



IV. B

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning and Development Services Division Public Hearing Summary Report

P.Z. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.): A request for a zoning map amendment from "MU" Medical Use District, "R-2" Residence District and "FPNU" Flood Plain Non-Urban District to create a new "MU" Medical Use District for a 40.3 acre tract of land located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

Summary

St. Luke's Episcopal Presbyterian Hospitals has submitted a request for a zoning map amendment (rezoning) from an existing "MU" Medical Use District, "R-2" Residence District and "FPNU" Floodplain Non-Urban District to a new "MU" Medical Use District. The City of Chesterfield Land Use Plan indicates this area within the Residential Single Family land use district. The area of this property which is zoned "MU" is under two City of Chesterfield governing ordinances, Ord. 2224 and Ord. 2499. The intent is to place this western campus into its own ordinance separate from the eastern campus as indicated within the Project Narrative (see attached Campus Exhibit for West Campus depiction). If this petition is approved by the City of Chesterfield, these ordinances will be repealed and replaced by a new single ordinance governing the entire western campus. The applicant is not proposing to change permitted land uses allowed under Ordinance 2224 and 2499 for this western campus.

Multiple building expansions are planned associated with this proposal. A total of 144,200 square feet of existing medical structures are currently on-site with another 707,800 (approximately) square feet planned for an approximately 852,000 square feet of total medical structures. This square footage does not include parking garage structures. Proposed structures identified on the Preliminary Plan include new medical buildings, parking garages and surface parking. Only one new access point is planned at this point to serve the vacant southern property adjacent to S. Woods Mill Rd. and Hwy 141; however, an updated traffic study will be required during the Site Development Plan review to further evaluate 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. Campus Exhibit
2. Public Hearing Notice
3. Preliminary Plan
4. Project narrative

cc: Aimee Nassif, Planning and Development Services Director



Campus 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. 14-2013 St. Luke's Hospital-West Campus (175 S. Woods Mill Rd.): A request for an ordinance amendment to modify the boundaries of an "MU" Medical Use District to incorporate two parcels zoned "R-2" Residence District and one parcel zoned "FPNU" Flood Plain Non-Urban District resulting in a 40.3 acre district located west of the intersection of South Woods Mill Road and Hwy 141 (18Q140343, 18Q510278, 18Q230204 and 18Q210211).

Description of Property

A tract of land being part of the US Survey 109 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

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



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



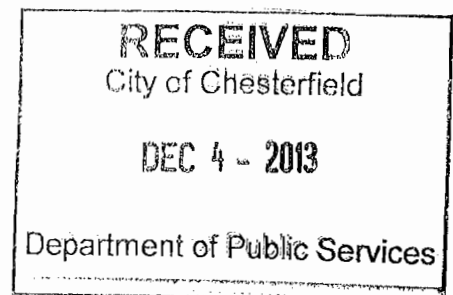
Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner John Boyer at 636.537.4734 or via e-mail at jboyer@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public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

NARRATIVE STATEMENT

There are four (4) Parcels affected by this Application. Two of the contiguous parcels ("Parcel B" and "Parcel D") are governed by separate site specific zoning ordinances, Ordinance 2224 for Parcel B and Ordinance 2499 for Parcel D. Both Parcel B and Parcel D are located West of Highway 141 and are zoned "MU" Medical Use District. Applicant has partially developed Parcel B and Parcel D for MU uses.

Unfortunately, because Parcel B and Parcel D were rezoned to MU under separate site specific ordinances at different times, the development standards are not consistent and the dividing line between the two Ordinances is creating issues with respect to setbacks. There is no reason to have two different Ordinances governing the same development. The Application requests that the entire development be governed by one Ordinance.

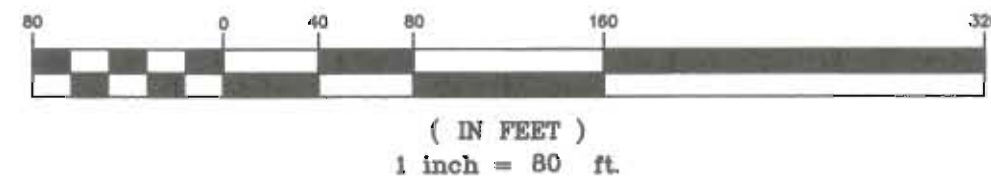
In addition, Applicant owns Parcel C and Parcel E. Parcel E is adjacent to Parcel D on the North, and Parcel C is in close proximity to Parcel B on the South, separated from Parcel B only by public roadway. The Application requests that Parcels C and E be rezoned to MU and added to the existing development. The Application requests the same uses already approved in the Ordinances applicable to Parcels B and D. The development standards proposed by Applicant and reflected in the Preliminary Development Plan are consistent across the four (4) Parcels, respect the buffers previously established when Parcels B and D were zoned to MU and are more restrictive than comparable developments elsewhere in the community.



- CURRENT "MU" ZONING ORDINANCE 2224, 2499
- CURRENT "NU" ZONING
- CURRENT "FPNU" ZONING
- CURRENT "R2" ZONING



GRAPHIC SCALE



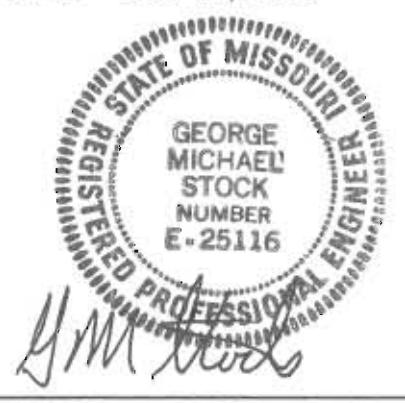
PREPARED BY:

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105
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 FAX: (636) 530-9100
 e-mail: general@stockandassoc.com
 Web: www.stockandassoc.com

PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS
 CHESTERFIELD
 MISSOURI

DATE: DEC. 03, 2013



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

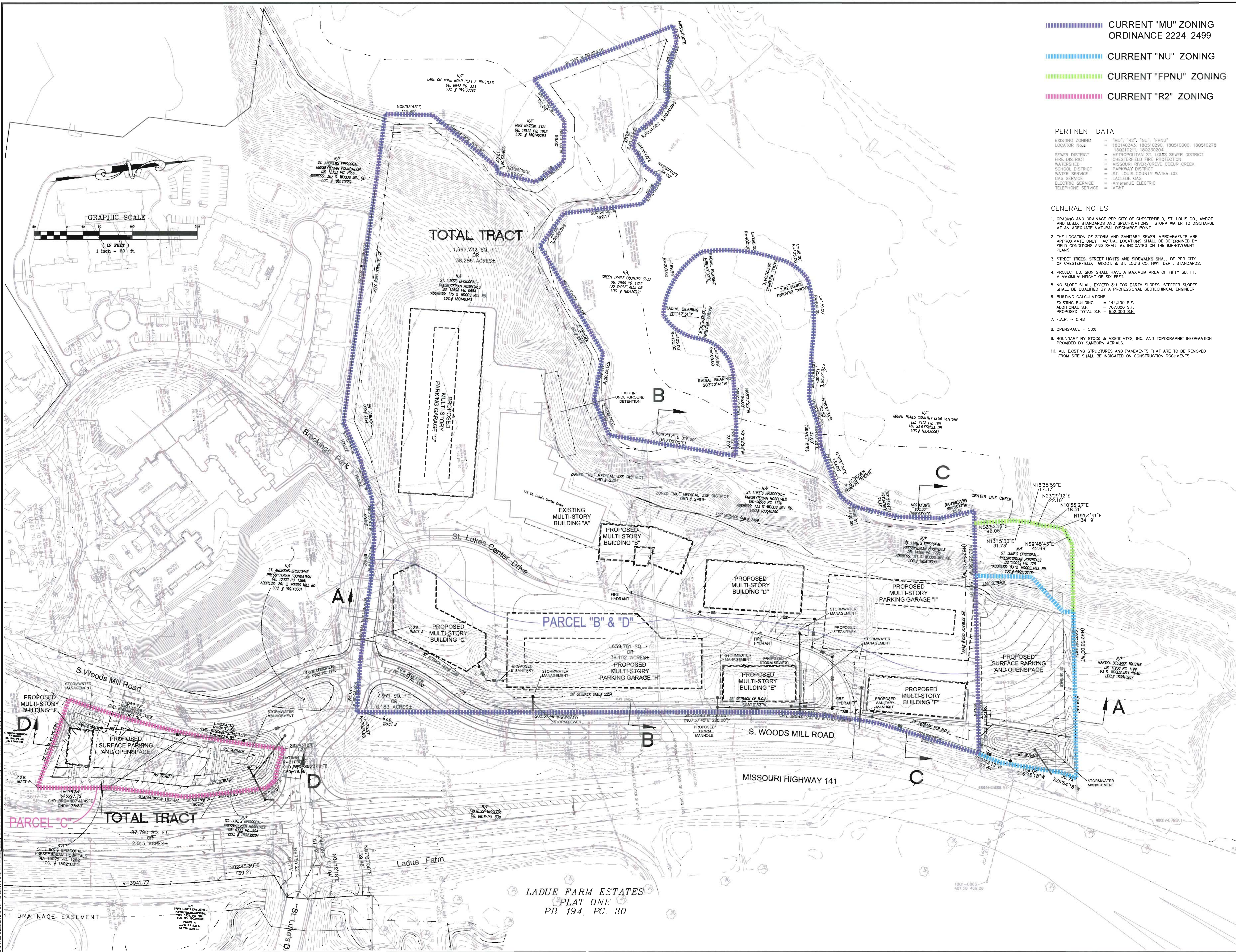
REVISIONS:

NO.	DESCRIPTION	DATE
1	City Comments	10.29.13

DRAWN BY:	E.J.F.	CHECKED BY:	G.M.S.
DATE:	09/26/2013	JOB NO.:	213-5155
SHEET NO.:		SHEET TOTAL:	
SCALE:		DATE:	
DATE:		DATE:	

SHEET TITLE:
PROPERTY EXHIBIT

SHEET NO.:
2



- CURRENT "MU" ZONING ORDINANCE 2224, 2499
- CURRENT "NU" ZONING
- CURRENT "FPNU" ZONING
- CURRENT "R2" ZONING

PERTINENT DATA

EXISTING ZONING	= "MU", "R2", "NU", "FPNU"
LOCATOR No.s	= 180140343, 180510290, 180510300, 180510278, 180210211, 180230204
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	= AMERENUE ELECTRIC
TELEPHONE SERVICE	= AT&T

- GENERAL NOTES**
1. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD, ST. LOUIS CO., MDOOT AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 2. 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.
 3. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MDOOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
 4. PROJECT I.D. SIGN SHALL HAVE A MAXIMUM AREA OF FIFTY SQ. FT. A MAXIMUM HEIGHT OF SIX FEET.
 5. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 6. BUILDING CALCULATIONS:
 EXISTING BUILDING = 144,200 S.F.
 ADDITIONAL S.F. = 707,800 S.F.
 PROPOSED TOTAL S.F. = 852,000 S.F.
 7. F.A.R. = 0.48
 8. OPENSACE = 50%
 9. BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SANBORN AERIALS.
 10. ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.

207 Charterfield Business Parkway
 St. Louis, MO 63105
 PH: (636) 590-9100
 FAX: (636) 550-3100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

PREPARED BY:

PRELIMINARY PLAN FOR RE-ZONING

ST. LUKE'S HOSPITAL - WEST CAMPUS
 CHESTERFIELD
 MISSOURI

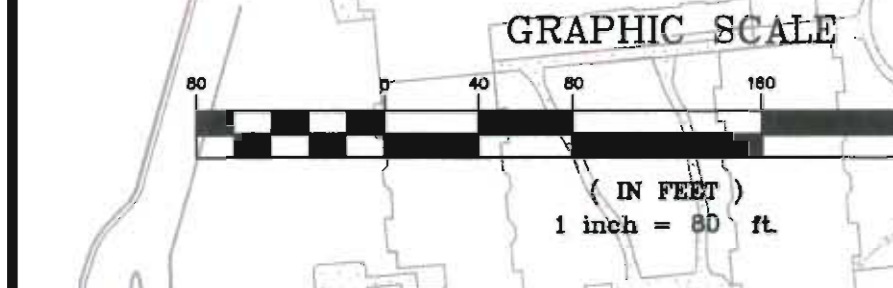
DATE: DEC. 03, 2013

GEORGE M. STOCK E-2516
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

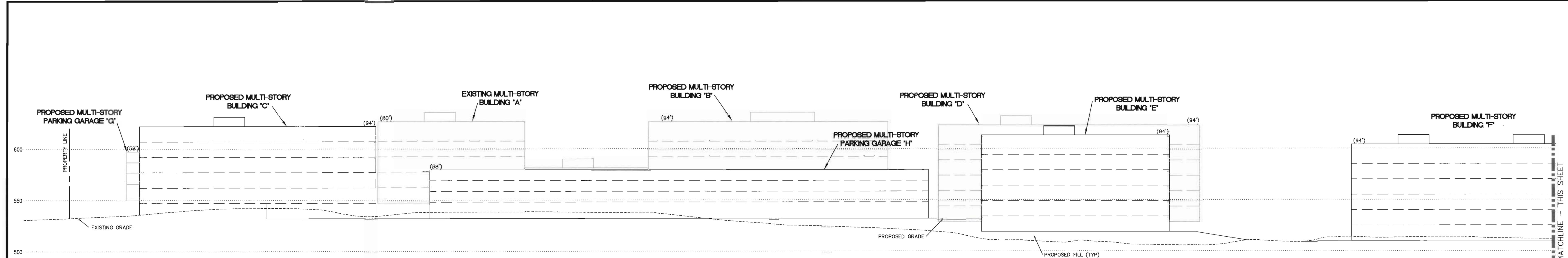
1	City Comments	11.04.13
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DRAWN BY: E.J.F. DECIDED BY: G.M.S.
 DATE: 09/26/2013 JOB NO: 213-5155
 VES. FR. _____
 ALL. REF. # _____
 ADNA # 40-00
 SHEET TITLE: **PRELIMINARY PLAN**
 SHEET NO.: **4**

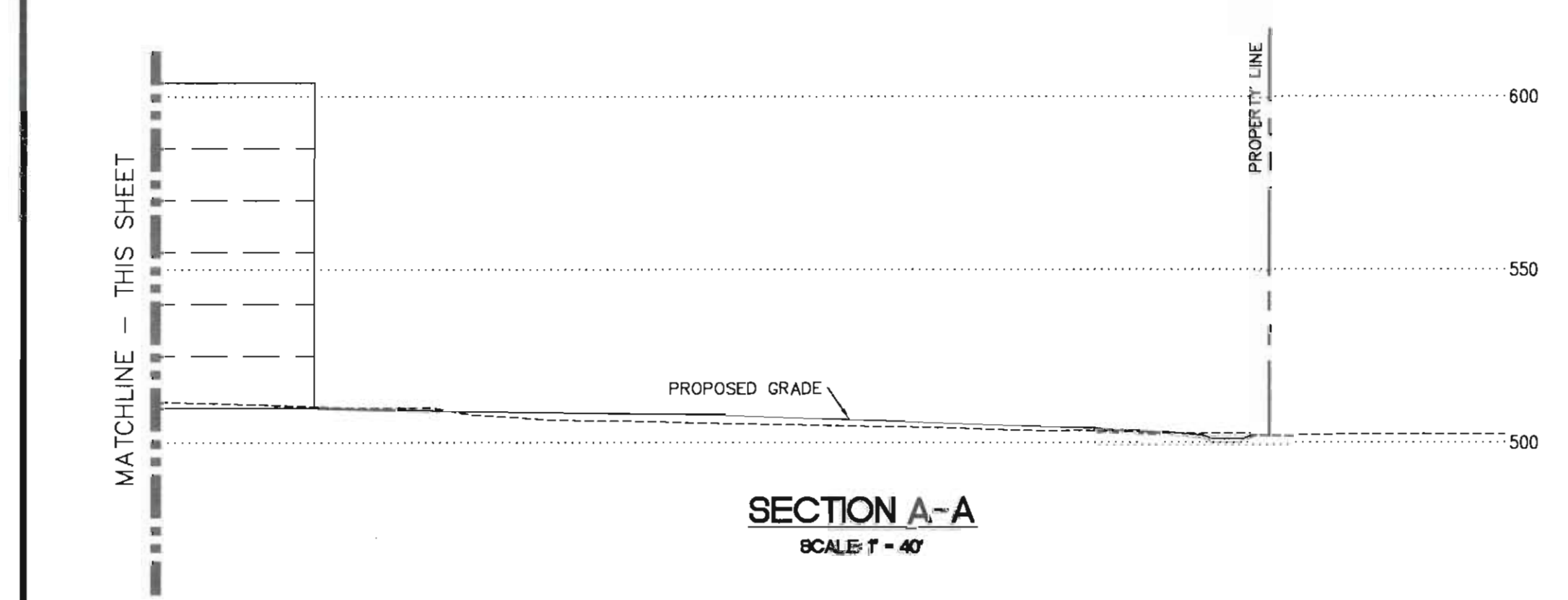


1 DRAINAGE EASEMENT

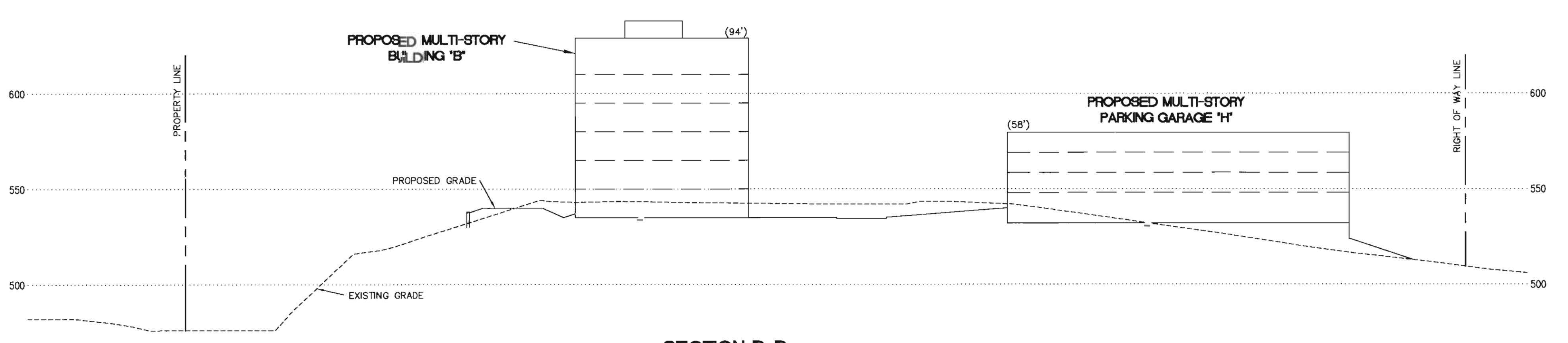
LADUE FARM ESTATES
 PLAT ONE
 PB. 194, PG. 30



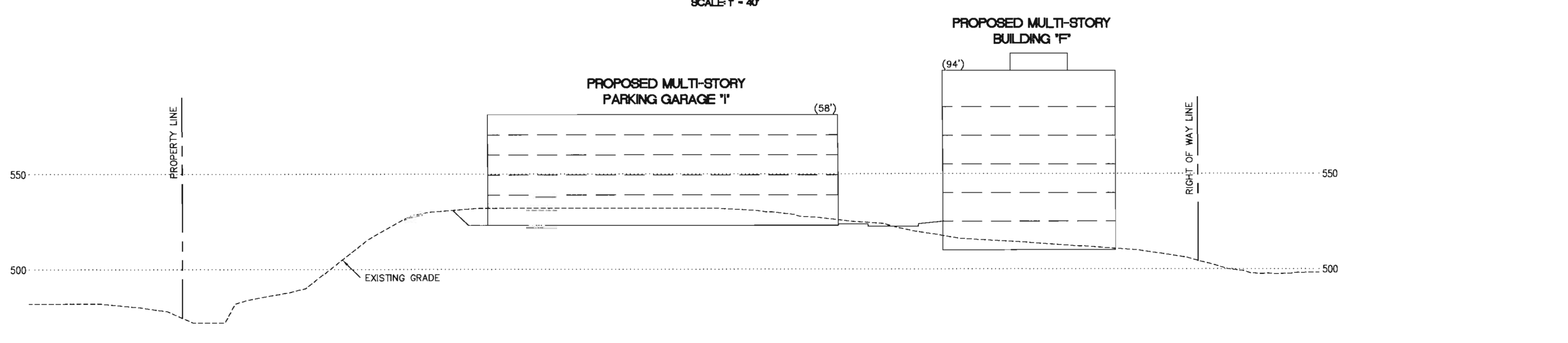
SECTION A-A
SCALE 1" = 40'



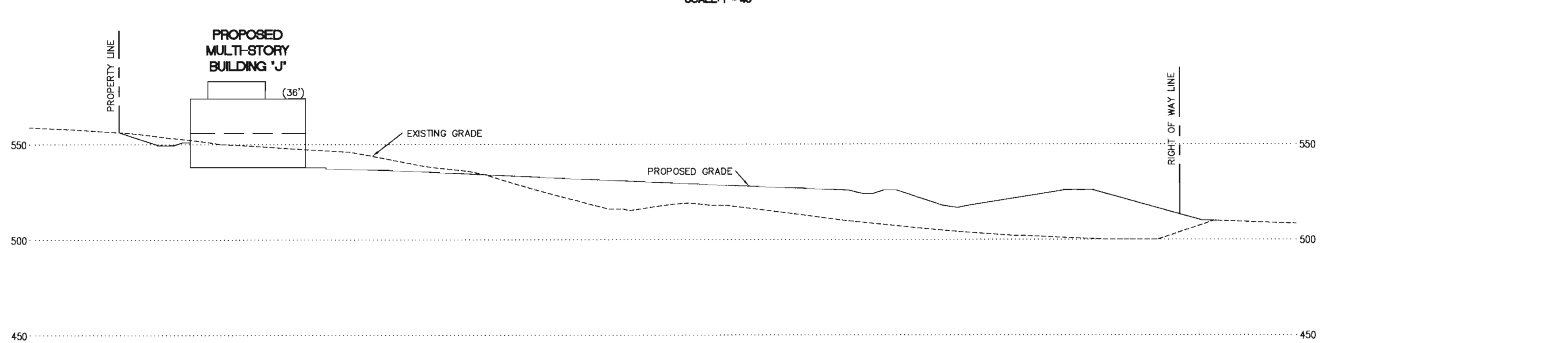
SECTION A-A
SCALE 1" = 40'



SECTION B-B
SCALE 1" = 40'



SECTION C-C
SCALE 1" = 40'



SECTION D-D
SCALE 1" = 40'

PREPARED BY:
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e-mail: gsm@stockres.com
Web: www.stockres.com

PRELIMINARY PLAN FOR RE-ZONING
ST. LUKE'S HOSPITAL - WEST CAMPUS
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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DRAWN BY: E.L.F. CHECKED BY: G.M.S.
 DATE: 09/26/2013 JOB NO.: 213-5155
 SHEET NO.: SHEET TITLE: SITE SECTIONS



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Monarch Trees			
Tree #	Species	Rating	DBH (inches)
M01	Sycamore	Good	24
M02	Oak, White	Poor	25.5
M03	Oak, Red	Good	26
M04	Hackberry	Excellent	24
M05	Sycamore	Good	24
M08	Sycamore	Good	34
M10	Oak, Red	Good	24
M11	Maple, Silver	Excellent	28
M12	Maple, Silver	Excellent	26
M13	Oak, Black	Fair	24
M14	Maple, Silver	Excellent	24
M35	Maple, Silver	Excellent	26
M36	Maple, Silver	Excellent	28
M37	Sycamore	Good	28
M38	Maple, Silver	Excellent	30
M39	Sycamore	Good	28
M40	Sycamore	Good	35
M42	Oak, Black	Fair	24
M43	Oak, Black	Fair	26
M44	Oak, Black	Fair	28
M45	Oak, Black	Fair	31
M46	Oak, Black	Fair	24
M47	Oak, Black	Fair	26
M48	Cottonwood	Good	28
M49	Sycamore	Good	34
M50	Sycamore	Good	34
M51	Sycamore	Good	36
M53	Maple, Silver	Excellent	35
M54	Black Gum	Good	24
M55	Black Gum	Good	24
M56	Red Oak	Good	28
M57	Red Oak	Good	22
M58	Red Oak	Good	22
M59	Red Oak	Good	24
M60	Red Oak	Good	24
M61	Red Oak	Good	30

WOODLAND DESCRIPTIONS

Woodland A - The majority of Woodland A is offsite. The portion of this woodland found on this site has mostly shingle oak as the overstory with black cherry and honeysuckle as the understory.
Woodland area: 12,736 s.f., or 0.29 acres.

Woodland B - The woodland is a combination of gentle slopes and bottom land. Overstory tree composition includes white and red oak on the slopes and sycamore, hackberry, silver maple and green ash in the bottoms. The understory consists of honeysuckle, pawpaw, buckeye, blackgum, American elm and black cherry.
Woodland area: 591,239 s.f., or 13.57 acres.

Woodland C - The woodland is composed of shingle, red and white oaks in the overstory. Black cherry, American elm, dogwood, sassafras and honeysuckle make up the understory.
Woodland area: 44,282 s.f., or 1.02 acres.

Existing Tree List			
	Type	Size	Condition
1	Oak	30"	Fair
2	Walnut	12"	Fair
3	Shingle Oak	10"	Fair
4	Cherry	6"	Fair
5	Spruce	10"	Fair
6	Cedar	12"	Fair
7	Spruce	12"	Fair
8	Spruce	15"	Fair
9	Redbud	10"	Fair
10	Cottonwood	30"	Fair
11	Hackberry	10"	Fair
12	Hackberry	8"	Fair
13	Cedar	10"	Fair
14	Walnut	24"	Fair
15	Cherry	12"	Fair
16	Cedar	12"	Fair
17	Cedar	12"	Fair
18	Redbud	8"	Fair
19	Cottonwood	24"	Fair
20	Cottonwood	24"	Fair
21	Cottonwood	20"	Fair
22	Cottonwood	20"	Fair
23	Cottonwood	20"	Fair
24	Cottonwood	30"	Fair
25	Cottonwood	24"	Fair
26	Cottonwood	24"	Fair
27	Cherry	15"	Fair
28	Pin Oak	12"	Fair
29	Cherry	12"	Fair
30	Pin Oak	18"	Good
31	Pin Oak	18"	Good
32	Pin Oak	18"	Good
33	Pin Oak	18"	Good
34	Shingle Oak	18"	Good
35	Pin Oak	17"	Good
36	Pin Oak	14"	Fair
37	White Pine	15"	Good
38	White Pine	17"	Fair
39	Pin Oak	12"	Good
40	Pin Oak	12"	Good
41	Pin Oak	21"	Good
42	White Oak	14"	Good
43	Shingle Oak	15"	Good
44	Sugar Maple	15"	Good
45	Cherry	18"	Fair
46	Shingle Oak	24"	Poor
47	Boxelder	9"	Fair
48	Black Gum	8"	Good
49	White Pine	18"	Good
50	Boxelder	12"	Poor
51	Silver Maple	10"	Poor
52	White Maple	26"	Poor
53	Silver Maple	26"	Poor
54	Persimmon	16"	Fair
55	Walnut	28"	Poor
56	Boxelder	18"	Fair
57	Pin Oak	24"	Good
58	Pin Oak	18"	Fair
59	Pin Oak	20"	Good
60	Pin Oak	16"	Good
61	Pin Oak	12"	Good
62	Boxelder	20"	Fair
63	Green Ash	16"	Fair
64	Austrian Pine	13"	Fair
65	Austrian Pine	15"	Fair
66	River Birch	10"	Fair
67	Japanese Maple	8"	Fair
68	American Linden	8"	Fair



TREE STAND DELINEATION
SCALE 1" = 80'

Tree Stand Delineation Plan Prepared under direction of Douglas DeLong Certified Arborist MW-4826A
Douglas A. DeLong

Revisions:		
Date	Description	No.
10/28/13	City Comments	1
10/31/13	City Comments	2

Drawn: BAR
Checked: JAG

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landscape architects/planners
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St. Louis, MO 63114
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Sheet Title: **TREE STAND DELINEATION WEST**

Sheet No: **TSD-W**

Date: **08/27/13**
Job #: **613.033**

**St. Luke's Hospital
West Campus**
CHESTERFIELD, MISSOURI