

III. D.

**Memorandum
Department of Planning & Public Works**



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 4/20/2009

RE: St. Luke's Hospital: A Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Summary

At the March 23, 2009 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. This project has Automatic Power of Review.

Attached please find a copy of staff's report, the Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Site Plan Review

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director



VII. E.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

March 18, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **March 23, 2009** will include the following item for your consideration:

St. Luke's Hospital: A Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for a 35.807 acre lot of land zoned "MU" Medical Use District located at the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Dear Planning Commission:

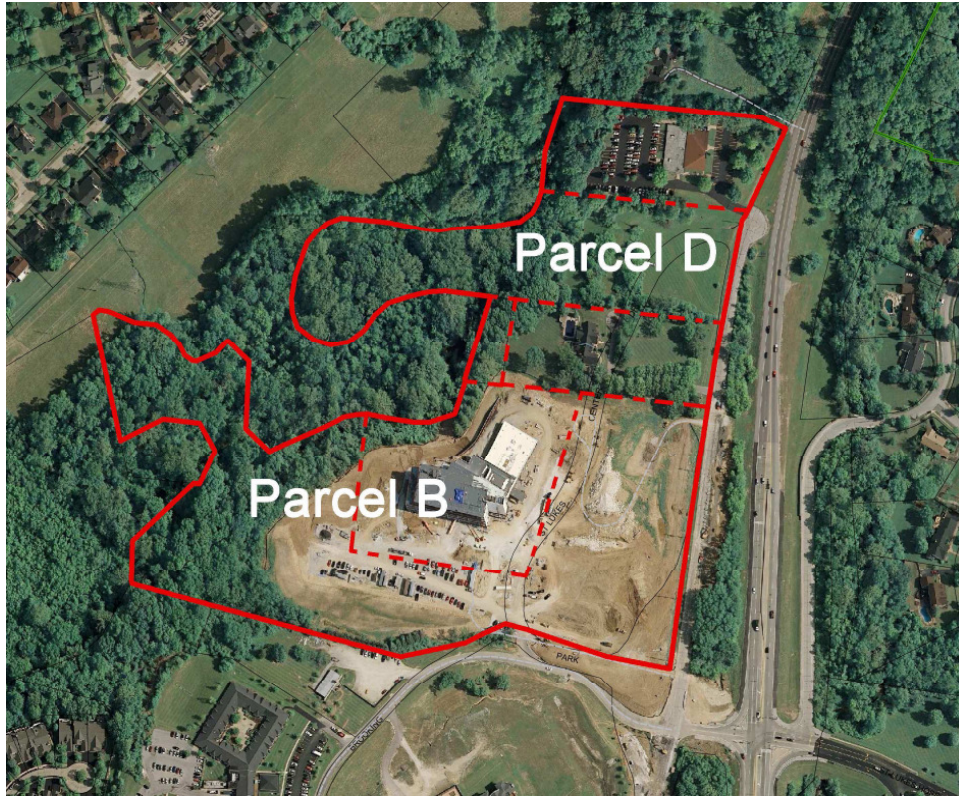
George Stock, of Stock and Associates, has submitted a Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

In December 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District for the southern portion of the subject site known as Parcel B and the original Hospital site known as Parcel A. On April 10th, 2006, The Planning Commission approved the Site Development Concept Plan for both Parcels A and B with a vote of 6-1.

In June of 2007, the property known as Parcel D was rezoned to "MU" Medical Use District by City of Chesterfield Ordinance 2372. In November of 2008, Ordinance 2372 was repealed and replaced by Ordinance 2449 which changed the setbacks for the southern boundary of the site.

A Boundary Adjustment Plat which removed all the parcel lines between Parcels B & D was approved by City Council on December 1, 2008.



SUBMITTAL INFORMATION

The request is to amend the previously approved Site Development Concept Plan to include both the parcel formally known as Parcel B with the parcel formally known as Parcel D. The parcel lines between the two areas were removed as part of a Boundary Adjustment Plat and the area is now named St. Luke's Hospital Northwest.

This Conceptual Plan shows the ultimate build out for the two parcels with five medical office buildings and three parking garages. The development is being phased with surface parking lots that will transition to parking garages as parking is required for the office buildings.

The Conceptual Landscape Plan identifies the required buffer along 141 which connects to the already installed buffer for Parcel B.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Partial Amended Site Development Concept Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Conceptual Landscape Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning & Public Works
Planning and Development Services Director

Attachments:
Partial Amended Site Development Concept Plan
Tree Stand Delineation Plan
Tree Preservation Plan
Conceptual Landscape Plan

Existing Individual Tree Schedule:

Tree #	Species (Abbrev.)	DBH (in)	Condition	Comments
1	Quercus sp.	12	Good	Monarch
2	Quercus sp.	12	Good	Monarch
3	Quercus sp.	12	Good	Monarch
4	Quercus sp.	12	Good	Monarch
5	Quercus sp.	12	Good	Monarch
6	Quercus sp.	12	Good	Monarch
7	Quercus sp.	12	Good	Monarch
8	Quercus sp.	12	Good	Monarch
9	Quercus sp.	12	Good	Monarch
10	Quercus sp.	12	Good	Monarch
11	Quercus sp.	12	Good	Monarch
12	Quercus sp.	12	Good	Monarch
13	Quercus sp.	12	Good	Monarch
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15	Quercus sp.	12	Good	Monarch
16	Quercus sp.	12	Good	Monarch
17	Quercus sp.	12	Good	Monarch
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19	Quercus sp.	12	Good	Monarch
20	Quercus sp.	12	Good	Monarch
21	Quercus sp.	12	Good	Monarch
22	Quercus sp.	12	Good	Monarch
23	Quercus sp.	12	Good	Monarch
24	Quercus sp.	12	Good	Monarch
25	Quercus sp.	12	Good	Monarch
26	Quercus sp.	12	Good	Monarch
27	Quercus sp.	12	Good	Monarch
28	Quercus sp.	12	Good	Monarch
29	Quercus sp.	12	Good	Monarch
30	Quercus sp.	12	Good	Monarch
31	Quercus sp.	12	Good	Monarch
32	Quercus sp.	12	Good	Monarch
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35	Quercus sp.	12	Good	Monarch
36	Quercus sp.	12	Good	Monarch
37	Quercus sp.	12	Good	Monarch
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41	Quercus sp.	12	Good	Monarch
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43	Quercus sp.	12	Good	Monarch
44	Quercus sp.	12	Good	Monarch
45	Quercus sp.	12	Good	Monarch
46	Quercus sp.	12	Good	Monarch
47	Quercus sp.	12	Good	Monarch
48	Quercus sp.	12	Good	Monarch
49	Quercus sp.	12	Good	Monarch
50	Quercus sp.	12	Good	Monarch
51	Quercus sp.	12	Good	Monarch
52	Quercus sp.	12	Good	Monarch
53	Quercus sp.	12	Good	Monarch
54	Quercus sp.	12	Good	Monarch
55	Quercus sp.	12	Good	Monarch
56	Quercus sp.	12	Good	Monarch
57	Quercus sp.	12	Good	Monarch
58	Quercus sp.	12	Good	Monarch
59	Quercus sp.	12	Good	Monarch
60	Quercus sp.	12	Good	Monarch
61	Quercus sp.	12	Good	Monarch
62	Quercus sp.	12	Good	Monarch
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71	Quercus sp.	12	Good	Monarch
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81	Quercus sp.	12	Good	Monarch
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83	Quercus sp.	12	Good	Monarch
84	Quercus sp.	12	Good	Monarch
85	Quercus sp.	12	Good	Monarch
86	Quercus sp.	12	Good	Monarch
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93	Quercus sp.	12	Good	Monarch
94	Quercus sp.	12	Good	Monarch
95	Quercus sp.	12	Good	Monarch
96	Quercus sp.	12	Good	Monarch
97	Quercus sp.	12	Good	Monarch
98	Quercus sp.	12	Good	Monarch
99	Quercus sp.	12	Good	Monarch
100	Quercus sp.	12	Good	Monarch

Existing Monarch Tree Schedule:

Tree #	Species (Abbrev.)	DBH (in)	Condition	Comments
M1	Quercus sp.	12	Good	Monarch
M2	Quercus sp.	12	Good	Monarch
M3	Quercus sp.	12	Good	Monarch
M4	Quercus sp.	12	Good	Monarch
M5	Quercus sp.	12	Good	Monarch
M6	Quercus sp.	12	Good	Monarch
M7	Quercus sp.	12	Good	Monarch
M8	Quercus sp.	12	Good	Monarch
M9	Quercus sp.	12	Good	Monarch
M10	Quercus sp.	12	Good	Monarch
M11	Quercus sp.	12	Good	Monarch
M12	Quercus sp.	12	Good	Monarch
M13	Quercus sp.	12	Good	Monarch
M14	Quercus sp.	12	Good	Monarch
M15	Quercus sp.	12	Good	Monarch
M16	Quercus sp.	12	Good	Monarch
M17	Quercus sp.	12	Good	Monarch
M18	Quercus sp.	12	Good	Monarch
M19	Quercus sp.	12	Good	Monarch
M20	Quercus sp.	12	Good	Monarch
M21	Quercus sp.	12	Good	Monarch
M22	Quercus sp.	12	Good	Monarch
M23	Quercus sp.	12	Good	Monarch
M24	Quercus sp.	12	Good	Monarch
M25	Quercus sp.	12	Good	Monarch
M26	Quercus sp.	12	Good	Monarch
M27	Quercus sp.	12	Good	Monarch
M28	Quercus sp.	12	Good	Monarch
M29	Quercus sp.	12	Good	Monarch
M30	Quercus sp.	12	Good	Monarch
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M95	Quercus sp.	12	Good	Monarch
M96	Quercus sp.	12	Good	Monarch
M97	Quercus sp.	12	Good	Monarch
M98	Quercus sp.	12	Good	Monarch
M99	Quercus sp.	12	Good	Monarch
M100	Quercus sp.	12	Good	Monarch

WOODLAND DESCRIPTIONS

Woodland A
Woodland A is an area that slopes towards the creek and forms a broad bottomland area. Dominant species are oak, hickory, and cypress. The area is primarily oak and hickory, with cypress in the bottomland areas. Understory is homogeneous, etc. and average of 60 trees per acre. Monarch Trees are indicated on the map and on the tree list with an "M" canopy area for the woodland equals 259,368 s.f.

Woodland B
Woodland B is an area of mostly yard trees. All trees are Monarch trees. The area is primarily oak and hickory. The total canopy area equals 53,287 s.f.

Tree Preservation Plan Legend:

- Monarch Tree - see Schedule for size and values
- Yard Trees - see Schedule for size and values
- Sampling Area
- Woodland A
- Woodland B

WOODLAND DATA
Total Project Site area - 14.08 ac. or 611,233 s.f.
Total Canopy Coverage - 7.18 ac. or 312,783 s.f.

TREE SPECIALISTS
Ship Kincaid & Associates
Dwight DeLong
Loomis Associates
707 Sprink 40 Park Dr. Suite 135
St. Louis, MO 63105
(850) 515-8688
Certified Arborist MW-4826-A



TREE STAND DELINEATION PLAN
SCALE 1"=40'

ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI



OWNER'S REPRESENTATIVE:
DOSTER, MICKES, JAMES, & ULLOM, LLC

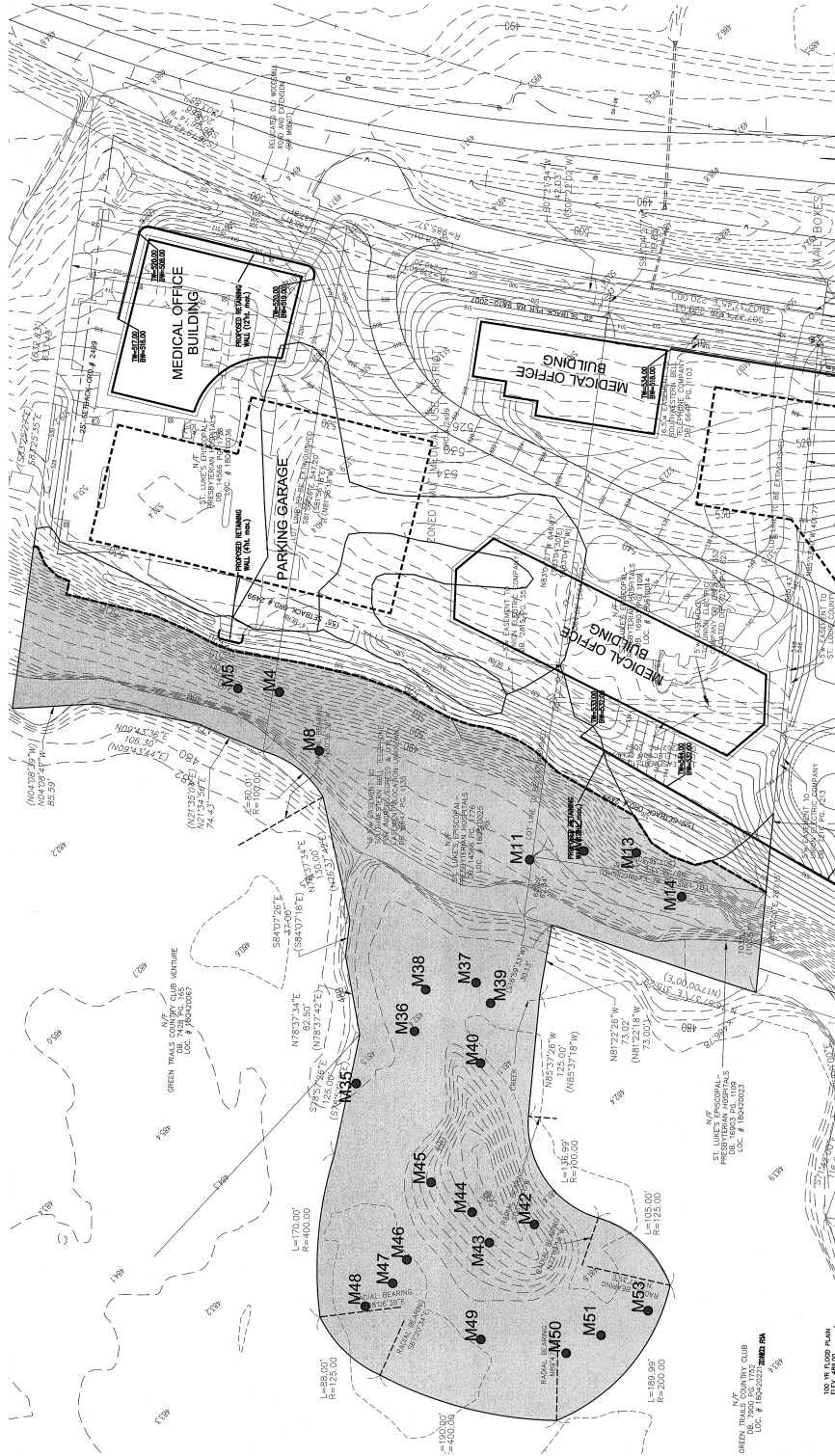
HOSPITAL PLANNER:
TKH ARCHITECTS

CIVIL ENGINEER:
STOCK & ASSOCIATES, INC.

LANDSCAPE ARCHITECT:
LOOMIS ASSOCIATES

Tree Stand Delineation Plan
December 17, 2008





Monarch Trees to remain:

Tree #	Species	DBH (in)	Condition	Comments
M1	Red Oak	24	Good	Monarch
M2	Red Oak	24	Good	Monarch
M3	Red Oak	24	Good	Monarch
M4	Red Oak	24	Good	Monarch
M5	Red Oak	24	Good	Monarch
M6	Red Oak	24	Good	Monarch
M7	Red Oak	24	Good	Monarch
M8	Red Oak	24	Good	Monarch
M9	Red Oak	24	Good	Monarch
M10	Red Oak	24	Good	Monarch
M11	Red Oak	24	Good	Monarch
M12	Red Oak	24	Good	Monarch
M13	Red Oak	24	Good	Monarch
M14	Red Oak	24	Good	Monarch
M15	Red Oak	24	Good	Monarch
M16	Red Oak	24	Good	Monarch
M17	Red Oak	24	Good	Monarch
M18	Red Oak	24	Good	Monarch
M19	Red Oak	24	Good	Monarch
M20	Red Oak	24	Good	Monarch
M21	Red Oak	24	Good	Monarch
M22	Red Oak	24	Good	Monarch
M23	Red Oak	24	Good	Monarch
M24	Red Oak	24	Good	Monarch
M25	Red Oak	24	Good	Monarch
M26	Red Oak	24	Good	Monarch
M27	Red Oak	24	Good	Monarch
M28	Red Oak	24	Good	Monarch
M29	Red Oak	24	Good	Monarch
M30	Red Oak	24	Good	Monarch
M31	Red Oak	24	Good	Monarch
M32	Red Oak	24	Good	Monarch
M33	Red Oak	24	Good	Monarch
M34	Red Oak	24	Good	Monarch
M35	Red Oak	24	Good	Monarch
M36	Red Oak	24	Good	Monarch
M37	Red Oak	24	Good	Monarch
M38	Red Oak	24	Good	Monarch
M39	Red Oak	24	Good	Monarch
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M42	Red Oak	24	Good	Monarch
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M53	Red Oak	24	Good	Monarch

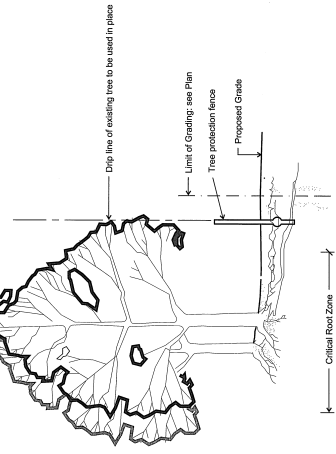
TREE PRESERVATION PLAN
SCALE 1"=50'

Tree Preservation Plan Legend:

Symbol	Description
	Monarch Tree to be Protected - see Schedule for size and values
	Woodlands to be preserved
	Tree Protection Fencing

WOODLAND DATA
Total Project Site area - 14.03 ac. or 611,238 s.f.
Woodlands to be preserved - 7,277,765 s.f.
Woodlands to be removed - 78,138 s.f.
Total area to be removed (Max. 70% / 55,296 s.f. or 30.6%)

TREE SPECIALISTS
Ship-Kromer & Associates
1000 N. 10th St., Suite 100
Chesterfield, MO 63015
Phone: 636-437-1111
Fax: 636-437-1112
Certified Arborist MW-426-A



TREE PROTECTION DETAIL
N.T.S.

TREE NOTES

- 1. Preserved woodland is delineated with bold line and gray shading.
- 2. Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative and city zoning inspector.
- 3. Clearing limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. No re-planting required.
- 4. Required staking devices to be installed along limit of disturbance line.
- 5. No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all limits of disturbance lines shown on this map.
- 6. Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment trafficking, concrete work, material storage, or other activities shall be permitted within the protection fencing.
- 7. Woodland Area: Tree Protection Signage will be placed along the Protection Fencing as shown on the map.
- 8. The trees most worthy of preservation are those located in the woodland B; a high quality woodland on the north facing slope of the property.

TREE PROTECTION ACTION KEY SEQUENCE:

1. Survey limit of disturbance.
2. Install tree protection fencing.
3. Install tree protection signage on trees (No signs will be posted on trees).
4. Maintain tree protection area for the entire project.



ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
DOSTER, MICKES, JAMES, & ULLOM, LLC

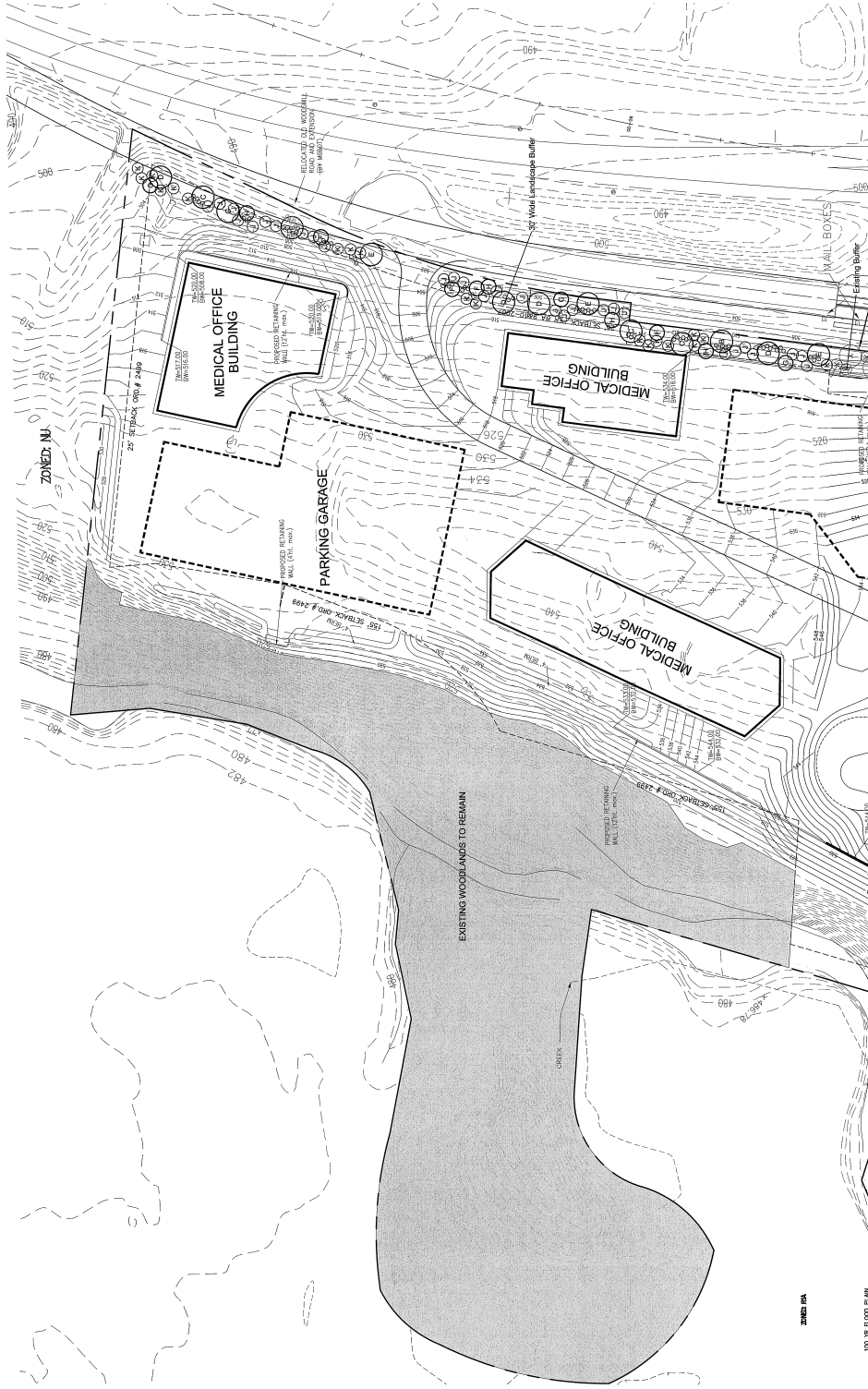
HOSPITAL PLANNER:
TKH ARCHITECTS

CIVIL ENGINEER:
STOCK & ASSOCIATES, INC.

LANDSCAPE ARCHITECT:
LOOMIS ASSOCIATES

TREE PRESERVATION PLAN
December 17, 2008

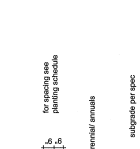
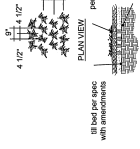
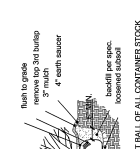
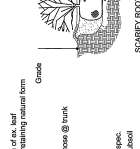
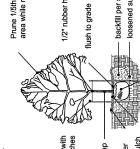
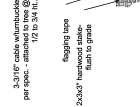
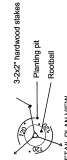




CONCEPT LANDSCAPE PLAN
SCALE 1"=40'

NO.	PLANTING SCHEDULE	PLANTING SCHEDULE	NO.	NO.	NO.	NO.	NO.	NO.
NO.	PLANTING SCHEDULE	PLANTING SCHEDULE	NO.	NO.	NO.	NO.	NO.	NO.
B	1	Acer x freemanii	Autumn Blaze Maple	2	1/2"	45'	+	Deciduous
C	4	Liriodendron tulipifera	Tulip Tree	2	1/2"	45'	+	Deciduous
D	4	Thuja occidentalis	Blue/Green Plantain	2	1/2"	45'	+	Deciduous
E	4	Thuja occidentalis	Blue/Green Plantain	2	1/2"	45'	+	Deciduous
F	4	Crataegus viridis	Winter King Hawthorn	2	1/2"	25'	30'	Deciduous
G	3	Cercis canadensis	Redbud	2	1/2"	25'	30'	Deciduous
H	3	Cercis canadensis	Redbud	2	1/2"	25'	30'	Deciduous
J	29	Pinus strobus	White Pine	6"	6'	45'	+	Evergreen
K	19	Pinus strobus	White Spruce	6"	6'	45'	+	Evergreen
007	64	Shrubs	(To be selected)	2"	2"			

General Notes:
1) All disturbed areas will be seeded.
2) In ground automatic irrigation system to be provided for landscape areas



ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

OWNER'S REPRESENTATIVE:
DOSTER, MICKES, JAMES, & ULLOM, LLC
TKH ARCHITECTS
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES

Concept Landscape Plan
Revised January 30, 2009 December 17, 2008

