



IV. A.

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

Planning and Development Services Division Public Hearing Report

- Meeting Date:** September 12, 2016
- From:** Cecilia A. Hernandez - Project Planner
- Location:** Southwest of the intersection of South Woods Mills Road and Brookings Park Drive (18Q140361, 18Q140370, 18Q140352, 18Q140077).
- Petition:** **P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31)**: A request to amend Conditional Use Permit (CUP) #31 to amend the development conditions in an “R-1” Residence District, “R-3” Residence District, and “FPR1” Flood Plain Residence District for a 26.65 acre tract of land located southwest of the intersection of South Woods Mill Road and Brookings Park Drive. (18Q140361, 18Q140370, 18Q140352, 18Q140077).

Summary

Willows at Brooking Park has submitted a request to amend existing the Conditional Use Permit (CUP) #31 in order to: modify the number of seats in their private club restaurant facility, change the structure setback along a portion of the southern boundary, and change the parking setbacks along the eastern and a portion of the southern boundary lines.

The applicant’s requests will not allow for an increase in density or an increase in the number of units for this development.

Process

This site is currently zoned “R-1” Residence District, “R-3” Residence District, and “FPR1” Flood Plain Residence District. Per the City Code, nursing homes are conditional uses under the “R-1” and “R-3” Residence Districts. In addition, the NW corner of the site has an “FPR1” Flood Plain Residence District Zone, which has been kept undeveloped.

A CUP is categorized by the Unified Development Code (UDC) as a Special Procedure. After a Public Hearing is held, the Planning Commission must render a decision on whether to approve or deny the CUP request. If approved, the permit becomes effective after 15 days if no protest or review is filed.

Resident Input

The applicant has held two (2) meetings with the residents at the Terrace at Woods Mill Cove Subdivision to the south, and are in ongoing discussion with the residents to address their concerns regarding buffering and headlights. Given that these discussions are still in progress, the vote meeting will be held at a future time to these discussions to continue.



Figure 1. Proposed parking setback changes proposed



Figure 2. Proposed structure setback changes

Proposed Changes:

Three sections of the existing CUP have the following changes proposed by the applicant:

2. BUILDING, LIVING UNIT, AND HEIGHT REQUIREMENTS

- a) The private club authorized by this CUP shall be limited to a ~~100-seat~~ restaurant facility for residents and their guests only.

3. STRUCTURE SETBACKS

No building or structure, other than: a free standing project identification sign, light standards, flag poles or fences will be located within the following setbacks:

- a) One hundred and fifty (15) feet from the woods Mill Road right of way.
- b) ~~One hundred (100)~~ Fifty (50) feet from the south limits of the CUP development.
- c) One hundred and twenty-five (125) feet from the western limits of the CUP.
- d) Fifty (50) feet from any other limit of this CUP.
- e) Self care units on the form of townhouses shall setback a minimum of twenty (20) feet from the northern limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.

4. PARKING SETBACKS

No parking area, excluding internal drives, or parking for manager's residence or local public utility facility will be located within the following setbacks:

- a) ~~Two hundred and fifty (250)~~ Fifty (50) feet from the Woods Mill Road right-of-way, except at the most southern part of the right-of-way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety-eight (198) feet.
- b) ~~Eighty (80)~~ Fifty (50) feet from the southern limits of this CUP development, except at the following three locations:
 1. along the bearing North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty-three (63) feet.
 2. ~~Thirty (30) feet parking setback from the southwest property line with a bearing of North 44 degrees 21 minutes 52 seconds West with a distance of 131.80'; and~~
 3. ~~Fifty (50) feet parking setback from the south property line with a bearing of South 65 degrees 46 minutes 49 seconds West with distances of 108.33' and 248.80'.~~

Please be advised that the amended CUP references the Preliminary Development Plan for setbacks. All setbacks continue to meet the underlying "R-1" and "R-3" minimum setback standards.

Site History

A Conditional Use Permit (CUP) was approved on the property for the development of a nursing home and supplemental living quarters of varying levels of care by St. Louis County in 1987.

In 1989, an amendment to the CUP was approved to allow for the development of cottages in the place of apartments for twenty-eight (28) of the self care density units and to limit the number of apartment buildings to three (3). Structure, parking, and driveway setbacks were also amended at this time.

In July of 2008, the City of Chesterfield approved an amendment to the CUP for a revision of the parking setbacks at the south east corner of the development, and to revise the structure setbacks at the northwest corner of the development.

In May of 2010 the City Council approved a Boundary Adjustment Plat (BAP) to adjust an existing boundary line between Lot 1 and Lot 2

Over the years, the City has administratively reviewed and approved a number of petitions, the last being in May of 2016 for the 10th Amended Site Development Section Plan (ASDSP) for the addition of 27 new parking stalls.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are shown in the aerial image in Figure 1 on the next page and are described below:

- North:** North of the site is the St. Luke’s Hospital which is currently zoned “MU” Medical-Use District.
- South:** The properties to the south are located within the Terrace at Woods Mill Cove subdivision, zoned “R-3” Residence District (10,000 square feet) with a “PEU” Planned Environmental Unit.
- East:** The parcels directly east of the subject site are zoned “R-2” Residence District (15,000 square feet).
- West:** The parcel to the west is zoned “FPR1A” Flood Plain Residence District mostly consists of tree preservation areas.



Figure 3. Aerial Photo

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation as seen in Figure 2 below. This subject site is not located in any sub-area identified by the Comprehensive Plan. The Nursing Home use is a Conditional Use under all residential zoning districts.

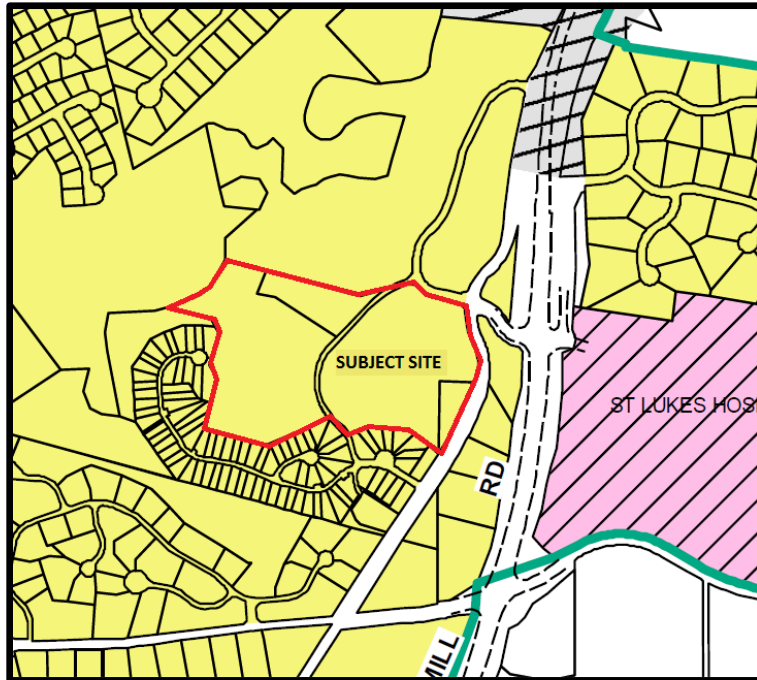


Figure 4. Land Use Plan

In addition to the Land Use designation, the Comprehensive Plan also included the following policies which would apply to this proposal:

- **2.1.5 Provide Buffer for Existing Residential Development-**
New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

The existing CUP as well as City Code requires that landscape buffering be provided between this development and neighboring developments. There is currently a large Greenspace Preservation area that is in place along the northwestern portion of the site, where the FPR1 Zoning District is in place. Additionally, staff recommends that either a 6' sight proof fence be erected along the southern perimeter of the site, or a more densely vegetated buffer be installed along lots 14 through 27 of the Terrace at Woods Mill Cove subdivision. This language will be included in the CUP presented at the vote meeting. These requirements will ensure that a buffer is provided between the subject site and surrounding developments to address policy 2.1.5.



Figure 5. View looking north from Brooking Park Drive & S Woods Mill Road



Figure 6. View looking west from Brooking Park Drive near the southern boundary

Staff Analysis

The proposed changes will not increase the density or change the character of the development. Each aspect is discussed more specifically, below:

1. Private Club- The existing facility is located in the center of the site, and is not open to the public. It is an accessory use for residents and their visitors only. Staff has no concerns regarding this change.

2. **Structure Setbacks-** The structure setback is requested in order to bring an existing building into compliance (pictured below in Figure 7). No site changes are shown of the Preliminary Plan for this area. In 2008, when the amendment to the original CUP was passed, there was a more restrictive setback placed than the 1989 CUP. The 2008 amendment to the CUP therefore placed this building into non-compliance.

There are additional restrictions for nursing homes as part of the underlying “R-1” and “R-3” Residential District regulations, one of which is that no structure shall be within fifty (50) feet of any property line. There are no amendment requests at hand which would impede on this requirement. Staff has no concerns regarding this change.

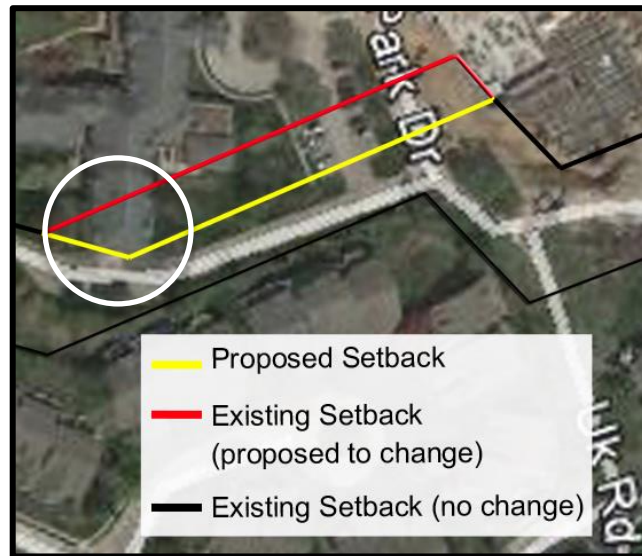


Figure 3. Existing structure in legal non-compliance

3. **Parking Setbacks-** There are two areas of parking setback changes requested:
 - a. The reduced parking setback on the east side of the property allows for more parking further away from residential. Additionally, the setback change would allow the Building E to have a below level or first level parking garage. No increase in density is requested to the CUP for this building, and staff has no concerns regarding this change.
 - b. On the southwestern side of the development, the change to this parking setback allows for additional parking along the drive aisles. Three new parking areas are shown on the plan adjacent to residential. As mentioned previously, staff believes that a 6’ sight proof fence, or a more densely vegetated buffer installed along lots 14 through 27 will mitigate any issues related to car headlights.
4. **Signage-** Additionally, staff recommends that the language of the CUP also be amended to restrict illuminated wall signs on the southern elevation of buildings A, B, and F to ensure that any illumination from the development does not negatively impact the adjacent residential development.

Request

A Public Hearing further addressing this request will be held at the Monday, September 12th, 2016, City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Project Narrative, Preliminary Plan, and Tree Stand Delineation.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Existing CUP #31
4. Preliminary Plan
5. Tree Stand Delineation

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Cecilia A. Hernandez', with a large, stylized flourish at the end.

Cecilia A Hernandez
Project Planner

cc: Aimee Nassif, Planning and Development Services Director



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on September 12, 2016 at 7:00 p.m. in the Great Room at DoubleTree by Hilton Hotel, 16625 Swingley Ridge Road, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 07-2016 Willows at Brooking Park (Amendment to CUP #31): A request to amend Conditional Use Permit (CUP) #31 to amend the development conditions in an "R-1" Residence District, "R-3" Residence District, and "FPR1" Flood Plain Residence District for a 26.65 acre tract of land located southwest of the intersection of South Woods Mill Road and Brookings Park Drive. (18Q140361, 18Q140370, 18Q140352, 18Q140077).

PROPERTY DESCRIPTION

Adjusted Lot 1 and part of Adjusted Lot 2 of the Boundary Adjustment Plat of Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village, according to the plat thereof recorded in Plat Book 358 page 165 and 166 and part of a tract of land in Fractional Section 7, Township 45 North, Range 5 East, as per deed recorded in Book 12323 Page 1366 of the St. Louis County Land Records Office in St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cecilia Hernandez at 636.537.4738 or via e-mail at chernandez@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



NARRATIVE FOR PROPOSED CUP AMENDMENT

THE WILLOWS AT BROOKING PARK

ST. ANDREW'S RESOURCES FOR SENIORS

1.0 BACKGROUND INFORMATION

The Willows Complex: Currently consisting of 90 apartment homes and 14 maintenance-free villa homes. The Willows is now at full-occupancy. The facility features a host of amenities, including a multi-purpose room, indoor pool, fitness center, spa, two restaurants, a wine cellar, an art gallery, a creative arts studio, sculpture garden, billiards room and card room, and library. Residents have full access to health care services at continuum of care facility Brooking Park, which was named one of the best nursing homes in the country by U.S. News and World Report and is located on The Willows campus.



The Willows currently has one additional building under construction. The new building contains 45 apartments and features 10 floor plans that range in size from 870 to 1,550 square feet, with a variety of individual amenities, including balconies or patios, fireplaces, walk-in closets, high-end finishes and vaulted or coffered ceilings in third-floor units. Hundreds of available style and finish combinations are available to new residents to help them customize their individual spaces. The new building's footprint required extensive coordination with existing buildings and 77 spots of below grade parking in order to maintain an integrated design and to allow for the necessary utility, access and pedestrian connections to the complex. Additional parking in the garage is needed to accommodate residents with two cars. Pre-sales are underway and the units are 100% sold. Construction is targeted to be complete this winter. The expansion is designed to help meet the growing demand for those wishing to reside at the community,

2.0 REGULATORY INFORMATION

Conditional Use Permit #31 (CUP): The current CUP was recorded on August 7 of 2008. A number of Amended Site Development Plans have been subsequently submitted and approved. The basic terms and conditions of the CUP have served the City, the neighbors and the Willows well over the years, yielding a high quality, desirable community. With the majority of the anticipated build out of the campus having taken place now and the environment around the Willows changing over time, some reconsideration of the terms and conditions may be in order.

3.0 PROPOSED AMENDMENTS AND RATIONALE

CUP #31 Amendments Requested:

1. Building, Living Unit, and Height Requirements - Item 2.d.
 - a. Existing Language: “The private club authorized by this CUP shall be limited to a 100 seat restaurant facility for residents and their guests only.”
 - b. Proposed Language: The private club authorized by this CUP shall be limited to 400 seats of dining for residents and their guests only.

Rationale:

Dining is a critical requirement of a retirement community as many seniors decline to prepare nutritious meals for themselves. For the residents of the Willows this is also a social time to have interaction with other residents and their families/guests.

This limit on the number of seats for dining was initially set at 100 dining seats when there were 46 units on the site. Having nominally 2 dining seats per unit, served the initial residents and their guests well.

The CUP allows for the construction of a total of 200 self-care living units. Providing two dining seats per unit is a ratio that needs to be maintained. Therefore, we are requesting that the limit be increased to 400 dining seats for the residents and their guests.

2. Parking Setbacks - Item 4.a.
 - a. Existing Language: “Two hundred and fifty (250) feet from Woods Mill Road right-of-way, except at the most southern part of the right-of-way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety-eight (198) feet.”
 - b. Proposed Language: Fifty (50) feet from the Woods Mill Road right-of-way.

Rationale:

The nature of the development along Woods Mill Road has changed dramatically since 2008. St. Luke’s has expanded their services with out-patient facilities to the north and are constructing parking garages, taking advantage of their 50’ setback requirement. Our request should not cause a concern to immediate neighbors. There is no residential construction to the north or east of the Willows to be impacted by additional parking in this area. The parcels across Woods Mill Road east of the Willows are owned by St. Luke’s and the parcel across from the entry to the Willows is owned by the Willows. There is a dramatic need for additional parking on site to accommodate guests of the residents and staff as well as care-givers that are contracted directly by the residents.

3. Parking Setbacks - Item 4.b.
 - a. Existing Language: "Eighty (80) feet from the southern limits of this CUP development, except along the bearing of North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty-three (63) feet.
 - b. Proposed Language: Eighty (80) feet from the southern limits of this CUP development, except at the following three locations: 1) Sixty-three (63) feet parking setback from the property line with a bearing of North 53 degrees 18 minutes 04 seconds West with a distance of 205.84 feet; 2) Thirty (30) feet parking setback from the southwest property line with a bearing of North 44 degrees 21 minutes 52 seconds West with a distance of 131.80'; and 3) Fifty (50) feet parking setback from the south property line with a bearing of South 65 degrees 46 minutes 49 seconds West with distances of 108.33' and 248.80'.

Rationale:

There is a dramatic need for additional parking on site to accommodate guests of the residents and staff as well as care-givers that are contracted directly by the residents.

At Brooking Park there is adequate room for landscape screening of additional parking from residents to the south. This is included in with the Lot 1 ASDP.

At 'A' Building the additional parking is substantially internal to the site and is taking the place of a drop off lane.

4.0 ADDITIONAL CONSIDERATIONS

Neighborhood Reaction: On 7/5/16 an initial meeting was held with Trustees/representatives of the Terraces, the neighborhood to the south of the Willows and Brooking Park. In attendance, representing the Terraces, was Harvey Stone, Bob Berger and Val Grewe. In this meeting the proposed Cup Amendments were shared and the potential development plans were discussed. The Trustees were generally supportive and there was some discussion about the site lighting and the landscaping.

There was an additional meeting with Bill Bradshaw whose property backs up to the south road of Brooking Park. He expressed some concerns about how the parking would appear from his residence. The Willows assured him that they would work out a landscapes plan with him to buffer his garden areas from the street and possible new parking.

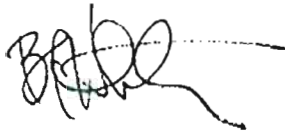
At this time, Val Grewe, of the Terraces, is setting up a meeting, tentatively on August 30, for all the interested parties in the Terraces to attend and review a proposed landscape plan to address any concerns about potential impact from the CUP Amendment. The input from the neighbors will help The Willows to define the appropriate landscape response to mitigate any concerns the neighbors might have.

Amended Site Development Plans: If the CUP Amendments are approved, plans for any additional parking will be submitted demonstrating that the various Zoning Ordinance are being complied with relative to site lighting, landscaping, etc.

CUP #31 Amendments: These amendments to the CUP will allow the Willows and Brooking Park to continue to operate at a high level, meeting the needs of the residents, while being sensitive to neighbors and being an enhancement to Chesterfield.

Respectfully,

Etegra, Inc.

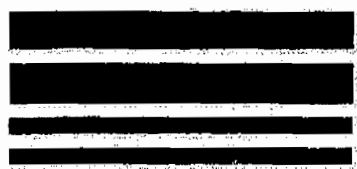


Mr. Bruce L. Hesterberg, AIA

Principal

bruce.hesterberg@etegra.com

4245



* 2008080700986 *

~~Handwritten scribble~~

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT: PERMT
GRANTOR: CITY OF CHESTERFIELD
TO:
GRANTEE:

PROPERTY DESCRIPTION: SEC 12 T 45N R 4AND SECT 45 N R 5

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
00986

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 7 day of August 2008 at 04:09PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EBW2
Deputy Recorder



Janice M. Hammonds
St. Louis County, Missouri

RECEIVED

AUG 12 2008

Stock and Associates
Consulting Engineers, Inc

Mail to:

Empty rectangular box for mailing address.

Destination code: 1707 M

RECORDING FEE 30.00
(Paid at the time of Recording)



City of Chesterfield

DEPARTMENT OF PLANNING

MUNICIPAL AUTHORIZATION TO RECORD

DATE: 08/06/2008

TO: Ms. Janice M. Hammonds
St. Louis County Recorder of Deeds
41 S. Central Avenue
Clayton, MO 63105

FROM: City of Chesterfield

Dear Ms. Hammonds:

The following is authorized to be received and recorded with your office Check (✓) one:

- Plat (Specify Type): _____ Conditional Use Permit
- Site Development Plan: (Specify Type): _____
- Other (Specify): _____

The following checked items are to be filed simultaneously with the above document:

Check (✓) all that apply:

- Trust Indenture General Warranty Deed
- Declaration of Condominium Declaration of Condominium Amendments
- Other: _____ Other: _____
- None

DOCUMENT INFORMATION

Name Of Project: The Willows at Brookline Park CUP#31
 Owner/Developer: Saint Andrews Resources for Services
 Council Approval Date: _____ Ordinance or Resolution: _____
 Planning Commission Approval Date: 07/14/2008

NOTE: The developer will be required to submit two (2) copies of the above recorded material to the City of Chesterfield and one (1) copy to the St. Louis County Department of Highways and Traffic.

Final Review By:

Authorized By:

Department of Planning

Mayor

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

CONDITIONAL USE PERMIT # 31

Petition: P.Z. 11-2008 The Willows at Brooking Park

Public Hearing Date: May 12, 2008

Site Location: Southwest of the intersection of South Woods Mills Road and St. Luke's Drive

Acreage for CUP: 26.65 acres

Underlying Zoning Districts: "R1" Residence District, "R3" Residence District (10,000 sq. ft.), and "FPR1" Flood Plain Residence District

The following Conditional Uses shall be allowed in this development:

1. PERMITTED USES

The uses authorized by this CUP Conditional Use Permit shall be a nursing home development, including a skilled care facility, residential care units (group home for the elderly), and self care units. Accessory uses may include, but not limited to, a caretaker's residence and private club.

2. BUILDING, LIVING UNIT, AND HEIGHT REQUIREMENTS

- a. Uses within this CUP development excluding a caretaker's residence, twenty-eight (28) of the self care units in the form of townhouses, or any building accessory to a local public utility facility, shall be contained in not more than three (3) buildings.
- b. No building within this CUP development shall exceed three (3) levels in height, excluding basement storage areas or underground parking levels.
- c. The maximum number of living units shall be limited as follows:
 - (1) Skilled care facility: 240 beds
 - (2) Residential care: 175 living units.
 - (3) Self care: 200 living units.
- d. The private club authorized by this CUP shall be limited to a 100 seat restaurant facility for residents and their guests only.
- e. Construction and occupancy of self care units shall not precede the construction and occupancy of a nursing home of not less than 100 beds in its first phase.

No building or structure, other than: a freestanding project identification sign, light standards, flag poles or fences will be located within the following setbacks:

- a. One hundred and fifty (150) feet from the Woods Mill Road right of way.
- b. One hundred (100) feet from the south limits of this CUP development.
- c. One hundred and twenty-five (125) feet from the western limits of this CUP.
- d. Fifty (50) feet from any other limit of this CUP.
- e. Self care units on the form of townhouses shall be setback a minimum of twenty (20) feet from the northern limits of this CUP at the following bearing: South 74 degrees 46 minutes 35 seconds East with a distance of 765.52 feet.

4. PARKING SETBACKS

No parking area, excluding internal drives, or parking for manager's residence or local public utility facility will be located within the following setbacks:

- a. Two hundred and fifty (250) feet from the Woods Mill Road right-of-way, except at the most southern part of the right-of-way along the radius point a distance of 192.26 feet the setback shall be one hundred and ninety-eight (198) feet.
- b. Eighty (80) feet from the southern limits of this CUP development, except along the bearing North 52 degrees 48 minutes 40 seconds West with a distance of 205.84 feet the setback shall be sixty-three (63) feet.
- c. Fifty (50) feet from any other limit of this CUP.

5. PARKING & LOADING REQUIREMENTS

- a. Parking for the residential care facility shall be provided at the ratio of one (1) space for every five (5) units, plus two (2) spaces for every three (3) employees.
- b. A minimum of one (1) below ground or partially below ground garage space shall be provided for every self care unit.
- c. In all other respects, minimum requirements for parking and loading facilities shall comply with Section 1003.165 of the City of Chesterfield Zoning Ordinance.

6. LANDSCAPE AND TREE REQUIREMENTS

- a. The developer shall adhere to the Tree Manual of the City of Chesterfield.

7. LIGHTING REQUIREMENTS

- a. The developer shall adhere to the Lighting Ordinance of the City of Chesterfield.

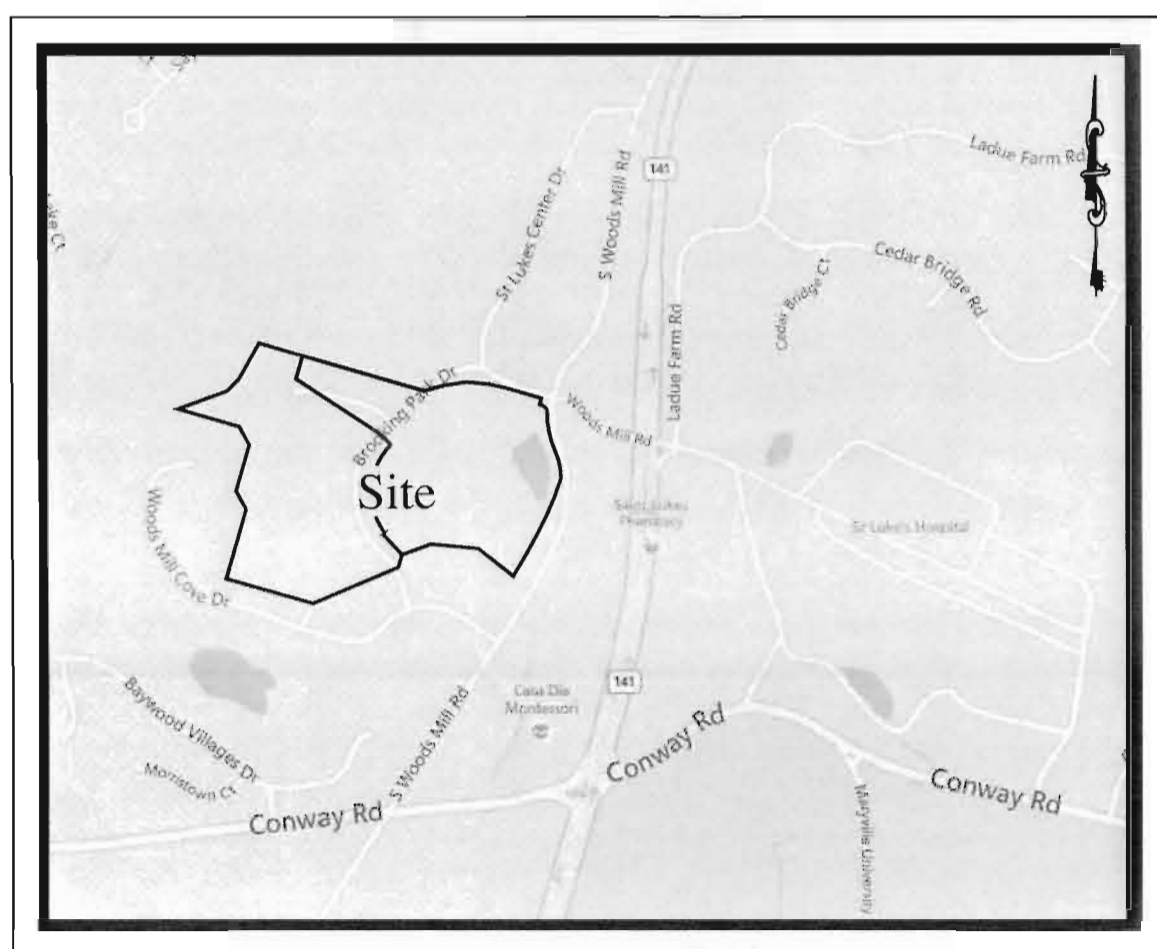
8. MISCELLANEOUS

- a. All trash areas shall be enclosed by a six (6) foot high sight-proof fence.

Legal Description

A tract of land in Section 12, Township 45 North, Range 4 East and in Section 7, Township 45 North range 5 East, St. Louis County, Missouri and being more particularly described as:

Beginning at a point on the West line of Woods Mill Road, 100 feet wide, said point being the Southeast corner of "Seeger Subdivision", a subdivision according to the plat thereof recorded as Daily No. 212 on July 2, 1979 in the St. Louis County Records; thence along a curve to the right, whose radius point bears North 81 degrees 21 minutes 54 seconds West 2033.68 feet from the last mentioned point, a distance of 839.35 feet along said west line of Woods Mill Road to a point on the dividing line between Section 7 and Section 12; thence North 52 degrees 48 minutes 40 seconds West 205.84 feet to a point, thence North 85 degrees 18 minutes 29 seconds West 214.77 feet to a point; thence south 68 degrees 20 minutes 54 seconds West 142.31 feet to a point; thence North 43 degrees 52 minutes 28 seconds West 131.80 feet to a point; thence South 67 degrees 14 minutes 19 seconds West 357.10 feet to a point on a North line of "The Terraces at Woods Mill Cove", Plat Three, a subdivision according to the plat thereof recorded on Plat Book 292 Page 64 in the St. Louis County Records; thence North 73 degrees 55 minutes 15 seconds West 347.19 feet to a point of corner of said "The Terraces at Woods Mills Cove" subdivision, thence North 16 degrees 10 minutes 03 seconds East 278.84 feet to a point on a East line of "The Terraces of Woods Mill Cove", Plat Five, a subdivision according to the plat thereof recorded in Plat Book 307 Page 61 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 52 minutes 01 seconds West 80.58 feet, North 16 degrees 09 minutes 53 seconds 185.96 feet to a point on a East and North lines of "The Terraces of Woods Mill Cove", Plat Four, a subdivision according to the plat thereof recorded in Plat Book 306 Page 38 in the St. Louis County Records; thence along said East Line the following courses and distances; North 28 degrees 48 minutes 57 seconds 80.65 feet, North 73 degrees 47 minutes 47 seconds West 244.04 feet to a point on a East Line of "The Lake on White Road" a subdivision according to the plat thereof recorded in Plat Book 172 Page 52 in the St. Louis County records; thence along said East line the following courses and distances; North 69 degrees 59 minutes 41 seconds 187.32 feet, North 52 degrees 33 minutes 47 seconds East 42.18 feet, North 44 degrees 19 minutes 43 seconds East 35.80 feet, North 29 degrees 16 minutes 54 seconds East 158.18 feet to the Southwesterly line of said "Seeger Subdivision"; thence along the South line of said "Seeger Subdivision" the following courses and distances; South 64 degrees 46 minutes 35 seconds East 765.52 feet, North 73 degrees 57 minutes 55 seconds East 100.00 feet, North 80 degrees 56 minutes 14 seconds East 100.04 feet, South 85 degrees 55 minutes 43 seconds East 99.92 feet, South 77 degrees 48 minutes 14 seconds East 99.92 feet, South 74 degrees 49 minutes 15 seconds East 199.98 feet and South 78 degrees 25 minutes 39 seconds East 130.75 feet to the point of beginning and containing 26.652 acres.



LOCATION MAP

PROPERTY DATA

OWNER = ST. ANDREWS EPISCOPAL PRESBYTERIAN FOUNDATION
 LOCATOR NUMBERS/ADDRESSES = 182140361 - 201 S. WOODS MILL RD.
 182140370 - 305 S. WOODS MILL RD.
 182210077 - 277 S. WOODS MILL RD.
 182140352 - 307 S. WOODS MILL RD.
 1130,780 s.f. OR 25,964 sq. ft.
 ZONING = R-1 (S) RESIDENCE DISTRICT
 WATER SHED = MISSOURI RIVER / CREVE COEUR CREEK
 FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT = PARKWAY SCHOOL DISTRICT
 ELECTRIC SERVICE = AMERENUE

Preliminary Development Plan

The Willows at Brooking Park and Brooking Park Village

ADJUSTED LOT 1 AND PART OF ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT 1 AND ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 1 AND LOT 2 OF BROOKING PARK VILLAGE, PER PLAT BOOK 358 PAGE 165 AND 166 AND PART OF A TRACT OF LAND IN FRACTIONAL SECTION 7, TOWNSHIP 45 NORTH, RANGE 5 EAST, PER DEED BOOK 12323 PAGE 1366 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION

Adjusted Lot 1 and part of Adjusted Lot 2 of the Boundary Adjustment Plat of Adjusted Lot 1 and Adjusted Lot 2 of the Boundary Adjustment Plat of Lot 1 and Lot 2 of Brooking Park Village, according to the plat thereof recorded in Plat Book 358 page 165 and 166 and part of a tract of land in Fractional Section 7, Township 45 North, Range 5 East, as per deed recorded in Book 12323 Page 1366 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:
 Beginning along the Eastern line of said Adjusted Lot 2 on the Western right of way line of Highway 141 and being on the Northeast line of the Terrace at Woodmill Cove Plat One, as recorded in Plat Book 283 Page 88; thence leaving said right of way line along the Southern line of Adjusted Lot 2, North 53 degrees 18 minutes 04 seconds East a distance of 205.84 feet;
 Thence North 85 degrees 47 minutes 53 seconds West a distance of 214.77 feet;
 Thence South 67 degrees 51 minutes 30 seconds West a distance of 142.31 feet;
 Thence North 44 degrees 21 minutes 52 seconds West a distance of 131.80 feet;
 Thence South 65 degrees 46 minutes 49 seconds West a distance of 108.33 feet;
 Thence South 65 degrees 46 minutes 49 seconds West a distance of 248.80 feet;
 Thence North 75 degrees 18 minutes 03 seconds East a distance of 347.46 feet;
 Thence North 14 degrees 45 minutes 51 seconds East a distance of 278.96 feet;
 Thence North 30 degrees 18 minutes 34 seconds East a distance of 80.67 feet;
 Thence North 14 degrees 46 minutes 09 seconds East a distance of 185.74 feet;
 Thence North 30 degrees 15 minutes 30 seconds West a distance of 80.65 feet;
 Thence North 75 degrees 14 minutes 20 seconds West a distance of 244.04 feet;
 Thence North 68 degrees 33 minutes 08 seconds East a distance of 187.32 feet;
 Thence North 51 degrees 07 minutes 14 seconds East a distance of 42.18 feet;
 Thence North 42 degrees 53 minutes 09 seconds East a distance of 35.80 feet;
 Thence North 27 degrees 46 minutes 52 seconds East a distance of 158.28 feet;
 Thence South 75 degrees 14 minutes 55 seconds East a distance of 754.22 feet;
 Thence North 73 degrees 23 minutes 25 seconds East a distance of 100.00 feet;
 Thence North 80 degrees 27 minutes 17 seconds East a distance of 100.00 feet;
 Thence South 86 degrees 24 minutes 40 seconds East a distance of 99.92 feet;
 Thence South 78 degrees 17 minutes 11 seconds East a distance of 99.92 feet;
 Thence North 80 degrees 27 minutes 17 seconds East a distance of 151.73 feet;
 Thence South 13 degrees 37 minutes 38 seconds West a distance of 30.01 feet;
 Thence South 75 degrees 18 minutes 12 seconds East a distance of 9.72 feet;
 Thence along a curve to the right having a radius of 35.00 feet, an arc length of 45.82 feet with a chord bearing of South 37 degrees 47 minutes 43 seconds East, 42.62 feet;
 Thence with a reverse curve with a radius of 405.00 feet, an arc length of 181.80 feet, and a chord bearing of South 13 degrees 05 minutes 02 seconds East, 180.28 feet;
 Thence with a reverse curve having a radius of 295.00 feet, an arc length of 132.26 feet and a chord bearing of South 13 degrees 06 minutes 10 seconds East, 131.18 feet;
 Thence along a compound curve having a radius of 2033.68 feet, an arc length of 74.46 feet and a chord bearing of South 18 degrees 45 minutes 53 seconds West, 74.46 feet;
 Thence along a compound curve having a radius of 405.00 feet, an arc length of 425.08 feet and a chord bearing of South 25 degrees 45 minutes 12 seconds West, 424.28 feet to the point of beginning containing 1,130,780 square feet or 25,964 acres more or less

SHEET INDEX

SD1 PRELIMINARY DEVELOPMENT PLAN
 TSD-1.0 TREE STAND DELINEATION PLAN
 TSD-2.0 TREE STAND DELINEATION PLAN

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SWALE
- TO BE REMOVED
- TO BE REMOVED & RELOCATED
- TO BE USED IN PLACE
- ADJUST TO GRADE
- BACK OF CURB
- FACE OF CURB
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- SILTATION CONTROL
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD AND M.S.D.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND M.S.D.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- FLOOD INFORMATION: SUBJECT PROPERTY LIES IN UNSHADED ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN AND A PORTION OF SITE LIES WITHIN FLOODWAY AREAS IN ZONE AE, AREAS SUBJECT TO 100 YEAR FLOODING THAT MUST BE FREE OF ENCROACHMENTS, PER FLOOD INSURANCE RATE MAP NUMBER 281800010K, EFFECTIVE DATE FEBRUARY 4, 2015.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

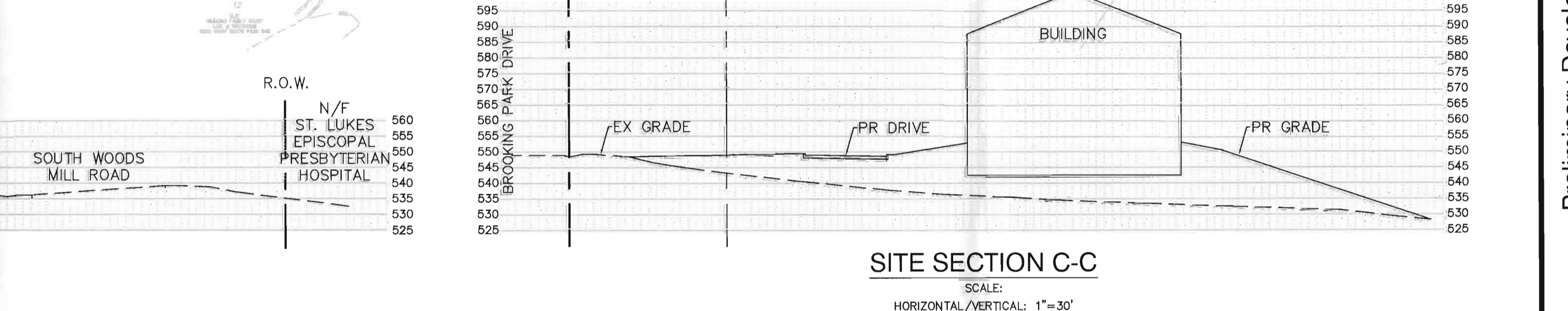
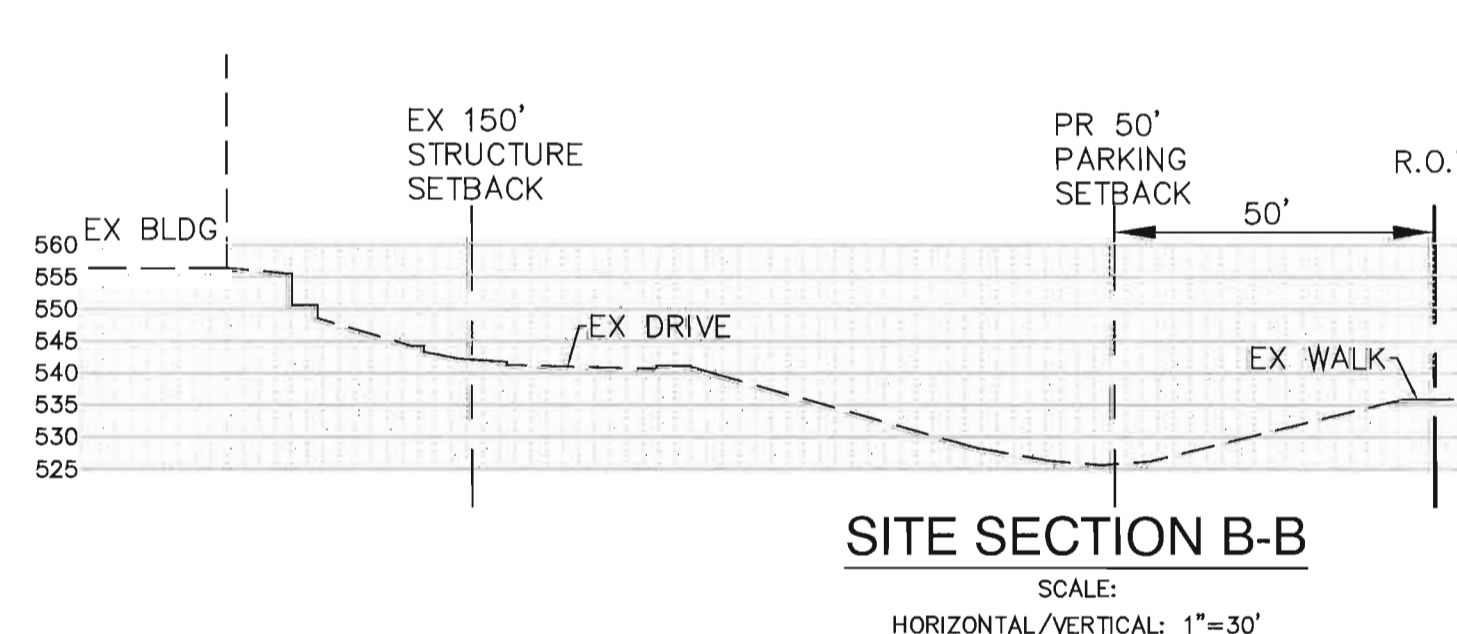
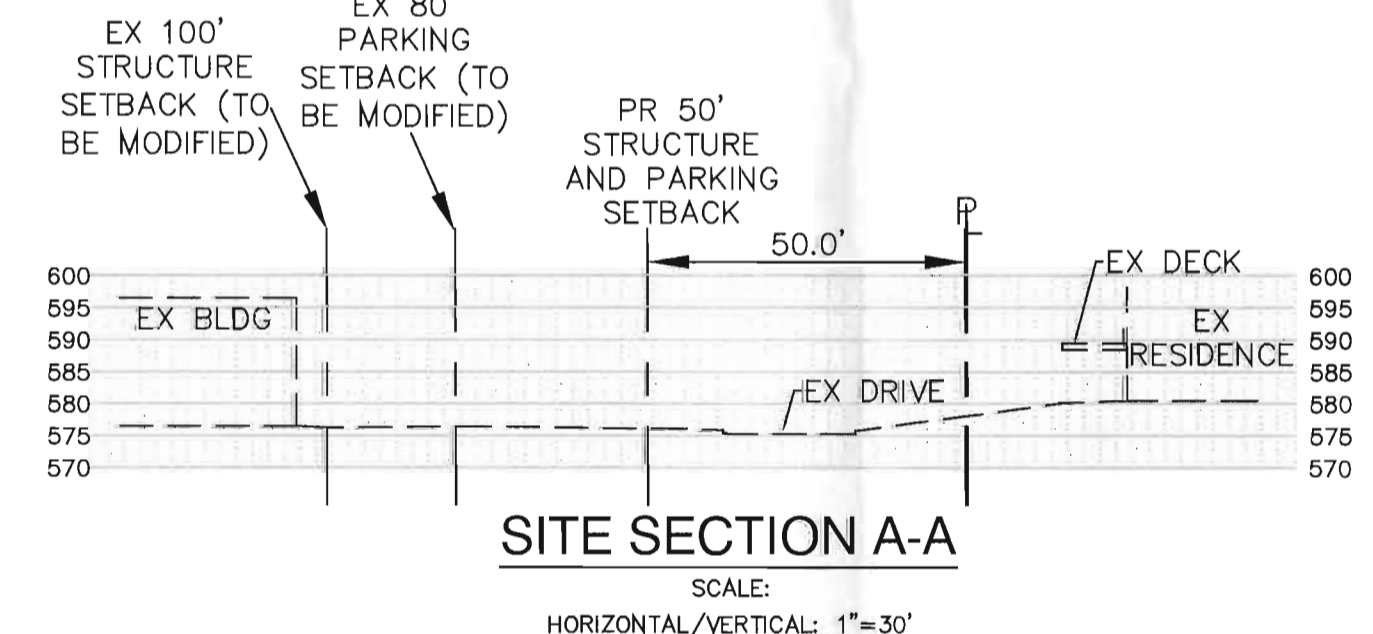
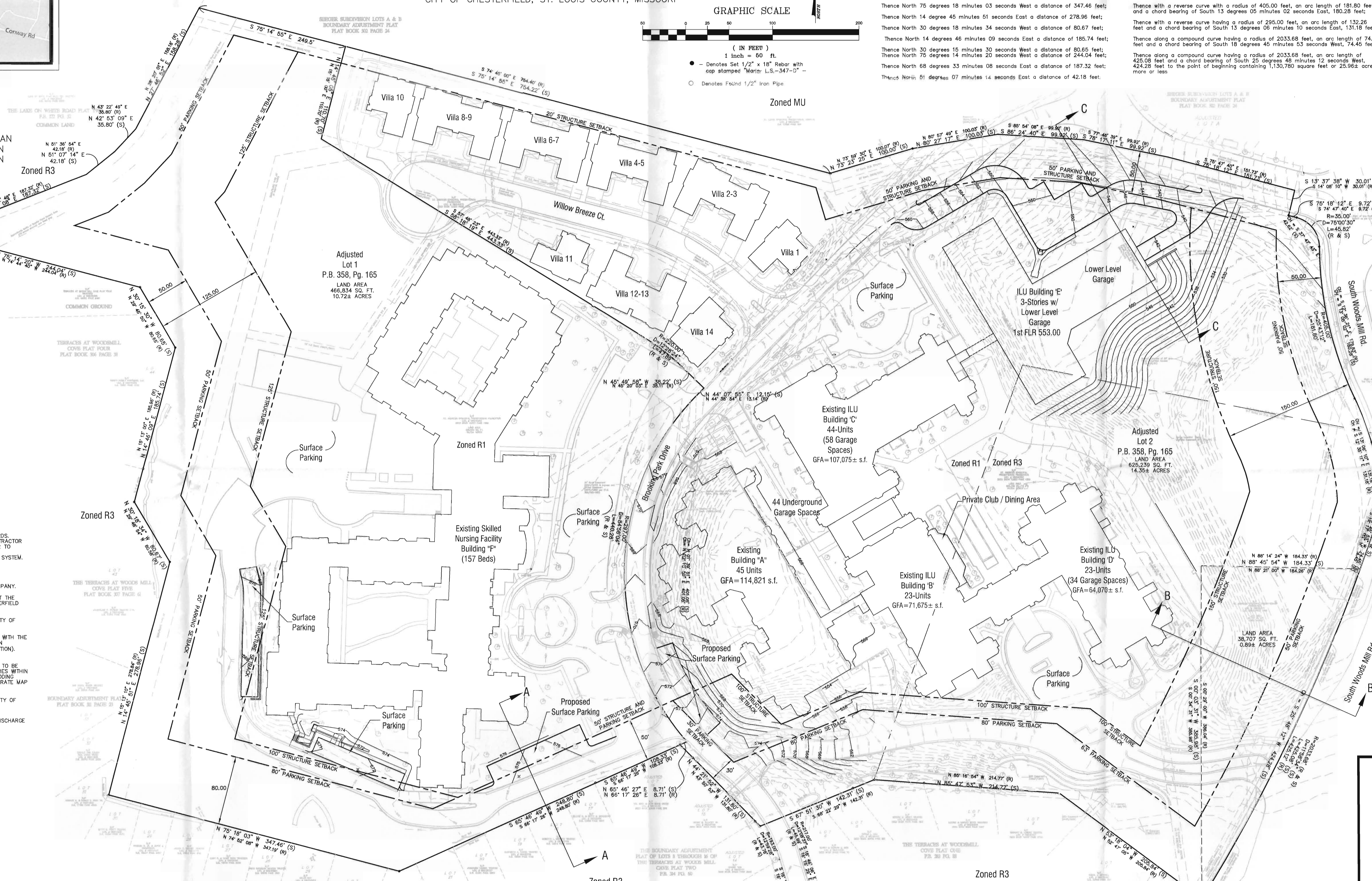
BENCHMARKS

St. Louis County Benchmark Elev. 521.21' (NGVD 29) - Square on the top West side of circular concrete base for traffic signal mast, with signal arm controlling traffic Eastbound on Ludue Road, situated in the Northwest part of a triangular traffic island situated East of Missouri Highway 141, South of Ludue Road, and in between the right turn and left turn lanes of the off ramp from Northbound Highway 141 onto Ludue Road.

SITE BENCHMARK Elev. 577.79' - "0" in open on fire hydrant as shown on this survey.

Prepared For:
ETEgra, Inc.
 1121 Olivette Executive Parkway,
 Suite 100
 Olivette, Missouri 63132
 Ph. (314) 533-2200

Prepared By:
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS
 11402 Grenada Road
 Suite 100
 Saint Louis, Missouri 63126
 314.729.1400
 Fax: 314.729.1404
 www.cedc.net



etegra
 Elevation. Enhance. Evolve.
 1121 Olivette Executive Parkway
 Olivette, MO 63132
 P. (314) 533-2200
 F. (314) 533-2203
 www.etegra.com

PAUL K. BOYER, P.E.
 CIVIL ENGINEER
 MISSOURI LICENSE NO. 2003000674

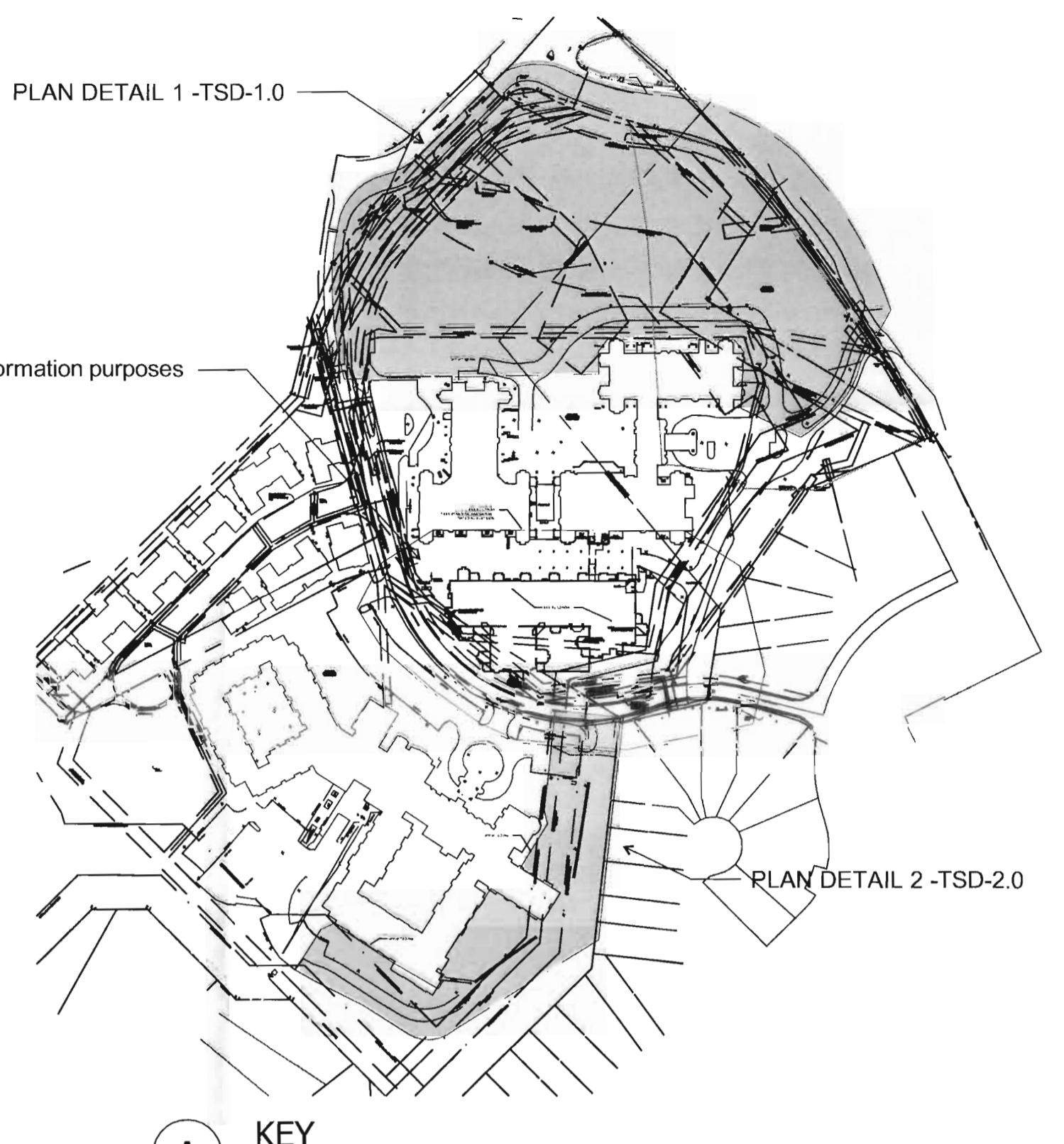
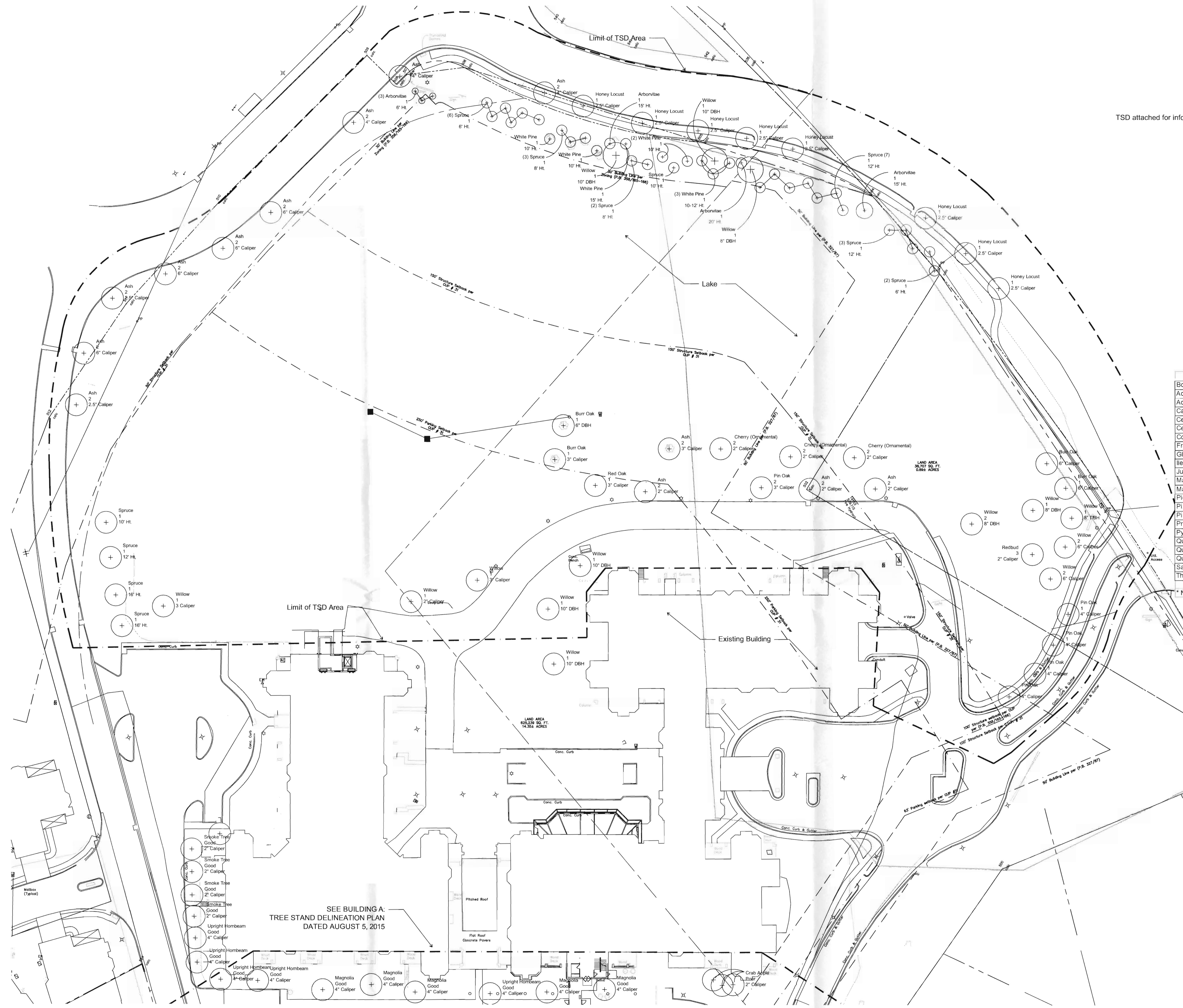
CONSULTANTS
 Civil: Civil Engineering Design
 Landscape: Dermody & Assoc.

The Willows at Brooking Park and Brooking Park Village
 Preliminary Development Plan
 City of Chesterfield, Missouri

RECEIVED
 SEP - 6 2016
 City of Chesterfield
 Department of Public Services

Agenda:	City comments	City comments	City comments
No. 1	07/29/16	No. 2	08/24/16
No. 3	08/24/16	No. 4	09/06/16
No. 5		No. 6	

Dr. PKB CK PKB
SD1
 Date: July 18, 2016
 Job No. 1481.3



Existing Tree List

Botanical Name	Common Name	Qty	Type	Growth Rate	Size Class
Acer rubrum	Red Maple	5	Shade Tree	Fast	Large
Acer saccharum	Sugar Maple	11	Shade Tree	Slow/ Med	Large
Carpinus betulus	Upright Hornbeam	5	Ornamental Tree	Medium	Medium
Celtis occidentalis	Hackberry	2	Shade Tree	Med/ Fast	Large
Cercis canadensis	Redbud	11	Flowering Tree	Fast	Medium
Cotinus coggygia	Smoke Tree	3	Flowering Tree	Fast*	Medium*
Fraxinus sp.	Ash	21	Shade Tree	Fast/ Med*	Large
Gleditsia triacanthos	Honey Locust	8	Shade Tree	Fast	Large
Ilex x attenuata 'Fosteri'	Foster Holly	3	Evergreen Tree	Med/ Slow*	Medium*
Juniperus virginiana	Juniper Tree	1	Evergreen Tree	Medium	Medium
Magnolia 'Butterflies'	Magnolia	6	Flowering Tree	Medium*	Medium*
Malus spp.	Crab Apple	8	Flowering Tree	Medium*	Medium*
Picea spp	Spruce	28	Evergreen Tree	Medium	Medium
Pinus strobus	White Pine	17	Evergreen Tree	Fast*	Large
Pinus sylvestris	Scotch Pine	32	Evergreen Tree	Fast*	Large*
Prunus semulata	Ornamental Cherry Tree	4	Flowering Tree	Medium	Medium
Pyrus calleryana	Pear	20	Flowering Tree	Medium	Small
Quercus macrocarpa	Burr Oak	4	Shade Tree	Medium	Large
Quercus palustris	Pin Oak	19	Shade Tree	Medium	Large
Quercus rubra	Red Oak	1	Shade Tree	Medium	Large
Salix nigra	Willow	14	Shade Tree	Fast	Medium
Thuja occidentalis	Arborvitae	4	Evergreen Tree	Fast*	Medium*

* Not listed in City of Chesterfield Tree List

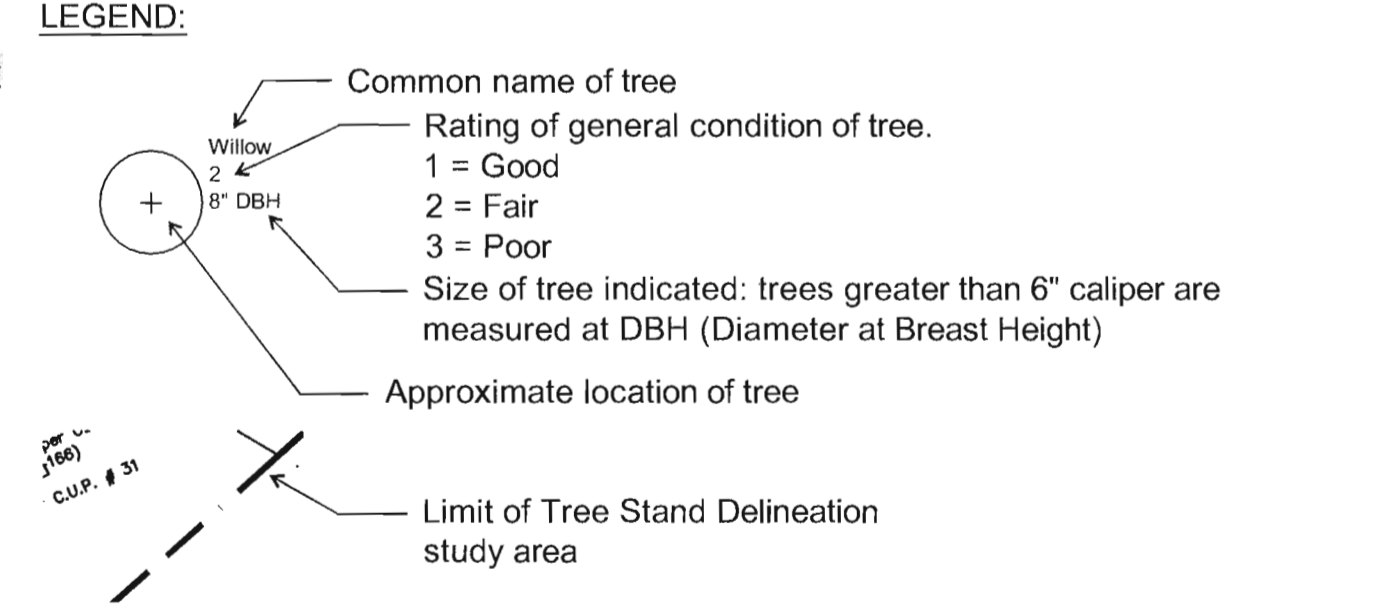
TREE STAND DELINEATION NOTES:

Existing trees shown on Plan Detail 1 had been documented on July 13 and July 14, 2016. Existing trees shown on Plan Detail 2 and adjoining areas had been documented on February 29, 2016 and September 4, 2015 as part of previous development and plans provided to the City of Chesterfield, MO.

Existing trees within limits of TSD Plan Detail 1 had been installed within the past 5-10 years as part of earlier development projects and on going landscape improvements by the owner.

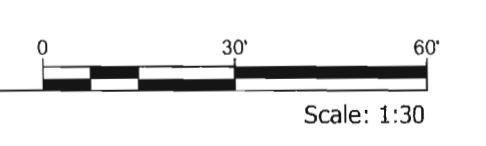
Existing trees within limits of TSD Plan Detail 2 had been installed at or near the time of Brookings Park Village development. The exception are:

- trees plantings by adjoining property owners that are on this site
- trees installed by the owner as on going landscape improvements



SEE BUILDING A:
TREE STAND DELINEATION PLAN
DATED AUGUST 5, 2015

1 Tree Stand Delineation Plan -Partial



etegra
Envision. Enhance. Evolve.

1121 Olivette Executive Parkway
Olivette, MO 63132
P: (314) 533-2200
F: (314) 533-2203
www.etegra.com

8/24/2016

Reviewed and approved by: Charles G. Cawley
Landscape: Dermody & Associates, LLC
Arborist: Charles G. Cawley
License No. 200902268

CONSULTANTS
Civil: Civil Engineering Design
Landscape: Dermody & Associates
Arborist: Charles G. Cawley

The Willows at Brookings Park and Village
Preliminary Development Plan
CHESTERFIELD, MISSOURI

Tree Stand Delineation Plan

1: EMD CK:EMD

Addenda:

No.	City Comments	No.	City Comments
	8/26/2016		

TSD-1.0

ate: July 18, 2016
job No. 552.003

The Willows



Existing Tree List

Botanical Name	Common Name	Qty	Type	Growth Rate	Size Class
Acer rubrum	Red Maple	5	Shade Tree	Fast	Large
Acer saccharum	Sugar Maple	11	Shade Tree	Slow/ Med	Large
Carpinus betulus	Upright Hornbeam	5	Ornamental Tree	Medium	Medium
Celtis occidentalis	Hackberry	2	Shade Tree	Med/ Fast	Large
Cercis canadensis	Redbud	11	Flowering Tree	Fast	Medium
Cotinus coccinea	Smoke Tree	3	Flowering Tree	Fast*	Medium*
Fraxinus sp.	Ash	21	Shade Tree	Fast/ Med*	Large
Gleditsia triacanthos	Honey Locust	8	Shade Tree	Fast	Large
Ilex x attenuata 'Foster'	Foster Holly	3	Evergreen Tree	Med/ Slow*	Medium*
Juniperus virginiana	Juniper Tree	1	Evergreen Tree	Medium	Medium
Magnolia 'Butterflies'	Magnolia	6	Flowering Tree	Medium*	Medium*
Malus spp.	Crab Apple	8	Flowering Tree	Medium*	Medium*
Picea spp.	Spruce	28	Evergreen Tree	Medium	Medium
Pinus strobus	White Pine	17	Evergreen Tree	Fast	Large
Pinus sylvestris	Scotch Pine	32	Evergreen Tree	Fast*	Large*
Prunus serrulata	Ornamental Cherry Tree	4	Flowering Tree	Medium	Medium
Pyrus calleryana	Pear	20	Flowering Tree	Medium	Small
Quercus macrocarpa	Burr Oak	4	Shade Tree	Medium	Large
Quercus palustris	Pin Oak	19	Shade Tree	Medium	Large
Quercus rubra	Red Oak	1	Shade Tree	Medium	Large
Salix nigra	Willow	14	Shade Tree	Fast	Medium
Thuja occidentalis	Arborvitae	4	Evergreen Tree	Fast*	Medium*

* Not listed in City of Chesterfield Tree List

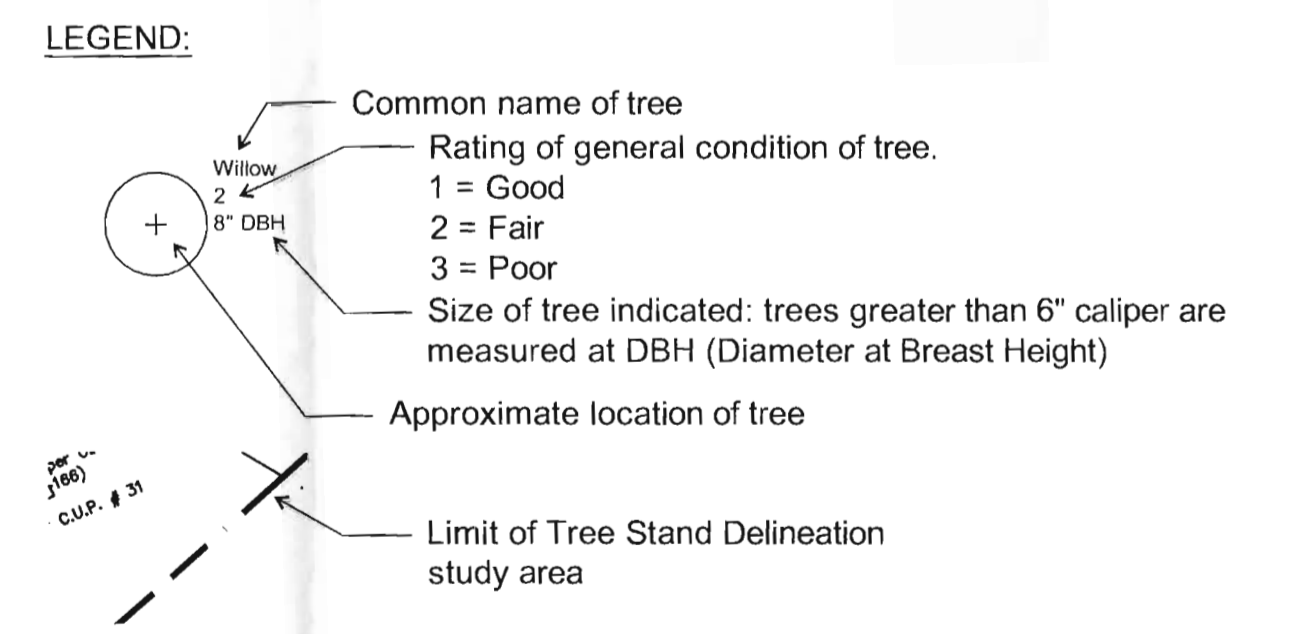
TREE STAND DELINEATION NOTES:

Existing trees shown on Plan Detail 1 had been documented on July 13 and July 14, 2016. Existing trees shown on Plan Detail 2 and adjoining areas had been documented on February 29, 2016 and September 4, 2015 as part of previous development and plans provided to the City of Chesterfield, MO.

Existing trees within limits of TSD Plan Detail 1 had been installed within the past 5-10 years as part of earlier development projects and on going landscape improvements by the owner.

Existing trees within limits of TSD Plan Detail 2 had been installed at or near the time of Brooking Park Village development. The exception are:

- trees plantings by adjoining property owners that are on this site
- trees installed by the owner as on going landscape improvements



etegra
Envision. Enhance. Evolve.

1121 Olivette Executive Parkway
Olivette, MO 63132
P: (314) 533-2200
www.etegra.com

8/24/2016

CONSULTANTS
Civil Engineering Design
Landscape: Dermody & Assoc.
Arboret: Charles G. Cawley

The Willows at Brooking Park and Village
Preliminary Development Plan
CHESTERFIELD, MISSOURI

Tree Stand Delineation Plan

CK: EMD

Addenda:
No. 1 City Comments 8/25/2016
No. 2
No. 3
No. 4

SD-2.0

July 18, 2016
552.003