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August 22, 2007

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

VII. D.

Re: **St. Luke's Rehabilitation Hospital:** A Site Development Plan, Architectural Elevations Landscape Plan and Lighting Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

Dear Planning Commission:

Stock and Associates Consulting Engineers, Inc. and Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospitals, have submitted for your review a Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for the above-referenced project. The Department of Planning has reviewed this request and submits the following report:

BACKGROUND INFORMATION

- In 1987, St. Louis County zoned the subject site "R1A" Residence District.
- At the same time, St. Louis County also issued Conditional Use Permit #561 authorizing a "nursing home and associated self-care units and recreation facilities for the elderly."
- A portion of the original "R1A" Residence District is currently being developed with a Planned Environment Unit (PEU) as the Villages at Kendall Bluffs.
- On May 29th, 2007, City of Chesterfield Conditional Use Permit #25, which repealed St. Louis County Conditional Use Permit #561, became effective. This C.U.P. authorized the addition of a rehabilitation hospital on the site.

SUBMITTAL INFORMATION

- The request is 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 include: brick and horizontal siding to match the existing building.
- Roof materials are proposed to be architectural shingles to match the existing structure on the site.
- The landscape plan utilizes a mixture of honey locust, green hawthorn, eastern white pines, among other varieties. Buffering is provided to the adjacent Villages at Kendall Bluffs to the north and west of the proposed addition.

ARCHITECTURAL REVIEW BOARD

This project was reviewed at the July 12, 2007 Architectural Review Board Meeting. The Board voted to recommend approval of the St. Luke's Rehabilitation Hospital with the following requests:

- ✓ **Staff review parking per ordinance and code.** *Note: Staff has reviewed the parking and has found that it meets all requirements.*
- ✓ **Continue to review the site lighting and the landscape buffer:** *Note: The proposed lighting is well within the criteria mandated by the City of Chesterfield Lighting Ordinance. Relative to the landscape buffer, the Landscape Plan shows increased buffering from earlier submittals with sensitivity to shielding the detention area for the site.*

ACTIONS REQUESTED

The submittal was reviewed for compliance with all applicable City of Chesterfield ordinances. The Department of Planning request action on the Site Development Plan, Architectural Elevations Landscape Plan and Lighting Plan.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

Site Development Plan
Architectural Elevations
Landscape Plan
Lighting Plan