



VIII. B.

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Planning Commission Vote Report

Subject: Conditional Use Permit Vote Report

Meeting Date: November 14, 2011

From: Mara M. Perry, AICP, Senior Planner

Location: Northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445)

Petition: **P.Z. 11-2011 Friendship Village of West County (15201 Olive Boulevard)**

Proposal Summary

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, are requesting a Conditional Use Permit (CUP) in an “R4” Residence District to allow for Nursing homes and group homes for the elderly. The site is currently developed with an existing retirement/ assisted living/ skilled nursing complex.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family use designation.

Site Area History

The subject tract was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

The site was granted Conditional Use Permit #264 from St. Louis County in 1973 for a “full life retirement center”. The permit was amended by St. Louis County in March 1988 to increase the number of beds allowed in the nursing facility and add setbacks for an addition. In August 1989, the City of Chesterfield City Council approved Conditional Use Permit #2 which allowed for limited service and retail commercial uses. In 2008, Conditional Use Permit #2 was repealed with the approval of City of Chesterfield Conditional Use Permit #29 which added additional property to the existing lot governed by the CUP.

A Boundary Adjustment Plat was approved by City Council in February of 2008 to add the additional lots into the development. The original Site Development Plan for the site has been amended multiple times for additions to the existing building, additional villas and for parking.

Department Input

CUPs are issued according to the zoning district the land is in and the previously issued CUP #29 was issued in the “NU” Non-Urban District. The Conditional Use Permit for this request meets all of the development requirements of the City of Chesterfield. Because the petitioners are also requesting a change of zoning to “R4”, the CUP must be reissued. No changes to the CUP are being proposed or requested at this time.

Zoning Analysis

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A Public Hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.
- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.
- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become effective after 15 days of the City Council’s receipt of the Planning Commission’s report granting the application. *In the event that a conditional use permit is filed in conjunction with a required change of zoning, the permit shall not become effective until the date of enactment of the ordinance authorizing the zoning change.*
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. The petitioner has provided a boundary retracement plat as their preliminary plan which shows the existing improvements on the site which were authorized under the existing conditional use permit. When a vote is taken on the conditional use request, the vote is to approve the *use(s)*, not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

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

- North: Hugo Essens Farm subdivision zoned “NU” Non-Urban District.
South: Villas at Chesterfield Pointe subdivision zoned “R4” Residence District and Shenandoah subdivision zoned “R3” Residence District.
East: Faust Park zoned “PS” Park and Scenic District and Nooning Tree subdivision zoned “R3” Residence District.
West: Arrowhead West subdivision zoned “NU” Non-Urban District and Braefield subdivision zoned “R4” Residence District.



View of the existing multi-story structure on the site



View of the Multi-Purpose addition



View of one of the Attached Villas units

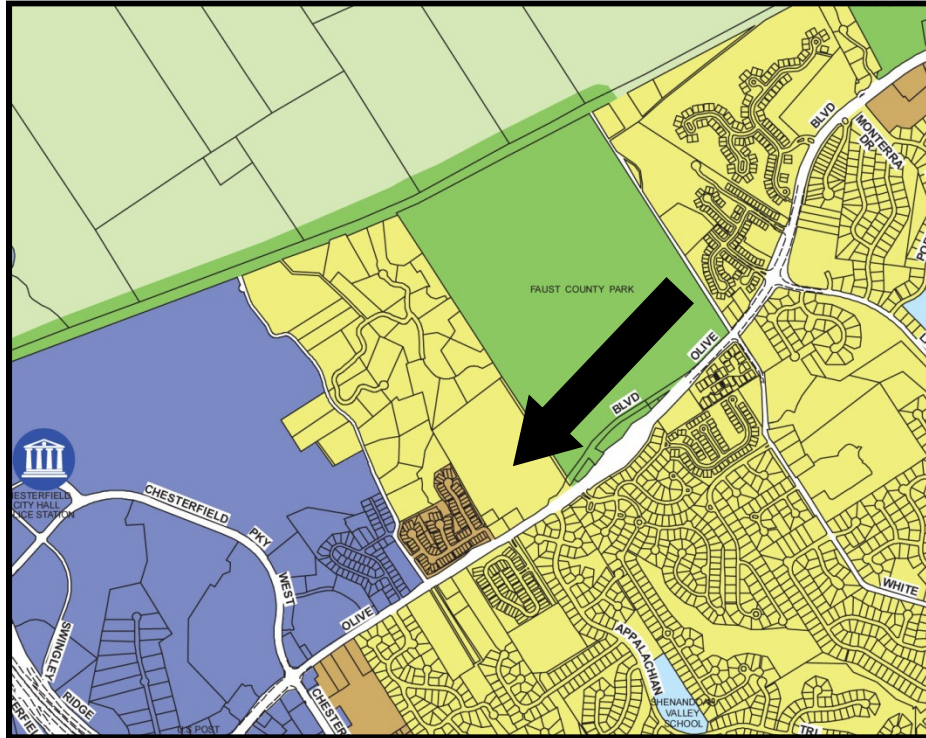


View looking East along Olive Boulevard

Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family land use designation. This subject site is not

located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Issues

A Public Hearing is being held on Monday November 14, 2011. Staff has no outstanding issues on this Conditional Use Permit petition.

Request

Staff has reviewed the Conditional Use Permit request and the request adheres to all applicable requirements of the City of Chesterfield. Staff requests action on the Conditional Use Permit for P.Z. 11-2011 Friendship Village of West County (15201 Olive Boulevard). **If approved, as this CUP was filed in conjunction with a required change of zoning, the permit shall not become effective until the date of enactment of the ordinance authorizing the zoning change to “R4”.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mara M. Perry'.

Mara M. Perry, AICP
Senior Planner

Attachments

1. Conditional Use Permit #35
2. Preliminary Plat

CONDITIONAL USE PERMIT #35

Petition:	P.Z. 11-2011 Friendship Village of West County (15201 Olive)
Public Hearing Date:	November 14, 2011
Site Location:	15201 Olive Boulevard
Acreage for CUP:	34.57 acres
Underlying Zoning District:	"R4" Residence District

The following Conditional Uses shall be allowed in this development:

Nursing Homes and Group Homes for the Elderly which includes:

A full life care retirement center:

- a. A 300 unit apartment complex for residents of age 62 or above.
- b. A 117 bed nursing facility.
- c. A separate residence for the resident administrator.
- d. Parking lots, drives, recreation and dining facilities and associated supporting uses.
- e. A maximum of 2,000 square feet of limited service and retail commercial uses, to be located within (1) self-care building. Uses authorized may include a financial facility, excluding drive-up and external walk up facility, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below:

1. General
 - a. A minimum of 356 off-street parking spaces shall be provided for the development.
 - b. No structure shall exceed four stories in height at any point on the building perimeter.
 - c. Sign regulations shall be the same as those contained in the city code with the exception that no signage or other device on the exterior, shall indicate the presence of commercial uses within.

- d. Entrance to the project shall be allowed only from Olive Boulevard.
- e. Fencing shall be provided along the north property line.
- f. The perimeter driveway shall be a minimum of ten (10) feet from the limits of this C.U.P.
- g. No construction vehicles shall be allowed to enter the property in question from Arrowhead Estates Drive.
- h. All the conditions contained within this permit shall be posted upon the property in such a manner that they are visible to the public during the operation of the facility.

2. Access

- a. Access to the development shall be allowed only from Olive Boulevard.
- b. Ingress and egress must conform to Missouri Department of Transportation's (MoDOT) Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.

3. Road Improvements, Including Sidewalks

- a. Remove the existing entrance and restore the right-of-way on the former 15217 Olive Blvd. property. The existing shared entrance will need to be shifted over to 15239 Olive Blvd., and built to MoDOT standards, maintaining a minimum width of 24 ft.
- b. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard (State Route 340) frontage of the site. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or within a six (6) foot wide sidewalk maintenance and utility easement on the subject property.
- c. Upgrade all pedestrian facilities within the right of way to comply with current MoDOT and City of Chesterfield's ADA standards.
- d. Any work within MoDOT's right of way will require a MoDOT permit.
- e. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.

4. Lighting Requirements

- a. Light standards shall not exceed sixteen (16) feet in height.

5. Landscape Requirements

- a. Existing trees and tree masses in the north, east and west portions of the property shall be retained and supplemented with new planting where necessary to assure dense buffering.

6. Miscellaneous Conditions

- a. Provide an outside trash collection area enclosed by a six (6) foot high sight proof wooden fence with supporting plant material.
- b. No outdoor incineration shall be allowed on the site.

7. Trust Fund Contribution

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (Trust Fund No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$606.42/ Parking Space
Retirement Community	\$396.96/ Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution, which remains following completion of road improvements required by the development, should be retained in the appropriate trust fund.

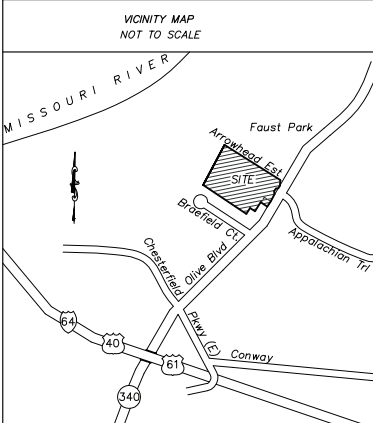
The amount of the required contribution/improvements, if not approved for construction by January 1, 2012, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Legal Description

Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 356 page 143 of the St. Louis County Records.

BOUNDARY RETRACEMENT SURVEY
LOT A OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT
PLAT BOOK 356 PAGE 143.
 ST. LOUIS COUNTY, MISSOURI



- LINE CHART**
- L1 = S 58°18'50" W 66.98' (R1&S)
 - L2 = N 72°06'11" W 53.16' (R1&S)
 - L3 = S 61°49'45" W 75.01' (R1&S)
 - L4 = S 16°21'14" W 68.59' (R1&S)
 - L5 = S 53°21'49" W 172.33' (R1&S)
 - L6 = S 59°01'29" W 12.60' (R1&S)
 - L7 = S 59°01'29" W 151.14' (S)
 - L8 = S 59°01'29" W 138.45' (S)
 - L9 = N 30°31'42" W 166.19' (R&S)
 - L10 = S 57°52'00" W 138.51' (R2&S)
 - L11 = N 30°31'42" W 169.22' (R1&S)
 - L12 = N 30°31'11" W 12.56' (S)

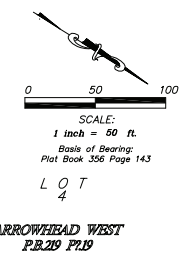
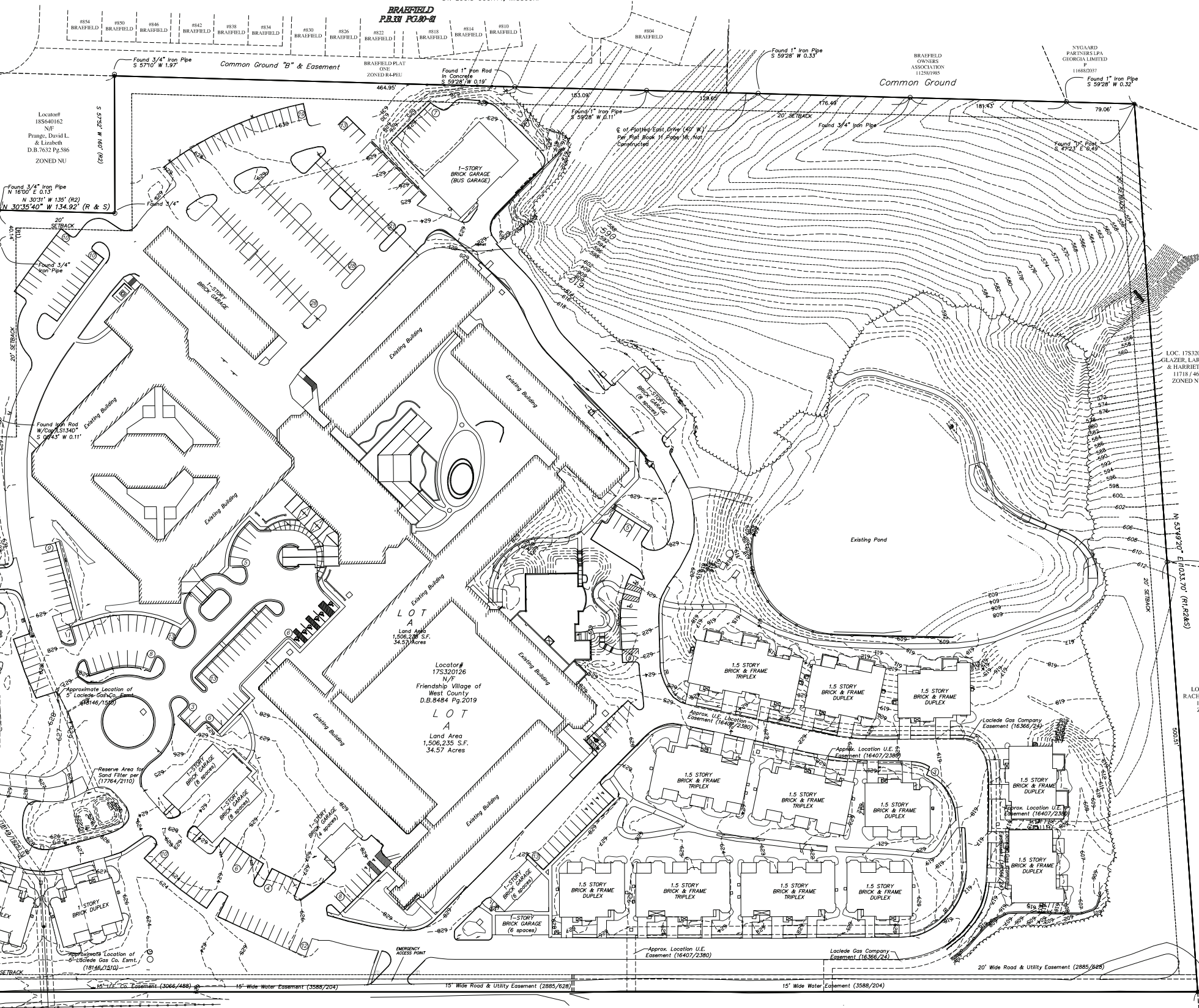
Locator# 188640162
N/F
Prange, David L.
& Lizabeth
D.B.7632 Pg.586
ZONED NU

Locator# 188640272
N/F
WCS Property
Inc.
D.B.12657 Pg.252
ZONED NU

Found Iron Rod
W/Cap L51340
N 21°37' E 0.33'
N 30°31'42" W 172.33' (R1 & S)

Found Iron Rod
W/Cap L51340
N 71°26' E 0.24'
N 22°41' E 0.16'

Found Iron Rod
W/Cap L51340
N 21°49' E 0.12'



15'x15' Access Easement
as per (18127/3015)

Found Iron Rod
W/Cap L51340
N 71°26' E 0.24'

Found Iron Rod
W/Cap L51340
N 21°49' E 0.12'

Found Iron Rod
W/Cap L51340
N 21°49' E 0.12'

Found Iron Rod
W/Cap L51340
N 21°49' E 0.12'

LAND DESCRIPTION LOT A:
 A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUDO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A SET 1/2" x 1/8" REBAR WITH CAP STAMPED "MARLER L.S. 347-D" (TYPICAL), MARKING THE SOUTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 13864 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, BEING A POINT ON THE NORTHWESTERN CORNER OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDED IN DEED BOOK 8208 PAGE 1831 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID FRIENDSHIP VILLAGE PROPERTY, AND ITS EXTENSION, WHICH IS THE PROPERTY LINE OF ANOTHER TRACT OF LAND OF FRIENDSHIP VILLAGE OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK #848 PAGE 2019, NORTH 30 DEGREES 43 MINUTES 42 SECONDS WEST A DISTANCE OF 125.23 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP STAMPED "L.S. 134-D" BEARS SOUTH 00 DEGREES 43 MINUTES WEST A DISTANCE OF 0.11 FEET; THENCE ALONG THE FRIENDSHIP VILLAGE TRACT LISTED AS DEED BOOK #848 PAGE 2019, SOUTH 57 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 242.86 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 18 DEGREES 00 MINUTES EAST A DISTANCE OF 0.13 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO A SET REBAR, FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST A DISTANCE OF 1.97 FEET; THENCE NORTH 30 DEGREES 32 MINUTES WEST A DISTANCE OF 1184.67 FEET TO A SET REBAR, FROM WHICH A FOUND "U" POST BEARS SOUTH 47 DEGREES 23 MINUTES EAST A DISTANCE OF 0.49 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 06 MINUTES 20 SECONDS EAST A DISTANCE OF 1003.73 FEET TO A POINT ON THE NORTHWESTERN RIGHT OF WAY LINE OF OLIVE BOULEVARD (VARIABLE WIDTH) ALSO KNOWN AS HIGHWAY 340, FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST A DISTANCE OF 0.28 FEET; THENCE ALONG THE SAID NORTHWESTERN RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 134-D" BEARS NORTH 32 DEGREES 48 MINUTES WEST A DISTANCE OF 0.12 FEET; THENCE SOUTH 58 DEGREES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST A DISTANCE OF 0.10 FEET; THENCE NORTH 72 DEGREES 06 MINUTES WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 68.59 FEET TO A FOUND 5/8" IRON REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 172.33 FEET TO A POINT FROM WHICH A FOUND RIGHT OF WAY MARKER BEARS NORTH 22 DEGREES 41 MINUTES EAST A DISTANCE OF 0.16 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 151.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1,506,235 SQUARE FEET, OR 34.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2007.
 END OF DESCRIPTION

Locator# 179410022
N/F
St. Louis County
D.B.6320 Pg.1227
FAUST PARK
ST. LOUIS
COUNTY PARKS
ZONED PS
MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D
By: MICHAEL S. BLANST
MISSOURI P.L.S. 2364

SURVEYOR'S STATEMENT
 THIS IS TO CERTIFY THAT AT THE REQUEST OF U.S. TITLE GUARANTEE COMPANY AND FRIENDSHIP VILLAGE OF WEST COUNTY, A MISSOURI NONPROFIT CORPORATION, WE HAVE DURING THE MONTH OF APRIL, 2007 AND REVISION IN AUGUST 2011, PERFORMED A BOUNDARY RETRACEMENT SURVEY ON LOT A OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION RECORDED IN PLAT BOOK 356 PAGE 143 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING.
 THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY (10 CSR 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (4 CSR 30-16.070), EFFECTIVE 12/30/94, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)
 IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____ 2011.

JOB NO. 1108-056	MARLER SURVEYING COMPANY, INC.	DEPUTY C.B.
DRWN BY: D.J.N.		CHK'D BY: D.F.V.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 110 WEST MAIN STREET, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.net		