



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

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

- A. **P.Z. 05-2026 357 North Woods Mill Road**: A request for a Change of Zoning from "NU" Non-Urban to "R4" Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

The public may speak on this item tonight. This item is also on the Agenda under "Unfinished Business" if the Planning Commission chooses to vote tonight.

V. APPROVAL OF MEETING SUMMARY

- A. Approval of June 22, 2026 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

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

VIII. UNFINISHED BUSINESS

- A. **P.Z. 05-2026 357 North Woods Mill Road**: A request for a Change of Zoning from "NU" Non-Urban to "R4" Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

The Planning Commission may vote on this item tonight.

IX. NEW BUSINESS

A. 2027 Planning Commission Meeting Calendar

X. COMMITTEE REPORTS

XI. ADJOURNMENT

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

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

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

Public Hearing & Vote Report

Project Type: Change of Zoning

Meeting Date: July 13, 2026

From: Shane Streiler, Planner

Location: 357 North Woods Mill Road

Description: **P.Z. 05-2026 357 North Woods Mill Road**: A request for a Change of Zoning from “NU” Non-Urban to “R4” Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

PROPOSAL SUMMARY

Muhammad Bhatti has submitted a Change of Zoning request for 357 North Woods Mill Road. The applicant intends to prepare the property for redevelopment, converting the existing community education center into an adult day care. If the rezoning is approved, the applicant will then apply for a Conditional Use Permit, followed by submitting an Amended Site Plan.

SITE HISTORY

The subject site was zoned “NU” Non-Urban by Saint Louis County in 1965, at which time the site contained a 2,700-square-foot Chesterfield Fire District firehouse. Around the same time (1961), Parkway Central High School was constructed, and part of its parking lot was built within the subject site, where an easement now exists.

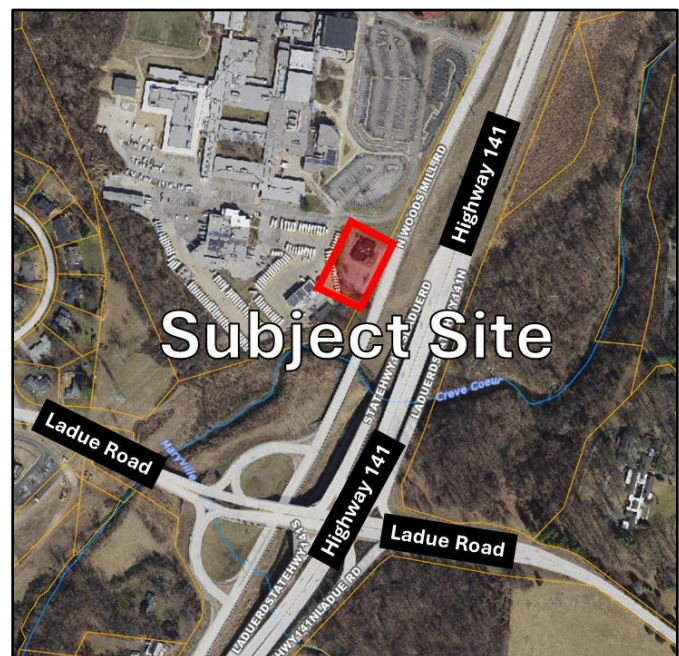


Figure 1: Subject Site

In the late 1990s, the City approved a 1,600-square-foot addition to the existing firehouse, redeveloping the building into an Orthodox Jewish education center, the Gloria and Rubin Feldman Aish HaTorah Center for Jewish Studies. The site plan was approved in 1997 and construction was completed in 1999. No substantial changes have been made to the site since then.

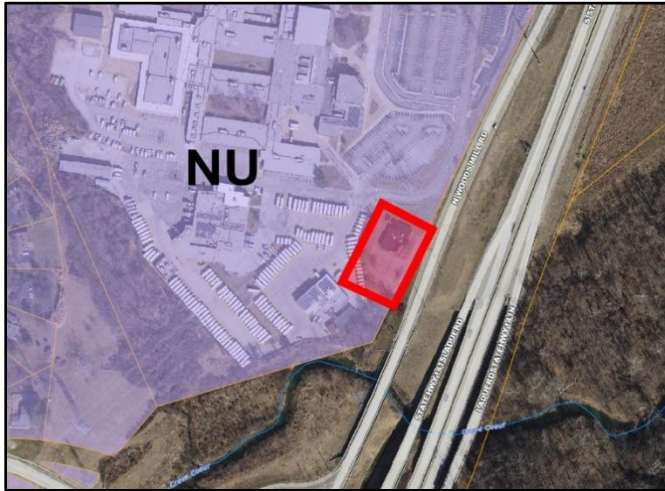


Figure 2: Zoning Map



Figure 3: Land Use Map

ZONING & LAND USE

Direction	Zoning	Land Use
North	"NU" Non-Urban District	Suburban Neighborhood
East	None	None (Major Arterial Roadway)
South	"NU" Non-Urban District	Suburban Neighborhood
West	"NU" Non-Urban District	Suburban Neighborhood

Table 1: Zoning & Land Use Table

COMPREHENSIVE PLAN

The subject site is currently zoned "NU" Non-Urban District and designated Suburban Neighborhood by the City of Chesterfield's [Comprehensive Plan](#). The City provides the following character description of this area: "Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character." Suburban Neighborhood areas have the following development policies:

- "Encourage preservation of the existing residential neighborhood's identity."
- "New residential development should reinforce existing residential development patterns by maintaining high-quality site and subdivision design, layout, and planning practices."

- *“Assess the anticipated expense (i.e., the cost of municipal infrastructure) for each new or redeveloped residential development.”*

DISTRICT INFORMATION

Zoning District	Min. Day Care Center Lot Size	Max. Non-Residential Structure Height	Min. Structure Setbacks	Permitted Residential Uses
“NU” Non-Urban District	Three (3) Acres	45’	50’ (Front) 20’ (Side) 20’ (Rear)	Single-Family Detached
“R3” Residential District	30,000 SQFT	60’	20’ (ROW) 8’ (Side) 15’ (Rear)	
“R4” Residential District			20’ (ROW) 6’ (Side) 15’ (Rear)	
“R5” Residential District				Single-Family Attached Single-Family Detached

Table 2: Comparative Zoning Regulations Table

According to the City's Code, no preliminary plan or “Attachment A” is required when requesting a zoning change to a conventional zoning district. As shown in Table 2, the “R4” Residential District, unlike the “NU” Non-Urban District, allows the proposed day care center on the subject site, which is under three (3) acres. Rezoning to a lower-density residential district than R4, such as R3, could put the site out of compliance with the minimum structural setback requirements. Conversely, rezoning to a higher-density residential district than R4, such as R5, would conflict with the site’s Suburban Neighborhood land use designation, as these zoning districts allow multi-family and attached residential uses.

DEPARTMENTAL INPUT

At this time, the applicant intends to pursue a 2,575-square-foot addition and a reconfigured parking lot if the rezoning and Conditional Use Permit are approved. The proposed day care center is primarily intended for functionally impaired adults, and this use is consistent with the medical-oriented uses along this section of Highway 141. While the existing use has contributed to the local Jewish community through its religious, cultural, and educational activities, the proposed use will provide essential services to disabled residents and is expected to have a limited impact on the surrounding area, considering such factors as traffic and noise.

If the rezoning is approved, the next step would be for the applicant to submit a Conditional Use Permit application, since day care centers are a conditional use under the R4 District. This petition would need to be reviewed and approved by the Planning Commission. Afterwards, an Amended Site Plan will need to be reviewed by the Architectural Review Board and approved by the Planning Commission.

REQUEST

A Public Hearing addressing the subject Change of Zoning request will be held at the July 13, 2026, Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item. After the vote, this petition will be presented before the Planning and Public Works Committee for a recommendation to City Council. The approved site plan is attached to this report, which includes the required property survey and legal description.

DEPARTMENTAL INPUT

Staff has reviewed the proposed Change of Zoning request for 357 North Woods Mill Road. Staff recommends the Planning Commission take action on this request.

MOTION

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

- 1) "I move to forward the Change of Zoning request for 357 North Woods Mill Road, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Change of Zoning request for 357 North Woods Mill Road, with a recommendation for approval with the following conditions..."

Attachments

Affidavit of Publication
Site Plan

The Countian - St. Louis County
1400 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

To: City of Chesterfield - Shane Streiler
690 Chesterfield Parkway West
Chesterfield, MO, 63017

Re: Legal Notice 4174223, CITY OF CHESTERFIELD
State of MO }
} SS:
County of St. Louis County }

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 06/26/2026 edition and ending with the 06/26/2026 edition for a total of 1 publications, and that the date of publications were as follows: 06/26/2026.

Publishers fee: \$49.98

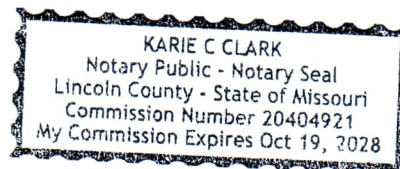
By:


Rose Bryant

Sworn to me on this 29th day of
June 2026

By:


Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, July 13, 2026, at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

The Commission will consider the following:

P.Z. 05-2026 357 North Woods Mill Road: A request for a Change of Zoning from "NU" Non-Urban to "R4" Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road (17Q220031).

All interested parties are invited to appear and be heard at the hearing. Copies of the request are available for review at City Hall Monday through Friday, from 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Shane Streiler, Planner, by telephone at 636-537-4735 or by email at sstreiler@chesterfield.mo.us.

City of Chesterfield
Shane Streiler
Planner

Property Description:

Two tracts of land being Parcels A and B of Aish Hatorah West, a subdivision part of U.S. Survey 109, Township 45 North, Range 5 East, City of Chesterfield, St. Louis County, Missouri.
4174223 County Jun. 26, 2026

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 22, 2026**

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

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner Allison Harris
Commissioner John Marino
Commissioner Debbie Midgley
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Lane Koch, Council Liaison
City Attorney, Christopher Graville
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Ms. Erica Blesener, Recording Secretary

ABSENT

Commissioner Robert Rodermund

Chair Tilman acknowledged the attendance of Councilmember Mary Ann Mastorakos, Ward II; Councilmember Gary Budoor, Ward IV; Councilmember Merrell Hansen, Ward IV; and Councilmember Lane Koch, Ward III, Council Liaison.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARING

Commissioner Choate read the "Opening Comments" for the Public Hearing.

- A. P.Z. 04-2026 84 Lumber (17519 Chesterfield Airport Road):** An ordinance amendment to modify development criteria of an existing "PC" Planned Commercial District for a 7.42-acre tract of land located south of Interstate 64 and north of Chesterfield Airport Road.

STAFF PRESENTATION:

Isaak Simmers, Planner provided the following information about the subject site:

Site History

The property was rezoned from “NU” Non-Urban District to “C8” Planned Commercial District in 1995 for the development of a retail lumber yard. In 2009, the site was rezoned to “PC” Planned Commercial District (originally requested as “PI” Planned Industrial District) to modify and significantly narrow the list of permitted uses while adding development standards related to future site improvements. In 2020, the applicant requested amendments to the development criteria, including increasing the maximum allowable building area from 40,000 to 60,000 square feet, remove the stormwater detention setbacks, and revising access to Chesterfield Airport Road. Following a public hearing in 2021, the Planning Commission recommended approval with additional limitations on permitted uses. The request was subsequently approved by City Council in 2022 through Ordinance No. 3181, which further restricted permitted uses and added enhanced screening requirements for outdoor storage areas.

Request

The applicant is seeking amendments to Ordinance 3181 to modify the site-specific development criteria in preparation for a future redevelopment and operational expansion of auto service facility. The applicant is proposing three (3) changes to the Attachment A: increase the total allowed building area from 60,000 square feet to 72,000 square feet, reduce the required northernmost parking setback from 290 feet to 55 feet, and reduce the northernmost building setback from 300 feet to 55 feet. Also included with the submittal is a revised Preliminary Development Plan that depicts site improvements consistent with the request and existing ordinance requirements.

PETITIONER:

Mr. George Stock, Stock and Associates, 257 Chesterfield Business Pkwy, Chesterfield, MO

Mr. Stock representing Car Craft Auto Body stated that he was joined by Mr. James Mason, owner of the subject property, and Mr. Gary Goddard, manger of Car Craft Auto Body.

Mr. Stock stated that the request is for an amendment to Ordinance No. 3181 to allow expansion of the existing business, which has operated at the site since 2012. He explained that the proposed amendments include increasing the total allowable building area from 60,000 square feet to 72,000 square feet and reducing both the building and parking setbacks along Interstate 64 to 55 feet, consistent with adjacent development. He noted that the property was previously before the Planning Commission in 2022 for an expansion of the existing Car Craft Auto Body facilities, and that the current request would allow for additional development of the northern portion of the property to support retail automobile sales while continuing the expansion of the existing auto body operation.

Mr. Stock explained that the proposed setbacks were modeled after nearby developments, including the Jaguar - Land Rover dealership to the east. He further stated that the northern portion of the site has historically remained undeveloped due to low-lying conditions, tree coverage, and its prior use for stormwater storage associated with post-1993 flood reconstruction efforts; however, with the construction of the regional stormwater drainage system, the area is no longer needed for stormwater storage and can now be developed.

Regarding outdoor storage, he indicated that it is currently permitted by ordinance and would continue to be associated with the existing auto body operation. He clarified that the requested setback reductions are not intended to apply to outdoor storage areas and expressed a willingness to maintain existing setback requirements for outdoor storage if desired by the Commission. Mr. Stock also noted that no changes to permitted uses are proposed and that the

applicant will comply with all Unified Development Code requirements, including tree preservation and landscaping standards, and will submit the required plans with the site development application.

DISCUSSION

Commissioner Wuennenberg asked about vehicles he had observed parked along Chesterfield Airport Road and whether such parking was permitted. Mr. Simmers clarified that unlicensed vehicles are required to be parked in designated areas on the site. He added that staff would follow up with Code Enforcement to verify the site is in compliance before the matter returns to the Planning Commission.

Commissioner Wuennenberg referenced a previously discussed item regarding the future closure of the private road once Arnage Road is extended through the fourth property. Mr. Simmers stated that previous discussions, including those in 2020 and 2022, contemplated keeping the access open until the adjacent private road associated with the neighboring automobile dealership was closed.

Commissioner Choate asked whether any of the existing buildings shown on the plan would be demolished and requested clarification regarding the building proposed nearest Interstate 64. She also asked about the need for the requested 55-foot setback and whether the proposed ordinance modifications were the same as those requested in 2022. Mr. Stock explained that the building nearest Interstate 64 is proposed for automobile retail sales. He stated that the 55-foot setback is consistent with the setback requirements along the eastern property line, where both parking and building setbacks are 55 feet. He noted that the plan is preliminary and if constructed as shown, the building setback would exceed 55 feet. Mr. Stock further explained that Building 4 is a new structure, while Buildings 1, 2, and 3 are proposed expansions of the existing buildings.

Commissioner Staniforth asked for clarification regarding the 2022 amendment that eliminated certain permitted uses on the property. Mr. Simmers explained that the amendment removed stand-alone parking as a permitted use, requiring parking areas to be associated with a principal building on the site.

Commissioner Staniforth also inquired about the tree delineation area shown on the plan and asked whether fencing would be provided. She expressed concern regarding the site's elevation and the proximity of the proposed development to Interstate 64. Mr. Simmers responded that screening and/or fencing would be required as part of the development.

Chair Tilman requested clarification regarding where vehicles would be parked on the site. Mr. Stock explained that retail automobile inventory would be located in the proposed northern parking area, while vehicles associated with the existing auto body operation would remain in the southern portion of the site surrounding the existing buildings. He further noted that the northern area would be elevated to align more closely with Interstate 64 and that the existing drainage channel would remain in place.

Commissioner Chohan requested clarification regarding the proposed Preliminary Development Plan, noting that it reflects approximately 61,300 square feet of total building area while the request is for up to 72,000 square feet. He asked for an explanation of the discrepancy. Mr. Stock explained that the governing ordinance permits a floor area ratio (F.A.R.) of 0.55, which

allows up to approximately 177,000 square feet of building area on the site. He stated that the original approval included only 60,000 square feet, and because the northern building has not yet been finalized, the applicant is requesting an increase to 72,000 square feet to provide additional flexibility in the building size. He noted that the proposed 72,000 square feet remains approximately 105,000 square feet below the maximum permitted under the approved F.A.R.

Commissioner Choate asked whether vehicles would be displayed along Interstate 64 and requested that the proposed display areas be clearly identified when the plan returns to the Planning Commission.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the June 22, 2026 Planning Commission Meeting. The motion was seconded by Commissioner Midgley and **passed** by a voice vote of 5 to 0. (*Commissioners Chohan, Staniforth, and Wuennenberg abstained.*)

VI. PUBLIC COMMENT – None.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS – None.

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS – None.

X. COMMITTEE REPORTS – None.

XI. ADJOURNMENT

The meeting adjourned at 7:26 p.m.

Gail Choate, Secretary

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

Public Hearing & Vote Report

Project Type: Change of Zoning

Meeting Date: July 13, 2026

From: Shane Streiler, Planner

Location: 357 North Woods Mill Road

Description: **P.Z. 05-2026 357 North Woods Mill Road**: A request for a Change of Zoning from “NU” Non-Urban to “R4” Residential District for a tract of land totaling 0.92 acres located west of Highway 141 and north of Ladue Road.

PROPOSAL SUMMARY

Muhammad Bhatti has submitted a Change of Zoning request for 357 North Woods Mill Road. The applicant intends to prepare the property for redevelopment, converting the existing community education center into an adult day care. If the rezoning is approved, the applicant will then apply for a Conditional Use Permit, followed by submitting an Amended Site Plan.

SITE HISTORY

The subject site was zoned “NU” Non-Urban by Saint Louis County in 1965, at which time the site contained a 2,700-square-foot Chesterfield Fire District firehouse. Around the same time (1961), Parkway Central High School was constructed, and part of its parking lot was built within the subject site, where an easement now exists.

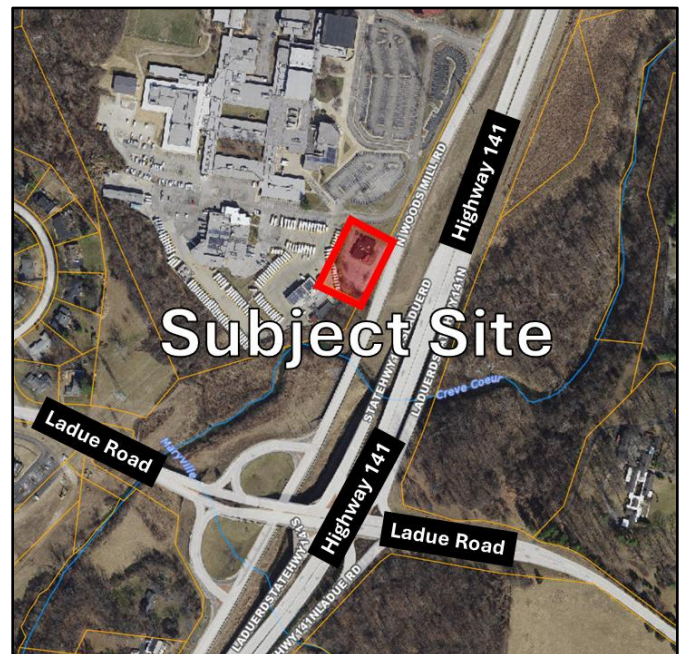


Figure 1: Subject Site

In the late 1990s, the City approved a 1,600-square-foot addition to the existing firehouse, redeveloping the building into an Orthodox Jewish education center, the Gloria and Rubin Feldman Aish HaTorah Center for Jewish Studies. The site plan was approved in 1997 and construction was completed in 1999. No substantial changes have been made to the site since then.

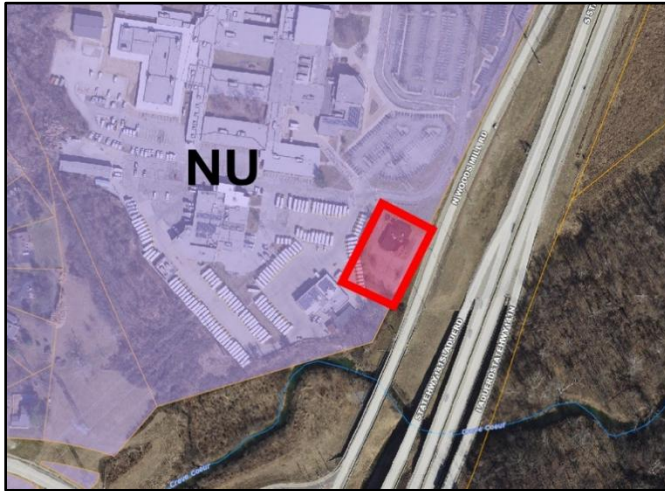


Figure 2: Zoning Map



Figure 3: Land Use Map

ZONING & LAND USE

Direction	Zoning	Land Use
North	"NU" Non-Urban District	Suburban Neighborhood
East	None	None (Major Arterial Roadway)
South	"NU" Non-Urban District	Suburban Neighborhood
West	"NU" Non-Urban District	Suburban Neighborhood

Table 1: Zoning & Land Use Table

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The subject site is currently zoned "NU" Non-Urban District and designated Suburban Neighborhood by the City of Chesterfield's [Comprehensive Plan](#). The City provides the following character description of this area: "Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character." Suburban Neighborhood areas have the following development policies:

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DISTRICT INFORMATION

Zoning District	Min. Day Care Center Lot Size	Max. Non-Residential Structure Height	Min. Structure Setbacks	Permitted Residential Uses
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According to the City's Code, no preliminary plan or “Attachment A” is required when requesting a zoning change to a conventional zoning district. As shown in Table 2, the “R4” Residential District, unlike the “NU” Non-Urban District, allows the proposed day care center on the subject site, which is under three (3) acres. Rezoning to a lower-density residential district than R4, such as R3, could put the site out of compliance with the minimum structural setback requirements. Conversely, rezoning to a higher-density residential district than R4, such as R5, would conflict with the site’s Suburban Neighborhood land use designation, as these zoning districts allow multi-family and attached residential uses.

DEPARTMENTAL INPUT

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MOTION

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Site Plan

The Countian - St. Louis County
1400 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

To: City of Chesterfield - Shane Streiler
690 Chesterfield Parkway West
Chesterfield, MO, 63017

Re: Legal Notice 4174223, CITY OF CHESTERFIELD
State of MO }
} SS:
County of St. Louis County }

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 06/26/2026 edition and ending with the 06/26/2026 edition for a total of 1 publications, and that the date of publications were as follows: 06/26/2026.

Publishers fee: \$49.98

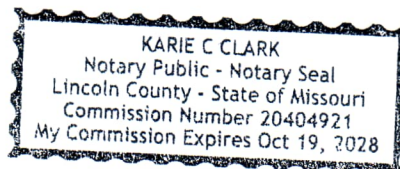
By:


Rose Bryant

Sworn to me on this 29th day of
June 2026

By:


Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, July 13, 2026, at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

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City of Chesterfield
Shane Streiler
Planner

Property Description:

Two tracts of land being Parcels A and B of Aish Hatorah West, a subdivision part of U.S. Survey 109, Township 45 North, Range 5 East, City of Chesterfield, St. Louis County, Missouri.
4174223 County Jun. 26, 2026



**2027 Planning Commission
Meeting Schedule
Council Chambers - 7:00 p.m.**

JANUARY

Monday, January 11
Monday, January 25

FEBRUARY

Monday, February 8
Monday, February 22

MARCH

Monday, March 8
Monday, March 22

APRIL

Monday, April 12
Monday, April 26

MAY

Monday, May 10
Monday, May 24

JUNE

Monday, June 14
Monday, June 28

JULY

Monday, July 12
Monday, July 26

AUGUST

Monday, August 9
Monday, August 23

SEPTEMBER

Monday, September 13
Monday, September 27

OCTOBER

Monday, October 11
Monday, October 25

NOVEMBER

Monday, November 8
Monday, November 22

DECEMBER

Monday, December 13