

Planning Commission Public Hearing Report

- Meeting Date:** November 13, 2017
- From:** Mike Knight, Project Planner
- Location:** An 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center
- Petition:** **P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living)**: A request for a zoning map amendment from a “C8” Planned Commercial District to a new “UC” Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148).

Summary

Shelbourne Healthcare Development Group LLC has requested a zoning map amendment from a “C8” Planned Commercial District to a new “UC” Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center. The new “UC” Urban Core District would allow for development of a 150 unit, 187,263-square-foot senior living facility on the property. The facility will be four stories in height and contain a combination of studio apartments and one and two bedroom units. The facility will serve a combination of residents, including those needing independent living, assisted living, and memory care. While the applicant proposes a senior living facility, additional uses are requested within this petition.



Figure 1: Subject Site Aerial

Site History

This subject site consists of 2 separate lots (C109 and C208) within the Chesterfield Village Mall subdivision. In 1973, St. Louis County Ordinance 6,815 was passed by the St. Louis County Council and both lots originally authorized the development of a planned commercial and residential community referred to as the Chesterfield Village. The area described in the C8 Planned Commercial District was designated “Regional Shopping Center”. In 1981, St. Louis County Ordinance 10,241 amended SLC 6,815 making minor changes including off ramp construction details and parking requirement reductions.



Figure 2: Lot designation

In 1988, St. Louis County Ordinance 13,757 amended SLC 6,815 and SLC 10,241 by approving the plans for a new C8 Planned Commercial District in Lot 208 seen in the blue area shown in Figure 2. A preliminary plan was approved with specific building requirements attached to the C8 Planned Commercial District and permitted uses. Those requirements were that, “The office and restaurant shall be contained in one building, the office building shall not exceed 120,000 square feet in gross floor area, and the building shall not exceed six building levels in height.”

In 1991, City of Chesterfield Ordinance 577 amended both SLC 6,815 and SLC 10,241 by reducing parking restrictions further which would now only be applicable to Lot C109.

Surrounding Land Uses

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

Direction	Zoning	Land Use
North	“C8” Planned Commercial District	Vacant
South	“R6” Residential District (2,000 sq. ft.)	Established multi-family development
East	“C8” Planned Commercial District	Chesterfield Village Mall
West	“R8” Residence District (500 sq. ft.)	Developing 345 unit multi-family development

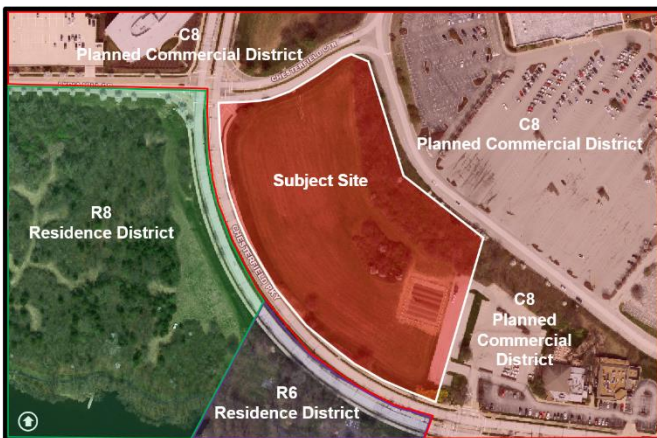


Figure 3: Zoning



Figure 4: Surrounding Land Use

Active Development

In close proximity to the subject site there are several active development projects. Below is a map of the recent active development and some high-level information about each site.



A. Watermark at Chesterfield Village

Type: Multi Family
 Zoning: R8 – Residence District
 Size: 12.9 acre site
 Height: 4 stories

B. The Grove in Chesterfield (The Sheridan)

Type: Assisted Living
 Zoning: UC – Urban Core
 Size: 3.6 acre site
 Height: 3 stories

C. Mercy Health Systems

Type: Virtual Care Center
 Zoning: UC – Urban Core
 Size: 41.7 acre site
 Height: 4 stories

Proposed Uses

In 1973, when St. Louis County Ordinance 6,815 was approved, all uses within the C1 to C7 Commercial Districts were permitted in the Regional Commercial/Town Center. As documented within the written narrative attached to this report, the applicant wishes to construct a Senior Living Facility. In August 2015, the City of Chesterfield approved Ordinance 2,861 for The Grove in Chesterfield (The Sheridan). The proposed use is a 3-story Assisted Living Facility. The applicant is requesting the same permitted uses as City of Chesterfield Ordinance number 2,861. The requested uses can be seen below:

Proposed Uses	
Animal grooming service	Grocery-neighborhood
Art gallery	Group Residential Facility
Art Studio	Gymnasium
Automobile retail supply	Hospice
Bakery	Hotel and motel
Barber or beauty shop	Laundromat
Brewpub	Library

Broadcasting studio	Mortuary
Church and other worship	Museum
Club	Newspaper stand
Coffee shop	Nursing home
Coffee Shop, drive-thru	Office, dental
Commercial service facility	Office, general
Community center	Office, medical
Day care center	Park
Drug store and pharmacy	Professional and technical service facility
Drug store and pharmacy drive-thru	Public safety facility
Dry cleaning establishment	Research facility
Dry cleaning establishment, drive-thru	Restaurant, fast food
Education Facility-specialized private schools	Restaurant, sit down
Education Facility-vocational school	Restaurant, take out
Educational Facility-college/university	Retail sales establishment, community
Educational Facility-kindergarten or nursery school	Retail sales establishment, neighborhood
Film Drop-off and pick-up station	Telecommunications structure
Financial Institution	Telecommunications tower or facility
Financial Institution, drive-thru	Veterinary clinic
Grocery-community	

Ordinance 2,861 has restrictions on some of the uses. These restrictions can be seen below.

- A. The Group Residential Facility, Nursing Home and Hospice uses shall be limited to no more than 96 beds.
- B. Retail sales uses shall be prohibited from any outdoor sales, storage or display of materials or goods.
- C. Land uses Education Facility-vocational school, Educational Facility-college/university, Gymnasium, Restaurant, fast food, and Restaurant, sit down are not permitted in stand-alone structures.
- D. Restaurant land uses shall not be permitted to have drive-thru component.

The applicant proposed to adopt the same restrictions for “B”, “C”, and “D”, absent of “A” as it would not be applicable to the proposed development.

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel an Urban Core designation. The site is surrounded by the Urban Core designation with part of the property to the west being the Residential Multi-Family designation.

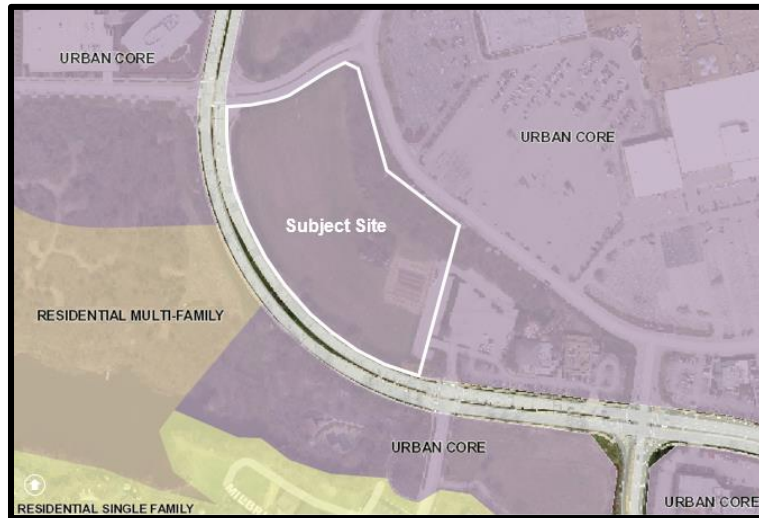


Figure 5: Comprehensive Land Use Plan

Land Use Element

The Land Use Element chapter defines Urban Core as “the area known as Chesterfield Village, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield.” The proposed use would be compliant with the Comprehensive Land Use Plan.

Plan Policies Element

The Plan Policies chapter of the Comprehensive Plan states that, “The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.”

The Plan Policy chapter specifically states that new multiple-family residences should be located in or near the Urban Core. It references: “Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.” The Preliminary Plan supplied by the applicant denotes that the site will have the required 30% open space.

The Plan Policy chapter states that the use of parking structures in the Urban Core is encouraged. The provided preliminary plan denotes that surface parking will be used and will meet requirements of code. The plan does not include parking structures.

Transportation Element

The subject site is connected to Chesterfield Parkway which is a St. Louis County maintained road and defined as a minor arterial by the Federal Functional Classification System. Minor arterial in the Transportation Element section is a road that “interconnect[s] with and augment[s] the urban principal arterial system. They provide service to trips of moderate length at a somewhat lower level of mobility than principal arterials. Emphasis is on the distribution of vehicles to higher and lower roadway classes and land uses.”

The Comprehensive Plan states that developments in the Urban Core should be designed to accommodate a variety of motorized and non-motorized transportation choices such as mass transit, pedestrian, and vehicular. An emphasis on pedestrian connectivity is encouraged.

This site is connected to the city’s transit system which enhances the pedestrian connectivity within the Urban Core.

Metro operates the St. Louis metropolitan region's public transportation system. Metro currently provides six (6) bus routes through Chesterfield. As we see in Figure 6 below, the subject site is a high point of connectivity for Metro within the City.

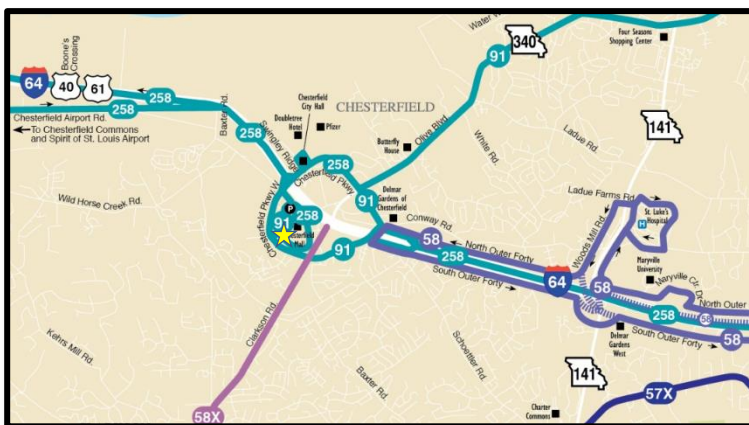


Figure 6: Transit System

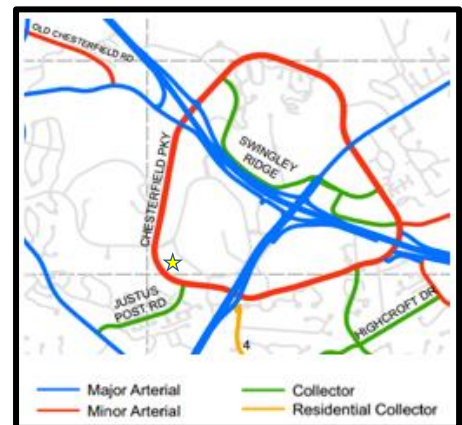


Figure 7: Functional Classification

Preliminary Plan

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan which has been included in the Planning Commission’s packet.

The preliminary plan and coinciding narrative include a request for modification of standards within the Urban Core District. The request includes a proposed shared parking lot with the property to the east.

The UDC has a minimum standard of design for setbacks within the Urban Core District. The minimum yard setback for any parking area, parking structure, internal drive or loading space shall be 30 feet.

The standards for development within the UDC may be modified if it is demonstrated that said modification is consistent with the Comprehensive Plan and it is found that no detriment to public health, safety and welfare will be created. Additionally, site design features should be included in the development for projects requesting modifications to the above standards. Said modification shall require a two-thirds vote of the Planning Commission. Notwithstanding the recommendation of the Planning Commission, the Council may modify the standards contained in this Section by a majority vote.

Staff will continue to evaluate the submitted Preliminary Plan.

A public hearing further addressing the request will be held at the November 13, 2017, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement and Requested Uses, and the Preliminary Plan for this petition.

Respectfully submitted,



Joseph Knight
Project Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Requested Uses
4. Preliminary Plan
5. Tree Stand Delineation



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, November 13, 2017 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 16-2017 Chesterfield Village Mall (Shelbourne Senior Living): A request for a zoning map amendment from a "C8" Planned Commercial District, to a new "UC" Urban Core District for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center. (18S110148).

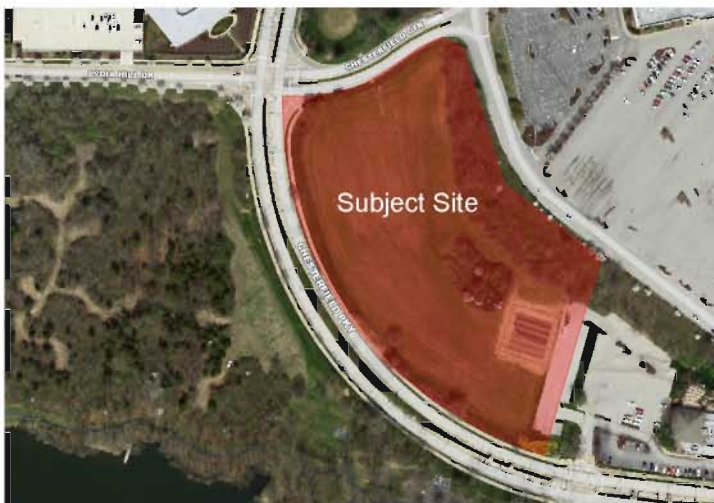
Description of Property

A TRACT OF LAND BEING C109 AND C208 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158 PAGES 96 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

For a list of the requested uses, contact the project planner.

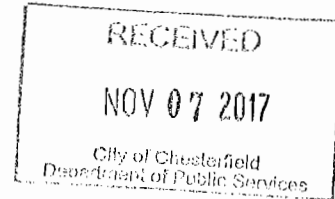


City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Mike Knight at 636.537.4736 or via e-mail at JKnight@Chesterfield.MO.US. All interested parties will be given an opportunity to be heard at the Public Hearing.

SHELBOURNE SENIOR LIVING
NARRATIVE STATEMENT



A. Project Description

Petitioner is requesting a rezoning of the Property from a “C-8” Planned Commercial District to a “UC” Urban Core district. The Property is currently vacant. The Comprehensive Plan categorizes the Property as “Urban Core.”

Petitioner proposes to develop and operate a 150 unit, 187,263 square foot senior living facility (“Facility”) on the 8.2 acre Property. The Facility will be four stories. The Facility will have a combination of studio, one and two bedroom units. The Facility will serve a combination of independent living, assisted living, and memory care residents. There will be 96 independent living units, 37 assisted living units, and 17 memory care units.

In light of opposition to Petitioner’s initial application, PZ 05-2016 Wild Horse Baxter Center, C148B (Shelbourne Senior Living), Petitioner and Owner have worked together to find an alternative site which is suitable to Petitioner’s development goals and addresses the concerns raised by the residents and the Planning Commission. Petitioner and Owner believe that the Property allows the Petitioner to properly address these concerns for the following reasons:

- Unlike C148B, the Property is not located adjacent to residential development.
- The Facility will back up to a steep hill below Chesterfield Mall and will front Chesterfield Parkway West.
- The Facility is the same use as “The Sheridan at Chesterfield,” recently approved as PZ 03-2015 and located near the Property at the southeast corner of Justus Post Road and Chesterfield Parkway.
- The Facility’s use designation is consistent with the use designation of “Watermark at Chesterfield Village”, an apartment complex currently under construction across the street from the Property.
- The Property is 8.2 acres, nearly 3 acres larger than C148B. The larger lot allows Petitioner to spread the Facility out on the lot and to push it back from Chesterfield Parkway West. This layout allows Petitioner to enhance the architectural features of the Facility so that it is aesthetically pleasing to drivers on Chesterfield Parkway while avoiding a “tunnel effect” along the Parkway.

B. Requested Uses

See Exhibit B. The Requested Uses are the same uses that were approved in PZ 03-2015.

C. Land Uses and Development Standards

See Preliminary Development Plan.

D. Permitted Uses

See Exhibit B.

E. Exceptions to the Zoning Ordinance

The existing parking lot does not comply with the 30 foot no parking drive aisle rule. Petitioner proposes to use the parking lot in place and to share it with the property to the east.

F. Acreage Table

The Property will be developed in a single phase.

G. Proposed Dedications or Reservations for Public Use

None.

H. Parking, Loading, Access, Lighting

See Preliminary Development Plan.

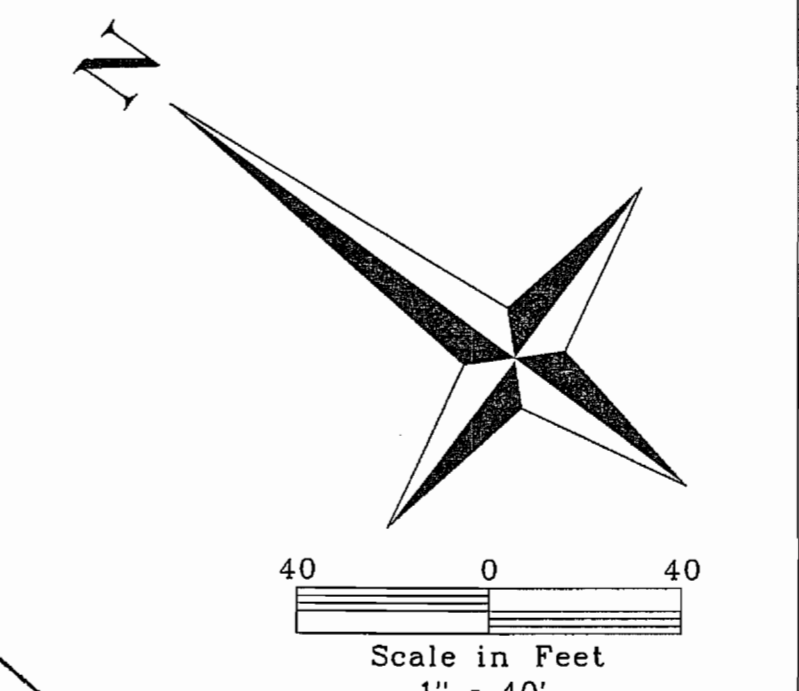
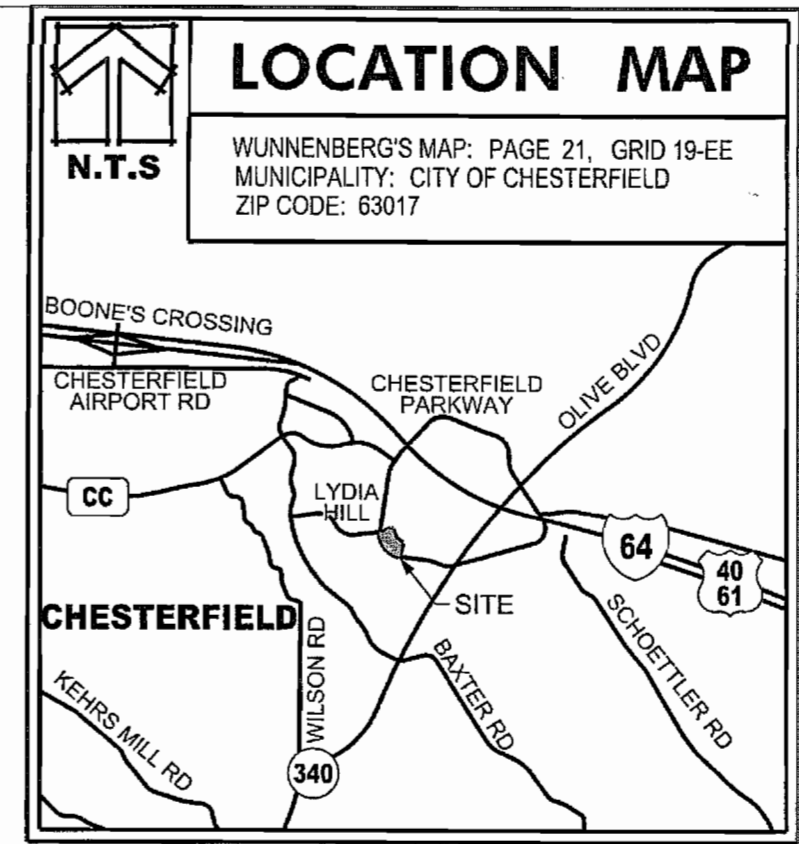
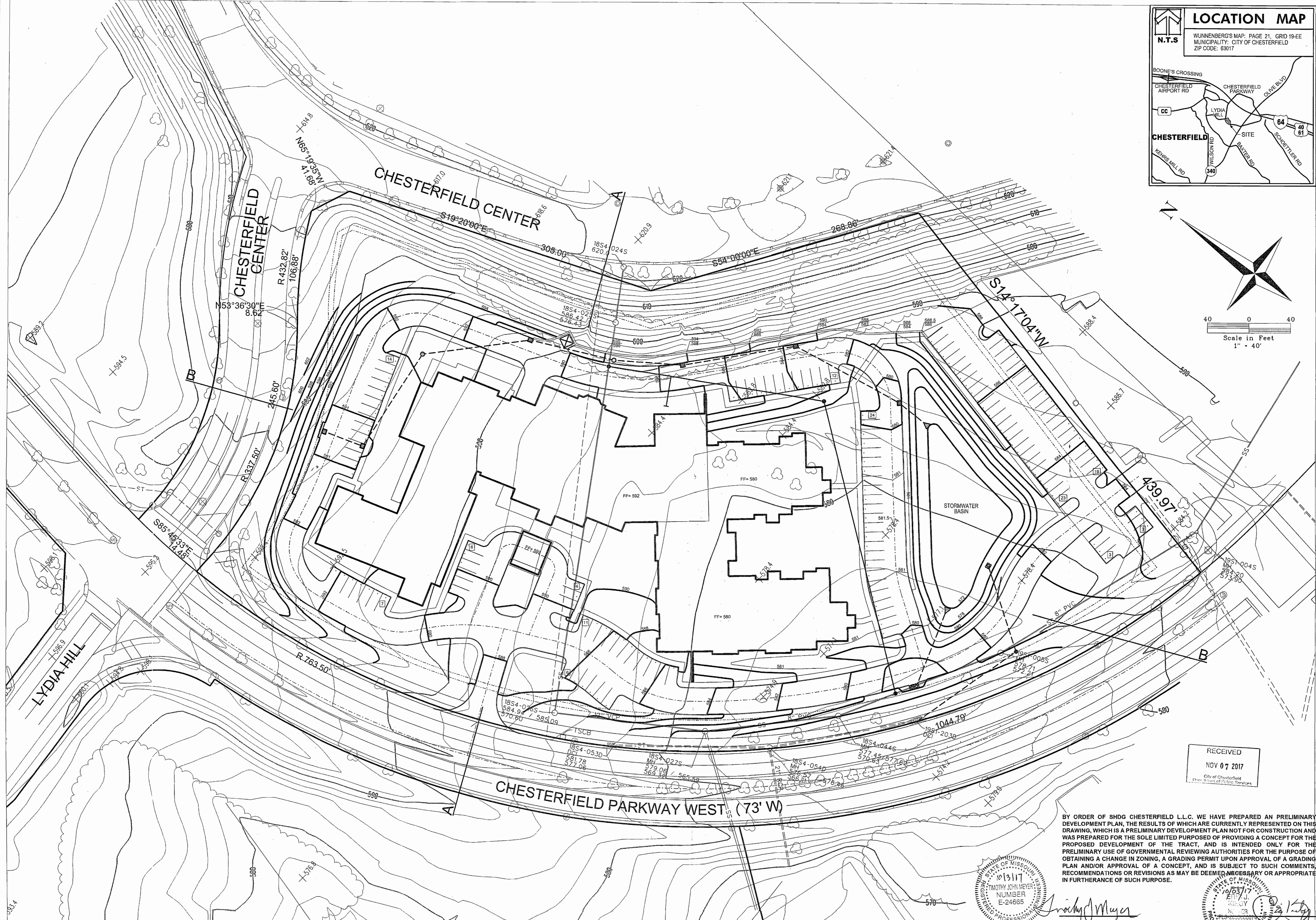
I. Landscaping and Tree Preservation

Petitioner will comply with all City landscaping and tree preservation requirements.

EXHIBIT B

Requested Uses

1. Animal grooming service
2. Art gallery
3. Art studio
4. Automotive retail supply
5. Bakery
6. Barber or beauty shop
7. Brewpub
8. Broadcasting studio
9. Church and other place of worship
10. Club
11. Coffee shop
12. Coffee shop, drive-thru
13. Commercial service facility
14. Community center
15. Day Care Center
16. Drug store and pharmacy
17. Drug store and pharmacy, drive-thru
18. Dry cleaning establishment
19. Dry cleaning establishment, drive-thru
20. Education facility- specialized private schools
21. Education facility- vocational school
22. Educational facility- college/university
23. Educational facility- kindergarten or nursery school
24. Film drop-off and pick-up station
25. Financial institution
26. Financial institution, drive-thru
27. Grocery-community
28. Grocery-neighborhood
29. Group Residential Facility
30. Gymnasium
31. Hospice
32. Hotel and motel
33. Laundromat
34. Library
35. Mortuary
36. Museum
37. Newspaper stand
38. Nursing home
39. Office, dental
40. Office, general
41. Office, medical
42. Park
43. Professional and technical service facility
44. Public safety facility
45. Reading room
46. Recreation facility
47. Research facility
48. Restaurant, fast food
49. Restaurant, sit down
50. Restaurant, take out
51. Retail sales establishment, community
52. Retail sales establishment, neighborhood
53. Telecommunications structure
54. Telecommunications tower or facility
55. Veterinary clinic



RECEIVED
NOV 07 2017
City of Chesterfield
Department of Public Services

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN PRELIMINARY DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A PRELIMINARY DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

10/31/17
TIMOTHY JOHN MEYER
NUMBER
E-24685

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24685

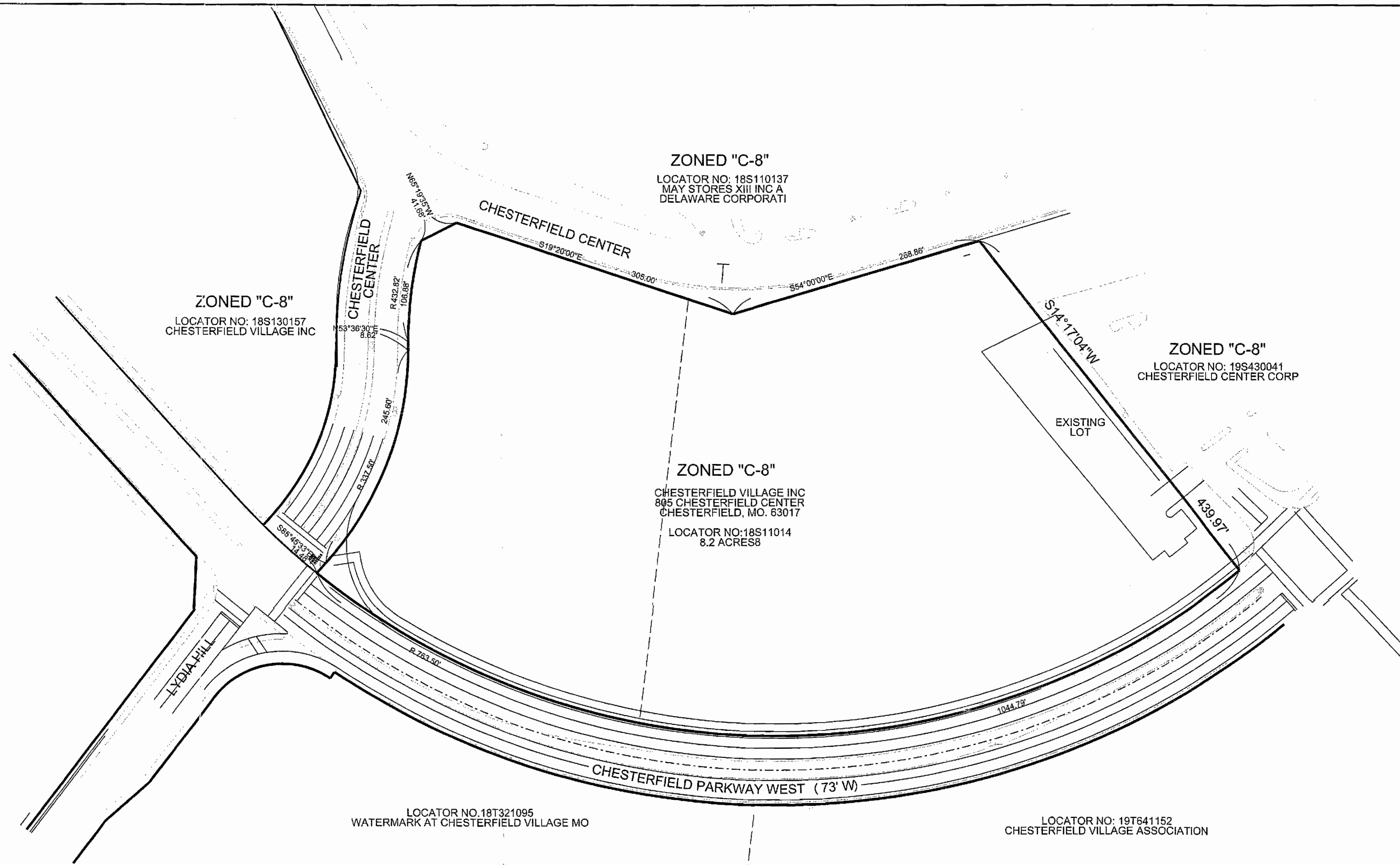
09/29/2017
TIMOTHY J. MEYER, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #20050074

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6272 main
314.890.1250 fax
www.volzinc.com

SHELBOURNE SENIOR LIVING
A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

PRELIMINARY DEVELOPMENT PLAN
BASE MAP NO. 18S
LOCATOR NO. 18S110.48
VOLZ NO. 21482
H:\CAD\21482-21489\21482\Planning\Preliminary\PPD



THIS SITE IS IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS FIRE DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 PARKWAY SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

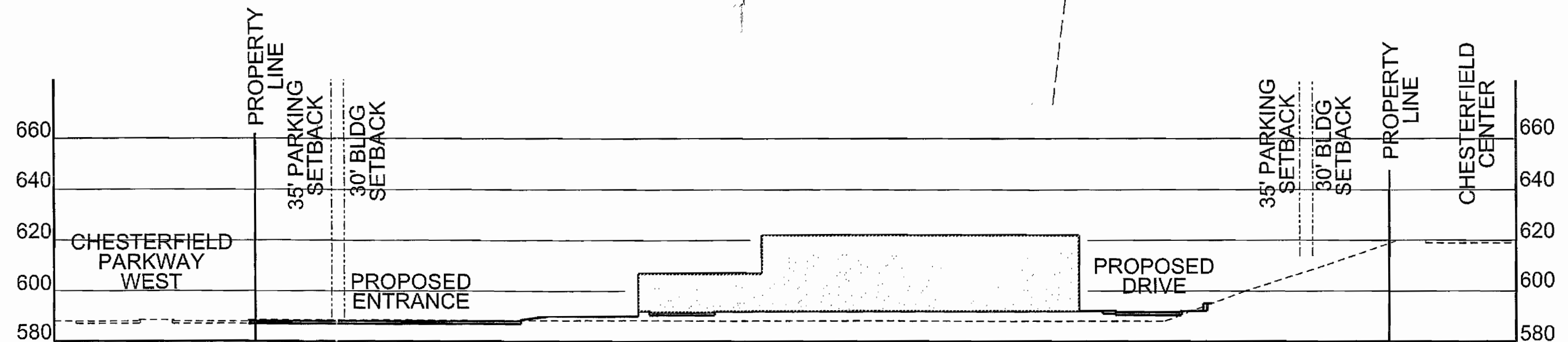
THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

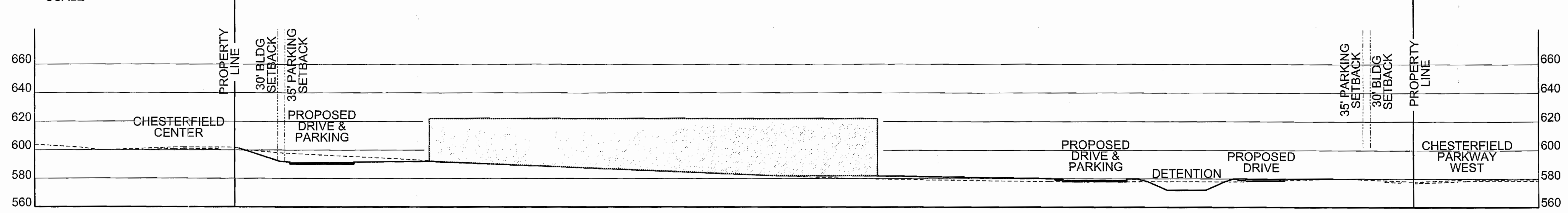
BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:	
AREA OF SITE:	8.2 ACRES
LOCATOR NO:	18S110148
SITE ADDRESS:	805 CHESTERFIELD CENTER CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC SUITE 600 CHESTERFIELD, MO 63017
PREPARED FOR:	SHELBOURNE SENIOR LIVING SHELBOURNE HEALTHCARE DEVELOPMENT GROUP 123 WEST WAYNE AVE. WAYNE, PA 19087 OFFICE: 610-229-9074
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.860.1250 FAX www.volzinc.com
EXISTING ZONING:	"C-8 - PLANNED COMMERCIAL
PROPOSED ZONING:	"UC" URBAN CORE
PROPOSED HEIGHT:	4 STORY
OPEN SPACE:	A MINIMUM OF 30% OPEN SPACE IS REQUIRED. OPEN SPACE SHOULD BE INTEGRATED INTO THE DEVELOPMENT TO PROVIDE AESTHETIC, RECREATIONAL, OR OTHER PUBLIC BENEFIT. COVERED PEDESTRIAN WALKWAYS AND BRIDGES MAY BE COUNTED TOWARDS THE 30% OPEN SPACE REQUIREMENT.
PARKING:	SURFACE PARKING TO MEET REQUIRED CODE.
<p>A TRACT OF LAND BEING C109 AND C208 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158 PAGES 86 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID C109, SAID POINT BEING ON THE EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE (FORMERLY CHESTERFIELD VILLAGE PARKWAY); THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID C109 THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 45 MINUTES 33 SECONDS EAST 14.48 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 14 MINUTES 22 SECONDS EAST 337.50 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 245.60 FEET, NORTH 52 DEGREES 32 MINUTES 36 SECONDS EAST 8.82 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 37 DEGREES 27 MINUTES 19 SECONDS EAST 432.82 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 106.88 FEET AND SOUTH 85 DEGREES 19 MINUTES 35 SECONDS WEST 41.88 FEET TO THE EAST LINE OF SAID C109; THENCE SOUTHWARDLY ALONG SAID EAST LINE AND ALONG THE NORTHEAST LINE OF SAID C208 SOUTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 305.00 FEET AND SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST 288.88 FEET TO THE EAST LINE OF SAID C208; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 14 DEGREES 17 MINUTES 04 SECONDS WEST 439.97 FEET TO SAID EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 01 MINUTES 10 SECONDS EAST 763.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 1044.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.207 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING AUGUST 2017.</p>	

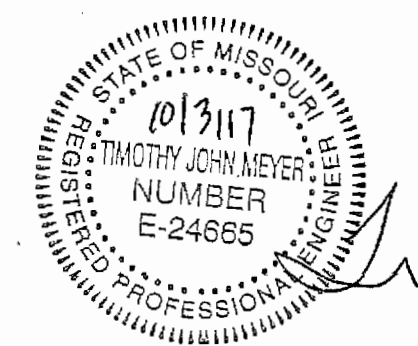


SECTION AA
1" = 40'
SCALE

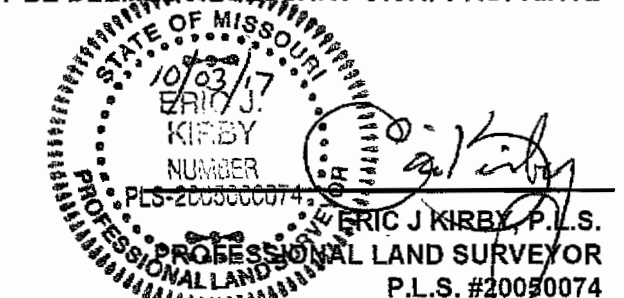


SECTION BB
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SCALE

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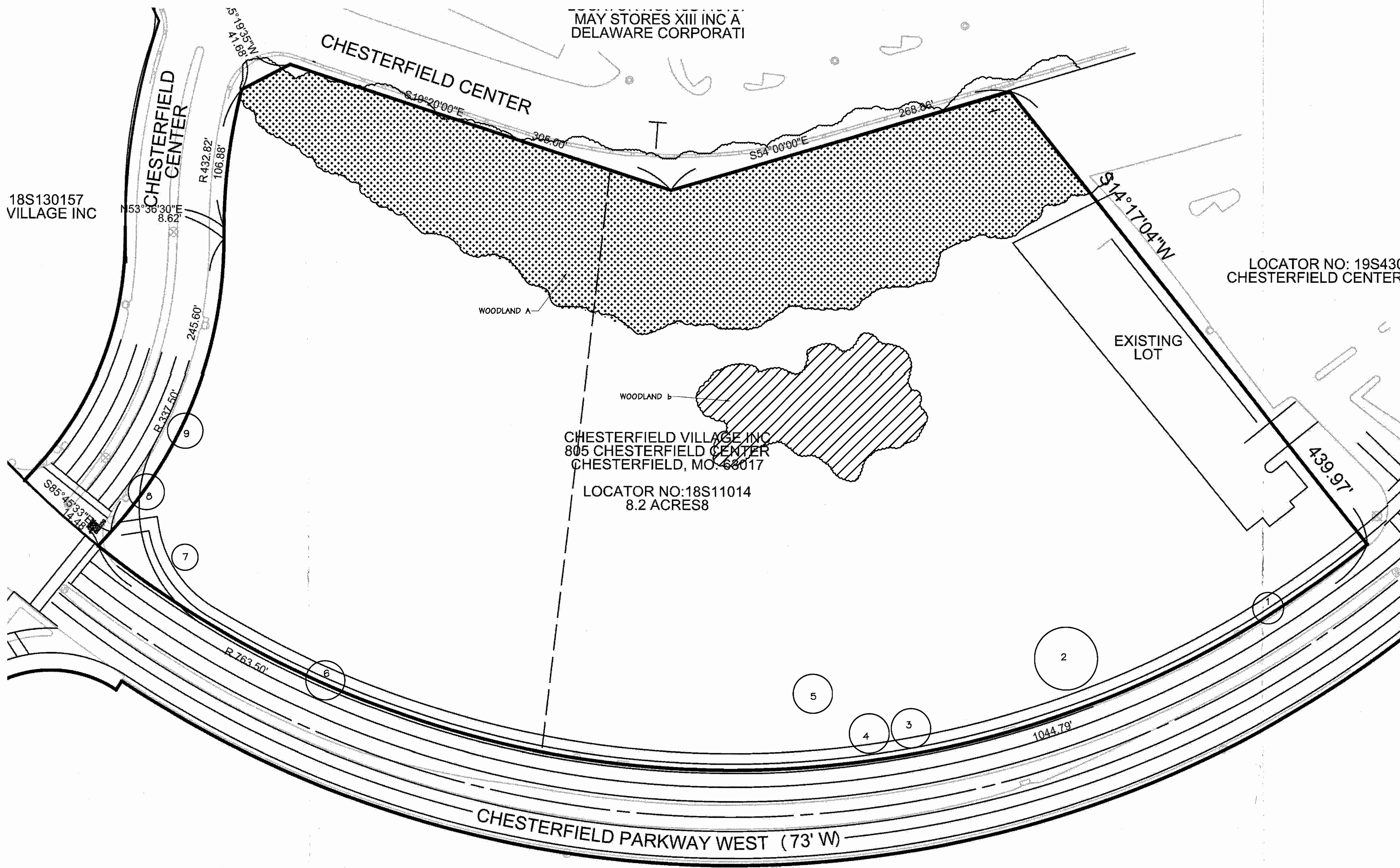
ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #20090074

SHDG
CHESTERFIELD LLC
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WAYNE, PA 19087
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SHELBOURNE SENIOR LIVING
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PRELIMINARY DEVELOPMENT PLAN
 BASE MAP NO. 18S
 LOCATOR NO. 18S110148
 VOLZ INC. 2-14-02
 805 CHESTERFIELD CTR
 8.2 ACRES
 09-29-2017
 2



18S130157
VILLAGE INC

MAY STORES XIII INC A
DELAWARE CORPORATI

LOCATOR NO: 19S43C
CHESTERFIELD CENTER

CHESTERFIELD VILLAGE INC
805 CHESTERFIELD CENTER
CHESTERFIELD, MO 63017

LOCATOR NO: 18S11014
8.2 ACRES8

LOCATOR NO. 18T321095
WATERMARK AT CHESTERFIELD VILLAGE MO

LOCATOR NO: 19T641152
CHESTERFIELD VILLAGE ASSOCIATION

Tree Stand Delineation
SCALE 1" = 40'-0"

Chesterfield Parkway West					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comment
1	Green Ash	10	452	2	Street Tree
2	Silver Maple	22	1,808	3	
3	Green Ash	16	706	2	
4	Green Ash	16	706	2	
5	Mulberry	14	706	2	
6	Green Ash	17	706	2	Street Tree
7	Red Maple	8	314	1	Sun Scald
8	Austrian Pine	18	400	2	
9	White Pine	16	530	3	
Total			6,328		

LEGEND

Location
109— Reference Number

RATING:
1=Poor Quality
3=Average Quality
5=Excellent Quality

Tree Stand Delineation Narrative
October 2, 2017

The overall Lot of comprises a total of 8.2 Ac and has a total of 9.31 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: This woodland area covers the slope on the Eastern part of the site and covers (1.43 AC). The primary overstory trees are mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry. The average size of the overstory canopy is 4-12" dbh with a density of 80 trees per acre. The understorey is primarily shrub honeysuckle and Rough Leaf Dogwood.

Woodland B: This woodland area is found in the center of the site (27 AC) and is made up of intermixed Boxelder, Black Cherry, Ash, Silver maple, with some hickory at the south west corner. The Average size is 3-8" dbh.

No Monarch, state champion or rare trees were found on the site.

WOODLAND A = 1.43 Ac. (62,359 sq. ft.)
WOODLAND B = 0.27 Ac. (12,099 sq. ft.)
INDIVIDUAL TREES = 0.14 Ac. (6,328 sq. ft.)
Total Existing Canopy 1.84 Ac. (80,786 sq. ft.)

Tree Stand Delineation Plan Prepared under direction of Skip Kincaid of Hansen's Tree Service Certified Arborist MW-04155BW

Skip Kincaid
Base Map Provided by: Volz Engineering

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

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Shelborne Healthcare

Revisions:

Date	Description	No.

Drawn: DD
Checked: BD

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