development proposal. This additional road is not required to meet the City's standards for the roads necessary to serve the proposed residential development.

The original TriStar proposal provided for one road to serve this residential development. That road would run north-south through the development from the planned Vista Place extension on the east side of Chesterfield Parkway to connect at an intersection with Park Circle Drive. There would also be access to the Chesterfield Parkway at Burkhardt Place. The single road would have a fifty-foot right-of way and a twenty-six-foot-wide pavement. This proposed site plan would comply in all respects with the requirements of the City including all requirements for street design to serve the proposed residential development.

The City has requested TriStar to (1) provide public right-of-way and (2) construct a second road on TriStar's property which would connect at the Vista Place extension on the north to the intersection of the original proposed road at Burkhardt Place on the south. This road would essentially run parallel to the original proposed road and be located between the proposed residences on the west side of this road and the hillside to the east. The revised proposal would have the original road connecting on the north to this new road at a point south of Vista Place rather than connecting to Vista Place as originally proposed. The City has also requested that this second roadway be built with a thirty-three-foot-wide pavement within a fifty-three-foot right-of way. The extra width of this roadway is to provide parallel parking to serve the Downtown Chesterfield development in general as well as to provide parking for Central City Park.

This project is located in the area identified as "RPA-3" of the Chesterfield Regional Tax increment Financing Redevelopment Plan & Project approved by the City.

RPA-3 is identified as “City Infrastructure” including, “The improvement and construction of roadways” The TriStar request, therefore, qualifies for TIF reimbursement under the approved TIF Plan.

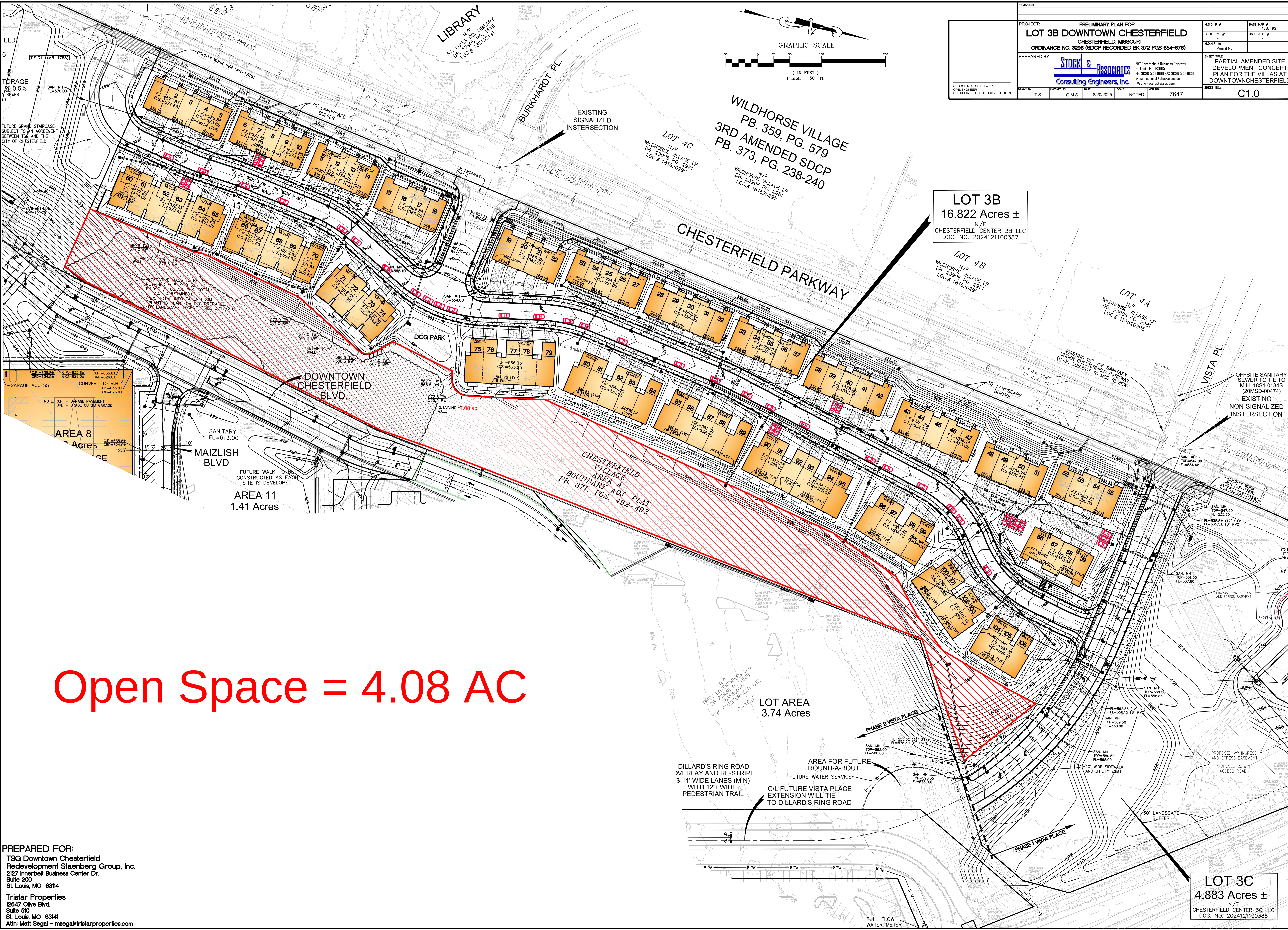
This second roadway requested by the City is in no way a requirement for the residential neighborhood. The additional cost to the TriStar to accommodate the City’s request is approximately \$ 1,421,258.00, exclusive of land acquisition costs of approximately \$1,203,750.

TriStar is willing to provide the right-of-way and construct the road as requested by the City dependent upon the City appropriating from the proceeds of the TIF (or other applicable source) and paying to TriStar the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00) upon completion of this second road.

Since the roadway is not required to serve the proposed residential development, it is clearly a cost which would not be incurred by TriStar but for the request of the City to accommodate more regional rather than local concerns.

Also, it is TriStar’s understanding that all of the public roads in the Redevelopment Areas are being paid for with TIF funds. Therefore, denying TriStar’s application for this reimbursement would make this the only road in the Redevelopment Areas not approved for funding by the TIF.

TriStar is willing to partner with the City and provide what amounts to more than one-half the funding for the proposed additional roadway. The request for the TIF funding by TriStar is, therefore, more than reasonable for these extraordinary costs and allows the City to leverage its contribution to facilitate what appears to be an important city public works project in the southwest quadrant of the TIF Redevelopment Area and Plan.



Open Space = 4.08 AC

PREPARED FOR:
TSG Downtown Chesterfield
Redevelopment Staenberg Group, Inc.
2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114
Tristar Properties
12647 Olive Blvd.
Suite 510
St. Louis, MO 63141
Attn: Matt Segal - msegal@tristarproperties.com

PROJECT: PRELIMINARY PLAN FOR LOT 3B DOWNTOWN CHESTERFIELD CHESTERFIELD, MISSOURI ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)		M.S.D. P. #	BASE MAP #
PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63008 PH: (636) 530-9100 FAX: (636) 530-9100 E-mail: general@stockandassociates.com Web: www.stockandassociates.com		S.L.C. MAT #	MAT SUP. #
DRAWN BY: T.S. CHECKED BY: G.M.S. DATE: 8/20/2025 SCALE: NOTED JOB NO: 7647		M.B.N.R. #	Permit No.
SHEET TITLE: PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN FOR THE VILLAS AT DOWNTOWN CHESTERFIELD		SHEET NO.: C1.0	

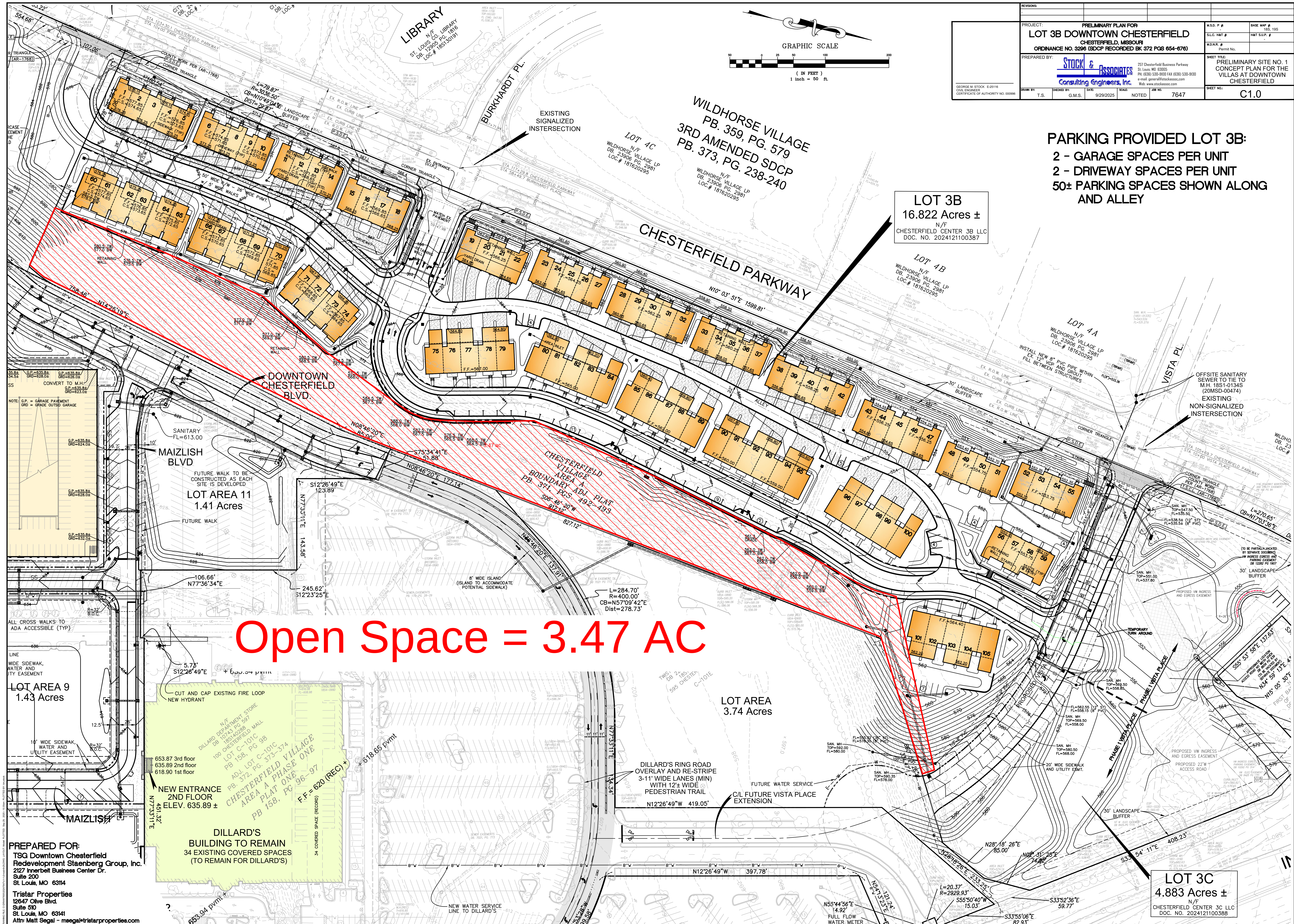
LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

BUDGET FOR DOWNTOWN CHESTERFIELD**Single Street Plan****3/25/2026**

LAND ACQUISITION					
Item	QUANTITY		UNIT COST		TOTAL
Acquisition		Acres		Acre	\$ -
			SUB TOTAL		\$ -
GRADING & RETAINING WALL					
Item	QUANTITY		UNIT COST		TOTAL
Mobilization	1	L.S.	\$ 5,000.00	L.S.	\$ 5,000.00
Mass Dirt	10,000	C.Y.	\$ 6.00	L.S.	\$ 60,000.00
Retaining Wall	9100	S.F.	\$ 33.00	S.F.	\$ 300,300.00
Retaining Wall - Excavation	3,500	C.Y.	\$ 8.00	C.Y.	\$ 28,000.00
Retaining Wall - Fencing	1,670	L.F.	\$ 50.00	L.F.	\$ 83,500.00
			SUB TOTAL		\$ 476,800.00
SANITARY SEWER					
Item	QUANTITY		UNIT COST		TOTAL
6" PVC	5,200	L.F.	\$ 36.00	L.F.	\$ 187,200.00
8" PVC	2,100	L.F.	\$ 42.00	L.F.	\$ 88,200.00
Manholes	11	EA.	\$ 4,100.00	EA.	\$ 45,100.00
Lateral Wyes	105	EA.	\$ 220.00	EA.	\$ 23,100.00
Lateral & Structure Markers	116	EA.	\$ 100.00	EA.	\$ 11,600.00
Granular Fill & Pipe Bedding	6,090	TONS	\$ 27.00	TON	\$ 164,430.00
Water Jetting / Mechanical Compaction	7,300	L.F.	\$ 4.00	L.F.	\$ 29,200.00
MSD Permits & Inspection Fees	1	L.S.	\$ 15,000.00	L.S.	\$ 15,000.00
			SUB TOTAL		\$ 563,830.00
STORM SEWER					
Item	QUANTITY		UNIT COST		TOTAL
Storm Sewer Pipe	3028	L.F.	\$ 60.00	L.F.	\$ 181,680.00
Structures	52	EA.	\$ 4,000.00	EA.	\$ 208,000.00
Connect to Existing Structures	8	EA.	\$ 5,000.00	C.Y.	\$ 40,000.00
Remove Ex. Pipes	1	L.S.	\$ 50,000.00	C.Y.	\$ 50,000.00
Granular Fill & Pipe Bedding	1757	TONS	\$ 27.00	TON	\$ 47,439.00
MSD Permits and Fees	1	L.S.	\$ 16,000.00	L.S.	\$ 16,000.00
Water Jetting / Mechanical Compaction	3,822	L.F.	\$ 3.50	L.F.	\$ 13,377.00
			SUB TOTAL		\$ 556,496.00
STREETS					
Item	QUANTITY		UNIT COST		TOTAL
7" P.C.C. Concrete Pavement	5,200	S.Y.	\$ 60.00	S.Y.	\$ 312,000.00
4" Type 5 Agg. Base	6,000	S.Y.	\$ 7.00	S.Y.	\$ 42,000.00
Type "A" Joints	9	EA.	\$ 1,100.00	EA	\$ 9,900.00
Cut Subgrade	6,000	S.Y.	\$ 2.50	S.Y.	\$ 15,000.00

Single Street Plan					
3/25/2026					
Backfill Pavement	6,000	S.Y.	\$ 2.50	S.Y.	\$ 15,000.00
Striping	1	L.S.	\$ 18,000.00	S.Y.	\$ 18,000.00
Sawcut Pavement	100	L.F.	\$ 30.00	L.F.	\$ 3,000.00
			SUB TOTAL		\$ 414,900.00
WATER					
Item	QUANTITY		UNIT COST		TOTAL
8" PVC w/ valves & fittings	2178	L.F.	\$ 125.00	L.F.	\$ 272,250.00
Fire Hydrant Assembly	6	EA.	\$ 9,500.00	EA.	\$ 57,000.00
Wet Tap Existing Main	2	EA.	\$ 3,000.00	EA.	\$ 6,000.00
Water Jetting	2,178	L.F.	\$ 3.50	L.F.	\$ 7,623.00
Granular Fill (Crossing)	578	TONS	\$ 27.00	TON	\$ 15,606.00
Missouri American Fees	1	L.S.	\$ 30,000.00		\$ 30,000.00
Meter Vault	1	EA.	\$ 90,000.00	EA.	\$ 90,000.00
			SUB TOTAL		\$ 478,479.00
DRY UTILITIES					
Item	QUANTITY		UNIT COST		TOTAL
Electric Conduit Installation	105	LOTS	\$ 350.00	LOTS	\$ 36,750.00
			SUB TOTAL		\$ 36,750.00
EROSION CONTROL					
Item	QUANTITY		UNIT COST		TOTAL
3' Silt Fence w/ Wire	7600	L.F.	\$ 3.50	L.F.	\$ 26,600.00
Inlet Protection	61	E.A.	\$ 500.00	E.A.	\$ 30,500.00
Build & Maintain Sediment Basins	1	L.S.	\$ 30,000.00	L.S.	\$ 30,000.00
SWPPP Inspections	12	E.A.	\$ 1,000.00	E.A.	\$ 12,000.00
			SUB TOTAL		\$ 99,100.00
SEED & SOD					
Item	QUANTITY		UNIT COST		TOTAL
Seed & Straw	8	ACRE	\$ 4,000.00	ACRE	\$ 32,000.00
Ground Prep - Bobcat/Tractor	40	HOURS	\$ 135.00	HOUR	\$ 5,400.00
			SUB TOTAL		\$ 37,400.00
LANDSCAPING & COMMON GROUND IMPROVEMENTS					
Item	QUANTITY		UNIT COST		TOTAL
Street Signs	1	LS	\$ 22,500.00	LS	\$ 22,500.00
			SUB TOTAL		\$ 22,500.00
GENERAL CONDITIONS					
Item	QUANTITY		UNIT COST		TOTAL

Single Street Plan					
3/25/2026					
Management Fee	1	L.S.	\$ 139,000.00	L.S.	\$ 139,000.00
Exclusions:			SUB TOTAL		\$ 139,000.00
Parking lot and Driveway Pavement					
Vista Place Pavement and Storm Sewers					
Landscaping					
Sidewalks (Except one side Burkhardt)			TOTAL HARD COSTS		\$ 2,825,255.00
Concrete steps at Retaining walls					
Irrigation			ACQUISITION COSTS		\$ -
City Permits					
Fees			GRAND TOTAL		\$ 2,825,255.00



PROJECT:		PRELIMINARY PLAN FOR		M.S.D. P. #	BASE MAP #
LOT 3B DOWNTOWN CHESTERFIELD		CHESTERFIELD, MISSOURI		S.L.C. MHT #	HAT SUP. #
ORDINANCE NO. 3296 (SDCP RECORDED BK 372 PGS 654-676)		PREPARED BY:		M.S.D. #	Permit No.
STOCK & ASSOCIATES		CONSULTING ENGINEERS, INC.		SHEET TITLE:	
257 Chesterfield Business Parkway St. Louis, MO 63008 PH: (636) 530-3100 FAX: (636) 530-9303 E-mail: general@stockandassociates.com Web: www.stockandassociates.com		DRAWN BY:		PRELIMINARY SITE NO. 1	
T.S.		G.M.S.		CONCEPT PLAN FOR THE	
9/29/2025		NOTED		VILLAS AT DOWNTOWN	
7647		C1.0		CHESTERFIELD	

PARKING PROVIDED LOT 3B:
2 - GARAGE SPACES PER UNIT
2 - DRIVEWAY SPACES PER UNIT
50± PARKING SPACES SHOWN ALONG
AND ALLEY

LOT 3B
16.822 Acres ±
N/F
CHESTERFIELD CENTER 3B LLC
DOC. NO. 2024121100387

LOT 4B
N/F
WILDHORSE VILLAGE LP
DB, 23906 PG. 2981
LOC. # 181620295

LOT 4A
N/F
WILDHORSE VILLAGE LP
DB, 23906 PG. 2981
LOC. # 181620295

LOT 3C
4.883 Acres ±
N/F
CHESTERFIELD CENTER 3C LLC
DOC. NO. 2024121100388

Open Space = 3.47 AC

PREPARED FOR:
TSG Downtown Chesterfield
Redevelopment Stenberg Group, Inc.
2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114
Tristar Properties
12647 Olive Blvd.
Suite 510
St. Louis, MO 63141
Attn: Matt Segal - msegal@tristarproperties.com

DILLARD'S BUILDING TO REMAIN
34 EXISTING COVERED SPACES
(TO REMAIN FOR DILLARD'S)
NEW ENTRANCE
2ND FLOOR
ELEV. 635.89 ±
NEW WATER SERVICE
LINE TO DILLARD'S
NEW HYDRANT
CUT AND CAP EXISTING FIRE LOOP

DILLARD'S RING ROAD
OVERLAY AND RE-STRIPE
3-11' WIDE LANES (MIN)
WITH 12± WIDE
PEDESTRIAN TRAIL
N12°26'49"W 419.05'

FUTURE WATER SERVICE
C/L FUTURE VISTA PLACE
EXTENSION

BUDGET FOR DOWNTOWN CHESTERFIELD**Two Road Plan****3/25/2026**

LAND ACQUISITION					
Item	QUANTITY		UNIT COST		TOTAL
Acquisition		Acres		Acre	\$ -
			SUB TOTAL		\$ -
ENGINEERING & SURVEYING					
Item	QUANTITY		UNIT COST		TOTAL
Compaction Testing - Grading	0	C.Y.	\$ -	C.Y.	\$ -
Compaction Testing - Streets	0	S.Y.	\$ -	S.Y.	\$ -
Concrete Testing - Streets	0	L.S.	\$ -	L.S.	\$ -
			SUB TOTAL		\$ -
GRADING & RETAINING WALL					
Item	QUANTITY		UNIT COST		TOTAL
Mobilization	1	L.S.	\$ 5,000.00	L.S.	\$ 5,000.00
Mass Dirt	10,000	C.Y.	\$ 6.00	L.S.	\$ 60,000.00
Import / Export	5,000	C.Y.	\$ 14.00	C.Y.	\$ 70,000.00
Retaining Wall	14600	S.F.	\$ 33.00	S.F.	\$ 481,800.00
Retaining Wall - Excavation	5,000	C.Y.	\$ 8.00	C.Y.	\$ 40,000.00
Retaining Wall - Fencing	2,300	L.F.	\$ 50.00	L.F.	\$ 115,000.00
Dewatering		L.S.		L.S.	\$ -
			SUB TOTAL		\$ 771,800.00
SANITARY SEWER					
Item	QUANTITY		UNIT COST		TOTAL
6" PVC	5,200	L.F.	\$ 36.00	L.F.	\$ 187,200.00
8" PVC	2,100	L.F.	\$ 42.00	L.F.	\$ 88,200.00
Manholes	11	EA.	\$ 4,100.00	EA.	\$ 45,100.00
Lateral Wyes	105	EA.	\$ 220.00	EA.	\$ 23,100.00
Lateral & Structure Markers	116	EA.	\$ 100.00	EA.	\$ 11,600.00
Granular Fill & Pipe Bedding	6,090	TONS	\$ 27.00	TON	\$ 164,430.00
Water Jetting / Mechanical Compaction	7,300	L.F.	\$ 4.00	L.F.	\$ 29,200.00
MSD Permits & Inspection Fees	1	L.S.	\$ 15,000.00	L.S.	\$ 25,000.00
			SUB TOTAL		\$ 573,830.00
STORM SEWER					
Item	QUANTITY		UNIT COST		TOTAL
Storm Sewer Pipe	4680	L.F.	\$ 60.00	L.F.	\$ 280,800.00
Structures	78	EA.	\$ 4,000.00	EA.	\$ 312,000.00
Connect to Existing Structures	8	EA.	\$ 4,000.00	C.Y.	\$ 32,000.00

Two Road Plan

3/25/2026

Remove Ex. Pipes	1	L.S.	\$ 50,000.00	C.Y.	\$ 50,000.00
Granular Fill & Pipe Bedding	3282.63	TONS	\$ 27.00	TON	\$ 88,631.01
MSD Permits and Fees	1	L.S.	\$ 21,000.00	L.S.	\$ 26,000.00
Water Jetting / Mechanical Compaction	4,680	L.F.	\$ 4.00	L.F.	\$ 18,720.00

	SUB TOTAL		\$ 808,151.01
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STREETS

Item	QUANTITY		UNIT COST		TOTAL
7" P.C.C. Concrete Pavement	5,200	S.Y.	\$ 60.00	S.Y.	\$ 312,000.00
4" Type 5 Agg. Base	11,763	S.Y.	\$ 7.00	S.Y.	\$ 82,344.23
Burkhardt Place	4,995	S.Y.	\$ 60.00	S.Y.	\$ 299,700.00
Off Street Parking	491	S.Y.	\$ 65.00	S.Y.	\$ 31,915.00
3" Rolled Curb (Burkhardt)	900	L.F.	\$ 25.00	L.F.	\$ 22,500.00
3" Rolled Curb (Alley)	2,200	L.F.	\$ 25.00	L.F.	\$ 55,000.00
Type "A" Joints	14	EA.	\$ 1,100.00	EA.	\$ 15,400.00
Cut Subgrade	12,330	S.Y.	\$ 2.50	S.Y.	\$ 30,825.00
Backfill Pavement	12,330	S.Y.	\$ 2.50	S.Y.	\$ 30,825.00
Striping	1	L.S.	\$ 18,000.00	S.Y.	\$ 18,000.00
Sidewalks (one side of Burkhardt)	5,200	S.F.	\$ 8.00		\$ 41,600.00
Sawcut Pavement	100	L.F.	\$ 30.00	L.F.	\$ 3,000.00

	SUB TOTAL		\$ 943,109.23
--	------------------	--	----------------------

WATER

Item	QUANTITY		UNIT COST		TOTAL
8" PVC w/ valves & fittings	3205	L.F.	\$ 125.00	L.F.	\$ 400,625.00
Fire Hydrant Assembly	9	EA.	\$ 9,500.00	EA.	\$ 85,500.00
Wet Tap Existing Main	2	EA.	\$ 3,000.00	EA.	\$ 6,000.00
Water Jetting	3,205	L.F.	\$ 3.50	L.F.	\$ 11,217.50
Granular Fill (Crossing)	578	TONS	\$ 27.00	TON	\$ 15,606.00
MO American Fees	1	L.S.	\$ 30,000.00		\$ 30,000.00
Meter Vault	2	EA.	\$ 90,000.00	EA.	\$ 180,000.00

	SUB TOTAL		\$ 728,948.50
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DRY UTILITIES

Item	QUANTITY		UNIT COST		TOTAL
Electric Conduit Installation	105	LOTS	\$ 350.00	LOTS	\$ 36,750.00

	SUB TOTAL		\$ 36,750.00
--	------------------	--	---------------------

EROSION CONTROL

Item	QUANTITY		UNIT COST		TOTAL
3' Silt Fence w/ Wire	7600	L.F.	\$ 3.50	L.F.	\$ 26,600.00
Inlet Protection	78	E.A.	\$ 500.00	E.A.	\$ 39,000.00
Build & Maintain Sediment Basins	1	L.S.	\$ 30,000.00	L.S.	\$ 30,000.00
SWPPP Inspections	12	E.A.	\$ 1,000.00	E.A.	\$ 12,000.00

Two Road Plan					
3/25/2026					
			SUB TOTAL		\$ 107,600.00
SEED & SOD					
Item	QUANTITY		UNIT COST		TOTAL
Seed & Straw	8	ACRE	\$ 4,000.00	ACRE	\$ 32,000.00
Ground Prep - Bobcat/Tractor	40	HOURS	\$ 135.00	HOURL	\$ 5,400.00
			SUB TOTAL		\$ 37,400.00
LANDSCAPING & COMMON GROUND IMPROVEMENTS					
Item	QUANTITY		UNIT COST		TOTAL
Street Signs	1	LS	\$ 30,000.00	LS	\$ 30,000.00
			SUB TOTAL		\$ 30,000.00
GENERAL CONDITIONS					
Item	QUANTITY		UNIT COST		TOTAL
Management Fee	1	L.S.	\$ 213,000.00	L.S.	\$ 213,000.00
			SUB TOTAL		\$ 213,000.00
Exclusions:					
Parking lot and Driveway Pavement					
Vista Place Pavement and Storm Sewers					
Landscaping			TOTAL HARD COSTS		\$ 4,250,588.74
Sidewalks (Except one side Burkhardt)					
Concrete steps at Retaining walls			ACQUISITION COSTS		\$ -
Irrigation					
City Permits			GRAND TOTAL		\$ 4,250,588.74
Fees					

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Alyssa Ahner, Senior Planner

Date: April 23rd, 2026

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

Summary

Stock & Associates Consulting Engineers, on behalf of Sportsmo, LLC, has submitted an Amended Site Development Plan for an athletic complex that was approved by the City in 2024 and is currently under construction. The applicant is requesting the amendment for the addition of three (3) scoreboards, three (3) video boards, two (2) different fencing systems, and a flagpole.

The project was reviewed by Planning Commission on March 23rd, 2026. At that time, the Commission made a motion to approve with the condition that the video board brightness for both day and night shall meet the Electronic Message Center code requirements.

Power of Review was called in accordance with [Section 405.02.200](#) of the Unified Development Code. Following review by Planning & Public Works Committee, a recommendation will be forwarded to City Council, who will then take appropriate action relative to the proposal.

A full description of the request, site history, and staff analysis may be found in the March 23rd, 2026 Planning Commission report attached to this memo.

Attachments:

1. Planning Commission Report
2. Amended Site Development Plan Submittal

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

Planning Commission Staff Report

Meeting Date: March 23rd, 2026

From: Alyssa Ahner, Senior Planner

Location: 530 N. Eatherton Rd.

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

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, on behalf of Sportsmo, LLC, has submitted an Amended Site Development Plan for an athletic complex that was approved by the City in 2024 and is currently under construction. The applicant is requesting the amendment for the addition of three (3) scoreboards, three (3) video boards, two (2) different fencing systems, and a flagpole. In regards to the project as a whole, it is currently estimated that construction will be completed in August of this year.



Figure 1: Rendering of development approved in 2024

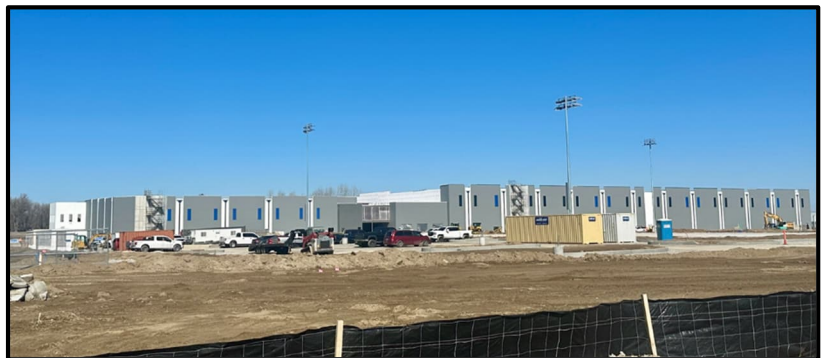


Figure 2: Construction progress as of March 2026.

Scoreboards and Videoboards

[illegible]

Additional display area consisting of signs, arches, message centers or video above or below the scoreboard, (see sheets 2-6) for column and pier sizing)

SCOREBOARD HEIGHT

TOP SCOREBOARD SECTION

BOTTOM SCOREBOARD SECTION

Overall Display Height

16'-0"

"A"

"B"

10' Approx. (to bottom of lowest display component)

(2) W4x18 Steel Wide Flange Supports (80 KSI)

OPTION:
(2) W4x13 Steel Wide Flange Supports (60 KSI)

Concrete must slope away from columns

Check electrical prints to determine conduit sizes (must meet code)

FINAL GRADE

FRONT VIEW

[illegible]

3" x 3H Truss Logo
Weight: Approx. 35 lbs. total
See 275-5279 for details

12.6"W x 2.5"H Arched Truss
Weight: Approx. 76 lbs
See Sheet 6 and 241-0388 for details

6.3H x 12.6"W
10mm Video Display
Weight: Approx. 635 lbs.
See Sheet 2 and 4 for details

12.6"W x 2"H ADO Sign
Weight: Approx. 56 lbs.
See Sheet 5 and 241-0357 for details

2" x 2" (10 ft) 1/8"

2" x 1/8"

6" x 3/16"

2" x 1/8"

Approx. 10" Above Finished Grade

12" 5"

8"

2" W10x22 Steel Wide Flange Supports
OPTION:
2" W16 Steel Wide Flange Supports

1/2" typ.

FRONT VIEW

FINAL GRADE

2 | Page

Scoreboards and Videoboards (continued)

Per the Unified Development Code, scoreboards on athletic fields are exempt from sign requirements. This means there aren't set regulations on the overall size or height of them. However, setback and height requirements for all structures, where applicable, shall be in accord with the regulations of the particular zoning district in which the structure is located. Given the height of the proposed scoreboards/videoboards, all have been located outside of the structure setbacks. Staff has had conversations with the applicant regarding the boards and they have acknowledged that they are not to be used to cycle advertisements or commercial content. Should the property owner intend to use the boards as signage in the future then they must be brought back before the City for review via a Sign Package.

Fencing

Each field is proposed to be surrounded by 4' chain-link fencing with sections of 20' netting for the purpose of keeping soccer balls contained. The location of the 20' tall portions of netting/fencing have been highlighted in red in Figure 7 while a typical section for both types of fencing may be found in Figure 8. Similar to the scoreboards, all fencing has been located outside of the structure setbacks.

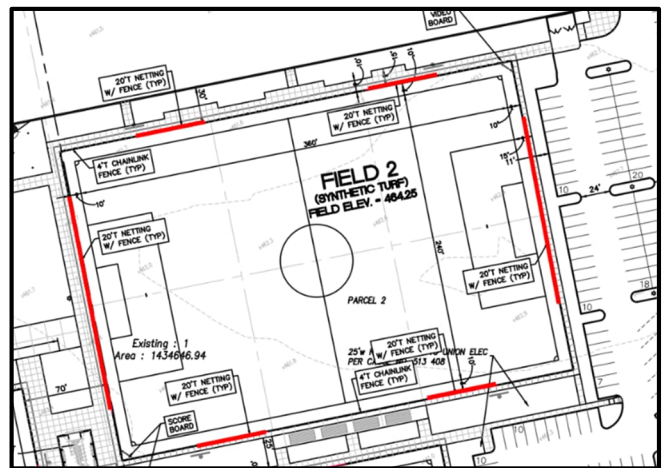


Figure 7: Location of 20' tall netting system

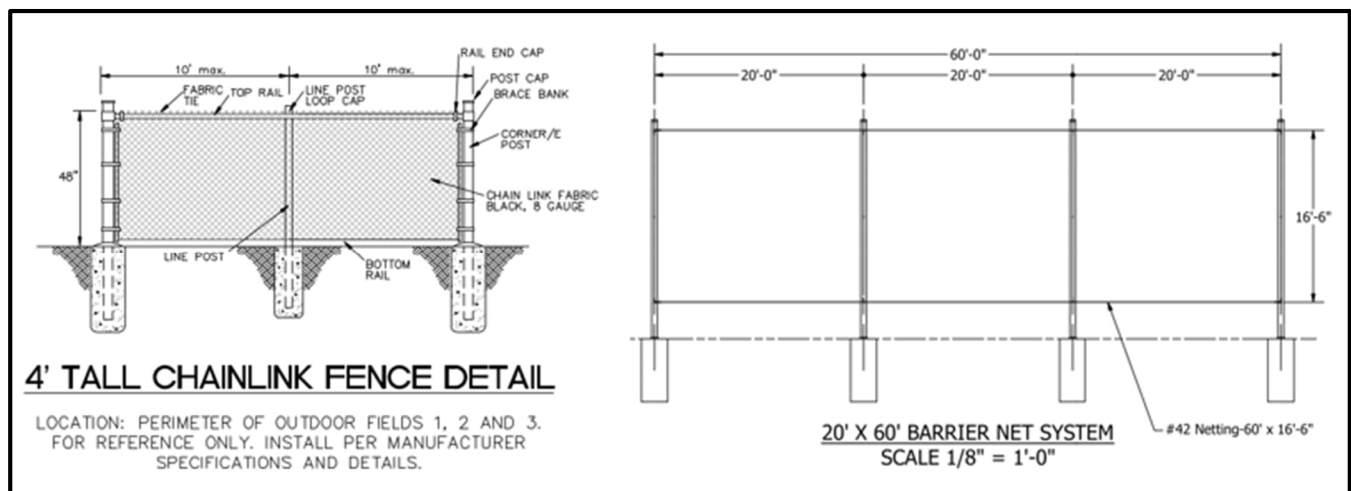
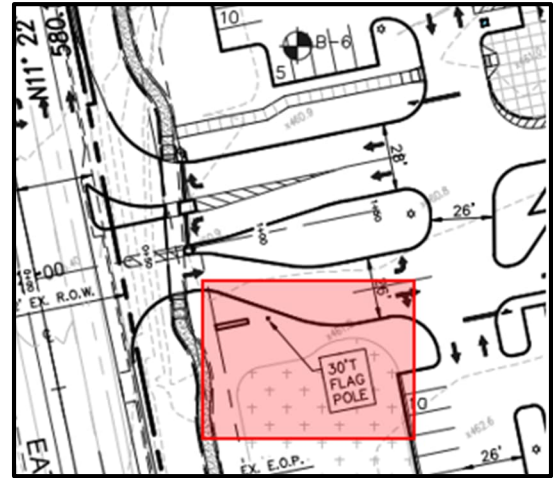


Figure 8: Typical section of both types of fencing

There is one flagpole proposed near the middle entrance of the site. The height is 30' tall and has therefore been located outside of the structure setbacks. The location has been highlighted in red in Figure 9.

DEPARTMENT INPUT

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

"I move to approve the Amended Site Development Plan for Carshield as presented."

"I move to approve the Amended Site Development Plan for Carshield with the following conditions..."

Attachments:

- ## 1. Applicant Submittal

2ND AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT A OF CARSHIELD IN CHESTERFIELD CONSOLIDATION PLAT AS RECORDED IN PLAT BOOK 372, PAGE 303, OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ORDINANCE #3290

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DEB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.W.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T.	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.O.N.	USE UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(80 W)	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
QUI WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
ACCESSIBLE PARKING	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM	
PROPOSED SANITARY	

LEGEND

EATHERTON ROAD WIDENING

5'w CONCRETE SIDEWALK

BACKFILL SPECIFICATION

LEVEE AND SEEPAGE BERM: NO PERMANENT EXCAVATIONS SHALL BE MADE WITHIN THE LEVEE EASEMENT NOR WITHIN 15 FEET OF THE SOUTHERN EDGE OF THE LEVEE TOE, WHICHEVER GOVERNS, PENETRATIONS BELOW THE SEEPAGE BERM SURFACE SHALL REQUIRE THE USE OF SELF-COMPACTING FILL MATERIALS SUCH AS FLOWABLE FILL OR CONCRETE, PER M.C.D. (MONARCH-CHESTERFIELD LEVEE DISTRICT), PROPOSED GRADE-RAISE FILL TO BE PLACED ATOP THE SEEPAGE BERM SHALL CONSIST OF FREE-DRAINING SAND OR SILTY SAND, SIMILAR TO THE IN-PLACE MATERIALS, PLACED IN LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY.

UTILITIES: THE PROPOSED UTILITY BACKFILL SHALL CONSIST OF A SIMILAR IMPERVIOUSNESS TO THE IN-PLACE MATERIALS, PLACED IN LIFTS AND MECHANICALLY COMPACTED TO AT LEAST 95 PERCENT OF THE MATERIAL'S STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY. THE USE OF CLEAN ROCK IS STRICTLY PROHIBITED.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSM.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED FOR

CARSHIELD FC
503 PEARL DR.
ST. PETERS MO 63378
ATTN: Nick Hamilton
PH: 636-795-8130
EMAIL: nick.hamilton@carshield.com

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 11109 MAY088(SL2011) Elev = 461.10
"Standard Aluminum Disk" stamped SL-41 1990 Disk is set along the east side of Eatherton Road just north of the Shell Pipeline Marker; 19' east of the centerline of Eatherton and 60' north of the east pipeline marker. Approximately 1/4 mile south of the intersection of Olive Street Road and Eatherton Road.

PERTINENT DATA

OWNER: SPORTSMO LLC
TOTAL LOT AREA: 1,434,647 S.F. OR 32.935 Ac. (ORD. 3295)
EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (ORD. 3290)
PROPOSED ZONING: PLANNED INDUSTRIAL DISTRICT
EXISTING USE: UN-DEVELOPED
PROPOSED USE: ATHLETIC FIELDS / GYMNASIUM
SITE ADDRESS: 530 NORTH EATHERTON DRIVE
CHESTERFIELD, MISSOURI 63005
LOCATOR NO.: 17W130004
WUNNENBERG'S: PG. 19, GRID 18-LL
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 25189C0145K, FEB. 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE ENERGY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

ASDP-1-1B AMENDED SITE DEVELOPMENT PLAN
ASDP-2 AMENDED SITE DEVELOPMENT PLAN
ASDP-3 EATHERTON ROAD IMPROVEMENTS
ASDP-4 SITE DISTANCE EXHIBIT
ASDP-5&6 ORDINANCE #3290

FLOOD INFORMATION

- CHESTERFIELD VALLEY STORMWATER MASTER PLAN RESERVOIR 100-YEAR ELEVATION = 456.65.
- CHESTERFIELD VALLEY STORMWATER MASTER PLAN CHANNEL 100-YEAR ELEVATION = 456.75
- FEMA BASE FLOOD 100-YEAR ELEVATION = 463.00

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of Keystone Construction has provided geotechnical services for the project proposed hereon. A geotechnical investigation titled "Geotechnical Exploration, Carshield FC Soccer Training & Playing Facility, Chesterfield, Missouri", September 27, 2023, Midwest No. 15707 and Addendum No. 1, February 29, 2024. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Report.

Engineer

Date

SURVEYOR CERTIFICATE

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Amended Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

This Amended Site Development Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____, 2026, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

SPORTSMO, LLC, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, _____ (applicable subsection) _____ (present Zoning) _____ of City of

Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Signature: _____

Name: _____

State of _____ SS.

County of _____, A.D., 2026, before me personally appeared _____, to me known, who, being by me sworn in, did say

that he/she is the _____ of _____ (Name of Corporation) _____ (Title) _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said

instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in _____, the _____ day and year last above written.

(County and State)

My term expires _____

Notary Public

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-5001 FAX: (636) 530-5000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

2nd AMENDED SITE DEVELOPMENT PLAN FOR:

CARSHIELD SPORTSPLEX

530 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

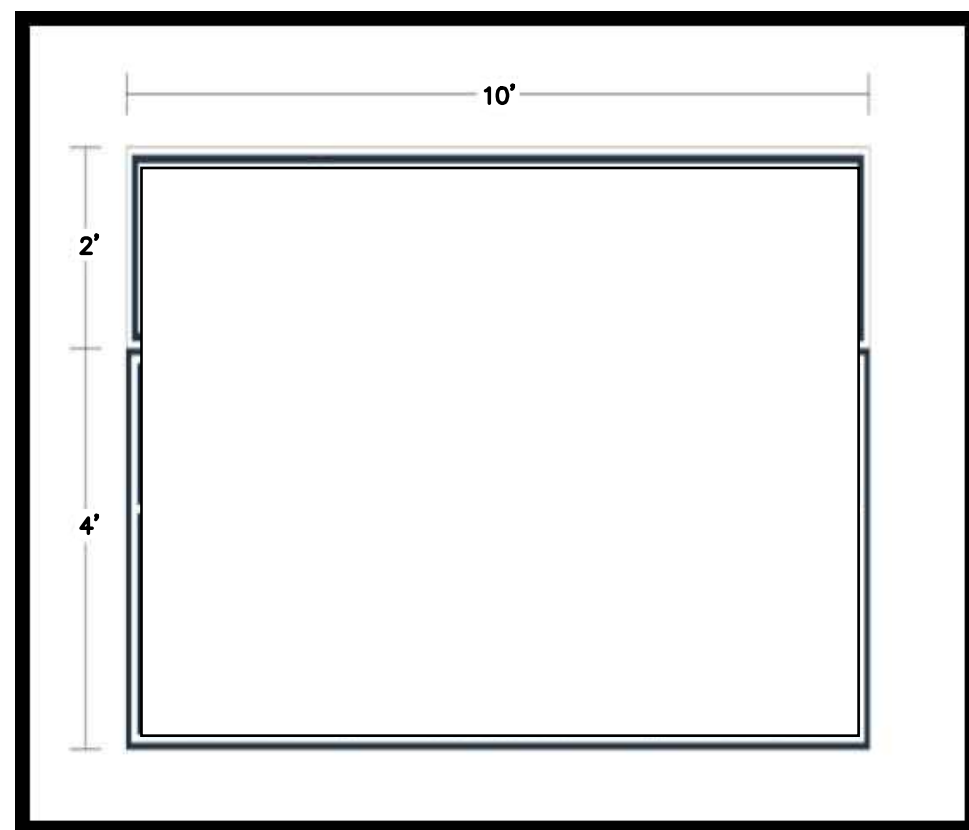
DATE:

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

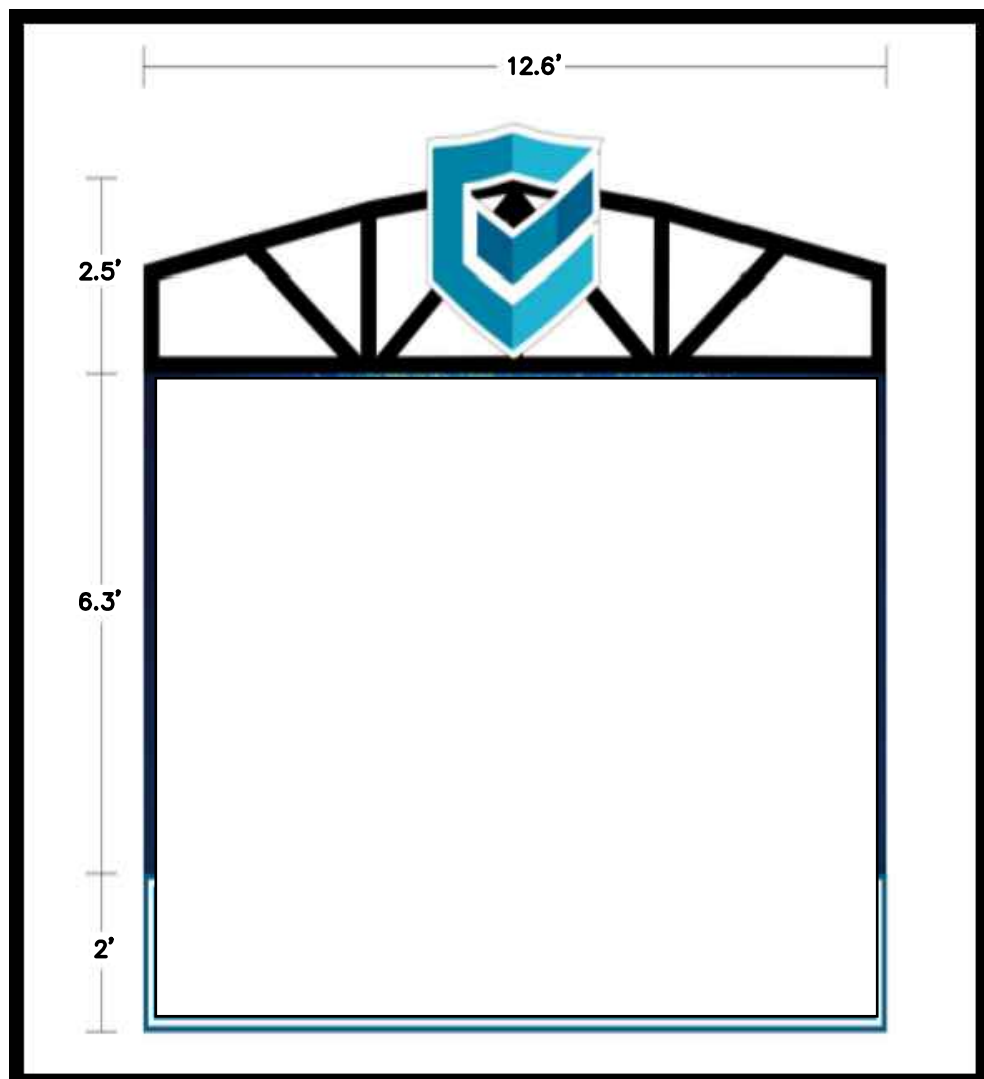
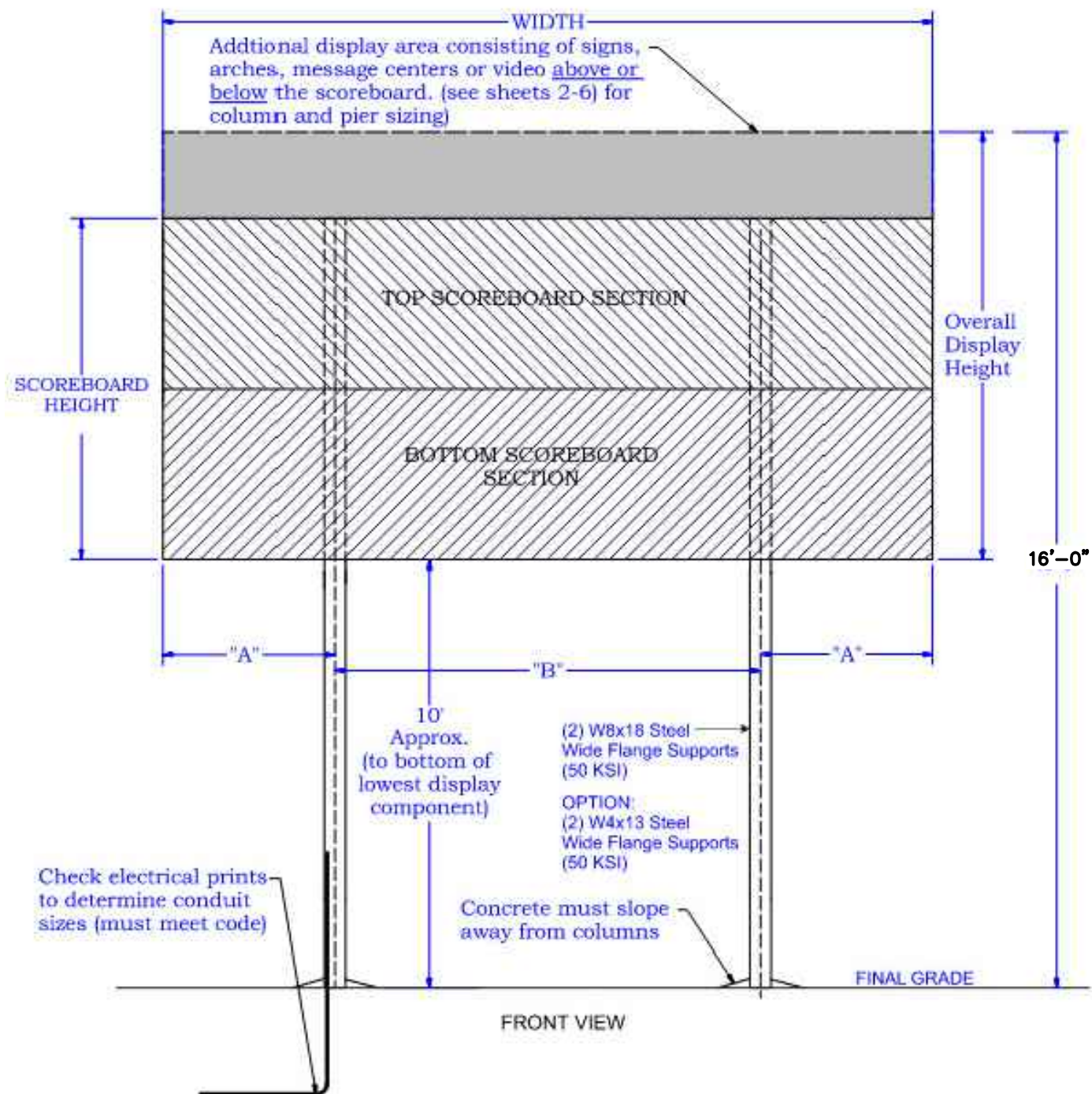
REVISIONS:

NO.	DATE	DESCRIPTION
1		

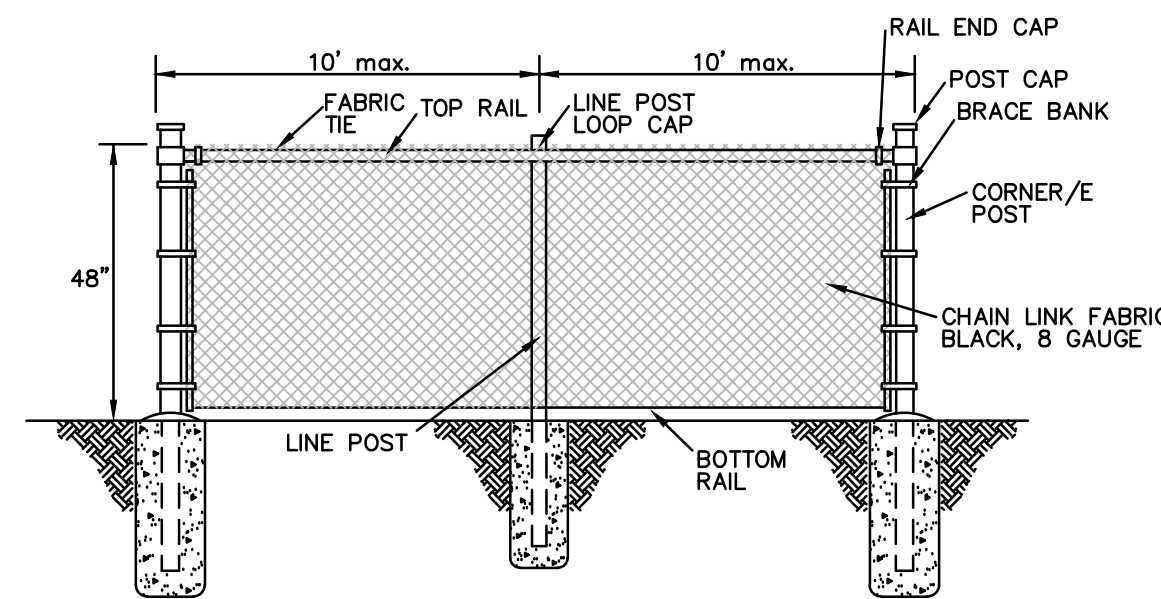
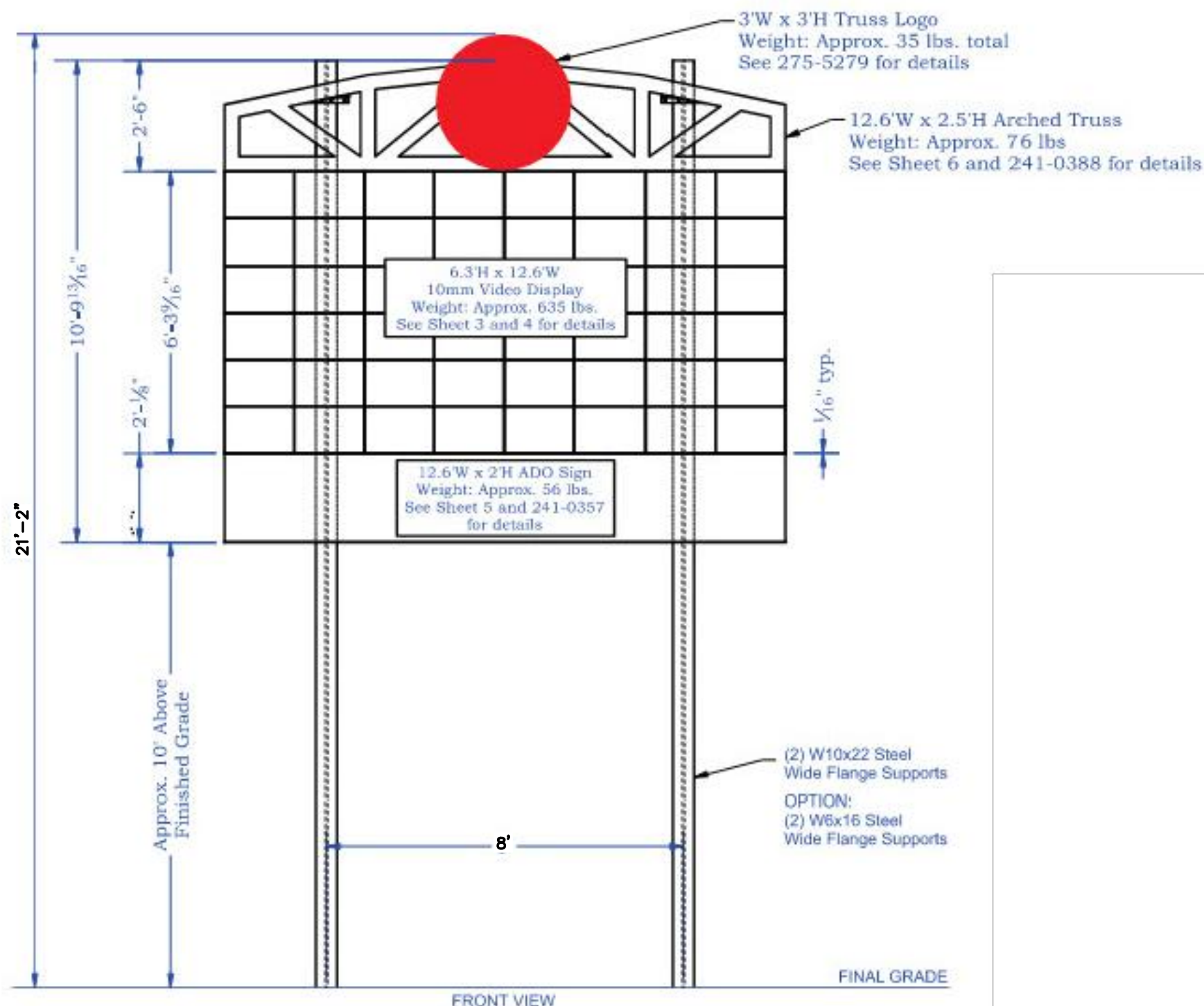
DRAWN BY: J.W.B.	CHECKED BY: G.M.S.
DATE: 4/16/2025	JOB NO: 222-7301.2
SCALE: AS SHOWN	BASE MAP: 17-W
S.L.C.S.D.-00413	HAT SUP. # 2057
MDNR # MO-RA-	
SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN	
SHEET NO: ASDP-1	



SCOREBOARD DETAIL

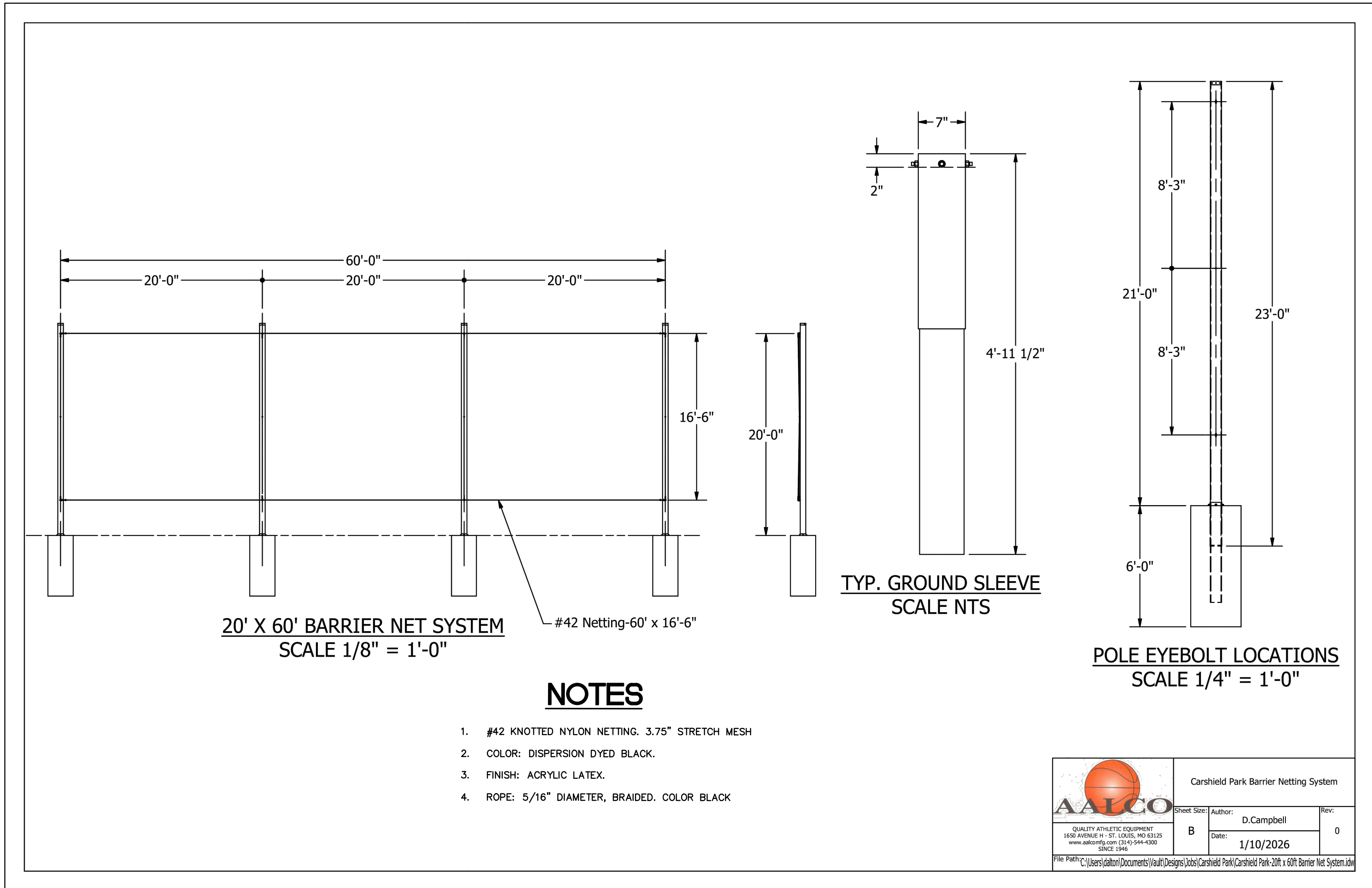


VIDEO BOARD DETAIL



4' TALL CHAINLINK FENCE DETAIL

LOCATION: PERIMETER OF OUTDOOR FIELDS 1, 2 AND 3.
FOR REFERENCE ONLY. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS.



20' TALL NETTING W/ FENCE DETAIL

2nd AMENDED SITE DEVELOPMENT PLAN FOR:
CARSHIELD SPORTSPLEX
530 N. EATHERTON ROAD
CHESTERFIELD, MISSOURI 63005

DATE:	
DRAWN BY: J.M.B. CHECKED BY: G.M.S.	
DATE: 4/16/2025 JOB NO: 222-7301.2	
M.S.D. # 24MSD-00413 BASE MAP: 17-W	
S.L.C. HAT # 8057 HAT S.U.P. #	
M.D.N.R. # MO-RA-	
SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN	
SHEET NO.: ASDP-1B	

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
530-9300 FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Isaak Simmers, Planner

Date: April 23, 2026

RE: **Westland Acres 2026 SDP:** A Site Development Plan and Landscape Plan for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road.

Summary

J.H. Berra, on behalf of Provision Land Development, LLC and in coordination with the property owners of the subject parcels, has submitted a Site Development Plan and Landscape Plan 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. The Landscape Plan was drafted by Loomis Associates Landscape Architects and Planners and includes information regarding the future landscape buffers, landscape buffer easements, street trees, and the layout for the common open space.

The City of Chesterfield Planning Commission reviewed the above-referenced project at its April 13, 2026 meeting. During the meeting, the Commission discussed the submittal, with particular attention to the proposed half-width improvements along the section of Church Road located within the City of Chesterfield. The request was ultimately approved by a vote of 9-0.

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.

Last week, a resident contacted the City after identifying a few inconsistencies in the Tree Preservation Plan. While plans go through multiple layers of review, City staff also benefit from the perspective of surrounding residents to help ensure that as many issues as possible are identified and addressed. Once this was brought to my attention, I reached out to the developer and asked them to review and resolve the discrepancies. They have since revised the plan, and the updates are as follows:

Revisions to the Monarch Tree Table:

- Monarch Trees M10, M11, M14, and M15 were previously marked TO BE REMOVED, and are now marked TO REMAIN.
- Monarch Trees M12, M27, M28, and M49 were previously marked TO REMAIN, and are now marked TO BE REMOVED.

Revisions to the Tree Preservation Plan

- Monarch Trees M12 and M49 were depicted as TO REMAIN, and are now depicted TO BE REMOVED.
- Monarch Trees M30 and M31 were depicted TO BE REMOVED, and are now depicted TO REMAIN.

The revised Tree Preservation Plan will be included in Staff's packet for review by the Planning and Public Works Committee. Loomis Associates Landscape Architects and Planners confirmed that the corrections maintained the overall totals (26 Monarchs preserved and 27 removed) and ensured that the discrepancies do not impact the preservation calculations.

Attachments

1. PC Staff Report
2. TPP / TSD
3. Revised TPP / TSD

- THIS SITE IS IN THE FOLLOWING UTILITIES DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
SPIRE
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. REVIEW OF THE PROPOSED STEEP SLOPE WILL BE CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY: AERIAL SURVEY.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS KEHRS MILL ROAD AND STRECKER ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.
- SITE PLAN WILL MEET ALL CITY OF CHESTERFIELD REQUIREMENTS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ANY MONUMENT SIGNS PROPOSED FOR THE DEVELOPMENT REQUIRES A SEPARATE APPROVAL PROCESS THRU THE CITY.
- ALL SIDEWALKS LOCATED WITHIN COMMON GROUND SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
- A MINIMUM OF 30' MUST BE MAINTAINED BETWEEN STRUCTURES ON ADJACENT LOTS.

LOCATOR NUMBERS: 19V640049, 19V640050, 19U430038, 19V640038, 19V640016, 19V620184,
19V620117, 19V620074, 19U410140, 19U410018, 19U410030, 19U410063,
19U430072, 19U430083, 19U410173

EXISTING ZONING: P.U.D. (PLANNED UNIT DISTRICT) VIA ORDINANCE 3365

DENSITY CALCULATIONS: $\frac{53.67 \text{ AC.} \times 43,560 \text{ SQ.FT./AC.}}{(21,780 \text{ SQ.FT./LOT})} = 107$

NUMBER OF UNITS PROPOSED:	50
RIGHT OF WAY AREA:	4.74 ACRES

NUMBER OF PARKING SPACES REQUIRED: 2 SPACES PER DWELLING = 100 SPACES

OUTLOT "A" FUTURE DEVELOPMENT

LOT DATA

MINIMUM LOT = 21,780 SQ.FT.
AVERAGE LOT = 29,805 SQ.FT.
MAXIMUM LOT = 217,483 SQ.FT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0145K AND 29189C0163K, DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____, 2026, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER _____, AS ATTESTED TO BY THE DEPARTMENT OF PLANNING DIRECTOR AND THE CITY CLERK.

VICKIE McGOWND, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI

JHB PROPERTIES, INC., THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE SECTION 03-04, FOR P.U.D.'S OF THE CITY OF CHESTERFIELD ORDINANCE #_____, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR REVOKED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

COUNTY OF ST. LOUIS

ON THIS ____ DAY OF _____, A.D., 20__, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN, WHO
BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ OF JHB PROPERTIES, INC., A CORPORATION IN THE
STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND
THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

OWNER PRINTED NAME

NOTARY PUBLIC

A TRACT OF LAND BEING PART OF LOT 1 AND LOT 2 OF THE LONG ESTATE (P.B. 1, PG. 30), IN FRACTIONAL SECTION 13, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

HOLLAND ENGINEERS AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED ANY OF THESE FINAL PLANS. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF THE CITY OF CHESTERFIELD, HOLLAND ENGINEERS (HOLLAND) HAS REVIEWED THE FINAL PLANS AND HAS DETERMINED THAT THE FINAL PLANS ARE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD'S RETAINING WALLS ACT WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE AS DESCRIBED IN THE GEO TECHNICAL REPORT TITLED: "GEO TECHNICAL ENGINEERING REPORT - WESTLAND ACRES, PROJECT NUMBER 25121, DATED JULY 14, 2025". GLOBAL STABILITY ANALYSES HAVE NOT BEEN PERFORMED FOR SLOPES OR RETAINING WALLS FOR THE SITE. A REVIEW OF FINAL PLANS AND PREPARATION OF AN ADDENDUM TO THE GEO TECHNICAL REPORT PERTAINING TO THE GLOBAL STABILITY OF SLOPES AND RETAINING WALLS (IF PRESENT IN THE FINAL PLANS) IS PLANNED.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, HOLLAND ENGINEERS MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. HOLLAND ENGINEERS AND THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS (PURSUANT TO RSMO 327.411).

CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR. OBSERVATIONS OF THE DEVELOPER/CONTRACTOR'S COMPLIANCE WITH THE APPLICABLE SPECIFICATIONS SHALL BE IDENTIFIED AND VERIFIED IN WRITING.

HOLLAND ENGINEERS

NIKKI KURFMAN, P.E.
PROFESSIONAL ENGINEER



EXISTING		LEGEND	PROPOSED	
<u>542</u>	CONTOURS		<u>536.0</u>	CONTOURS
<u>X536</u>	SPOT ELEVATIONS		<u>536.0</u>	SPOT ELEVATIONS
	CENTER LINE			CENTER LINE
	BUILDINGS, ETC.			BUILDINGS, ETC.
	TREE LINE			TREE LINE
	FENCE			FENCE
	STORM SEWERS			STORM SEWERS
	SANITARY SEWERS			SANITARY SEWERS
	CATCH BASIN			CATCH BASIN
	AREA INLET			AREA INLET
	GRATED INLET			GRATED INLET
	STORM MANHOLE			STORM MANHOLE
	SANITARY MANHOLE			SANITARY MANHOLE
	FLARED END SECTION			FLARED END SECTION
	CLEANOUT			CLEANOUT
	LATERAL CONNECTION			LATERAL CONNECTION
	UTILITY OR POWER POLE			UTILITY OR POWER POLE
	FIRE HYDRANT			FIRE HYDRANT
	TEST HOLE			TEST HOLE
	PAVEMENT			PAVEMENT
	GAS MAIN & SIZE			GAS MAIN & SIZE
	WATER MAIN & SIZE			WATER MAIN & SIZE
	TELEPHONE			TELEPHONE
	ELECTRIC (U) UNDERGROUND			ELECTRIC (U) UNDERGROUND
	ELECTRIC (O) OVERHEAD			ELECTRIC (O) OVERHEAD
	FLOW LINE			FLOW LINE
	TO BE REMOVED			TO BE REMOVED
	TOP OF CURB			TOP OF CURB
	SWALE			SWALE
	LIGHT STANDARD			LIGHT STANDARD
	STREET SIGN			STREET SIGN
	PARKING STALLS			PARKING STALLS
	YARD LIGHT			YARD LIGHT

1.1	COVER SHEET
2.1	EXISTING CONDITIONS / DEMO PLAN/NATURAL RESOURCES MAP
3.1	SITE PLAN
4.1-4.3	SITE/GRADING PLAN
5.1	ORDINANCE SHEET
6.1	SITE SECTIONS
7.1	DETAILS
ATTACHMENT	LANDSCAPE PLAN/TPP/TSD

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2025, AT THE REQUEST OF JHB PROPERTIES, INC. PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "WESTLAND ACRES" A TRACT OF LAND BEING PART OF U.S. SURVEY 479, A PART OF LOTS 1 AND 2 OF THE PLAT OF LONG HEIRS (P.B. 1 PG. 30), AND A PART OF FRACTIONAL SECTION 13, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMEY A HENSON, PLS
MO.REG. PLS #2007017963

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

ISSUE	REMARKS/DATE
1	01/06/2026 Initial Submittal
2	01/30/2026 Rev per City Comment
3	03/02/2026 Rev per City Comment
4	04/03/2026 Rev per City Comment

JHB Properties, INC.
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St. Louis, Missouri, 63129
Ph. 314-487-5617
Fax 314-487-5817

THE STERLING CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Westland Acres

ch Road, Chesterfield, MO

COVER SHEET
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: ID	Sheet
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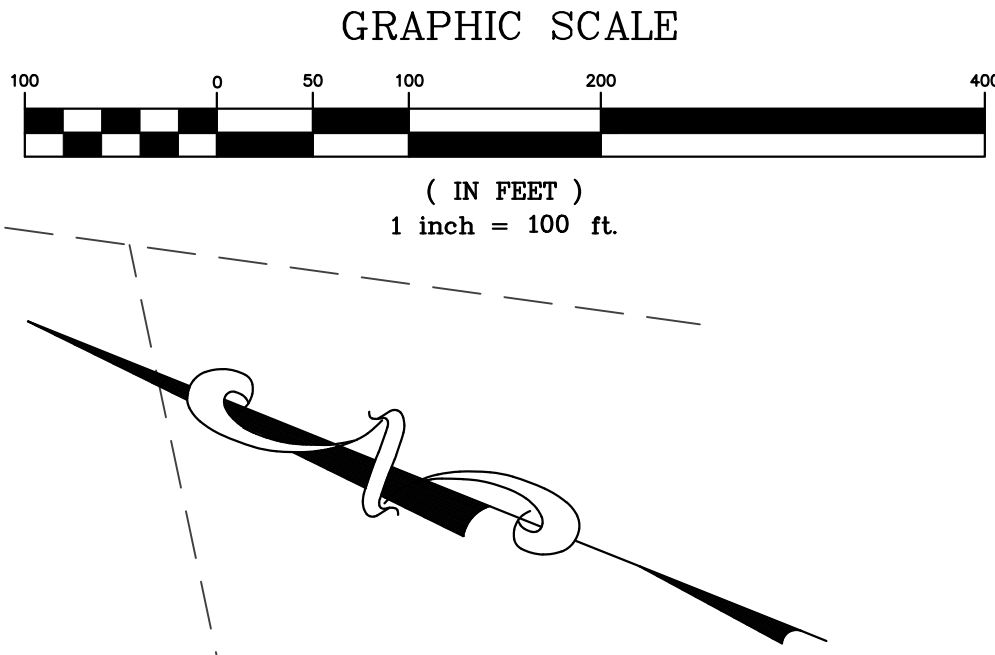
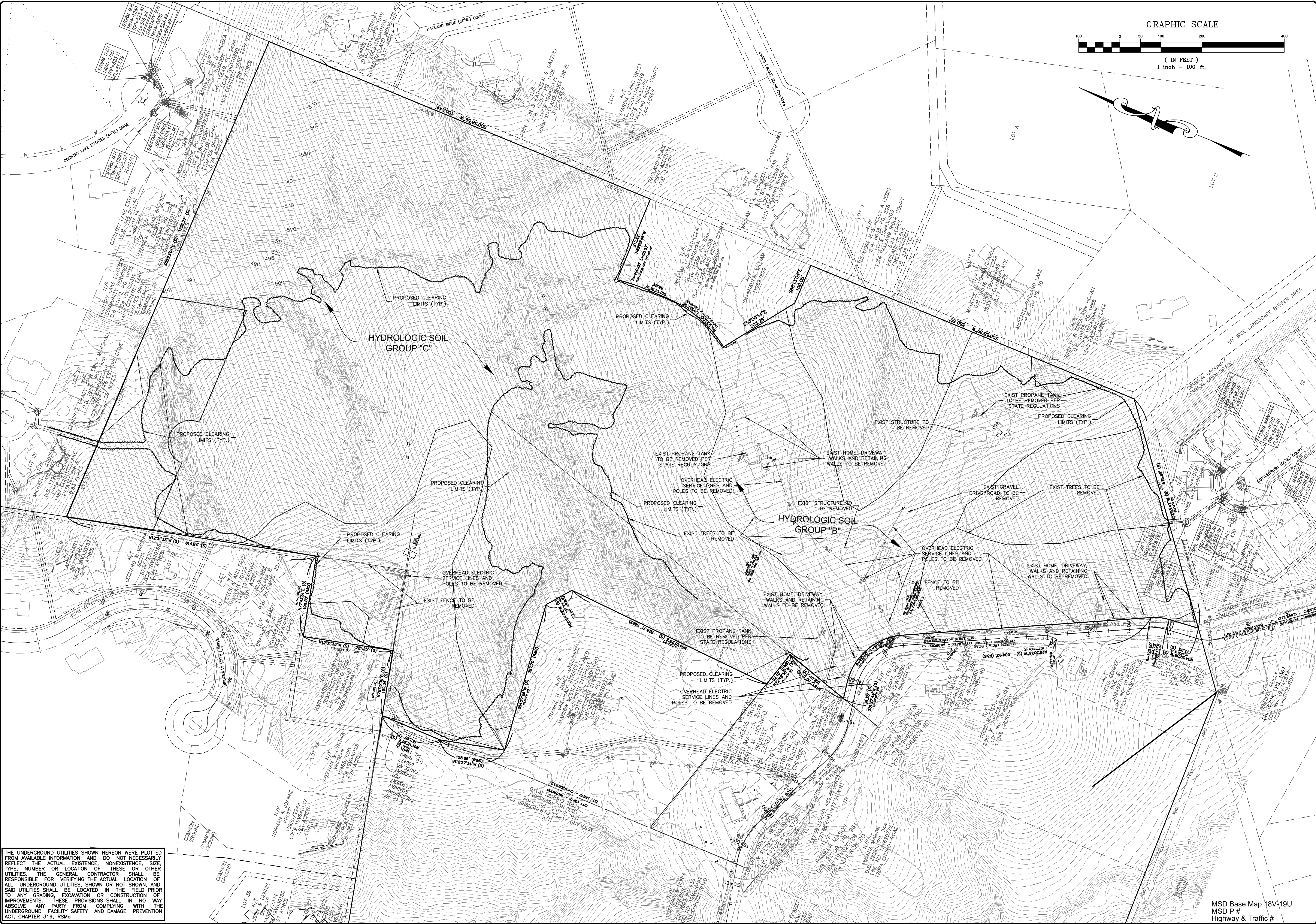
Drawn:	1.1
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Checked:	SDF
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Drawing name: C:\Users\jhowell\appdata\local\temp\AcPlotJob_26248\6226SDP.dwg Plotted on: Apr 03, 2026 - 9:32am Plotted by: jhowell

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 ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



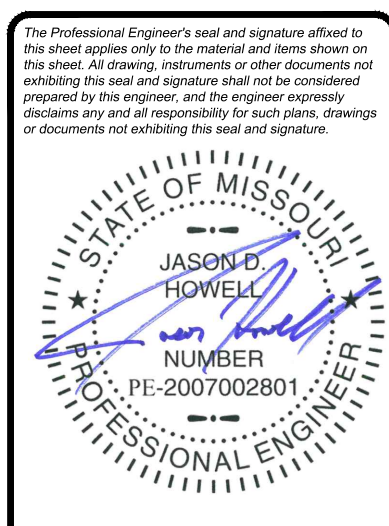
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MSD P #
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Westland Acres
Church Road, Chesterfield, MO
EXISTING CONDITIONS/DEMOLITION PLAN
NATURAL RESOURCES MAP

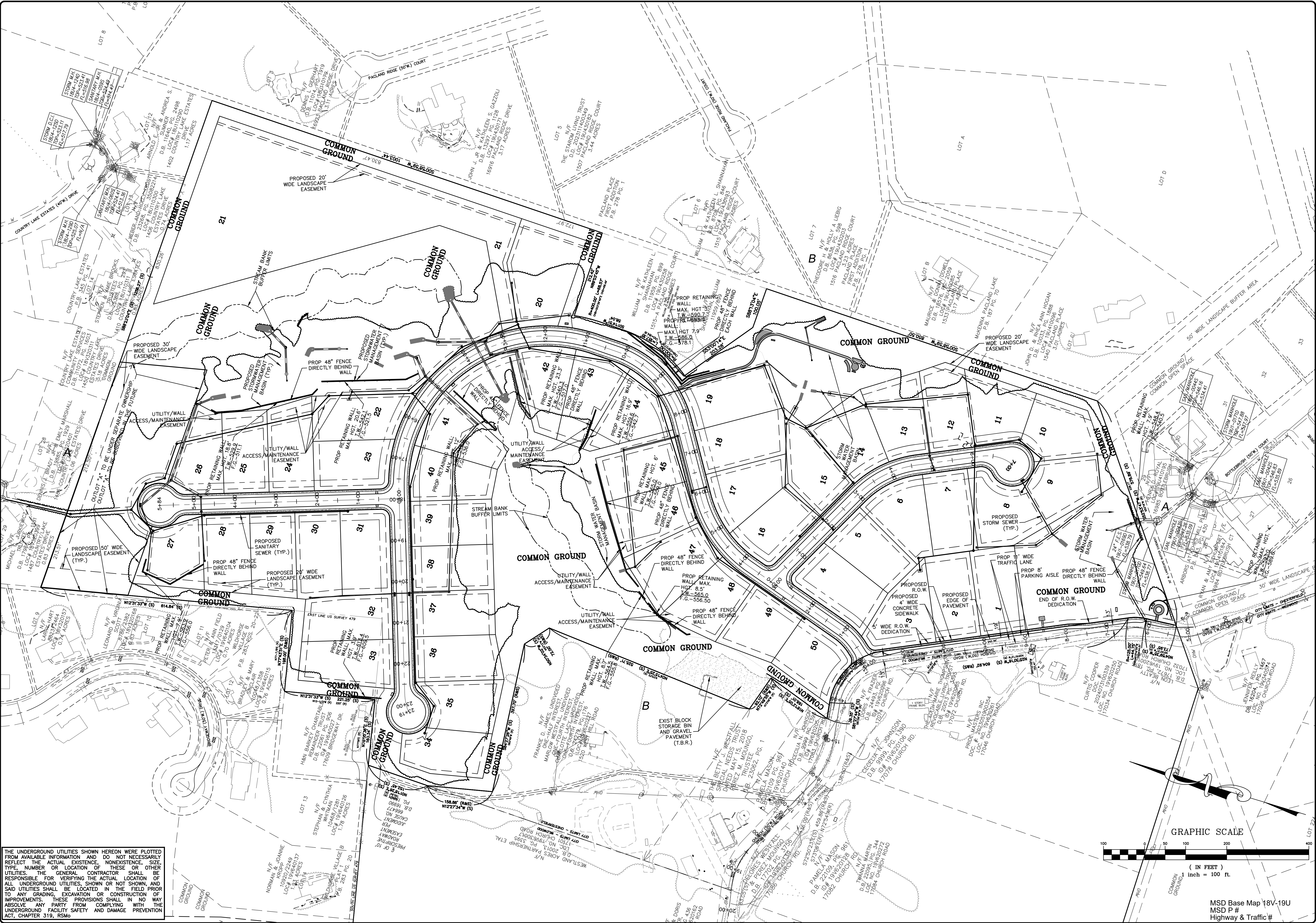


Date: 04/03/2026
JASON D. HOWELL
License No. PE 2007002801
Professional Engineer

Job Number	23-08-226
Date	04/03/2026
Designed: JD	Sheet
Drawn:	2.1
Checked:	SDP

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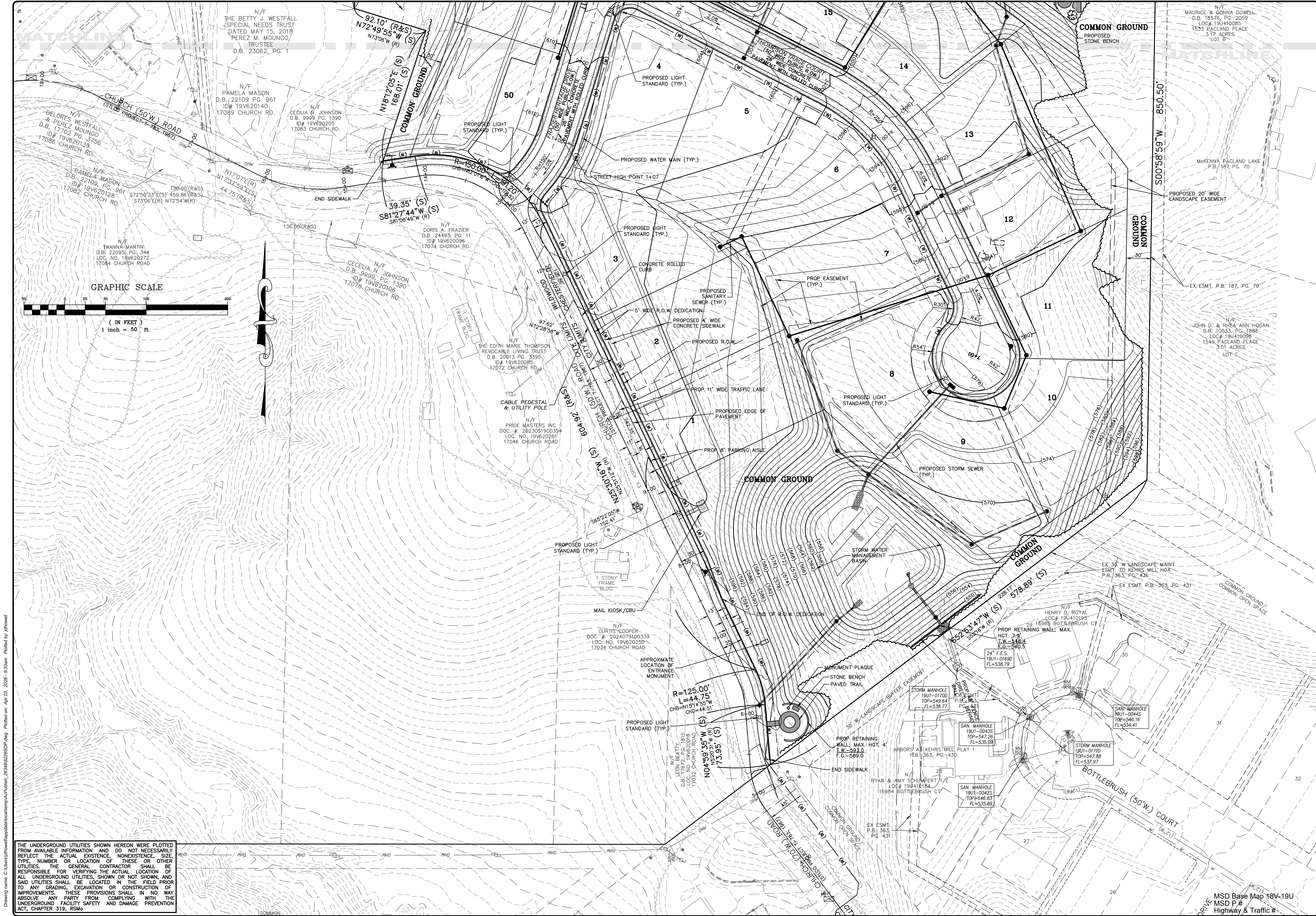
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Corporate Certificate of Authority #001948

Westland Acres
Church Road, Chesterfield, MO
OVERALL SITE PLAN
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
Drawn: **3.1**
Checked: **SDP**

Drawing name: C:\Users\jhowell\appdata\local\temp\AcPlotJob_262481626SDP.dwg Plotted on: Apr 03, 2026 9:33am Plotted by: jhowell



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Westland Acres
Church Road, Chesterfield, MO
GRADING/SITE PLAN
SDP

Professional Engineer seal and signature of Jason D. Howell, License No. PE 2007002801, State of Missouri. The seal includes the text 'STATE OF MISSOURI', 'JASON D. HOWELL', 'LICENSED PROFESSIONAL ENGINEER', and 'PE-2007002801'.

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

Job Number: 23-08-226
Date: 04/03/2026
Designed: JD
Drawn: 4.1
Checked: SDP

Drawing name: C:\Users\jhowell\appdata\local\temp\AcPlotJobn_263481628SDP.dwg Plotted on: Apr 03, 2026 - 9:34am Plotted by: jhowell



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N/F
THE BETTY J. WESTFALL
SPECIAL NEEDS TRUST
DATED MAY 15, 2018
PEREZ M. MOUNGO,
TRUSTEE
D.B. 23062, PG. 1

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

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Westland Acres
Church Road, Chesterfield, MO
GRADING/SITE PLAN
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
Drawn:	4.2
Checked:	SDP

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 IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



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Corporate Certificate of Authority #001348

Westland Acres
Church Road, Chesterfield, MO
GRADING/SITE PLAN
SITE DEVELOPMENT PLAN

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

Job Number: 23-08-226
Date: 04/03/2026
Designed: JD
Drawn: 4.3
Checked: SDP

BILL NO. 3574 ORDINANCE NO. 3365

AN ORDINANCE REPEALING THE ZONING ORDINANCE 2321 OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "E 1/2" ESTATES DISTRICT AND THE "NU" NON-URBAN DISTRICT TO A NEW "PUD" PLANNED UNIT DISTRICT FOR 56.31 ACRES OF LAND LOCATED NORTH OF STRECKER ROAD AND EAST OF CHURCH ROAD (P.Z. 05-2025 WESTLAND ACRES, PROVISION LAND DEVELOPMENT, LLC).

WHEREAS, the petitioner, Provision Land Development, LLC, has requested a change in zoning from the "E1/2" Estates District and "NU" Non- Urban District to a new "PUD" Planned Unit Development for 56.31 acres of land located north of Strecker Road and east of Church Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 25, 2025; and,

WHEREAS, the City of Chesterfield Planning Commission voted to make a recommendation of approval with the condition that the language of the Attachment A Page 3 Section J Number 4 be removed and revised to refer to City Code Section 405.04.090 Streets. The motion passed by a vote of 5 to 4; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, voted to make a recommendation of approval with the inclusion of all design features submitted at the Planning & Public Works Committee meeting and consideration to add more design features. The motion failed 2-2. The request was forwarded to City Council with no recommendation; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request with amendments.

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

Section 1. City of Chesterfield Zoning Ordinance 2321 and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a new "PUD" Planned Unit Development designation for 56.31 acres of land located north of Strecker Road and east of Church Road. A TRACT OF LAND BEING PART OF LOT 1 AND LOT 2 OF THE LONG ESTATE (P.B. 1, PG. 30), IN FRACTIONAL SECTION 13, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTRY LAKE ESTATES, AS RECORDED IN PLAT BOOK 345, PAGE 41 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID CORNER BEING ON THE WEST LINE OF PACLAND PLACE FIRST ADDITION, AS RECORDED IN PLAT BOOK 278, PAGE 1 OF SAID RECORDER'S OFFICE, ALSO BEING THE COMMON CORNER TO SECTIONS 12 AND 13 OF TOWNSHIP 45 NORTH, RANGE 3 EAST, AND SECTIONS 7 AND 18 OF TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE ABOVEMENTIONED FIFTH PRINCIPAL MERIDIAN; THENCE LEAVING SAID CORNER ALONG SAID WEST LINE OF SAID PACLAND PLACE FIRST ADDITION, ALSO BEING THE EAST LINE OF SAID FRACTIONAL SECTION 13, SOUTH 00°58'59" WEST, 1,003.04 FEET TO THE NORTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO WILLIAM T. AND KATHLEEN L. SHANNAHAN, AS RECORDED IN DEED BOOK 11959, PAGE 899 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID SHANNAHAN PROPERTY THE FOLLOWING COURSES, DISTANCES, AND CURVES, NORTH 89°03'45" WEST, 212.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 400.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 81°25'30" EAST, SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS, SOUTH 03°39'49" EAST, 68.49 FEET AND AN ARC DISTANCE OF 68.57 FEET TO A POINT OF TANGENCY; SOUTH 01°14'51" WEST, 58.04 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 300.00 FEET; SOUTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS SOUTH 19°07'18" WEST, 184.16 FEET AND AN ARC DISTANCE OF 187.18 FEET TO A POINT OF NON-TANGENCY; SOUTH 53°00'14" EAST, 203.28 FEET; SOUTH 88°13'04" EAST, 100.05 FEET TO THE ABOVEMENTIONED WEST LINE OF PACLAND PLACE FIRST ADDITION ALSO BEING THE EAST LINE OF FRACTIONAL SECTION 13; THENCE LEAVING SAID SOUTH LINE OF SHANNAHAN PROPERTY ALONG SAID WEST LINE AND SAID EAST LINE, AND ALSO THE WEST LINE OF MCKENNA PACLAND LAKE, AS RECORDED IN PLAT BOOK 187, PAGE 70 OF SAID RECORDER'S OFFICE, SOUTH 00°58'59" WEST, 850.50 FEET TO NORTH CORNER OF ARBORS AT KEHRS MILL PLAT 1, AS RECORDED IN PLAT BOOK 363, PAGE 430 OF SAID RECORDER'S OFFICE, THENCE LEAVING SAID WEST AND EAST LINE ALONG THE NORTH LINE OF SAID ARBORS AT KEHRS MILL PLAT 1, SOUTH 52°53'47" WEST, 578.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHURCH (50' W.) ROAD; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES, NORTH 04°59'35" WEST, 73.95 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 15°14'55" WEST, 44.51 FEET AND AN ARC DISTANCE OF 44.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°30'16" WEST, 604.92 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A CHORD WHICH BEARS NORTH 62°01'16" WEST, 178.52 FEET AND AN ARC DISTANCE OF 191.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°27'44" WEST, 39.35 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO CECILIA N. JOHNSON, AS RECORDED IN DEED BOOK 9999, PAGE 1390 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID EAST LINE OF JOHNSON PROPERTY AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO PEREZ M. MOUNGO, TRUSTEE OF THE BETTY J. WESTFALL SPECIAL NEEDS TRUST, DATED MAY 15, 2018, AS RECORDED IN DEED BOOK 23062, PAGE 1 OF SAID RECORDER'S OFFICE, NORTH 18°12'05" EAST, 168.01 FEET TO THE NORTHEAST CORNER OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY; THENCE LEAVING SAID EAST LINE ALONG THE NORTH LINE OF SAID WESTFALL SPECIAL NEEDS TRUST PROPERTY, NORTH 72°49'55" WEST, 92.10 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO FRANKIE D. JAMES, UNDIVIDED ONE-HALF INTEREST, MARLOW WESTFALL, UNDIVIDED ONE-FOURTH INTEREST, CHARLOTTE LACY, UNDIVIDED ONE-FOURTH INTEREST, AS RECORDED IN DEED BOOK 24279, PAGE 176 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG THE EAST AND NORTH LINE OF SAID JAMES, WESTFALL, LACY PROPERTY THE FOLLOWING COURSES AND DISTANCES, NORTH 04°15'25" EAST, 525.71 FEET; NORTH 50°34'02" WEST, 72.00 FEET; SOUTH 84°27'26" WEST, 367.70 FEET; NORTH 12°27'34" WEST, 158.86 FEET TO THE EAST LINE OF PROPERTY NOW OR FORMERLY TO THE EDITH MARIE THOMPSON REVOCABLE LIVING TRUST, AS RECORDED IN DEED 20013, PAGE 3395 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE ALONG SAID EAST LINE, NORTH 01°18'26" EAST, 152.45 FEET TO THE SOUTH LINE OF HAN BARKEY CHARITABLE REMAINDER TRUST, AS RECORDED IN DEED BOOK 22061, PAGE 906 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID HAN BARKEY CHARITABLE REMAINDER TRUST, NORTH 78°05'36" EAST, 160.34 FEET; THENCE NORTH 12°31'33" WEST, 221.25 FEET TO THE SOUTH LINE OF WILDHORSE VILLAGE "B", AS RECORDED IN PLAT BOOK 283, PAGE 20 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE AND THE EAST LINE OF SAID WILDHORSE VILLAGE "B", NORTH 77°43'51" EAST, 198.00 FEET; THENCE NORTH 12°31'33" WEST, 614.84 FEET TO THE SOUTHWEST CORNER OF THE ABOVEMENTIONED COUNTRY LAKE ESTATES; THENCE LEAVING SAID EAST LINE ALONG THE SOUTH LINE OF SAID COUNTRY LAKE ESTATES, SOUTH 88°23'04" EAST, 1,256.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,453.145 SQUARE FEET OR 56.3174 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2024, UNDER PROJECT NUMBER 23-08-226.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Provision Land Development, LLC, in P.Z. 05-2025, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 25th day of August, 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

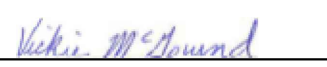
Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 5th day of January, 2026.


PRESIDING OFFICER


Dan Hurt, MAYOR ATTEST:


Vickie McGownd, CITY CLERK

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit District shall be:
- a. Dwelling, Single-family detached

B. DENSITY REQUIREMENTS

1. The total number of single-family residential units in the Westland Acres Subdivision shall not exceed fifty (50) units, excluding the future development of Outlot A as depicted on the approved Preliminary Development Plan attached to this Attachment A.
2. Any future development of Outlot A shall meet the density requirements for the Estates 1/2 - Acre (E1/2-AC) District.
3. The area zoned "NU" Non-Urban District shall be restricted to one (1) dwelling, single-family.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 21,780 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
- A. Twenty-five (25) feet from the front property line.
 - B. Fifteen (15) feet from the side property line.
 - C. Twenty-five (25) feet from the rear property line.

4. No building or structure, other than a freestanding project identification / ornamental entrance monument sign, light standards, retaining walls, or flag poles, shall be located within the above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the landscape and tree preservation requirements of the city of chesterfield code.
2. Provide a fifty (50) foot landscape buffer along the eastern boundary of the Planned Unit District.
3. Common Open Space
- A) This Planned Unit District shall require a minimum of 30% common open space.
4. Tree Preservation
- A) This Planned Unit District shall preserve at least 35% of the existing tree canopy.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall substantially conform to the provided Preliminary Site Development Plan, as directed by the City of Chesterfield and the City of Wildwood.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and/or the City of Wildwood. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Wildwood and/or the City of Chesterfield.
4. Improvements to Church Road shall be as required by City Code Section 405.03.090 Streets.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications, or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Church Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required as directed by the City of Chesterfield and/or the City of Wildwood.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.
4. Requirements regarding natural water course protection and the associated buffers, as identified in section 405.04.110(M) of City Code, shall apply to the natural water course located on the property governed by this ordinance and tributary to the lake located in the County Lake Estates Subdivision. The requirements regarding the natural water course protection buffer shall not apply to the natural water course located on the southern end of the property governed by the is ordinance and tributary to the Arbors at Kehrs Mill Subdivision.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and provide recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that the wall(s) is(are) not necessary to support any public improvements.
4. The Street names must substantially conform to what is depicted on the Preliminary Development Plan.
5. No lot shall front on Church Road. All residential lots shall be oriented interior and buffered from surrounding developments.

II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations including calculation for all off street parking spaces, required and proposed, and the number, size, and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location and size of all buildings, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways, and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of no more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers, and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD), and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

III. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the applicable Traffic Generation Assessment (TGA) area as established by City of Chesterfield Ordinance 3207 or amendments thereafter.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right- of-way acquisition, and major roadway construction. This contribution shall be established by the City of Chesterfield Trust Fund Rate Schedule effective at the time of development.

The Traffic Generation Assessment (TGA) contribution shall be made prior to the issuance of a Municipal Zoning Approval (MZA) by the City of Chesterfield.

Allowable credits for required improvements for the section of Church Road from Prairie Cord Drive north to the southern limits of the development, approximately 580 feet, shall be awarded as directed by the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area, any portion of the traffic generation assessment contribution, which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

B. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulk Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

IV. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re- approval of a plan by the Planning Commission.

V. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

ATTACHMENT B

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Unit District shall be:
- a. Dwelling, Single-family detached

B. DENSITY REQUIREMENTS

1. The total number of single-family residential units in the Westland Acres Subdivision shall not exceed fifty (50) units, excluding the future development of Outlot A as depicted on the approved Preliminary Development Plan attached to this Attachment A.
2. Any future development of Outlot A shall meet the density requirements for the Estates 1/2 - Acre (E1/2-AC) District.

C. DEVELOPMENT STANDARDS

1. Minimum lot size for this development shall be 21,780 square feet.
2. Maximum height of all structures shall be fifty (50) feet.
3. Structure setbacks shall be as follows:
- A. Twenty-five (25) feet from the front property line.
 - B. Fifteen (15) feet from the side property line.
 - C. Twenty-five (25) feet from the rear property line.

4. No building or structure, other than a freestanding project identification / ornamental entrance monument sign, light standards, retaining walls, or flag poles, shall be located within the above listed setbacks.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

2. Common Open Space

- a. This Planned Unit District shall require a minimum of 30% common open space.
- b. In addition to the 30-foot landscape buffer, Lots 10, 11, 12, 20, and 21 shall include a 20' landscape buffer easement.
- c. In addition to the 30-foot landscape buffer, Lots 27, 28, 29 and the western boundary of Outlot A shall include a 20' landscape buffer easement.

3. Tree Preservation

- a. This Planned Unit District shall preserve at least 35% of the existing tree canopy.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall substantially conform to the provided Preliminary Site Development Plan, as directed by the City of Chesterfield and the City of Wildwood.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and/or the City of Wildwood. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Additional right-of-way and road improvements shall be provided, as required by the City of Wildwood and/or the City of Chesterfield.

4. Improvements to Church Road shall be as required by City Code Section 405.03.090 Streets.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications, or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Church Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required as directed by the City of Chesterfield and/or the City of Wildwood.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

3. Storm water shall be as approved by the City of Chesterfield and Metropolitan St. Louis Sewer District, as appropriate.

4. Requirements regarding natural water course protection and the associated buffers, as identified in section 405.04.110(M) of City Code, shall apply to the natural water course located on the property governed by this ordinance and tributary to the lake located in the County Lake Estates Subdivision. The requirements regarding the natural water course protection buffer shall not apply to the natural water course located on the southern end of the property governed by the is ordinance and tributary to the Arbors at Kehrs Mill Subdivision.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and provide recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
3. Any retaining walls along public right of way shall be private and remain private forever and shall be located such that the wall(s) is(are) not necessary to support any public improvements.
4. The Street names must substantially conform to what is depicted on the Preliminary Development Plan.

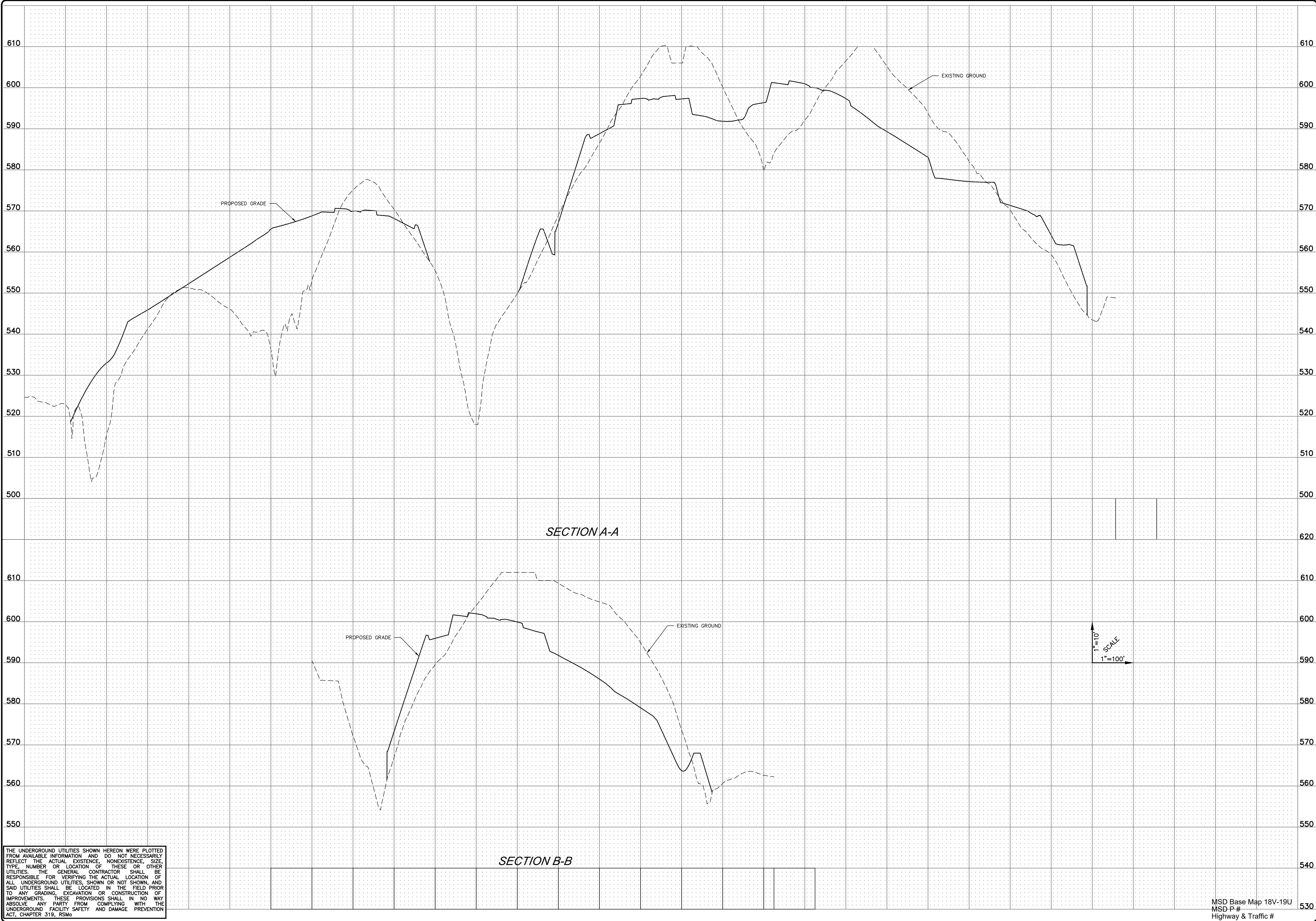
II. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations including calculation for all off street parking spaces, required and proposed, and the number, size, and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is a separate process.
9. Depict the location and size of all buildings, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways, and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of no more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed

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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 ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

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

ISSUE	REMARKS/DATE
1	01/06/2026 Initial Submittal
2	01/30/2026 Rev per City Comment
3	03/02/2026 Rev per City Comment
4	04/03/2026 Rev per City Comment

JHB Properties, INC.
5091 New Baumgartner Road
St. Louis, Missouri, 63129
Ph. 314-487-5617
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THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
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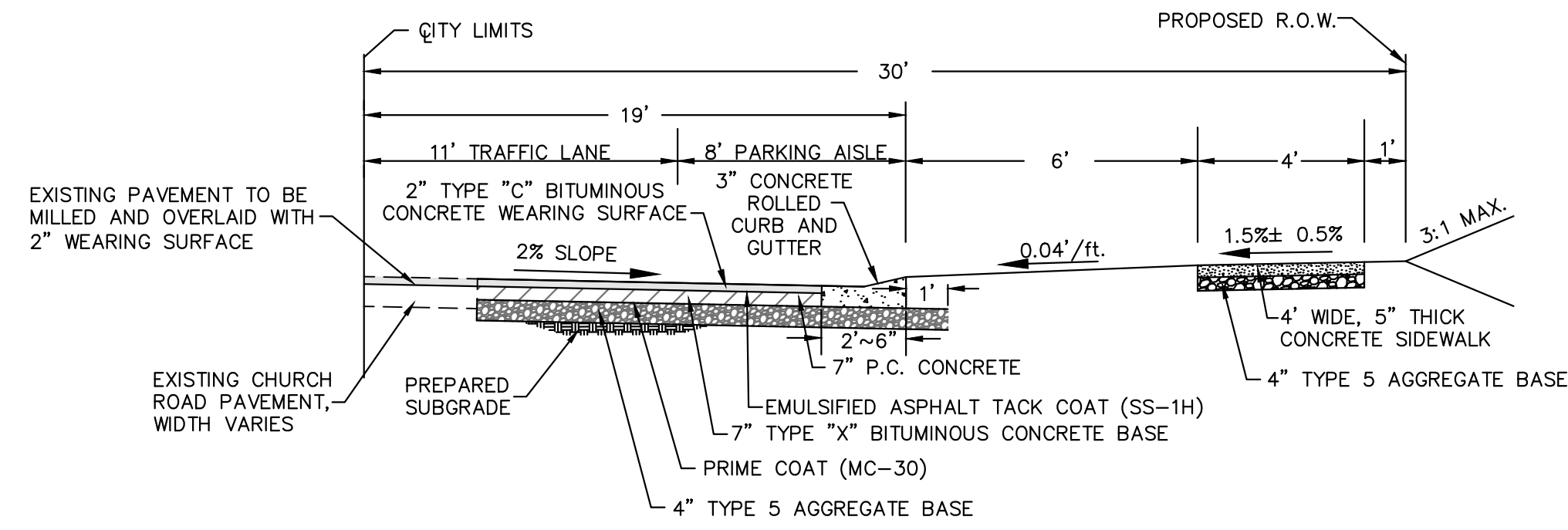
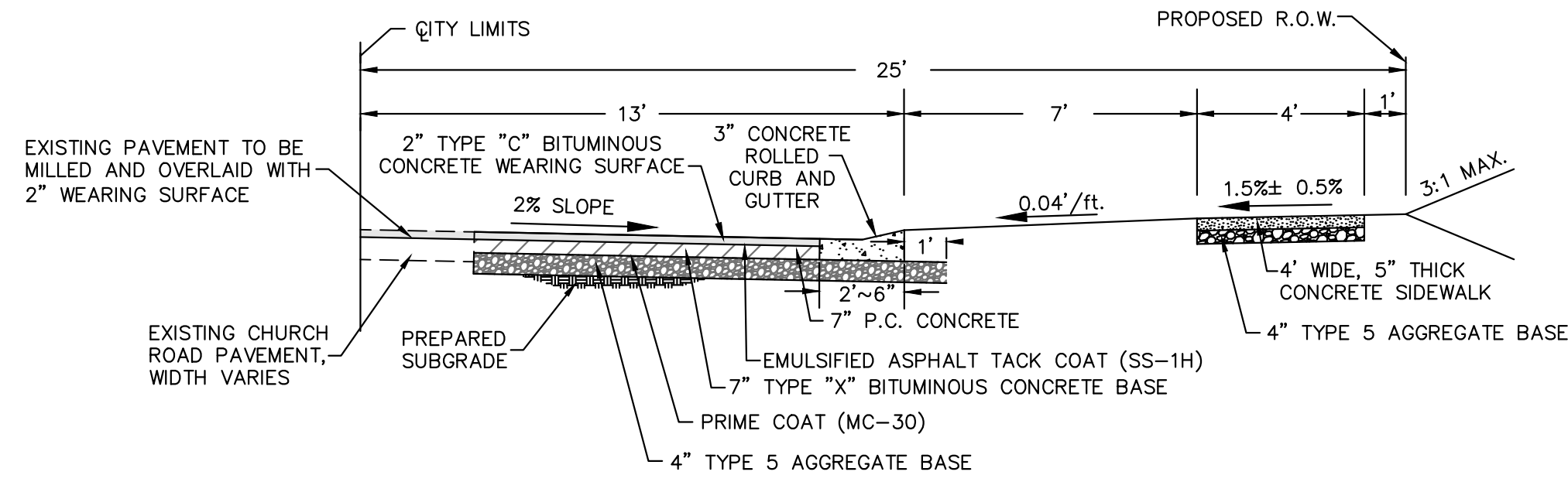
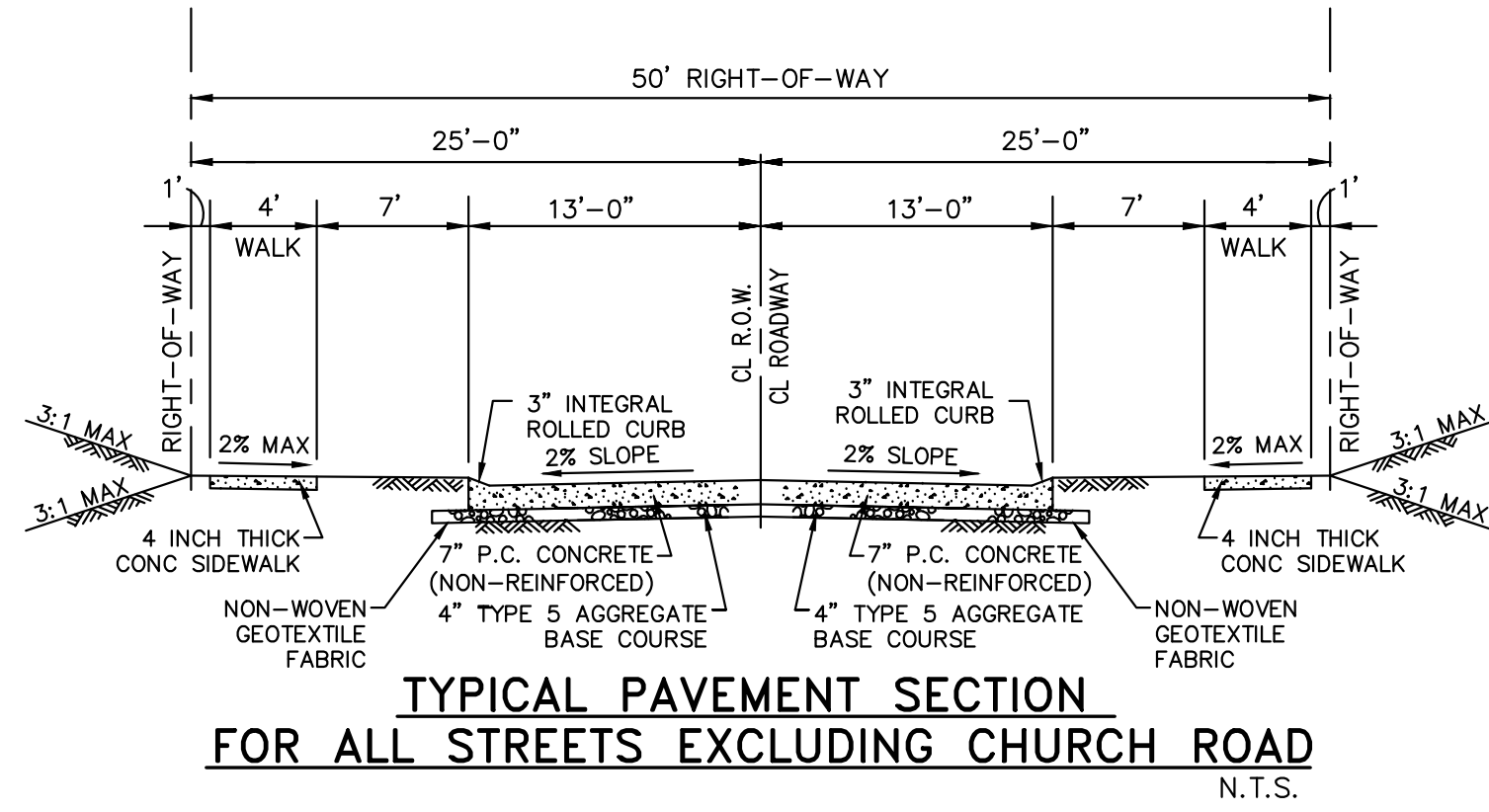
Westland Acres
Church Road, Chesterfield, MO
SITE SECTION
SITE DEVELOPMENT PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instructions and other documents not exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

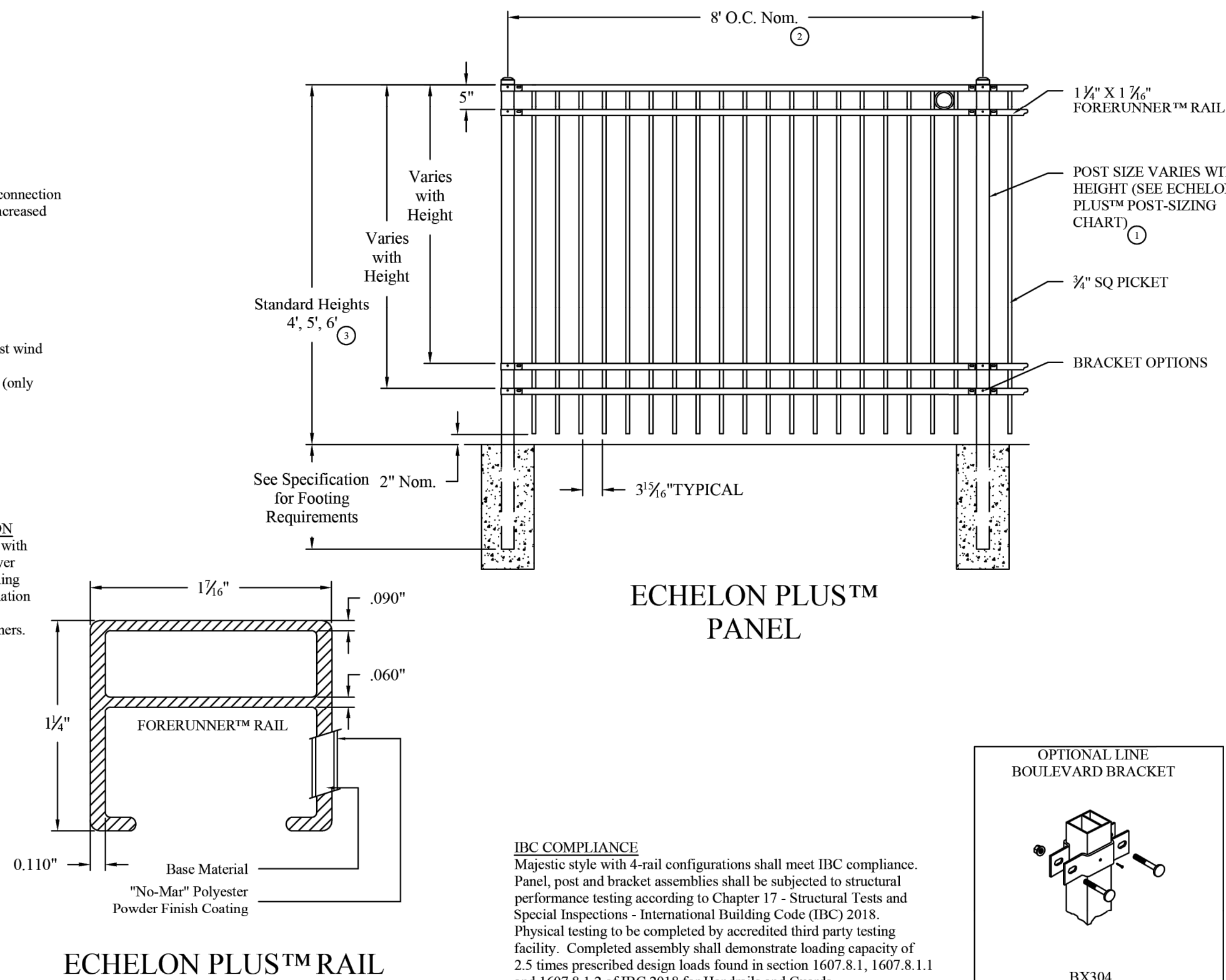
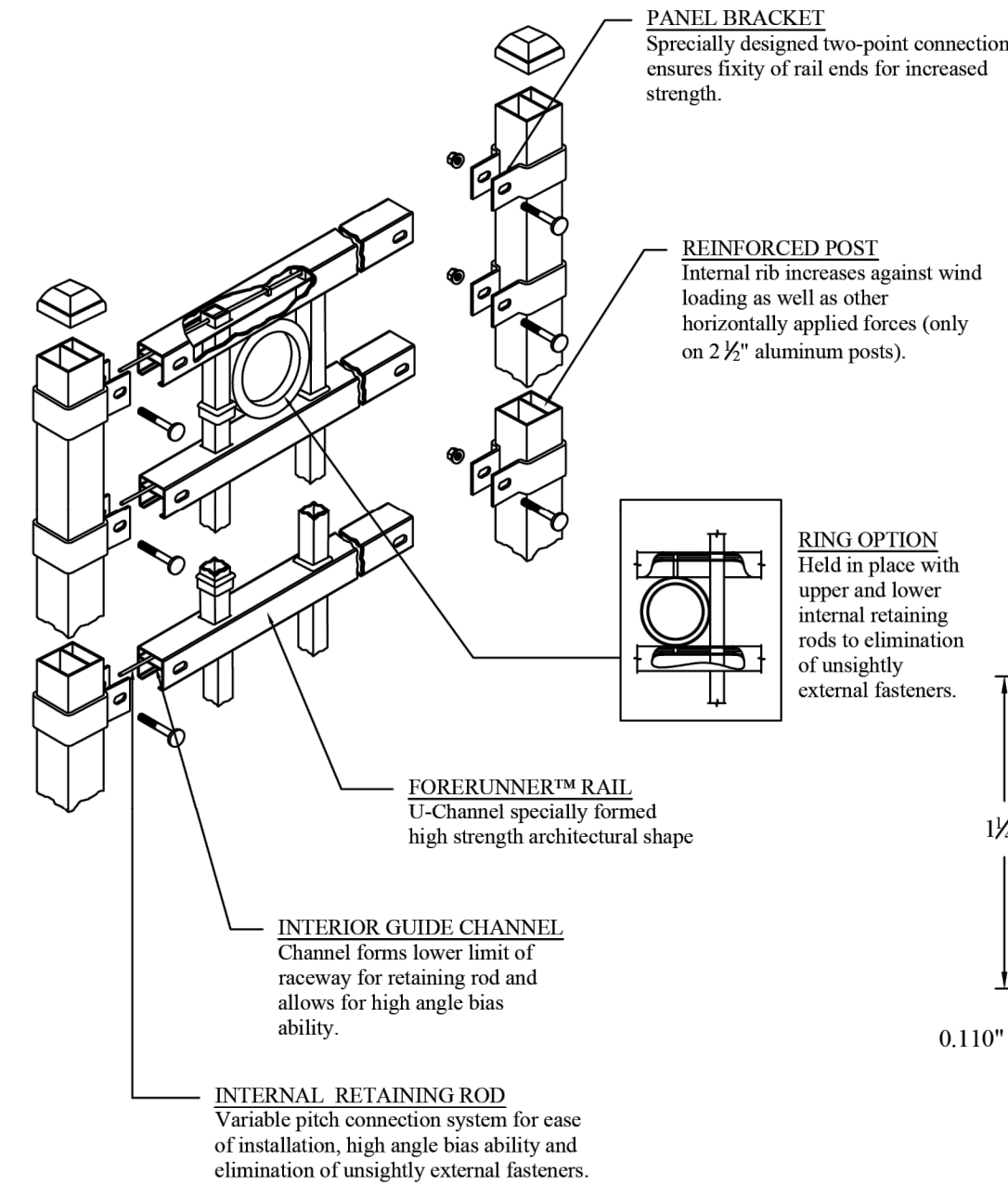
JASON D. HOWELL
Professional Engineer
PE-2007002801

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

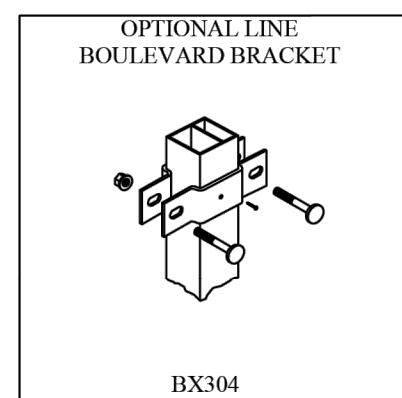
Job Number	23-08-226
Date	04/03/2026
Designed: JD	Sheet
Drawn:	6.1
Checked:	SDP



- 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.



IBC COMPLIANCE
Majestic style with 4-rail configurations shall meet IBC compliance. Panel, post and bracket assemblies shall be subjected to structural performance testing according to Chapter 17 - Structural Tests and Special Inspections - International Building Code (IBC) 2018. Physical testing to be completed by accredited third party testing facility. Completed assembly shall demonstrate loading capacity of 2.5 times prescribed design loads found in section 1607.8.1, 1607.8.1.1 and 1607.8.1.2 of IBC 2018 for Handrails and Guards.



REV C 10/2021



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TYPICAL FENCE AT BACK OF RETAINING WALLS

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

ISSUE	REMARKS/DATE
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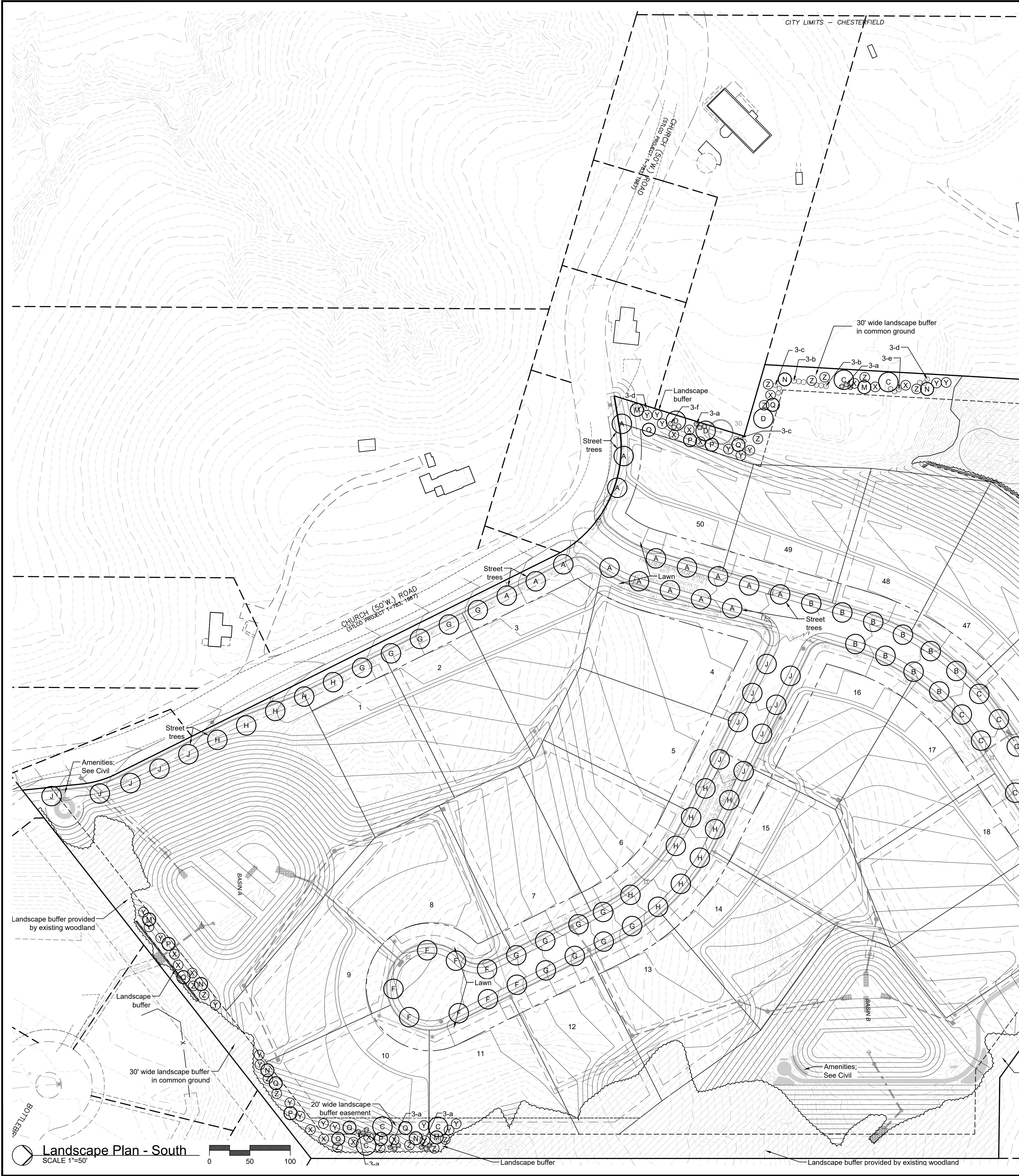
Westland Acres
Church Road, Chesterfield, MO
DETAILS
SITE DEVELOPMENT PLAN

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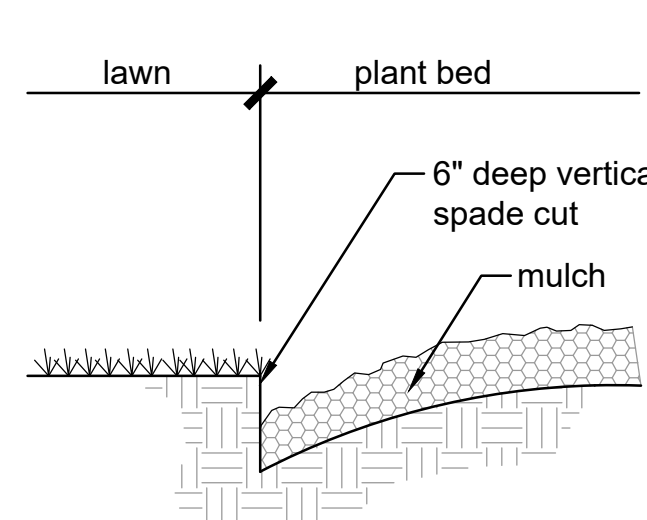
STATE OF MISSOURI
JASON D. HOWELL
NUMBER
PE-2007002801
PROFESSIONAL ENGINEER

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

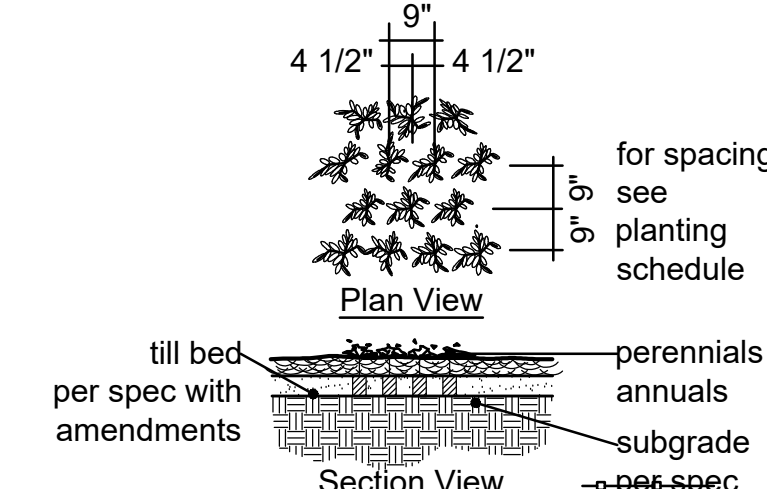
Job Number
23-08-226
Date
04/03/2026
Designed: JD
Drawn: **7.1**
Checked: **SDP**



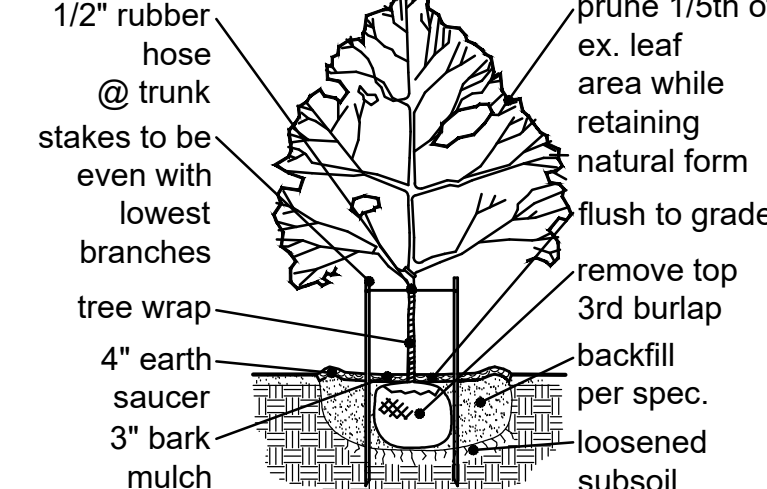
Landscape Plan - South
SCALE 1"=50'



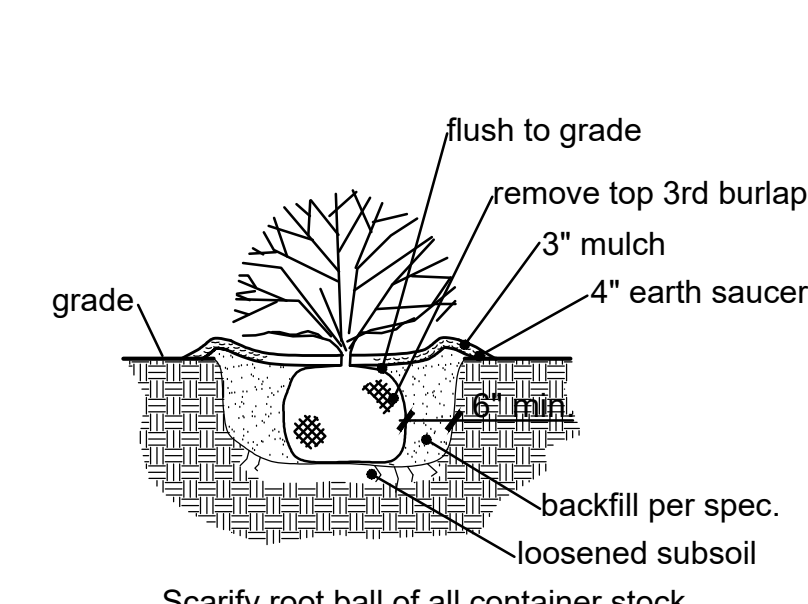
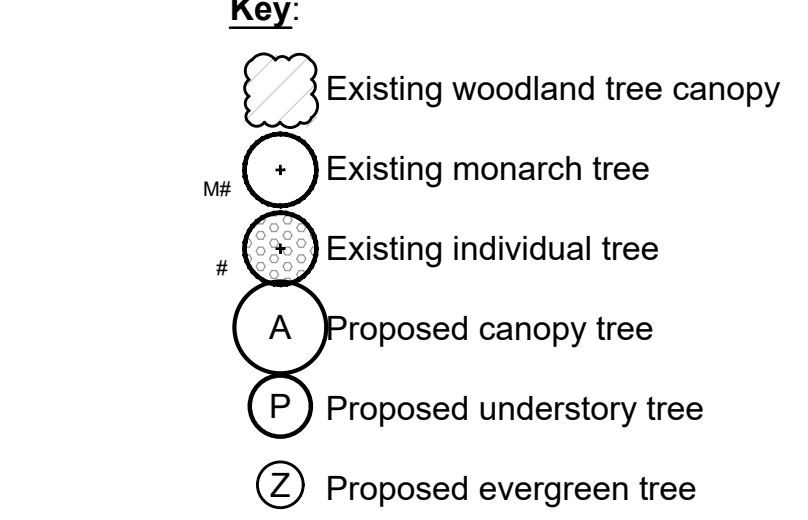
Spade Cut Bed Edge



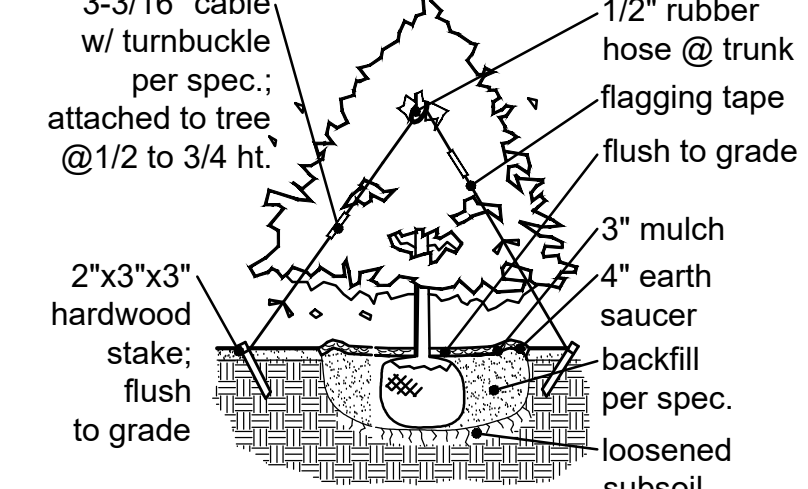
Typical Perennial Planting



Typical Canopy Tree Planting



Typical Shrub Planting



Typical Evergreen Planting

- 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 'Jeffersred'	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 %	53.5 %
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
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. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.		

Jerald Saunders - Landscape Architect
MO License # LA-007

Westland Acres
Chesterfield, Missouri

Revisions:

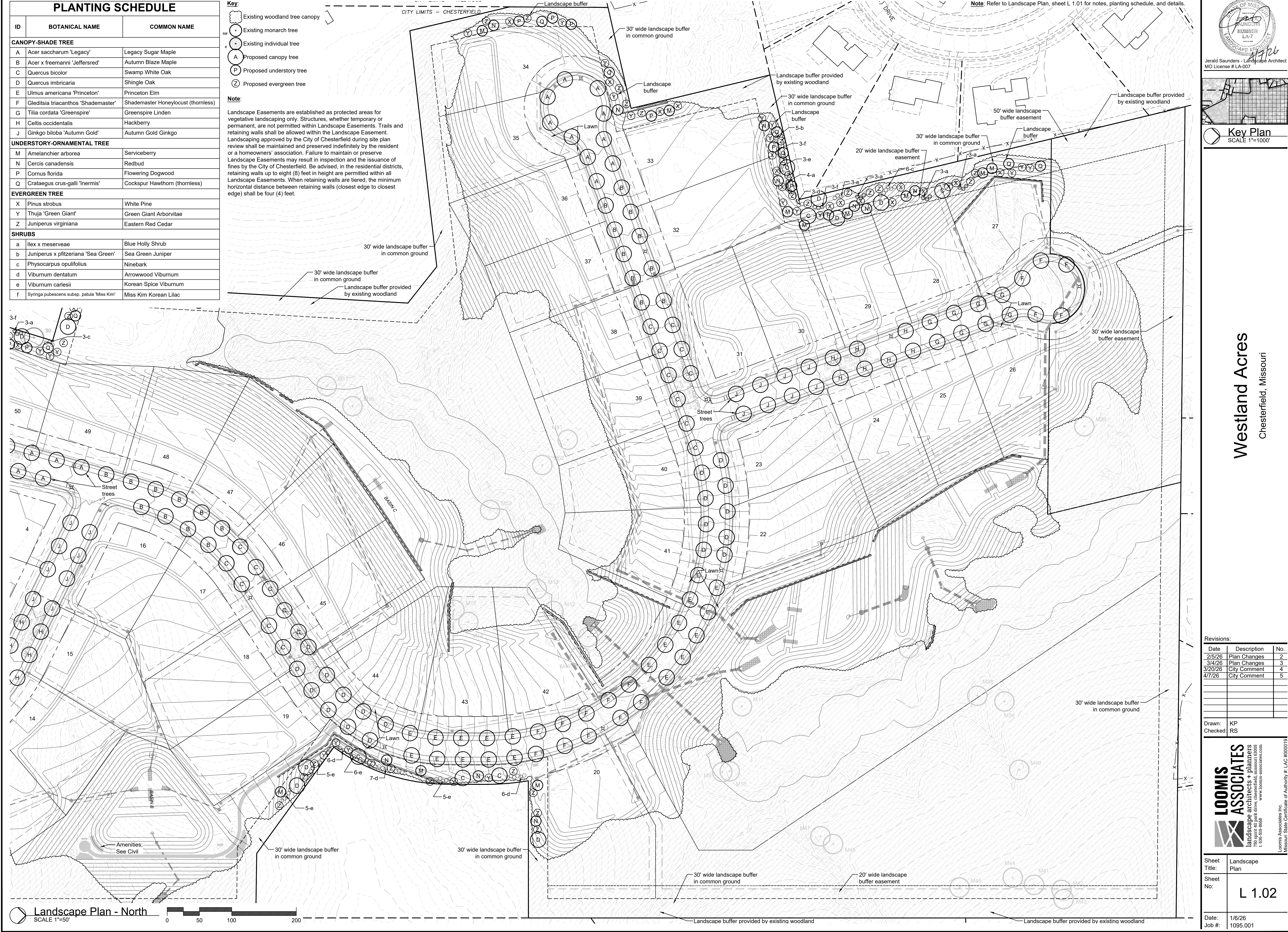
Date	Description	No.
2/5/26	Plan Changes	2
3/4/26	Plan Changes	3
3/20/26	City Comments	4
4/7/26	City Comments	5

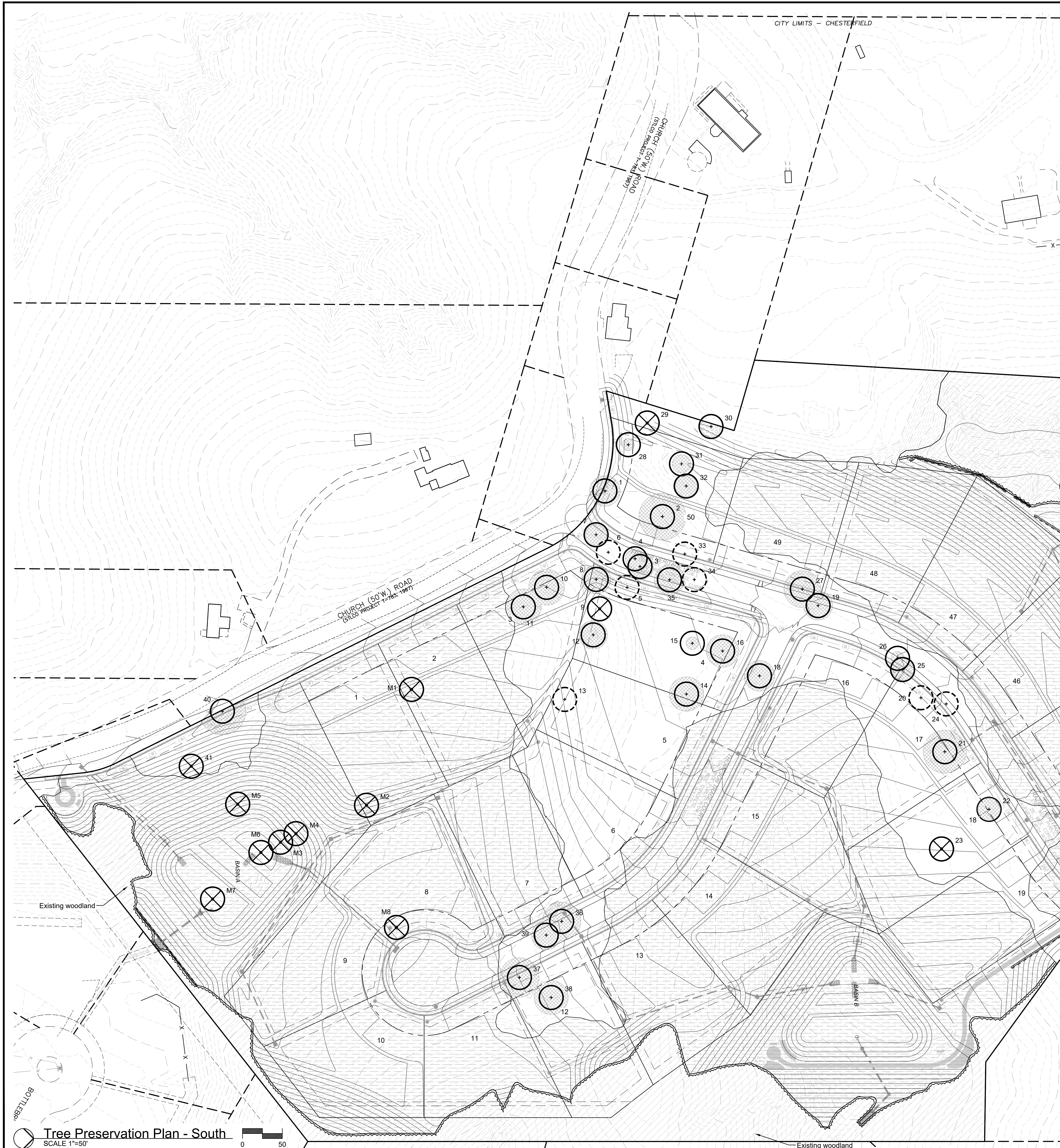
Drawn: KP
Checked: RS

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landscape architects + planners
7800 point 40 park drive, chesterfield, missouri 63005
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Sheet Title: Landscape Plan
Sheet No: L 1.01
Date: 1/6/26
Job #: 1095.001





Existing Tree Summary:

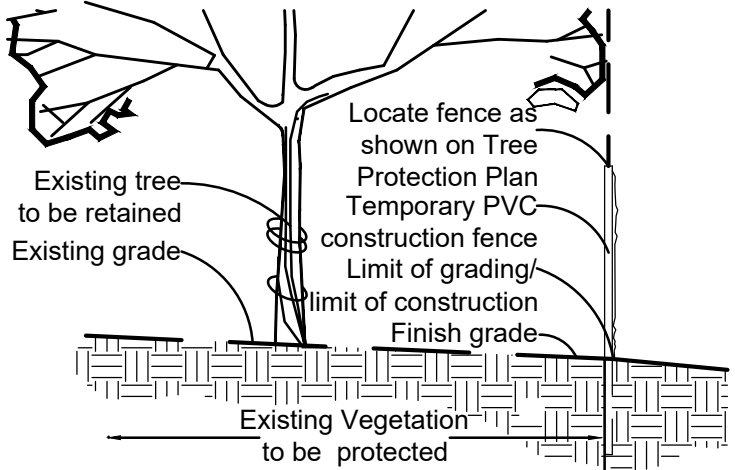
Existing individual tree canopy area	=	30,856 s.f. (0.71 acres)
Existing woodland tree canopy area	=	2,197,057 s.f. (50.44 acres)
Existing tree canopy area total	=	2,227,913 s.f. (51.15 acres)
Existing tree canopy area to remove	=	1,448,121 s.f. (33.24 acres) [65.0 %]
Existing tree canopy area to preserve	=	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 area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

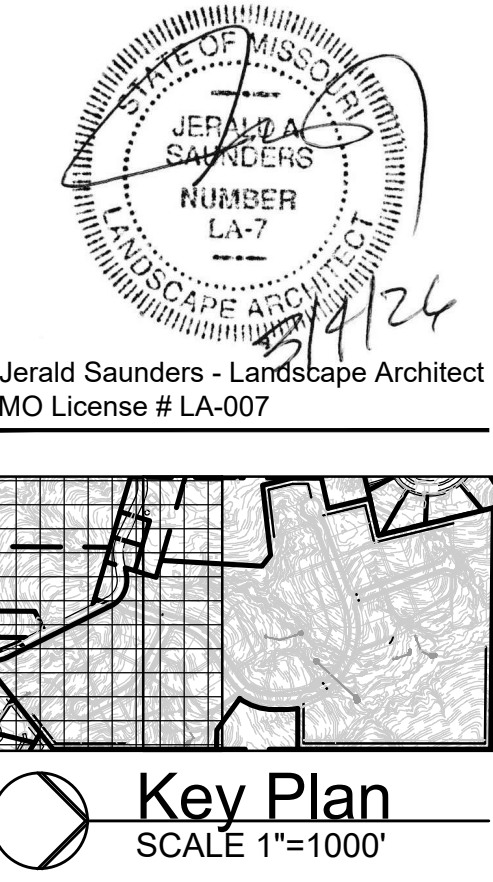
INDIVIDUAL TREES								
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes	To Remain	To Remove	
1	white pine	32	Fair	No	Heavy lean		X	
2	silver maple	50	Fair	No	Tip dieback, decay suspected		X	
3	white pine	26	Fair	No	One sided canopy		X	
4	sweetgum	18	Fair	No	3-stem, poor structure		X	
5	redbud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

MONARCH TREES					
Tree Number	Tree Species	DBH	Notes	To Remain	To Remove
M1	oak, white	44			X
M2	oak, white	36			X
M3	sycamore	35			X
M4	sycamore	32			X
M5	sycamore	48	Largest tree found on the property		X
M6	hackberry	25			X
M7	sycamore	40			X
M8	oak, white	28			X
M9	oak, white	28		X	
M10	oak, northern red	30			X
M11	hickory, mockernut	25		X	
M12	oak, white	45	Codominant, large canopy	X	
M13	oak, northern red	30		X	
M14	oak, northern red	28			X
M15	oak, northern red	28			X
M16	oak, northern red	28	(2) 28" stems, codominant structure	X	
M17	oak, northern red	32		X	
M18	oak, northern red	30			X
M19	oak, white	35			X
M20	oak, white	28			X
M21	oak, white	28			X
M22	oak, 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



Westland Acres
Chesterfield, Missouri

Revisions:

Date	Description	No.
2/5/26	Plan Changes	2
3/4/26	Plan Changes	3

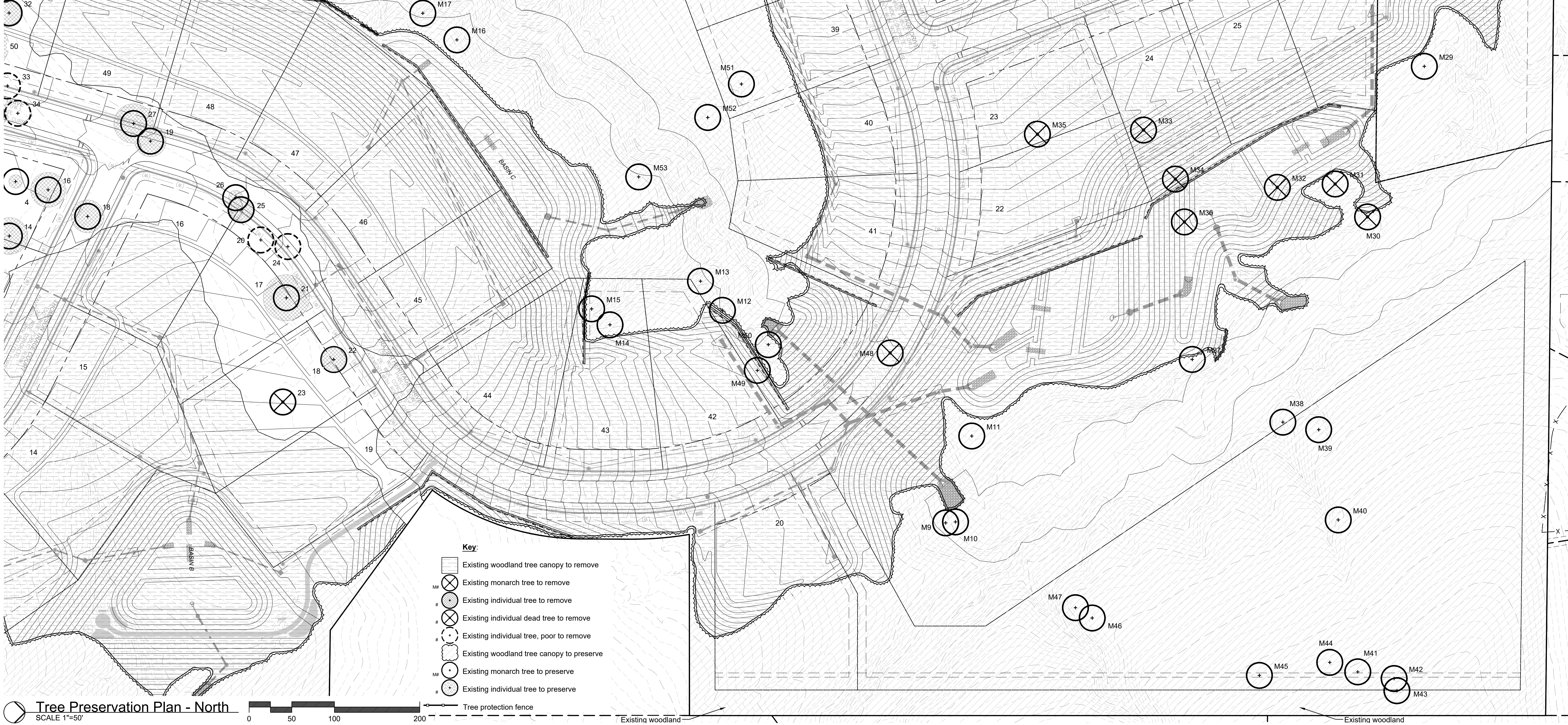
Drawn: KP
Checked: RS



Sheet Title:	Tree Preservation Plan
Sheet No:	TPP 1.01
Date:	1/6/26
Job #:	1095.001

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

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



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 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
3/4/26	Plan Changes	3

Drawn: KP
Checked: RS

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

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



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

July 30, 2025

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

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

Dear Mr. Saunders,

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

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

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

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

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

Sincerely,

Andy Berg

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

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

INDIVIDUAL TREES					
Tree Number	Tree Species	DBH	Condition	Monarch Tree	Notes
1	white pine	32	Fair	No	Heavy lean
2	silver maple	50	Fair	No	Tip dieback, decay suspected
3	white pine	26	Fair	No	One sided canopy
4	sweetgum	18	Fair	No	3-stem, poor structure
5	redbud	10	Poor	No	Tip dieback
6	redbud	16	Poor	No	Tip dieback, decay
7	eastern redcedar	14	Fair	No	
8	elm, Siberian	26	Fair	No	
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	Dying
14	elm, American	24	Fair	No	Heavy lean, sparse canopy
15	persimmon	10	Fair	No	
16	black walnut	18	Fair	No	
17	maple, silver	32	Poor	No	Decay
18	maple, silver	24	Fair	No	Codominant stems
19	black walnut	12	Good	No	
20	boxelder	32	Poor	No	Significant decay
21	maple, silver	28	Fair	No	Codominant canopy
22	sassafras	12	Fair	No	
23	ash, white	30	Dead	No	Codominant
24	maple, silver	40	Poor	No	Decay. Massive trunk wound.
25	redbud	8	Fair	No	
26	redbud	6	Fair	No	
27	maple, silver	18	Fair	No	
28	maple, silver	6	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	

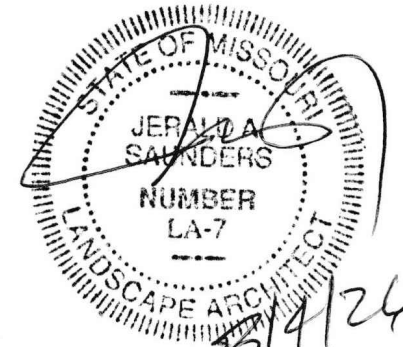
Plot Number	Total Basal Area (sq. ft.)	Average Stem Diameter	Trees per Acre	Dominant & Codominant Species	Average Overstory Diameter	Dominant Species Percentage	Understory Species	Notes
1	70	12	90	American elm, mockernut hickory, sycamore, hackberry	24	25% each	Pawpaw, honeysuckle	Thick honeysuckle,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

EXISTING TREE SUMMARY:

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

KEY:

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



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Westland Acres
Chesterfield, Missouri

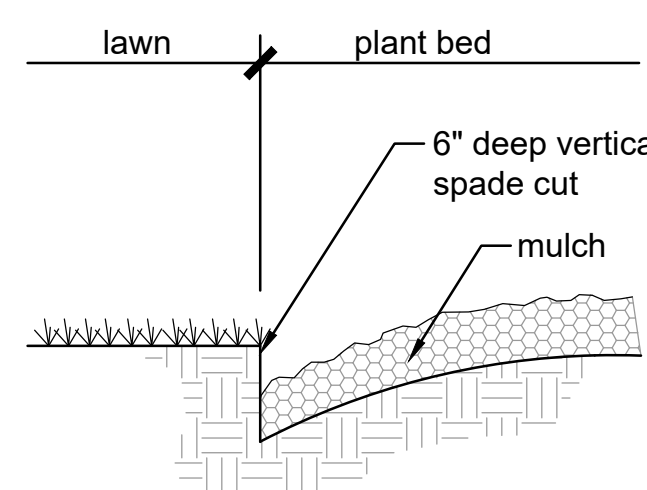
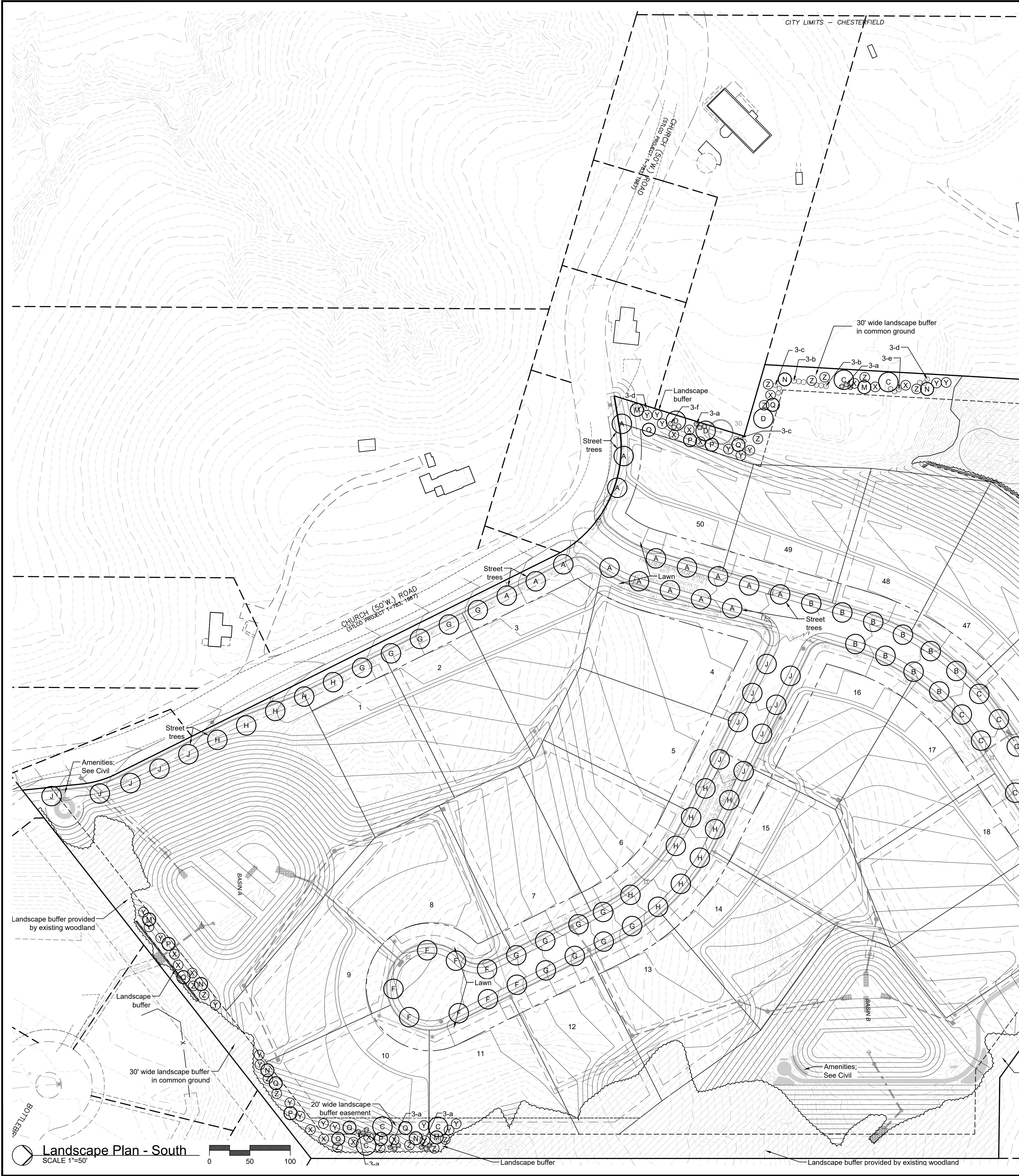
Revisions:		
Date	Description	No.
8/20/25	Plan Revision	1
1/6/26	Plan Revision	2
2/5/26	Plan Revision (unchanged)	3
3/4/26	Plan Revision (unchanged)	

Drawn: LH
Checked: RS

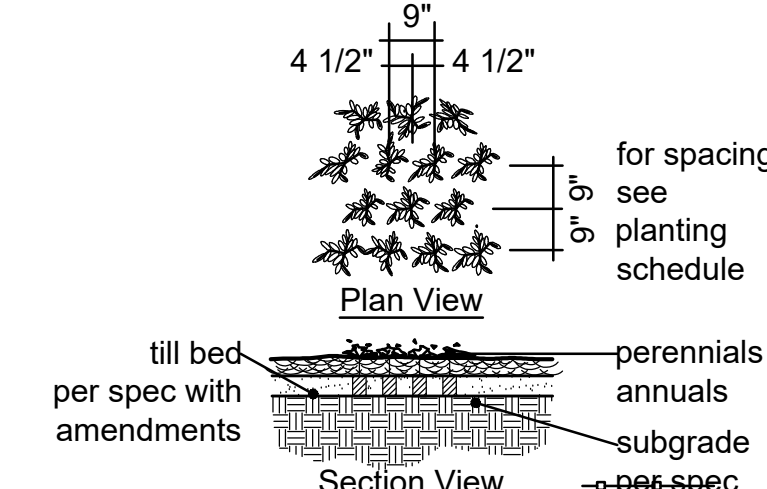


Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	7/31/25
Job #:	1095.001

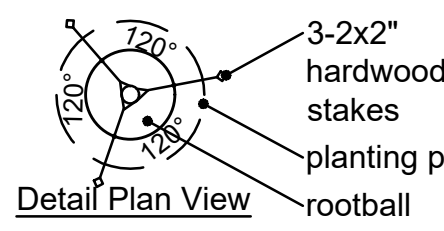
Tree Stand Delineation
Prepared under direction of:
Andy Berg, Certified Arborist
IL-5361B



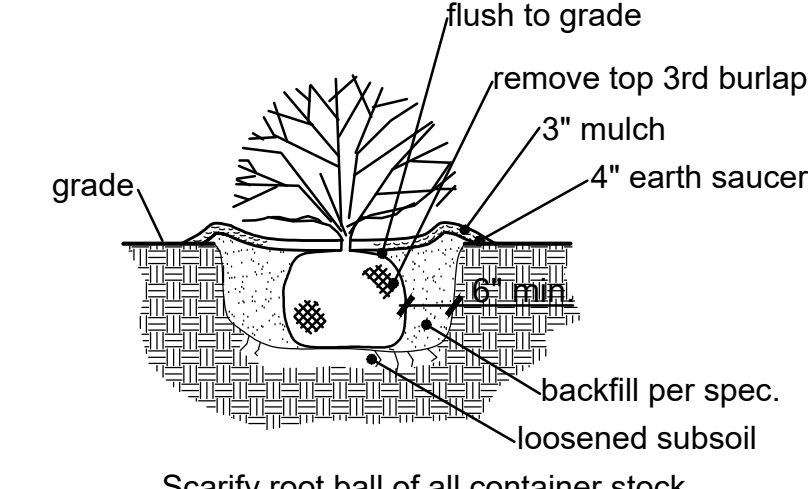
Spade Cut Bed Edge



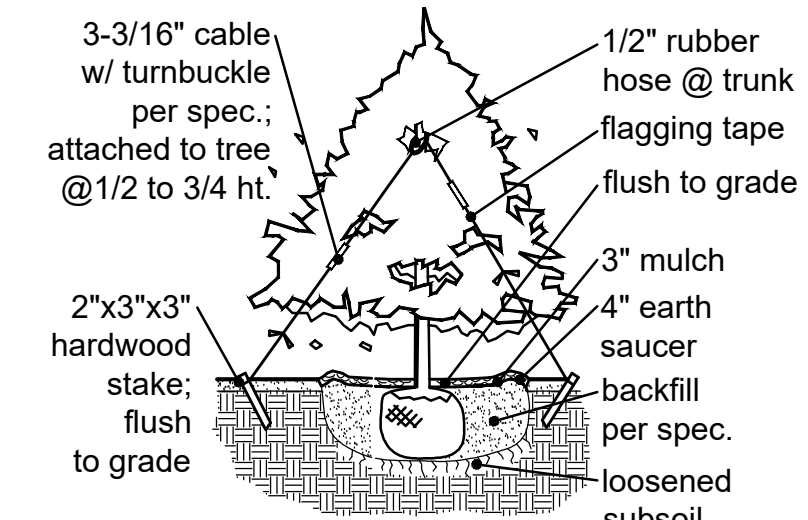
Typical Perennial Planting



Detail Plan View



Typical Shrub Planting



Typical Evergreen Planting

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.

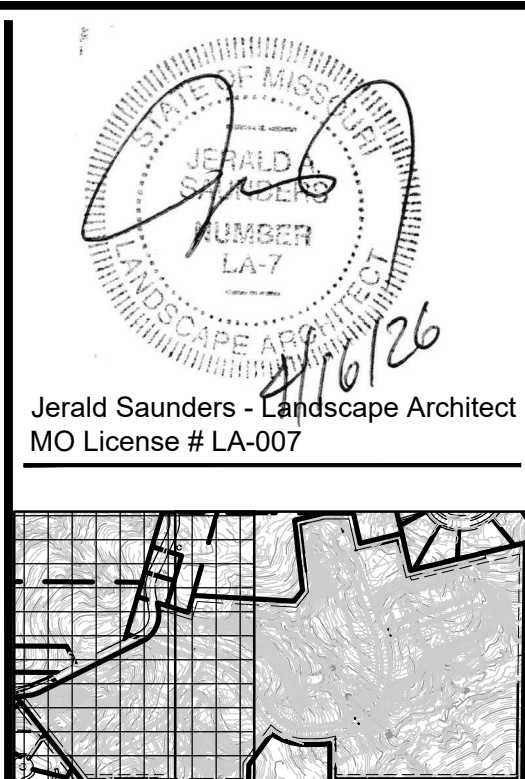
Note:

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 'Jeffersred'	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 %	53.5 %
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
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. patula 'Miss Kim'	Miss Kim Korean Lilac	18"	72" o.c.		

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

Key Plan
SCALE 1"=1000'



Revisions:		
Date	Description	No.
2/5/26	Plan Changes	2
3/4/26	Plan Changes	3
3/20/26	City Comments	4
4/7/26	City Comments	5
4/16/26	City Comments	6

Drawn: KP
Checked: RS

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Loomis Associates Inc.
Missouri State Certificate of Authority #1-LAC #000019

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

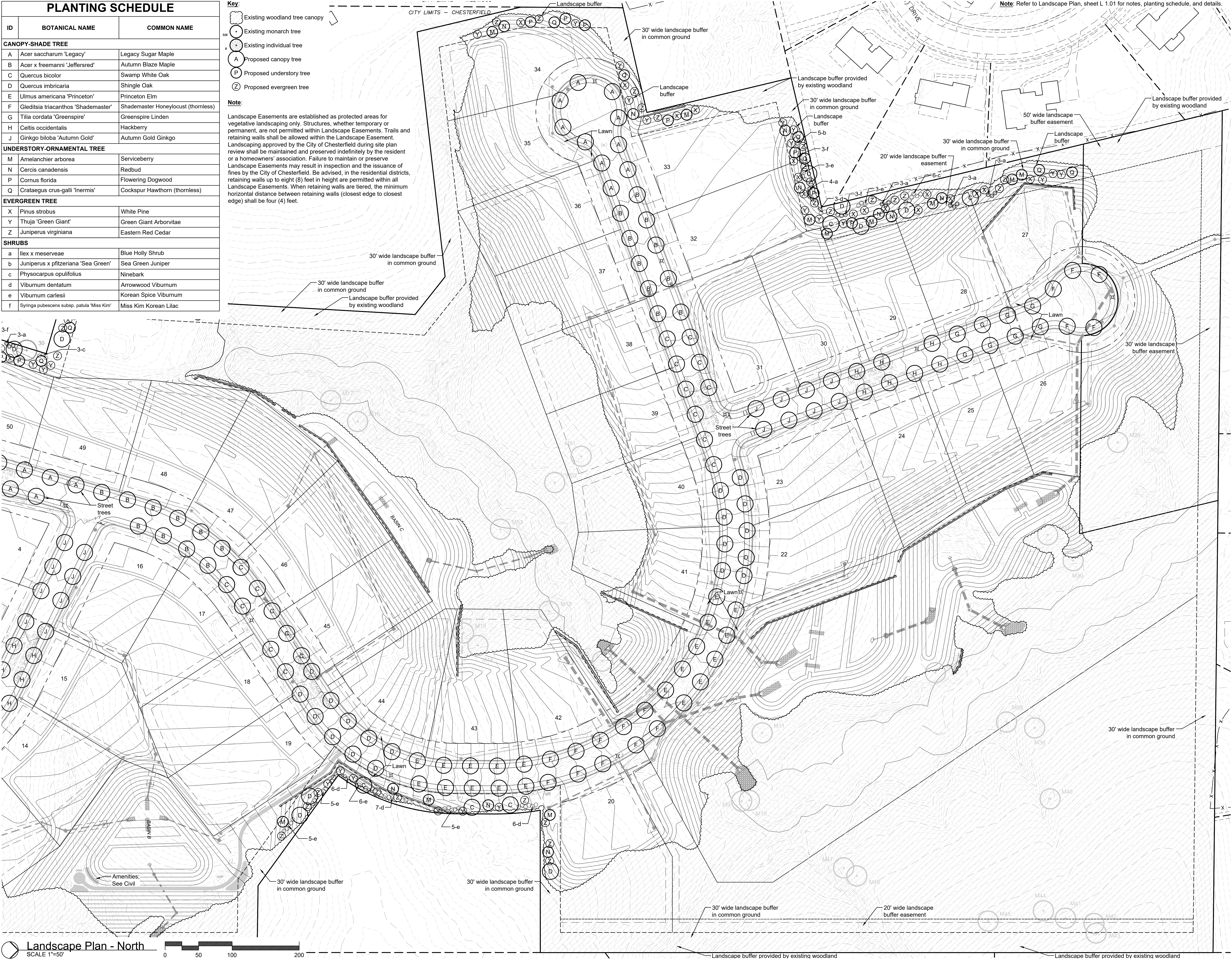
Westland Acres
Chesterfield, Missouri

PLANTING SCHEDULE		
ID	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE TREE		
A	Acer saccharum 'Legacy'	Legacy Sugar Maple
B	Acer x freemanni 'Jeffersred'	Autumn Blaze Maple
C	Quercus bicolor	Swamp White Oak
D	Quercus imbricaria	Shingle Oak
E	Ulmus americana 'Princeton'	Princeton Elm
F	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust (thornless)
G	Tilia cordata 'Greenspire'	Greenspire Linden
H	Celtis occidentalis	Hackberry
J	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
UNDERSTORY-ORNAMENTAL TREE		
M	Amelanchier arborea	Serviceberry
N	Cercis canadensis	Redbud
P	Cornus florida	Flowering Dogwood
Q	Crataegus crus-galli 'Inermis'	Cockspur Hawthorn (thornless)
EVERGREEN TREE		
X	Pinus strobus	White Pine
Y	Thuja 'Green Giant'	Green Giant Arborvitae
Z	Juniperus virginiana	Eastern Red Cedar
SHRUBS		
a	Ilex x meserveae	Blue Holly Shrub
b	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper
c	Physocarpus opulifolius	Ninebark
d	Viburnum dentatum	Arrowwood Viburnum
e	Viburnum carlesii	Korean Spice Viburnum
f	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Korean Lilac

- Key:**
- Existing woodland tree canopy
 - Existing monarch tree
 - Existing individual tree
 - Proposed canopy tree
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 - Proposed evergreen tree

Note:

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Key Plan
SCALE 1"=1000'

Revisions:

Date	Description	No.
2/5/26	Plan Changes	2
3/4/26	Plan Changes	3
3/20/26	City Comment	4
4/7/26	City Comment	5
4/16/26	City Comments	6

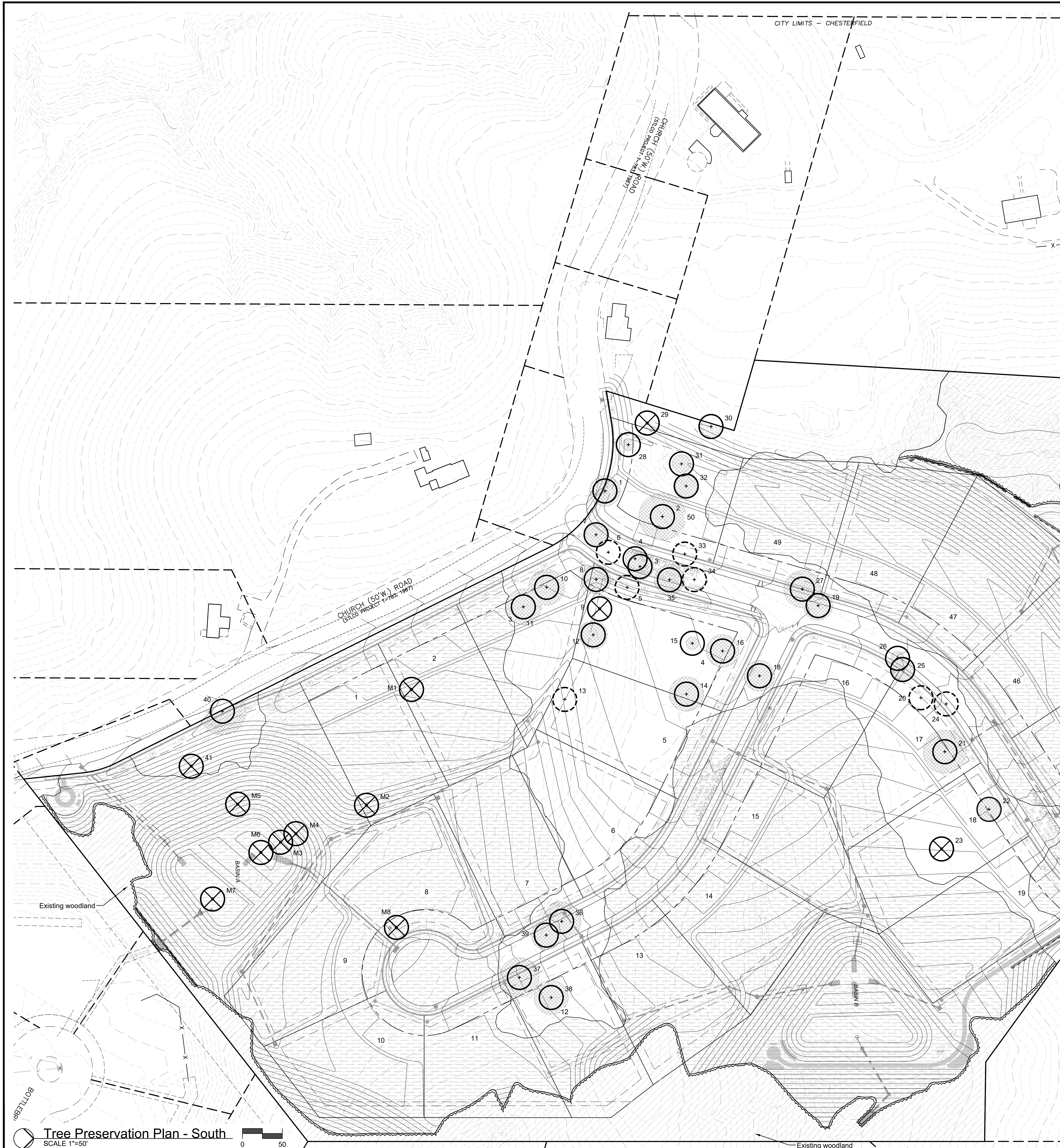
Drawn: KP
Checked: RS

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Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Westland Acres
Chesterfield, Missouri

Sheet Title: Landscape Plan
Sheet No: L 1.02
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 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	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	X	
31	magnolia, saucer	8	Good	No			X	
32	holly, American	8	Fair	No			X	
33	elm, Siberian	14	Poor	No	Dying		X	
34	maple, silver	28	Poor	No	Significant decay		X	
35	maple, silver	46	Fair	No	Poor structure, tip dieback		X	
36	maple, silver	50	Fair	No	Codominant stems, branch dieback		X	
37	maple, silver	24	Fair	No	Trash all around it		X	
38	honeylocust	16	Fair	No			X	
39	maple, silver	16	Fair	No	Decay/cavity from past leader		X	
40	maple, silver	34	Fair	No	Topped, utility clearance		X	
41	maple, silver	32	Dead	No			X	

MONARCH TREES					
Tree Number	Tree Species	DBH	Notes	To Remain	To Remove
M1	oak, white	44			X
M2	oak, white	36			X
M3	sycamore	35			X
M4	sycamore	32			X
M5	sycamore	48	Largest tree found on the property		X
M6	hackberry	25			X
M7	sycamore	40			X
M8	oak, white	28			X
M9	oak, white	28		X	
M10	oak, northern red	30		X	
M11	hickory, mockernut	25		X	
M12	oak, white	45	Codominant, large canopy	X	
M13	oak, northern red	30		X	
M14	oak, northern red	28		X	
M15	oak, northern red	28		X	
M16	oak, northern red	28	(2) 28" stems, codominant structure	X	
M17	oak, northern red	32		X	
M18	oak, northern red	30			X
M19	oak, white	35			X
M20	oak, white	28			X
M21	oak, white	28			X
M22	oak, 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	

Revisions:

Date	Description	No.
2/5/26	Plan Changes	2
3/4/26	Plan Changes	3
4/16/26	City Comments	6

Drawn: KP
Checked: RS

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www.loomis-associates.com

Sheet Title: Tree Preservation Plan

Sheet No: TPP 1.01

Date: 1/6/26
Job #: 1095.001

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

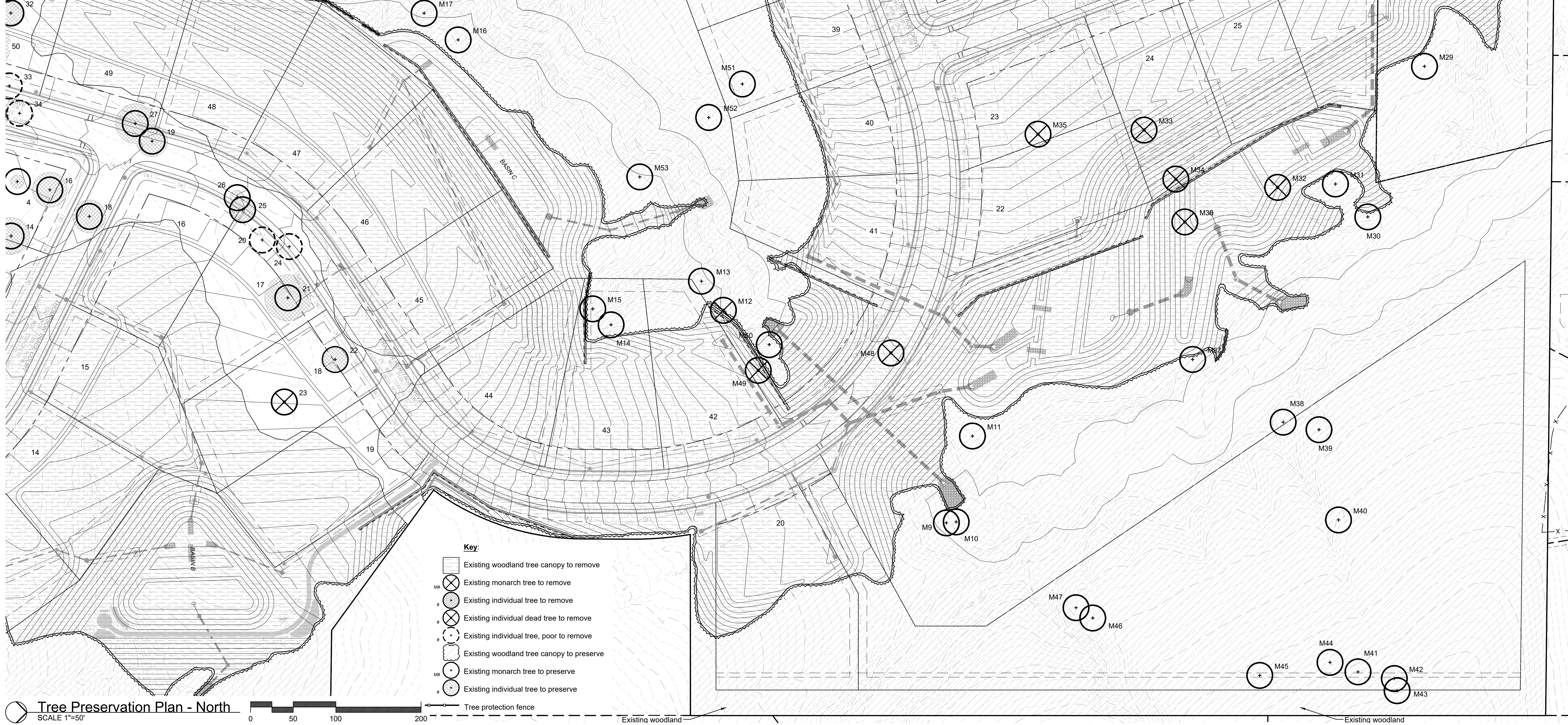
Jerald Saunders - Landscape Architect
MO License # LA-007

Key Plan
SCALE 1"=1000'

Westland Acres
Chesterfield, Missouri

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

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



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 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
3/4/26	Plan Changes	3
4/16/26	City Comments	6

Drawn: KP
Checked: RS

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www.loomis-associates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAG #000119

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



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

July 30, 2025

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

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

Dear Mr. Saunders,

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

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

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

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

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

Sincerely,

Andy Berg, Consulting Arborist

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

MONARCH TREES			
Tree Number	Tree Species	DBH	Notes
M1	oak, white	44	
M2	oak, white	36	
M3	sycamore	35	
M4	sycamore	32	
M5	sycamore	48	Largest tree found on the property
M6	hackberry	25	
M7	sycamore	40	
M8	oak, white	28	
M9	oak, white	28	
M10	oak, northern red	30	
M11	hickory, mockernut	26	
M12	oak, white	45	Codominant, large canopy
M13	oak, northern red	30	
M14	oak, northern red	28	
M15	oak, northern red	28	
M16	oak, northern red	28	(2) 28" stems. Codominant structure
M17	oak, northern red	32	
M18	oak, northern red	30	
M19	oak, white	35	
M20	oak, white	28	
M21	oak, white	28	
M22	oak, white	26	
M23	oak, northern red	36	
M24	oak, black	26	
M25	oak, northern red	32	
M26	oak, white	26	
M27	oak, black	30	
M28	oak, northern red	28	
M29	oak, northern red	24	
M30	oak, white	38	
M31	oak, black	30	
M32	oak, white	24	
M33	oak, northern red	26	
M34	oak, black	30	
M35	oak, black	26	
M36	oak, northern red	28	
M37	hickory, mockernut	22	
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	Dying
14	elm, American	24	Fair	No	Heavy lean, sparse canopy
15	persimmon	10	Fair	No	
16	black walnut	18	Fair	No	
17	maple, silver	32	Poor	No	Decay
18	maple, silver	24	Fair	No	Codominant stems
19	black walnut	12	Good	No	
20	boxelder	32	Poor	No	Significant decay
21	maple, silver	28	Fair	No	Codominant canopy
22	sassafras	12	Fair	No	
23	ash, white	30	Dead	No	Codominant
24	maple, silver	40	Poor	No	Decay. Massive trunk wound.
25	redbud	8	Fair	No	
26	redbud	6	Fair	No	
27	maple, silver	18	Fair	No	
28	maple, silver	6	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	

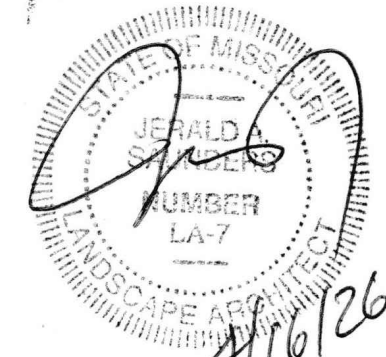
Plot Number	Total Basal Area (sq. ft.)	Average Stem Diameter	Trees per Acre	Dominant & Codominant Species	Average Overstory Diameter	Dominant Species Percentage	Understory Species	Notes
1	70	12	90	American elm, mockernut hickory, sycamore, hackberry	24	25% each	Pawpaw, honeysuckle	Thick honeysuckle,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

EXISTING TREE SUMMARY:

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

KEY:

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



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Westland Acres
Chesterfield, Missouri

Revisions:		
Date	Description	No.
8/20/25	Plan Revision	
1/6/26	Plan Revision	1
2/5/26	Plan Revision (unchanged)	2
3/4/26	Plan Revision (unchanged)	3
4/16/26	City Comments (unchanged)	6

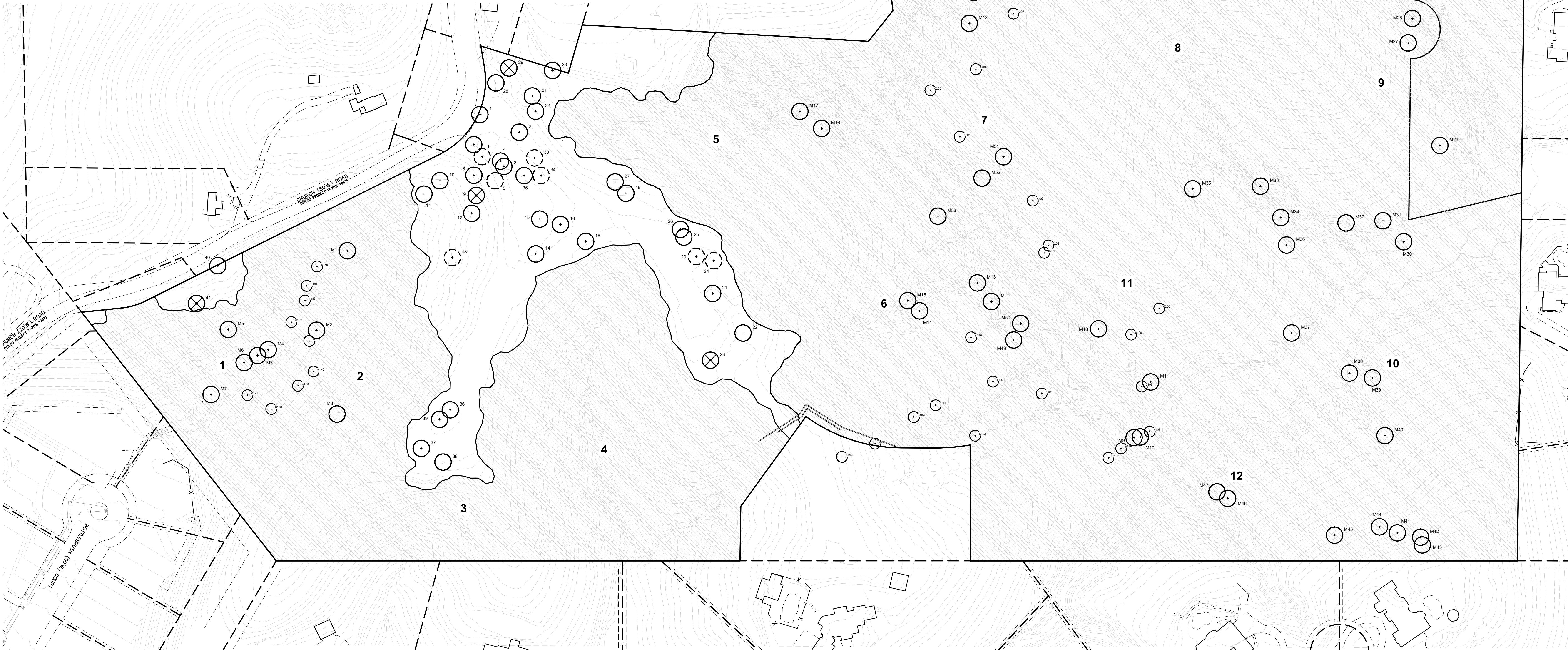
Drawn: LH
Checked: RS

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Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

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



Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Isaak Simmers, Planner

Date: April 23, 2026

RE: **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.

Summary

The Planning and Public Works Committee directed staff to review the Unified Development Code (UDC) in response to concerns regarding the visual impact, organization, and operational safety of outdoor storage and display areas, particularly at automobile dealerships and vehicle repair facilities. The proposed amendment to the Attachment 4 table establishes clear and enforceable standards for access, screening, landscaping, scale, and overall site design. The proposed amendment provides a clearly defined approach to regulating visual buffering and screening. It considers the intended function of buffers and screens as currently implemented throughout the City of Chesterfield, as well as the City's broader buffering and screening goals.

A Public Hearing was held on March 9, 2026, to solicit input from the public and the Planning Commission. Following the hearing, staff revised the attachment to address key issues raised. The Planning Commission reviewed the revised amendment at its April 13, 2026 meeting and voted to recommend approval, as presented, by a vote of 9-0. Staff welcomes additional input as the amendment is finalized for City Council consideration.

Attachments

1. Article 4 Attachment 4 (Table)



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.