



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

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

**CONFERENCE ROOM 101**

**I. APPROVAL OF MEETING SUMMARY**

**A. Approval of the July 9, 2026 Planning and Public Works Committee Meeting Summary**

**II. UNFINISHED BUSINESS**

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

**III. NEW BUSINESS**

**A. Proposed 2027 PPW Meeting Schedule**

**B. 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. (Ward 1)

**IV. OTHER**

**V. ADJOURNMENT**

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

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



## **RECORD OF PROCEEDING**

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

**July 9, 2026**

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

#### **PRESENT**

Mayor Dan Hurt  
Council Committee Member A.J. Moll, Ward I  
Council Committee Member Mary Ann Mastorakos, Ward II  
Council Committee Member Lane Koch, Ward III  
Council Committee Member Merrell Hansen, Ward IV  
Justin Wyse, Director of Planning  
Shilpi Bharti, Planner

#### **ABSENT**

#### **APPROVAL OF MINUTES**

Councilmember Hansen made a motion, seconded by Councilmember Moll, to approve the June 18, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

#### **NEW BUSINESS**

##### **Chesterfield Commons Seven, Lot 3 (Automatic Power of Review)**

Planner Shilpi Bharti's presentation clarified a revised landscaping plan for a Rivian vehicle dealership along highway I-64, adding four Green Giant arborvitae trees and nine bushes expected to reach 8 to 10 feet for full screening at maturity. She described how the revisions, which were approved by the Architectural Review Board and the Planning Commission, aim to address visual impact concerns while preserving some visibility of the

dealership and its vehicles. The applicant emphasized this was a balance that was important for artfully showcasing their product and building.

Committee members, including Mayor Hurt, raised concerns about visual gaps and parking layout, suggesting taller bayberry bushes be moved to cover open sightlines near parking spaces. After some discussion, the committee reached consensus to replace one red maple at the northwest corner of the site with evergreen arborvitaes to maintain year-round screening while still allowing the building's artistic mural to remain visible.

The long-term maintenance plan includes two years of inspections followed by complaint-based enforcement with required dead plant replacement. Noting the dealership's landscaping will be 2.5 to 3 times denser than the neighboring Jaguar dealership, the committee expressed hope the project sets a higher standard for the Valley corridor as the City pursues a consistent, high-quality streetscape. And looking at the broader vision for Chesterfield Valley, the committee shared a goal of evolving the corridor into a "tree city" rather than a "car city". The committee acknowledged full landscaping maturity will take three to five years and that patience and consistent enforcement will be essential.

Councilmember Hansen made a motion seconded by Councilmember Mastorakos, to recommend approval of Chesterfield Commons Seven, Lot 3 (Automatic Power of Review) to City Council with the substitution of one tree along the northwestern portion of the site to be changed from a red maple to a deciduous tree. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

### **P.Z. 03-2026 Residential Lots**

The committee reviewed amendments to the Infill Residential Development (IRD) procedure, restricting eligibility to properties with at least 250 feet of frontage on collector or arterial roads with four or more lanes — a change that excludes smaller lots, such as a 3.8-acre property without adequate frontage, from using the IRD, though those properties may still pursue standard rezoning. The limit is designed to control density and maintain neighborhood compatibility, and the procedure will remain valid for three years following City Council approval. The IRD process already requires multiple review steps, including Planning Commission and City Council approvals, with potential rezoning adding a sixth step. Staff emphasized that the amendment does not increase density but allows for innovative lot layouts.

The committee also supported adding Architectural Review Board (ARB) review into the IRD process to provide expert design guidance on preliminary development plans without acting as a strict gatekeeper — a move seen as balancing flexibility with control, though some concerns remain about ARB review potentially opening the door for broader residential oversight.

Discussion highlighted ongoing concerns about density control, neighborhood compatibility, and buffering requirements. The code includes a 30-foot buffer

but keeps detailed criteria flexible, and the committee emphasized case-by-case evaluation of design and density. The 250-foot frontage rule was viewed as a key tool to limit undesirable impacts, with some members worried about incompatible developments without strong controls.

The committee recognized the IRD procedure as a tool for encouraging creative residential design on smaller parcels with safeguards against overdevelopment, citing Wildhorse Village as a successful example of flexible layouts. Staff will coordinate timelines to support due diligence and feasibility processes, and the committee looks forward to further discussions on buffering and outdoor screening at future meetings, maintaining a focus on balancing growth with community character.

Councilmember Hansen made a motion seconded by Councilmember Moll, to forward P.Z. 03-2026 Residential Lots to City Council with a recommendation to approve, with the two recommendations included in the staff report and the inclusion of review by the Architectural Review Board. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

### **ADJOURNMENT**

The meeting was adjourned at 6:55 p.m.

Respectfully submitted:

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Justin Wyse  
Director of Planning

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Theresa Barnicle  
Executive Assistant

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

## Memorandum Department of Planning



**To:** Planning and Public Works Committee

**From:** Isaak Simmers, Planner *IS*

**Date:** July 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.

The petition was on the agenda for the April 23, 2026 Planning & Public Works Committee meeting; however, at that time, the Committee made a motion to postpone amendments to the Unified Development Code until the next available Planning & Public Works Committee meeting. The motion passed by a vote of 4-0.

### **Attachments**

1. PC Staff Report
2. Article 4 Attachment 4 (Table)



**VIIA**

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### **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.

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#### **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                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Function:</b> Separates different land uses, is visually appealing, and helps reduce environmental impact.</p> <p><b>Pros(+):</b> Visual appeal<br/><b>Cons(-):</b> Seasonal / grow time</p>                            | <p><b>Function:</b> A combination of fencing and planting designed to visually soften and enhance an area without completely blocking views.</p> <p><b>Pros(+):</b> Design flexible<br/><b>Cons(-):</b> Not full screening</p>                                          | <p><b>Function:</b> Completely hidden or blocked from view by a physical barrier.</p> <p><b>Pros(+):</b> Screen undesired views<br/><b>Cons(-):</b> Rigid design outcomes</p> |
| <ul style="list-style-type: none"> <li>▪ "Display areas shall be <i>landscaped</i>."</li> <li>▪ "Parking stalls used for dealership inventory shall comply with Section 405.04.020 <i>Landscape Requirements</i>."</li> </ul> | <ul style="list-style-type: none"> <li>▪ "...by ensuring effective <i>visual buffering</i> through all seasons."</li> <li>▪ "... be designed to <i>minimize visual impact</i>..."</li> <li>▪ "...arranged to <i>soften visual impact</i> on major roadways."</li> </ul> | <ul style="list-style-type: none"> <li>▪ "Outdoor storage of wrecked vehicles may be considered if <i>fully screened</i> from public view."</li> </ul>                        |
|                                                                                                                                            |                                                                                                                                                                                      |                                                                                          |

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

|                                        | <b>Access</b>                                                                                                                                                                                                                                                                                                | <b>Exterior Elements</b>                                                                                                                                                                                                                                                                                                          | <b>Landscaping and Screening</b>                                                      | <b>Scale</b>                                                                              | <b>Site Design</b>                                                                                                                                          |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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

|                       | <b>Access</b>                                                                                                                                                                          | <b>Exterior Elements</b>                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Landscaping and Screening</b>                                                      | <b>Scale</b>                                                                                                  | <b>Site Design</b>                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 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

|                                    | <b>Access</b>                                                                                                                                                                                                             | <b>Exterior Elements</b>                                                                                                                                                                                                                                                                    | <b>Landscaping and Screening</b>                                                                                                                                                          | <b>Scale</b>                                                                                                                   | <b>Site Design</b>                                                                                                      |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 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.<br>Create building(s) designs compatible with surrounding developments.<br>Use of pre-fabricated or pre-designed buildings is discouraged.<br>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.<br>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.<br>Situates car wash openings away from the street.                              |
| Shopping Center and Office Complex | Create separate circulation routes for truck deliveries and customers.<br>Access for deliveries shall be from the least traveled or impacted street.<br>Avoid, when possible, large parking areas adjacent to the street. | Provide consistent design styles, details and palettes throughout the development including outlot buildings.<br>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.<br>Outdoor retail sales space must be shown and approved on the site plan, if allowed. |

CHESTERFIELD CITY CODE

|                                                                        | <b>Access</b>                                                                                                                                                                                                                                                                                               | <b>Exterior Elements</b>                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Landscaping and Screening</b>                                                                                                                                                                                                                                                                        | <b>Scale</b>                                                                                                                                                                                              | <b>Site Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdoor Storage and Display Areas</b>                               | 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. |
| <b>Automobile Dealership and Vehicle Repair and Service Facilities</b> | 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 or 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.                                |



**2027 Planning & Public Works Committee  
Meeting Schedule  
Conference Room 101 - 5:30 p.m.**

**JANUARY**

Thursday, January 7  
Thursday, January 21

**FEBRUARY**

Thursday, February 4  
Thursday, February 18

**MARCH**

Thursday, March 4  
Thursday, March 18

**APRIL**

Thursday, April 22

**MAY**

Thursday, May 6  
Thursday, May 20

**JUNE**

Thursday, June 3  
Thursday, June 17

**JULY**

Thursday, July 22

**AUGUST**

Thursday, August 5  
Thursday, August 19

**SEPTEMBER**

Thursday, September 9  
Thursday, September 23

**OCTOBER**

Thursday, October 7  
Thursday, October 21

**NOVEMBER**

Thursday, November 4  
Thursday, November 18

**DECEMBER**

Thursday, December 9

# III.B.

## Memorandum Department of Planning



**To:** Planning & Public Works Committee

**From:** Shane Streiler, Planner

**Date:** July 23, 2026

**RE:** **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. (Ward 1)

### **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.

A Public Hearing was held on July 13, 2026. Following the hearing, the Planning Commission moved to recommend approval of the petition as presented. The motion passed with a vote of 8 to 1.

A full description of the request, site history, and staff analysis pertaining to the petition may be found in the July 13, 2026, Public Hearing & Vote Report attached to this memo.

### **Attachments:**

PH & Vote Staff Report  
Site Plan



# IV.A. VIII.A.

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## Public Hearing & Vote Report

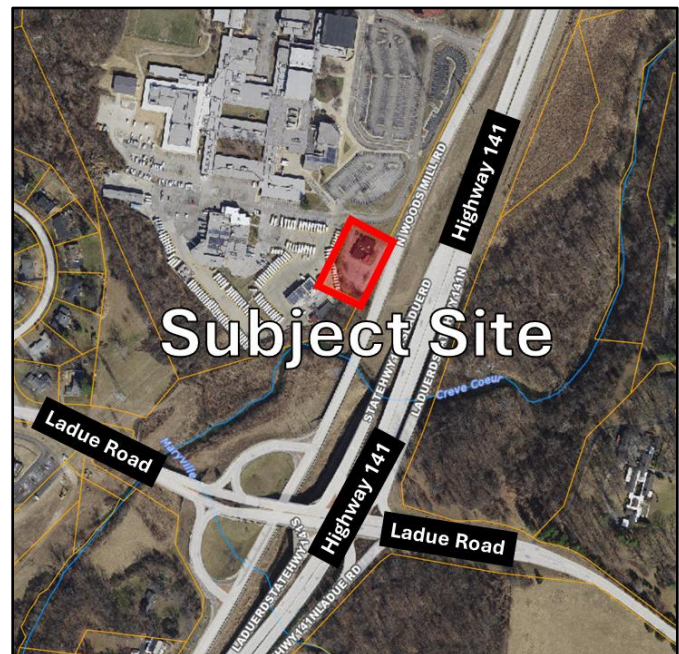
|                      |                                                                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Type:</b> | Change of Zoning                                                                                                                                                                                                                      |
| <b>Meeting Date:</b> | July 13, 2026                                                                                                                                                                                                                         |
| <b>From:</b>         | Shane Streiler, Planner                                                                                                                                                                                                               |
| <b>Location:</b>     | 357 North Woods Mill Road                                                                                                                                                                                                             |
| <b>Description:</b>  | <b><u>P.Z. 05-2026 357 North Woods Mill Road</u></b> : 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.

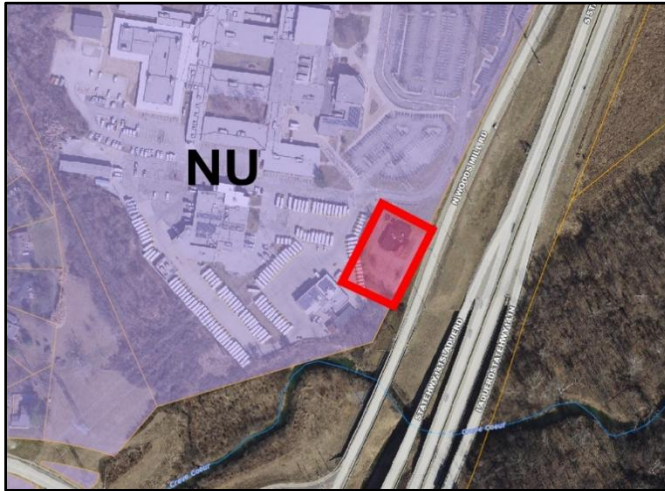


Figure 2: Zoning Map



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                       |
|----------------------------------|-------------------------------|---------------------------------------|-----------------------------------------|--------------------------------------------------|
| <b>“NU” Non-Urban District</b>   | Three (3) Acres               | 45’                                   | 50’ (Front)<br>20’ (Side)<br>20’ (Rear) | Single-Family Detached                           |
| <b>“R3” Residential District</b> | 30,000 SQFT                   | 60’                                   | 20’ (ROW)<br>8’ (Side)<br>15’ (Rear)    |                                                  |
| <b>“R4” Residential District</b> |                               |                                       | 20’ (ROW)<br>6’ (Side)<br>15’ (Rear)    |                                                  |
| <b>“R5” Residential District</b> |                               |                                       |                                         | Single-Family Attached<br>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

