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Planning Commission Staff Report

Project Type:	Site Development Concept Plan
Meeting Date:	November 26, 2012
From:	Justin Wyse, AICP Senior Planner
Location:	North of Chesterfield Parkway E, south of I-64 (SE Quadrant)
Applicant:	Stock and Associates on behalf of Mercy Health Systems
Description:	<u>Chesterfield Village, SE Quadrant (Mercy Health Systems):</u> A Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan for a 40.040 acre tract of land zoned "UC" Urban Core District located north of Chesterfield Parkway E, south of I-64 (SE Quadrant).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Mercy Health Systems, has submitted a Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan for Planning Commission review. The request shows proposed section limit boundaries, conceptual landscaping along arterial roadways, roadway and pedestrian improvements, initial site grading, and spatial allocation of proposed uses (i.e. building, parking, and open space) in a "UC" Urban Core District for a 40.040 acre tract of land located north of Chesterfield Parkway E, south of I-64 in the area generally referred to as the southeast quadrant.

Consistent with the information presented during the change in zoning for P.Z. 02-2012 Mercy Health Systems, the proposed development of the subject site is intended to be constructed in several phases over time. While the exact duration of the development

is not known, it is envisioned that full development of the site will take approximately ten years. In order to ensure orderly development of this site and coordination of improvements, a Site Development Concept Plan is required. This plan shows the infrastructure improvements associated with the development, identifies preliminary spatial allocation of high level uses, and defines section limits that will be used for future section plan submittals. Specifically, the Site Development Concept Plan is required to show the following information:

- All existing streets, roads, floodplain areas, and other significant physical features;
- Approximate location of proposed streets and property lines;
- Existing and proposed contour data to indicate the slope and drainage of the tract.
- Approximate location of existing and proposed sidewalks and pedestrian walkways.
- Proposed type of treatment or method of sewage disposal.
- Structure and parking setbacks along all roadways and property lines.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The proposed Mercy Health Systems development has been the subject of several smaller planned developments over the years which were never constructed. Details of the history of the subject site were previously presented in the April 23, 2012 Planning Commission Issues Report¹ regarding P.Z. 02-2012 Mercy Health Systems (Chesterfield Village, SE Quadrant). In general, the site has been planned for office, bank, and medical uses.

At the request of Mercy Health Systems, who submitted a request for a zoning map amendment, the City of Chesterfield approved Ordinance 2721 in September of 2012. The submitted Site Development Concept Plan includes all area covered under this ordinance. The planned district ordinance permits a maximum floor area ratio of 0.55 (~960,000 square feet) and allows for a medical and general office development. Full details regarding intensity and uses will be submitted on future section plan submittals.

Land Use and Zoning of Surrounding Properties:

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

¹ Available online at <http://www.chesterfield.mo.us/webcontent/Agendas/PlanAgendaDocs/04-23-2012-PC-VIII.A-Report.pdf>.

North: Interstate 64 borders the subject site to the north.

South: The property to the south of the subject site is currently zoned “R-5” Residence District with a PEU (Brandywine).

East: The property to the east of the subject site is currently zoned “R6A” Residence District with a PEU (Schoettler Village Apartments).

West: The property to the west of the subject site is currently zoned “C-8” Planned Commercial District (Elbridge Payne Office Park).



STAFF ANALYSIS

Zoning

The subject site is zoned “UC” Urban District under the terms and conditions of City of Chesterfield Ordinance 2721. The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2721 and all applicable City Code requirements.

Proposed Spatial Orientation of Development

Page C1 of the plans includes a Potential Phasing Key. These areas will be used as the starting point for future submission of section plans. Additionally, the information is used to verify consistency of the proposal with City of Chesterfield Ordinance 2721 and other City ordinances pertaining to the development of the subject site.

The proposed development includes minimal disturbance along Chesterfield Parkway in an effort to minimize the number of trees impacted. This is consistent with the requirements of City of Chesterfield Ordinance 2721 as well as the information presented at the Public Hearing on P.Z. 02-2012 Mercy Health Systems.

In contrast to the image created along Chesterfield Parkway, the northern side of the development will allow for opportunities of creating a highly visible 'front door' from I-64. This contrast between the northern and southern sides of the property is consistent with the project as presented during the zoning map amendment. Additionally, the layout would provide for a logical means of travel to / from the site with the required roadway improvements.

Traffic/Access

A traffic impact study has been submitted to identify required improvements associated with the proposed development of the Mercy site. Several improvements have been required by the reviewing agencies (Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and the City of Chesterfield). Below is a summary of the required improvements.

1. Clarkson @ I-64
 - a. Widen the median under I-64 to provide a second northbound left-turn lane, make corresponding signalization improvements, and widen the North Outer Road west of Clarkson to provide a second receiving lane. [To be performed by MoDOT].
 - b. Extend the northbound left-turn lane through the south ramp terminal to provide additional stacking and make corresponding signalization improvements at the eastbound ramps.
 - c. Extend a third southbound through lane under I-64.
2. Chesterfield Parkway @ Elbridge Payne
 - a. Upgrade existing traffic signal and channelization islands to meet ADA requirements.
 - b. Coordinate and optimize signal system on Chesterfield Parkway Elbridge Payne to Justus Post.

3. Chesterfield Parkway at Mercy Drive
 - a. Install new traffic signal and turn lanes at proposed driveway and interconnect it to St. Louis County's system.
 - b. Perform a progression analysis and develop new timing plans for the coordination and optimization of the signal system on Chesterfield Parkway.
 - c. Remove landscaped median for eastbound left-turn lane.
4. Chesterfield Parkway @ South Outer Forty / Schoettler Spur
 - a. Reconfigure the northbound approach and modify the island in the southeast quadrant to provide a separate right-turn lane and a combination through/right-turn lane with storage for the through movement. [Funds to be escrowed with St. Louis County for this improvement.]
 - b. Perform a "progression analysis" to identify appropriate timing changes from Conway Road through Schoettler Valley Drive and the new Mercy signal.
 - c. Remove the landscaped median to the south of Schoettler Spur and restripe the center-left-turn lane to provide a storage bay, striped median and an extension of the southbound left-turn lane at Schoettler Valley.
5. Northbound Clarkson @ South Outer Road/Elbridge Payne
 - a. Realign South Outer Forty to provide increased separation from Clarkson. Reconfigure the intersection with the outer road to facilitate inbound traffic.
 - b. Reconstruct existing South Outer Forty.

These improvements, and all necessary right-of-way dedication, are required to be completed prior to the issuance of any occupancy permits for the development.

It should be noted that the conversion of the existing eastbound I-64 on-ramp from Clarkson is not included in the list above. This improvement is being pursued under a separate agreement between Mercy and the City of Chesterfield. Currently, the Petitioner is working on the technical analysis prior to submitting detailed recommendations to the City, MoDOT, and ultimately Federal Highway Administration (FHWA) for approval.

Pedestrian Circulation

Consistent with nearby improvements and the design for the Pathway on the Parkway project, the subject site will be providing a six foot, multi-use path along Chesterfield Parkway for the length of the site. Additional improvements will include a five foot tree lawn between the sidewalk and street, revised landscaped medians to accommodate proposed changes and entrances on Chesterfield Parkway, and street lighting within the medians.

Sidewalks are proposed on one side of Mercy Campus Drive and will provide public access to areas around and through the site. Improvements are also included at the intersection of Chesterfield Parkway and Elbridge Payne to bring the intersection into compliance with ADA requirements.

Tree Preservation

A Tree Preservation Plan (TPP) has been submitted in conjunction with the Site Development Concept Plan. This plan identifies 23 acres of canopy area on the site. City of Chesterfield Ordinance 2512 requires that 30% of the existing vegetation must be retained. The TPP also takes the initial grading and site work into account. Based on this, 10.02 acres of canopy (43.5%) will be retained. Page C1 of the plans shows a key map that generalizes tree preservation areas and shows proposed section limits.

Future section plans that include removal of additional vegetation will be required to amend this plan to verify compliance with City of Chesterfield Ordinance 2512.

Conceptual Landscape Plan

The Conceptual Landscape Plan is required to show landscaping along collector and arterial roadways only. City of Chesterfield Ordinance 2721 requires that, "Where natural buffers exist, every effort shall be made to reduce disturbance and maintain the existing buffer..." As shown on page C1 of the plan submittal, the plan proposes to retain the existing vegetation on the southern and eastern sides of the development. The proposed development of the Mercy site abuts residential development to the south and east. As such, utilization of the existing vegetation in these areas is highly desirable and will minimize the impact of the proposed development on the adjacent uses.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan and has found the application to be in conformance with City of

Chesterfield Ordinance 2721, and all other applicable City Code requirements. Staff recommends approval of the Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan for Chesterfield Village, SE Quadrant (Mercy Health Systems).

MOTION

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

- 1) "I move to approve (or deny) the Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan for Chesterfield Village, SE Quadrant (Mercy Health Systems)."
- 2) "I move to approve the Site Development Concept Plan, Conceptual Landscape Plan and Tree Preservation Plan for Chesterfield Village, SE Quadrant (Mercy Health Systems), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Concept Plan
Conceptual Landscape Plan
Tree Preservation Plan