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Planning Commission Vote Report

Subject: Rezoning Vote Report

Meeting Date: March 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, 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 If this petition is approved by the City of Chesterfield, these ordinances will be repealed and replaced by a new single ordinance governing the entire western campus. An additional parcel, Parcel C, was initially included in this petition; however due to concerns by the Public, Staff and the Planning Commission the Petitioner has removed this parcel from the zoning amendment request.

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 (Parcel D) 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 In 2008, Ordinance 2499 was approved which repealed Ordinance 2372.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.

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.

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.

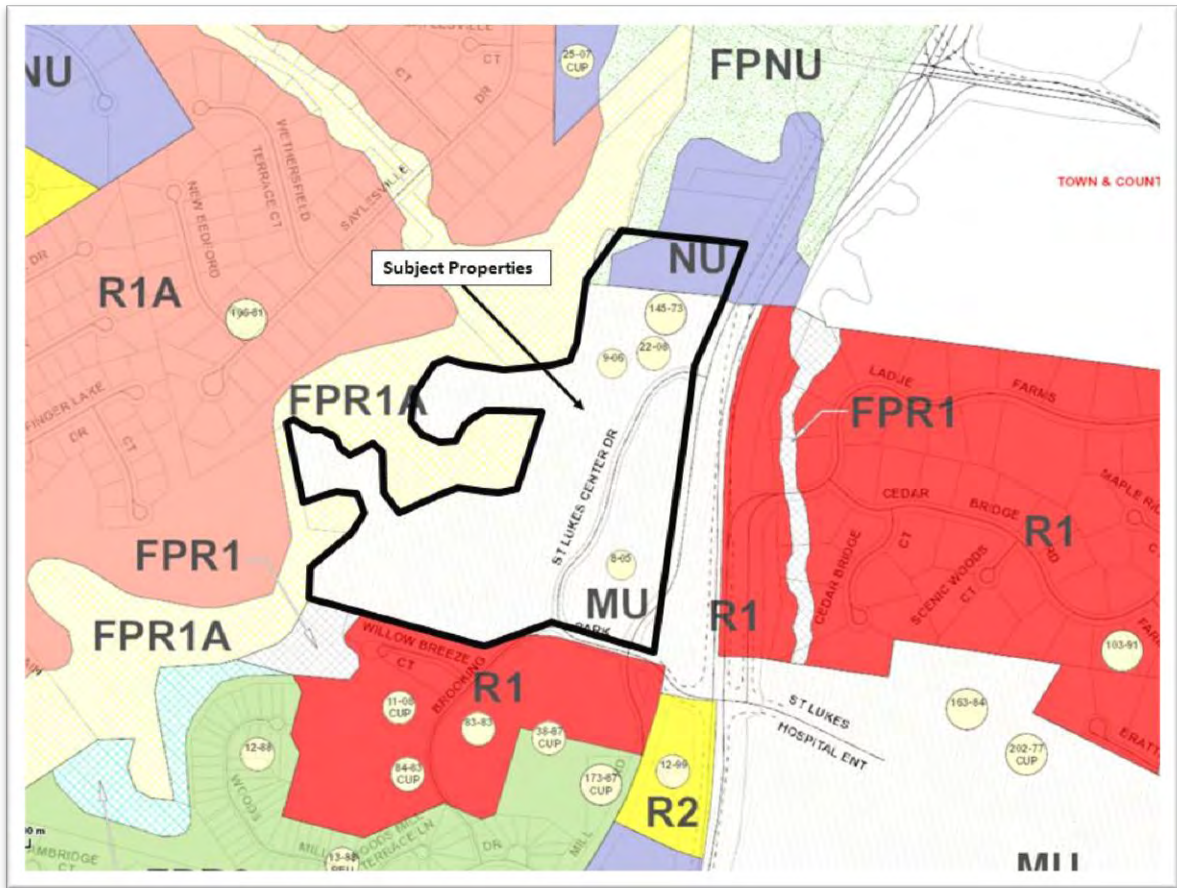


Figure 1: Area Zoning

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 ancillary 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.

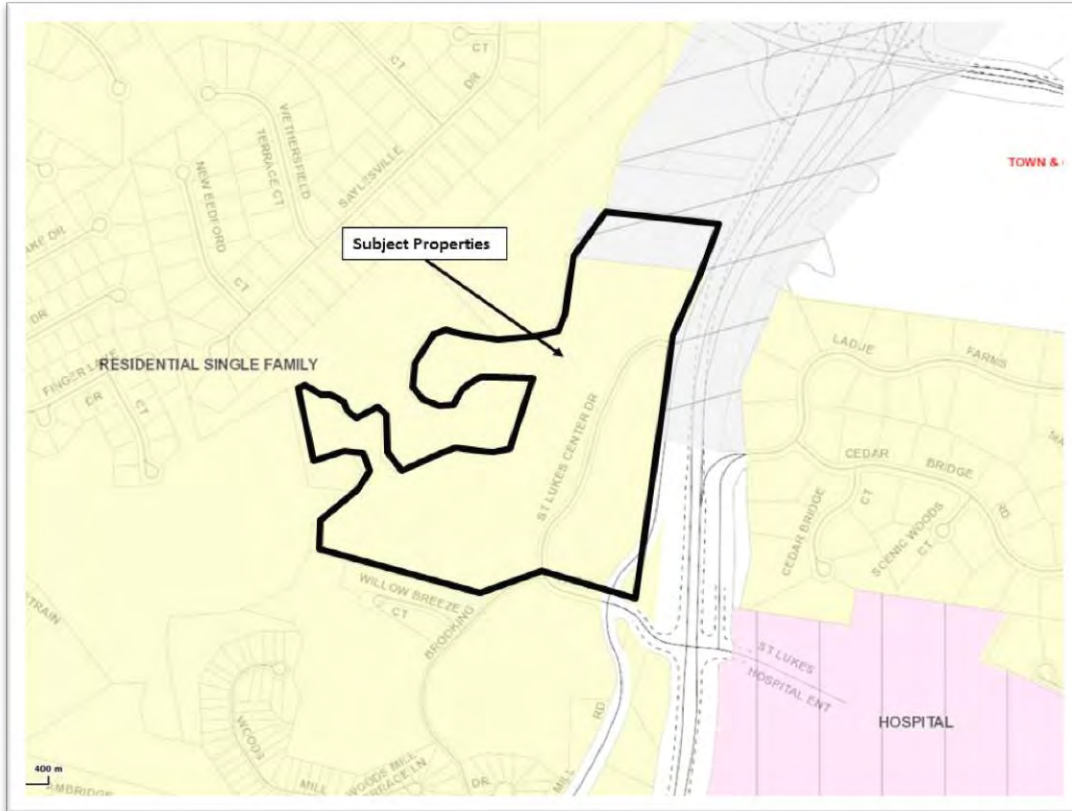


Figure 3: Comprehensive Land Use Plan

Analysis

Proposed Structures

As indicated above, the purpose of the zoning map 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 689,800 square feet planned for an 834,000 square feet of total medical structures for a floor-area ratio of 0.50. 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 5 new medical buildings, 3 parking garages and 1 new surface parking lot.

Table 1 on page 5 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

Proposed 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>	<i>58’</i>	<i>548’</i>	<i>5</i>
<i>Parking Garage “H”</i>	<i>58’</i>	<i>536.5’</i>	<i>5</i>
<i>Parking Garage “I”</i>	<i>58’</i>	<i>522’</i>	<i>6</i>

Discussion on staggering the height of these structures as one moves north through the site was deliberated at the Public Hearing. 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 section profile on page 5 of the Preliminary Plan which depicts the height of all the proposed structures (feet and stories). An analysis of this information was provided above within Table 1 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).

Traffic/Access

During the Public Hearing, concern over current traffic issues in the area of St. Luke’s and the possible exacerbation of traffic with this planned expansion was discussed. Associated with this concern, a Traffic Study will be required to be submitted by the petitioner at the Site Development Plan review stage to further evaluate the expansion of the campus with current and proposed traffic improvements in the area. Since the construction of the West Campus, the Missouri Department of Transportation (MoDOT) has completed Hwy 141 improvements; however a Phase 2 improvement is planned by

MoDOT for Hwy 141. Phase 2 improvements include the area from I-64 to St. Luke's Hospital Drive. Proposed improvements, which is funded and planned for construction in August 2014, 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 hospital expansion.

A previous traffic study was prepared by St. Luke's in 2006 which 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 MoDOT concerning this petition and their Phase 2 improvements.

With the removal of Parcel C from this request, no new access points are planned for the St. Luke's West campus. All expansion will be internal to the campus and utilize the two existing access points off S. Woods Mill Road and Brookings Park.

Setbacks

With the consolidation of previous ordinances, the following setbacks are proposed associated with this request;

- A minimum of 100 foot, with a maximum of 155 foot, setbacks are proposed along the western property line as depicted on the attached Preliminary Plan. These setbacks are due to the shape of the parcels and to accommodate existing structures along this property boundary.
- In 2007, the City of Chesterfield Board of Adjustment granted a variance to allow a 25 foot front setback along S. Woods Mill Road for Parcel D in lieu of a required 50 foot setback. While a variance runs with the land, the site still must comply with the required 30 foot landscape buffer along collectors and arterials as required by the Tree Preservation and Landscape Requirements of the City Code. The Attachment A and Preliminary Plan (Attachment B) and have been updated to reflect compliance with the variance and the City buffer requirement. No structures will be permitted within the 30 foot setbacks/landscape buffer.
- Setbacks for the north property line and south property line have been updated 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 helps in maintaining compliance with City Code requirements.

Proposed Uses

During the Public Hearing, concern was expressed by the public regarding the Heliport use. Due to this concern, the applicant has removed the Heliport Use form this request. Remaining uses requested are consistent with existing ordinance authority on site via Ordinances 2224 and 2499. A list of the proposed land uses and ancillary uses may be found on the provided 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. Those issues were discussed at the February 24, 2014 Issues Meeting. The Petitioner has submitted a formal response to the open issues discussed at the February 24, 2014 Issues Meeting which is attached hereto.

Open Issues identified included the need for the inclusion of Parcel C due to concerns from the Public, Planning Commission and Staff as well as the need for correction of setbacks on the Preliminary Plan. Much of the discussion centered on the need for Parcel C in this request over access and the uses requested in relation to the surrounding residential uses. Concern over the future use of this area was also expressed since Parcel C is within the Residential Single Family Land Use designation on the Comprehensive Land Use Plan. Expansion of medical uses, as proposed with Parcel C, could promote incompatibility with planned residential uses.

Associated with the Petitioner's response (see attached), and as identified earlier in the Vote Report, Parcel C has been removed from this request. The Preliminary Plan and Attachment A have been amended to reflect this change as well as correct setbacks identified by Staff. All agency comments have been received and comments are represented in the provided Attachment A.

Request

Staff has reviewed the requested zoning map amendment by the petitioner as it pertains to the MU District and all other applicable City Codes. The submitted Preliminary Plan and Tree Stand Delineation are compliant with City Code and all Staff comments have been addressed. Staff has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The petition has met all filing requirements and procedures of the City of Chesterfield and Staff requests action on P.Z. 14-2013.

Respectfully Submitted,



John Boyer, Senior Planner

Attachments:

1. "MU" District Ordinance
2. Response to Issues Letter
3. Updated Project Narrative
4. West Campus Parcel Exhibit
5. Campus Exhibit
6. Ordinance Exhibit
7. Adjacent Subdivision Exhibit
8. Preliminary Plan and Tree Stand Delineation (Attachment B)

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,
 - l. 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:
 - 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. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Floor Area:

Total building floor area shall not exceed 834,000 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 total development including parcels B, D and E.

C. SETBACKS

- 1. Structure Setbacks

Unless specifically identified on the Preliminary Plan attached hereto and marked 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 attached hereto and marked as Attachment B.
 - 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 attached hereto and marked 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.
4. Provide adequate temporary off-street parking for construction employees. Parking on non-surface areas shall be prohibited in order to

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.
3. A four (4) foot berm is required along the bluff (west of the proposed structures) as depicted on the Preliminary Plan attached hereto and marked 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 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 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. 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

Access to the development shall be as shown on the Preliminary Plan Preliminary Plan attached hereto and marked as Attachment B. 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 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. Provide sidewalk conforming to St. Louis County ADA standards adjacent to County roadway frontages as directed by the St. Louis County Department of Highways and Traffic.
3. Provide a pedestrian connection from the sidewalk along South Woods Mill Road to the internal site sidewalks as directed by the City of Chesterfield.

4. Any internal drive/street will be required to be private.
5. 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.
6. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy. 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 St. Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
7. Prior to Special Use Permit issuance by 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.
8. 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

1. 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 and the City of Chesterfield for review and approval. 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. Prior to preparation of this study the Developer's traffic engineer shall meet with representatives of the development 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 and the St. Louis County Department of Highways and Traffic.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic, for any 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. The developer is advised that utility companies 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.
3. 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.
4. Limits of disturbance shall be as shown on the Preliminary Plan.
5. 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.

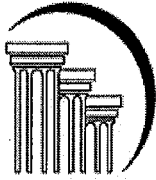
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of 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. 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.



DOSTERULLOM, LLC
ATTORNEYS AT LAW

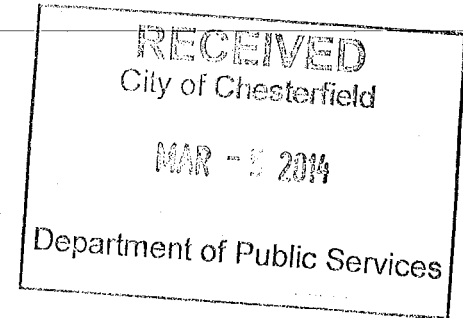
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Michael J. Doster
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March 4, 2014

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:

The following are our responses to your comment letter dated February 28, 2014:

1. Additional discussion occurred on the appropriateness of Parcel C in this petition; specifically, concerns over access and the uses requested in relation to the surrounding residential uses. Concern over the future use of this area was expressed since this is within the Residential Single Family Land Use designation on the Comprehensive Land Use Plan. Expansion of medical uses, as proposed with Parcel C, could promote incompatibility with planned residential uses. Due to these concerns, the Planning Commission requests the petitioner evaluate the removal of Parcel C from this request.

Petitioner will remove Parcel C from the request by separate letter. A revised Preliminary Plan ("Revised Plan") will be submitted separately. As a result of the removal of Parcel C, the overall F.A.R. as shown on the Revised Plan has changed to .50.

2. Correction of setbacks and landscape buffers on the Preliminary Plan as follows:
 - Depict the required 30 foot landscape buffer along the southern border of Parcel B.
 - While the previous ordinance permitted a 25 foot setback along the southern border of Parcel B, evaluate a 30 foot building setback to accommodate the 30 foot landscape buffer.
 - Identify the 30 foot landscape buffer along the east and north boundary of Parcel E.
 - The 25 foot building setback should be increased to accommodate this 30 foot landscape buffer on Parcel E. Amend the north setback to be 30 foot.
 - The east setback for Parcel E is 50 foot.

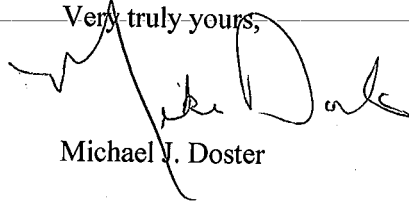
The Revised Plan shows the correct setbacks and landscape buffers.

John Boyer
March 4, 2014
Page 2

3. If Parcel C remains in this request, Staff will provide additional details on development standards/criteria for Parcel C, including but not limited to, setbacks and landscape buffers.

No response is necessary.

Very truly yours,



Michael J. Doster

MJD/kml

cc: Aimee Nassif
Don Miller
George Stock



DOSTERULLOM, LLC
ATTORNEYS AT LAW

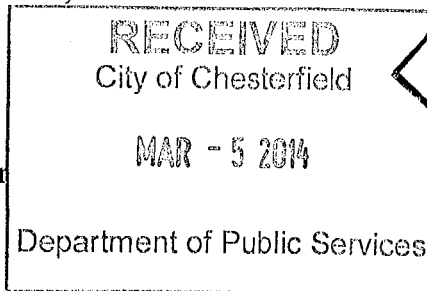
St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532.1082 Fax

Michael J. Doster
mdoster@dosterullom.com

March 4, 2014

Via E-mail & Hand Delivery

Aimee Nassif
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760



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

Dear Ms. Nassif:

Please accept this letter as Petitioner's request to remove Parcel C from the pending Application. A revised Preliminary Plan will be submitted separately showing the removal of Parcel C. Thank you.

Very truly yours,

Michael J. Doster

MJD/kml

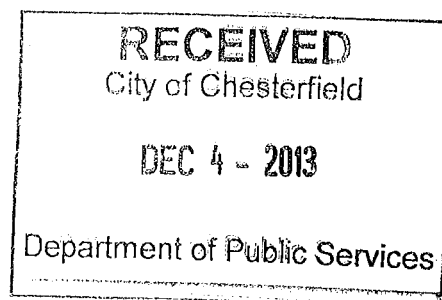
cc: John Boyer
Don Miller
George Stock

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



P.Z. 14-2013
Western Campus
175 S. Woods Mill Rd.

P.Z. 13-2013
Eastern Campus
222 S. Woods Mill Rd.

TOWN & COUNTRY

Campus Exhibit



Ordinance Exhibit



Adjacent Subdivision Exhibit

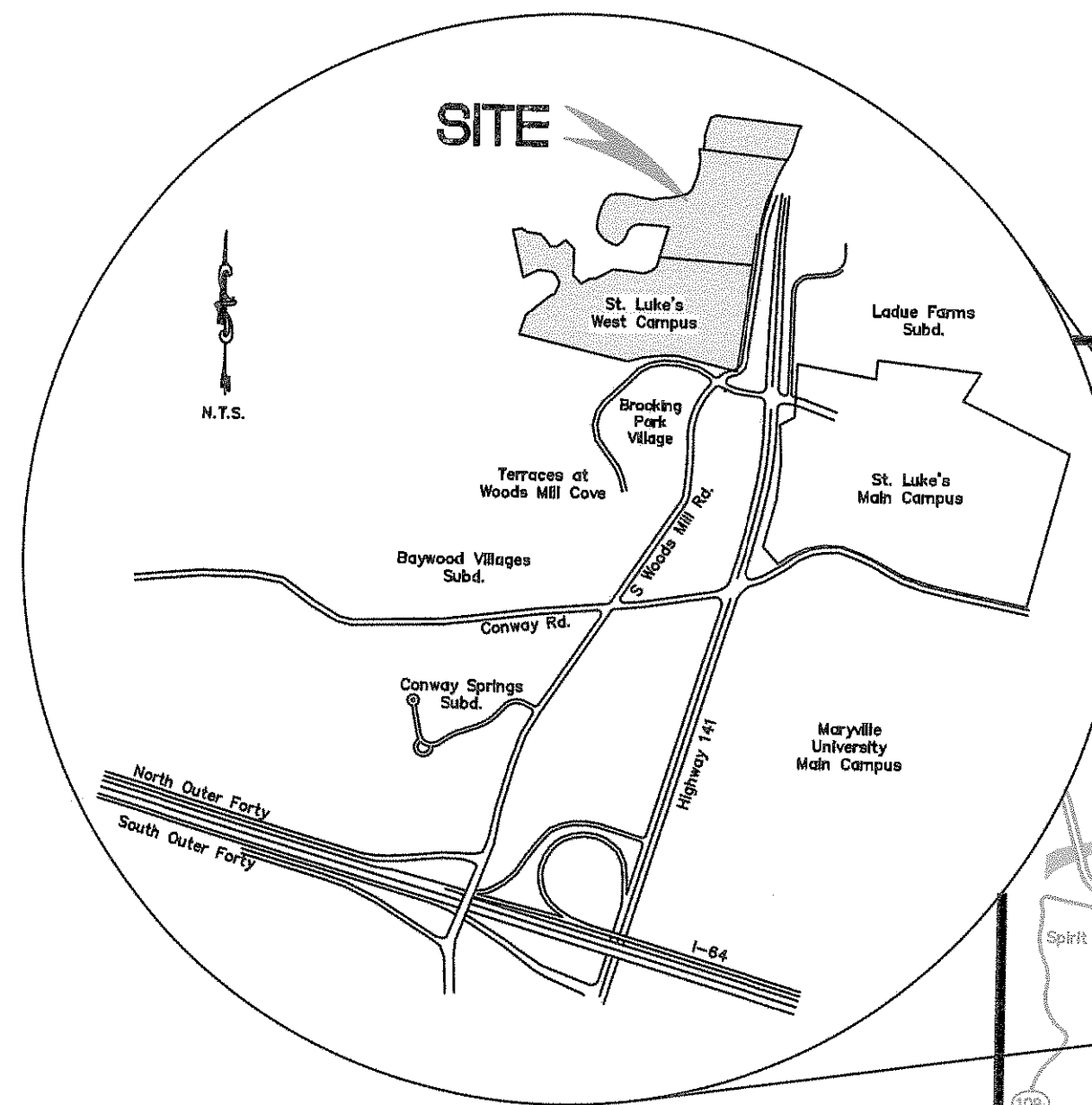
ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL - WEST CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

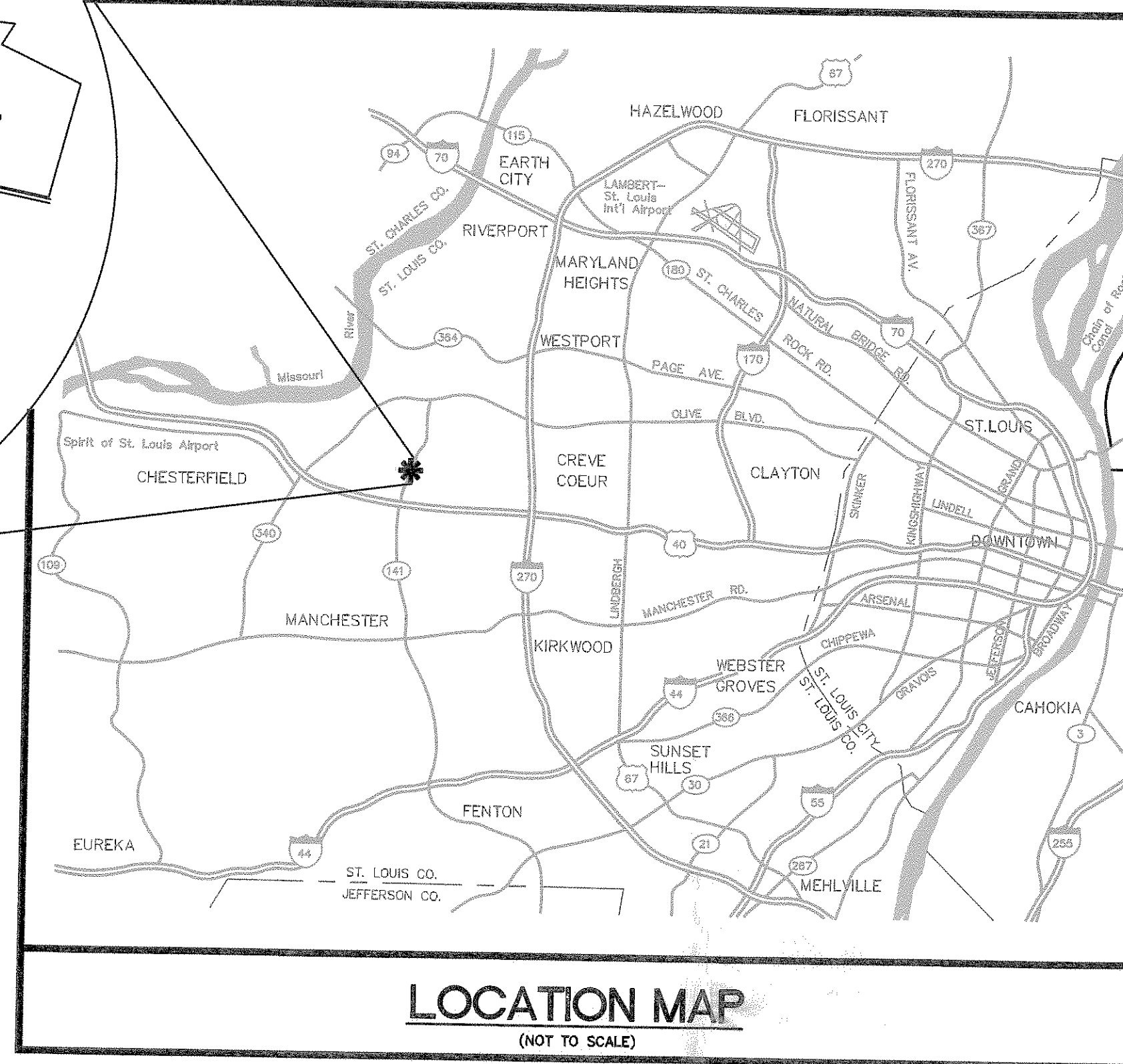
PRELIMINARY PLAN FOR "MEDICAL USE" ZONING AMENDMENT

SHEET INDEX

- 1 TITLE SHEET
 - 2 PROPERTY EXHIBIT
 - 3 EXISTING CONDITIONS PLAN
 - 4 PRELIMINARY PLAN
 - 5 SITE SECTIONS
 - 6 AERIAL EXHIBIT WITH CURRENT ZONING
- TSD-W TREE STAND DELINEATION PLAN



PARCEL "B"
PARCEL "D"



LOCATION MAP
(NOT TO SCALE)

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 part of land conveyed to the City of Chesterfield as 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 48 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 East, a distance of 100.07 feet to a point; thence North 74 degrees 46 minutes 35 seconds West, 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 North 28 degrees 58 minutes 00 seconds West, a distance of 86.20 feet to a point; thence North 21 degrees 28 minutes 00 seconds East, a distance of 97.00 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 48 degrees 00 seconds East, a distance of 76.68 feet to a point; thence South 83 degrees 59 minutes 00 seconds East, a distance of 41.00 feet to a point; thence South 54 degrees 50 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 North 42 degrees 39 minutes 00 seconds East, a distance of 36.00 feet to a point; thence North 65 degrees 11 minutes 00 seconds East, a distance of 80.00 feet to a point; thence North 42 degrees 39 minutes 00 seconds East, a distance of 30.00 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 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 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 chord distance of 125.00 feet; thence along a curve having a radius of 105.00 feet, and a chord which bears South 41 degrees 59 minutes 32 seconds West, a chord distance of 182.83 feet; thence along a curve having a radius of 200.00 feet, an arc length of 189.59 feet, and a chord which bears North 50 degrees 59 minutes 36 seconds West, a chord distance of 182.83 feet; thence along a curve having a radius of 400.00 feet, an arc length of 379.18 feet, and a chord which bears North 13 degrees 23 minutes 32 seconds East, a chord distance of 182.83 feet; thence along a curve having a radius of 100.00 feet, an arc length of 109.96 feet, and a chord which bears North 42 degrees 49 minutes 28 seconds East, a chord distance of 168.72 feet; thence along a curve having a radius of 400.00 feet, an arc length of 400.00 feet, and a chord which bears South 85 degrees 08 minutes 08 seconds East, a chord distance of 168.72 feet to a point; thence South 18 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 29 seconds East, a distance of 97.00 feet to a point; thence North 78 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 23 minutes 15 seconds East, a chord 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 09 degrees 43 minutes 36 seconds East, a distance of 106.30 feet to a point; thence North 04 degrees 08 minutes 47 seconds East, a distance of 85.59 feet to the intersection with the Western 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 aforesaid Recorder's Office; thence along said Western line North 03 degrees 52 minutes 16 seconds East, a distance of 17.37 feet to a point; thence North 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 18.51 feet to a point; thence North 19 degrees 19 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 57.73 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 18 degrees 45 minutes 18 seconds West, a distance of 154.04 feet to a point; thence along a curve to the left having a radius 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 154.94 feet, an arc length of 304.68 feet, and a chord which bears South 13 degrees 02 minutes 49 seconds West, a chord distance of 304.19 feet to a point; thence South 08 degrees 10 minutes 33 seconds West, a distance of 425.18 feet to a point; thence South 07 degrees 37 minutes 43 seconds West, a distance of 220.03 feet to a point; thence South 07 degrees 37 minutes 43 seconds West, a distance of 43.62 feet to a point; thence South 07 degrees 37 minutes 43 seconds West, a distance of 220.03 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 chord 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 Southeastern 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 2033.69 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 16.72 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line the following: in a Northwesterly direction along a curve to the left having a radius of 235.00 feet, an arc length of 43.69 feet, and a chord which bears North 63 degrees 13 minutes 38 seconds West, a chord 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 43 minutes 20 seconds West, a chord 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 54.00 feet, and a chord which bears North 30 degrees 43 minutes 27 seconds East, a chord 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 77.40 feet, and a chord which bears North 40 degrees 46 minutes 53 seconds East, a chord 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 43 minutes 28 seconds East, a chord 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 43 seconds West, a distance of 158.48 feet to a point; thence along a curve to the right having a radius of 2033.69 feet, an arc length of 18.48 feet, and a chord which bears South 07 degrees 53 minutes 18 seconds West, a chord distance of 18.48 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 7,971 square feet or 0.183 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 AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

Donal Ehlmann, Missouri L.S. No. 2215

ATTACHMENT B

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 REMOVED & REPLACED	---
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
P.G.	— PAGE
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.O.W.	— RIGHT-OF-WAY
R.C.P.	— REINFORCED CONCRETE PIPE
SO.	— SQUARE
T.	— TELEPHONE CABLE
V.C.P.	— VETRIFIED CLAY PIPE
W.	— WATER
(86°W)	— RIGHT-OF-WAY WIDTH

GENERAL NOTES

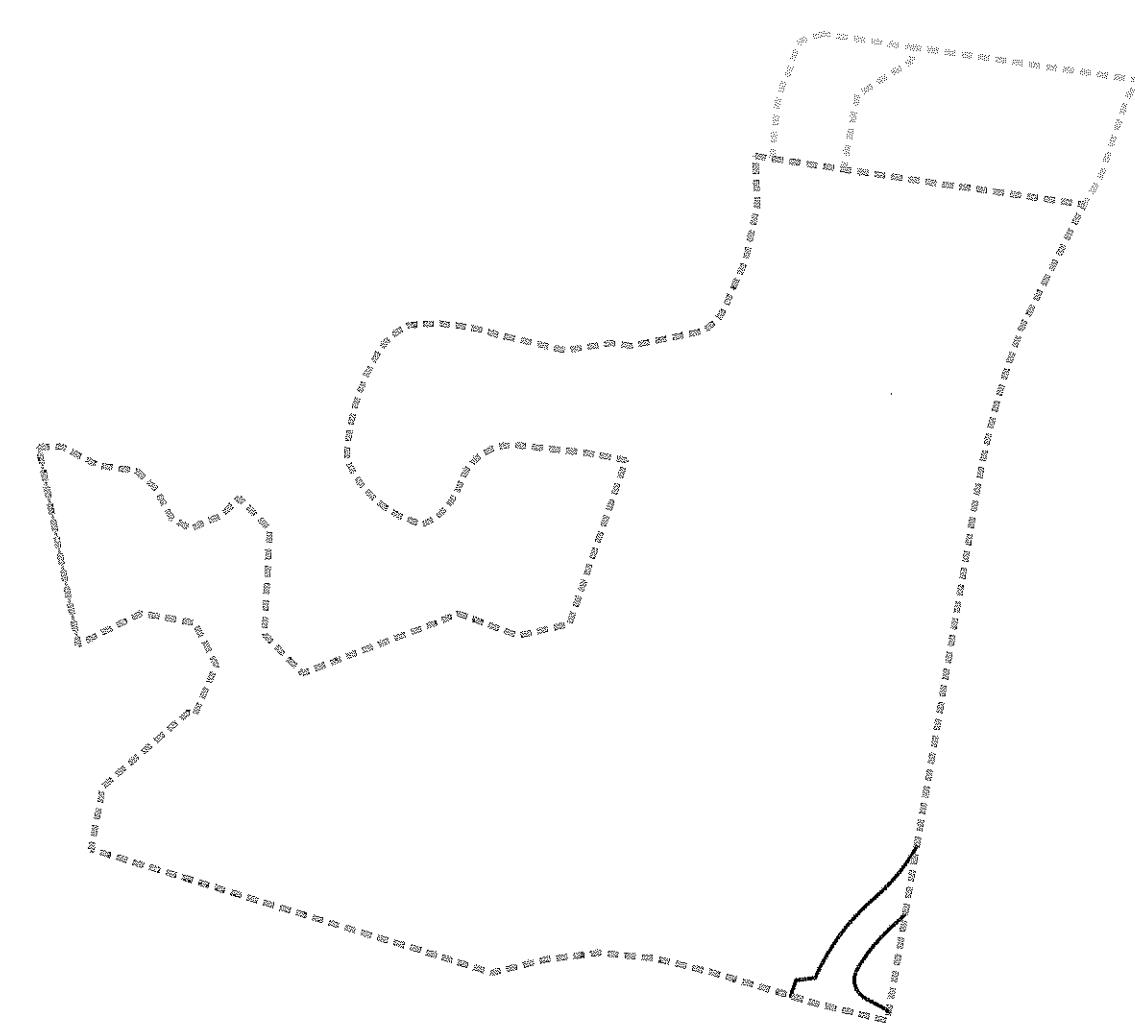
1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STOCK AND ASSOCIATES AND AERIAL CONTOURS.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION,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

SITE INFORMATION

SITE ACREAGE	= 38.285 Acres ±
OWNER	= St. Luke's Episcopal—Presbyterian Hospitals
SITE ADDRESS:	= 83, 111, 133, 173, 175 S. Woods Mill Rd.
LOCATOR No.	= 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

ST. LOUIS CO. BENCHMARK

12-141 - "C" 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



----- CURRENT "MU" ZONING
ORDINANCE 2224, 2499

----- CURRENT "NU" ZONING

----- CURRENT "FPNU" ZONING

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 BY 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.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND 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. Lukes Episcopal Presbyterian Hospitals |
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205-6500
Fax: (314) 205-6824
Contact: Don Miller

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

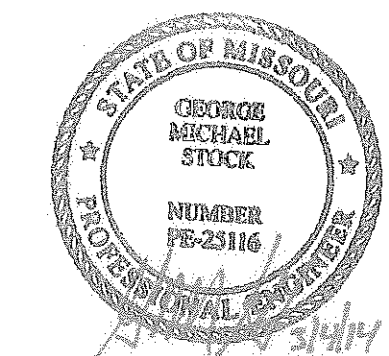
PREPARED BY:

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL - WEST CAMPUS

CHESTERFIELD MISSOURI

PRELIMINARY PLAN FOR RE-ZONING

DATE: March 4, 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
3	City Comments	03.04.14

DRAWN BY: E.J.F. CHECKED BY: G.M.S.

DATE: 09/26/2013 JOB NO.: 213-5155

REV. # - - - - - DATE REV. # - - - - -

S.L.C. INT # - - - - - INT SUP. # - - - - -

REMARK # MO-00

SHEET TITLE: TITLE SHEET

SHEET NO.: 1

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

L.S. No. 222-D

Donal Ehlmann, Missouri L.S. No. 2215

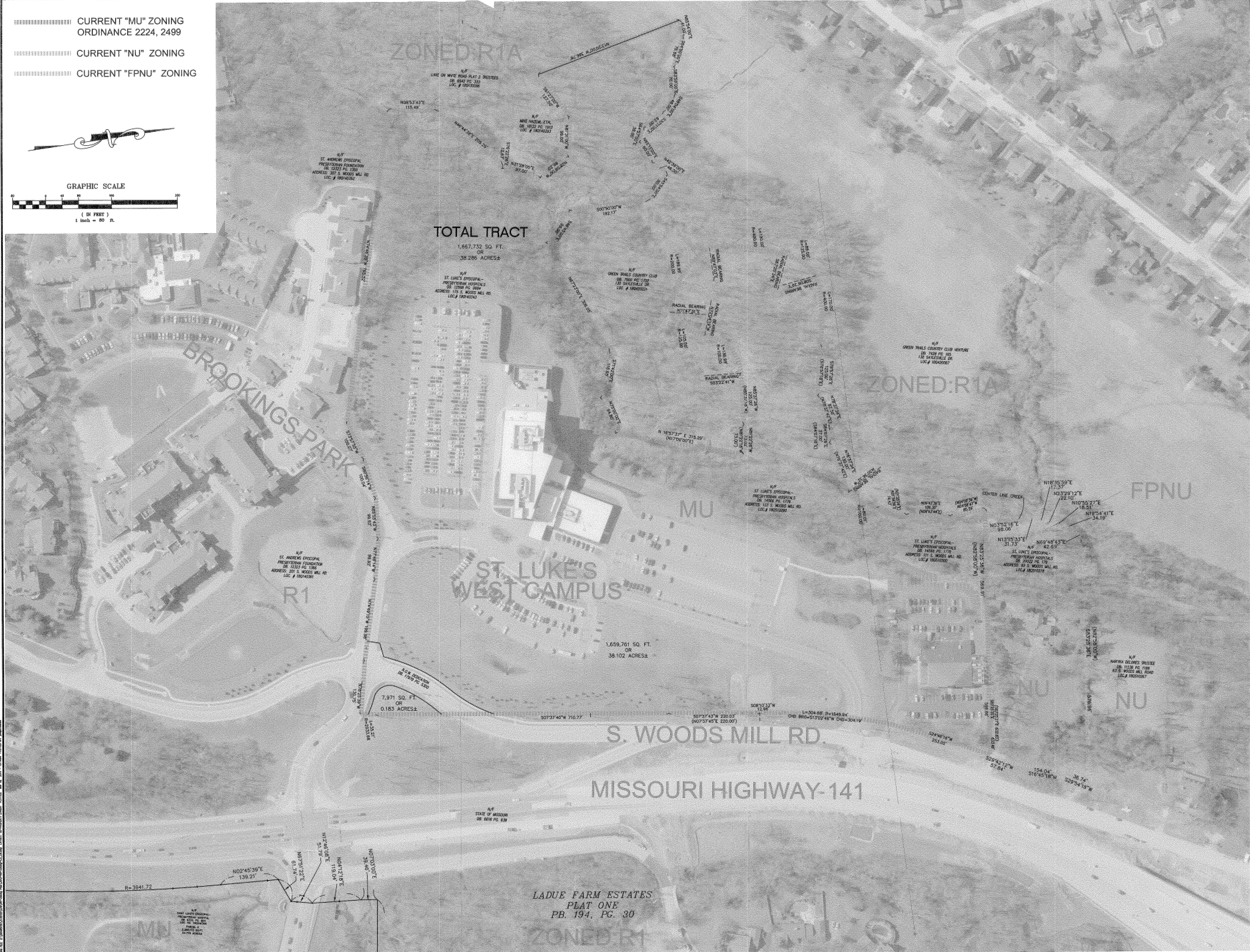
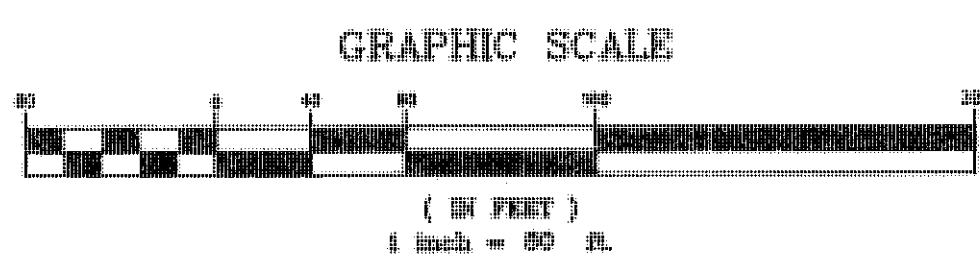
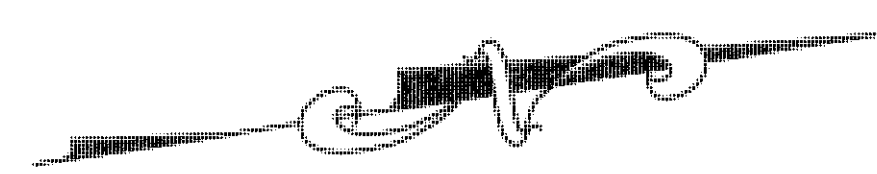
ATTACHMENT B

1

CURRENT "MU" ZONING
 ORDINANCE 2224, 2499

CURRENT "NU" ZONING

CURRENT "FPNU" ZONING



PREPARED BY:

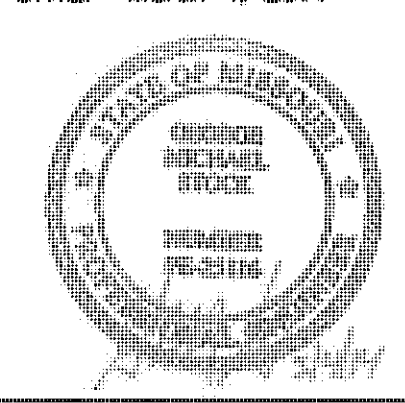
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Park
 St. Louis, MO 63105
 PH: (636) 532-9100
 FAX: (636) 532-9101
 E-mail: general@stockinc.com
 Web: www.stockinc.com

PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS

CHESTERFIELD
 MISSOURI

DATE: March 4, 2014



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000598

REVISIONS:

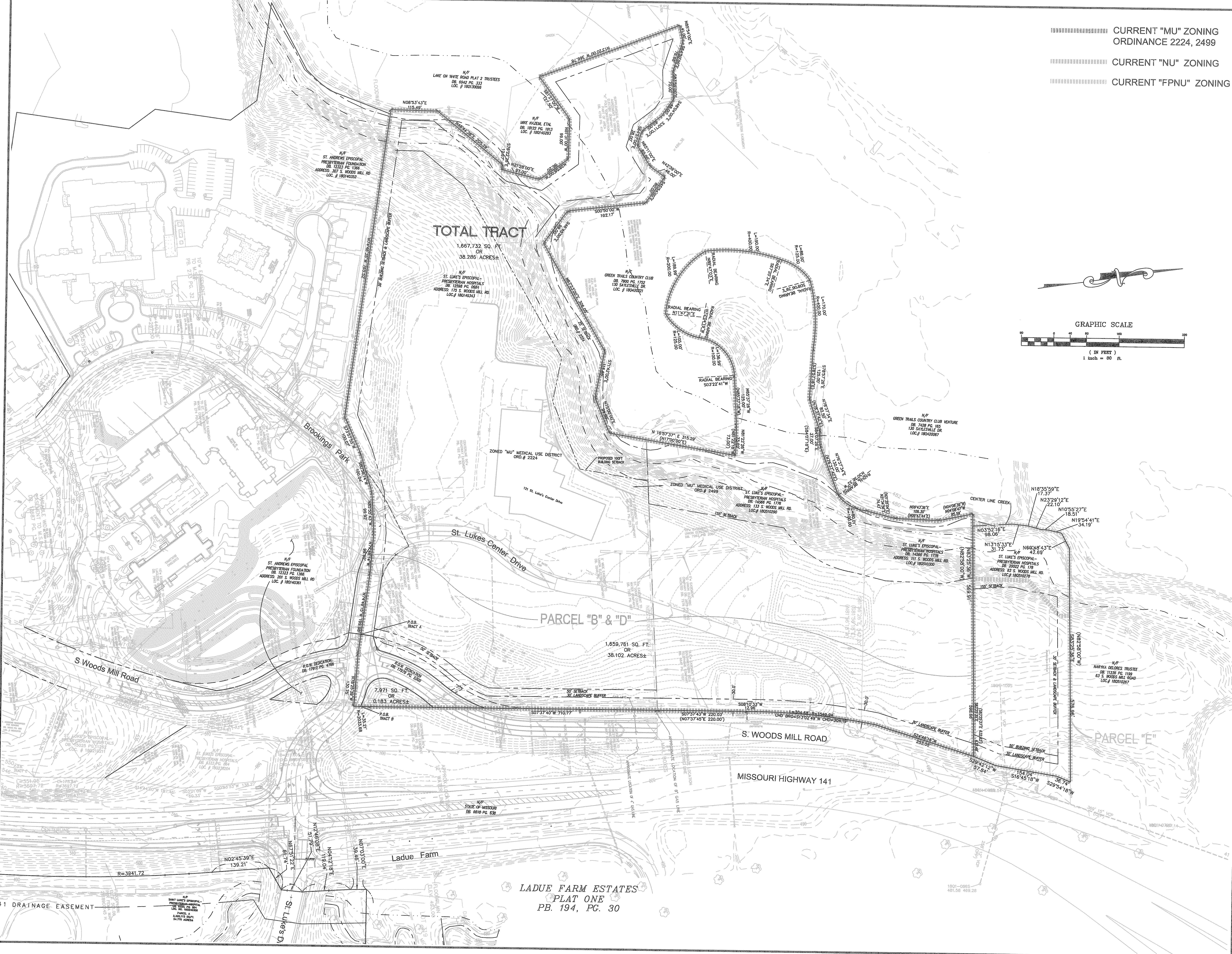
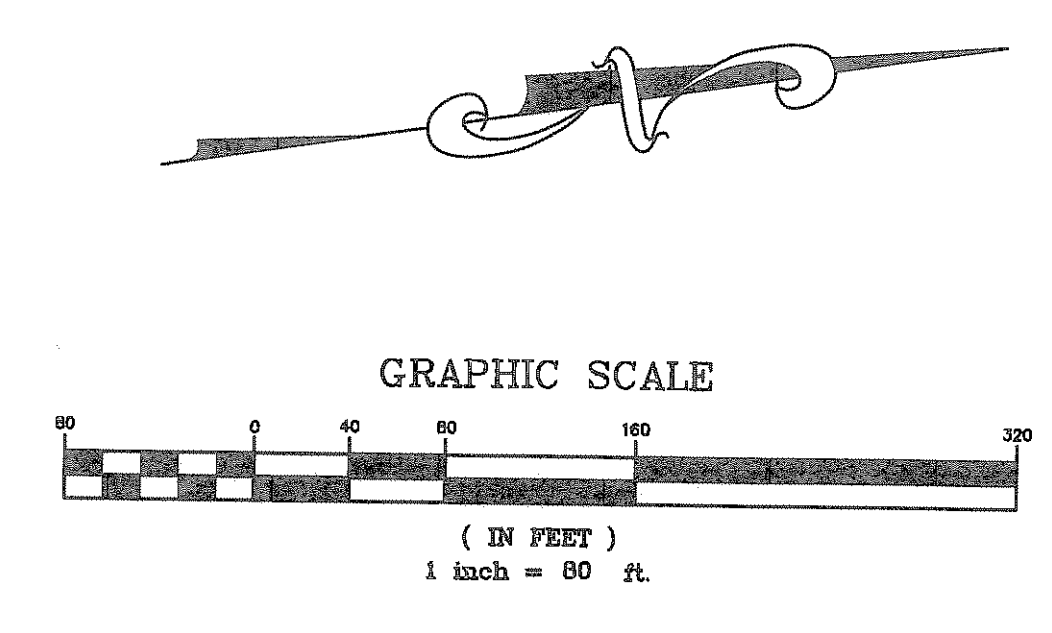
1	City Comments	10.28.13
2	City Comments	01.29.14
3	City Comments	03.04.14

DATE:	09/26/2013	DESIGN NO.:	213-5155
SCALE:		SHEET NO.:	
CLIENT:		PROJECT:	
DATE:	NO-00		

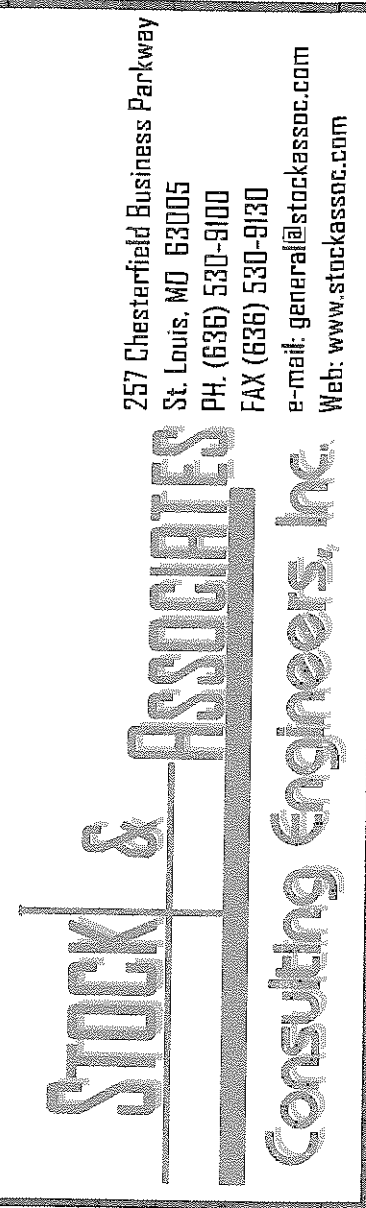
PROPERTY EXHIBIT

SHEET NO.: 2

■■■■■■■■■■ CURRENT "MU" ZONING
 ORDINANCE 2224, 2499
 ■■■■■■■■■■ CURRENT "NU" ZONING
 ■■■■■■■■■■ CURRENT "FPNU" ZONING



PREPARED BY:



PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS
CHESTERFIELD
MISSOURI

DATE: March 4, 2014



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

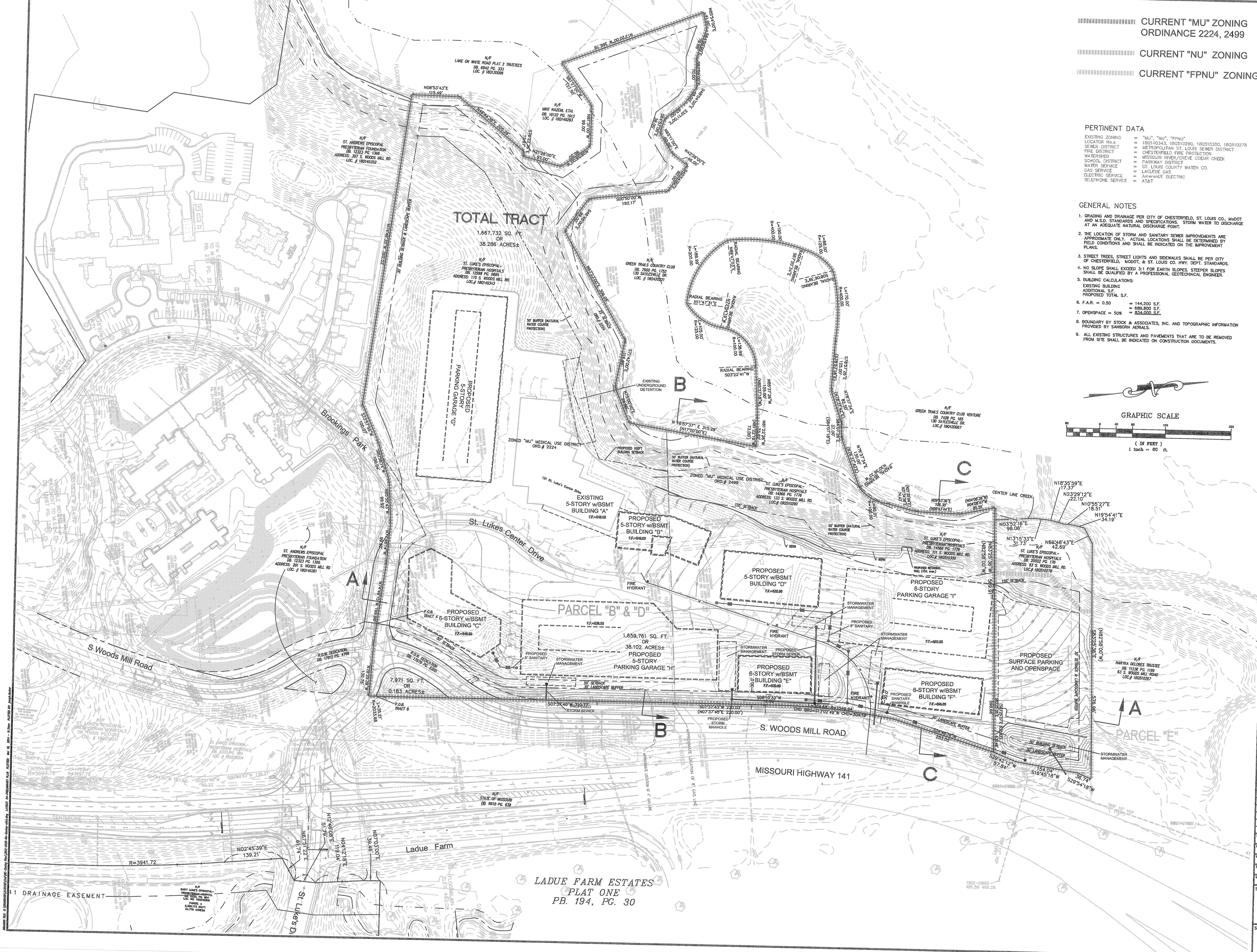
REVISIONS:

1	City Comments	11.04.13
2	City Comments	01.29.14
3	City Comments	03.04.14

DATE	09/26/2013	JOB NO.	213-5155
DESIGNER	E.J.F.	CHECKED BY	G.M.S.
PLANNING		DATE W/P	
ELECTRICAL		DATE S/P	
SCALE	NO-00		

SHEET TITLE:
EXISTING
CONDITIONS
PLAN

SHEET NO:
3



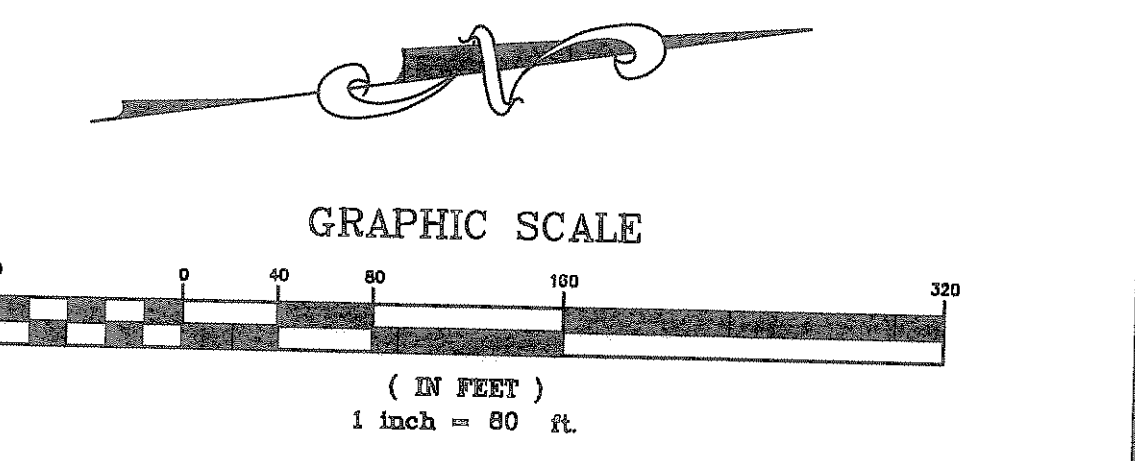
■■■■■■■■■■ CURRENT "MU" ZONING
 ORDINANCE 2224, 2499
 ■■■■■■■■■■ CURRENT "NU" ZONING
 ■■■■■■■■■■ CURRENT "FPNU" ZONING

PERTINENT DATA

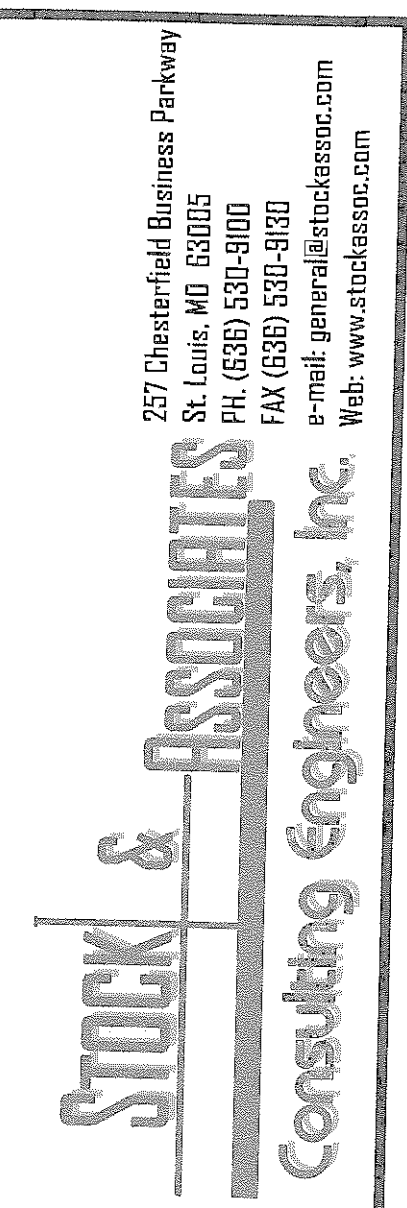
EXISTING ZONING	= "MU", "NU", "FPNU"
LOCATOR No.s	= 180140343, 180510290, 180510300, 180510278
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	= CHESTERFIELD FIRE PROTECTION DISTRICT
WATERSHED	= MISSOURI RIVER/CREVE COEUR CREEK
SCHOOL DISTRICT	= PARKWAY DISTRICT
WATER SERVICE	= ST. LOUIS COUNTY WATER CO.
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AMTRAVENUE ELECTRIC
TELEPHONE SERVICE	= AT&T

GENERAL NOTES

- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, ST. LOUIS CO., MODOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE 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 THE IMPROVEMENT PLANS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & 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.
- BUILDING CALCULATIONS:
 EXISTING BUILDING ADDITIONAL S.F.
 PROPOSED TOTAL S.F.
- F.A.R. = 0.50 = 144,200 S.F.
 = 689,800 S.F.
 = 834,000 S.F.
- 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.



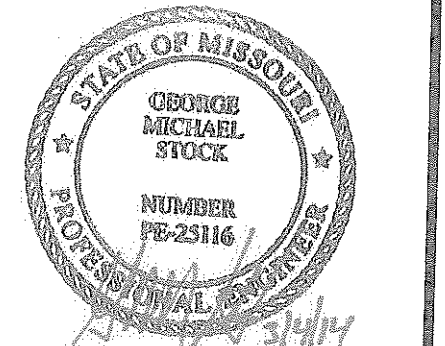
PREPARED BY:



PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS
 CHESTERFIELD
 MISSOURI

DATE: March 4, 2014



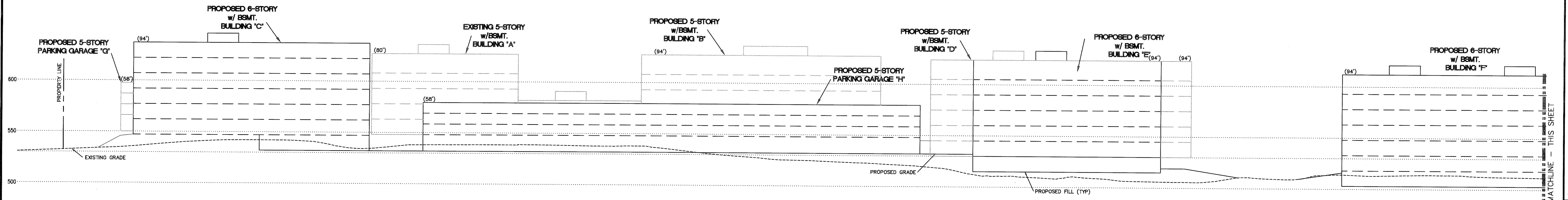
GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

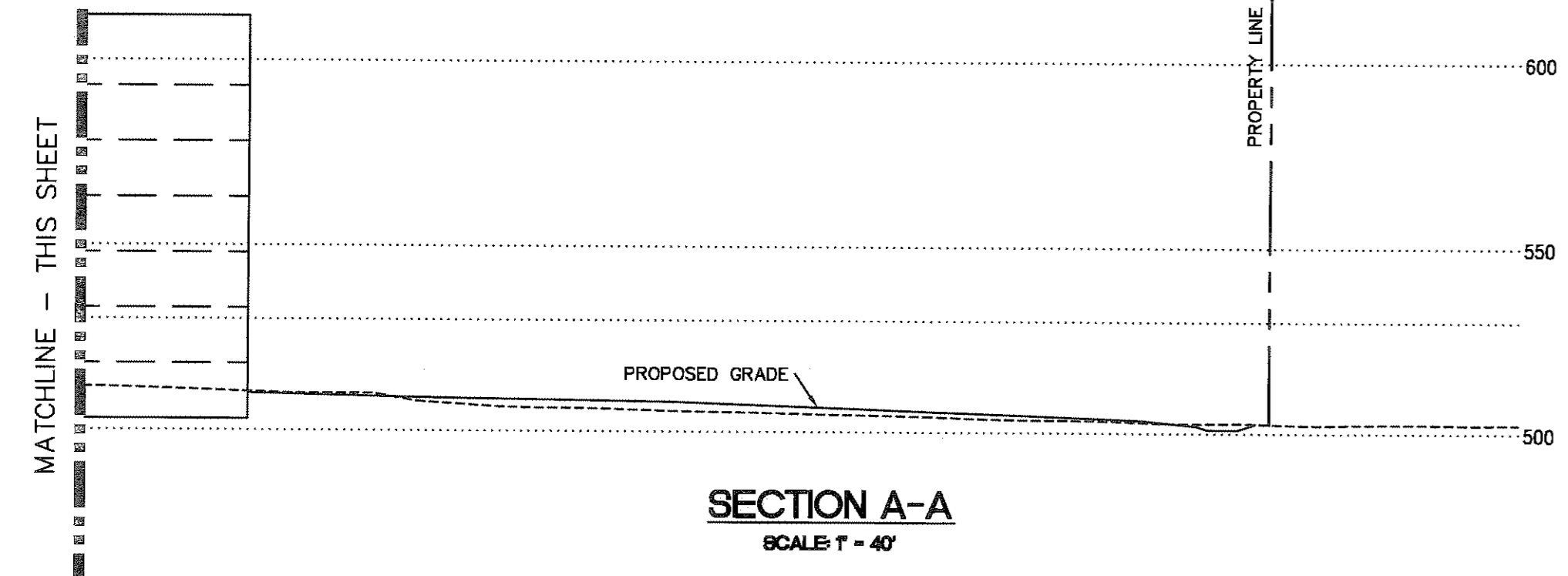
1	City Comments	11.04.13
2	City Comments	01.28.14
3	City Comments	03.04.14

DATE:	09/26/2013	DESIGN BY:	G.M.S.
SCALE:	AS SHOWN	CHECK BY:	213-5155
FILE NO.:		DATE:	
PROJECT NO.:	MO-00	SCALE:	
SHEET TITLE:	PRELIMINARY PLAN		

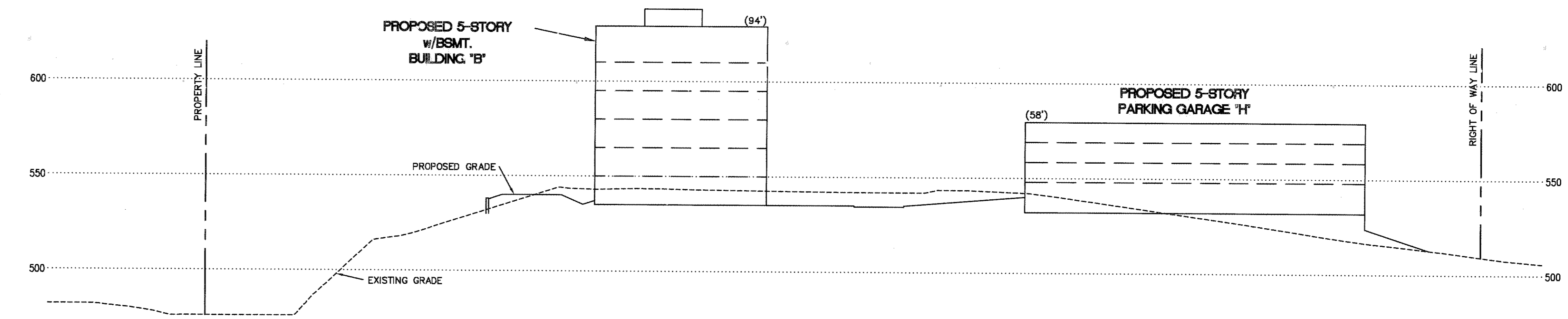
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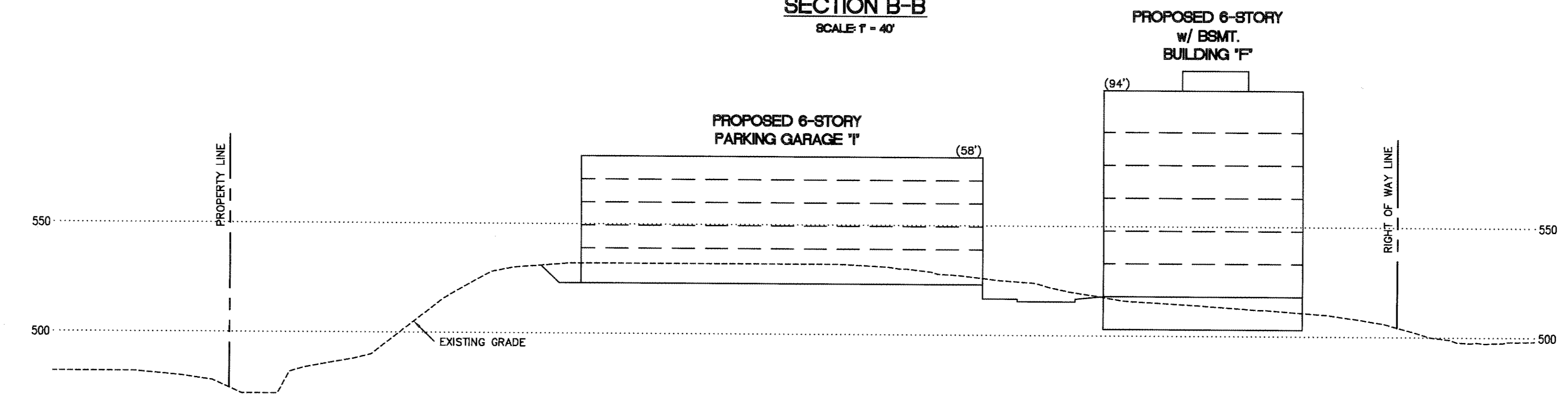
SECTION A-A
SCALE T - 40'



SECTION A-A
SCALE T - 40'



SECTION B-B
SCALE T - 40'



SECTION C-C
SCALE T - 40'

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 500-9100
FAX: (636) 500-9101
www.stockandassociates.com
www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS

CHESTERFIELD
MISSOURI

DATE: March 4, 2014

STATE OF MISSOURI
GEORGE MICHAEL STOCK
REGISTERED PROFESSIONAL ENGINEER
NUMBER: PE-25116

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

REVISIONS:

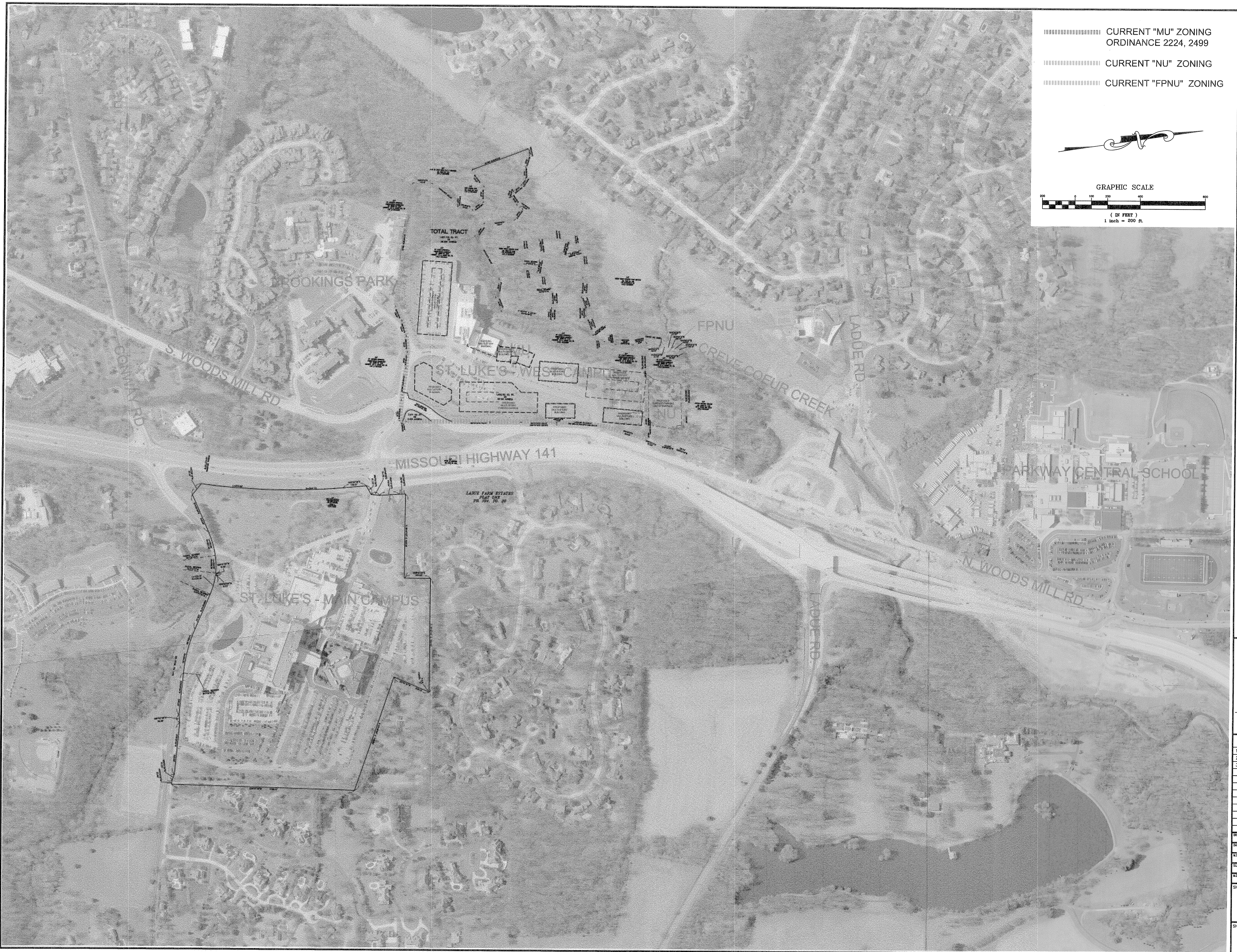
1	City Comments	11.04.13
2	City Comments	01.29.14
3	City Comments	03.04.14

DRAWN BY:	E.J.F.	DESIGNED BY:	G.M.S.
DATE:	09/26/2013	JOB NO.:	213-5155
SCALE:		SCALE MAP #:	
S.L.C. INT #:		INT SUP. #:	
SCALE #:	MO-00		

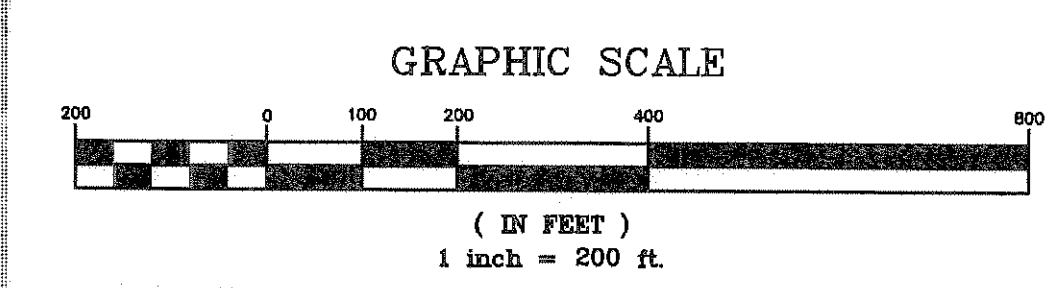
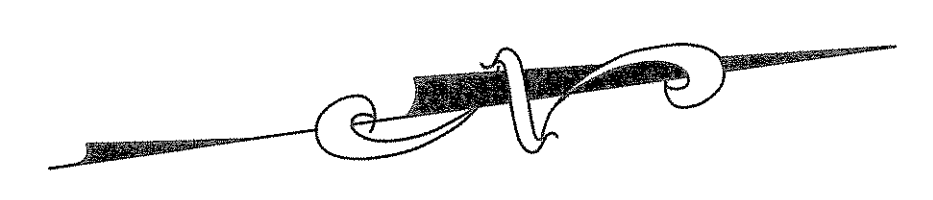
SHEET TITLE:
SITE SECTIONS

SHEET NO.:
5

PLANNED BY: ST. LUKE'S HOSPITAL; ARCHITECT: HOK; ENGINEER: STOCK & ASSOCIATES; DATE: 09/26/2013; SCALE: AS SHOWN; SHEET: 5 OF 5; PROJECT: ST. LUKE'S HOSPITAL - WEST CAMPUS; DRAWING NO.: 213-5155-05



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



PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105
Tel: (314) 833-4100
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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: March 4, 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
3	City Comments	03.04.14

DRAWN BY:	E.J.F.	CHECKED BY:	G.M.S.
DATE:	09/26/2013	JOB NO.:	213-5155
SCALE:	---	SHEET NO.:	---
SLC. MAT #:	---	NET SUP. #:	---
WORK #:	MO-00		

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

SHEET NO.:
6

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	28
M48	Cottonwood	Good	28
M49	Sycamore	Good	34
M50	Sycamore	Good	34
M51	Sycamore	Good	36
M53	Maple, Silver	Excellent	35
M54	Persimmon	Good	24
M55	Persimmon	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. Overstory 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.

Existing Tree List			
No.	Type	Size	Condition
1	Oak	30"	Fair
2	Walnut	12"	Fair
3	Shingle Oak	10"	Fair
4	Cherry	6"	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
30	Pin Oak	18"	Good
31	Pin Oak	18"	Good
32	Pin Oak	18"	Good
33	Pin Oak	18"	Good
34	Shingle Oak	15"	Good
35	Pin Oak	17"	Good
36	Pin Oak	14"	Fair
37	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
47	Boxelder	9"	Fair
48	Black Oak	9"	Good
49	White Pine	18"	Good
50	Boxelder	12"	Poor
51	Silver Maple	10"	Poor
52	Silver Maple	26"	Poor
53	Silver Maple	26"	Poor
54	Persimmon	16"	Fair
55	Walnut	28"	Poor
56	Boxelder	15"	Fair
57	Pin Oak	24"	Good
58	Pin Oak	16"	Fair
59	Pin Oak	20"	Good
60	Pin Oak	16"	Good
61	Pin Oak	16"	Good
62	Boxelder	20"	Fair



STATE OF MISSOURI
JERALD SAUNDERS
LANDSCAPE ARCHITECT
MO License # LA-007
Consultants:

**St. Luke's Hospital
West Campus**
CHESTERFIELD, MISSOURI

Revisions:		
Date	Description	No.
10/28/13	City Comments	1
10/31/13	City Comments	2
03/04/14	City Comments	3
03/11/14	City Comments	4

Drawn: BAR
Checked: JAS

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Chesterfield, Missouri 63005-1924
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Missouri State Certificate of Authority # LAC #000019

Sheet Title: TREE STAND DELINEATION WEST

Sheet No: TSD-W

Date: 06/27/13
Job #: 013.033

TREE STAND DELINEATION
SCALE 1" = 80'

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