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Planning Commission Issues Report

Subject: Ordinance Amendment Issues Report

Meeting Date: February 24, 2014

From: John Boyer, Senior Planner

Location: Located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

Petition: P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.)

Proposal Summary

St. Luke's Episcopal Presbyterian Hospitals has submitted a request for a zoning map amendment (rezoning) from an existing "MU" Medical Use District, "R-2" Residence District and "FPNU" Floodplain Non-Urban District to a new "MU" Medical Use District. The area of this property which is zoned "MU" is currently governed by two City of Chesterfield governing ordinances, Ordinance 2224 and 2499. The intent is to place this western campus into its own ordinance separate from the eastern campus as indicated within the Project Narrative (see attached Campus Exhibits for West Campus depiction and Ordinance Areas). If this petition is approved by the City of Chesterfield, these ordinances will be repealed and replaced by a new single ordinance governing the entire western campus.

Department Input

This petition is before the Planning Commission following up on issues that were identified during the Public Hearing on December 9, 2013. After the meeting, an Issues Letter was sent to the petitioner by Staff. This letter included concerns identified at the Public Hearing, and Staff issues. A written response to those issues was received by Staff, which is included for your review as an attachment to this report. Based upon these items, Staff has prepared a draft "MU" district ordinance and place this project on for the Issues Meeting for further review and discussion with the Planning Commission.

Site History

The subject property was originally zoned "NU" Non-Urban District. In 2005, the portion of the site governed under Ordinance 2224 was rezoned to "MU" Medical Use District. The northern section of the subject property was rezoned from "NU" Non-Urban and "R-1" Residence District to "MU" via ordinance 2372 in 2006. In 2007, a Board of Adjustment request was granted by the City of Chesterfield from Ordinance 2372 to allow a 25 foot front yard setback along Woods Mill Rd. in lieu of the required 50 foot setback. In 2008, Ordinance 2499 was approved which repealed Ordinance 2372. This ordinance amended parking standards and setbacks for the northern portion of the site. Multiple Site Development Plans, Concept and Section Plans, have

been amended since 2006. The currently zoned R-2 properties, which are represented in this petition as Parcel C, were rezoned from "NU" via Ordinance 1581 in 1999.

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

- North:** The land use of the property to the north is vacant and is zoned "NU" Non-Urban District.
- South:** The properties to the south are within the Brooking Park Village development consisting of Nursing Facility zoned "R1" Residence District with a Conditional Use Permit and "NU" Non-Urban District within the Conwood development consisting of a single-family residence.
- East:** The properties to the east are within the Ladue Farms Estates subdivision zoned "R1" Residence District consisting of single-family residences.
- West:** The properties to the west are zoned "R1A" Residence District with a "PEU" Planned Environment Unit procedure and are within The Lake on White Road and Green Trails Country Club subdivisions which consist of single-family residences.

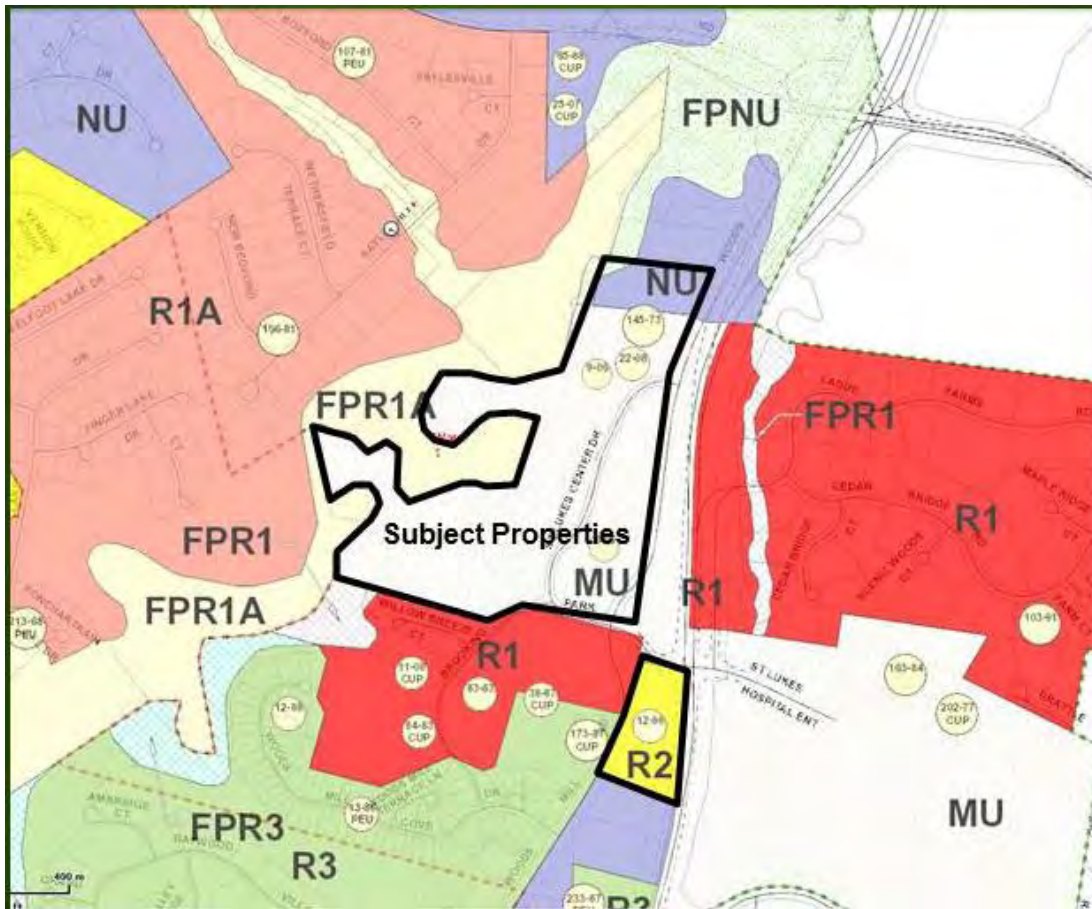


Figure 1: Area Zoning



Figure 2: Aerial Photo

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the Residential Single Family land use designation. Hospitals and accessory uses are available for review within the residential districts of the City’s Municipal Code. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

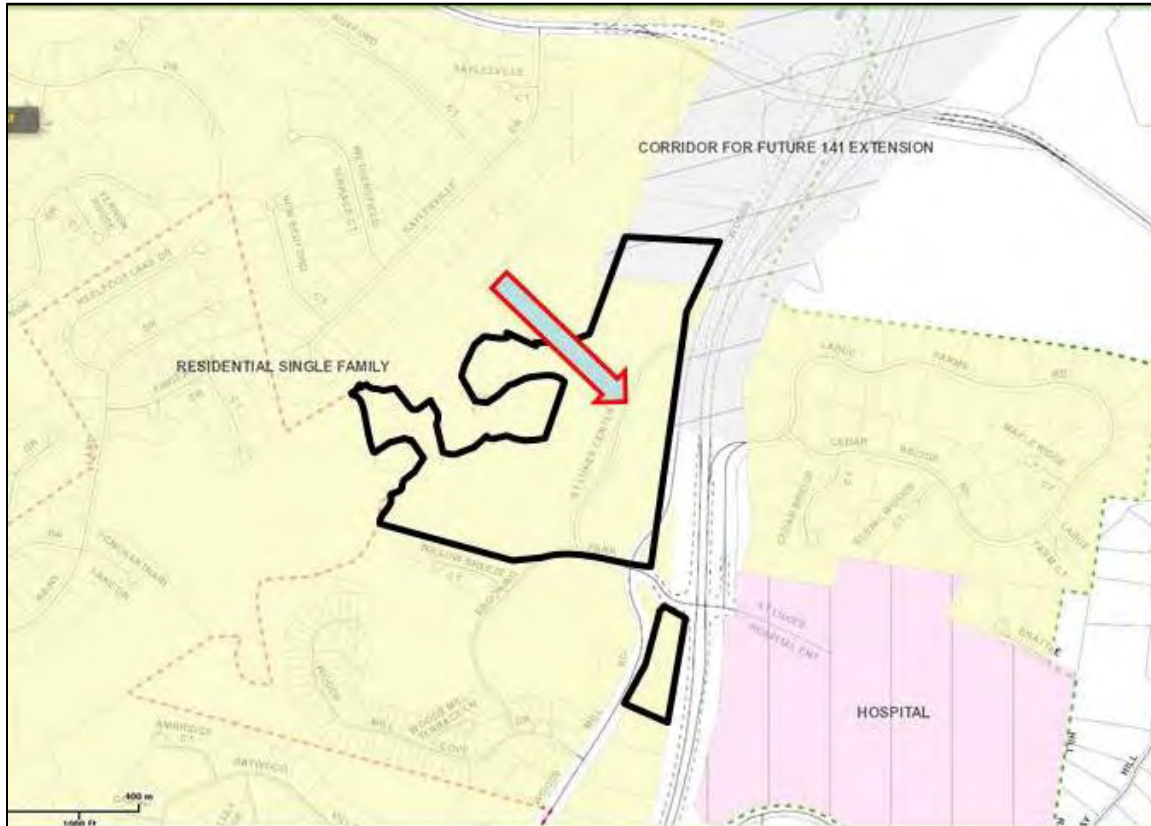


Figure 3: Comprehensive Land Use Plan

Analysis

Proposed Structures

As indicated above, the purpose of the ordinance amendment is to accommodate future expansion of the hospital. Multiple building expansions are planned associated with this proposal. A total of 144,200 square feet of existing medical structures are currently on-site with another 707,800 (approximately) square feet planned for an approximately 852,000 square feet of total medical structures for a floor-area ratio of 0.485. This square footage does not include parking garage structures, nor does City Code require structured or parking surfaces in these calculations. Proposed structures identified on the Preliminary Plan include 6 new medical buildings, 3 parking garages and 2 new surface parking lots.

The below Table 1 depicts the existing and proposed medical and parking garage structures heights, finished floor elevations (adjacent grade in mean sea level of the floor) and stories for clarification. While all proposed medical buildings, minus Building J, are 94 feet in height, the stories proposed vary slightly at 5 and 6 stories.

Table 1: Building Heights

| Buildings | Height (feet) | Proposed Finished Floor Elevations (mean sea level) | Stories |
|---------------------------------|----------------------|--|----------------|
| Medical Building “A” (existing) | 80’ | 548’ | 5 |
| Medical Building “B” | 94’ | 548’ | 5 |
| Medical Building “C” | 94’ | 548’ | 6 |
| Medical Building “D” | 94’ | 532’ | 5 |
| Medical Building “E” | 94’ | 530’ | 6 |
| Medical Building “F” | 94’ | 516’ | 6 |
| <i>Parking Garage “G”</i> | 58’ | 548’ | 5 |
| <i>Parking Garage “H”</i> | 58’ | 536.5’ | 5 |
| <i>Parking Garage “I”</i> | 58’ | 522’ | 6 |
| Medical Building “J” | 36’ | 538’ | 2 |

Access

Only one new access point is planned at this point to serve the vacant southern property, Parcel C (see West Campus Parcel Exhibit), adjacent to S. Woods Mill Rd. and Hwy 141; however, an updated traffic study will be required during the Site Development Plan review to further evaluate access.

Setbacks

Due to the western campus being split by two ordinances (2224 and 2499), these ordinances are not consistent with required setbacks. The Petitioner is proposing to consolidate setbacks as much as possible to provide consistency throughout the site. Proposed setbacks are listed below;

- 100 foot setback from the western parcel line in lieu of the currently required 25 foot setback as regulated by Ordinance 2224. Staff had requested the Petitioner to be as consistent as possible with the western property line throughout the site. Ordinance 2499 which governs the northern section has a 155 foot setback. The 100 foot setback on the southern portion cannot be increased anymore due to the existing medical building (Building “A”).
- A 25 foot front setback remains along the S. Woods Mill Rd. frontage on the northern section of the site which is governed under Ordinance 2499. This is due to an approved Board of Adjustment application allowing the 25 feet in lieu of the required 50 feet via the “MU” District standards. While the variance has been granted, Staff maintains the applicant agree to a 30 foot setback to ensure compliance with the required 30 foot landscape buffer required by the Tree Preservation and Landscape Requirements of the City Municipal Code.

- The Preliminary Plan identified areas listed as 25 foot setbacks, proposed and allowed per existing ordinance authority, which are inconsistent with current City Code specifically the required 30 foot landscape buffers as required by Section 27.5 Tree Preservation and Landscape Requirements. In addition, correct setbacks for Parcel C are still being pursued through Staff's review process.
 - Parcel B and E
 - Setbacks for the north property line and south property line should be updated to reflect 30 foot setbacks to account for the required 30 foot landscape buffer via the City's Tree Preservation and Landscape Requirements. This consistency in setback and landscape buffer would help in maintaining compliance with City Code requirements.
 - Parcel C
 - Parcel C currently shows setbacks in non-compliance with the "MU" Medical Use District standards, specifically the required 50 foot setback along frontages. Frontages for this parcel include the west (S. Woods Mill Rd.) north (Brookings Park) and east (Hwy 141). In addition, the 30 foot landscape buffer is required on all four side of this parcel; therefore, would require the allowed 25 foot setback for the southern portion of this parcel to be updated to reflect this buffering requirement.

Proposed Uses

The applicant has amended their request in proposed uses to remove the Heliport land use from this site. This item was an issue identified by the public during the December 9, 2013 Public Hearing. Remaining uses requested are consistent with existing ordinance authority on site via Ordinances 2224 and 2499. A list of the proposed land uses and accessory uses may be found on the provided draft Attachment A document enclosed with this report.

Issues

The Planning Commission, with input from the public, identified multiple issues at the December 9, 2013 Public Hearing on this petition. Additionally, Staff identified several items that were included with the Planning Commission's issues and sent to the Petitioner. The Petitioner has submitted a formal response to each of these items which is attached to the Planning Commission's packet for review. Additional information from Staff on several of these Issues is provided below.

- **Setback Issues**

As identified in the above Setback section discussion on page 5 and 6, Staff is seeking correction on setbacks around the perimeter of the site, specifically in areas listed as 25 foot setbacks along the north and south of Parcels B and E, and incorrect setbacks associated with Parcel C.

- **Provide clarification on the access of the southern parcels (Parcel C). Questions were raised on whether this access point would line up to the existing access point for Brooking Park Village.**

Associated with this issue, the Petitioner has updated the plan to adjust the access to line up with Brooking Park Village. This item will be further evaluated if the zoning amendment is approved during Site Development Plan review and the required Traffic Study. No direct access off Hwy 141 will be permitted for this parcel.

- **Questions were raised concerning the height of the proposed medical offices and parking garages.**

Discussion on staggering the height of these structures as one moves north through the site was deliberated. The idea was to mitigate the visual impact on adjoining uses (buildings become less tall as you move north). Due to the subject site being on a bluff, the structures may have a higher visual impact on adjoining properties, specifically from the west. Associated with this discussion, the Petitioner has provided a more detailed cut-sheet which depicts the height of all the proposed structures (feet and stories). An analysis of this information was provided above on page 5 of this report.

The height comparison is best viewed on Section A-A on page 5 of the Preliminary Plan. As proposed two medical buildings, Building "B" and "D", are listed at 94 feet in height along this bluff with a proposed parking structure, Building "I", listed at 58 feet north of the two medical buildings. While site topography loses elevation as you move north, the structures retain similar heights from grade. With this loss in elevation, the structures appear to lessen in height as you move north (see table 1 finished floor elevations). The Planning Commission may further evaluate the proposed issue and provide further direction to the Petitioner if necessary.

- **Concern over buffering of this project was discussed; specifically, providing landscape berms along the western portion (bluff) of the property to provide screening from the west and noise abatement from Hwy 141 due to proposed construction of the southern parcels (Parcel C).**

A four foot landscape berm has been proposed on the western portion of the property on top of the bluff, north of the existing medical structure. The Planning Commission may further evaluate the berm's location and height and whether this issue has been appropriately addressed.

- **Provide information on the need for the Heliport Land Use on this project.**

Per the Petitioner's response, this use has been removed from the request.

- **Discussion occurred on the proposed hours of operation for this campus due to its proximity with adjoining residential uses.**

The Petitioner has requested no limitation on hours of operation, which would comply with the existing ordinance authority. Due to the nature of this district and associated uses, the "MU" District regulations do not require an hour of operations limitation. Staff does not recommend hour restrictions do to the nature of this use.

- **Storm water concerns were discussed with the effect of this expansion to adjoining properties, specifically the creek to the west of the campus.**

The development is required to meet all standards established by the Metropolitan St. Louis Sewer District (MSD). The site's storm water compliance will continue to be reviewed by MSD and Staff. This item will also be further addressed during the Site Development Plan and Improvement Plan process if zoning is approved.

- **Traffic issues were raised with the proposed expansion of this campus. Public comment centered on the current traffic issues experienced in the area, and exacerbation of traffic issues due to the proposed expansion of the campus.**

Associated with the proposed development, the draft Attachment A will be requiring a new Traffic Study related with this petition, if approved, prior to Site Development Plan submission. This new study is required associated with the proposed Phase 2 improvements the Missouri Department of Transportation (MoDOT) has planned for Hwy 141. MoDOT is aware of the existing traffic concerns in this area and the Phase 2 project is meant to alleviate existing traffic issues related with Hwy 141. Phase 2 improvements for Hwy 141 include the area from I-64 to St. Luke's Hospital Drive. Proposed improvements consist of additional through lanes and turn lanes to improve congestion in this area. The Hwy 141 Phase 2 project is separate from the St. Luke's expansion; however, will be reviewed in relation to the required future Traffic Study for the proposed development.

The previous traffic study prepared by St. Luke's accounted for the square footage contained within this petition and for existing Hwy 141 improvements completed recently; however, not the planned Phase 2 improvement project. Staff is working with and will continue to work with the Missouri Department of Transportation (MoDOT) concerning this petition and their Phase 2 improvements.

- **Due to Parcel C's proximity to residences, provide information on the need for this area to be included in this petition.**

Per the Petitioner, the reason for inclusion of this addition is not for immediate development but for future consideration. Discussion occurred on whether the uses requested for the "MU" District are appropriate at this location. The property is bordered by residential uses to the west and south. This item may be further evaluated by the Planning Commission.

City staff is still awaiting agency comments from St. Louis County Department of Highways and Traffic concerning this development proposal. All comments received at this point from other agencies have been included in the draft district ordinance attached to this report for the Planning Commission's review and comment.

Request

Staff is requesting this meeting for discussion of existing and any additional issues concerning the rezoning to "MU" Medical Use District and the draft development ordinance. No vote is requested at this time for this project. The intent of the Issues Meeting is to receive feedback on the draft district ordinance, analysis of the suitability of the zoning requests and to examine if any further issues need to be resolved prior to requesting a recommendation from the Planning Commission. A summary of outstanding items are as follows;

1. Setback issues, and
2. Awaiting all agency comments.

Respectfully Submitted,



John Boyer, Senior Planner

Attachments:

1. Draft "MU" District Ordinance
2. Response to Issues Letter
3. Project Narrative
4. West Campus Parcel Exhibit
5. Campus Exhibit
6. Ordinance Exhibit
7. Adjacent Subdivision Exhibit
8. Preliminary Plan

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
 - h. Schools for the Handicapped
2. Ancillary uses for the above referenced permitted uses shall be as follows:
 - a. Assisted Living Services,
 - 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. Hospitality Houses,
 - h. Orthopedic Stores,
 - i. Parking Structures, Public or Private,
 - j. Pharmacies,

- k. Places of Worship,
 - 1. Restaurants, under 2,000 sqft gross floor area without drive-thrus or drive-ins,
 - m. Schools and training facilities related to the Medical Profession, including, but not limited to schools for nursing,
 - n. Social Services,
 - o. Substance Abuse Treatment Facility, Outpatient, and
 - p. Terminus for buses and other Public Mass Transit Vehicles
- 3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.
- 4. The above uses in the "MU" Medical Use District shall be restricted as follows:

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. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Floor Area:
 - Total building floor area shall not exceed 852,000 square feet.
- 2. Height:
 - The maximum height of the building, exclusive of roof screening, shall not exceed 98 feet.
- 3. Building Requirements:
 - a. A minimum of 50% openspace is required for this development for parcels B and D.
 - b. A minimum of 30% openspace is required for Parcel C.

C. SETBACKS

- 1. Structure Setbacks
 - Unless specifically identified on the Preliminary Plan identified as Attachment B; structure setbacks shall be as follows:

- a. No building or structure, other than a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
 - 1) No Development shall be permitted west of the natural watercourse buffer as shown on the Preliminary Plan.
 - 2) Fifty (50) feet from any right-of-way line.
 - 3) Thirty (30) feet from the northern or southern boundaries of the "MU" District.
2. Parking Setbacks
 - a. Thirty (30) feet from the right of way of S. Woods Mill Road on the eastern boundary of this "MU" District.
 - b. Thirty (30) feet from the north and south boundaries of this "MU" District.
 - c. Parking setbacks for the western property line shall comply with the structure setbacks as depicted on the Preliminary Plan identified as Attachment B.

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 minimum of 30 foot wide landscape buffer around the perimeter of the MU District, including Parcel C.
3. A four (4) foot berm is required along the bluff (west of the proposed structures) as depicted on the Preliminary Plan identified as Attachment B. Said berm shall be landscaped with a combination of coniferous trees and bushes to provide all year round screening. Screening shall be reviewed and approved associated with the Site Development Plans.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

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

I. ACCESS/ACCESS MANAGEMENT

1. 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.
2. Access to South Woods Mill Road from Parcel C shall be limited to one entrance located as far to the south of the lot as practicable. There shall be no direct access to State Route 141 from this parcel.
3. Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing permanent access to the adjacent properties to the south of Parcel C as directed by the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and 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. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the west side of South Woods Mill Road along the frontage of the site as directed by the City of Chesterfield. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Provide a pedestrian connection from the sidewalk along South Woods Mill Road to the internal site sidewalks.
5. Any internal drive/street will be required to be private.
6. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, the Missouri Department of Transportation and other entities as necessary for areas of new dedication and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The study shall be required prior to approval of the Site Development Plan or any amendments thereto. 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, median extension(s), traffic signal modifications or other improvements required as directed.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and St. Louis County Department of Highways and Traffic, for the proposed entrance onto South Woods Mill Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the 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 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 and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding 60% of the 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 all Site Development Plans.
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 100 year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100year high water.
6. Formal project development plans shall be submitted to the Metropolitan Saint Louis Sewer District for review, approval, and permits. These facilities shall be designed in accordance with the Metropolitan Saint Louis Sewer District Rules and Regulations and Engineering Design Requirements for Sanitary Sewer and Drainage Facilities that apply at the time of formal submission to the Metropolitan Saint Louis Sewer District.
7. Storm water quality, channel protection, and flood detention requirements apply to this site. If existing storm water management facilities are to be used to accommodate the proposed development, they may need to be retrofitted to meet current storm water management requirements.

8. A construction schedule and sanitary load information must be submitted by the Developer to MSD upon formal plan submittal. Depending on the timing of the project and the level of impact placed on the downstream sanitary system, temporary sanitary storage or other efforts to offset impacts to the existing sanitary system may be required as directed by the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

Provide public sewer service for this site in accordance with 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 Planning and Public Works. 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. 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 outboundaries 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.
3. Limits of disturbance shall be as shown on the Preliminary Plan.
4. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the City of Chesterfield. On the Preliminary Plan and Site Development Plan, any proposed slope in excess of 3:1 should be labeled and referenced with the following note: Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the City of Chesterfield. Review of the proposed steep slope will be concurrent with the review of the Grading Permit or Improvement Plans for the project.

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. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **XXXXXX**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

| <u>Type of Development</u> | <u>Required Contribution</u> |
|----------------------------|---|
| Commercial | XXXXXX /sq.ft. of building space |
| Office | XXXXXX /sq.ft. of building space |

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

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

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2015 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. 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.

VII. 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.

DRAFT



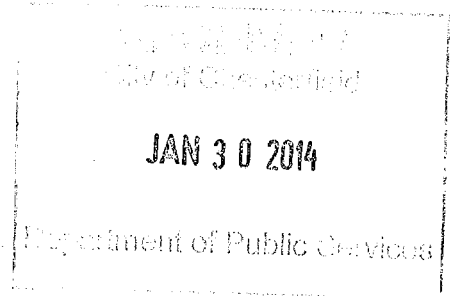
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dosterullom.com

January 30, 2014

Via E-mail & Hand Delivery

John Boyer
Senior Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760



RE: P.Z. 14-2013 ST. LUKE'S HOSPITAL – WEST CAMPUS

Dear Mr. Boyer:

1. Provide clarification on the access of the southern parcels (Parcel C). Questions were raised on whether this access point would line up to the existing access point for Brooking Park Village. All proposed accesses shall meet minimum City Access Management Standards.
The access to Parcel C has been revised to align with Brooking Park. Please see revised Preliminary Plan submitted with these responses (the "Revised Plan"). Petitioner acknowledges the City's Access Management Standards.
2. Provide information on how lighting from the proposed additions (medical offices and parking garages) would be mitigated to lessen negative impacts on adjoining uses.
Lighting fixtures will be designed to limit the horizontal escape of light. In addition, other design features (such as shields, light dampers or louvers) will be incorporated into any parking structure to limit the escape of light to the West.
3. Questions were raised concerning the height of the proposed medical offices and parking garages. Staggering the height of these structures as you move north through the site was discussed to mitigate the visual impact on adjoining uses (buildings become less tall as you move north). Provide information.
The Revised Plan shows finished floor elevations that show the staggering of the height of these structures.
4. Concern over buffering of this project was discussed; specifically, providing landscape berms along the western portion (bluff) of the property to provide screening from the west and noise abatement from Hwy 141 due to proposed construction of the southern parcels (Parcel C).

Landscaped, four foot berm along the West is shown on the Revised Plan.

5. Provide information on the need for the Heliport Land Use on this project. If there is no need, this land Use was requested to be removed.
The heliport use may be removed from Petitioner's requested uses.
6. Discussion occurred on the proposed hours of operation for this campus due to its proximity with adjoining residential uses. Provide information.
Petitioner requests that the hours of operation not be limited as is the case with the existing ordinances.
7. Were there any plans for additional lighted signs on this campus? Be advised, sign and lighting will be reviewed in detail during the Site Development Plan. Said review will take into account effects of proposed lighting on adjacent residential uses.
Yes, but the details have not yet been developed. Petitioner acknowledges that signs and lighting will be reviewed during the Site Development Plan stage of the planning and zoning process.
8. Concerns were expressed by the public on the devaluation of their properties due to continued construction/expansion of this campus.
Petitioner is not aware of any evidence that supports this concern. Petitioner does not believe property values will decrease. Given the nature of Petitioner's uses and the Revised Plan, the opposite may be true.
9. Storm water concerns were discussed with the effect of this expansion to adjoining properties, specifically the creek to the west of the campus.
There will be no adverse impacts. Petitioner will comply with all applicable regulations including City and MSD regulations.
10. Traffic issues were raised with the proposed expansion of this campus. Public comment centered on the current traffic issues experienced in the area, and exacerbation of traffic issues due to the proposed expansion of the campus. As previously advised, a traffic study will be required.
Petitioner acknowledges the traffic study requirement.
11. Due to Parcel C's proximity to residences, provide information on the need for this area to be included in this petition. What detriment, if any, will exist if this area is removed?
Parcel C has been owned by St. Luke's for some time and would eventually be developed with a use that is appropriate in a Medical Use District. Therefore, it is reasonable to incorporate Parcel C into a new comprehensive West Campus zoning ordinance rather than presenting it separately at some point in the future.

12. Provide information on the phasing and timing of construction of the proposed development.

Construction on Building B may begin in late 2014 or sometime in 2015. The timing on other construction is not yet determined.

Amendments to be addressed:

1. Per Ordinance #2499, a western setback of 150 feet was required. According to the proposed Preliminary Plan, this 150 foot setback is depicted, however; does not extend into the area covered under Ordinance #2224. Provide information on the 25 foot setback (as directed under Ordinance 2224) and evaluate if this setback can be extended to match or be similar in distance to the 150 setback.

The Western setback in Ordinance #2499 is actually 155 feet. This setback issue has been addressed on the Revised Plan by providing for an extended 100 foot setback along the West.

2. Provide clarification on the setbacks listed on Parcel C (has 25 and 50 foot setback).

The MU District enabling ordinance requires a 50 foot setback on the front, and the front has been identified on the Revised Plan. The other setbacks are 25 feet.

3. Buildings shall be reviewed in accordance with the City's Sky Exposure Plane Guideline. The Sky Exposure Plane is defined as a theoretical plane beginning on a line at the intersection of the setback plane and front yard setback rising over the buildable area of the lot on a slope determined by an acute angle of 60 degrees. Provide information which indicates compliance with this standard.

Petitioner has been unable to find a sky plane regulation. There is a drawing and a definition, but the two appear to conflict. Regardless, this analysis was not applied in the existing ordinances for Parcels B and D. In the zoning processes that resulted in those ordinances, the residents wanted the buildings pushed as far East as possible. That was the reason the variance was granted to reduce the front setback from 50 to 25 feet.

4. Provide information on the number of stories in addition to the depicted height in feet for proposed structures. The "MU" District limits all structures to no more than eight (8) stories in height.

This information is provided on the Revised Plan.

5. The creek on the western boundary is required to have a Natural Water Course Buffer of 50 feet from top-of-bank. Depict this buffer on the Preliminary Plan.

This buffer is shown on the Revised Plan.

6. Depict the required 30 foot landscape buffer along S. Woods Mill Rd. as required by Code. This requirement may cause inconsistencies with the 25 foot front setback on the northern end of S. Woods Mill Rd which you are proposing to maintain. Provide information on how this buffer will be accomplished.

This buffer is shown on the Revised Plan.

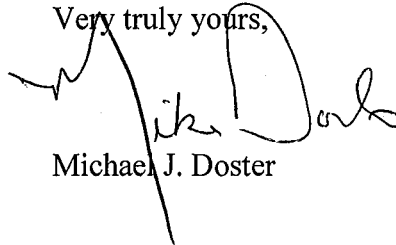
7. A 20 foot buffer was required associated with Ord. 2224 adjacent to residential subdivisions. Is this buffer planned for the site? Provide information. Additional buffering may be required as discussed during the Public Hearing (see Issue #4 on page 1).

Petitioner believes this condition relates to the residential development to the South. This portion of the development is completed.

Comments regarding proposed attachment "A":

- Except for the deletion of the heliport, Petitioner is requesting Permitted Uses and Ancillary Uses that are consistent with the existing ordinances for Parcels B and D.
- The F.A.R. is actually 48.5%.
- Petitioner is requesting Structure and Parking Setbacks that are consistent with Petitioner's responses to issues above and consistent with the Revised Plan.
- Pedestrian Circulation – connecting the sidewalk along South Woods Mill Road to internal sidewalks may be problematic so Petitioner requests that the language, "as directed by City staff" be added to this requirement.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mike Doster", is written over the typed name. The signature is stylized and somewhat cursive.

Michael J. Doster

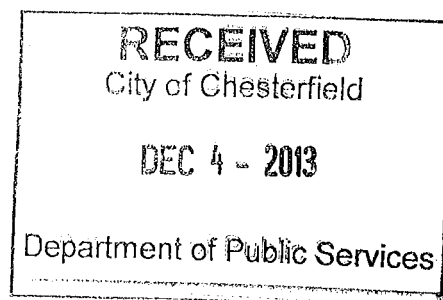
MJD/kml

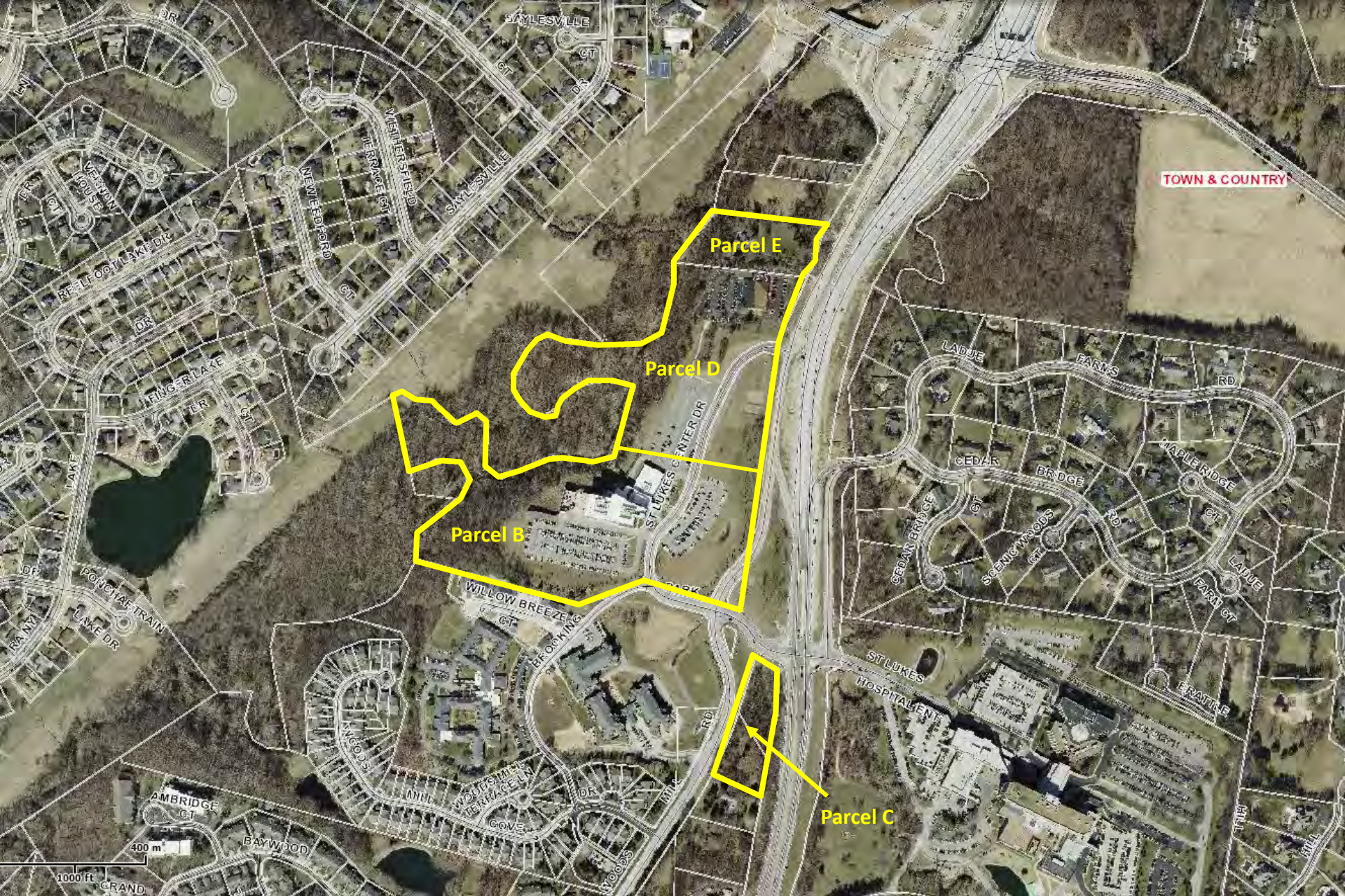
NARRATIVE STATEMENT

There are four (4) Parcels affected by this Application. Two of the contiguous parcels ("Parcel B" and "Parcel D") are governed by separate site specific zoning ordinances, Ordinance 2224 for Parcel B and Ordinance 2499 for Parcel D. Both Parcel B and Parcel D are located West of Highway 141 and are zoned "MU" Medical Use District. Applicant has partially developed Parcel B and Parcel D for MU uses.

Unfortunately, because Parcel B and Parcel D were rezoned to MU under separate site specific ordinances at different times, the development standards are not consistent and the dividing line between the two Ordinances is creating issues with respect to setbacks. There is no reason to have two different Ordinances governing the same development. The Application requests that the entire development be governed by one Ordinance.

In addition, Applicant owns Parcel C and Parcel E. Parcel E is adjacent to Parcel D on the North, and Parcel C is in close proximity to Parcel B on the South, separated from Parcel B only by public roadway. The Application requests that Parcels C and E be rezoned to MU and added to the existing development. The Application requests the same uses already approved in the Ordinances applicable to Parcels B and D. The development standards proposed by Applicant and reflected in the Preliminary Development Plan are consistent across the four (4) Parcels, respect the buffers previously established when Parcels B and D were zoned to MU and are more restrictive than comparable developments elsewhere in the community.





West Campus Parcel Exhibit



Campus Exhibit



Ordinance Exhibit



Green Trails
Country Club Grounds

The Lake
on White Road

Brooking Park
Village

Terrace at Woodsmill Cove

Ladue Farm Estates

TOWN & COUNTRY

Adjacent Subdivision Exhibit

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL - WEST CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN FOR "MEDICAL USE" ZONING AMENDMENT

PARCEL "B" - ZONED MU (Ordinance #2224)
 PARCEL "D" - ZONED MU (Ordinance #2499)
 PARCEL "C" - ZONED R2

PROPERTY DESCRIPTION

COMBINED PARCELS "B & D" AND #83 S. WOODSMILL ROAD

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospitals by a deed recorded in Deed Book 20022, Page 178 of the aforesaid Recorder's Office, and all being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Southern line "St. Luke's Hospital Northwest" a subdivision recorded in Plat Book 356, Pages 681 - 682 of the St. Louis County, Missouri Recorder's Office with the Western line of a tract of land conveyed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid Recorder's Office; thence along the Southern line of "St. Luke's Hospital Northwest" the following: North 74 degrees 49 minutes 15 seconds West, a distance of 151.72 feet to a point; thence North 77 degrees 46 minutes 14 seconds West, a distance of 99.92 feet to a point; thence North 85 degrees 55 minutes 43 seconds West, a distance of 99.92 feet to a point; thence South 80 degrees 56 minutes 14 seconds West, a distance of 100.04 feet to a point; thence South 73 degrees 57 minutes 55 seconds West, a distance of 100.07 feet to a point; thence North 74 degrees 46 minutes 35 seconds East, a distance of 765.52 feet to the Western line of said "St. Luke's Hospital Northwest"; thence along said Western line the following: North 08 degrees 53 minutes 43 seconds East, a distance of 115.49 feet to a point; thence North 46 degrees 44 minutes 38 seconds East, a distance of 205.29 feet to a point; thence South 76 degrees 22 minutes 26 seconds East, a distance of 12.67 feet to a point; thence North 21 degrees 28 minutes 00 seconds East, a distance of 97.00 feet to a point; thence North 28 degrees 58 minutes 00 seconds West, a distance of 85.20 feet to a point; thence North 81 degrees 31 minutes 00 seconds West, a distance of 98.00 feet to a point; thence South 61 degrees 27 minutes 00 seconds West, a distance of 127.50 feet to a point; thence North 13 degrees 20 minutes 00 seconds West, a distance of 366.78 feet to a point; thence North 85 degrees 54 minutes 00 seconds East, a distance of 41.00 feet to a point; thence South 64 degrees 50 minutes 00 seconds East, a distance of 76.68 feet to a point; thence South 83 degrees 59 minutes 00 seconds East, a distance of 70.00 feet to a point; thence South 48 degrees 04 minutes 00 seconds East, a distance of 48.00 feet to a point; thence South 30 degrees 11 minutes 00 seconds East, a distance of 62.00 feet to a point; thence South 64 degrees 57 minutes 00 seconds East, a distance of 38.00 feet to a point; thence North 65 degrees 11 minutes 00 seconds East, a distance of 60.00 feet to a point; thence North 42 degrees 39 minutes 00 seconds East, a distance of 46.00 feet to a point; thence South 45 degrees 54 minutes 00 seconds East, a distance of 80.00 feet to a point; thence South 00 degrees 50 minutes 00 seconds West, a distance of 192.17 feet to a point; thence South 46 degrees 45 minutes 00 seconds East, a distance of 99.00 feet to a point; thence North 67 degrees 23 minutes 00 seconds East, a distance of 306.05 feet to a point; thence South 71 degrees 42 minutes 00 seconds East, a distance of 116.65 feet to a point; thence North 75 degrees 00 minutes 00 seconds East, a distance of 94.80 feet to a point; thence North 16 degrees 57 minutes 37 seconds East, a distance of 315.29 feet to a point; thence North 81 degrees 22 minutes 26 seconds West, a distance of 73.02 feet to a point; thence North 85 degrees 37 minutes 26 seconds West, a distance of 125.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 136.99 feet, and a chord which bears South 54 degrees 07 minutes 56 seconds West, a distance of 126.53 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 105.00 feet, and a chord which bears South 41 degrees 59 minutes 32 seconds West, a distance of 101.94 feet to a point; thence along a curve having a radius of 200.00 feet, an arc length of 189.99 feet, and a chord which bears North 50 degrees 59 minutes 36 seconds West, a distance of 182.93 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 190.00 feet, and a chord which bears North 13 degrees 23 minutes 32 seconds East, a distance of 188.22 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 88.00 feet, and a chord which bears North 42 degrees 49 minutes 28 seconds East, a distance of 86.19 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 170.00 feet, and a chord which bears South 08 degrees 56 minutes 08 seconds East, a distance of 168.72 feet to a point; thence South 78 degrees 57 minutes 26 seconds East, a distance of 125.00 feet to a point; thence North 78 degrees 37 minutes 34 seconds East, a distance of 82.50 feet to a point; thence South 84 degrees 07 minutes 26 seconds East, a distance of 37.00 feet to a point; thence North 76 degrees 37 minutes 34 seconds East, a distance of 130.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 80.01 feet, and a chord which bears North 36 degrees 28 minutes 15 seconds East, a distance of 77.89 feet to a point; thence North 21 degrees 34 minutes 56 seconds East, a distance of 74.43 feet to a point; thence North 08 degrees 43 minutes 36 seconds East, a distance of 108.30 feet to a point; thence North 04 degrees 08 minutes 47 seconds West, a distance of 85.59 feet to the Northern line of said "St. Luke's Hospital Northwest"; thence along said Northern line South 83 degrees 25 minutes 35 seconds East, a distance of 29.90 feet to the intersection with the Western line of a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospital by a deed recorded in Deed Book 20022, page 178 of the aforesaid Recorder's Office; thence along said Western line North 03 degrees 52 minutes 16 seconds East, a distance of 98.06 feet to a point; thence North 13 degrees 15 minutes 33 seconds East, a distance of 31.73 feet to a point; thence North 18 degrees 35 minutes 59 seconds East, a distance of 17.37 feet to a point; thence North 23 degrees 29 minutes 12 seconds East, a distance of 22.10 feet to a point; thence North 10 degrees 55 minutes 27 seconds East, a distance of 18.51 feet to a point; thence North 19 degrees 54 minutes 41 seconds East, a distance of 34.19 feet to a point; thence North 69 degrees 48 minutes 43 seconds East, a distance of 42.69 feet to the Northern line of said tract; thence along said Northern line South 83 degrees 25 minutes 36 seconds East, a distance of 576.73 feet to the Western right-of-way of Missouri State Highway 141; thence along said Western right-of-way the following: South 29 degrees 54 minutes 18 seconds West, a distance of 36.74 feet to a point; thence South 16 degrees 45 minutes 18 seconds West, a distance of 154.04 feet to a point; thence South 29 degrees 42 minutes 12 seconds West, a distance of 57.84 feet to a point; thence South 24 degrees 46 minutes 16 seconds West, a distance of 253.05 feet to a point; thence along a curve to the left having a radius of 1549.94 feet, an arc length of 304.68 feet, and a chord which bears North 13 degrees 02 minutes 49 seconds West, a distance of 304.19 feet to a point; thence South 08 degrees 40 minutes 33 seconds West, a distance of 12.96 feet to a point; thence South 07 degrees 43 minutes 43 seconds West, a distance of 220.03 feet to a point; thence South 07 degrees 37 minutes 40 seconds West, a distance of 425.18 feet to the Northernmost corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid St. Louis County Recorder's Office; thence along the Western line of said tract along a curve to the right having a radius of 345.00 feet, an arc length of 120.79 feet, and a chord which bears South 37 degrees 11 minutes 29 seconds West, a distance of 120.18 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 182.37 feet, and a chord which bears South 34 degrees 19 minutes 18 seconds West, a distance of 180.83 feet to a point; thence South 81 degrees 29 minutes 29 seconds West, a distance of 34.94 feet to a point; thence South 16 degrees 14 minutes 55 seconds West, a distance of 30.00 feet to the Point of Beginning and containing 1,659,761 square feet or 38,102 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

PART OF ORIGINAL PARCEL "B"

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the St. Louis County, Missouri Recorder's Office; thence along the Eastern line of said tract in a Northerly direction along a curve to the left having a radius of 2033.68 feet, an arc length of 16.72 feet, the chord of which bears North 08 degrees 23 minutes 03 seconds East a chord distance of 19.72 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line in a Northwesterly direction along a curve to the left having a radius of 235.00 feet, an arc length of 43.68 feet, and a chord which bears North 63 degrees 13 minutes 38 seconds West, a distance of 43.62 feet to a point; thence along a curve to the right having a radius of 39.00 feet, an arc length of 65.11 feet, and a chord which bears North 20 degrees 44 minutes 20 seconds West, a distance of 57.81 feet to a point; thence along a curve to the right having a radius of 270.00 feet, an arc length of 34.00 feet, and a chord which bears North 30 degrees 43 minutes 27 seconds East, a distance of 34.07 feet to a point; thence along a curve to the right having a radius of 345.00 feet, an arc length of 77.56 feet, and a chord which bears North 40 degrees 46 minutes 53 seconds East, a distance of 77.40 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 21.17 feet, and a chord which bears North 45 degrees 42 minutes 28 seconds East, a distance of 21.16 feet to the Western right-of-way line of Missouri State Highway 141; thence along said right-of-way line South 07 degrees 37 minutes 40 seconds West, a distance of 119.25 feet to a point; thence along a curve to the right having a radius of 203.68 feet, an arc length of 46.89 feet, and a chord which bears South 07 degrees 53 minutes 18 seconds West, a distance of 46.45 feet to a point; thence North 81 degrees 51 minutes 05 seconds West, a distance of 0.01 feet to the Point of Beginning and containing 1,791 square feet or 0.183 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

PARCEL "C"

A tract of land being the same property as described in deeds to St. Luke's Episcopal Presbyterian Hospital as recorded in Deed Book 6333, Page 864 and Deed Book 15025, Page 1262 of the St. Louis County, Missouri Recorder's Office, and being part of US Survey 109 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of a tract of land described in Deed Book 15025, Page 1262 of the St. Louis County, Missouri Recorder's Office; thence along the Southern line of said tract North 62 degrees 44 minutes 44 seconds West, a distance of 230.36 feet to the Eastern line of South Woods Mill Road; thence along said Eastern line in a Northerly direction a curve to the left having a radius of 2133.68 feet, an arc length of 307.77 feet, and a chord which bears North 23 degrees 51 minutes 35 seconds East, a distance of 307.50 feet to a point; thence along a curve to the left having a radius of 2133.68 feet, an arc length of 234.73 feet, and a chord which bears North 16 degrees 34 minutes 33 seconds East, a distance of 234.61 feet to the Southern line of Brookings Park; thence along said Southern line South 82 degrees 43 minutes 11 seconds East, a distance of 1.23 feet to a point; thence along a curve to the left having a radius of 211.00 feet, an arc length of 76.84 feet, and a chord which bears South 66 degrees 37 minutes 60 seconds East, a distance of 76.86 feet to a point; thence South 32 degrees 45 minutes 20 seconds East, a distance of 30.07 feet to a point on the Western right-of-way line of Missouri State Highway 141; thence along said Western right-of-way line the following: South 09 degrees 53 minutes 53 seconds West, a distance of 138.27 feet to a point; thence South 03 degrees 01 minutes 09 seconds West, a distance of 60.33 feet to a point; thence South 14 degrees 44 minutes 00 seconds West, a distance of 187.46 feet to a point; thence along a curve having a radius of 3697.72 feet, an arc length of 175.85 feet, and a chord which bears South 07 degrees 41 minutes 42 seconds West, a distance of 175.83 feet to a point; thence North 09 degrees 02 minutes 59 seconds East, a distance of 0.00 feet to the Point of Beginning and containing 87,790 square feet or 2.015 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

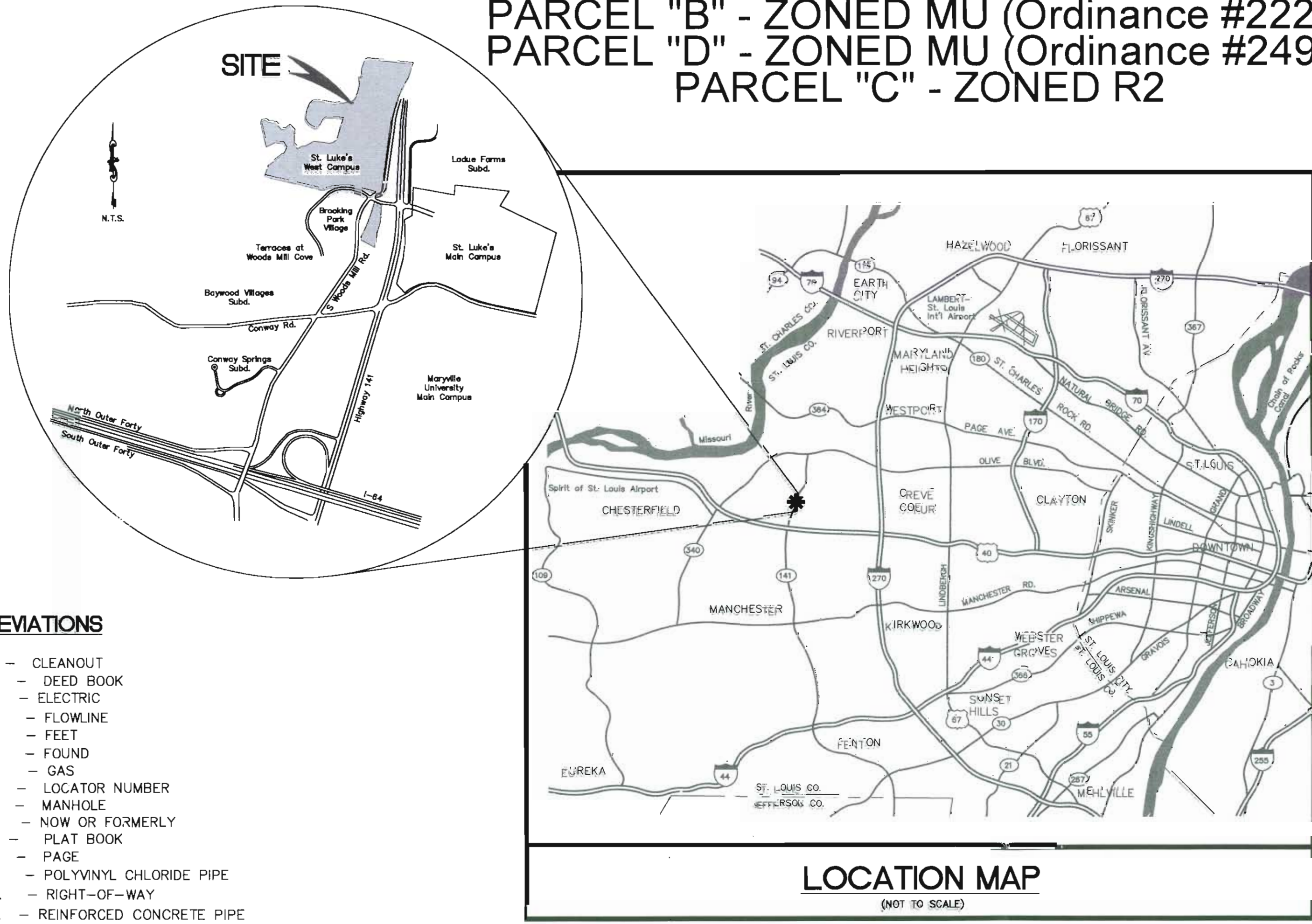
SURVEYOR'S CERTIFICATION

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 & ASSOCIATES CONSULTING ENGINEERS, INC.
 L.S. No. 222-D

Doniel Ehrmann, Missouri L.S. No. 2215

RECEIVED
 City of Chesterfield
 FEB 19 2014
 Department of Public Services



SITE INFORMATION

| | | |
|------------------|---|---|
| SITE ACREAGE | = | 40.301 Acres ± |
| OWNER | = | St. Luke's Episcopal-Presbyterian Hospitals |
| SITE ADDRESS: | = | 83, 111, 133, 173, 175, 250, 270 S. Woods Mill Rd. |
| LOCATOR No. | = | 18Q210211, 18Q230204, 18Q230222, 18Q140343, 18Q510290, 18Q510300, 18Q510278 |
| PROPOSED ZONING | = | "MU" "MEDICAL USE" |
| FIRE DISTRICT | = | MONARCH |
| SCHOOL DISTRICT | = | PARKWAY DISTRICT |
| SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DIST. |
| WATER SERVICE | = | MISSOURI AMERICAN WATER COMPANY |
| GAS SERVICE | = | LACLEDE GAS |
| ELECTRIC SERVICE | = | AMEREN MISSOURI |
| PHONE SERVICE | = | AT&T |

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 |
| PB. | = | PLAT BOOK |
| PS. | = | 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 |

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES AND AERIAL CONTOURS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- ADEQUATE EASEMENTS SHALL BE DEDICATED FOR UTILITY RELOCATION.

SHEET INDEX

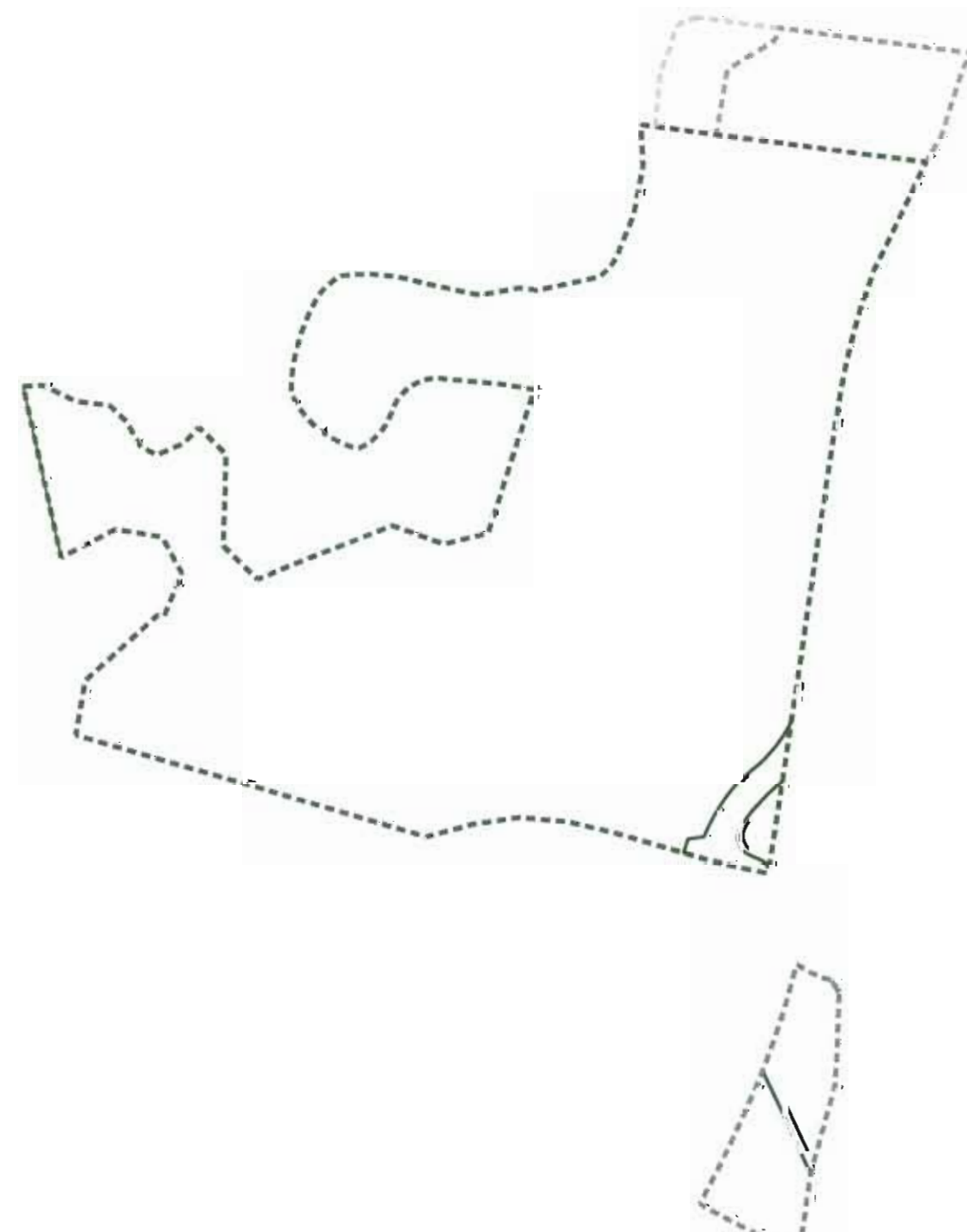
- TITLE SHEET
- PROPERTY EXHIBIT
- EXISTING CONDITIONS PLAN
- PRELIMINARY PLAN
- SITE SECTIONS
- AERIAL EXHIBIT WITH CURRENT ZONING
- TSD-W TREE STAND DELINEATION PLAN

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 | --- |

ST. LOUIS CO. BENCHMARK

12-141 "T" IN THE CENTER ISLAND AT CROSS TRAILS DRIVE (EAST ENTRANCE TO LAUREL TRAILS), 15' NORTH OF THE CENTERLINE OF LAUREL ROAD, AND 4.2 MILE WEST OF HIGHWAY 141.
 ELEV. = 499.465



- CURRENT "MU" ZONING
 ORDINANCE 2224, 2499
- CURRENT "NU" ZONING
- CURRENT "FPNU" ZONING
- CURRENT "R2" ZONING

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION, 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. THIS INFORMATION IS NOT TO BE USED FOR 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.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS MADE BY THE UNDERSIGNED ENGINEER. THE CONTRACTOR MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND

PREPARED FOR:
 St. Luke's Episcopal Presbyterian Hospitals
 232 South Woods Mill Road
 Chesterfield, MO 63017
 Phone: (314) 205-6800
 Fax: (314) 205-6824
 Contact: Don Miller

Doster Ullrum, LLC
 16090 Swingley Ridge Road, Suite 620
 Chesterfield, MO 63017
 PH. (636) 532-0042

257 Chesterfield Business Parkway
 St. Louis, MO 63015
 PH. (636) 532-9000
 FAX (636) 530-9100
 e-mail: general@stockand.com
 Web: www.stockand.com

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 PRELIMINARY PLAN FOR RE-ZONING
ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL - WEST CAMPUS
 CHESTERFIELD MISSOURI

DATE: Jan. 29, 2014

REVISIONS:

| | | |
|---|---------------|----------|
| 1 | City Comments | 1/24/14 |
| 2 | City Comments | 01/28/14 |

DESIGNED BY: E.H. CHECKED BY: G.H. AUTHORITY NUMBER: 200996

SHEET TITLE: TITLE SHEET

1

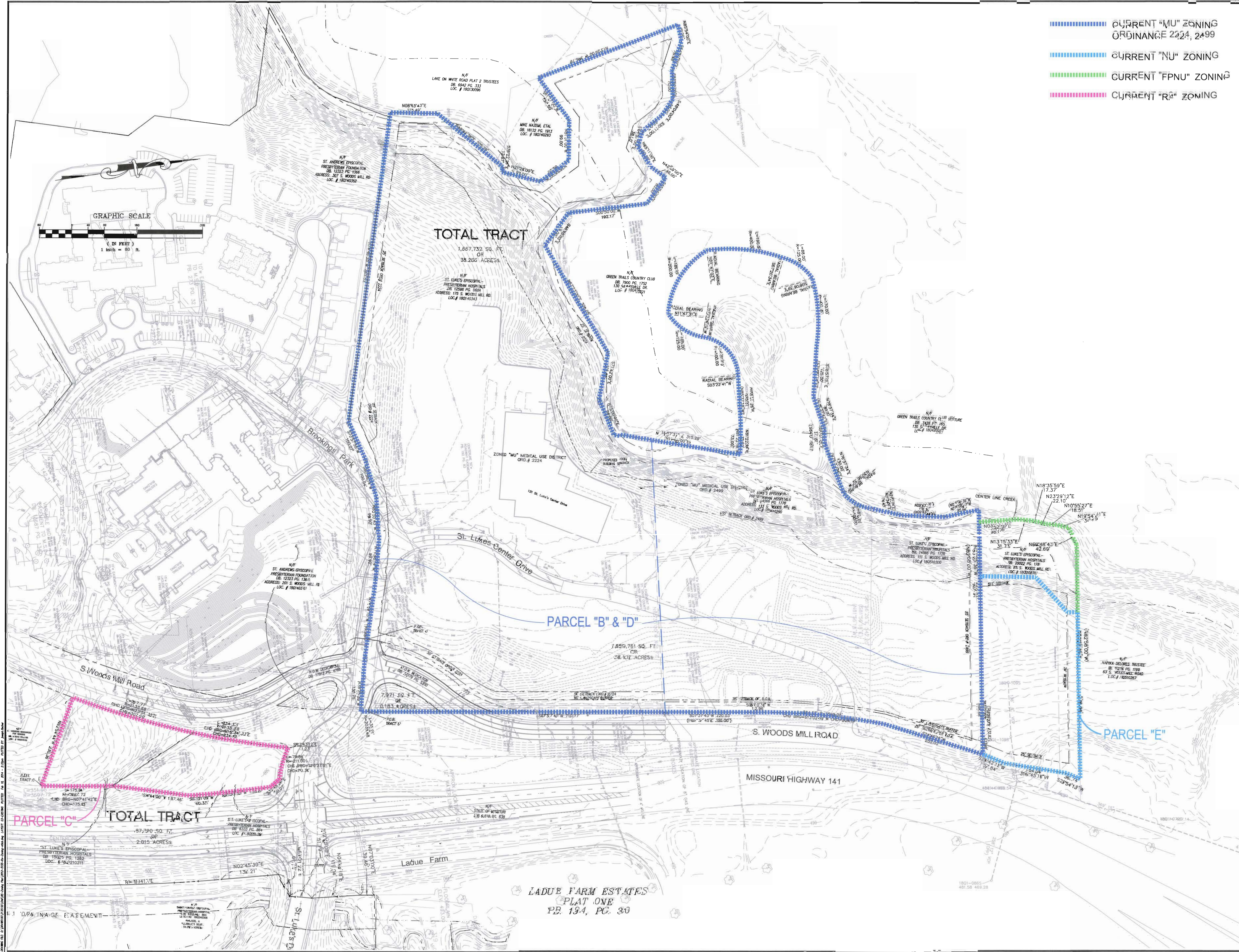
- CURRENT "MU" ZONING ORDINANCE 2024, 2499
- CURRENT "NU" ZONING
- CURRENT "FPNU" ZONING
- CURRENT "R2" ZONING

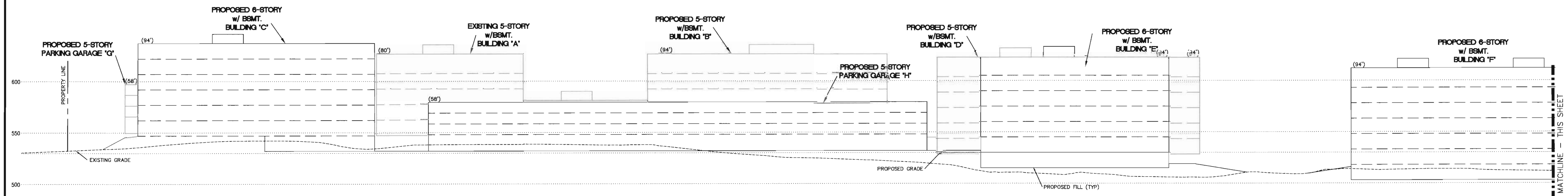
DATE: Jan 29, 2014

GEORGE MICHAEL STOCK
 No. 25115
 STATE OF MISSOURI
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY NUMBER: 000996

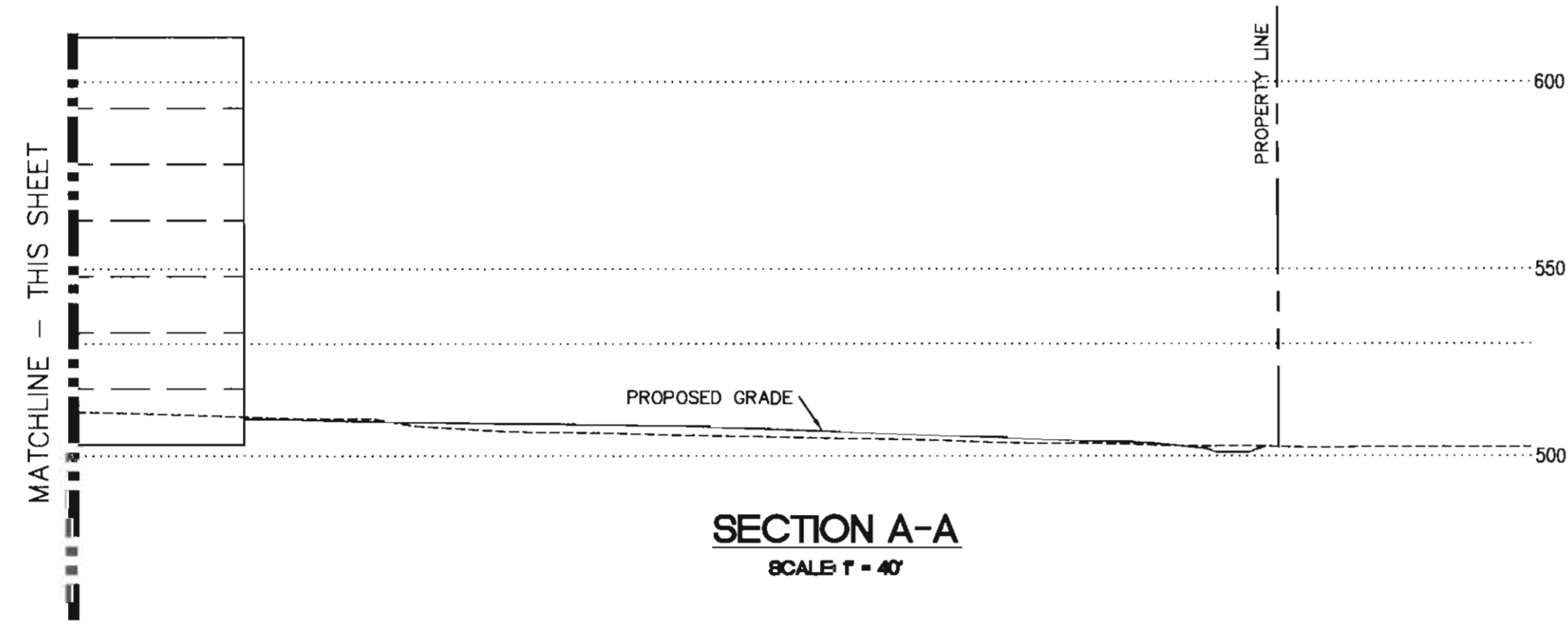
| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------------|
| 1 | 01/29/14 | PRELIMINARY PLAN TO RE-ZONING |
| 2 | 01/29/14 | REVISED PLAN |

SHEET TITLE: EXISTING CONVEYANCE PLAN
 SHEET NO.: 3

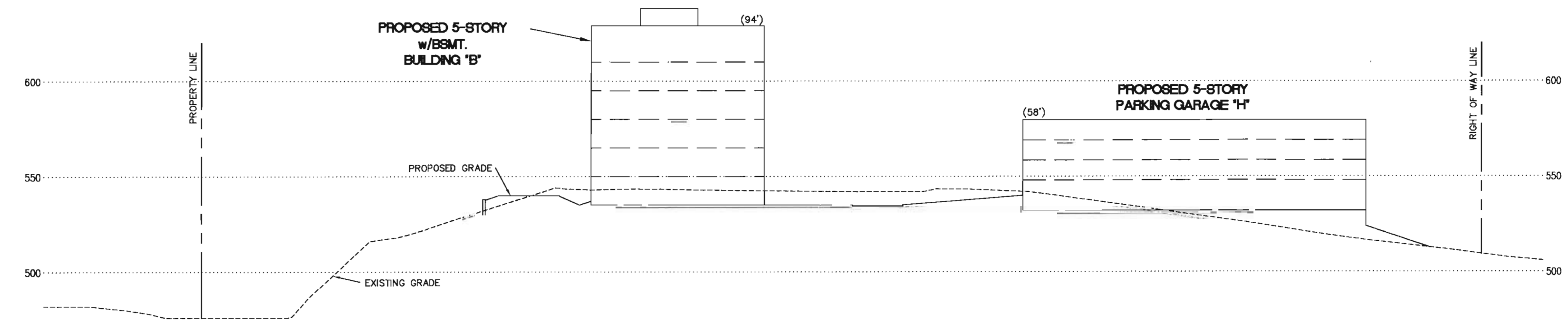




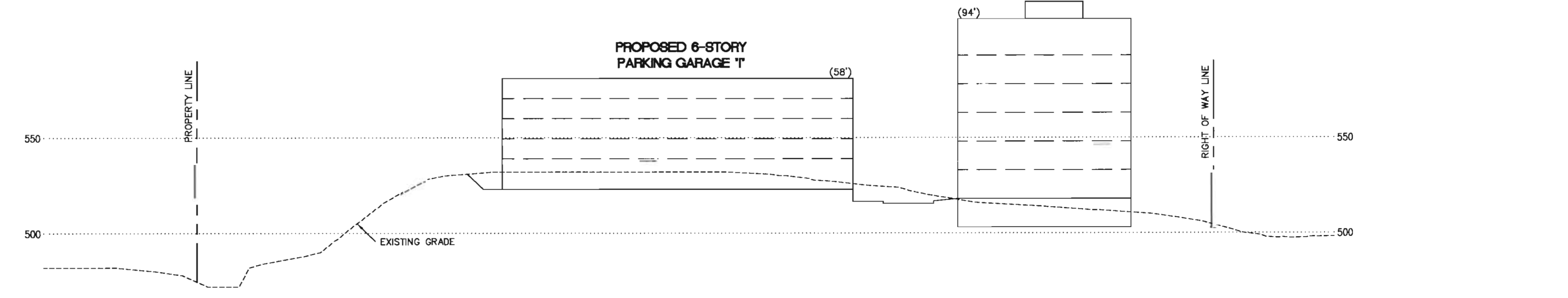
SECTION A-A
SCALE 1" = 40'



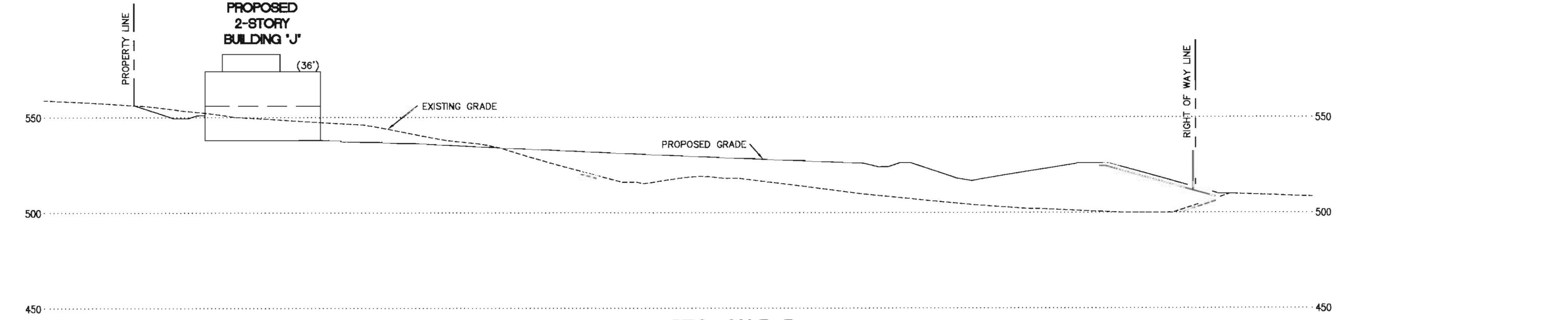
SECTION A-A
SCALE 1" = 40'



SECTION B-B
SCALE 1" = 40'



SECTION C-C
SCALE 1" = 40'



SECTION D-D
SCALE 1" = 40'

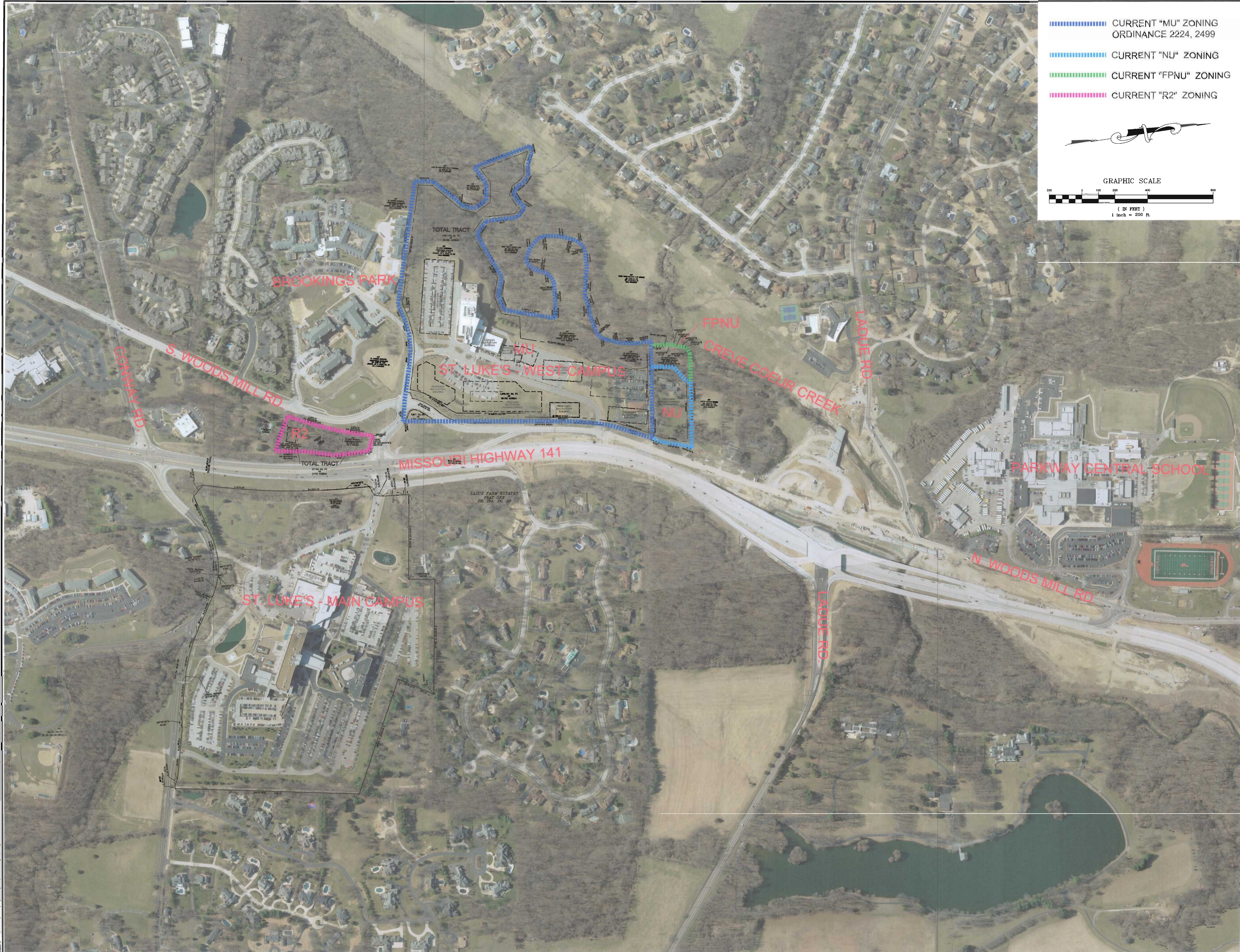
DATE: Jan. 29, 2014

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

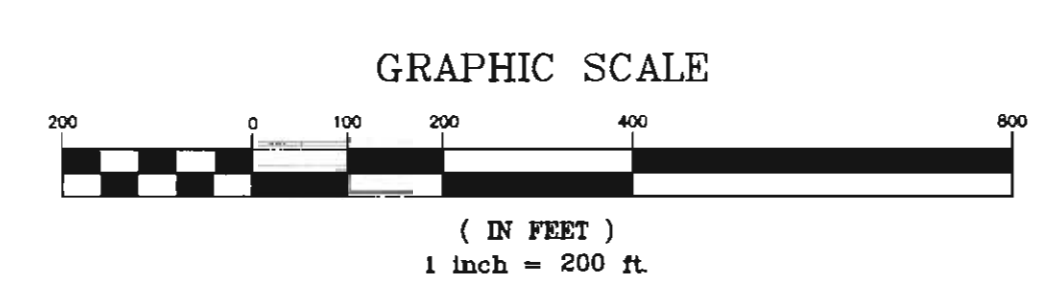
REVISIONS:

| | | |
|---|---------------|----------|
| 1 | City Comments | 11.04.13 |
| 2 | City Comments | 01.29.14 |

DRAWN BY: E.J.F. CHECKED BY: G.M.S.
DATE: 09/26/2013 JOB NO.: 213-5155
SHEET NO.: 5
SHEET TITLE: SITE SECTIONS



- CURRENT "MU" ZONING
ORDINANCE 2224, 2499
- CURRENT "NU" ZONING
- CURRENT "FPNU" ZONING
- CURRENT "R2" ZONING



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Churchfield Business Parkway
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 e-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY PLAN FOR RE-ZONING
ST. LUKE'S HOSPITAL - WEST CAMPUS
 CHESTERFIELD
 MISSOURI

DATE: Jan. 29, 2014



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

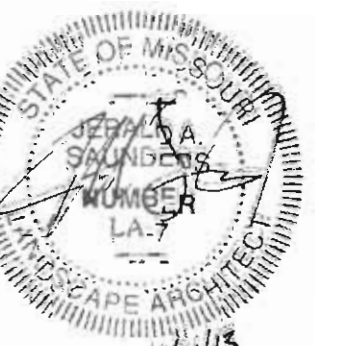
REVISIONS:

| | | |
|---|---------------|----------|
| 1 | City Comments | 10/29/13 |
| 2 | City Comments | 01/29/14 |

| | | | |
|-------|------------|-----------|--|
| DATE: | 09/26/2013 | DATE WPA: | |
| BY: | E.J.F. | DATE DWP: | |
| BY: | G.M.S. | DATE DWP: | |

SHEET TITLE:
**AERIAL EXHIBIT
 WITH CURRENT
 ZONING**

SHEET NO.:
6



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

| Monarch Trees | | | |
|---------------|---------------|-----------|--------------|
| Tree # | Species | Rating | DBH (inches) |
| M01 | Sycamore | Good | 24 |
| M02 | Oak, White | Poor | 25.5 |
| M03 | Oak, Red | Good | 26 |
| M04 | Hackberry | Excellent | 24 |
| M05 | Sycamore | Good | 24 |
| M08 | Sycamore | Good | 34 |
| M10 | Oak, Red | Good | 24 |
| M11 | Maple, Silver | Excellent | 28 |
| M12 | Maple, Silver | Excellent | 26 |
| M13 | Oak, Black | Fair | 24 |
| M14 | Maple, Silver | Excellent | 24 |
| M35 | Maple, Silver | Excellent | 26 |
| M36 | Maple, Silver | Excellent | 28 |
| M37 | Sycamore | Good | 28 |
| M38 | Maple, Silver | Excellent | 30 |
| M39 | Sycamore | Good | 28 |
| M40 | Sycamore | Good | 35 |
| M42 | Oak, Black | Fair | 24 |
| M43 | Oak, Black | Fair | 26 |
| M44 | Oak, Black | Fair | 28 |
| M45 | Oak, Black | Fair | 31 |
| M46 | Oak, Black | Fair | 24 |
| M47 | Oak, Black | Fair | 26 |
| M48 | Cottonwood | Good | 28 |
| M49 | Sycamore | Good | 34 |
| M50 | Sycamore | Good | 34 |
| M51 | Sycamore | Good | 36 |
| M53 | Maple, Silver | Excellent | 35 |
| M54 | Black Gum | Good | 24 |
| M55 | Black Gum | Good | 24 |
| M56 | Red Oak | Good | 28 |
| M57 | Red Oak | Good | 22 |
| M58 | Red Oak | Good | 22 |
| M59 | Red Oak | Good | 32 |
| M60 | Red Oak | Good | 24 |
| M61 | Red Oak | Good | 30 |

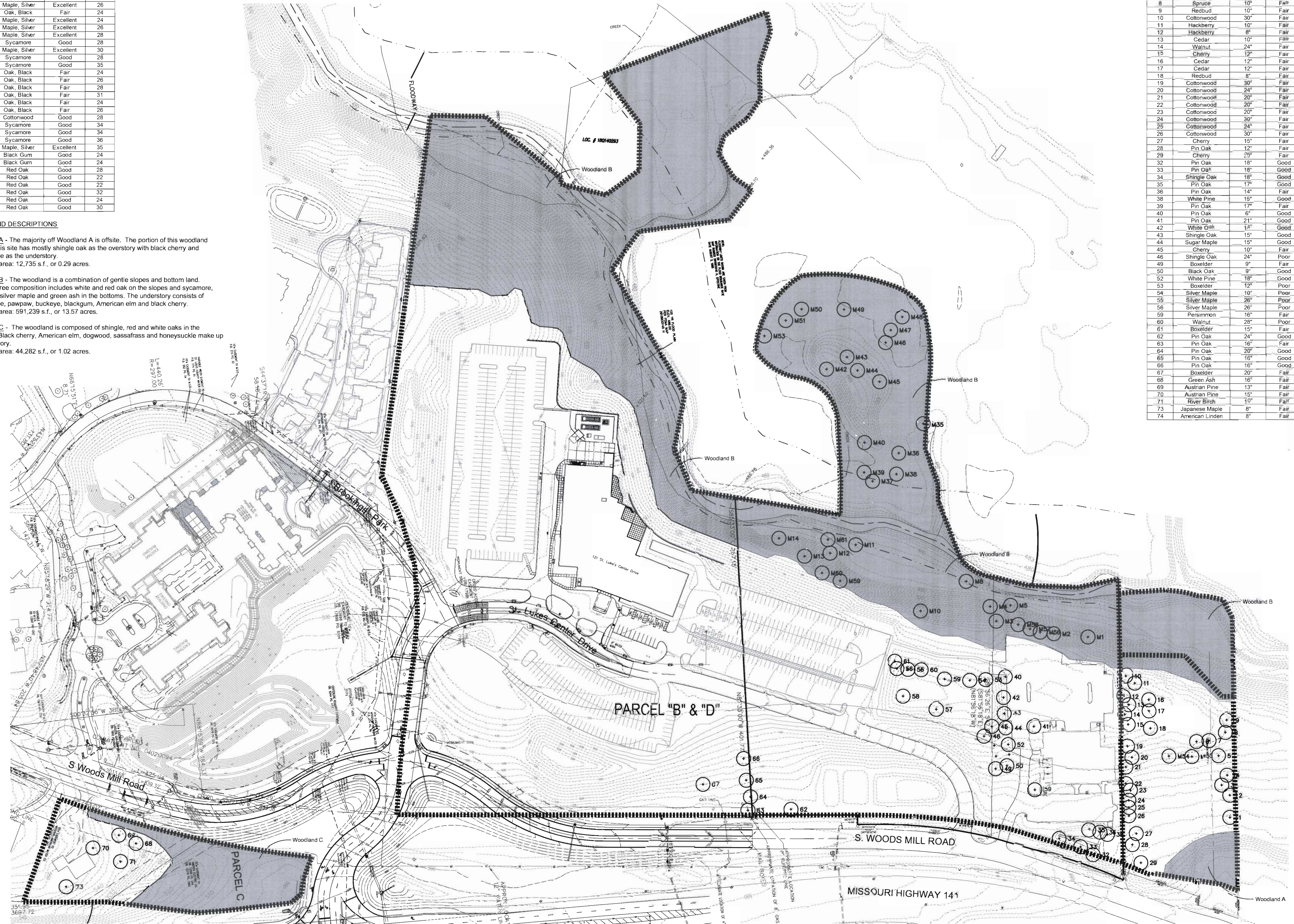
WOODLAND DESCRIPTIONS

Woodland A - The majority of Woodland A is offsite. The portion of this woodland found on this site has mostly shingle oak as the overstory with black cherry and honeysuckle as the understorey.
Woodland area: 12,735 s.f., or 0.29 acres.

Woodland B - The woodland is a combination of gentle slopes and bottom land. Overstorey tree composition includes white and red oak on the slopes and sycamore, hackberry, silver maple and green ash in the bottoms. The understorey consists of honeysuckle, pawpaw, buckeye, blackgum, American elm and black cherry.
Woodland area: 591,239 s.f., or 13.57 acres.

Woodland C - The woodland is composed of shingle, red and white oaks in the overstorey. Black cherry, American elm, dogwood, sassafras and honeysuckle make up the understorey.
Woodland area: 44,282 s.f., or 1.02 acres.

| Existing Tree List | Type | Size | Condition |
|--------------------|-----------------|------|-----------|
| 1 | Oak | 30" | Fair |
| 2 | Walnut | 12" | Fair |
| 3 | Shingle Oak | 10" | Fair |
| 4 | Cherry | 8" | Fair |
| 5 | Spruce | 10" | Fair |
| 6 | Cedar | 12" | Fair |
| 7 | Spruce | 12" | Fair |
| 8 | Spruce | 10" | Fair |
| 9 | Redbud | 10" | Fair |
| 10 | Cottonwood | 30" | Fair |
| 11 | Hackberry | 10" | Fair |
| 12 | Hackberry | 8" | Fair |
| 13 | Cedar | 10" | Fair |
| 14 | Walnut | 24" | Fair |
| 15 | Cherry | 12" | Fair |
| 16 | Cedar | 12" | Fair |
| 17 | Cedar | 12" | Fair |
| 18 | Redbud | 8" | Fair |
| 19 | Cottonwood | 30" | Fair |
| 20 | Cottonwood | 24" | Fair |
| 21 | Cottonwood | 20" | Fair |
| 22 | Cottonwood | 20" | Fair |
| 23 | Cottonwood | 20" | Fair |
| 24 | Cottonwood | 30" | Fair |
| 25 | Cottonwood | 24" | Fair |
| 26 | Cottonwood | 30" | Fair |
| 27 | Cherry | 15" | Fair |
| 28 | Pin Oak | 12" | Fair |
| 29 | Cherry | 20" | Fair |
| 32 | Pin Oak | 18" | Good |
| 33 | Pin Oak | 18" | Good |
| 34 | Shingle Oak | 18" | Good |
| 35 | Pin Oak | 17" | Good |
| 36 | Pin Oak | 14" | Fair |
| 38 | White Pine | 15" | Good |
| 39 | Pin Oak | 17" | Fair |
| 40 | Pin Oak | 6" | Good |
| 41 | Pin Oak | 21" | Good |
| 42 | White Oak | 14" | Good |
| 43 | Shingle Oak | 15" | Good |
| 44 | Sugar Maple | 15" | Good |
| 45 | Cherry | 10" | Fair |
| 46 | Shingle Oak | 24" | Poor |
| 49 | Boxelder | 9" | Fair |
| 50 | Black Oak | 9" | Good |
| 52 | White Pine | 18" | Good |
| 53 | Boxelder | 12" | Poor |
| 54 | Silver Maple | 10" | Poor |
| 55 | Silver Maple | 28" | Poor |
| 56 | Silver Maple | 26" | Poor |
| 59 | Persimmon | 16" | Fair |
| 60 | Walnut | 28" | Poor |
| 61 | Boxelder | 15" | Fair |
| 62 | Pin Oak | 24" | Good |
| 63 | Pin Oak | 16" | Fair |
| 64 | Pin Oak | 20" | Good |
| 65 | Pin Oak | 16" | Good |
| 66 | Pin Oak | 16" | Good |
| 67 | Boxelder | 20" | Fair |
| 68 | Green Ash | 16" | Fair |
| 69 | Austrian Pine | 13" | Fair |
| 70 | Austrian Pine | 15" | Fair |
| 71 | River Birch | 10" | Fair |
| 73 | Japanese Maple | 8" | Fair |
| 74 | American Linden | 8" | Fair |



| Revisions: | | |
|------------|---------------|-----|
| Date | Description | No. |
| 10/28/13 | City Comments | 1 |
| 10/31/13 | City Comments | 2 |

Drawn: BAR
Checked: JAG

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 landscape architects/planners
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 St. Louis, MO 63108
 636.371.5555
 www.loomisassociates.com
 Missouri State Certificate of Authority # LAC #000019

Sheet Title: TREE STAND DELINEATION WEST

Sheet No: TSD-W

Date: 08/27/13
Job #: 813.033

TREE STAND DELINEATION
SCALE 1" = 80'

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

St. Luke's Hospital
West Campus
CHESTERFIELD, MISSOURI