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Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee



- From: Mara M. Perry, Senior Planner of Site Plan Review
- Date: 11/5/2007
- RE: <u>St. Luke's Hospital Parcel B (Outpatient Services)</u>: Amended Site Development Section Plan, Amended Landscape Plan and Signage for 21.75 acres of land zoned "MU" Medical Use District located on the northwest corner of Highway 141 (Woods Mill Road) at the intersection with Brookings Park Drive.

<u>Summary</u>

St. Luke's Hospital is requesting a new median at the already approved entrance to the Parcel B development (Outpatient Services Building) off Brooking Park Drive and additional height and square footage of face of sign for the two (2) already approved monument signs. At the October 22, 2007 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 7-1.

Attached please find a copy of Staff's report, the Amended Site Development Section Plan, the Amended Landscape Plan and the signage elevations.

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





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

October 17, 2007

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

The Planning Commission agenda for **October 22**, **2007** will include the following item for your consideration:

St. Luke's Hospital Parcel B (Outpatient Services): Amended Site Development Section Plan, Amended Landscape Plan and Signage for 21.75 acres of land zoned "MU" Medical Use District located on the northwest corner of Highway 141 (Woods Mill Road) at the intersection with Brookings Park Drive.

Dear Planning Commission:

Stock & Associates, has submitted, on behalf St. Luke's Hospital, an Amended Site Development Section Plan, Amended Landscape Plan and Signage for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

- 1. On December 17, 2005, The City of Chesterfield approved Ordinance 2224 which changed the zoning from "NU" Non-Urban District to "MU" Medical Use District.
- 2. On June 5, 2006, City Council approved the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Parcel B.

SUBMITTAL INFORMATION

 The request is for a new median at the entrance to the development off Brooking Park Drive and additional height and square footage of face of sign for the two (2) monument signs.

- 2. The proposed signs are 6'- 9.375" in height with an outline area of 61.95 square feet.
- 3. City of Chesterfield Zoning Ordinance, Section 1003.168.2(2)(c) states, "The maximum outline area and/or height of any freestanding business sign may be increased to a maximum of one-hundred (100) square feet in outline area an/or twenty (20) feet in height above the average existing finished grade elevation at the base of the sign or elevation of the adjacent street, whichever is higher, with no height restriction for the bottom of the sign face subject to Planning Commission approval."

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Section Plan, Amended Landscape Plan and Signage.

Respectfully submitted,

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Mara M. Perry, AICP Senior Planner of Plan Review

Cc: City Administrator City Attorney Department of Public Works

Attachments: Amended Site Development Section Plan Amended Landscape Plan Signage Elevation

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

3rd Amended Site Development Section Plan

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INDEX

- 3rd AMENDED SITE DEVELOPMENT SECTION PLAN TITLE SHEET .
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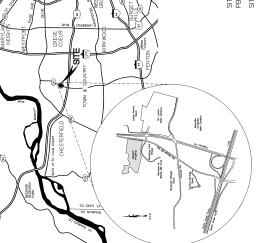
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LOCATION MAP

ROPERTY DESCRIPTION PARCEL "B"

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GARY OLSON

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STATE OF MISSOURI SS

Notary Public

SITE DEVELOPMENT CONCEPT PLAN PB 354 PGS. 364-378

2nd AMENDED SITE DEVELOPMENT SECTION PLAN PB 355 PGS. 351-352 AMENDED SITE DEVELOPMENT SECTION PLAN SITE DEVELOPMENT SECTION PLAN PB 354 PGS. 462-473 PB 354 PGS. 663-669

This is to certify that Stock and Associates Consulting Engineers. Inc. has prepared this Amended Site Development Section Plan from an actual survey. The Information shown is a correct representation of all existing and proposed lond divisions. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. L.S. No. 222-D Byc Daniel Ehlmann, Missouri L.S. No. 2215

SURVEYOR'S CERTIFICATION

Director of Planning

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2224

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21.757 Acres ±

SITE INFORMATION

- it. Luke's Espiscopal-Presbyterian Hospitals 32 South Woodsmill Rd.

 - 80140260, 180140251, 180240306 Mu" "MEDICAL USE" (ORDINANCE NO. 2224)

EXISTING ZONING FIRE DISTRICT

OWNER SITE ADDRESS: LOCATOR No.

SITE ACREAGE

SCHOOL DISTRICT

SEWER DISTRICT WATER SERVICE

- CHESTERFIELD FIRE PROTECTION

- PARKWAY DISTRICT
- METROPOLITAN ST. LOUIS SEWER DIST. MISSOURI AMERICAN WATER COMPANY LACLEDE GAS AMEREN U.E.

- - SBC

SEORCE M. STOCK E-25116

Sheet 1 of 2 Title Page

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OWNER'S REPRESENATIVE: HOSPITAL PLANNER: ARCHITECT: CIVIL ENGINEER: LANDSCAPE ARCHITECT:

- GAS SERVICE ELECTRIC SERVICE PHONE SERVICE

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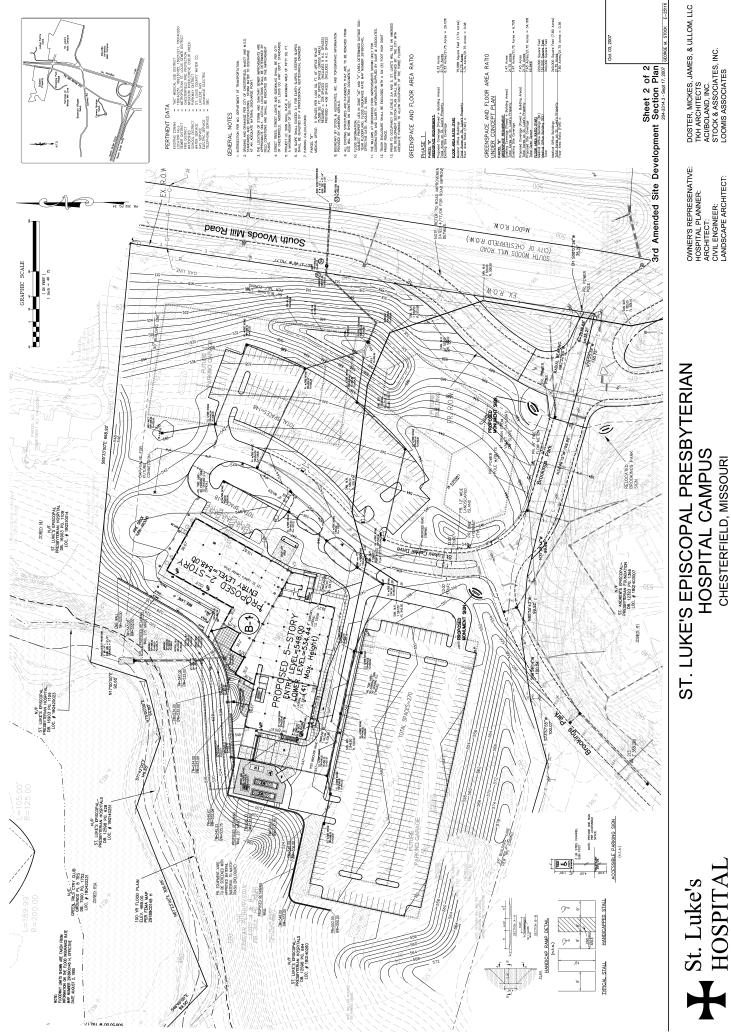
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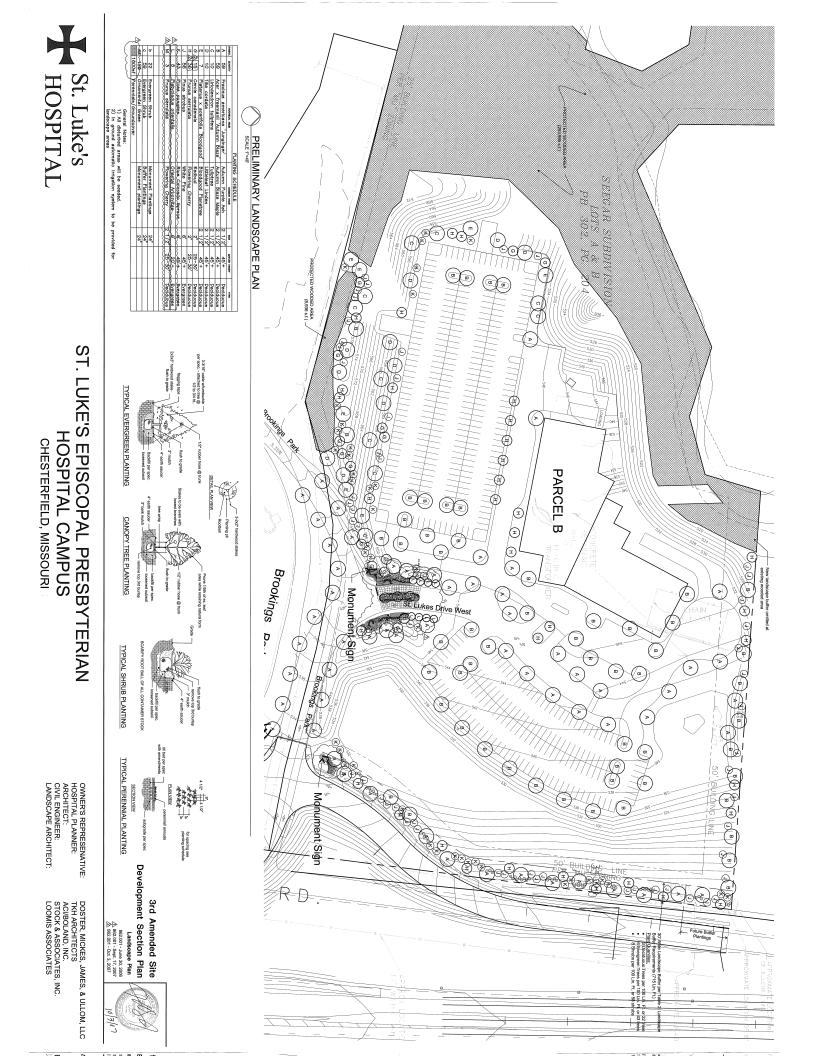
HOSPITAL CAMPUS

H St. Luke's HOSPITAL

CHESTERFIELD, MISSOURI



CHESTERFIELD, MISSOURI



Illuminated Graphics: Logo: LTBD (St. Luke's - Modified) Size: 10" Color: 017 Cobalt (Translucent) **4810 PolySign Series** Base Mount w/ Square Ends Internally Illuminated Single Sided Graphics (*Base by atters*) Skirt: Color: PMS 287 **SignPanels:** MP 15120-I (14.25* x 120*) (Oty. 2) Background Color: A01 White (Opaque) Copy: Times New Roman Size: 3 1/4" Color: 017 Cobalt (Translucent) MP15120 (14.25" x 120") (Oty. 3) Background Color: PMS 287 (Opaque) Note: Logo file available for Production use. Outpatient Center Mr. & Mrs. Theodore P. Desloge, Jr. + St. Luke's 122" (ref.) 120" 14.25" .25 12" σ 75.375" 411

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

Scale Test 1/4" 1/2" 3/4*

SIGN SPECIFICATIONS

Project Refe	Project Reference:			Drawn By:	Production Info:	Sign Type:		
Project:	Outpatient Center - St Lukes	Draft Addition Rev. 7 Rev. 8 Rev. 9	15, Sept. 2006 27, Nov. 2006 05, April 2007 19, June 2007 13, July 2007	S. Strom J. Wilson J. Wilson	Work Order #: Draft Approved By:	B.1 Main ID (East Location)		
Sales Rep:	Sandy Ellis			S. Strom S. Strom	Approved Date:	Side A, (Side B Identical)		
CSB/PM	*	Rev. 5	02 August 2007		Customer approval is required prior to production.	Scale: 3/4" = 1'-0"		

APCO

apcosigns.com

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