

BILL NO. 2975

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE 2224 OF THE CITY OF CHESTERFIELD BY MODIFYING THE BOUNDARIES OF AN “MU” MEDICAL USE DISTRICT AND DEVELOPMENT CONDITIONS FOR A 54.78 ACRE TRACT OF LAND LOCATED EAST OF THE INTERSECTION OF SOUTH WOODS MILL ROAD AND HWY 141 (P.Z. 13-2013 ST. LUKE’S HOSPITAL-EAST CAMPUS {222 S. WOODS MILL RD.} 18Q240306).

WHEREAS, St. Luke’s Episcopal Presbyterian Hospitals has requested an amendment to City of Chesterfield Ordinance 2224 to modify the boundaries and development conditions of the “MU” Medical Use District for a 54.78 acre tract of land located east of the intersection of South Woods Mill Road and Hwy 141.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 9, 2013; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment.

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 and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “MU” Medical Use District for a 54.78 acre tract of land located at 222 South Woods Mill Rd. and as described as follows:

A tract of land in U.S. Survey 365, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of property conveyed to William McCurdy, Jr. by deed recorded in Book 7086 Page 1660 of the St. Louis County Records with a South line of "LADUE FARMS ESTATES PLAT THREE", a subdivision according to the plat thereof recorded as Daily No. 483 on July 14, 1978 in the St. Louis County Records; thence Southwardly along the said West line of the McCurdy property South 31 degrees 01 minutes 51 seconds West 236.13 feet to the Southwest corner thereof; thence Eastwardly along the south line of said McCurdy property and the South line of property conveyed to Paul B. Akin and wife by deed recorded in Book 6264 Page 288 of the St. Louis County Records, South 63 degrees 38 minutes 59 seconds East 742.99 feet to a point in the West line of property conveyed to Paul B. Akin and wife by deed recorded in Book 3966 Page 563 of the St. Louis County Records; thence Southwardly along the said West line of the Akin property, South 09 degrees 25 minutes 36 seconds West, 1,128.12 feet to a point in the relocated North line of Conway Road as dedicated by "Right-of-way Dedication Survey" recorded in Book 6746 Page 1419 of the St. Louis County Records; thence Westwardly along said relocated North line of Conway Road, the following courses and distances: North 76 degrees 34 minutes 00 seconds West 23.90 feet, North 62 degrees 31 minutes 50 seconds West 41.23 feet, North 76 degrees 34 minutes 00 seconds West 320.00 feet, North 87 degrees 52 minutes 36 seconds West 50.99 feet, North 76 degrees 34 minutes 00 seconds West 258.22 feet, along a curve to the right whose radius point bears North 13 degrees 26 minutes 00 seconds East 924.93 feet from the last mentioned point, a distance of 282.86 feet, North 59 degrees 02 minutes 40 seconds West 236.22 feet, along a curve to the left whose radius point bears South 30 degrees 57 minutes 20 seconds West 439.26 feet from the last mentioned point, a distance of 125.76 feet, North 60 degrees 20 minutes 00 seconds West 5.70 feet, South 86 degrees 31 minutes 00 seconds West 5.20 feet, along a curve to the left whose radius point bears South 13 degrees 11 minutes 17 seconds West 439.26 feet from the last mentioned point, a distance of 109.56 feet, along a curve to the left whose radius point bears South 01 degrees 06 minutes 09 seconds East 597.23 feet from the last mentioned point, a distance of 153.82 feet, and South 74 degrees 06 minutes 30 seconds West 248.99 feet to a point being 102.00 feet perpendicularly distant Northwest of said relocated Conway Road

centerline Station 16+21.12 feet, said point being also in the East line of property conveyed to the Missouri Highway and Transportation Commission by deed recorded in Book 7736 Page 1197 of the St. Louis County Records, said property conveyed to the Missouri Highway and Transportation Commission for State Route 141 relocation; thence along said East line of State Route 141 (relocated) the following courses and distances: North 43 degrees 36 minutes 10 seconds West 87.41 feet to a point being 122 feet radially distant East of Missouri state Route 141 (relocated) centerline Station 112+00; thence along a curve to the left whose radius point bears North 74 degrees 27 minutes 45 seconds West 3,941.72 feet from the last mentioned point 878.98 feet to a point being 122.00 feet radially distant East of Missouri Route 141 (relocated) centerline Station 103+48.21; thence along a line being 122.00 feet perpendicularly distant East of and parallel to the said centerline of Missouri State Route 141 (relocated) North 02 degrees 45 minutes 39 seconds East 139.21 feet to a point being opposite centerline Station 102+09; thence North 67 degrees 51 minutes 22 seconds East 61.74 feet to a point being 178.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+83; thence North 12 degrees 46 minutes 08 seconds East 51.79 feet to a point being 187.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+32; thence North 04 degrees 12 minutes 18 seconds East 119.04 feet to a point being 190.00 feet East of Missouri Route 141 (relocated) centerline Station 100+13; thence North 07 degrees 03 minutes 00 seconds East 39.46 feet to a point, in the South line of "Ladue Farm Estates Plat One", a subdivision according to the plat thereof recorded as Daily Number 268 on August 28, 1979 in the St. Louis County Records; thence leaving the aforesaid East line of Missouri State Route 141 (relocated) as described by deed recorded in Book 7736 page 1197 of the St. Louis County Records Eastwardly along the said South line of "Ladue Farm Estates Plat One" and a South line of aforesaid "Ladue Farm Estates Plat Three" South 81 degrees 47 minutes 43 seconds East 520.18 feet to a point; thence continuing along the boundary line of said "Ladue Farm Estates Plat Three" North 08 degrees 07 minutes 33 seconds East 160.94 feet and South 81 degrees 47 minutes 43 seconds East 704.43 feet to the point of beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by St. Luke's Episcopal Presbyterian Hospitals in P.Z. 13-2013 St. Luke's Hospital-East Campus, requesting the amendment 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 9th day of December 2013, 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 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this _____ day of _____, 2014

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: May 5, 2014

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 MU, Medical Use District shall be:
 - a. Educational Services to the Public related to Health Care,
 - b. Health Services, including clinics of doctors and dentist,
 - c. Hospital and Medical Centers,
 - d. Laboratories,
 - e. Medical Care Facilities,
 - f. Research Facilities,
 - g. Residential Care and Treatment Facilities, and
2. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Educational Services to the Public related to Health Care,
 - b. Cafeterias for the use by employees and guest of primary uses,
 - c. Day Care, including Adult Day Care,
 - d. Duplicating, Mailing, Stenographic and Office Services,
 - e. Florists,
 - f. Gift Shops,
 - g. Heliport,
 - h. Hospitality Houses,
 - i. Orthopedic Stores,
 - j. Parking Structures, Public or Private,

- k. Pharmacies,
 - l. Places of Worship,
 - m. Restaurants, under 2,000 sqft gross floor area without drive-thrus or drive-ins,
 - n. Schools and training facilities related to the Medical Profession, including, but not limited to schools for nursing,
 - o. Social Services,
 - p. Terminus for buses and other Public Mass Transit Vehicles.
3. The above uses in the MU District shall be restricted as follows:
- a. The purpose of ancillary uses is to serve the occupants and patrons of the principal permitted uses within the building. No separate access from the exterior building shall be permitted with respect to these uses.
 - b. The uses allowed by this ordinance shall be that of a five hundred (500) bed maximum general acute hospital.
 - c. No overnight accommodation rooms shall be permitted in the medical office buildings.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Floor Area
 - a. Total building floor area shall not exceed 937,800 square feet.
- 2. Height
 - a. The maximum height of buildings, exclusive of roof screening, shall not exceed one hundred forty-eight (148) feet.
 - b. Any new medical structure constructed from the date of this ordinance, not including parking garages, shall not exceed eight (8) stories in height.

- c. No Parking garage shall exceed eight (8) stories in height. The eastern parking garage shall be limited to three (3) level parking garage of approximately 500 parking spaces.

3. Building Requirements

A minimum of 50% openspace is required for this development.

C. SETBACKS

1. Structure Setbacks

Unless specifically identified on the Preliminary Plan attached hereto and marked as Attachment B, no building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Two hundred and eighty (280) feet from the right-of-way of Conway Road and State Hwy 141.
- b. Four hundred (400) feet to the east property line. To a maximum of seven hundred (700) feet from Conway Road. After seven hundred (700) feet the setback shall be six hundred (600) feet. The sole purpose of said reduction of setback shall be for a three (3) level parking garage and surface parking shall result in a net gain of 270 parking spaces on the eastern portion of the campus.
- c. Two hundred (200) feet from the north property line.

2. Parking Setbacks

Unless specifically identified on the Preliminary Plan attached hereto and marked as Attachment B, no parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Two hundred (200) feet from the right-of-way of Conway Road, with the exception of the surface parking located on the east side of the hospital. This area may not be located closer than one hundred twenty-five (125) feet from Conway Road and shall be limited to that shown on the Preliminary Plan attached hereto and marked as Attachment B.
- b. Two hundred forty-five (245) feet from the right-of-way of Highway 141.
- c. Two hundred (200) feet from the east property line.
- d. One hundred (100) feet from all other property lines.

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.
3. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A slope earth berm shall be required on the east elevation against the height and length of the parking structure so that only the upper deck parapet walls are visible from the east. The earth berm shall be planted with evergreen coniferous trees from six (6) feet to ten (10) feet tall, staggered and landscaped in such a manner to provide year round screening to the east.
3. An additional berm and green space east of the surface parking lot directly east of the proposed parking structure as indicated on the Preliminary Plan attached hereto and marked as Attachment B.

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 or Identification Signage construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (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.
2. Except for required street lighting, no source of illumination will be situated so that light is cast on any public right-of-way or adjoining property.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.
3. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

Access to the development shall be as shown on the Preliminary Plan attached hereto and marked as Attachment B, and adequate sight distance shall be provided as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic, as applicable

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, the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. No gate installation will be permitted on public right-of-way.
2. Provide sidewalk conforming to St. Louis County ADA standards adjacent to County roadway frontage as directed by the St. Louis County Department of Highways and Traffic.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Highways and Traffic.
4. The developer is advised that utility will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

5. As required by St. Louis County, this development is not subject to traffic generation assessment; the roadway improvements required herein represent the Developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates;

<u>Type of Development</u>	<u>Required Contribution</u>
Medical Office	\$1,934.32/Parking Space
General Office	\$ 644.74/Parking Space
Hospital	\$3,868.78/Parking Space

(Parking space as required by the site-specific ordinance or by Section 1003.165 of the St. Louis County Zoning Ordinance).

If types of development/proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

The applicable rates limiting required improvements shall be adjusted on January 1, 2015 and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation and the City of Chesterfield for review and approval. 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. Prior to preparation of this study the Developer's traffic engineer shall meet with representatives of all applicable agencies' to determine the study scope. The Developer's additional road improvements obligation and site access shall be as determined by the approved study and as directed by the

City of Chesterfield, the Missouri Department of Transportation and the St. Louis County Department of Highways and Traffic.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

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. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

7. Formal project development plans, including the flood plain study mentioned in note 14 on the plans, shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.
8. Formal project development plans, including the flood plain study mentioned in note 14 on the plans, shall be submitted to MSD for review, approval, and permits. These facilities shall be designed in accordance with the MSD Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to MSD.

N. SANITARY SEWER

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

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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 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. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. 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 Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

4. The developer is advised that utility will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Prior to a Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
6. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
7. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. 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.
13. 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.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. 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.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. 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.

VI. 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.

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

Preliminary Site Plan

"PARCEL A"

INDEX

1 TITLE SHEET
 2 PRELIMINARY SITE PLAN
 3 SECTIONS
 TSD-E TREE STAND DELINEATION

LEGEND

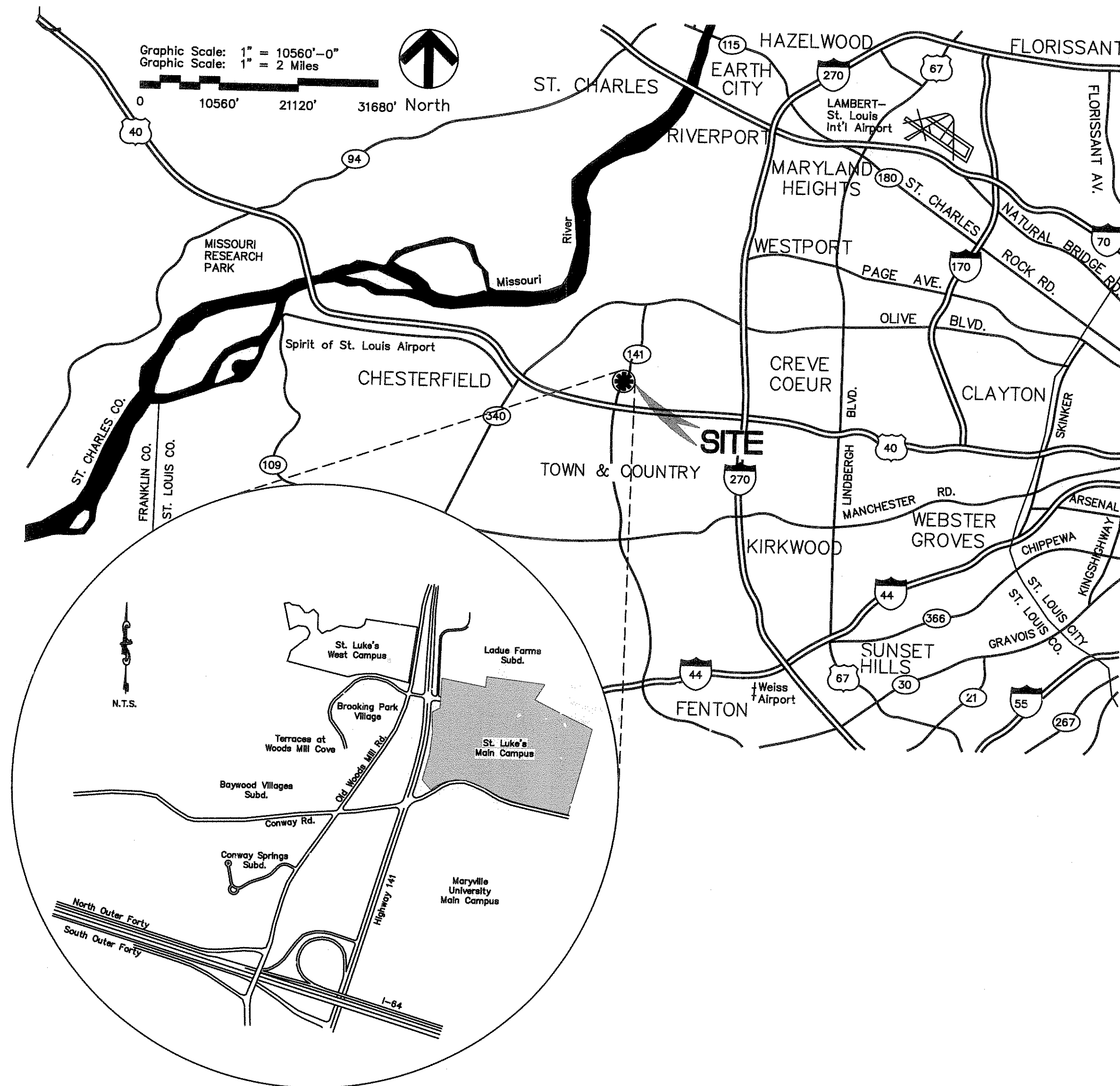
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
SWALE	
TO BE REMOVED	
TO BE REMOVED & RELOCATED	
TO BE USED IN PLACE	
BACK OF CURB	
FACE OF CURB	
TRASH ENCLOSURE	
LIGHT STANDARD	
GAS MAIN	
WATER MAIN	
UNDERGROUND TELEPHONE	
FIRE HYDRANT	
POWER POLE	
HAY BALE	
SILTATION CONTROL	

ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
LOC.	- LOCATOR NUMBER
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.O.W.	- RIGHT-OF-WAY
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

ST. LOUIS CO. BENCHMARK

12-141 - "I" IN THE CENTER ISLAND AT CROSS TRIALS DRIVE (EAST ENTRANCE TO LADUE TRIALS); 15' NORTH OF THE CENTERLINE OF LADUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141. ELEV. = 499.48



LOCATION MAP

SITE INFORMATION

SITE ACREAGE	= 54.779 Acres ± (PARCEL "A")
OWNER	= St. Luke's Episcopal-Presbyterian Hospitals
SITE ADDRESS:	= 232 South Woodsmill Rd.
LOCATOR No.	= 18Q140260, 18Q140251, 18Q240306
EXISTING ZONING	= "MU" "MEDICAL USE" (ORDINANCE NO. 2224)
FIRE DISTRICT	= CHESTERFIELD FIRE PROTECTION
SCHOOL DISTRICT	= PARKWAY DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= SBC

PROPERTY DESCRIPTION PARCEL "A"
 Commitment File No. 446441

A tract of land in U.S. Survey 365, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the West line of property conveyed to William McCurdy, Jr. by deed recorded in Book 7086 Page 1660 of the St. Louis County Records with a South line of "LADUE FARMS ESTATES PLAT THREE", a subdivision according to the plat thereof recorded as Daily No. 483 on July 14, 1978 in the St. Louis County Records; thence Southwardly along the said West line of the McCurdy property South 31 degrees 01 minutes 51 seconds West 236.13 feet to the Southwest corner thereof; thence Eastwardly along the south line of said McCurdy property and the South line of property conveyed to Paul B. Akin and wife by deed recorded in Book 6264 Page 288 of the St. Louis County Records, South 63 degrees 38 minutes 59 seconds East 742.89 feet to a point in the West line of property conveyed to Paul B. Akin and wife by deed recorded in Book 5966 Page 563 of the St. Louis County Records; thence Southwardly along the said West line of the Akin property, South 09 degrees 25 minutes 36 seconds West, 1,128.12 feet to a point in the relocated North line of Conway Road as dedicated by "Right-of-way Dedication Survey" recorded in Book 6746 Page 1419 of the St. Louis County Records; thence Westwardly along said relocated North line of Conway Road, the following courses and distances: North 76 degrees 34 minutes 00 seconds West 23.90 feet, North 62 degrees 31 minutes 50 seconds West 41.23 feet, North 76 degrees 34 minutes 00 seconds West 320.00 feet, North 87 degrees 52 minutes 36 seconds West 50.99 feet, North 76 degrees 34 minutes 00 seconds West 258.22 feet, along a curve to the right whose radius point bears North 13 degrees 28 minutes 00 seconds East 924.93 feet from the last mentioned point, a distance of 282.86 feet, North 59 degrees 02 minutes 12.76 feet, North 60 degrees 20 minutes 00 seconds West 5.70 feet, curve to the left whose radius point bears South 13 degrees 11 minutes 17 seconds West 439.25 feet from the last mentioned point, a distance of 109.56 feet, along a curve to the left whose radius point bears South 01 degrees 00 minutes of 153.82 feet, and South 74 degrees 06 minutes 30 seconds West 248.99 feet to a point being Conway Road centerline Station 16+21.12 feet, said point being also in the East line of property conveyed to the Missouri Highway and Transportation Commission by deed recorded in Book 7736 Page 1197 of the St. Louis County Records, said property conveyed to the Missouri Highway and Transportation Commission for State Route 141 (relocated); thence along said East line of State Route 141 (relocated) the following courses and distances: North 43 degrees 36 minutes 10 seconds West 87.41 feet to a point being 122 feet radially distant East of Missouri State Route 141 (relocated) centerline Station 112+00; thence along a curve to the left whose radius point bears North 74 degrees 27 minutes 45 seconds West being 122.00 feet radially distant East of Missouri State Route 141 (relocated) centerline Station 103+48.21; thence along a line being 122.00 feet perpendicular distant East of and parallel to the said centerline of Missouri State Route 141 (relocated) North 02 degrees 45 minutes 39 seconds East 139.21 feet to a point being opposite centerline Station 102+09; thence North 67 degrees 51 minutes 22 seconds East 61.74 feet to a point being 178.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+83; thence North 12 degrees 46 minutes 08 seconds East 51.79 feet to a point being 187.00 feet East of Missouri State Route 141 (relocated) centerline Station 101+32; thence North 04 degrees 12 minutes 18 seconds East 119.04 feet to a point being 190.00 feet East of Missouri State Route 141 (relocated) centerline Station 100+13; thence North 07 degrees 03 minutes 00 seconds East 39.46 feet to a point, in the South line of "Ladue Farm Estates Plat One", a subdivision according to the plat thereof recorded as Daily Number 288 on August 25, 1979 in the St. Louis County Records; thence leaving the aforesaid East line of Missouri State Route 141 (relocated) as described by deed recorded in Book 7736 page 1197 of the St. Louis County Records Eastwardly along the said South line of "Ladue Farm Estates Plat One" and a South line of aforesaid "Ladue Farm Estates Plat Three" South 81 degrees 47 minutes 43 seconds East 520.18 feet to a point; thence continuing along the boundary line of said "Ladue Farm Estates Plat Three" North 08 degrees 07 minutes 33 seconds East 160.94 feet and South 81 degrees 47 minutes 43 seconds East 704.43 feet to the point of beginning.

SITE DEVELOPMENT CONCEPT PLAN:
 Recorded Book 354, Pages 364-378

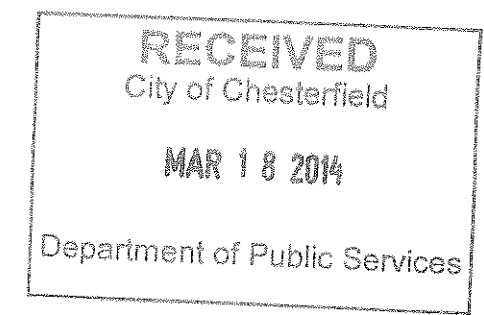
PREPARED FOR:
St. Lukes Episcopal Presbyterian Hospitals
 232 South Woodsmill Road
 Chesterfield, MO 63017
 Phone: (314) 205-6800
 Fax: (314) 205-6824
 Contact: Don Miller

UTILITY NOTE:
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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 RSMo.

SURVEYOR'S CERTIFICATION
 This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary 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.
 L.S. No. 222-D

By: Daniel Ehlmann, Missouri



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63103
 PH: (314) 533-1000
 FAX: (314) 533-1000
 E-mail: general@stockand.com
 Web: www.stockand.com

PRELIMINARY SITE PLAN FOR:
St. Luke's Hospital
 232 SOUTH WOODSMILL ROAD
 CITY OF CHESTERFIELD
 MISSOURI

DATE: Jan. 29, 2014

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

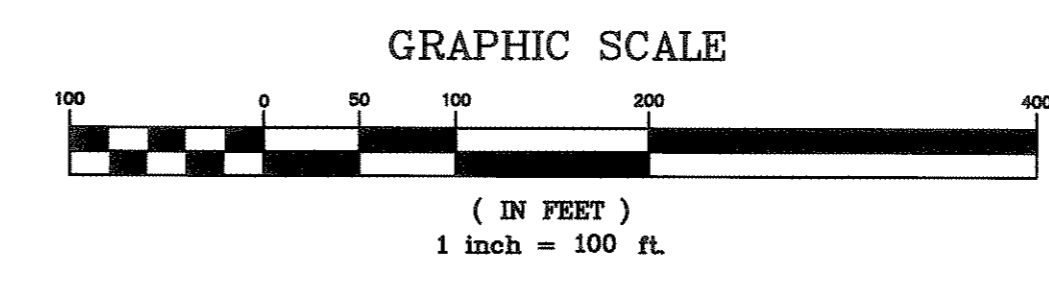
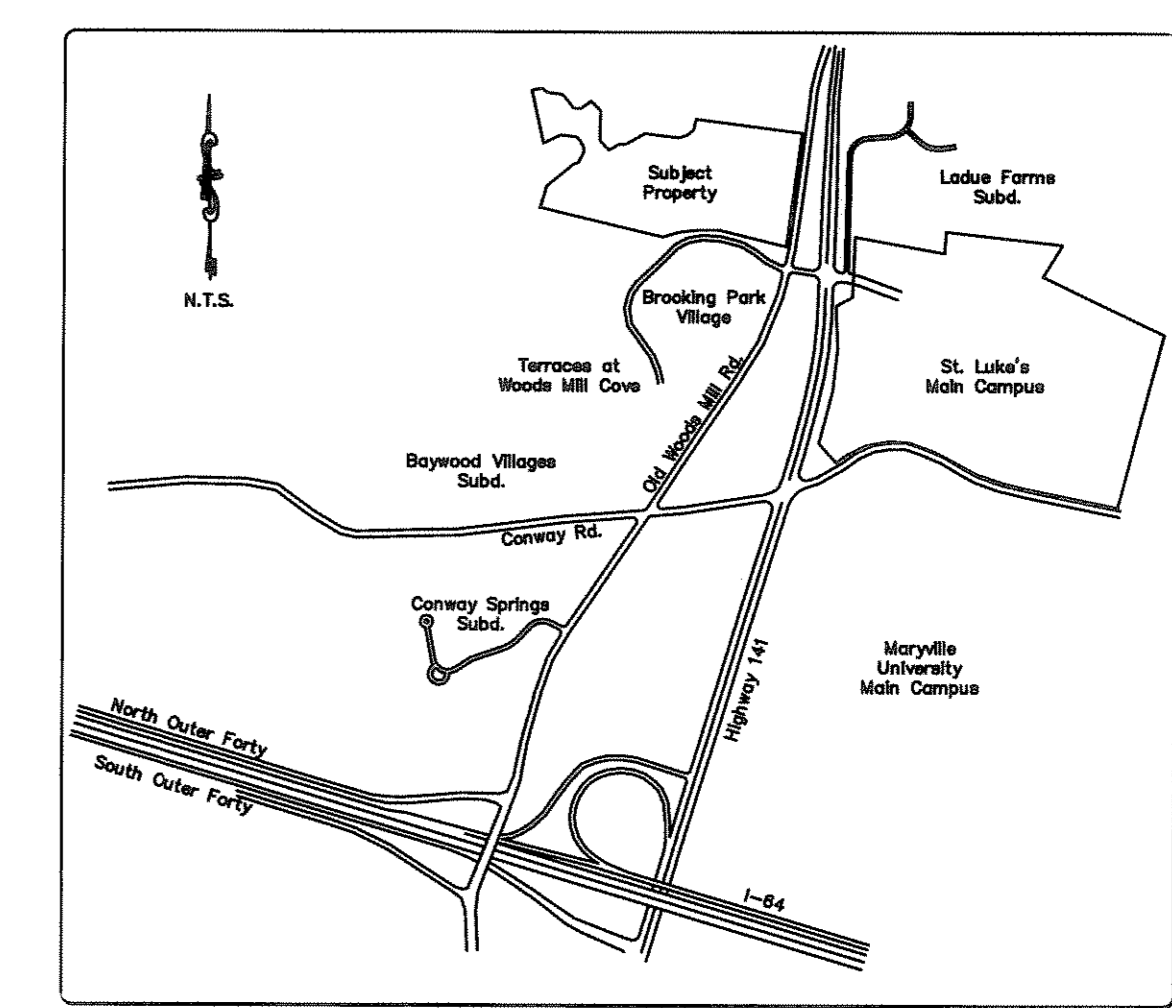
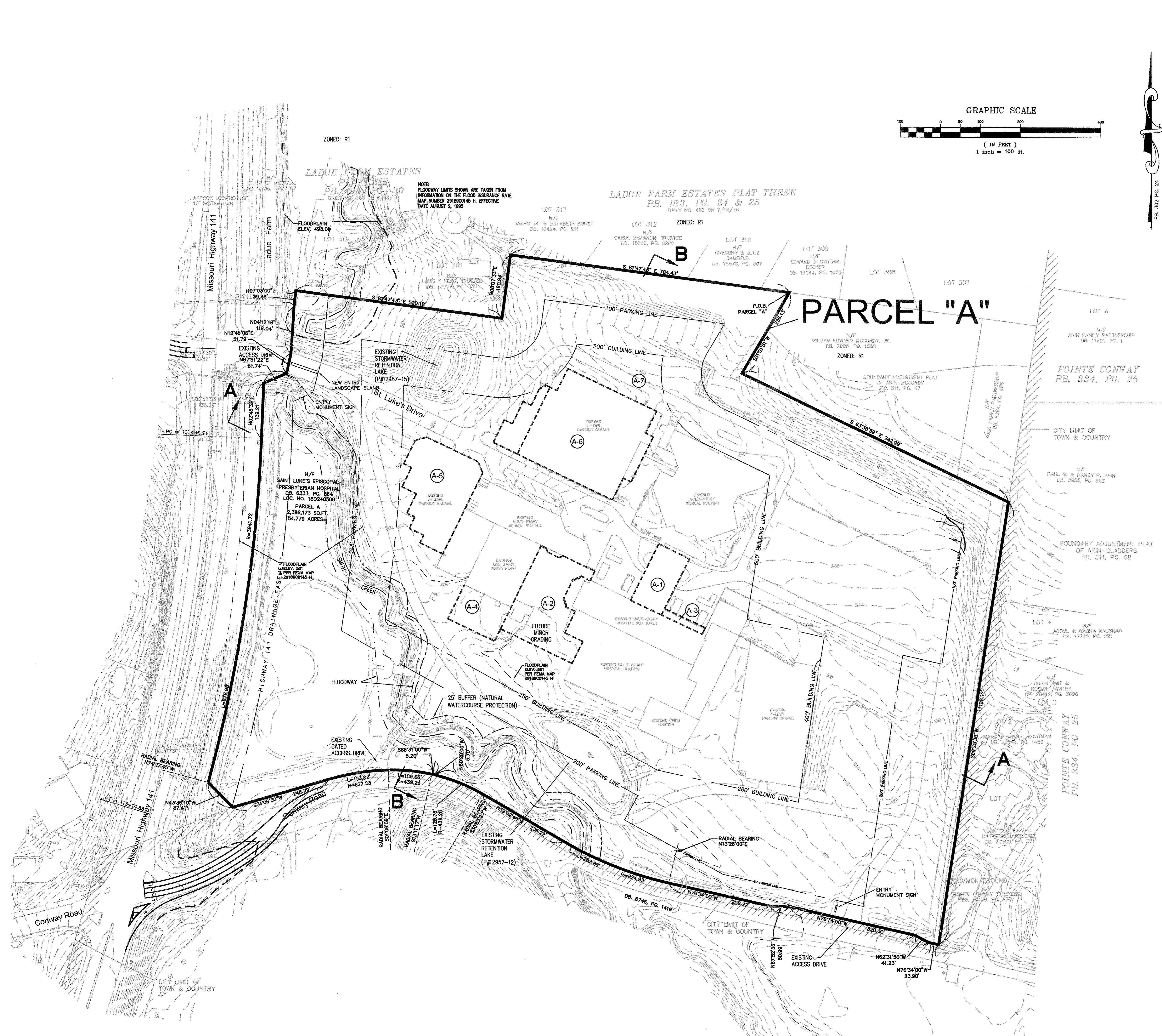
REVISIONS:

1	City comments	01.29.14
---	---------------	----------

DATE:	09/26/13	JOB NO.:	213-5155
SCALE:	AS SHOWN	DATE:	09/26/13
SCALE:	AS SHOWN	DATE:	09/26/13
SCALE:	AS SHOWN	DATE:	09/26/13

PRELIMINARY SITE PLAN
 SHEET NO. 1

Attachment B



PERTINENT DATA

- | | |
|-------------------|-----------------------------------------|
| EXISTING ZONING | = "MU" MEDICAL USE DISTRICT |
| LOCATOR No. 9 | = 18Q240306 |
| SEWER DISTRICT | = METROPOLITAN ST. LOUIS SEWER DISTRICT |
| FIRE DISTRICT | = CHESTERFIELD FIRE PROTECTION |
| WATERSHED | = MISSOURI RIVER/CREVE COEUR CREEK |
| SCHOOL DISTRICT | = PARKWAY DISTRICT |
| WATER SERVICE | = ST. LOUIS COUNTY WATER CO. |
| GAS SERVICE | = LAACLEDE GAS |
| ELECTRIC SERVICE | = AMERILENE ELECTRIC |
| TELEPHONE SERVICE | = SOUTHWESTERN BELL TELEPHONE |

GENERAL NOTES

- INTERSECTION PER MO. DEPARTMENT OF TRANSPORTATION.
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, ST. LOUIS CO. MDDOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN APPROPRIATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON CONSTRUCTION PLANS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MDDOT & ST. LOUIS CO. HWY. DEPT. STANDARDS.
- NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
- BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS.
- ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- SUBJECT PROPERTY LIES IN ZONE "X", AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 29189C0145, EFFECTIVE DATE: AUGUST 2, 1995.
- ALL IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.
- A SPECIAL CASH ESCROW OR LETTER OF CREDIT TO GUARANTEE THE COMPLETION OF REQUIRED IMPROVEMENTS ON CONWAY ROAD.
- HOSPITAL BEDS:
EXISTING BEDS 404 BEDS
PROPOSED BEDS 86 BEDS
TOTAL NUMBER OF BEDS 500 BEDS
- A FLOODPLAIN STUDY WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT ON PARCEL "A". THE STUDY WILL NEED TO BE APPROVED PRIOR TO APPROVAL OF THE SITE DEVELOPMENT SECTION PLAN FOR PARCEL "A".

GREENSPACE AREA

GREENSPACE REQUIREMENT:	
Existing Coverage (Paved + Building Area)	25.54 Acres
Total Area on St. Luke's Property	54.78 Acres
Existing Site Coverage	25.54 Acres/54.78 Acres = 46.62%
Proposed Coverage (Paved + Building Area)	
Total Area on St. Luke's Property	54.78 Acres
Proposed Site Coverage	26.00 Acres/54.78 Acres = 47.4%

MAIN CAMPUS EXPANSION:

EXISTING CAMPUS BUILDING AREA = 826,800 S.F.
PROPOSED CAMPUS ADDITION = 111,000 S.F.
TOTAL CAMPUS SQUARE FOOTAGE = 937,800 S.F.

- (A-1) PROPOSED 2 STORY PATIENT TOWER EXPANSION
- (A-2) PROPOSED 2 STORY DIAGNOSTICS ADDITION
- (A-3) PROPOSED SKYWALK FROM PATIENT TOWER TO MEDICAL OFFICE BUILDING
- (A-4) PROPOSED 1 STORY POWER PLANT EXPANSION
- (A-5) PROPOSED 2 ADDITIONAL FLOORS OF PARKING OVER EXISTING PARKING GARAGE
- (A-6) 5 LEVEL REPLACEMENT GARAGE
- (A-7) PROPOSED SURFACE PARKING

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105
PH: (636) 598-9100
FAX: (636) 598-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

PRELIMINARY SITE PLAN FOR:
St. Luke's Hospital
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD
MISSOURI

DATE: Jan. 29, 2014

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

REVISIONS:

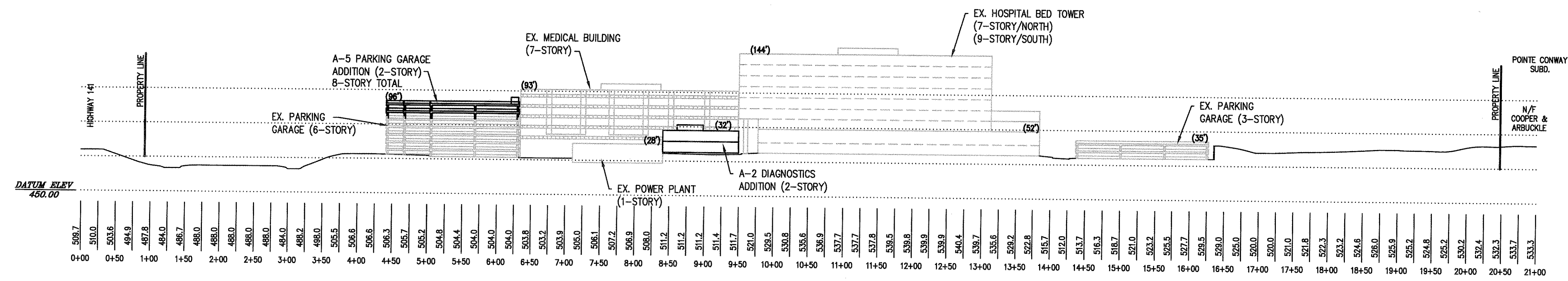
1	City comments	01.29.14
---	---------------	----------

DATE:	09/26/13	DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
SCALE:	AS SHOWN	DATE:	09/26/13	JOB NO.:	213-5155
SCALE:	AS SHOWN	DATE:	09/26/13	DATE:	09/26/13
SCALE:	AS SHOWN	DATE:	09/26/13	DATE:	09/26/13

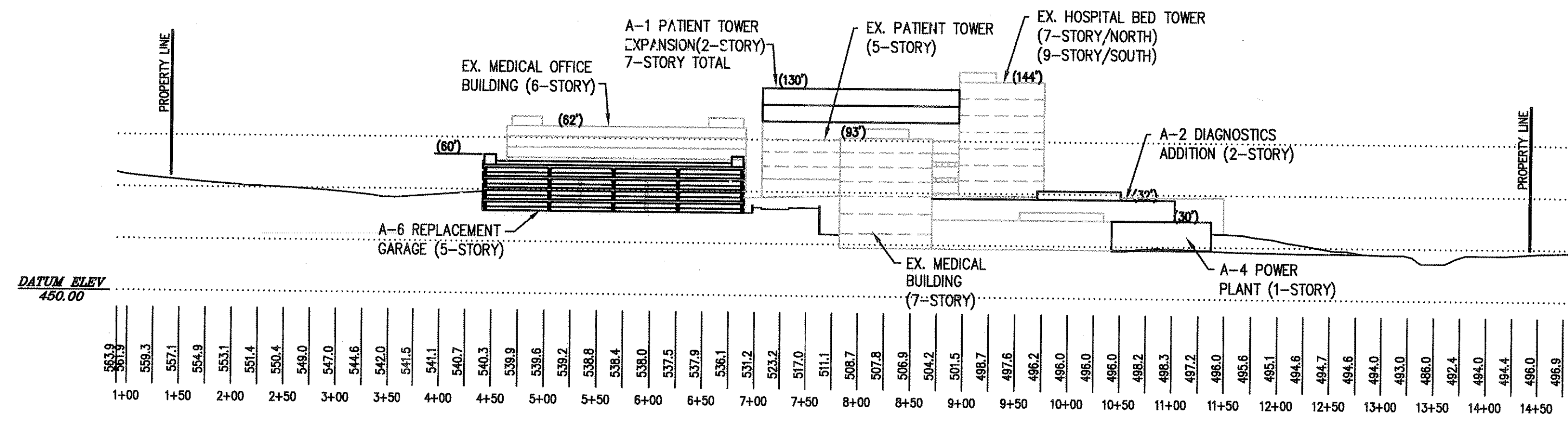
SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NO.:
2

DRAWING FILE: C:\WORKING\2014\15\15105\15105_15105_15105_15105_15105.dwg PLOTED BY: jstock/stock DATE: 1/15/2014 10:14:44 AM PLOTTED ON: 15105_15105_15105_15105_15105.dwg PLOT DATE: 1/15/2014 10:14:44 AM



SECTION A-A
SCALE: 1"=100' (H/V)



SECTION B-B
SCALE: 1"=100' (H/V)

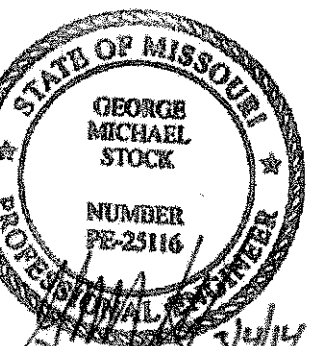
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
297 Chesterfield Business Parkway
St. Louis, MO 63105
PH (636) 538-9100
FAX (636) 538-9100
e-mail: general@stockandassocs.com
Web: www.stockandassocs.com

PRELIMINARY SITE PLAN FOR:

St. Luke's Hospital
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD
MISSOURI

DATE: Jan. 29, 2014



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

REVISIONS:

NO.	DESCRIPTION	DATE
1	City comments	01.29.14

DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
DATE:	11/01/13	DSG NO.:	213-5155
BASE MAP #	-	NAT SUP. #	-
SCALE: MAP #	-	NAT SUP. #	-
SCALE: EUP. #	-		
MO-00			

SHEET TITLE:
**PRELIMINARY
SITE PLAN**

SHEET NO.:
3

DESCRIPTION OF WOODLAND AREAS

A. Area along existing creek dominated by mature cottonwood and sycamore forest. Two Monarch trees are found immediately at the creek edges. The wooded understory consists of young cottonwood, sycamore, and elm. All underbrush (honeysuckle, etc) has recently been removed.

Total S.F. of Type "A" Woodlands: 128,361 S.F.

B. This area is predominately a young woodland consisting of first succession vegetation along existing drainageways. Cottonwoods and sycamores are the dominant species. Small trees (1/2"-3") and honeysuckle shrubs are interspersed with occasional 12"-20" caliper trees found at creek edges. Much of the area is located off the property on State Highway 141 ROW.

Total S.F. of Type "B" Woodlands: 69,675 S.F.

C. Woodland areas along the perimeter of the property are dominated by deciduous canopy trees generally located within 5-10 feet of either side of the property line. Trees are a mix of upland deciduous varieties (oaks, maple, elm, ash) creating a canopy that generally shades the area behind the sight-proof fence constructed on the hospital property. Occasional evergreens trees (white pines 12"-15") create additional buffering. Understory is dominated by invasive honeysuckle.

Total S.F. of Type "C" Woodlands: 32,690 S.F.

D. Woodland areas along the eastern perimeter consisting of a mixture of deciduous trees (oaks, maples, ash) that are located on either side of the driveway easement. The trees range in size but are generally found to be 12"-20" and create a fairly consistent deciduous canopy. Understory is limited to occasional honeysuckle.

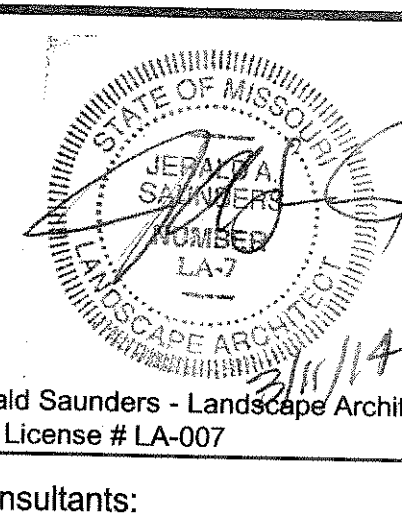
Total S.F. of Type "D" Woodlands: 33,109 S.F.

Total S.F. of Woodlands on site: 263,835 S.F., or 6.06 acres

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong Certified Arborist MW-4826A Douglas A. DeLong

INDIVIDUAL TREES

Table listing individual trees with columns for No., Tree Name, Size, and additional tree details. The list includes various species such as White Pine, Oak, Maple, Spruce, and Ash, with sizes ranging from 6" to 30" in diameter.



Jerald Saunders - Landscape Architect MO License # LA-007 Consultants:

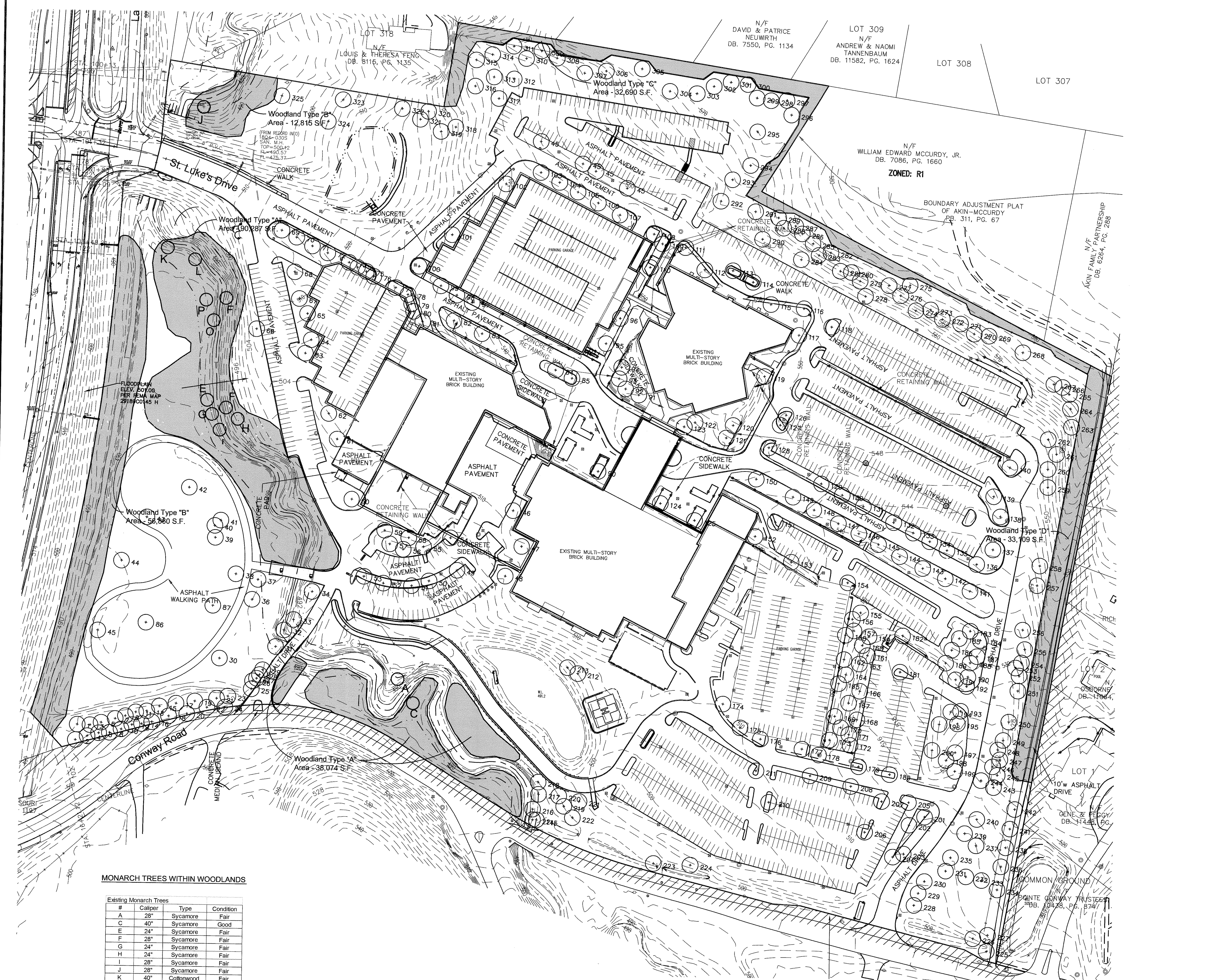
St. Luke's Hospital East Campus CHESTERFIELD, MISSOURI

Revisions table with columns for Date, Description, and No. It shows two revisions dated 10/31/13 and 03/11/14 regarding City Comments.

Drawn: BAR Checked: JAG

Logo for loomisAssociates, a landscape architects/planners firm, with contact information for Douglas DeLong.

Sheet Title: TREE STAND DELINEATION EAST Sheet No: TSD - E Date: 10/28/13 Job #: 813.033



MONARCH TREES WITHIN WOODLANDS

Table listing existing monarch trees with columns for #, Caliper, Type, and Condition. It lists 16 trees of various types including Sycamore, Cottonwood, and Ash.

TREE STAND DELINEATION - EAST CAMPUS SCALE 1"=80'

NOTE: This plan locates and identifies woodland areas and all individual trees 5" caliper or greater.