



**VII.A.**

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## **Planning Commission Staff Report**

**Project Type:** Amended Architectural Elevations

**Meeting Date:** November 9, 2009

**From:** Annissa McCaskill-Clay, AICP *agmc*  
Lead Senior Planner

**Location:** St. Luke's Rehabilitation Hospital (14701 Olive Boulevard)

**Applicant:** Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital

**Description:** **St. Luke's Rehabilitation Hospital:** Amended Architectural Elevations and Amended Landscape Plan for a rehabilitation hospital governed by Conditional Use Permit (CUP) #15 in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

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### **PROPOSAL SUMMARY**

Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital, has submitted the above-referenced project for your review. The project was previously reviewed by the Planning Commission on July 13, 2009 to address the western elevation, which was not built as approved in 2007. At that time, the Commission voted to forward it to Architectural Review Board for review.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

In 1987, St. Louis County zoned the subject site "R1A" Residence District and also issued Conditional Use Permit (CUP) #561 authorizing a "nursing home and associated self-care units and recreation facilities for the elderly." In April 2007, the City of Chesterfield approved City of Chesterfield CUP #15, which authorized the addition of "Hospital" as a use for this site. In August 2007, the City of Chesterfield approved the

Site Development Plan, Architectural Elevations and Landscape Plan for the hospital use.

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North and West	Single Family Residential	R1A Residence District Planned Environment Unit (PEU)
South	Major Arterial/Single Family Residential	Olive Boulevard/R2 Residence District Planned Environment Unit (PEU)
East	Single Family Residence	R1 Residence District



**STAFF ANALYSIS**

**Architectural Elevations and Revised Landscape Plan**

As previously stated, on August 27, 2007, the Planning Commission approved the Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan for the rehabilitation hospital. Proposed exterior building materials included brick and horizontal siding to match the existing building.



Western Elevation as approved August 27, 2007

In May 2009, during a routine inspection, the City of Chesterfield observed that the western elevation was for the building did not match the elevation as approved by the Planning Commission. Specifically noted was the absence of the brick on the elevation, additional windows and an enlarged cupola. The equipment yard, though shown on the Site Development Plan for the site, was not shown on the original elevation, but is now shown on the Amended Elevation.



**Western Elevation as constructed**

Because the elevations were not built as approved, the City required approval by Planning Commission. At the July 13, 2009 Planning Commission meeting, the Petitioners proposed to paint the Hardy siding to resemble the originally approved brick band below the windows. The Commission forwarded the Amended Architectural Elevations to the Architectural Review Board (ARB) for review.

This project was reviewed by the ARB at its September 17, 2009 meeting. The Board acknowledged that there are major changes to the building that were never approved by the City, however it expressed that the changes made do contribute to the overall aesthetics of the building and the building should be reviewed as it currently exists. The Board determined that painting the siding would detract from the aesthetics of the

building as it would be too large of an expense and that the paint would never match or look like the existing brick. In addition, the Board expressed concern regarding the Petitioner's management of the project and the possibility setting a precedent. The ARB made the following recommendations:

- Best solution is to landscape as much as possible rather than painting the siding.
- Utilize a mixture of evergreens, trees and foundation plantings to soften the look and break up the massive facade. Evergreens will provide year round foliage.
- Staff to review landscape plan and ensure compliance.

After much discussion, by a vote of 6-0, the motion from the ARB was as follows:

1. Do not paint the siding to match the brick.
2. Introduce landscape plantings consisting of medium-sized trees, shrubs of evergreen deciduous character and evergreen trees to mitigate the southwest view.
3. Petitioner to provide same elevations with photo imaging of the landscape plan for Planning Commission's review.
4. Provide a landscape plan.
5. Staff to determine whether additional landscaping is necessary on the western elevation.

### **Departmental Input**

The Petitioners have complied with the motion of the Architectural Review Board and have provided an Amended Landscape Plan with a mixture of plantings for the southwest and western elevations of the building and photographic renderings.

### **MOTION**

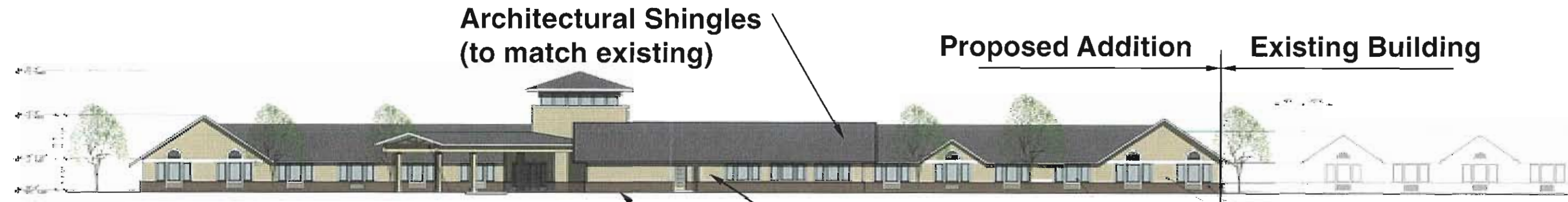
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations and Amended Landscape Plan for St. Luke's Rehabilitation Hospital."
- 2) "I move to approve the Amended Architectural Elevations and Amended Landscape Plan for St. Luke's Rehabilitation Hospital 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 Architectural Elevations (As built)  
Amended Landscape Plan  
Photographic Landscape Rendering

# St. Luke's Rehabilitation Hospital



East Elevation

Painted Horizontal Siding (to match existing)

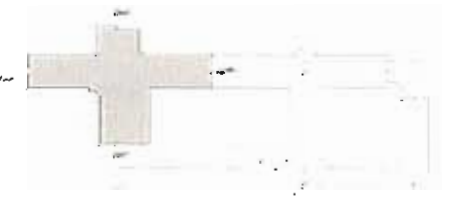
Brick Base (to match existing)

Existing Building Proposed Addition



West Elevation

Original Design Intent 2007



# St. Luke's Rehabilitation Hospital

Architectural Shingles  
(to match existing)

Proposed Addition

Existing Building



South Elevation

Painted Horizontal Siding (to match existing)

Brick Base (to match existing)



North Elevation

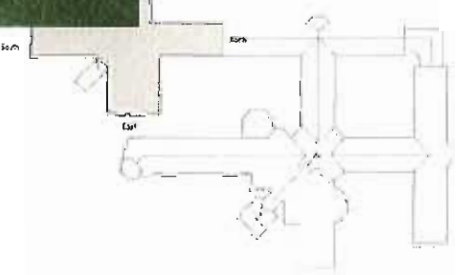
Original Design Intent 2007



# St. Luke's Rehabilitation Hospital



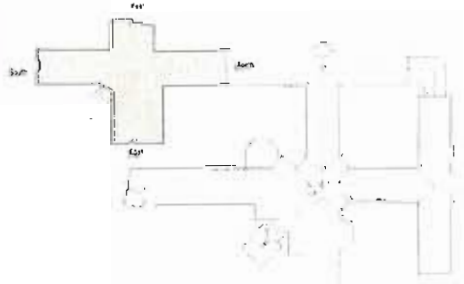
Existing View of South West Elevation



# St. Luke's Rehabilitation Hospital



Existing View of West Elevation

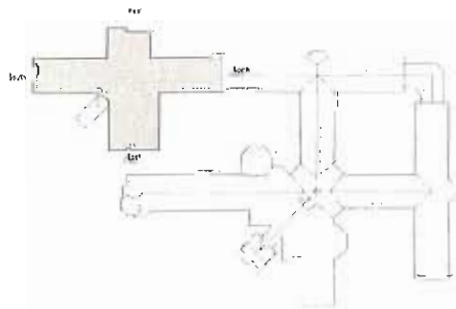


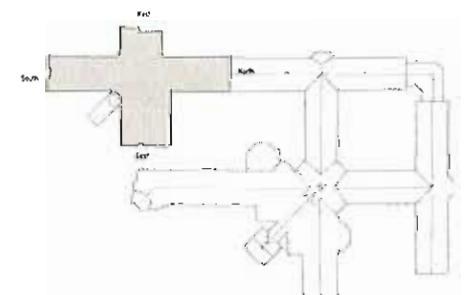
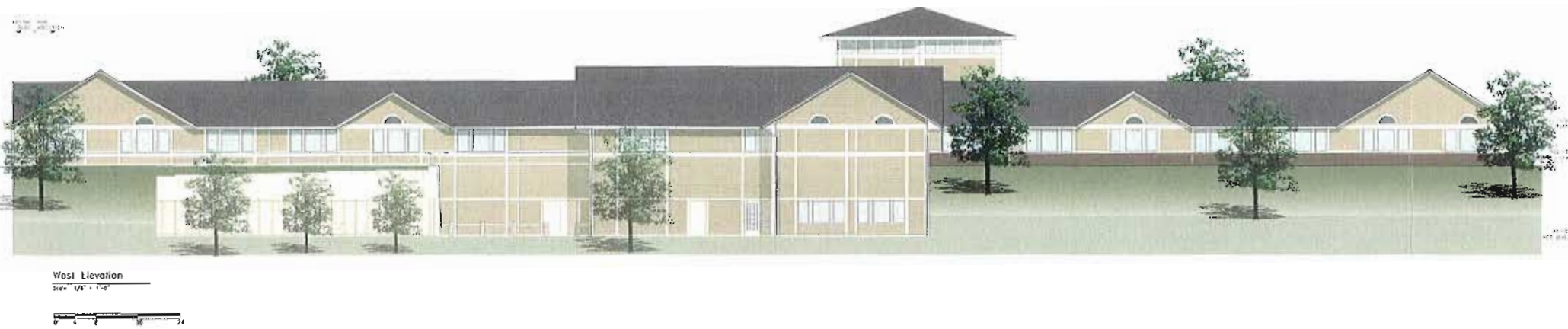


# St. Luke's Rehabilitation Hospital



Existing View of West Elevation

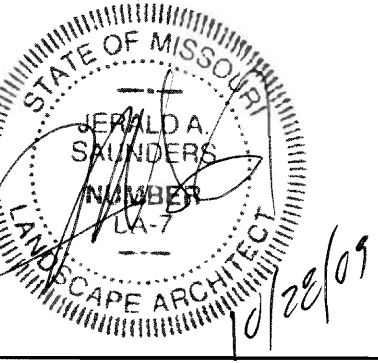




St. Lukes Hospital



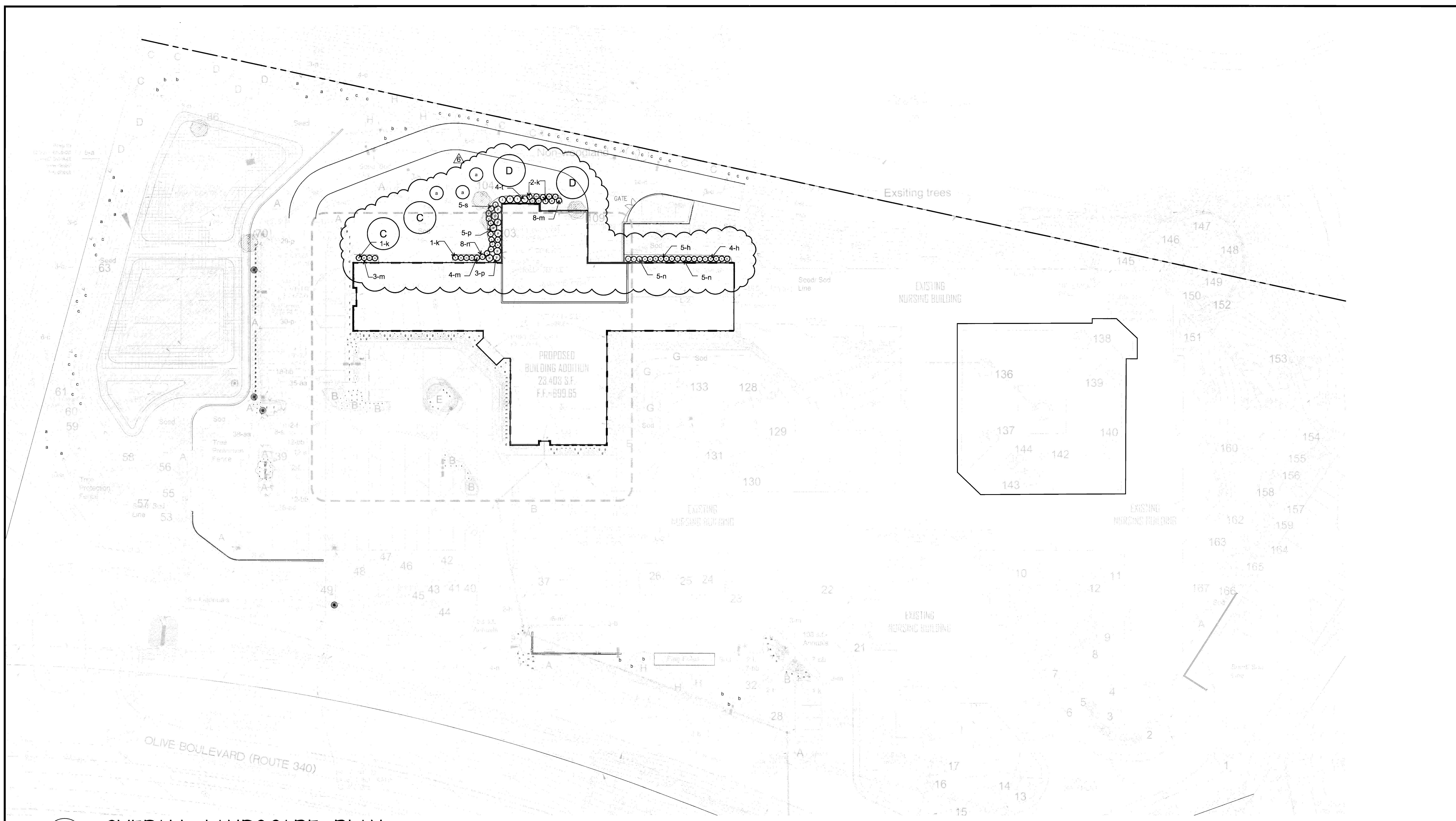




Consultants:

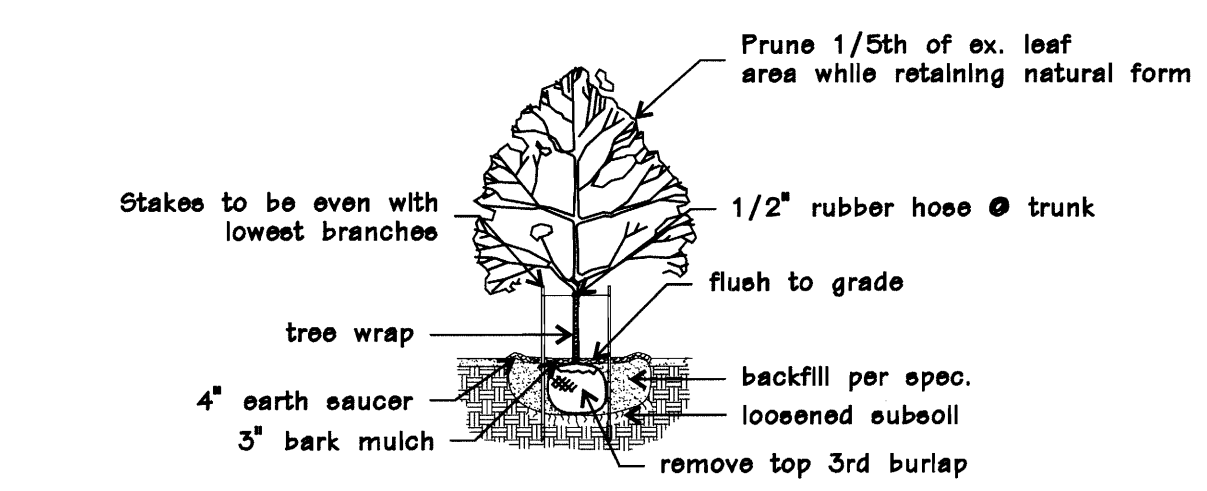
**SURREY PLACE**  
Chesterfield, MO

ST. Luke's Hospital

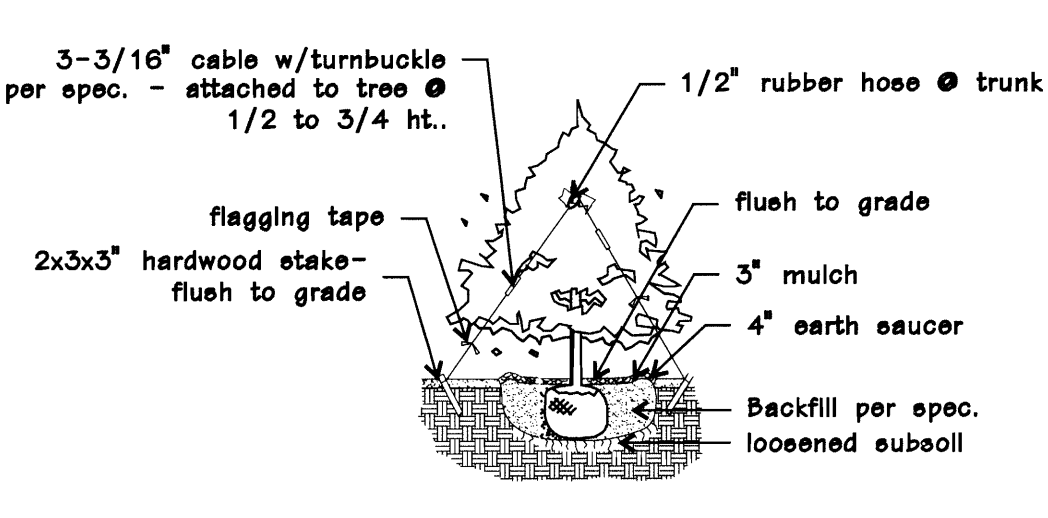


**OVERALL LANDSCAPE PLAN**

SCALE 1" = 30' - 0"



**CANOPY TREE PLANTING**



**TYPICAL EVERGREEN PLANTING**

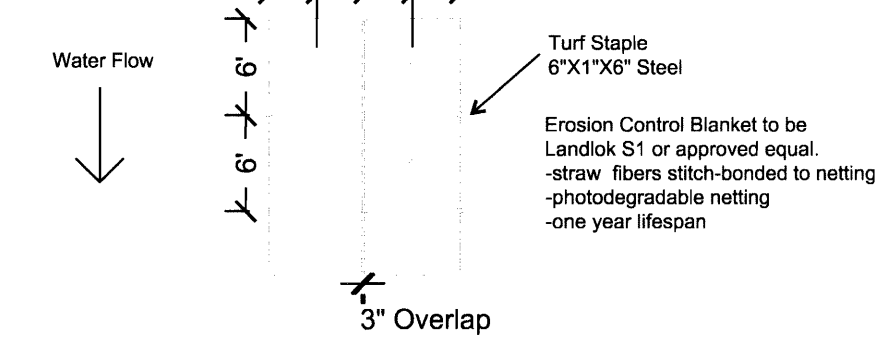
**Detention Area Plantings**

Short Grass Mix A - 8,857 SF		OZ/AC	Seeds/OZ	Seed/AC	Seed/S.F.
Elymus canadensis	Canada Wild Rye	32	4258	220000	3.13
Panicum variegatum*	Switch Grass	64	26396	1814784	41.66
Spartina pectinata	Prairie Cord Grass	32	15750	504000	11.5
Chasmanthium latifolium	River Oats	64	7500	480000	11
					67.29 Total

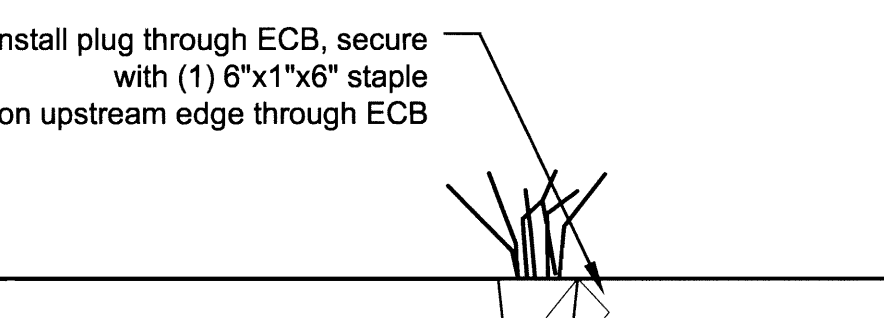
**BioSwale Plantings - Deep Groove Type 73 Plugs @ 1' OC**

Group 10-12 plants together: 8,418 SF	
<b>Grasses</b>	
Carex shortiana	Shorts Sedge
Chasmanthium latifolium	River Oats
Scirpus atrovirens	Dark Green Rush
Spartina pectinata	Prairie Cord grass
<b>Forbes</b>	
Lobelia syphylltica	Great Blue Lobelia
Physostegia virginica	Obedient Plant
Rudbeckia subtomentosa	Sweet Black-eyed Susan
Aster novae-angliae	New England Aster

- NOTES:**
- 1) Lawn areas around building and parking islands to be sodded.
  - 2) Lawn areas to be seeded.
  - 3) In-ground automatic irrigation system to be provided.
  - 4) Open space 260,680 sf (55.66%) of total site area, 468,270 sf.



**Typ. Erosion Control Blanket Overlap and Fastener Pattern**



**Deep cell typical plug installation**

N.T.S.

SYMBOL	QUANTITY	BOTANICAL NAME	PLANTING SCHEDULE			
			COMMON NAME	SIZE	REMARKS	TREE TYPE
A	14	Gleditsia tricanthos var. inermis	Honey Locust	2.5"	45+	Deciduous
B	7	Crataegus viridis 'Winter King'	Winter King Hawthorn	2.5"	25-30'	Ornamental
C	15	Pinus strobus	Eastern White Pine	6"	45+	Evergreen
D	7	Acer x freemanii 'AUTUMN BLAZE'	Freeman Maple	2.5"	45+	Deciduous
E	2	Cercidiphyllum japonicum	Katsura Tree	2.5"	45+	Deciduous
G	3	Cornus kousa	Kousa Dogwood	2.5"	25-30'	Ornamental
a	11	Thuja 'Green Giant'	Arborvitae (hybrid)	8'	10'OC	
b	12	Viburnum plicatum v. tomentosum	Doublefile Viburnum	3-4'	8-9'OC	
c	39	Lindera benzoin	Spicebush	3-4'	6-7'OC	
d	3	Thuja occidentalis 'Nigra'	American Arborvitae	6'		
e	2	Ilex x meserveae 'Centennial Girl'	Blue holly, upright	4'	3'OC	
f	19	Juniperus x pfitzeriana 'Seagreen'	Chinese Juniper	5 gal.	5'OC	
g	24	Abelia x 'Edward Goucher'	Glossy Abelia	3 gal.	4'OC	
h	24	Rosa 'Knockout'	Shrub Rose	2 gal.	3'OC	
k	10	Ilex x meserveae 'Blue Prince'	Blue Holly, male	5 gal.	3'OC	
m	40	Ilex x meserveae 'Blue Princess'	Blue Holly, female	5 gal.	3'OC	
n	27	Spiraea 'Gold Mound'	Spiraea	3 gal.	3-4'OC	
p	40	Pyracantha coccinea	Firethorn	3 gal.		
q	14	Miscanthus sinensis	Maiden Grass	3 gal.		
r	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.		
s	64	Pennisetum glaucoides 'Hamel'	Hamel's Fountain Grass	3 gal.		
t	6	Juniperus sibirica	Broadmoor Juniper	5 gal.		
aa	713	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	12" o.c.	
bb	202	Rudbeckia fulgida sullivanii 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	24" o.c.	
cc	33	Echinacea purpurea	Purple Coneflower	1 gal.	24" o.c.	
328 s.f.		Annuals to be Field Selected				
2,0175 s.y.		Seed				
4,709 s.y.		Sod				
130 c.y.		Hardwood Mulch				

Revisions:

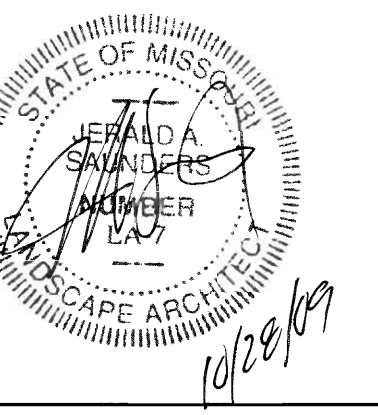
Date	Description	No.
7/3/07	City Comments	1
10/3/07	MSD Req.	2
1/30/08	Added Plants	3
8/29/08	Site Revisions	4
9/29/09	Addnl. Plantings	5
10/28/09	City Comments	6

Drawn: JJ  
Checked: DD

**Iloomis Associates**

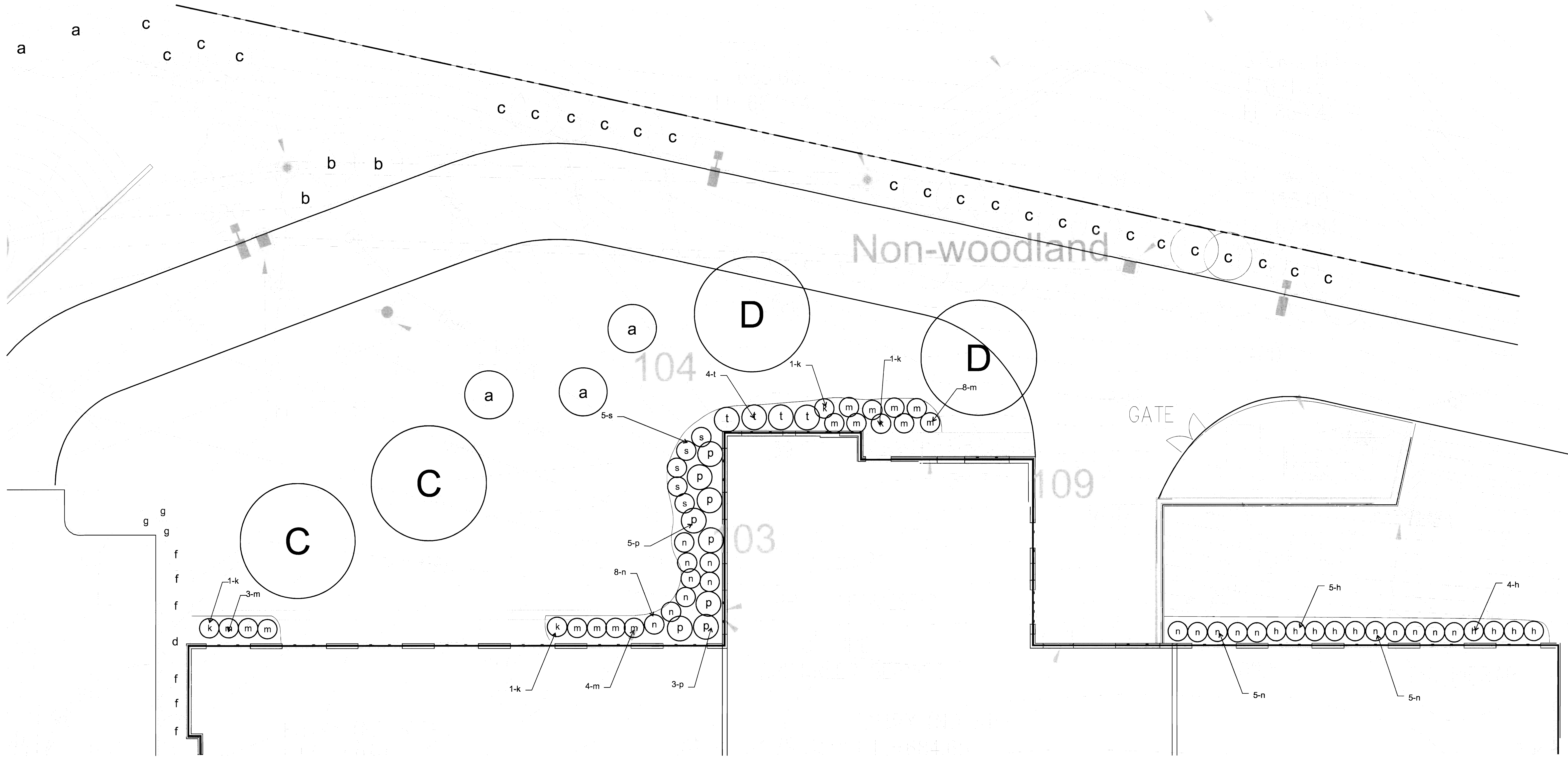
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Sheet Title: Landscape Plan  
 Sheet No: L-1  
 Date: 6-6-07  
 Job #: 062.006



Consultants:

SURREY PLACE  
Chesterfield, MO  
ST. Luke's Hospital



LANDSCAPE PLAN- 2009 ADDITIONAL PLANTING AREA  
SCALE 1"=10'-0"

PLANTING SCHEDULE- 2009 ADDITIONAL PLANTING					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
C	2	Pinus strobus	Eastern White Pine	6'	45+
D	2	Acer x freemanii AUTUMN BLAZE	Freeman Maple	2.5"	45+
a	3	Thuja 'Green Giant'	Arborvitae (hybrid)	8'	10'OC
h	9	Rosa 'Knockout'	Shrub Rose	2 gal.	30'OC
k	4	Ilex x meserveae 'Blue Prince'	Blue Holly, male	5 gal.	3'OC
m	15	Ilex x meserveae 'Blue Princess'	Blue Holly, female	5 gal.	3'OC
n	18	Spiraea 'Gold Mound'	Spiraea	3 gal.	3-4'OC
p	8	Pyracantha coccinea	Firethorn	3 gal.	
s	5	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 gal.	
t	4	Juniperus sabina	Broadmoor Juniper	5 gal.	

Revisions:		
Date	Description	No.
7/3/07	City Comments	1
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10/28/09	City Comments	6

Drawn: JJ  
Checked: DD

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Sheet Title: **Landscape Plan**

Sheet No: **L-3**

Date: **6-6-07**  
Job #: **862.006**