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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: July 13, 2009
From: Annissa McCaskill-Clay, AICP
Lead Senior Planner

Location: St. Luke's Rehabilitation Hospital (14701 Olive Boulevard)

Applicant: Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital

Description: **St. Luke's Rehabilitation Hospital:** Amended Architectural Elevations for a rehabilitation hospital **governed** by a Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

PROPOSAL SUMMARY

Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital, has submitted Amended Architectural Elevations for your review. Specifically, they seek approval of an amended elevation to the western portion of the building. During an inspection in May 2009, it was determined that the western elevation was not built as approved, therefore approval of the amended elevation is required.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

In 1987, St. Louis County zoned the subject site "R1A" Residence District and also issued Conditional Use Permit #561 authorizing a "nursing home and associated self-care units and recreation facilities for the elderly." In April 2007, the City of Chesterfield approved City of Chesterfield Conditional Use Permit Number 15, which authorized the addition of "Hospital" as a use for this site. In July 2007, the City of Chesterfield approved the Site Development Plan, Architectural Elevations and Landscape Plan for the hospital use.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North and West	Single Family Residential	R1A Residence District Planned Environment Unit (PEU)
South	Major Arterial/Single Family Residential	Olive Boulevard/R2 Residence District Planned Environment Unit (PEU)
East	Single Family Residence	R1 Residence District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "R1A" Residence District with a Conditional Use Permit (CUP). The CUP for the site authorizes a hospital use.

Architectural Elevations

This project was reviewed by the Architectural Review Board on July 12, 2007. At that time, the request was for one (1) new 23,403 square foot rehabilitation hospital located on a 10,751-acre parcel at the current Surrey Place development. Proposed exterior

building materials included: brick and horizontal siding to match the existing building. Roof materials match the existing architectural shingles for the original structure on the site. On August 27, 2007, the Planning Commission approved the Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for the rehabilitation hospital.

In May 2009, during a routine inspection, the City of Chesterfield observed that the western elevation was for the building did not match the elevation as approved by the Planning Commission. Specifically noted was the absence of the brick on the elevation. The equipment yard, though shown on the Site Development Plan for the site, was not shown on the original elevation, but is now shown on the Amended Elevation. It was determined that per City of Chesterfield Conditional Use Permit (CUP) Number 15, the elevations as built must be brought forward for approval by the Planning Commission. It is noted that the building is occupied without an occupancy permit and this matter is currently being handled by Code Enforcement within the Department of Planning and Public Works.



View of western elevation

Departmental Input

A letter to the Planning Commission from Mackey Mitchell Associates and the Amended Architectural Elevations, which are labeled as Exhibit A, are attached for the Planning Commission's review. Mackey Mitchell has also provided a picture of the development from the adjacent Villages at Kendall Bluffs. The original elevations approved on August 27, 2007 are attached as Exhibit B, as originally approved on August 27, 2007.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations for St. Luke's Rehabilitation Hospital."
- 2) "I move to approve the Amended Architectural Elevations for St. Luke's Rehabilitation Hospital with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments:
Letter from Mackey Mitchell
Amended Architectural Elevations (Exhibit A)
Elevations Approved August 27, 2009 (Exhibit B)

Mrs. Annissa McCaskill-Clay, AICP
Lead Senior Planner
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06.29.09

Re: St. Lukes Rehabilitation Hospital
(Surrey Place) West Elevation



Dear Annissa:

Please find attached to this letter the revised West Elevation for St. Lukes Rehabilitation Hospital. The revised elevation substituted the brick with fiber board siding (James Hardy Siding) from the west wing to the north wing. The south wing maintained the brick band below the window. The fiber board siding at the lower level was installed in a manner that was in character with the Surrey Place

Thank you for your time in this matter and if you have any further questions please contact myself or Steve Hartke.

Sincerely,

A handwritten signature in black ink that reads 'Eric Neuner'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Eric Neuner, AIA
Senior Associate
Mackey Mitchell Architects
314-421-1815
Eric_n@mackeymitchell.com



cc: File/07090

acb/07090/corr/l-mccaskill-clay-ltrhd-02



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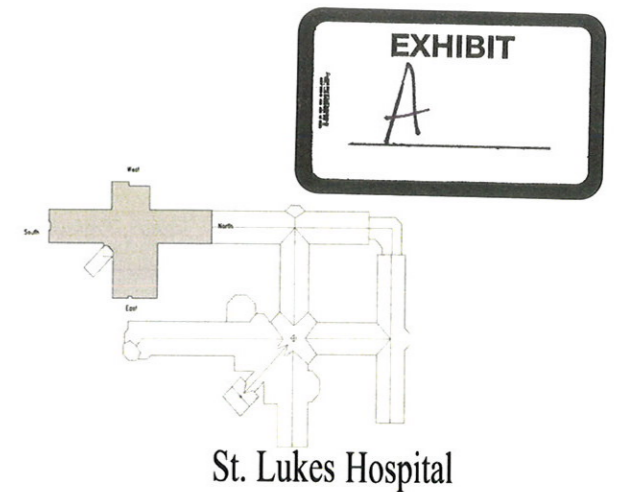
East Elevation
Scale: 1/8" = 1'-0"



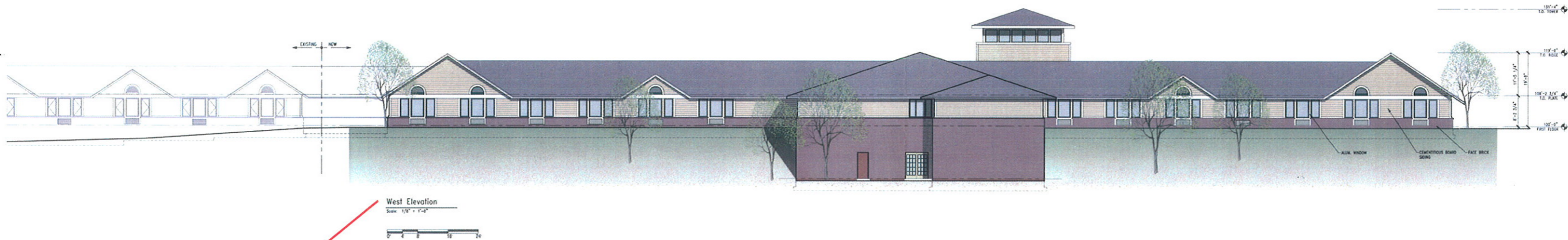
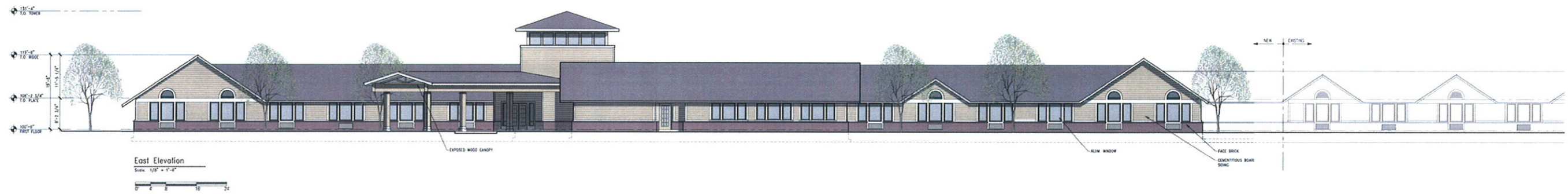
West Elevation
Scale: 1/8" = 1'-0"



MackeyMitchellArchitects



St. Lukes Hospital



Western Elevation as approved August 27, 2007

