

III.A.

**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: **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.

Summary

St. Luke's Hospital is requesting a new median at the already approved entrance to the Parcel B development (Outpatient Services Building) off Brookings 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



VII. B.

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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

1. The request is for a new median at the entrance to the development off Brookings 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.

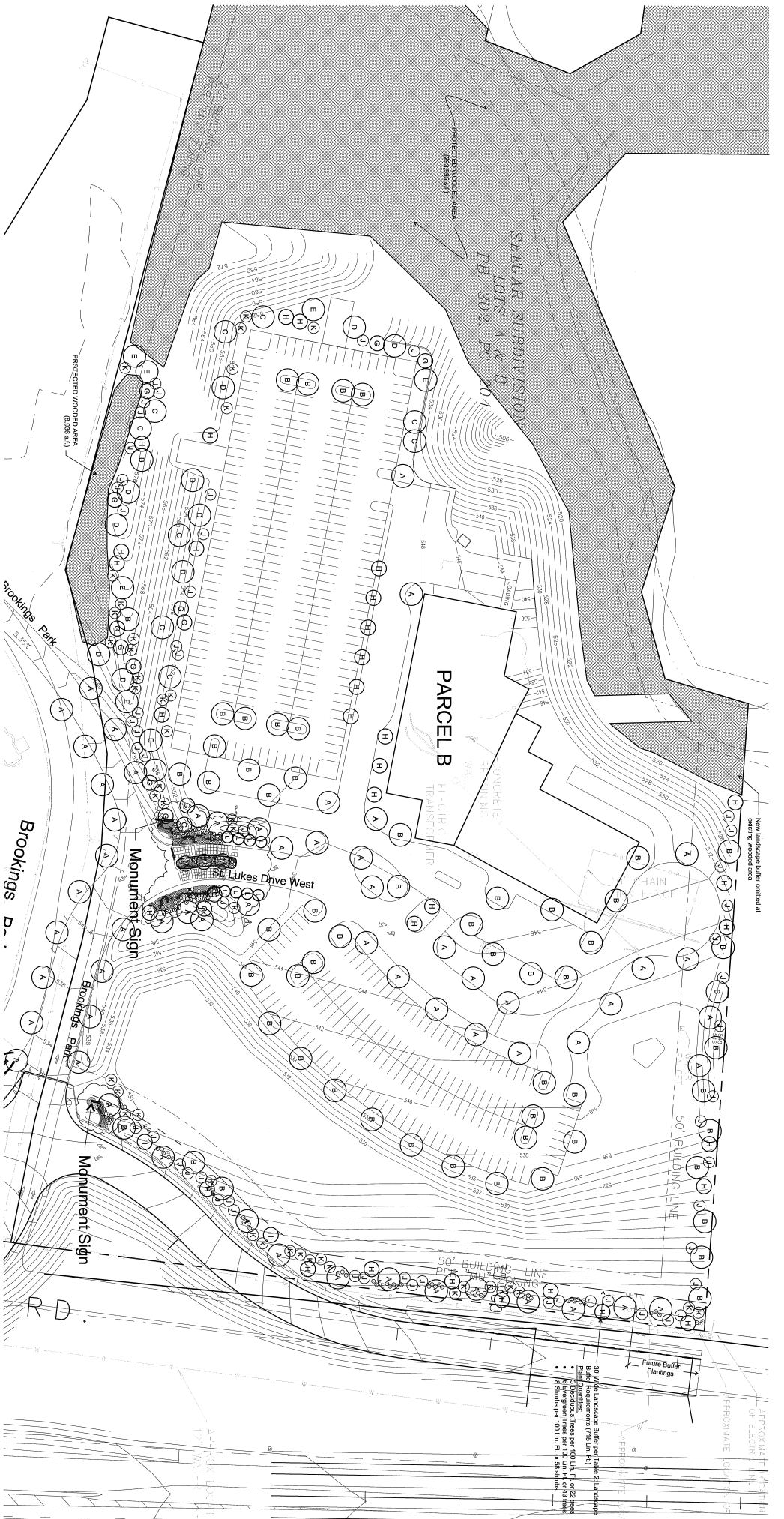
Respectfully submitted,

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 of Plan Review

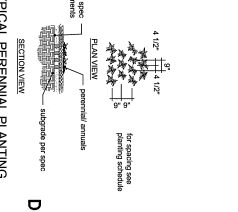
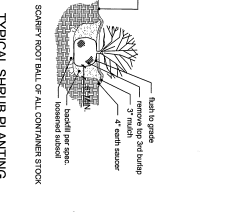
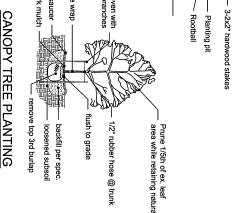
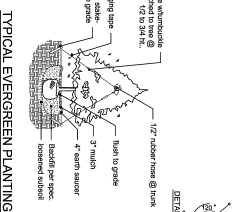
Cc: City Administrator
City Attorney
Department of Public Works

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



Plant	Species	Quantity	Notes
A	Fraxinus americana 'Jungfrau'	2 1/2"	Deciduous
B	Acer x freemanii 'Autumn Blaze'	2 1/2"	Deciduous
C	Thuja occidentalis 'Smaragd'	2 1/2"	Evergreen
D	Prunella x serotina 'Bloodgood'	2 1/2"	Deciduous
E	Quercus prinus	2 1/2"	Deciduous
F	Quercus macrocarpa	2 1/2"	Deciduous
G	Quercus alba	2 1/2"	Deciduous
H	Quercus falcata	2 1/2"	Deciduous
I	Quercus prinus	2 1/2"	Deciduous
J	Quercus macrocarpa	2 1/2"	Deciduous
K	Quercus alba	2 1/2"	Deciduous
L	Quercus falcata	2 1/2"	Deciduous
M	Quercus prinus	2 1/2"	Deciduous
N	Quercus macrocarpa	2 1/2"	Deciduous
O	Quercus alba	2 1/2"	Deciduous
P	Quercus falcata	2 1/2"	Deciduous
Q	Quercus prinus	2 1/2"	Deciduous
R	Quercus macrocarpa	2 1/2"	Deciduous
S	Quercus alba	2 1/2"	Deciduous
T	Quercus falcata	2 1/2"	Deciduous
U	Quercus prinus	2 1/2"	Deciduous
V	Quercus macrocarpa	2 1/2"	Deciduous
W	Quercus alba	2 1/2"	Deciduous
X	Quercus falcata	2 1/2"	Deciduous
Y	Quercus prinus	2 1/2"	Deciduous
Z	Quercus macrocarpa	2 1/2"	Deciduous

1) All disturbed areas will be seeded.
2) In ground automatic irrigation system to be provided for landscape areas.



3rd Amended Site
Development Section Plan
Landscape Plan
862.001 - June 30, 2006
862.001 - Sept. 17, 2007
862.001 - Oct. 5, 2007



St. Luke's
HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
DOSTER, WICKES, JAMES, & ULLOM, LLC
HOSPITAL PLANNER:
TKH ARCHITECTS
ARCHITECT:
ACI/BOLAND, INC.
CIVIL ENGINEER:
STOCK & ASSOCIATES, INC.
LANDSCAPE ARCHITECT:
LOOMIS ASSOCIATES

SIGN SPECIFICATIONS

4810 PolySign Series

Base Mount w/ Square Ends
Internally Illuminated
Single Sided Graphics
(Base by others)

SignPanel:

MP1520-1 (14.25" x 120") (Qty. 2)
Background Color: A01 White (Opaque)

MP1520-1 (14.25" x 120") (Qty. 3)
Background Color: PMS 287 (Opaque)

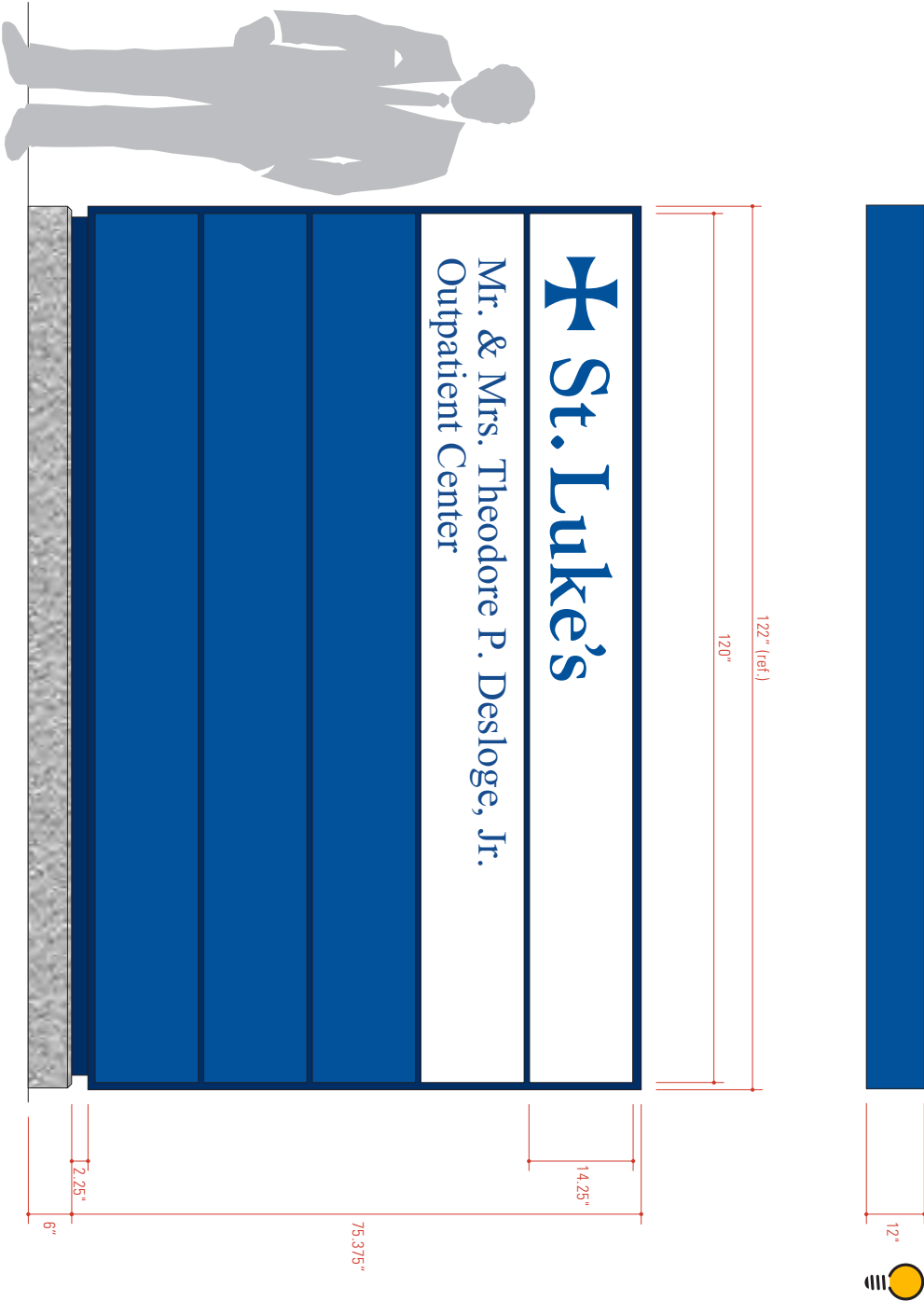
Illuminated Graphics:

Logo: TLB0 (St. Luke's - Modified)
Size: 10"
Color: 017 Cobalt (Translucent)
Copy: Times New Roman
Size: 3 1/4"
Color: 017 Cobalt (Translucent)

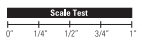
Skirt:


Color: PMS 287

Note: Logo file available for
Production use.



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



 apcosigns.com	Corporate Headquarters 388 Grant Street SE Atlanta, GA 30312-2227 Ph: 404.688.9000, Fax: 404.577.3847 Email: sales@apcosigns.com	Project Reference: Project: Outpatient Center - St Lukes Sales Rep: Sandy Ellis CSR/PM:	Status: Draft Date: 15, Sept. 2006 27, Nov. 2006 05, April 2007 19, June 2007 13, July 2007 02, August 2007 Drawn By: S. Strom J. Wilson J. Wilson S. Strom S. Strom S. Strom	Production Info: Work Order #: Draft Approved By: Approved Date: Customer approval is required prior to production.	Sign Type: B.1 Main ID (East Location) Side A, (Side B Identical) Scale: 3/4" = 1'-0"
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