



# IV. A

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning and Development Services Division Public Hearing Summary Report

**P.Z. 13-2013 St. Luke's Hospital-East Campus (222 S. Woods Mill Rd.):** A request for an amendment to Ordinance 2224 to modify the boundaries and development conditions of the "MU" Medical Use District located east of the intersection of South Woods Mill Road and Hwy 141 (18Q240306).

### **Summary**

St. Luke's Episcopal Presbyterian Hospitals has submitted a request for an amendment to City of Chesterfield Ordinance 2224 to modify the boundaries and development conditions of the "MU" Medical Use District on their eastern campus located at 222 S. Woods Mill Rd. The City of Chesterfield Land Use Plan indicates this parcel to be within the Hospital land use district.

The applicant is proposing to remove property covered under City of Chesterfield Ordinance 2224, specifically parts of 175 S. Woods Mill Rd (west of Hwy 141) and to remove standards under Ordinance 2224 which pertain to the western parcel (see attached Ordinance 2224 Exhibit). The result would be to have one ordinance governing the entire eastern campus.

The purpose of the ordinance amendment is to accommodate future expansion of the hospital. The attached Preliminary Plan depicts an additional 109,700 square feet of medical structures associated with this request. Existing floor area of this campus is 826,800 square feet, with the proposed additions totaling 936,500 square feet, not including parking garage structures. Planned patient expansions are not proposed to exceed seven stories in height. In addition, no planned expansion is indicated to extend above height of existing facilities at this location. Parking garage additions are planned on the north and western sections of the campus consisting of one five level replacement garage, additional two-stories on an existing garage (westernmost parking garage) and proposed expansion of surface parking north of the facility. No planned expansion of the eastern parking garage is planned or depicted, which was limited to three stories under Ordinance 2224. No changes in access are proposed associated with this petition; however, a traffic study is being required during the Site Development Plan review to further evaluate site access. The Preliminary Plan submitted associated with this petition is still being reviewed and is subject to revision/change based upon comments generated by the Public, Planning Commission and City Staff.

A public hearing further addressing the request will be held at the December 9, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Preliminary Plan and Project Narrative.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Boyer', with a long horizontal line extending to the left.

John Boyer  
Senior Planner

Attachments

1. Ordinance 2224 Exhibit
2. Public Hearing Notice
3. Preliminary Plan
4. Project narrative

cc: Aimee Nassif, Planning and Development Services Director





Ordinance 2224 Exhibit





## 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 December 9, 2013 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

P.Z. 13-2013 St. Luke's Hospital-East Campus (222 S. Woods Mill Rd.): A request for an amendment to Ordinance 2224 to modify the boundaries and development conditions of the "MU" Medical Use District located east of the intersection of South Woods Mill Road and Hwy 141 (18Q240306).

### Description of Property

A tract of land in U.S. Survey 365, Township 45 North, Range 5 East, St. Louis County, Missouri.

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



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

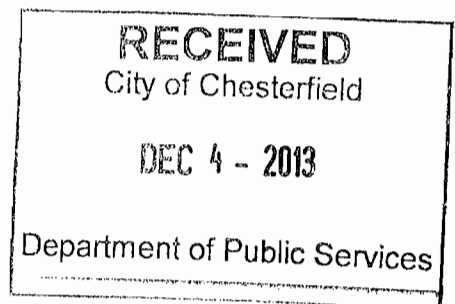


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner John Boyer at 636.537.4734 or via e-mail at [jboyer@chesterfield.mo.us](mailto:jboyer@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

## **NARRATIVE STATEMENT**

This Application requests that the property known as "Parcel A" in Ordinance No. 2224 be governed by its own site specific zoning ordinance within the "MU" Medical Use District. No change in permitted uses, terms, conditions or development standards is requested for "Parcel A".

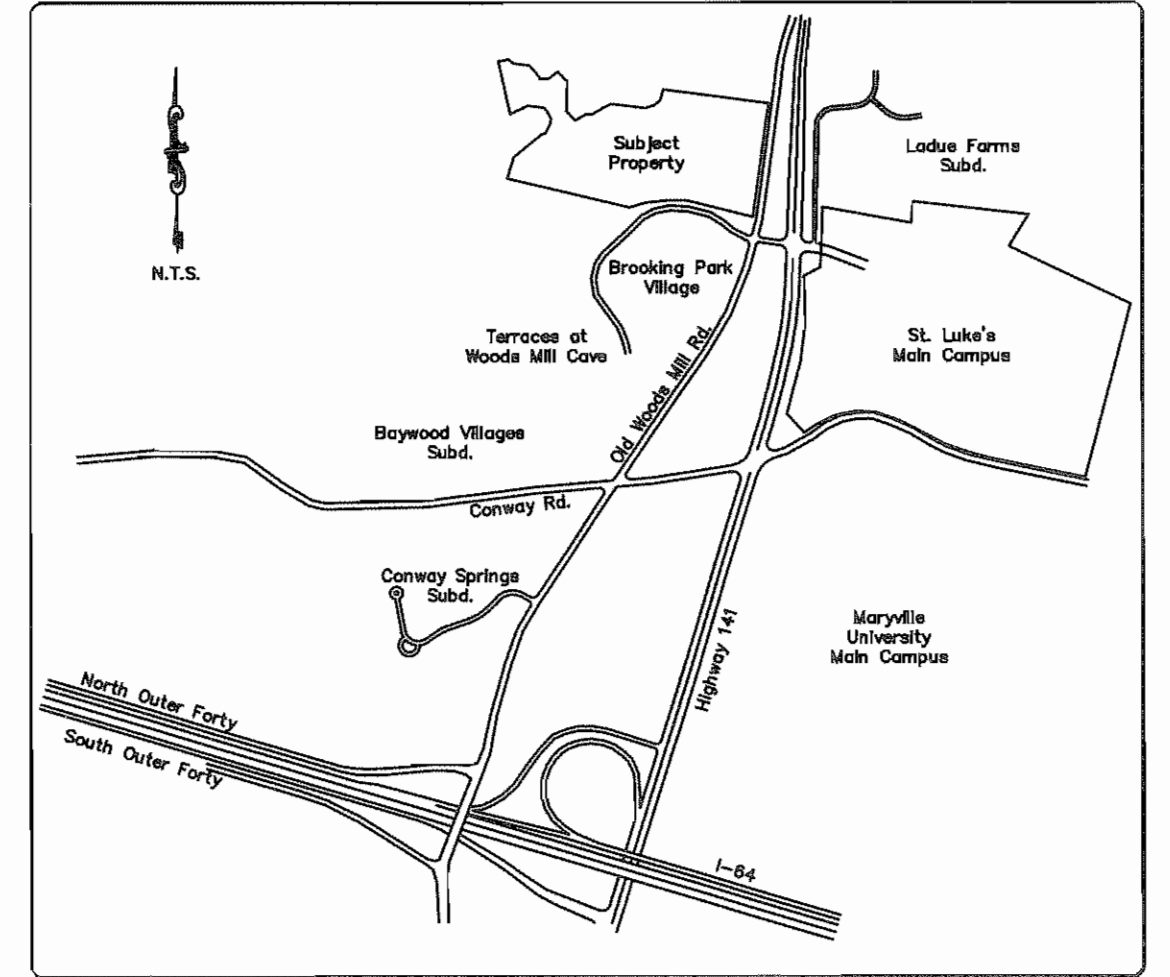
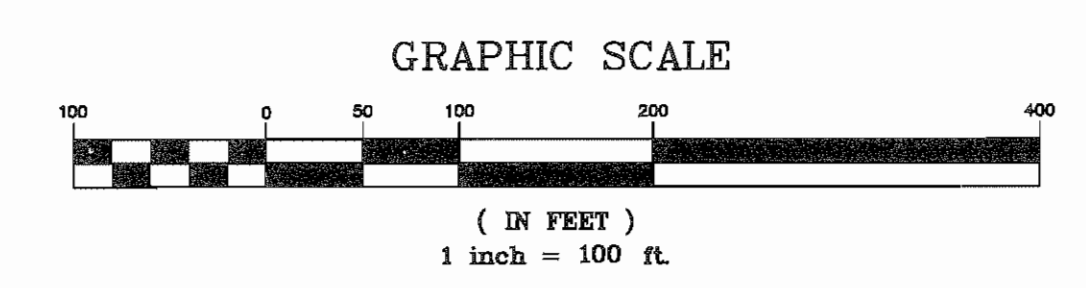
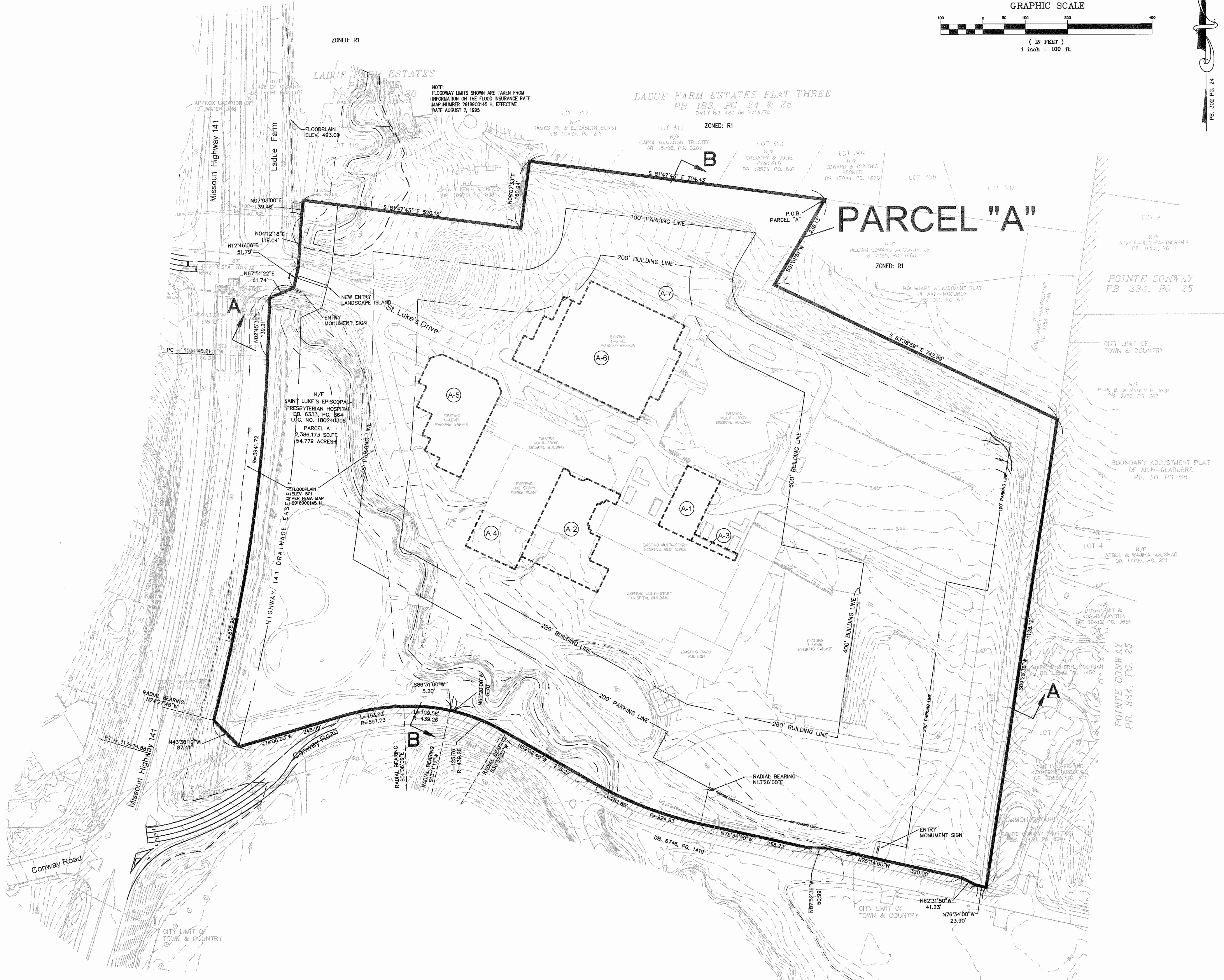
"Parcel A" is now governed by the same Ordinance that governs property known as "Parcel B". "Parcel A" is East of Highway 141 and "Parcel B" is West of Highway 141. After discussion with City Staff, it has been determined that it would be in the mutual interests of the Applicant and the City to have the MU District East of Highway 141 governed by a separate Ordinance from the MU District West of Highway 141.











**PERTINENT DATA**

EXISTING ZONING	= "MU" MEDICAL USE DISTRICT
LOCATOR No.s	= 180240308
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	= CHESTERFIELD FIRE PROTECTION
WATERSHED	= MISSOURI RIVER/CREVE COEUR CREEK
SCHOOL DISTRICT	= PARKWAY DISTRICT
WATER SERVICE	= ST. LOUIS COUNTY WATER CO.
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AMERICAN ELECTRIC
TELEPHONE SERVICE	= SOUTHWESTERN BELL TELEPHONE

**GENERAL NOTES**

- INTERSECTION PER MO. DEPARTMENT OF TRANSPORTATION.
- GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, ST. LOUIS CO. MDDOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MOODY, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
- PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
- NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
- PARKING CALCULATIONS:  
 EXISTING CONDITIONS: TOTAL 308,200 OSF = 1,967 SPACES REQ. TOTAL PROVIDED = 2,886 SPACES.  
 PROPOSED ADDITIONS: 5 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA = 125,700 SQ. FT. OF OFFICE SPACE (GROSS AREA) = 628 SPACES ±, 1,967 = 2,596 SPACES PROVIDED = 231 + 2,886 = 3,117 (INCLUDES 45 H.C. SPACES)
- BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS.
- ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- FLOOD INFORMATION: SUBJECT PROPERTY LIES IN ZONE "X" AREA DETERMINED OUTSIDE 500-YEAR FLOODPLAIN. FLOOD INSURANCE RATE MAP NUMBER 29180C0145, EFFECTIVE DATE: AUGUST 2, 1995.
- ALL IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.
- A SPECIAL CASH ESCROW OR LETTER OF CREDIT TO GUARANTEE THE COMPLETION OF REQUIRED IMPROVEMENTS ON CONWAY ROAD.
- HOSPITAL BEDS:  
 EXISTING BEDS 404 BEDS  
 PROPOSED BEDS 96 BEDS  
 TOTAL NUMBER OF BEDS 500 BEDS
- A FLOODPLAIN STUDY WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT ON PARCEL "A". THE STUDY WILL NEED TO BE APPROVED PRIOR TO APPROVAL OF THE SITE DEVELOPMENT SECTION PLAN FOR PARCEL "A".

**GREENSPACE AND FLOOR AREA RATIO AS REQUIRED BY THE CITY OF CHESTERFIELD**

<b>GREENSPACE REQUIREMENT:</b>	
Existing Coverage (Paved + Building Areas)	25.54 Acres
Total Acres on St. Luke's Property	54.78 Acres
Existing Site Coverage	25.54 Acres/54.78 Acres = 46.82%
Proposed Coverage (Paved + Building Areas)	26.00 Acres
Total Acres on St. Luke's Property	54.78 Acres
Proposed Site Coverage	26.00 Acres/54.78 Acres = 47.4%

<b>FLOOR AREA RATIO (FAR)</b>	
Existing Hospital	531,800 Square Feet
Medical Office Buildings	285,000 Square Feet
Proposed Additions	109,700 Square Feet
Total	926,500 Square Feet
Hospital + Medical Office Buildings	816,800 Square Feet (21.49 Acres)
Total Acres on St. Luke's Property	54.78 Acres
Floor Area Ratio (FAR) =	21.49 Acres/54.78 Acres = 0.39

**MAIN CAMPUS EXPANSION:**  
 EXISTING CAMPUS BUILDING AREA: ± 826,800 S.F.

**MAIN CAMPUS NOTES**

(A-1)	PROPOSED 2 STORY PATIENT TOWER EXPANSION	26,700 S.F.
(A-2)	PROPOSED 2 STORY DIAGNOSTICS ADDITION	70,000 S.F.
(A-3)	PROPOSED SKYWALK FROM PATIENT TOWER TO MEDICAL OFFICE BUILDING	1,000 S.F. ±
(A-4)	PROPOSED 1 STORY POWER PLANT EXPANSION	12,000 S.F.
<b>TOTAL:</b>		<b>109,700 S.F. ±</b>
(A-5)	PROPOSED 2 ADDITIONAL FLOORS OF PARKING OVER EXISTING PARKING GARAGE - ± 200 CARS	
(A-6)	5 LEVEL REPLACEMENT GARAGE - ± 1,000 CARS	
(A-7)	PROPOSED SURFACE PARKING	31 SPACES

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 207 Chesterfield Business Parkway  
 St. Louis, MO 63003  
 PH: (636) 300-8100  
 FAX: (636) 300-8101  
 E-MAIL: stock@stockinc.com  
 Web: www.stockinc.com

PRELIMINARY SITE PLAN FOR:  
**St. Luke's Hospital**  
 232 SOUTH WOODSMILL ROAD  
 CITY OF CHESTERFIELD  
 MISSOURI

DATE: DEC. 03, 2013  
 GEORGE M. STOCK  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY NUMBER: 000996

**REVISIONS:**

1	City Comments	11.04.13
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SHEET TITLE:  
**PRELIMINARY SITE PLAN**







