



VIII. D.

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Planning Commission Staff Report

Subject: Ordinance Amendment Vote Report

Meeting Date: October 13, 2008

From: Mara M. Perry, AICP, Senior Planner

Location: A 14.0 acre tract of land zoned "MU" Medical Use District located to the northwest of the intersection of Conway Road and Woods Mill Road, [163 S. Woods Mill Rd., 155 S. Woods Mill Rd., 133 S. Woods Mill Rd., 111 S. Woods Mill Rd. (18Q420023, 18Q510014, 18Q510025, 18Q510036)]

Petition: P.Z. 22-2008 St. Luke's Hospital, Parcel D

Proposal Summary

Michael J. Doster and William Remis, on behalf of St. Luke's Episcopal Presbyterian Hospitals is requesting an ordinance amendment in a "MU" Medical Use District for a 14.0 acre tract of land located to the northwest of the intersection of Conway Road and Woods Mill Road.

The Petitioner is seeking an ordinance amendment in order to remove the restriction for no surface parking and to remove the parking setback along the southern edge of the district once the property line is no longer located between Parcel B and Parcel D. The petitioner will be submitting a boundary adjustment plat to remove the lot lines between the various properties within this petition and the Parcel B property. This BAP will eliminate the current lots line between these properties.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield for a "MU" Medical Use District.

Zoning Analysis

A preliminary plan accompanies all rezoning requests when the change of zoning is to a Planned District. When a vote is taken on a rezoning request, the vote is

to approve the change of zoning with an Attachment A written by Staff. The vote is not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

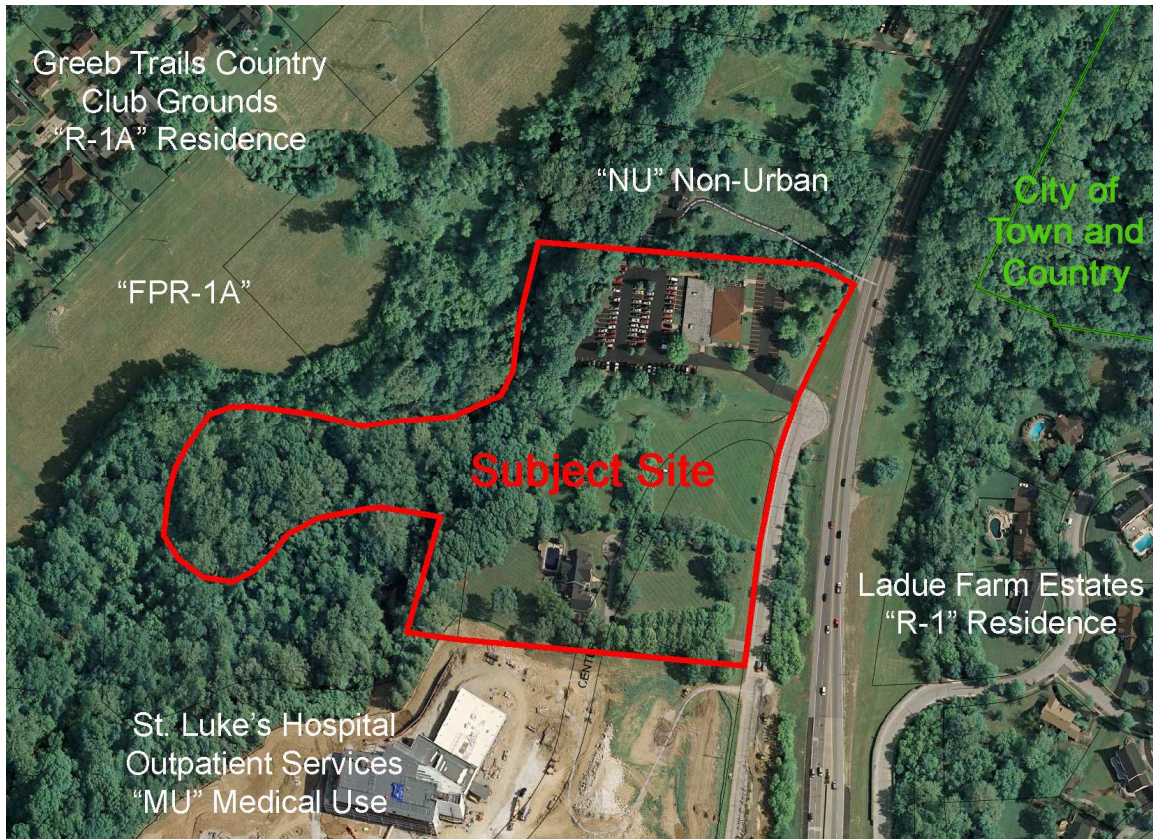
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is a single-family residence on a "NU" Non-Urban District-zoned parcel.

South: The property to the south is St. Luke's Hospital Parcel B, which is zoned "MU" Medical Use District.

East: Immediately to the east is Old Woods Mill Road and Woods Mill Road/Highway 141. Beyond that is Ladue Farms Subdivision, which is zoned "R1" Residence District.

West: To the west of the subject site is Green Trails Subdivision, which is zoned "R1A" Residence District.





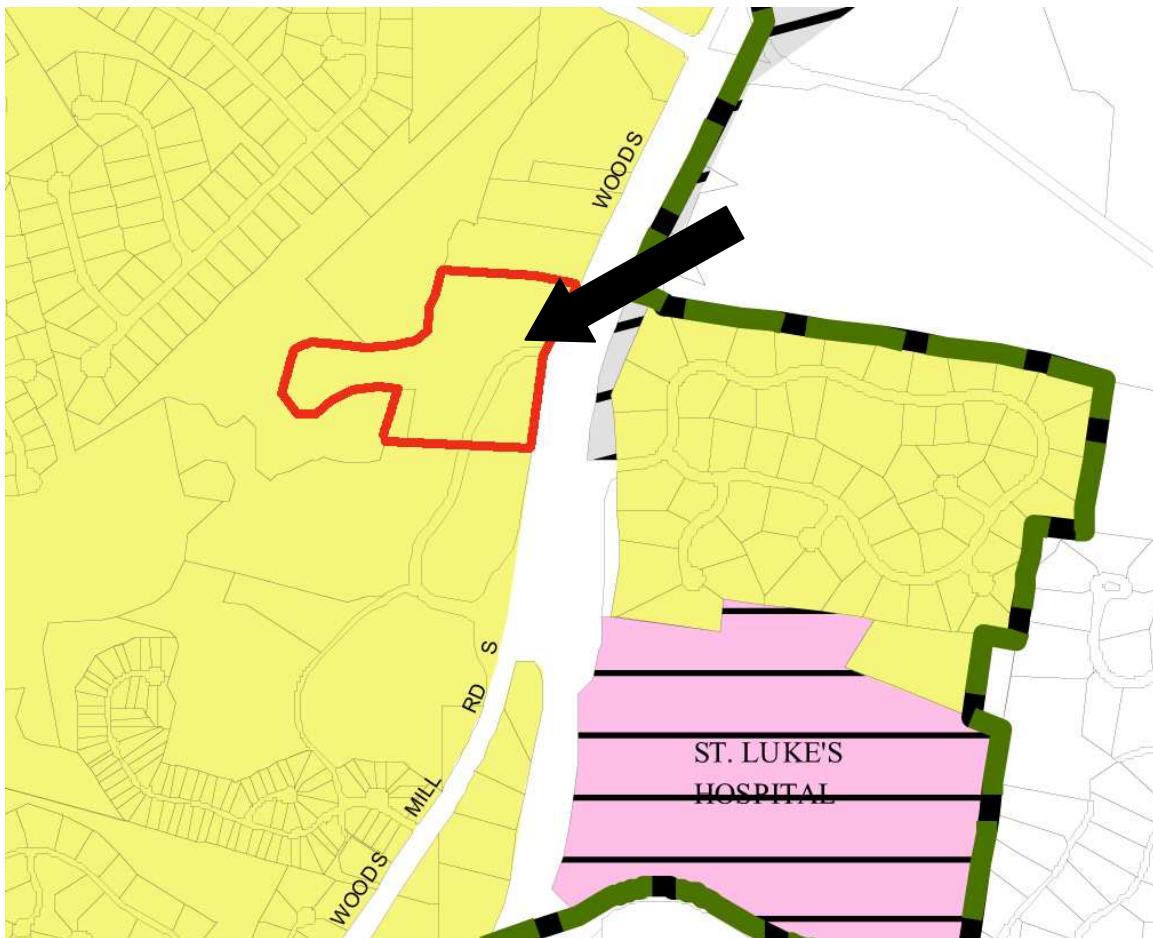
View looking south along the Outer Road



View looking into the property at the existing Church Building

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The Comprehensive Plan designates this as single-family residential. The subject parcels are not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Site Area History

The subject site was zoned by St. Louis County prior to incorporation of the City of Chesterfield. In June of 2007, the property was rezoned to "MU" Medical Use District by City of Chesterfield Ordinance 2372.

Request

Staff has reviewed the ordinance amendment request for the "MU" Medical Use District and the Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 22-2008 St. Luke's Hospital, Parcel D.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner

Attachments

1. Attachment A

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. DEFINITIONS

1. The Permitted and Ancillary Uses for this development are as defined below:
 - a. Permitted Land Uses:
 - i. Educational Services to the Public related to Health Care—Services provided to the Public which provide education regarding health matters, with the objective of improving physical and emotional health status.
 - ii. Health Services; including clinics of doctors and dentists—Health care services offered by appointment on an ambulatory basis. Services may include, but is not limited to, outpatient surgery, examination, diagnosis, and treatment of a variety of medical conditions on a non-emergency basis, and laboratory and other diagnostic testing as ordered by staff or outside physician referral.
 - iii. Laboratories—Specialized facilities capable of providing a variety of procedures specific to clinical laboratory services to health provider organizations, which are available on a regular and convenient basis.
 - iv. Medical Care Facilities—Facilities providing health care services, including, but not limited to, hospitals, medical centers, ambulatory clinics, physicians' offices, surgical centers, skilled nursing centers, long-term care centers, assisted living, residential care and treatment facilities, diagnostic centers, psychiatric care, medical imaging centers, reproductive health and fertility centers, physical rehabilitation, respiratory therapy, dentistry, hospice and home health services.

- v. Research Facilities—Facilities where research is conducted in support of clinical care and the collection of research data for clinical research programs.
 - vi. Residential Care and Treatment Facilities—Facilities that provide custodial care and/or treatment services to persons who are not able to live independently. Residential facilities may include, but are not limited to, nursing homes, assisted living facilities, group homes or supported living arrangements.
 - vii. Schools for the Handicapped—Centers equipped and staffed to provide education, support and encouragement to handicapped individuals and their families.
- a. Ancillary Uses:
- i. Assisted Living—A senior residence assisted by congregate meals, housekeeping, and personal services for persons who have difficulties with one or more essentials of daily living, but for whom full-time professional medical care is unnecessary.
 - ii. Cafeterias for use by employees and guests of primary users—A restaurant in which employees and guests of primary users are served at a counter and carry their meals on trays to tables after paying.
 - iii. Day Care, including Adult Day Care—A facility providing care for five (5) or more children under the age of thirteen (13), for less than twenty-four (24) hours per day. Adult day care facilities are those that receive payment for the care of persons over eighteen (18) years of age for less than twenty-four (24) hours per day. The adult day care center shall provide a structured program of personalized care for adults who are not capable of full independent living as a result of physical disability, developmental disabilities, emotional impairment, or frailty resulting from advanced age.
 - iv. Duplicating, Mailing, Stenographic and Office Services—Services which provide reproduction of text, drawings, plans, maps, or other copy, by blueprinting, photocopying, mimeographing, reproducing shorthand or other methods of duplication, and providing clerical or professional services.

- v. Hospitality Houses—Facilities that provide lodging and other supportive services to patients and their families.
- vi. Orthopedic Stores—A store where orthopedic support devices for physical impaired individuals are sold and additional services, such as proper measurement and fitting of devices, and education on the proper use/maintenance of said devices is provided.
- vii. Parking Structures, Public or Private—

Parking area—An area of land used or intended for off-street parking facilities for motor vehicles (City of Chesterfield Zoning Ordinance)

Parking Space—A durably dust-proofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one vehicle, and connected to a street, alley, or other designated roadway by a surfaced aisle or driveway. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165, “Off-Street Parking and Loading Requirements.” (City of Chesterfield Zoning Ordinance)
- viii. Pharmacies—A facility where prescription drugs are dispensed or compounded under the supervision of a registered pharmacist.
- ix. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing—Facilities which provide education and training, including but not limited to licensing and/or certifications, of individuals working in various areas of health care.
- x. Social Services—Services or activities undertaken to advance the welfare of citizens in need. Such services or activities may include, but are not limited to:
 - a. Assistance and counseling to patients and their families dealing with social, emotional and environmental problems associated with illness or disability.

- b. Outpatient social work services—the above provided in ambulatory settings.
- c. Emergency department social work services the above provided in emergency department settings within a hospital/medical center facility.
- xi. Substance Abuse Treatment Facility, Outpatient—Organized hospital/medical services that provide medical care and/or rehabilitative treatment services to outpatients for whom the primary diagnosis is alcoholism or other chemical dependency on an out-patient basis.
- xii. Terminals for buses and other Public Mass Transit vehicles—A depot building or area specifically designated for the storage of transfer of persons or material, or temporary storage and service of operable vehicles used in the transport of persons, goods or materials.

B. PERMITTED USES

- 1. The uses allowed in this “MU” Medical Use District shall be:
 - a. Educational services to the public related to health care;
 - b. Health services; including clinics of doctors and dentists;
 - c. Laboratories;
 - d. Medical Care Facilities, Excluding Hospitals;
 - e. Research Facilities;
 - f. Residential care and treatment facilities;
 - g. Schools for the handicapped;
- 2. The following ancillary uses shall be permitted:
 - a. Assisted Living;
 - b. Cafeterias for use by employees and guests of primary users;
 - c. Day Care, including adult day care;

- d. Duplicating, mailing, stenographic and office services;
- e. Hospitality houses;
- f. Orthopedic stores;
- g. Parking structures, public or private;
- h. Pharmacies;
- i. Restaurants, under 2,000 square feet in gross floor area without drive-thrus or drive-ins;
- j. Schools and training facilities related to the Medical Professions, including but not limited to schools for nursing;
- k. Social services;
- l. Substance Abuse Treatment Facility, Outpatient;
- m. Terminals for buses and other Public Mass Transit vehicles.

C. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. FLOOR AREA

Total building floor area shall not exceed 385,000 square feet.

2. HEIGHT

- a. The maximum height of the building, exclusive of roof screening, shall not exceed five stories.
- b. The maximum height for the parking structure shall not exceed six levels.

3. BUILDING REQUIREMENTS

- a. A minimum of 69% openspace is required for this development.
- b. This development shall have a maximum F.A.R. of (.63).

C. SETBACKS

1. STRUCTURE SETBACKS

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

- a. No development shall be permitted west of the creek as shown on the preliminary plan.
- b. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.
- c. Twenty-five (25) feet from the northern or southern boundaries of the "MU" District.
- d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Fifty (50) feet from the right of way of Old Woods Mill Road on the eastern boundary of this "MU" District.
- b. Twenty-five (25) feet from the northern boundaries of the "MU" District.
- c. Twenty-five (25) feet from the southern boundaries of the "MU" District. At such time as the southern boundary line of this district should no longer exist, the southern parking setback will no longer apply.
- d. One hundred fifty-five (155) feet from the western boundary of the "MU" District.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Construction Parking

- a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the South Woods Mill Road or Highway 141 rights of way
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient

building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to South Woods Mill Road shall be limited to one main approach and one secondary approach that may only be utilized by emergency vehicles. The location of the drives shall be as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.
2. No direct access to State Route 141 will be allowed from this parcel.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide any additional right of way and improve South Woods Mill Road along the entire frontage of the site to a 60 foot right of way and a 39 foot wide pavement including curb, and storm drainage facilities or equivalent section, as directed by the Department of Public Works. A 10 foot wide Roadway Maintenance and Utility Easements on the west side of South Woods Mill Road will also be required as directed by the Department of Planning and Public Works.
2. The improvements to South Woods Mill Road shall be constructed within one year of issuance of any building permit for Parcel D as directed by the Department of Planning and Public Works. If, near the end of the improvement completion period, the South Woods Mill Road improvements have not been completed in accordance with the approved plans, the developer may request an extension to the improvement completion period. If, after review by the Department of Planning and Public Works, such longer period is deemed necessary to facilitate adequate and coordinated provisions for transportation, utility facilities, or other required

improvements, the Director of Planning and Public Works may grant an extension so long as all guarantees are extended. The Director may require as a condition of the extension, completion of certain items, recalculation of deposit amounts or other reasonable conditions as he may deem necessary.

3. Should improvements to South Woods Mill Road be required prior to the connection of South Woods Mill Road to Ladue Road, as shown on the MoDOT master plan for improvements to the State Route 141 corridor, a temporary turn around at the terminus of South Woods Mill Road will need to be constructed as directed by the Department of Planning and Public Works.
4. Provide any additional right-of-way and construct any improvements to State Route 141 as required by the Missouri Department of Transportation.
5. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the west side of South Woods Mill Road along the entire length of the site as directed by the Department of Planning and Public Works

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation. In general, the study will update the existing traffic study for the overall St. Luke's Hospital development (Parcels A, B, C and D). The scope of the study shall include internal and external circulation and shall include site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield. The study shall also identify the thresholds of development at which intersection and roadway improvement will be required to be constructed. Said thresholds are to be reviewed and approved by the Department of Planning and Public Works.
2. The traffic study shall be submitted with the Site Development Concept Plan/Site Development Section Plan (whichever is the first to occur) and shall be updated as deemed necessary by the Department of Planning and Public Works.

M. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

N. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
3. The lowest opening of all structures shall be set at least 2 feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water.

O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

All utilities will be installed underground.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

- A. Site Development Concept Plan, Site Development Section Plan, Site Development Plans.**
 - 1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.
 - 2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

The Site Development Concept Plan shall include, but not be limited to, the following:

1. Outboundary plat and legal description of the property.
2. Location of all roadways adjacent to the property and general location, size, and pavement widths of all interior roadways.
3. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
4. Location and size of any commercial uses, types of uses proposed and general parking layout.
5. Zoning district lines and floodplain boundaries.
6. Density calculations.
7. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code.
8. Provide a lighting plan in accordance with the City of Chesterfield Code.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

VII. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

X. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.