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Planning Commission Staff Report

Project Type: Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, and Amended Architectural Elevations.

Meeting Date: September 14, 2009

From: Shawn Seymour, AICP Annissa McCaskill – Clay, AICP
Project Planner Lead Senior Planner

Location: Brooking Park Village (201 Woods Mill Road)

Applicant: St. Andrews Resources for Seniors

Description: **Brooking Park Village (The Willows at Brooking Park Village)**: Amended Site Development Plan, Amended Architectural Elevations, Amended Lighting Plan, and Amended Landscape Plan for a 15.119 acre tract of land, zoned "R-1" Residence District and "R-3" Residence District (10,000sq.ft.) with a Conditional Use Permit, located west of Woods Mill Road at the intersection of Woods Mill Road and Brooking Park Drive. Responsibility

PROPOSAL SUMMARY

St. Andrews Resources for Seniors, has submitted an Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, and Architectural Elevations for your review. The request is for an amendment to add fourteen (14) single-family attached and detached villas to an existing senior living development. The request also entails the removal of the roundabout at the southeastern entrance and the addition of parking in its place. The proposed villas are to be located at the northwestern portion of the Brooking Park Village development. Exterior building materials for the villas are proposed to be brick, pre-cast stone, and cement board siding. Roof materials will be architectural shingles. Shown on the amended plan are two (2) multi-family apartment buildings, labeled proposed. These buildings were approved as a part of the original and subsequent amended plans, however because they have not been constructed to date, they are

shown and labeled as proposed. The development is currently zoned "R-1" Residence District and "R-3" Residence District (10,000sq.ft.) with a Conditional Use Permit.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

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, St. Louis County approved an amendment to the CUP 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.

On August 4, 2008 the City of Chesterfield approved a second amendment revising both the parking and structure setback standards of the conditional use permit governing this development.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Medical Facility	"MU" Medical Use District
South	Attached Single Family Residential	"R-3" Residence District
East	Medical Facility	"MU" Medical Use District
West	Attached Single Family Residential	"R-3" Residence District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "R-1" Residence District and "R-3" Residence District (10,000sq.ft.) with a Conditional Use Permit and was reviewed against its requirements and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the Conditional Use Permit.

Architectural Elevations

This project was reviewed by the Architectural Review Board on January 15, 2009. The Board, by a vote of 7 – 0, passed a motion to forward this project to the Planning Commission for approval as presented.

Traffic/Access and Circulation

The Brooking Park Village Development currently has two (2) points of egress/ingress onto Woods Mill Road; these are located at the northeast and southeast corners of the development. The proposed villas will utilize their own street which will access Brooking Park Drive, thereby providing egress/ingress to public rights-of-way. The removal of the roundabout will provide an additional eleven (11) parking spaces.

Landscaping and Tree Preservation

The Amended Landscape Plan consists of the previously approved planting throughout the Brooking Park Village Development and the addition of significant tree plantings in conjunction with the proposed villas. The landscape plan also shows a line of existing trees located to the north of the proposed villas that were required to be maintained as part of a previous plan and are not proposed new plantings. The City's Arborist reviewed the amended landscape plan and had no additional comments.

Lighting

Additional street lighting is proposed to be located along the street servicing the proposed villas. The style of lighting is proposed to match the existing street lighting located throughout the Brooking Park Village Development. Cut-sheets of the new street lighting as well as existing lighting are attached for the Commission's review.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, and Amendment Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the Conditional Use Permit. Staff requests action on the application for Amended Site Development Plan at the Willows at Brooking Park Village.

MOTION

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

Brooking Park Village (The Willows at Brooking Park Village)

September 14, 2009

Page 4 of 4

1. "I move to approve (or deny) the Amended Site Development Plan, Amended Landscaping Plan, Amended Lighting Plan, and Architectural Elevations for the Willows at Brooking Park Village."

2. "I move to approve the Amended Site Development Plan, Amended Landscaping Plan, Amended Lighting Plan, and Architectural Elevations for the Willows at Brooking Park Village with the following conditions"(Conditions may be added, eliminated, altered or modified)."

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

Attachments: Amended Site Development Plan
Amended Landscape Plan
Amended Lighting Plan
Architectural Elevations

Trees - Proposed

Symbol	Quantity	Scientific Name	Common Name	Deciduous or Evergreen	Ornamental	Size	Mature Height in Feet	Growth Rate	Size Class	Notes
CB	17	<i>Carpinus betulus 'Fastigiata'</i>	Fastigiata European Hornbeam	Deciduous	No	Min 2 - 1/2" Cal.	35 - 40	Slow/Med	Medium	
CD	11	<i>Carpinus caroliniana</i>	American Hornbeam	Deciduous	Yes	Min 2 - 1/2" Cal.	35 - 40	Slow	Small	
CC	28	<i>Carya occidentalis</i>	Hickory	Deciduous	Yes	Min 2 - 1/2" Cal.	45+	Medium/Fast	Large	
CC	14	<i>Carya canadensis</i>	Eastern Redbud	Deciduous	Yes	Min 2 - 1/2" Cal.	25 - 30	Fast	Medium	
QF	1	<i>Quercus florida</i>	Flowering Dogwood	Deciduous	No	Min 2 - 1/2" Cal.	15 - 25	Slow/Med	Small	
GTS	18	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	Deciduous	No	Min 2 - 1/2" Cal.	45+	Fast	Large	
JC	23	<i>Juniperus chinensis</i>	Chinese Juniper	Evergreen	No	Min 2 - 1/2" Cal.	20-30	Medium	Small	
MV	3	<i>Magnolia virginiana</i>	Sweetbay Magnolia	Deciduous	Yes	Min 2 - 1/2" Cal.	15-25	Medium	Small	
NS	5	<i>Nyssa sylvatica</i>	Blackgum	Deciduous	Yes	Min 2 - 1/2" Cal.	30 - 50	Slow Medium	Large	Trees from previously approved plan, species no longer on tree list
PA	24	<i>Picea abies</i>	Norway Spruce	Evergreen	No	Min 2 - 1/2" Cal.	40-60	Medium	Large	Trees from previously approved plan, species no longer on tree list
PC	11	<i>Prunus cerasifera 'Columnar'</i>	Columnar Sargent Cherry	Deciduous	Yes	Min 2 - 1/2" Cal.	30-40	Medium	Small	
QA	4	<i>Quercus alba</i>	White Oak	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium	Large	
ST-QP	24	<i>Quercus palustris</i> Street Tree	Pin Oak Street Tree	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium/Fast	Large	
SB	11	<i>Salix babingtonia</i>	Weeping Willow	Deciduous	No	Min 2 - 1/2" Cal.	30-40	Fast	Medium	Letter was written to Chesterfield to receive permission to use the species that is not on the tree list when prior plan approved
TA	2	<i>Tilia americana</i>	Beeeswood	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium/Fast	Large	
TOG	3	<i>Tilia cordata 'Greenappin'</i>	Greenspire Littleleaf Linden	Deciduous	No	Min 2 - 1/2" Cal.	45+	Slow/Med	Large	

Trees - Existing Planted in Previous Phases

Symbol	Quantity	Scientific Name	Common Name	Deciduous or Evergreen	Ornamental	Size	Mature Height in Feet	Growth Rate	Size Class	Notes
AA	9	<i>Amelanchier arborea 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	Deciduous	Yes	Min 2 - 1/2" Cal.	25 - 30	Slow/Medium	Medium	Trees from previously approved plan, species no longer on tree list
BN	4	<i>Betula nigra</i>	River Birch	Deciduous	Yes	Min 2 - 1/2" Cal.	30 - 45	Med/Fast	Large	
CC	19	<i>Carya canadensis</i>	Eastern Redbud	Deciduous	Yes	Min 2 - 1/2" Cal.	25 - 30	Fast	Medium	
QF	5	<i>Quercus florida</i>	Flowering Dogwood	Deciduous	No	Min 2 - 1/2" Cal.	15 - 25	Slow/Med	Small	
CC	5	<i>Carya occidentalis</i>	Hickory	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium/Fast	Large	
FA	5	<i>Fragaria americana</i>	White Ash	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium	Small	Trees from previously approved plan, species no longer on tree list
GTS	14	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	Deciduous	No	Min 2 - 1/2" Cal.	45+	Fast	Large	
MV	4	<i>Magnolia virginiana</i>	Sweetbay Magnolia	Deciduous	Yes	Min 2 - 1/2" Cal.	15-25	Medium	Small	Trees from previously approved plan, species no longer on tree list
PA	2	<i>Picea abies</i>	Norway Spruce	Evergreen	No	Min 2 - 1/2" Cal.	40-60	Medium	Large	
PS	26	<i>Pinus strobus</i>	White Pine	Evergreen	No	Min 2 - 1/2" Cal.	45+	Fast	Large	
QA	22	<i>Quercus alba</i>	White Oak	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium	Large	
SB	15	<i>Salix babingtonia</i>	Weeping Willow	Deciduous	No	Min 2 - 1/2" Cal.	30-40	Fast	Medium	Letter was written to Chesterfield to receive permission to use the species that is not on the tree list when prior plan approved
ST-QP	38	<i>Quercus palustris</i> Street Tree	Pin Oak Street Tree	Deciduous	No	Min 2 - 1/2" Cal.	45+	Medium/Fast	Large	
TOG	2	<i>Tilia cordata 'Greenappin'</i>	Greenspire Littleleaf Linden	Deciduous	No	Min 2 - 1/2" Cal.	45+	Slow/Med	Large	
	8	Misc unidentified existing trees		Deciduous	No	Min 2 - 1/2" Cal.				

Total Number	Quantity	Percentage
Trees	375	
Evergreen Trees	76	Percentage Evergreen 20%
Deciduous Trees	300	Percentage Deciduous 80%
Ornamental Trees	74	Percentage Ornamental 20%
Slow or Medium Growth Rate Trees	149	Percentage Slow or Medium Growth Rate Trees 40%

Shrubs at Terraces - Proposed

Symbol	Quantity	Scientific Name	Common Name	Size
LV	24	<i>Viburnum rhytidophyllum</i>	Lantern Viburnum	5 gal

Shrub and Bulb Schedule in Parking Lot Islands - Existing Recently Planted

Symbol	Quantity	Scientific Name	Common Name	Size
CJ	26	<i>Caryopteris incana 'Ussuri'</i>	Sunshine Blue Caryopteris	18" B&B
M	600	Mixed Bulbs (See List Below)		See List Below

Mixed Bulbs (Symbol M)

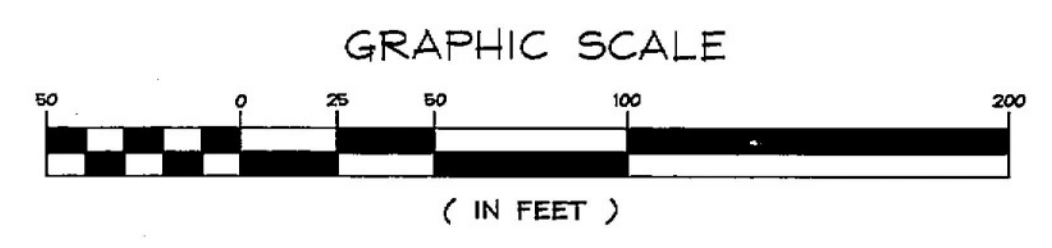
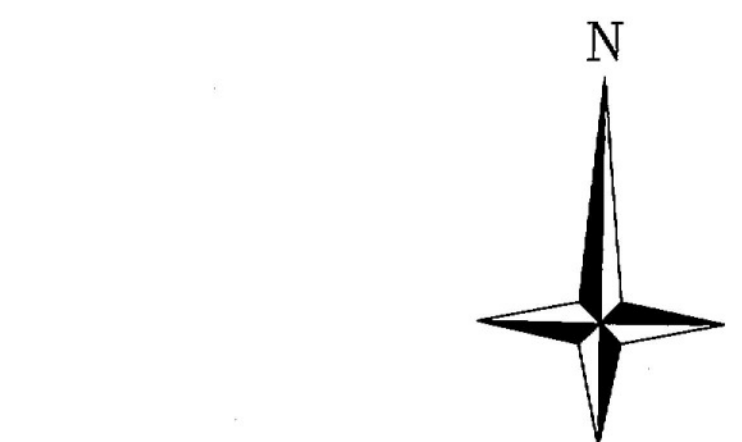
Botanical Name	Common Name	Size
<i>Narcissus 'Mount Hood'</i>	Mount Hood Daffodil	14 - 16 cm
<i>Hyacinth 'Blue Jay'</i>	Blue Jay Hyacinth	16 - 17 cm
<i>Hyacinth 'Blue Jacket'</i>	Blue Jacket Hyacinth	16 - 17 cm

Shorter Bulbs (Plant in Front of Taller Bulbs)

Botanical Name	Common Name	Size
<i>Crocus 'Blue Pearl'</i>	Blue Pearl Crocus	5 cm
<i>Crocus 'Snow Bunting'</i>	Snow Bunting Crocus	5 cm
<i>Narcissus 'Elizabeth Ave'</i>	Elizabeth Ave Daffodil	14 - 16 cm
<i>Narcissus 'Lenny'</i>	Lenny Daffodil	12 - 14 cm
<i>Scilla sibirica 'Alba'</i>	Siberian Squill	8 - 9 cm
<i>Scilla sibirica 'Spring Beauty'</i>	Spring Beauty Squill	8 - 9 cm

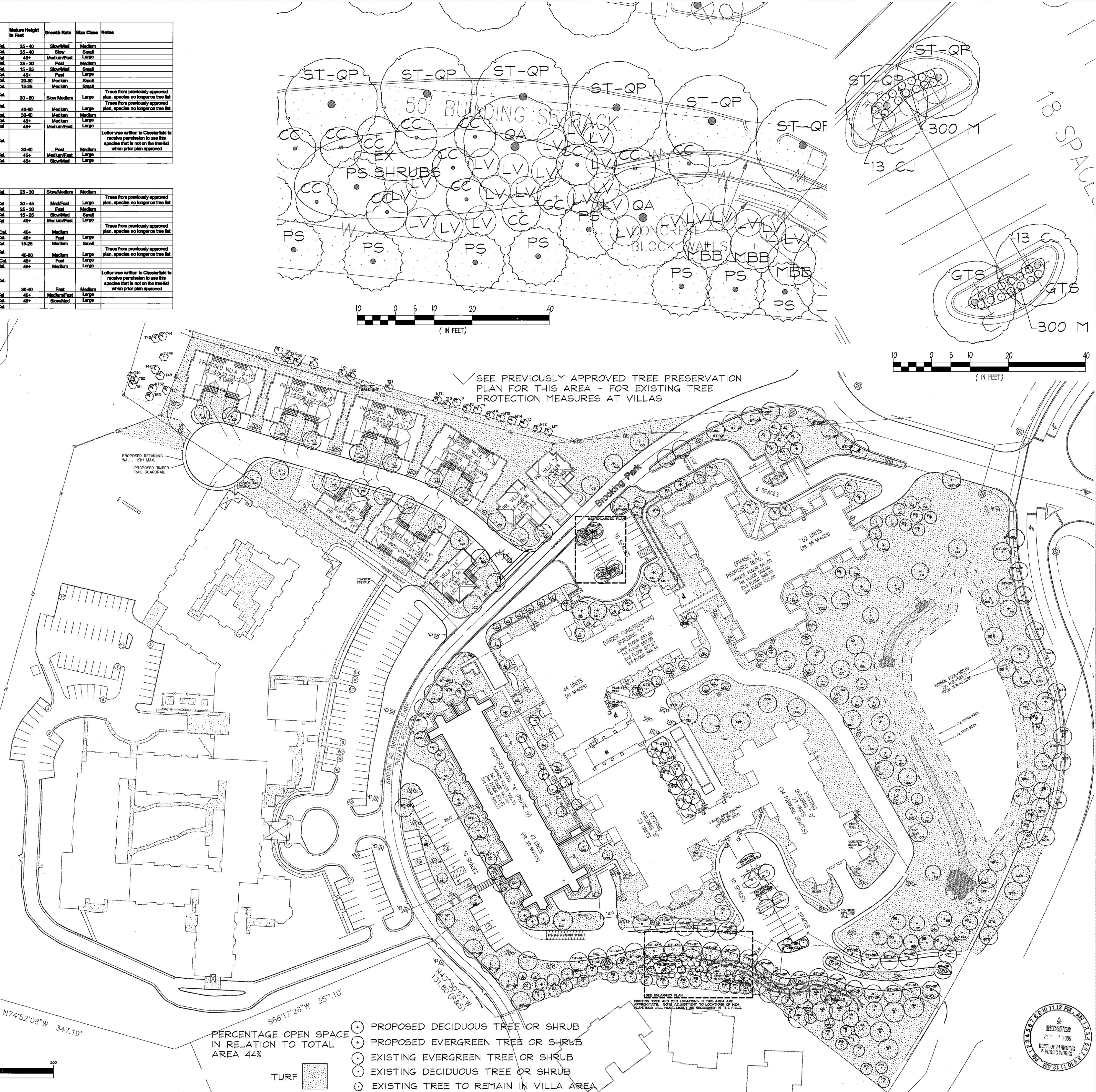
Note: All Street Trees: Trunks to be clear of branches 6' - 7' (Approx. 1/2 the height of the tree)

ALL LANDSCAPED AREAS TO BE IRRIGATED



- PROPOSED DECIDUOUS TREE OR SHRUB
 - PROPOSED EVERGREEN TREE OR SHRUB
 - EXISTING EVERGREEN TREE OR SHRUB
 - EXISTING DECIDUOUS TREE OR SHRUB
 - EXISTING TREE TO REMAIN IN VILLA AREA
- TURF

PERCENTAGE OPEN SPACE IN RELATION TO TOTAL AREA 44%



SEE PREVIOUSLY APPROVED TREE PRESERVATION PLAN FOR THIS AREA - FOR EXISTING TREE PROTECTION MEASURES AT VILLAS

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Clayton, Missouri 63105
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Fax: 314.727.6763
www.saurassociates.com

Landscape Architect
Moylthorpe & Associates, Landscape Architects
6651 Dale Avenue
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Tel: 314.645.5200 Fax: 314.645.6162

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Civil Engineer
Stack & Associates, Consulting Engineers
257 Chesterfield Business Parkway
Chesterfield, Missouri 63005
Tel: 636.530.9100 Fax: 636.530.9130

Structural Engineer
KPF
1610 Des Peres Road - Suite 100
Des Peres, Missouri 63131
Tel: 314.835.0524 Fax: 314.835.0749



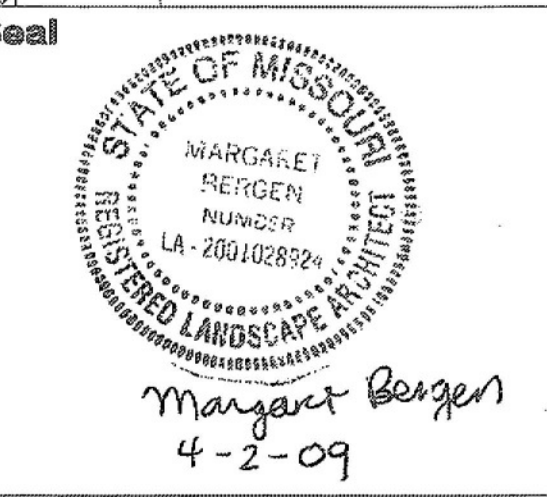
PHASE III - BLDG. C, GARAGE EXTENSION, & DINING ROOM LINK

ST. ANDREW'S RESOURCES FOR SENIORS

Owner
6633 Delmor Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111
Fax: 314.726.2773

Revisions Addendum

No.	Date	Description
1-26-09	Revs per Chst.	Comments
4-3-09		



Project #: 2005.1

Date: 11-24-08

Sheet Title: Landscape Plan

Sheet Number: L-1

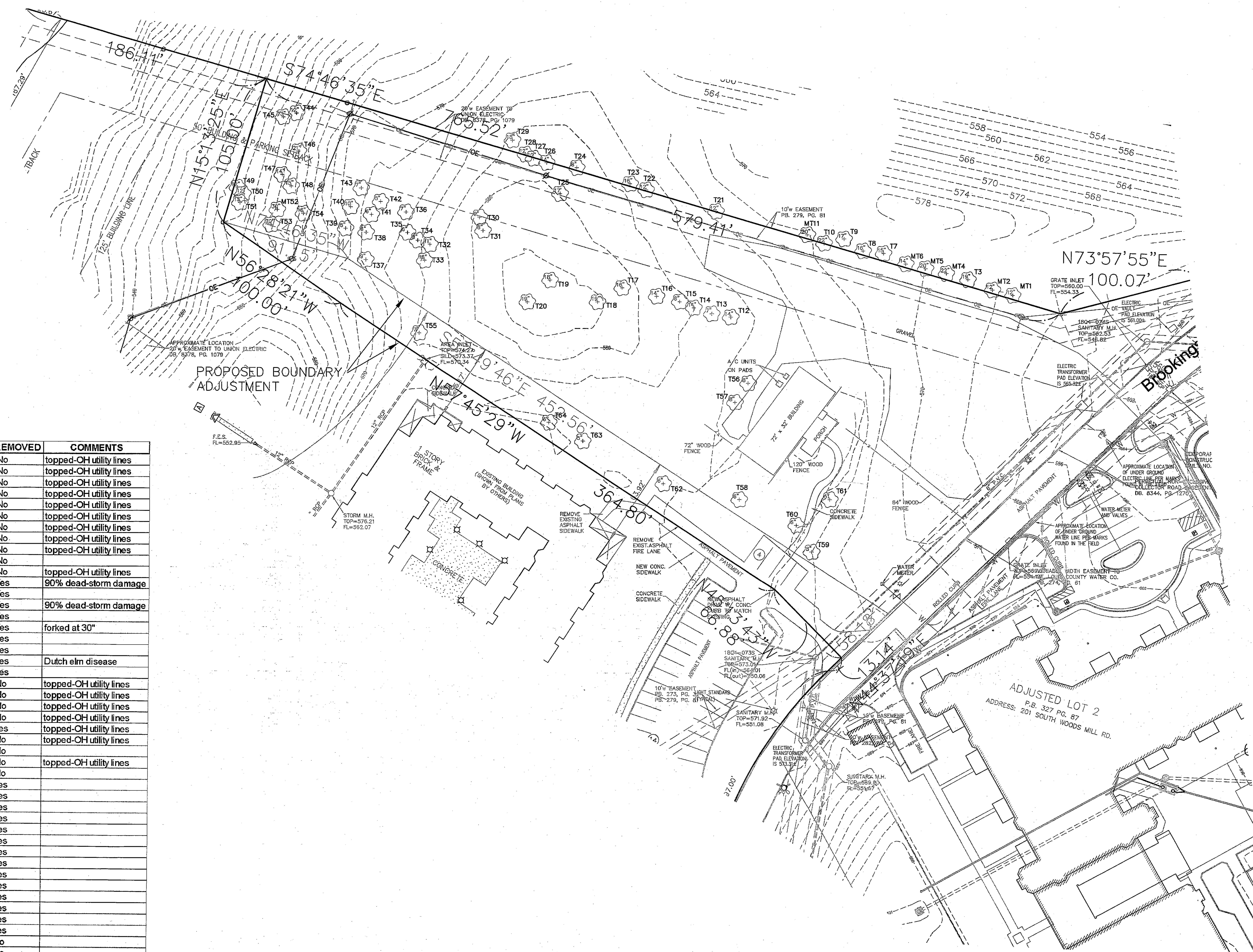




The Willows
AT BROOKING PARK

Chesterfield, MO

PHASE IV - THE VILLAS
AT BROOKING PARK



TREE #	SPECIES	DIAMETER	CONDITION	TO BE REMOVED	COMMENTS
MT1	Norway Spruce	8"x12"	Fair	No	topped-OH utility lines
MT2	Norway Spruce	8"x8"x12"	Fair	No	topped-OH utility lines
T3	Norway Spruce	19"	Fair	No	topped-OH utility lines
MT4	Norway Spruce	22"	Fair	No	topped-OH utility lines
MT5	Norway Spruce	20"	Poor	No	topped-OH utility lines
MT6	Norway Spruce	8"x14"	Fair	No	topped-OH utility lines
T7	Norway Spruce	15"	Poor	No	topped-OH utility lines
T8	Norway Spruce	6"x16"	Fair	No	topped-OH utility lines
T9	Norway Spruce	17"	Fair	No	topped-OH utility lines
T10	Norway Spruce	22"	Dead	No	topped-OH utility lines
MT11	Norway Spruce	20"	Fair	No	topped-OH utility lines
T12	Mimosa	Multi-stem(11)	Poor	Yes	90% dead-storm damage
T13	Mulberry	7"	Poor	Yes	90% dead-storm damage
T14	Mimosa	Multi-stem(7)	Poor	Yes	90% dead-storm damage
T15	Mulberry	4"x5"x8"	Poor	Yes	forked at 30"
T16	Mulberry	14"	Poor	Yes	forked at 30"
T17	Norway Spruce	16"	Good	Yes	
T18	Ohio Buckeye	17"x19"	Good	Yes	
T19	American Elm	18"	Dead	Yes	Dutch elm disease
T20	Norway Spruce	19"	Fair	Yes	
T21	E. Red Cedar	Multi-stem (8)	Fair	No	topped-OH utility lines
T22	E. Red Cedar	Multi-stem (5)	Fair	No	topped-OH utility lines
T23	E. Red Cedar	Multi-stem(4)	Poor	No	topped-OH utility lines
T24	E. Red Cedar	8"	Poor	No	topped-OH utility lines
T25	E. Red Cedar	17"	Poor	Yes	topped-OH utility lines
T26	E. Red Cedar	8"x14"	Fair	No	topped-OH utility lines
T27	E. Red Cedar	7"x10"	Dead	No	topped-OH utility lines
T28	E. Red Cedar	5"x12"	Fair	No	topped-OH utility lines
T29	Black Locust	18"	Dead	No	
T30	Elm	6"	Fair	Yes	
T31	Elm	8"	Fair	Yes	
T32	Elm	5"x11"	Fair	Yes	
T33	Norway Spruce	16"	Dead	Yes	
T34	Elm	6"x8"	Fair	Yes	
T35	Elm	6"	Fair	Yes	
T36	Elm	5"x7"	Poor	Yes	
T37	Hackberry	9"	Fair	Yes	
T38	Elm	5"x6"	Poor	Yes	
T39	Elm	3"x8"	Poor	Yes	
T40	Elm	5"x10"	Poor	Yes	
T41	Elm	4"x6"	Poor	Yes	
T42	Elm	5"x5"	Poor	Yes	
T43	Elm	6"x7"	Poor	Yes	
T44	Hickory	12"	Good	No	
T45	Hickory	13"	Good	No	
T46	Hickory	21"	Good	No	
T47	Hickory	14"	Good	No	
T48	Ash	15"	Good	No	
T49	Hickory	12"	Good	No	
T50	Hickory	12"	Good	No	
T51	White Oak	13"	Good	No	
MT52	Ash	30"	Good	No	
T53	Walnut	20"	Fair	No	
T54	Walnut	16"	Fair	No	
T55	Cottonwood	7"	Poor	Yes	
T56	River Birch	2"x4"x4"	Good	Yes	
T57	River Birch	2"x3"x3"x4"	Good	Yes	
T58	Willow	6"	Good	Yes	
T59	River Birch	3"x6"	Good	Yes	
T60	River Birch	3"x6"	Good	Yes	
T61	River Birch	2"x5"	Good	Yes	
T62	White Pine	6"	Fair	Yes	
T63	Honey Locust	5"	Fair	Yes	
T64	White Pine	6"	Fair	Yes	

TREE SPECIALIST:
BRUCE VAWTER
CONSULTING FORESTER
FORESTRY CONSULTANT SERVICES
9321 MANOR OAK DR.
ST. LOUIS, MO 63126
PH. 314.849.2753

BY: *Bruce Vawter*
BRUCE VAWTER

01/26/2009 PER CITY COMMENTS
M.S.D. P# _____
BASE MAP # 18Q
Date: Jan. 26, 2009
INSPECTED
SEP 1 2009
DEPT. OF PLANNING
& PUBLIC WORKS

ST. ANDREW'S
RESOURCES
FOR SENIORS

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

Drawing Scale:
1"=30'

Date:
11/25/08

Job Number:
208-4243

Sheet Title:

Tree Stand
Delineation Plan

Sheet Number:

TSDP



The Willows
AT BROOKING PARK
Chesterfield, MO

PHASE VI
BUILDING - E

ST. ANDREW'S
RESOURCES
FOR SENIORS

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Revisions Addendum

No.	Date	Description

Seal

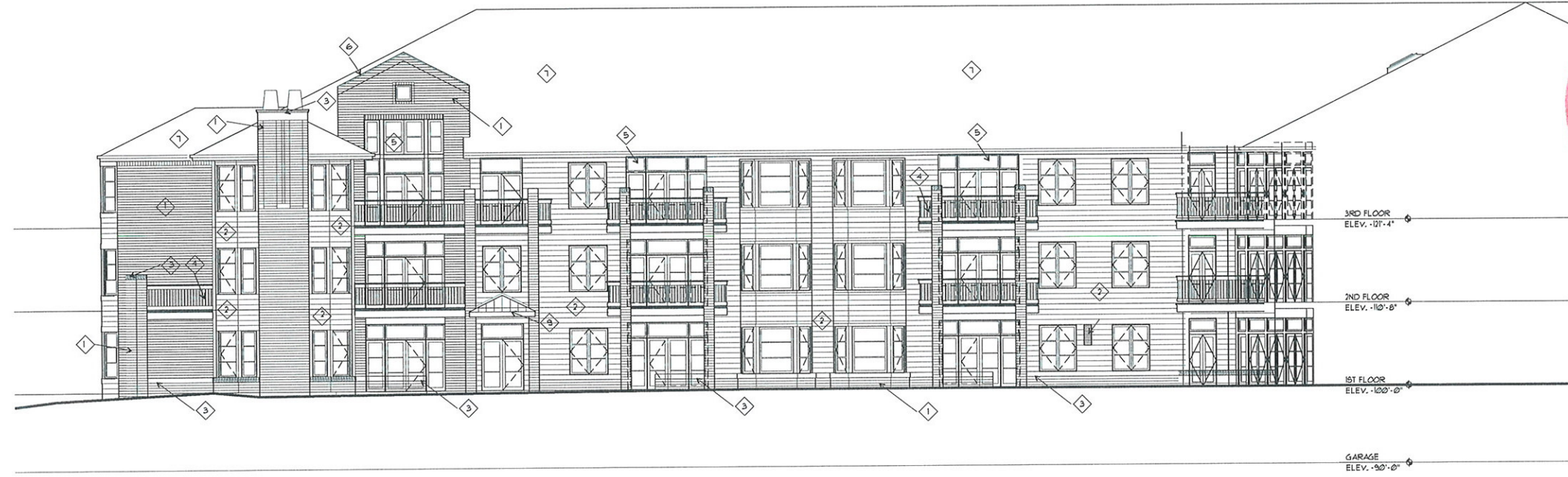
Project #: 2008.01

Date: 11/24/08

Sheet Title:
BUILDING - E
ELEVATIONS

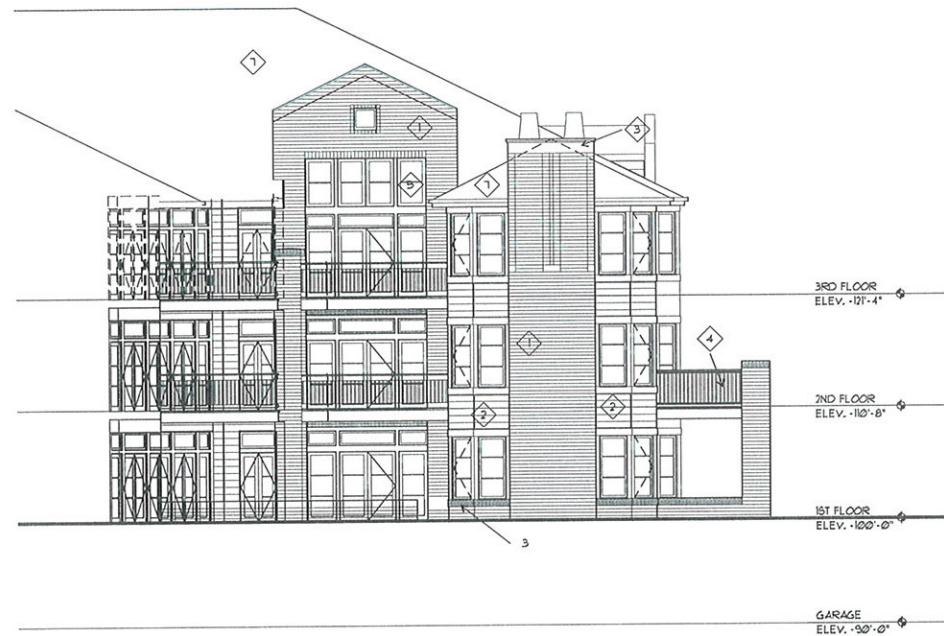
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E.2

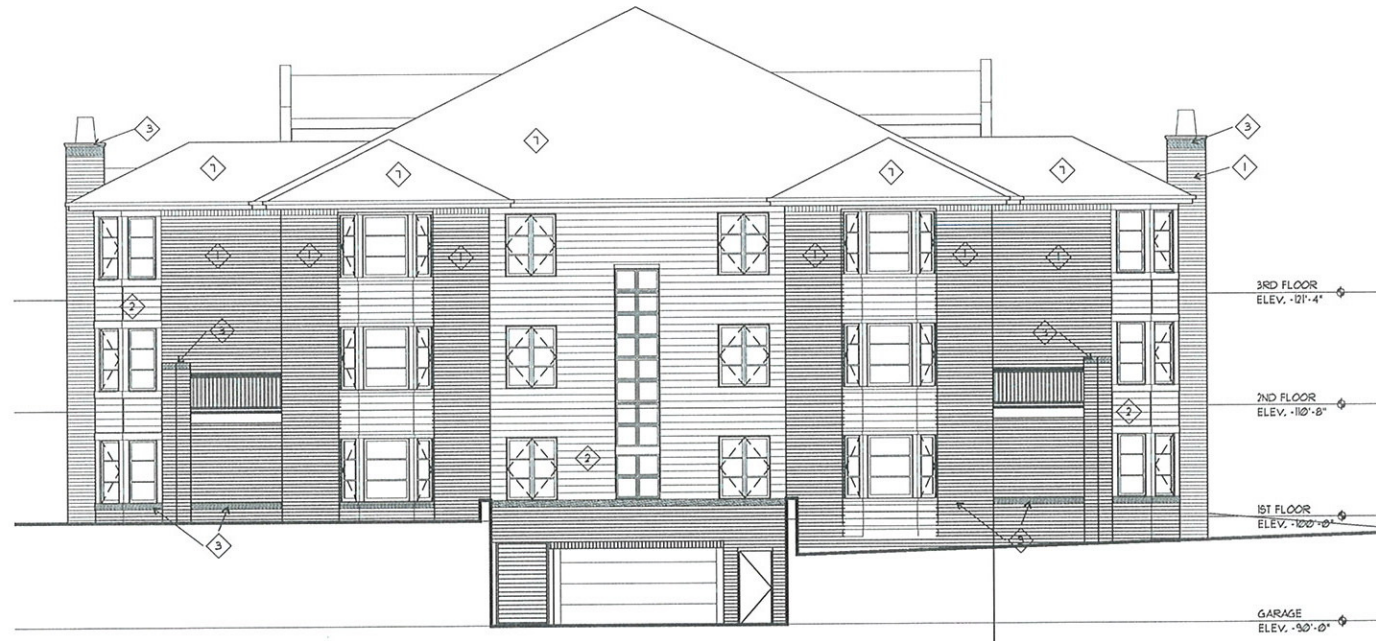


1 Partial North Elevation
E.2 1/8" = 1'-0"

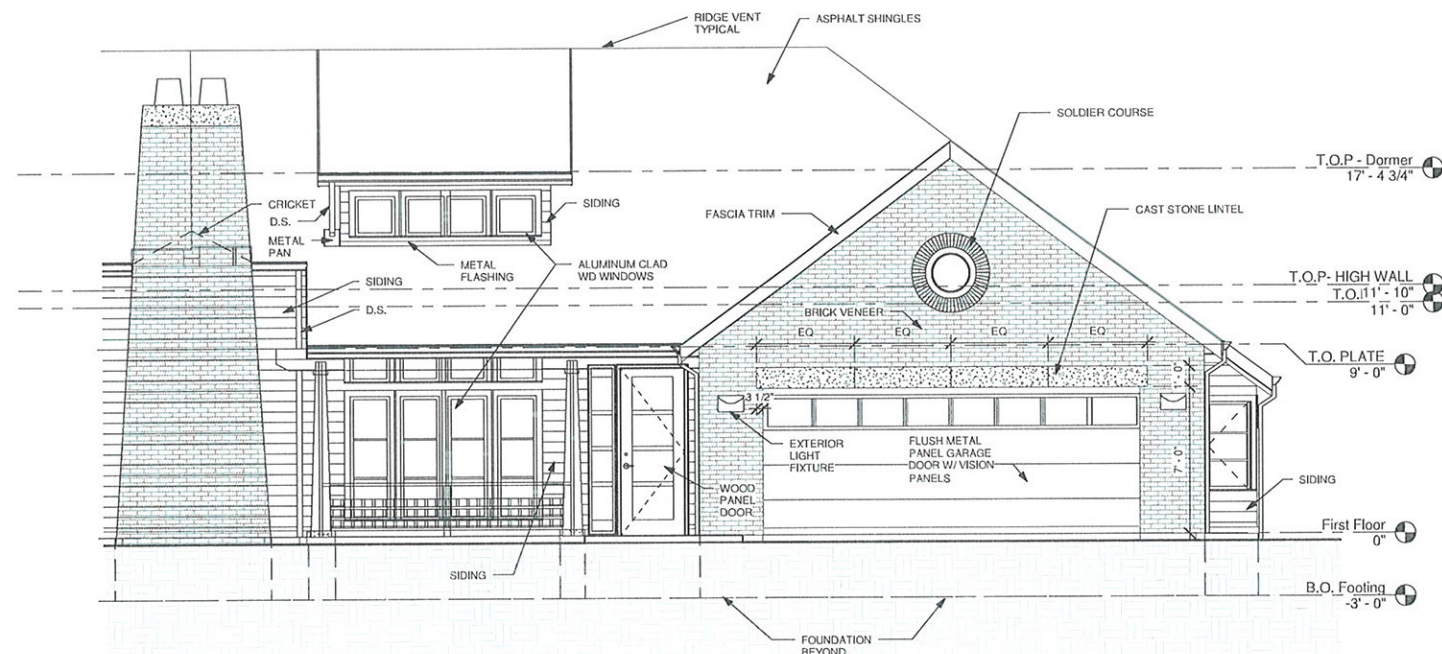
- FINISH LEGEND
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TRIM/SILL
 - 4 CEDAR DECK/HANDRAIL
 - 5 INSUL. ALUM. CLAD WOOD WINDOWS
 - 6 MTL CAP
 - 7 ARCH. GRADE ROOF SHINGLES
 - 8 FLASHING
 - 9 STANDING SEAM MTL ROOF



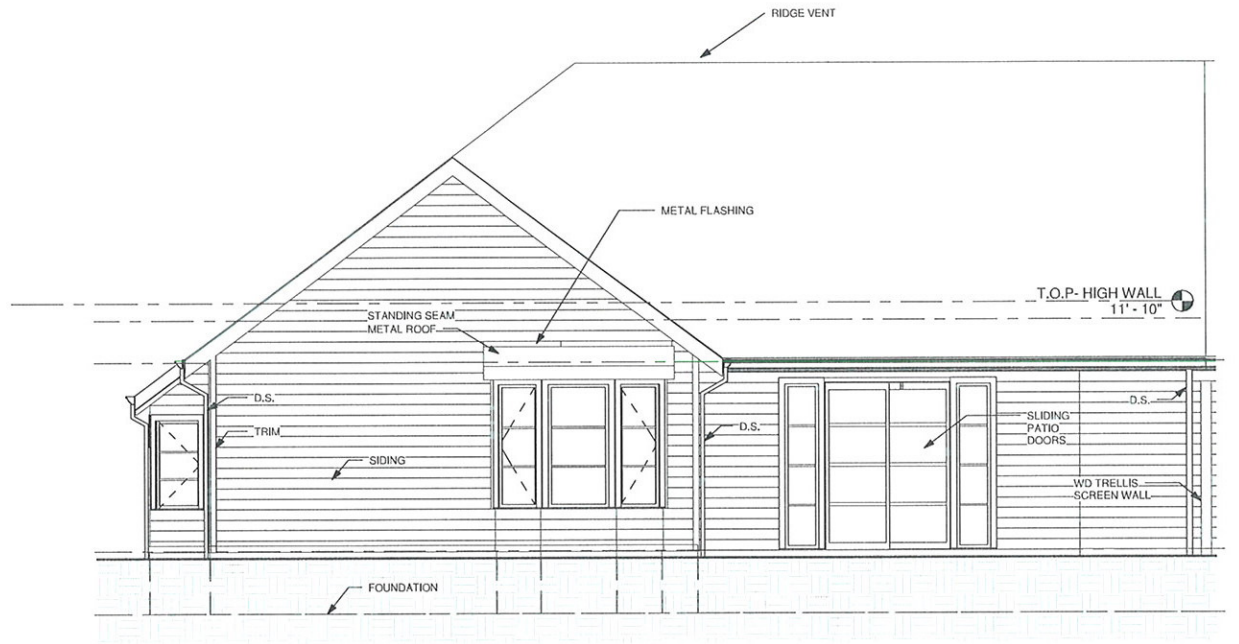
2 Northeast Elevation
E.2 1/8" = 1'-0"



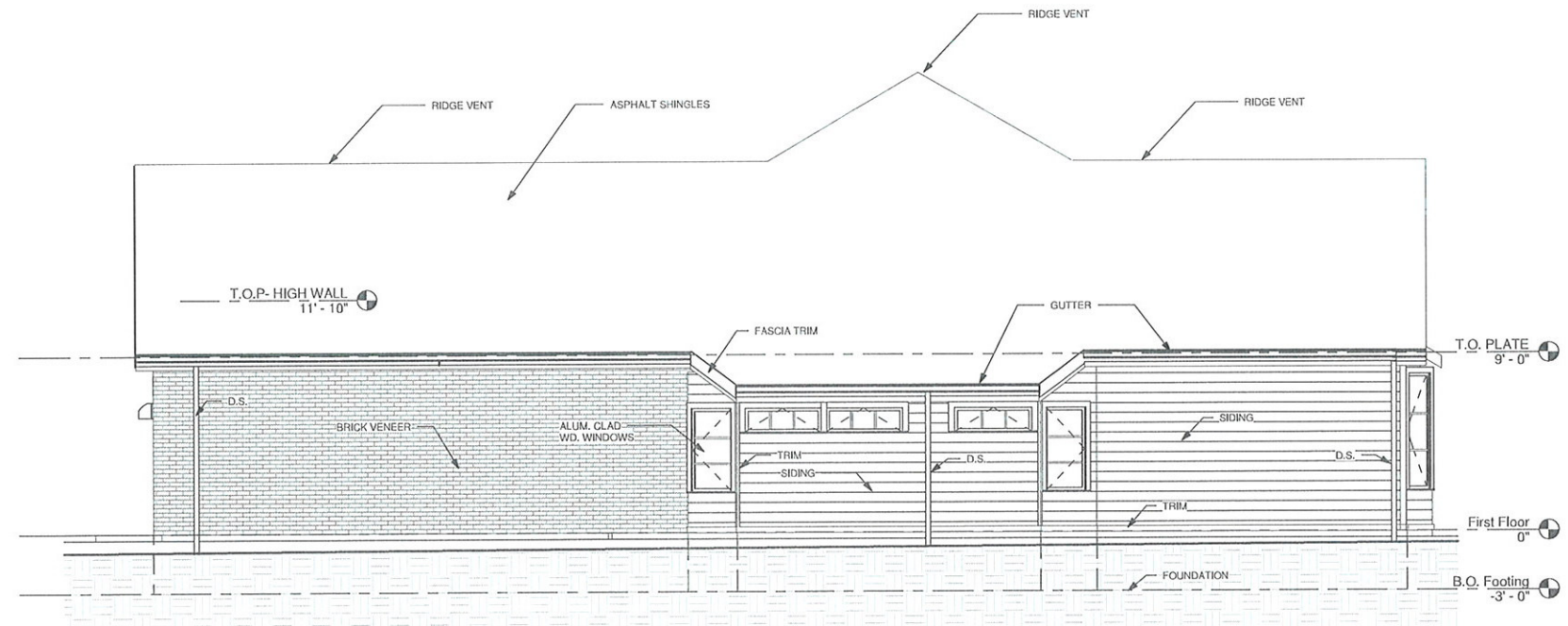
3 East Elevation
E.2 1/8" = 1'-0"



1 Typical Front Elevation
A-20.1 1/4" = 1'-0"



2 Typical Rear Elevation
A-20.1 1/4" = 1'-0"

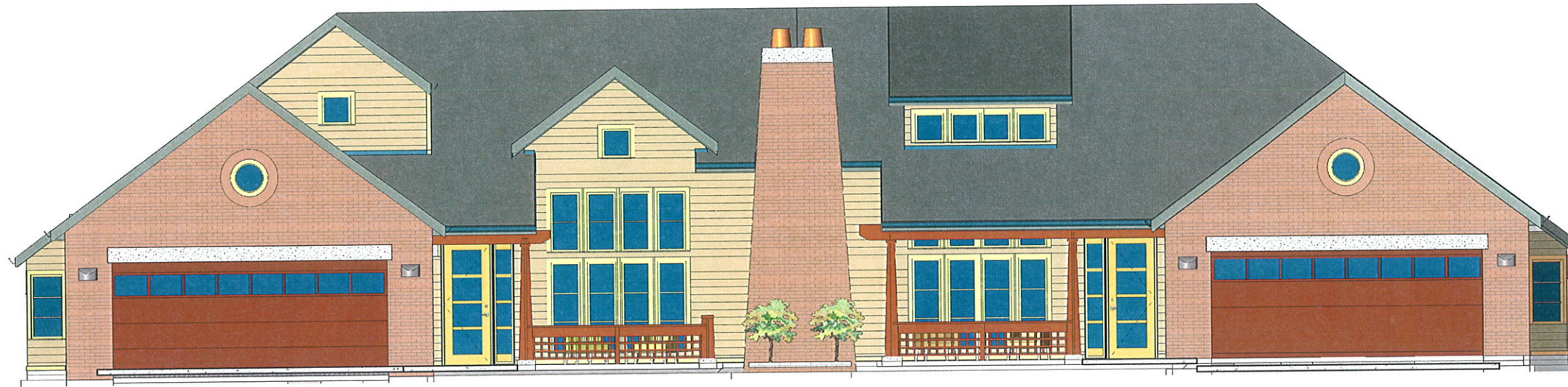


3 Typical Side Elevation
A-20.1 1/4" = 1'-0"



The Villas
AT BROOKING PARK
Chesterfield, MO

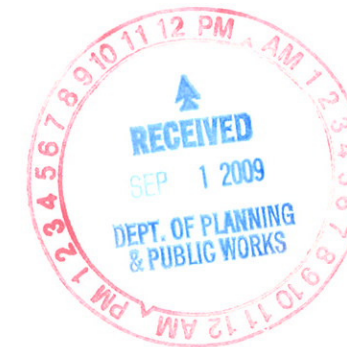
Saur & Associates
Architects



1 TYPICAL FRONT ELEVATION - UNITS A & B
 A20- 1/4" = 1'-0"



2 TYPICAL FRONT ELEVATION - UNIT C
 A20- 1/4" = 1'-0"



The Villas
 AT BROOKING PARK
 Chesterfield, MO

Saur & Associates
 Architects