III. F.

Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 10/20/2008

RE: <u>St. Luke's Hospital Parcel A (West Parking Lot Addition) Site Development</u> <u>Section Plan:</u> A Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

<u>Summary</u>

At the October 13, 2008 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. This project has Automatic Power of Review.

Attached please find a copy of staff's report, the Site Development Section Plan and Tree Stand Delineation Plan, Tree Preservation Plan, and Landscape Plan.

Respectfully submitted,

Mara M. Perry, AICP Senior Planner of Site Plan Review

Cc: Michael G. Herring, City Administrator Rob Heggie, City Attorney Michael O. Geisel, Director of Planning and Public Works Aimee Nassif, Planning and Development Services Director







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

October 8, 2008

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

The Planning Commission agenda for **October 13, 2008** will include the following item for your consideration:

St. Luke's Hospital Parcel A (West Parking Lot Addition) Site Development Section Plan: A Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Dear Planning Commission:

George Stock, of Stock and Associates, has submitted a Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

BACKGROUND

- 1. On December 17th, 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District.
- 2. On April 10th, 2006, The Planning Commission approved the Site Development Concept Plan with a vote of 6-1.

SUBMITTAL INFORMATION

The request is for an additional 17 parking spaces to the west of the existing parking garage on St. Luke's Hospital Campus, Parcel A.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Site Development Section Plan and Tree Stand Delineation Plan, Preservation Plan and Landscape Plan. Respectfully submitted,

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Mara M. Perry, AICP Senior Planner

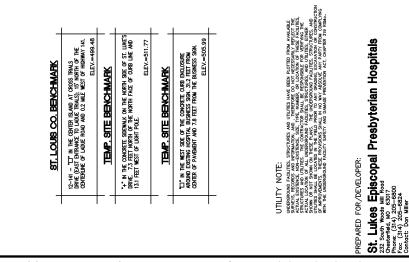
Cc: City Administrator City Attorney Director of Planning & Public Works Planning and Development Services Director

Attachments: Site Development Section Plan Tree Stand Delineation Plan, Preservation Plan and Landscape Plan

	GARY OLSON, the President/CEO of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter	STATE OF MISSOURI \$ S. COUNTY OF ST. LOUIS \$ S. COUNTY OF ST. LOUIS \$ S. COUNTY OF ST. LOUIS \$ S. On this	My commission expires:	SURVEYOR'S CERTIFICATION This is to certify that Stock and Associates consulting Engineers, Inc. thas prepared this Sife Associates consulting Engineers, Inc. thas prepared this Sife Associates Section Plan from an octual survey. The information shown is a correct representation of all existing and proposed land divisions. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.S. No. 222-D By: Daniel Ehlmann, Missouri L.S. No. 2041	치미	TONULUINIEX St. Louis, MD 53015 PH, (1836) 530-9100 FM, (1836) 530-91000 FM, (1836) 530-9100 FM, (1836) 530-9100 FM, (1836) 53
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LEGEND

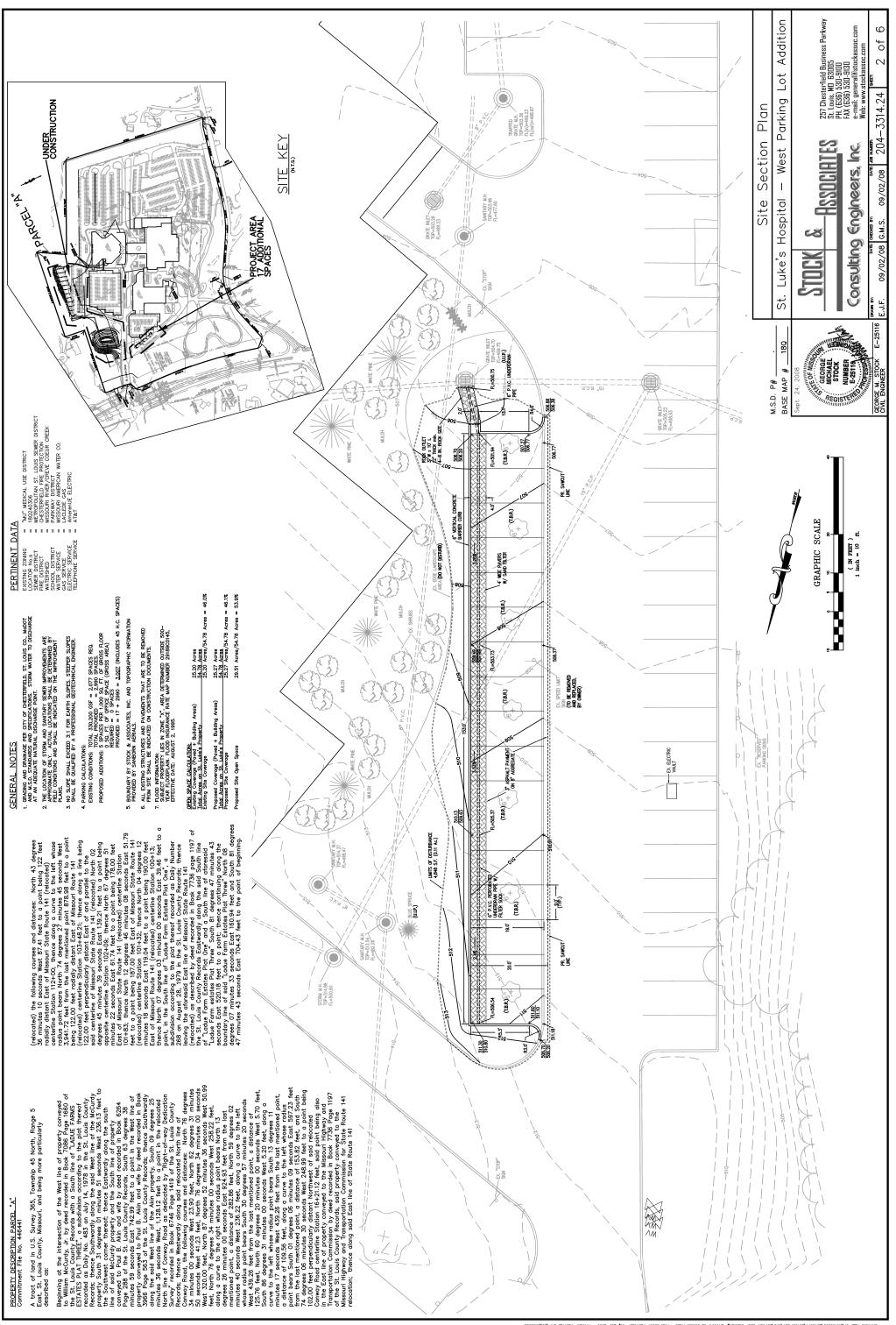
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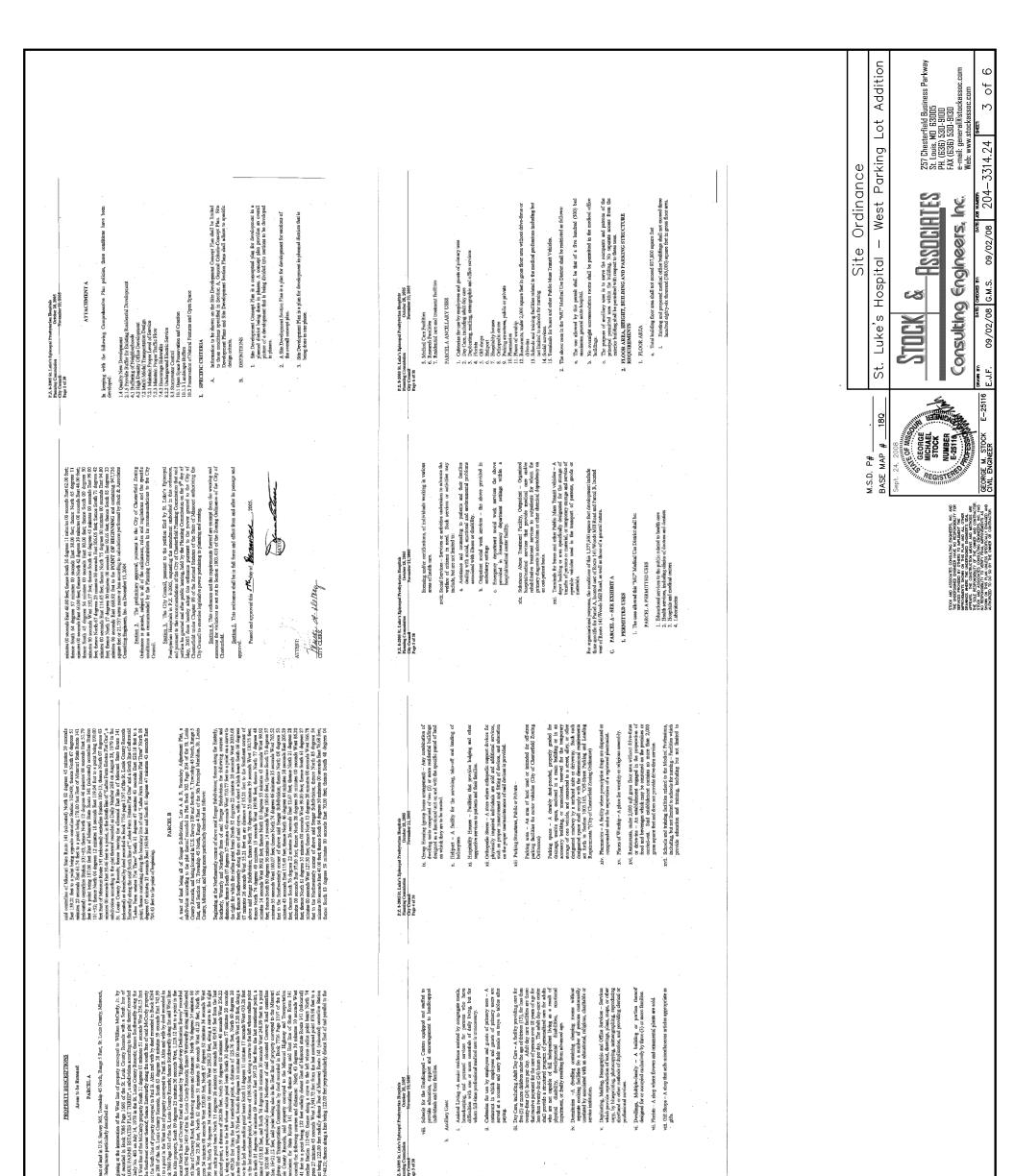
GEOTECHNICAL ENGINEER'S STATEME Neither SCI Engineering, Inc. (SCI) nor the under are intro to these plans. Mis significant these personal review and professional option that these conventions and professional option that these foreithering Report for the project, dualed Octobe Scienceshinger (SCI) and are compared prologic conditions at the site, as anticipated form geologic conditions any vary from those encountered durity threefore, SCI must be involved duriting the const observe the actoracturistic variations and impli-recommendations relative to construction. Constr shall be left to the Contractor. Constr shall be left to the Contractor. In concept, the shown retaining walls appear feasi of their global stability must be completed when th SCI ENGINEERING, INC.

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257 Chresterfield Business Parkway St. Louis, MO 63005 PH. (635b 530-9100 FAX (636b 530-9130 FAX (636b 530-9130) FAX (636b 530-910) FAX (636b 530-St. Luke's Hospital - West Parking Lot Addition ဖ 4 of SHEET DATE JOB NUMBER 08 204-3314.24 Site Ordinance **R** ASSOCIATES Consulting Engineers, Inc. No building or structure, other than a freestanding project identification sign, boundary and redning wells, light standards, flag poles or feaces will be located within the following setheoles: The purpose of ancillary uses is to serve the occupants and patrons of the principal permitted uses within the building. No separate access from the exterior building shall be permitted with respect to these uses. 2. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS 2. Floor Acae Realo: Parcel B shall have a maximum Floor Area Rado (P.A.X) of SiGF1-XA.1 in Boyen floor meet of the Usalingue on to involved by the venal ior struct. This square footage foots not include any structured or areador profile floaring Concentration and venation and concludence constraints for those areas floaring and another that includes under the vena weat before grade. Open space: A minimum of 64.4% open space is required for Parcel B. Open space includes all areas excluding the building or areas for volicular circulation For property lines adjacent to properties in the "NU" Non-Urban, "PS" Pack and Scaric, ana YE' or "F Residence Distinct, no serioack shall be closer than twenty-Fore (25) fort phus one (1) foot for each two foot of building height, mesured from grade. Mechanical equipment will be adequately screened by roofing or other material as approved by the *Planning* Commission. G. PUBLIC/PRIVATE ROAD IMFROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION Ingree Starth Words Mill also all darge the advances of the advances of the start set of the horizon and the start set of the start s Internal streets, if any, shall be constructed in accordance with. Section 1005.180 of the Subdivision Ordinance of the City of Chestwefield. exclusive of roof screening, shall not excet Any changes to the location or geometry of the intersection of Sou Woods MIII Road with Resourcing Park (Private Data Parsician street connecting State Roads 1/4 in South Woods MIII Road Rahl Bo approved by the Department of Pablic Works and the Milatort Department of Theorements arousers and sourcestic and approxed intersection. Provide any additional right-of-way and construct any improvements State Route 141 as required by the Missouri Department of Transportation Provide any additional right-of-way and construct any improvements Conway Road as required by the St. Louis County Department Highways and Traffic. 1. Provide a 5 floot wide advently, continuing to ADA, standards, along west this c 75 most wide advently and along the entribution of the site extirting adventle is rearrowed for the possible evaluation of c 50 mb VD APM Tool of the all be registered with a site or west advently with appropriate transition to a 4 floor wish as site or west advently with appropriate transition to a 4 floor wish as soften as moded. Streets and drives related to this development shall be designed and located, conformates with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be ame from thme to these. 09/02/08 Twenty-five (25) feet from any side or rear property line. area shall not exceed 340,000 square feet a. Fifty (50) feet from any road right-of-way line. DATE: CHECKED BY: 09/02/08 G.M.S. 4. STRUCTURE AND PARKING SETBACKS F. ACCESS/ACCESS MANAGEMENT P.X. 8.2005 St. Luke's Epikeopal Presbyterian Hospitale Planning Commission November 23,2005 Pase 11 6130 Pase 11 6130 P.Z. 8-2005 St. Lukov's Epiteopal Presbyterian Houpitals Economy Commission City Constitution November 23, 2005 The maximum height of buildings, en five stories or one hundred (100) feet. 3. BUILDING REQUIREMENTS STOCK Total building floor a 2. HEIGHT 1. FLOOR AREA A DECRET A STORY A STO BASE MAP # 180 M.S.D. P# _ Anter Living Scheme and guite of primery newsory. Can, publication and an environment of primery newsory. Scheme Juding Antich Dy Care, Barlow Scheme, Juding Antich Dy Care, Barlow Scheme, Juding Antich Dy Care, Barlow Scheme, Juding Stenary and Office Scheme. Judice of Primer.
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 Learnh nervicors including trainise of choard and thermalized and the second se The uses allowed this "MU" Medical Use District shall be 9. STORMWATER AND SANITARY SEWER P.Z. 8.2005 St. Luke's Episcopal Presignarian Hospitats Phanalug Commission November 21, 2005 Pase 15 03 0 P.Z. 5-3065 St. Luke's Episcopal Presbyterian Hospitals Thaming Commission City Council Page 10 of 30 LIGHT REQUIREMENTS PARCEL B PERMITTED USES PARCEL B ANCILLARY USES SIGN REQUIREMENTS D. PARCEL B-SEE EXHIBIT B E. ARCHITECTURAL 1. PERMITTED USES à ų. J Access to the Parcel A (that portion of the development east of Route 141) from Stata Route 141 shall be as directed by the Masouri Department of Transportation and the City of Chesterfield Department of Public Works. Access to the Parcel A from Conway Read shall be as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield Department of Public Works. A sloped earth form skall be required on the east deviation against the height mail length of pecking science or this only hyper dear granes waiks are visible from the sear. The earth bern skall be planted with evergent conditions treat from 6 dets (1) for east, langued and hardword hard hard hard minimum (6 providy over round screening bits east. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required. A forty-eight (48) inch parapet wall shall be required on the east aide of the eastern parking structure. Lighting on the eastern parking structure shall be down directed box type fixtures limited to twelve feet in height. Entrance to the eastern parking garage shall be limited to the north, west and south. All exterior trash areas shall be enclosed with a six (6) foot high sight proo fence. b. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted. 2. The streets surrounding this development and any street used for construction access thereto shall be eleaned throughout the day. The developer shall keep the road clear of much such debris at all times. 2. A minimum of a twenty (20) loot voide-beffict arity between the proposed devictoment and realizerial and divisions. b. In addition, in thry (50) foot wide herdite actip will be required along collectrativerials. Prior to release of the Landscape Installation Bond/Eacrow, a two (2) year Landscape Maintenance Bond/Escrow will be required. The travel route must be approved by the Department of Public Works No deviation from the approved route will be permitted. d. All plum sheets shall inficate that vehicle loads of construction traffs uning this route are not to exceed 22,400 pounds and load per 60,00 gross vehicle weight and that no tri-soft trutks are to lead pead. Weigh thicke may be used to detartuite conformance with this requirement. Construction cantrance, if approved by St. Louis County and the City Chesterfield shall be located as far west of the current entrance as possible. An appropriate bond must be arburited, as approved by the City characterist, to notare that any damage to casting parament repaired. Expair of damage to existing stress will not be included the subdivision encover, a separate bond must be established. If the estimated cost of new landsaping indicated on the Site Developm. Section Plans at required by the Planning Commission accords one thous (\$1,000) oblicat, as determined by a plant mercy, the periodence that limit is no (2) year is not of one eace workfichent in amount to guarantee insulation of siad hardscoring. An additional bern and green space east of the surface parking lot dire east of the proposed parking structure as indicated on the Preliminary Plas The developer shall submit a landscape plan, tree stand delineation; and preservation plan in accordance with the City of Chesterfield Code. LANDSCAPE, TREE AND BUFFER REQUIREMENTS 7. LANDSCAPE, TREE AND BUFFER REQUIREMENTS PUBLAC/PRIVATE ROAD IMPROVEMENTS P.Z. 8.: 1005 St. Lake's Episcopal Presbyterian Hopitals Planulag Commission October 23, 2005 Pray 9 of 30 Pray 9 of 30 P.Z. 8 - 2005 St. Luko's Episcopal Pretbyterlan Hogoltúk Plauning Commission November 23, 2005 Pace 14 of 30 6. CONSTRUCTION ENTRANCE ACCESS 4 ŝ --i ря. DR9.5.1.34.7.18000012 Projectual Registra Constraints. Constraints. Dispect 21:10 (Constraints). Constraints. Dispect 21:10 (Constraints). Constraints. Dispect 20:10 (Constraints). Constraints. Dispect 20:10 (Constraints). 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No off-street parking stalls or loading spaces shall be located within the following setbacks: (2) Two hundred fifty (250) feet of the right-of-way of Highway 141 (Woods Mill Road). If existing City maintained streets are to be used as construction access to his since to approval of a grading permit or improvement plans, or any construction relaxed traffic or delivery of any construction equipment to the site, the following binar much be addressed: Plant additional landscaping between Coraway Road entrance and the property lines blue scars, rearring parability the house full the way to the nonthi-incheding 6 to 10 feet confirments, evergence plants that would provide additional year round sceening for the properties to the east and north. Parking and loading spaces for this development will be as required in the City of Classified Code. Construction Parking and Access (1) Two hundred (200) fact from the right-of-way of Carnwy Roat with the acception of the arthon package located on the stera side the hospital. This area may not be located locate that one area side the hospital. This area may not be located locate that no or hundred that shown on the Freinhäusery Hau. Two hundred and eighty (280) first of right-of-way of Conwa Road and new State Highway 141 (Woods Mill Road). Provide adequate off street stabilized parking area(s) for construct employee and a wave form station for construction value(se and seaf leaving the site in order to altimiste the condition whereby : from constructions and employee whethen is tracked onto the pave causing hazardous readvery and driving conditions. a. No construction related parking shall be permitted within the Route 141, South Woods Mill Road or Conway Roud rights-of-way Two hundred (200) fact of the north property line. (4) One hundred (100) feet of all other property lines (3) Two (200) feet from the cast property line. PARKING AND LOADING REQUIREMENTS

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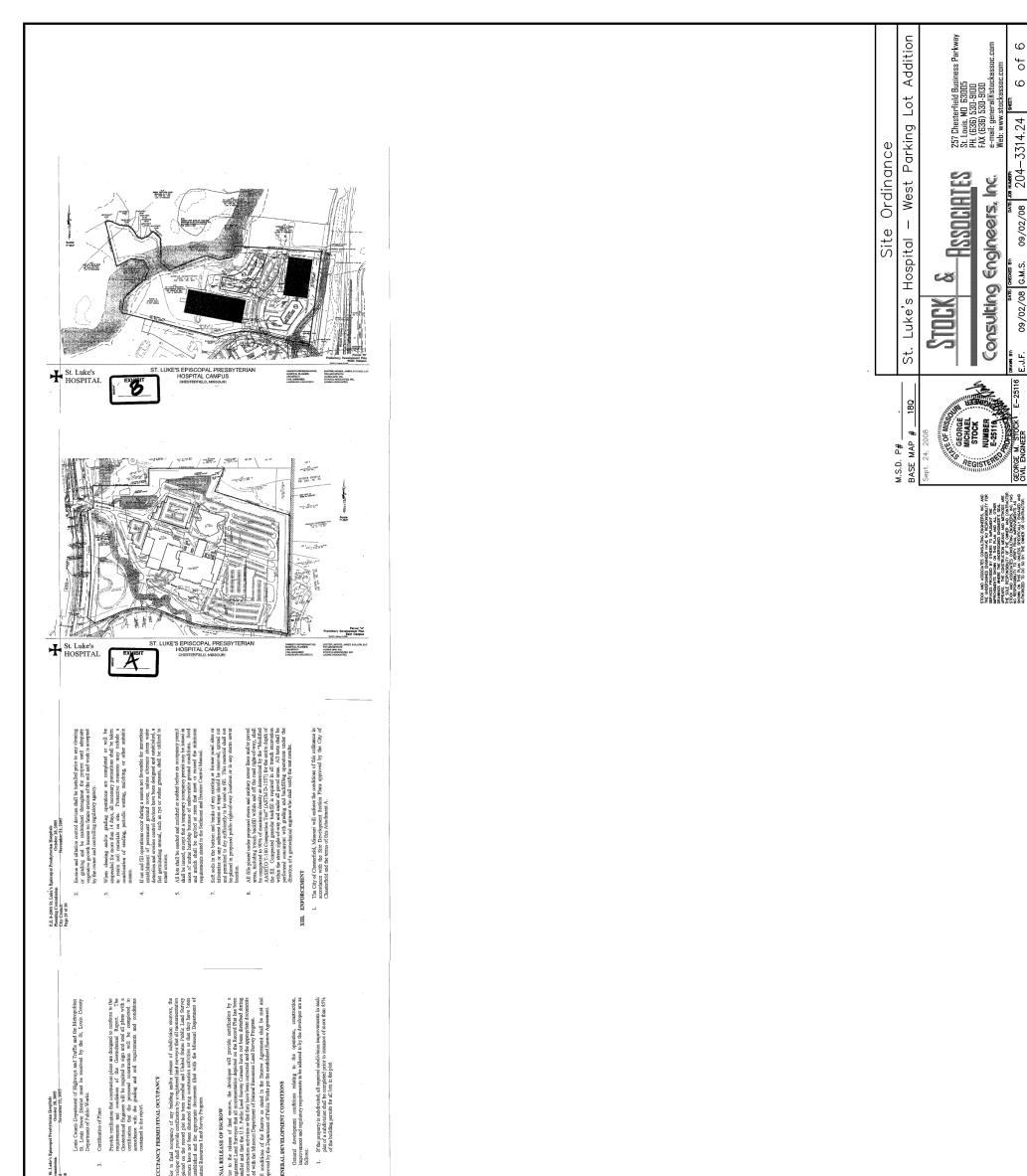
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Planti	2005 St. Luke's Episcopal ag Commission	P.Z. 8-2005 St. Lake's Reizeopal Preebyterian Hospitale Pharaling Commission October 28, 2005	-	P.Z. 8-2005 St. Lu Planning Commission
Fage	Eity Council Page 27 of 36	November 31, 2085		-City-Council- Page 28 of 30
	27. Show U severs	Now the location of the proposed storm sewers, detaulton bestins, semitary severs and connection(s) to existing systems.		
	28. Show en features,	Show existing improvencers and the locations of significant matural features, such as wooded areas and rock formations that are to remain or be removed.		
	29. The Sit prior to	The Site Development Plan and Tree Preservation Plan must be approved prior to clearing or grading.		
ΥΠ	RECORDING			
	Within sixty (60) days of approva the approved Plan will be recorded to do so will result in the expiratio plan by the Planning Commission.	Within size, (60) days of approval of my development plan by the Chy of Chaeterfield, he approved. Plan with the remoted with the Ss. Louis County Recorder of Deede. Nature to do so will remain a the empiration of approval of and plan and require to-approval of a plan by the Menning Commission.		×
VIII.		VERIFICATION PRIOR TO IMPROVEMENT PLAN APPROVAL		
	Prior to improvement	Prior to improvement plan approval, the developer will provide the following.		
	 Comments/appro Metropolitan St. applicable agency 	Comments/approvals from the Missouri Department of Trensportation, the Metropolition St. Louis Sever District and the appropriate Fire District and any other applicable against as required by the Department of Planning.		X
	 Copies of records will be provided. 	Copies of recorded easements for off-site work, including book and page information, will be provided.	-	
цX.	VERIFICATION P	VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS		
	 A. Subsequent tr any foundatio 	Subsequent to approval of the Site Development Plan and prior to the issuence of any foundation or building permit, the following requirements will be met:		
	1. ' Notifi	Notification of Department of Planning		ļ
	Prior Public Depar	Frier to the issuance of frameducan ce building permins, all approvals from the above memory agencies and the City of Chesterfield Department of Philibis Works, as applicable, must be received by the City of Chesterfield Department of Plantar		TIX XII
	2. Notifi	Notification of St. Louis County Department of Public Works		
	Prior City 4	Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation the St.		

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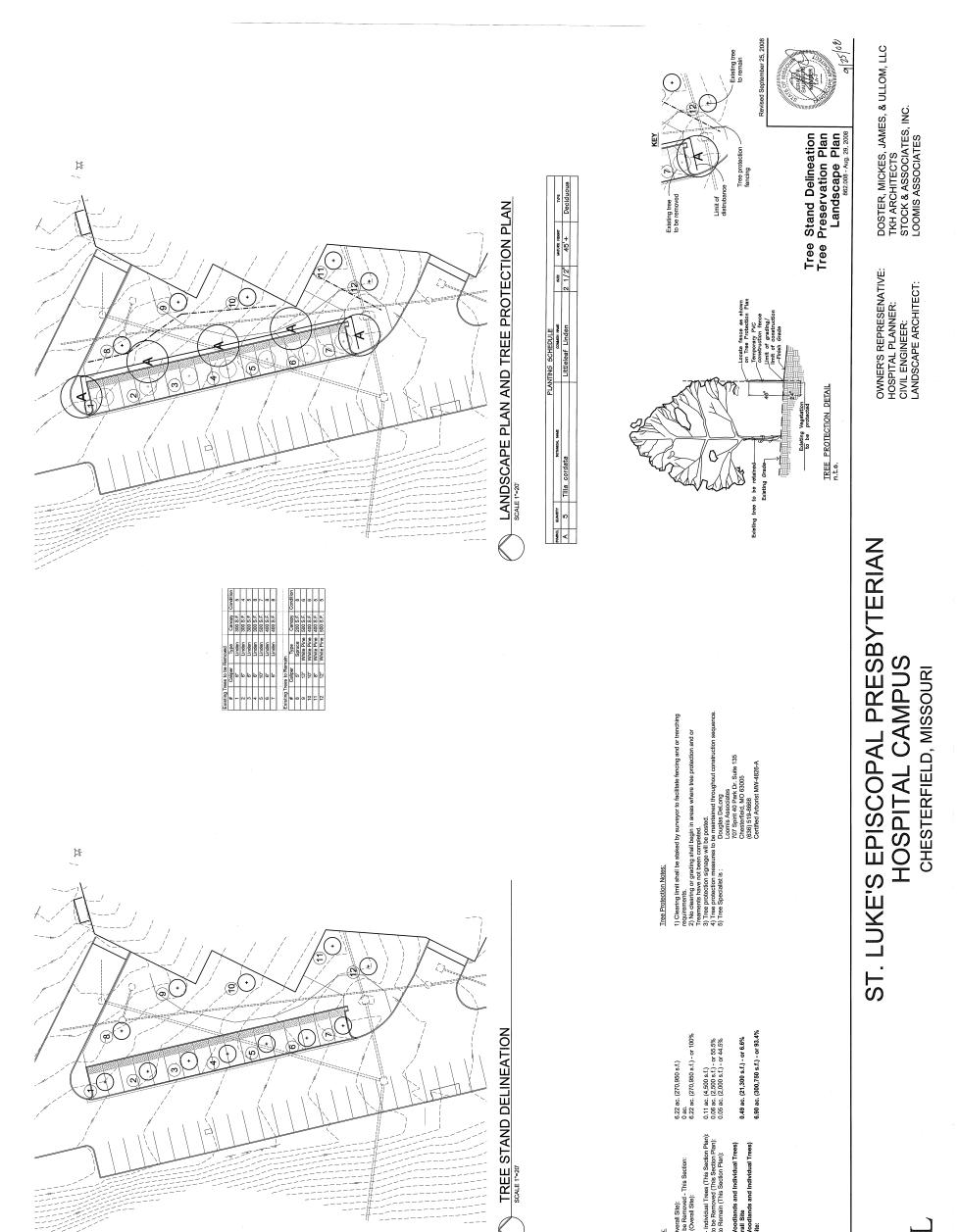
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GEORGE



Condition Key 10 = Excellent 1 = Very poor



Total Tree Canopy (Woodlands and Individual Trees) to be Removed - Overall Site Total Tree Canopy (Woodlands and Individual Trees) to Remain - Overall Site.

Existing Tree Canopy - Individual Trees (This Section Plan Existing Tree Canopy to be Removed (This Section Plan): Existing Tree Canopy to Remain (This Section Plan):

Existing Woodlands (Overall Site): Existing Woodlands to be Removed - This Section: Woodlands to Remain (Overall Site):

Tree Area Calculations: