



# IV. B.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 06-2013 Mercy Health System (Chesterfield Village, SE Quadrant):** A request for an ordinance amendment to modify the boundaries of the “UC” Urban Core District to incorporate two parcels zoned “C-8” Planned Commercial District into the “UC” Urban Core District totaling 43.35 acres located north of Chesterfield Parkway and east of Elbridge Payne Rd. (19S531791, 19S531801, 18S210028, 18S210149, 18S210073, 18S210062, 18S220148, 18S220171, 18S220061, 19S531922, and 18S210138).

### Summary

Sisters of Mercy Health System (Mercy) has submitted a request for an ordinance amendment to add two parcels of land to an existing 40.040 acre “UC” Urban Core District resulting in a new “UC” Urban Core District totaling 43.35 acres. The requested amendment would retain previous development criteria approved as part of the original “UC” District and would bring the two new properties under this same ordinance.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this development as Urban Core, which permits a mixing of land uses and the highest densities in the City.

A public hearing further addressing the request will be held at the March 25, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Justin Wyse, AICP  
Senior Planner

### Attachments

1. Preliminary Plan
2. Project narrative

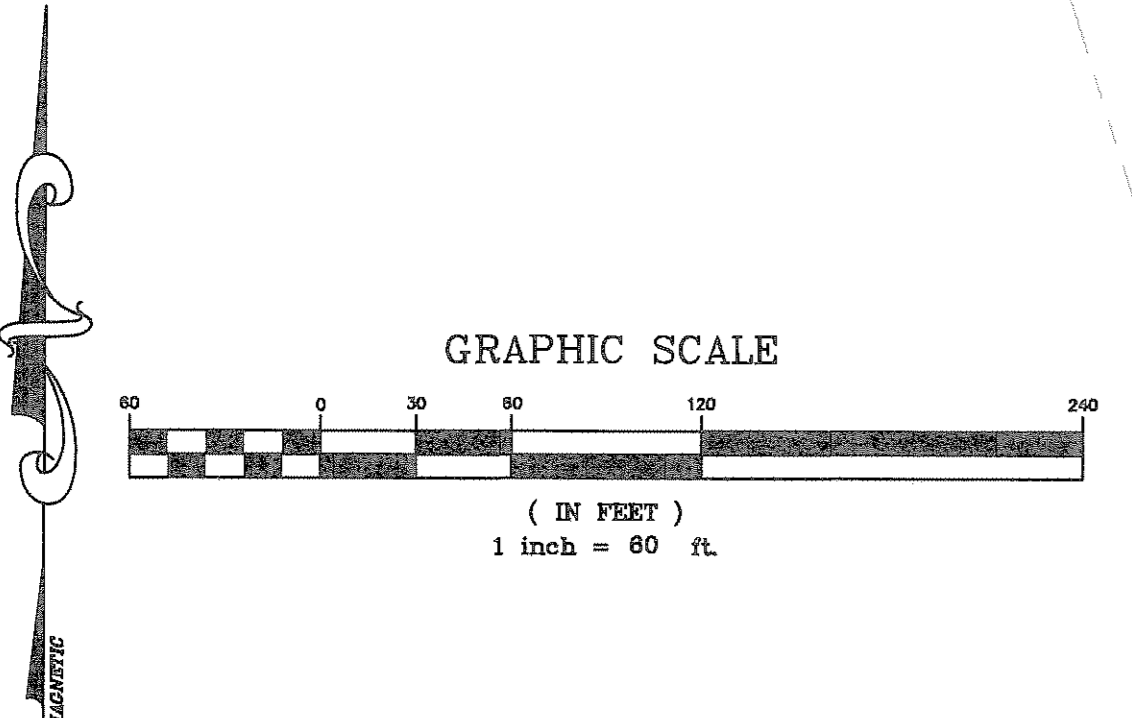
cc: Aimee Nassif, Planning and Development Services Director

## **NARRATIVE STATEMENT**

Mercy Health is requesting amendment of Ordinance 2721, Urban Core District, for the purpose of adding the legal descriptions attached to this Application Locator #s 18S210138 and 19S531922 and providing appropriate setbacks and other terms and conditions.

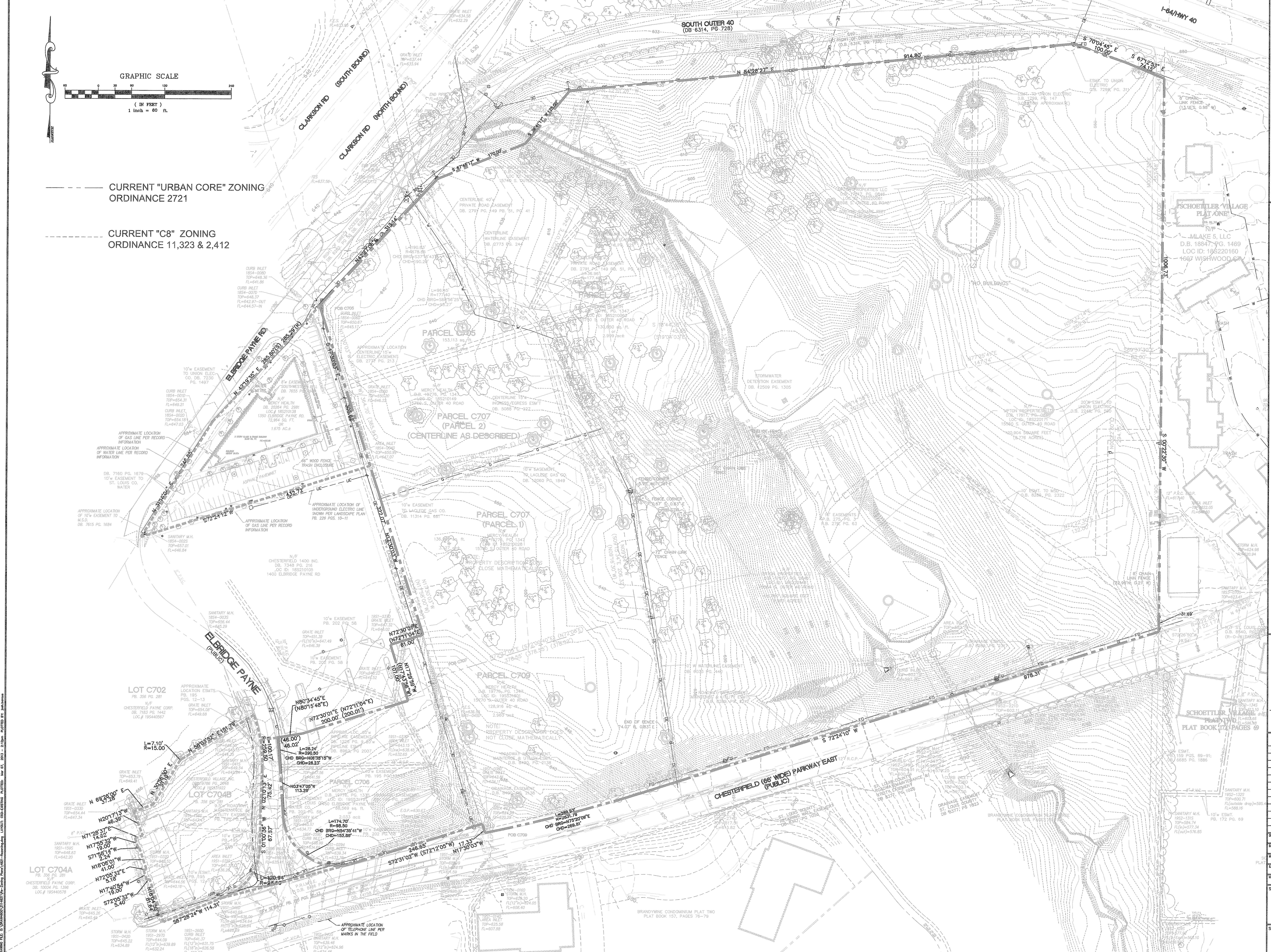






--- CURRENT "URBAN CORE" ZONING ORDINANCE 2721

- - - - - CURRENT "C8" ZONING ORDINANCE 11,323 & 2,412



PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63105  
PH (636) 538-3000  
FAX (636) 538-3000  
e-mail: general@stockinc.com  
Web: www.stockinc.com

PRELIMINARY PLAN FOR RE-ZONING:

**MERCY HEALTH CAMPUS**  
CHESTERFIELD MISSOURI

DATE:

02/06/13

GEORGE MICHAEL STOCK  
PROFESSIONAL ENGINEER  
NUMBER PE-25116

02/06/13  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 02/06/13

DESIGNED BY: J.E.B. CHECKED BY: G.M.S.

DATE: 02/06/13

PLANNED BY: J.E.B. DRAWN BY: G.M.S.

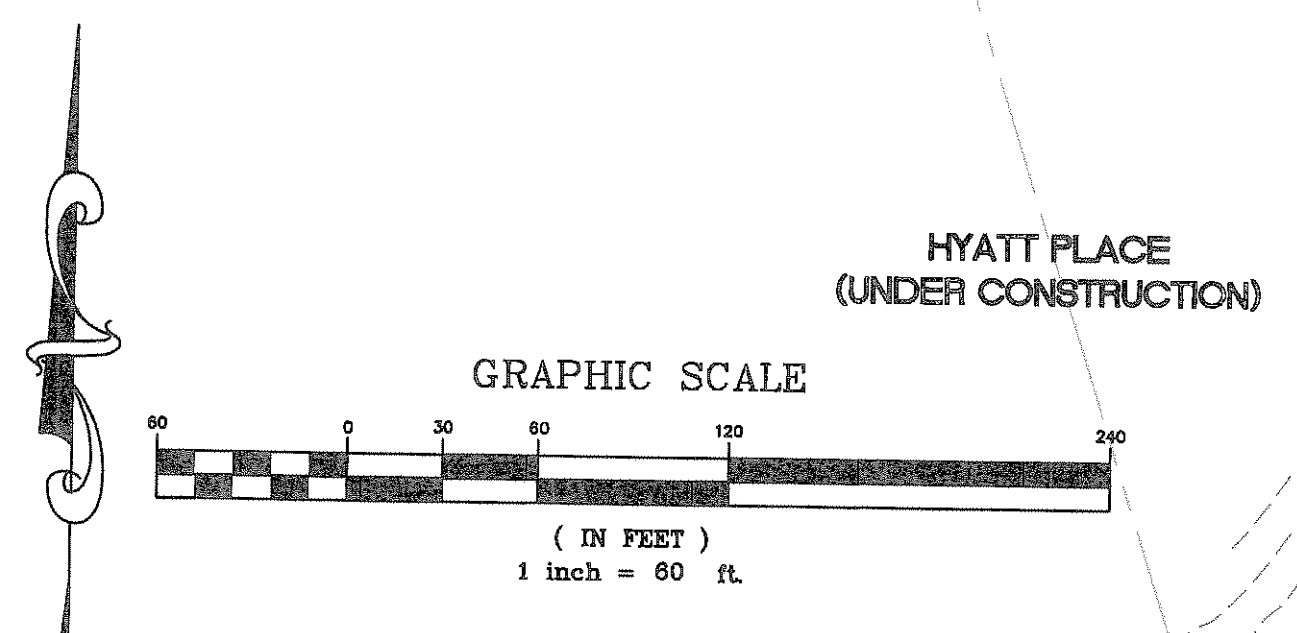
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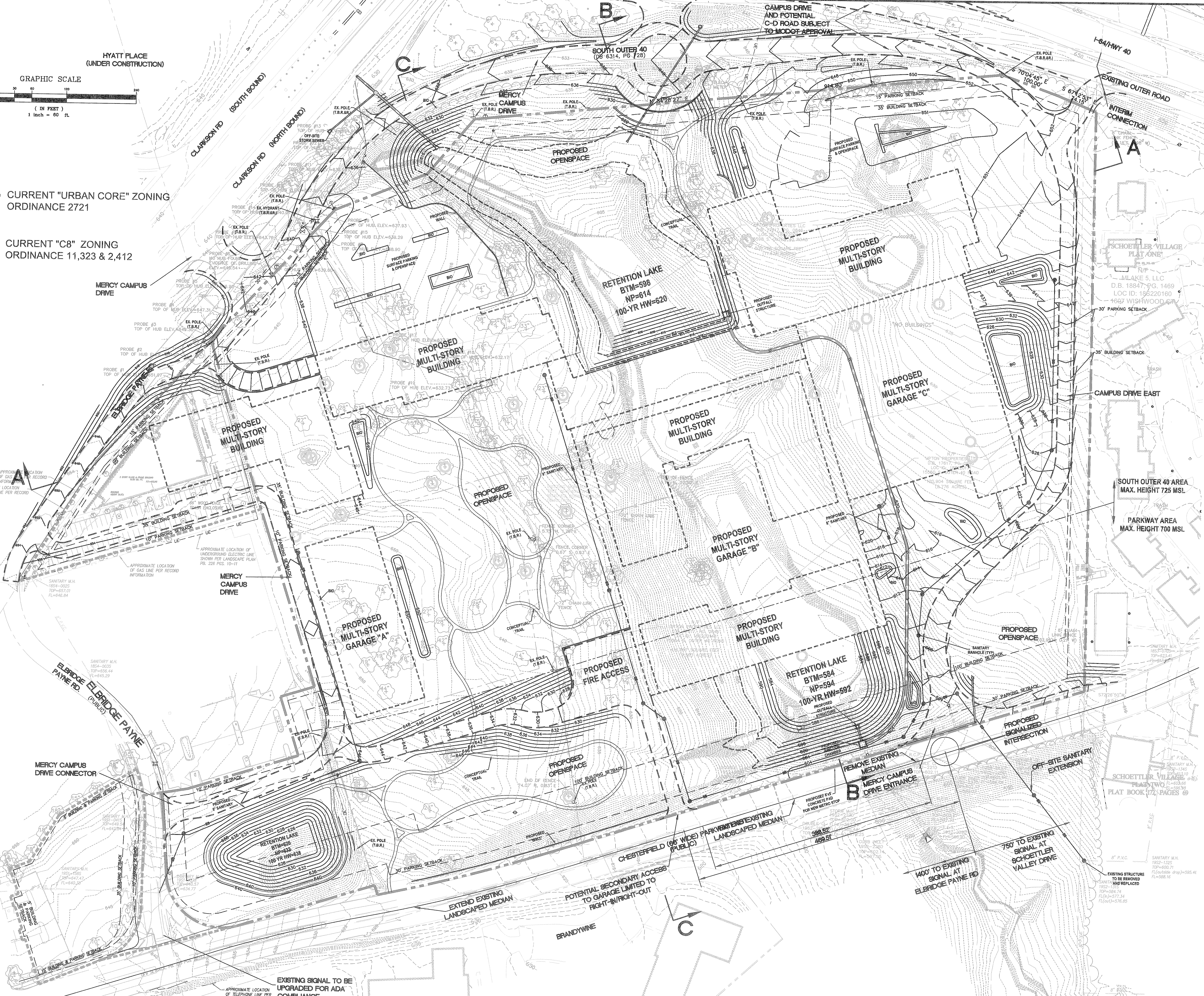
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- - - - - CURRENT "C8" ZONING ORDINANCE 11,323 & 2,412

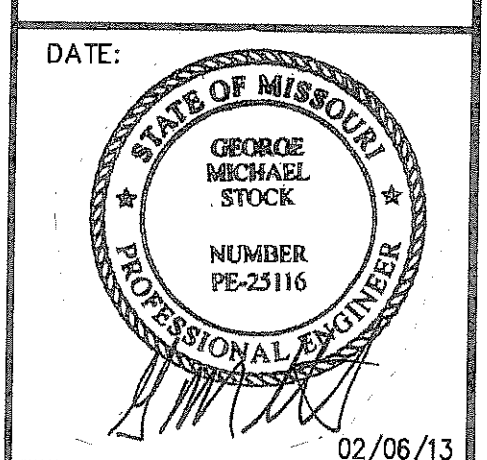


PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.  
 257 Chesterfield Business Parkway  
 St. Louis, MO 63103  
 PH: (636) 350-3000  
 FAX: (636) 350-3001  
 e-mail: jstuck@stockeng.com  
 Web: www.stockeng.com

PREPARED BY:

PRELIMINARY PLAN FOR RE-ZONING:

**MERCY HEALTH CAMPUS**  
CHESTERFIELD MISSOURI

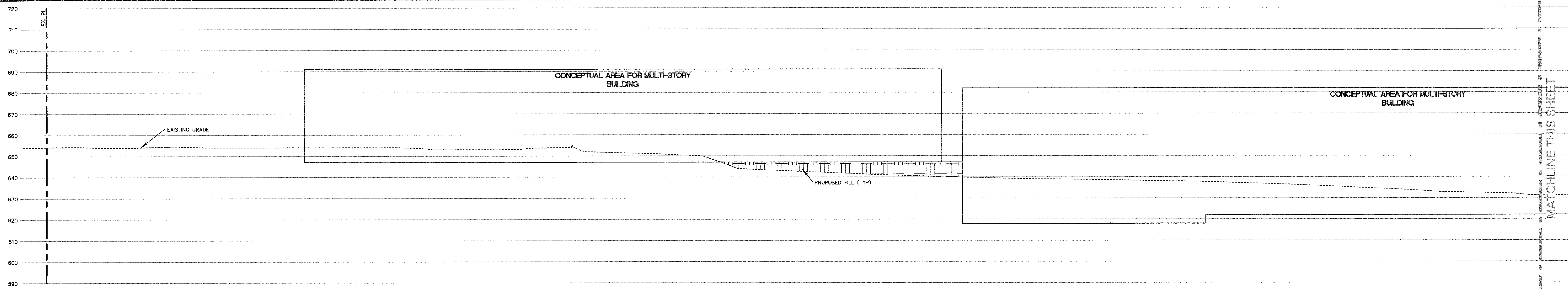


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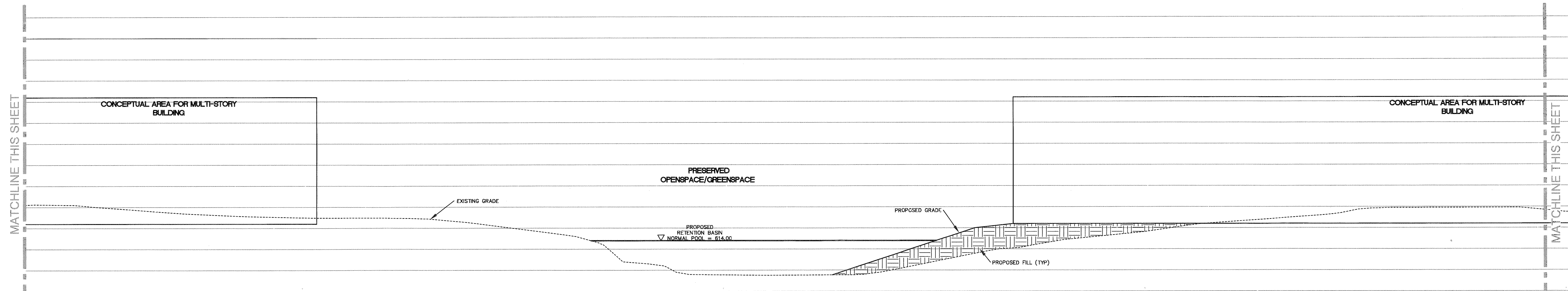
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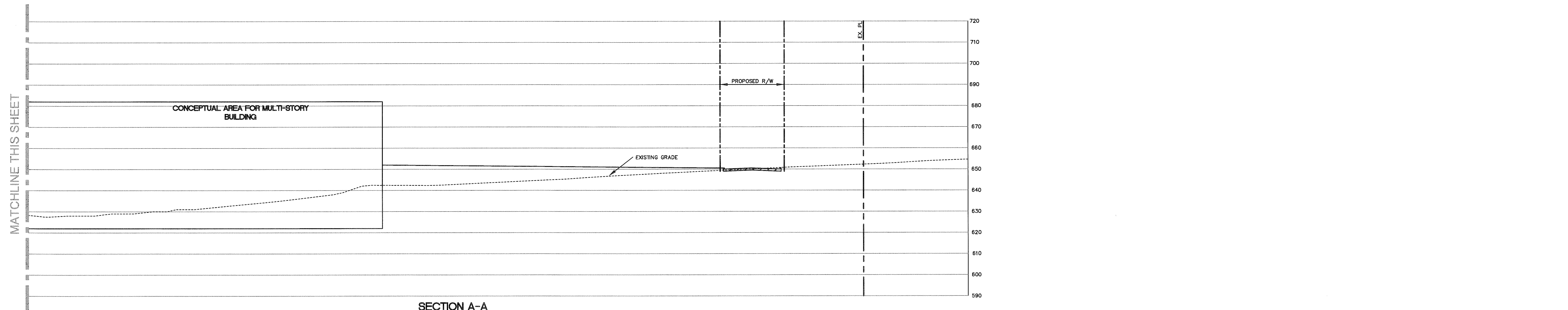
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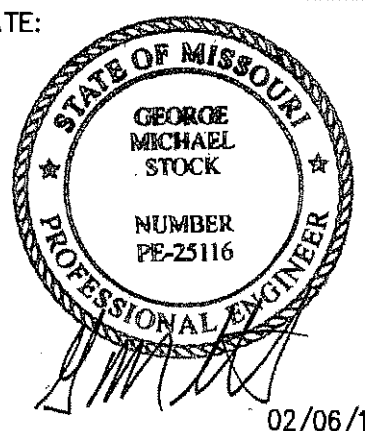
SECTION A-A  
SCALE 1 - 20



SECTION A-A  
SCALE 1 - 20

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63103  
TEL: (314) 520-1000  
FAX: (314) 520-1001  
E-mail: general@stockass.com  
Web: www.stockass.com

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**MERCY HEALTH CAMPUS**  
CHESTERFIELD  
MISSOURI

DATE: 02/06/13  
  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
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 NUMBER: 000996

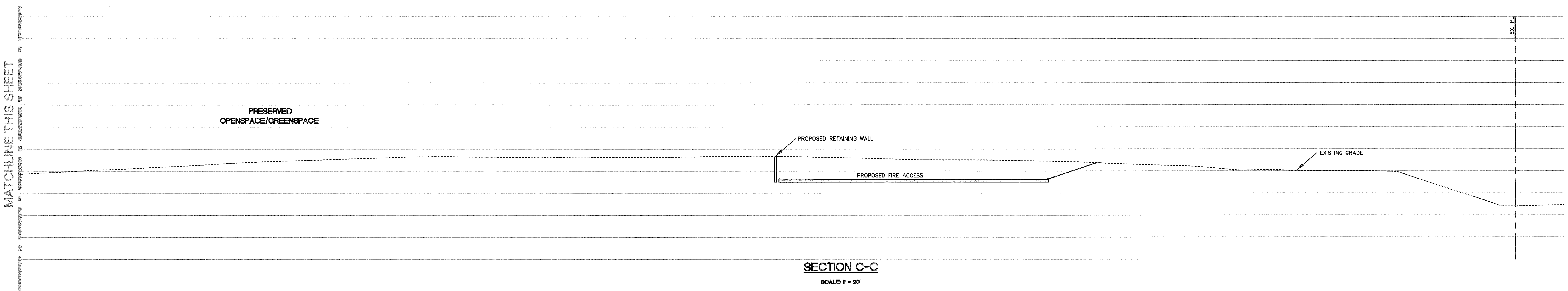
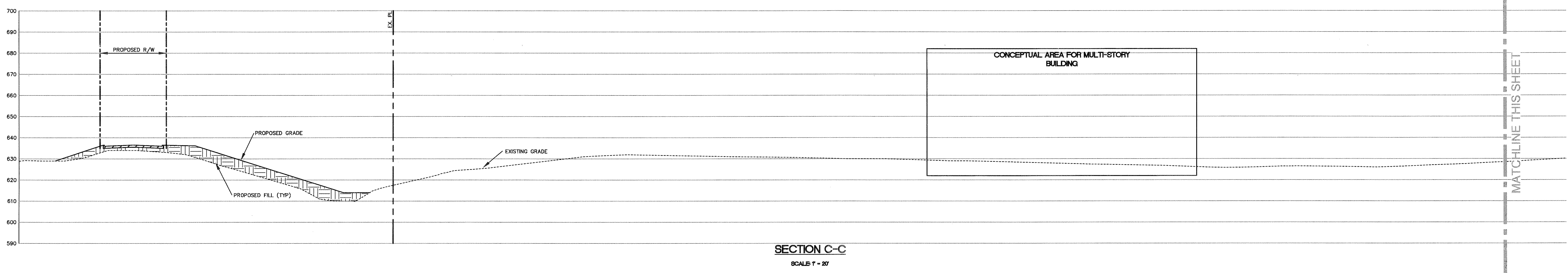
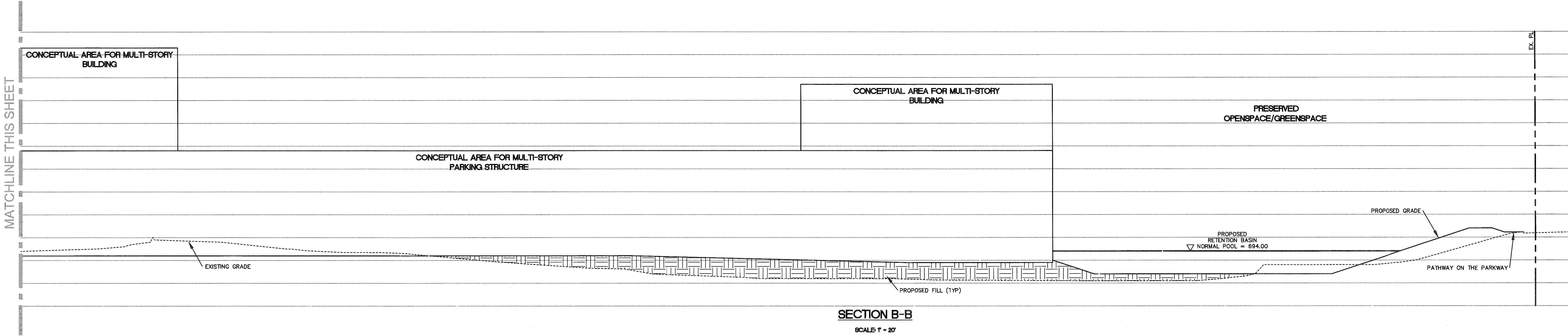
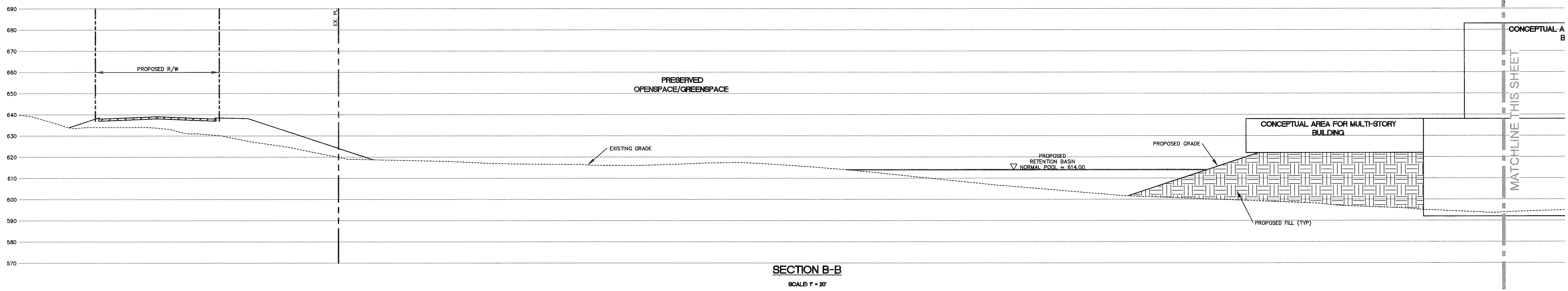
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**SITE SECTIONS**  
SHEET NO.:  
**5**

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PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63015  
PH: (636) 576-9100  
FAX: (636) 539-9100  
e-mail: gstock@stockassoc.com  
Web: www.stockassoc.com

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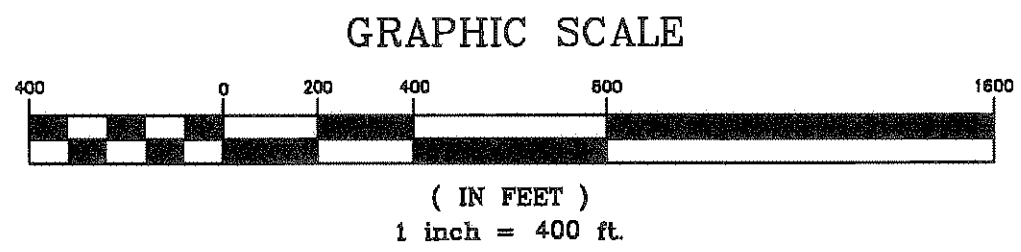
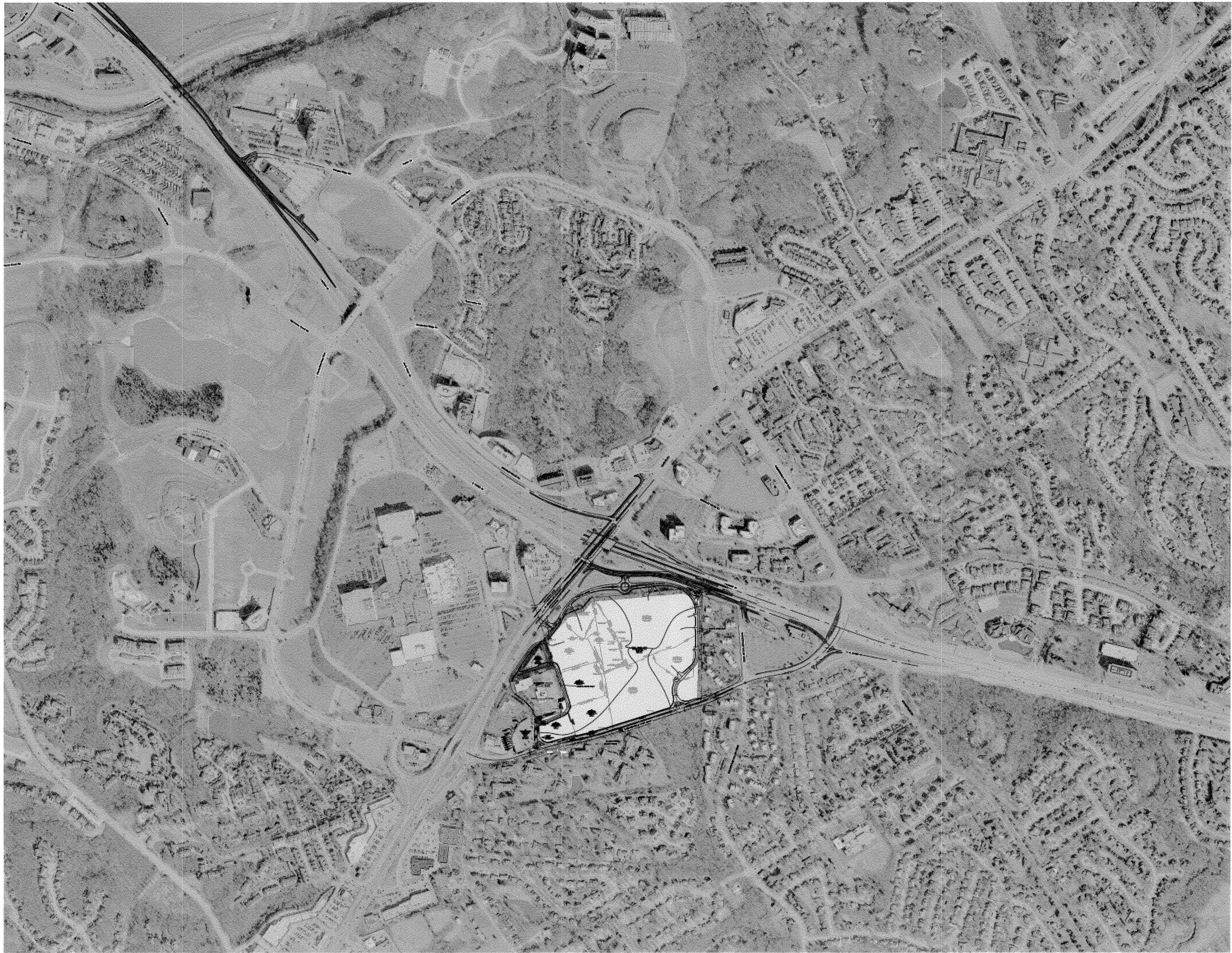
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PREPARED BY:

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 277 Chesterfield Business Parkway  
 St. Louis, MO 63015  
 Tel: (636) 530-9800  
 Fax: (636) 530-9800  
 Email: info@stockinc.com  
 Web: www.stockinc.com

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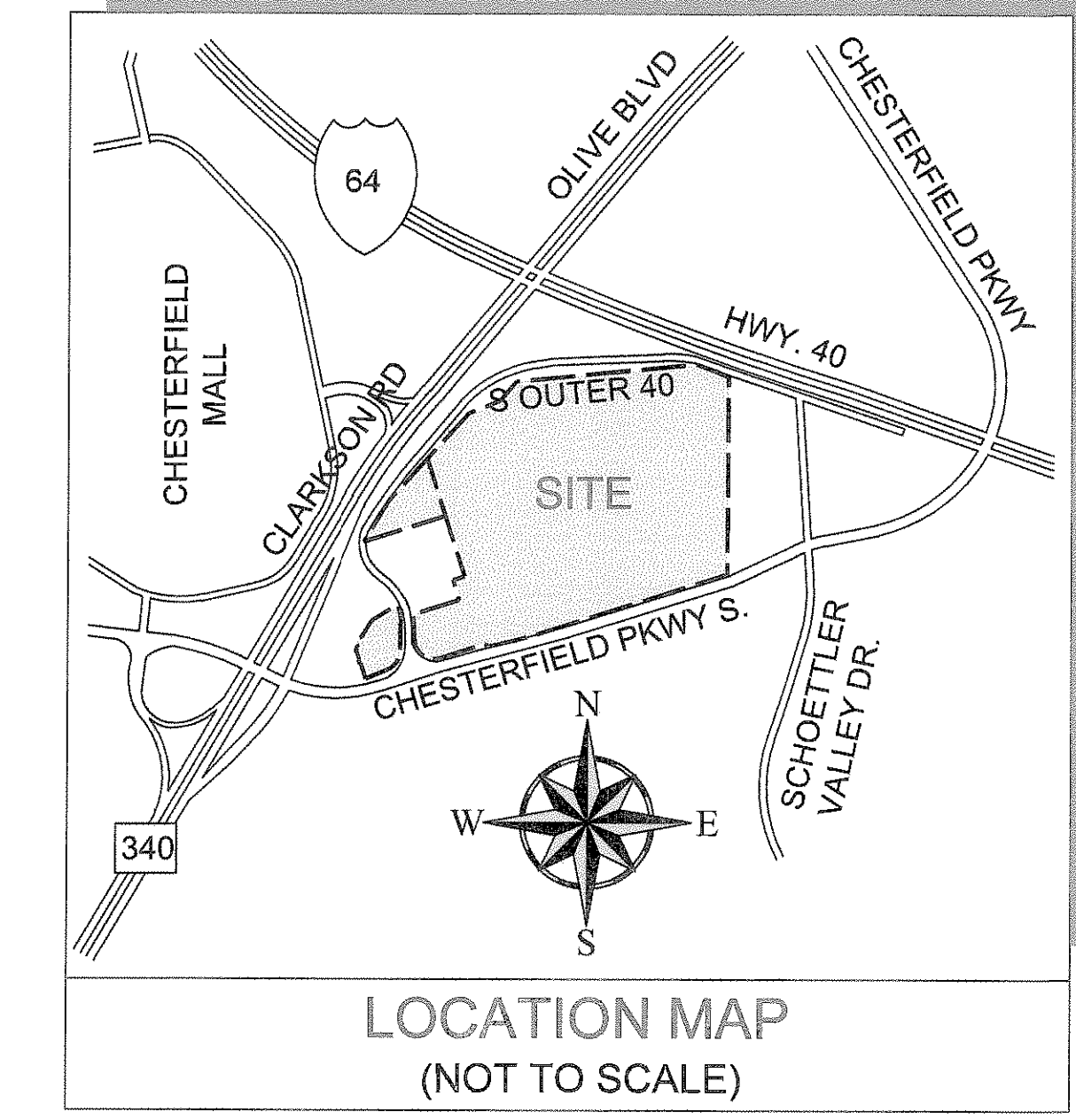
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SHEET TITLE:  
**AERIAL EXHIBIT  
 WITH CURRENT  
 ZONING**

SHEET NO.:  
**6**



**WOODLAND NARRATIVE**

- W1 - 0.04 acre**  
A small area of green ash with overstory that ranges from 5-8" DBH.
- W2 - 2.04 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a savanna-like setting. Species is a variety of evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with overstory diameters ranging from 6-12" and mixed hardwoods (sycamore, elms, black locust, and silver maple) that range from 14" and larger in diameter. Most of the evergreens are mostly in a state of serious decline.
- W3 - 0.73 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W4 - 0.56 acre**  
A young stand of elm, sweetgum, maple, and oak with overstory diameters ranging from 6-14". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W5 - 0.49 acre**  
A young stand of black locust and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W6 - 1.25 acres**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 18".
- W7 - 0.37 acre**  
A high quality upland hardwood white oak stand with a small component of black oak, elm, and hackberry. The average overstory diameter is 12".
- W8 - 1.52 acres**  
A young stand of black locust, sycamore, and elm with overstory diameters ranging from 8-10". A few remnant larger diameter (12-24" DBH) trees include sycamore, pin oak, and silver maple.
- W9 - 3.20 acres**  
An undisturbed upland hardwood forest with an overstory of mostly white oak, with some red oak, black oak, and hickory. The average overstory diameter is 18". The understory consists of serviceberry, dogwood, redbud and regeneration-sized oak and hickory.
- W10 - 0.25 acre**  
A stand of black locust and elm with overstory diameters ranging from 8-12". A few scattered larger diameter (12-24" DBH) trees include sycamore and silver maple.
- W11 - 3.57 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area and slopes toward the north lake. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W12 - 1.21 acres**  
This stand contains an overstory of euonymus vine-covered, large-diameter black locust that range from 12-26" DBH. Other species include elm, oaks, and sycamore.
- W13 - 0.11 acre**  
A row of Norway spruce 8-16" DBH growing along the north boundary have been severely trimmed to accommodate overhead wires. Several scotch and Austrian pines are dead from a pine wilt nematode infestation.
- W14 - 1.23 acres**  
A mixture of older planted trees and native trees that have grown in to fill in what was once a pastured area. Planted trees include evergreens (white pine, scotch pine, Norway spruce, and Austrian pine) with diameters ranging from 6-24" and hardwoods planted along the roadways that range from 14" to 28" in diameter. Most of the evergreens are declining. The historic open areas between the remnant evergreen plantings are now filled with 6-10" DBH elm, oak, and maple.
- W15 - 0.22 acre**  
A successional area (once pastureland) that is now filled with 6-10" DBH elm, oak, and maple.
- W16 - 3.23 acres**  
A remnant upland forest area that now forms a border (buffer) along some of the assembled tracts and also surrounds small fields. Overstory is mixed hardwoods with areas of planted white pine (diameter ranges from 8-26") and sweetgum (diameter ranges from 8-22").
- W17 - 0.30 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 20-13" DBH.
- W18 - 0.06 acre**  
A row of Scotch pine along Chesterfield Parkway in fair to poor condition that range from 6-10" DBH.
- W19 - 0.04 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W20 - 0.13 acre**  
A grouping of silver maple trees in an old field with an overstory diameter that ranges from 18-20" DBH.
- W21 - 0.05 acre**  
A grouping of white pine trees in an old field with an overstory diameter that ranges from 14-18" DBH.
- W22 - 0.06 acre**  
A grouping of black locust trees in an old field with an overstory diameter that ranges from 8-10" DBH.



- = Approximate study area (40 acres)
- = Mapped tree and tree number
- = Mapped tree with canopy spread for trees in non-woodland areas
- = Mapped monarch tree and tree number
- = Mapped tree with canopy spread for trees in non-woodland areas

- = Woodlands (20.69 acres)
- = Non-woodlands (14.67 acres)
- = Water (ponds, lakes)
- = Roads

Woodland Canopy Area	20.66 acres
Non-Woodland Canopy Area	2.73 acres
<b>Total Canopy On-Site</b>	<b>23.39 acres</b>

Prepared by  
  
 A Division of The Davey Tree Expert Company

Prepared for  
  
 Consulting Engineers, Inc.

**Tree Stand Delineation**  
 Mercy Site  
 43 Acres, I-64 and Clarkson Road  
 Chesterfield, Missouri  
 Tree Stand Delineation prepared by:  
 Skip Kincaid, ISA Board Certified  
 Master Arborist (MW-0155BM)

Tree data used to produce this map were collected on January 16, 17, and 18, 2012 and January ??, 2013  
 Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)