

## MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: May 30, 2006

SUBJECT: Planning & Zoning Committee Meeting Summary – **May 25, 2006**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, May 25, 2006 in Conference Room 102/103.

In attendance were: **Chair Mary Brown** (Ward IV); **Councilmember Barry Streeter** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Bud Hirsch, Planning Commission Vice-Chair; Libbey Simpson, Assistant City Administrator for Economic & Community Development, Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; Aimee Nassif, Senior Planner; Mara Perry, Senior Planner; and Mary Ann Madden, Planning Assistant.

Chair Brown called the meeting to order at 5:30 p.m.

Chair Brown stated that Item III.A. would be discussed first.

### III. NEW BUSINESS

#### A. Nomination for the Leonard Blake Chesterfield Ancient History Award

Mr. Mark Leech, Landmarks Preservation Commission, addressed the Committee. He reported that this is the first year for the Ancient History Award. The guidelines require that the nominations be reviewed by the Landmarks Preservation Commission then forwarded to the Planning & Zoning Committee for recommendation to the City Council.

Mr. Leech announced that this year's nominee is Richard Martins. Mr. Martins is a resident of Chesterfield and over the last forty years, he has discovered and documented over 30 prehistoric archeological sites in and around Chesterfield. One site is over 10,000 years old - a mastodon hunter camp across the street from Faust Park, which is one of the most significant sites in the Midwest.

**Councilmember Hurt made a motion to accept the nominee for the Ancient History Award, as recommended by the Landmarks Preservation Commission. The motion was seconded by Councilmember Streeter and passed by a voice vote of 3 to 0.**

Mr. Streeter asked Libbey Simpson to check into the possibility of displaying at City Hall some of the historic artifacts discovered by Mr. Martins.

## **I. APPROVAL OF MEETING SUMMARY**

**Councilmember Streeter made a motion to approve the Meeting Summary of May 4, 2006. The motion was seconded by Councilmember Hurt and passed by a voice vote of 3 to 0.**

## **II. OLD BUSINESS - None**

## **III. NEW BUSINESS**

- B. St. Luke's Hospital (Parcel B):** Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for 22.21 acres of land zoned "MU" Medical Use District located on the northwest corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

### **Staff Report**

Ms. Mara Perry, Senior Planner, stated that Parcel B was presented to the Planning Commission on April 10, 2006 and approved by a vote of 6-1. At that time, the petitioner was proposing to construct two stories of the medical building. Since then, the hospital has received funding for the remaining three stories of the structure. Planning Commission approved the entire five-story structure on May 8, 2006 by a vote of 8-1.

The request is for a 220,000 sq. ft. five-story Medical Office Building. The proposal includes surface parking. In the future, the petitioner is expected to present an Amended Site Plan for future buildings and parking garages. The surface parking will be removed when the parking garages are constructed.

It was noted that at the present time, the hospital plans on leasing out only two stories of the five-story medical building. The upper three levels will be built but will remain unoccupied for the present time. When the hospital gets to the point of needing to lease out the upper three levels, it will have to present an Amended Site Plan to allow the construction of additional parking to accommodate the additional occupancy. The petitioner has a specific note on its plans which states the hospital is not allowed to occupy levels 3-5 until an Amended Site

Development Plan is filed showing that the required amount of parking will be provided.

## **DISCUSSION**

### **Road Improvements for Ladue Farms intersection**

Parcel B will not trigger any road improvements for the Ladue Farms intersection. The road improvements will be triggered by specific construction on Parcel A.

### **Parcel D**

Mr. George Stock, Stock & Associates, made a presentation on Parcel D currently being reviewed by the Planning Commission.

St. Luke's is asking for a rezoning of 14 acres to Medical Use, which would include three medical office buildings and two parking garages.

### **Berming around Parking Garages in Parcel D**

Councilmember Hurt questioned whether grading would allow berming around the parking garages.

Mr. Stock stated that the site includes a ridge, which falls off both to the west and east. The grade is being lowered 5-10 feet and the buildings will be constructed off to the side. Deciduous and evergreen trees are between the hospital property and the residential properties. The trees are 30-40' tall, which helps with screening.

### **Height of Buildings**

The building on Parcel A is nine-stories tall. The tallest building on Parcel B is five stories. Parcel D is requesting a maximum height of five stories.

### **Walking Paths**

Councilmember Streeter felt that the walking trails on Parcel A made the site very pleasant and hoped that trails could be included on Parcel B.

Mr. Stock stated that walking paths are not proposed for Parcel B. Sidewalks are planned along Old Woods Mill Road, which lead into the site and up to the building.

Councilmember Hurt pointed out that if trails could connect with the proposed trails in the utility easement, there would be access to trails across the west county area. Mr. Stock stated that the site is very steep and would not lend itself to connecting trails.

Councilmember Hurt asked Mr. Stock to review the plans to determine if there is any way to get from the campus to the utility easement.

Ms. Perry stated that the governing ordinance requires the sidewalk but does not require any trails.

**Councilmember Streeter made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for St. Luke's Hospital to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.****

**Note: This is an Amended Site Development Section Plan, which requires approval by City Council. A voice vote will be needed at the June 5<sup>th</sup> City Council Meeting.**

**[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on St. Luke's Hospital.]**

- C. St. John's Rehabilitation Facility:** Site Development Plan, Lighting Plan, Architectural Elevations and Landscape Plan for a 6.048-acre "PC" Planned Commercial District located South of Conway Road, approximately 900 feet east of Still House Creek Road.

### **Staff Report**

Ms. Anissa McCaskill-Clay, Assistant Director of Planning, stated that the original Site Development Plan approved for the site provided for cross access from the existing Solomon site over to the curb cut, as well as access to the Kraus property to the east.

The Plan includes a building to be used for a rehabilitation center, as well as a parking structure – both of which are smaller than what was originally approved. The site includes 41 surface parking spaces.

The issue with lighting has been corrected and is now in conformance with the City's Lighting Ordinance.

The petitioner will retain the existing landscaping and will provide additional buffering along the parking garage, the asphalt walking areas, and the fire access lane.

## **DISCUSSION**

### **Cross Access**

Councilmember Hurt stated that the site was developed with internal roads and access to Timberlake Manor to decrease the problems along the Parkway and North Outer Road. Cross accesses have been built across the sites to help the traffic flow.

The proposed cross access on the subject site does not encourage people to drive to the overpass. It appears that when this site was being proposed, concerns were expressed about the building being too close to the highway and it was requested that the building be moved back. When the building was moved back, it adversely affected the cross access flow.

Councilmember Hurt pointed out that the City needs to insure that any future development encourages good traffic flow.

### **Fire Department Access**

Access for the fire department is a stamped asphalt lane. It was noted that the developer proposed pavers for the fire access but the Fire Protection District will not approve pavers due to the weight of the fire equipment. Councilmember Hurt stated he would discuss the use of pavers with Dave Nichols, Fire Marshall for the Monarch Fire Protection District.

It was noted that the landscaping of the access lane will shield its view from Outer Forty.

**Councilmember Hurt made a motion to amend the Site Development Plan by changing the fire access material from asphalt to a plantable paver block, if political entities are in agreement.** The motion was seconded by Councilmember Streeter and **passed by a voice vote to 3 to 0.**

### **Issues**

Councilmember Streeter stated that he is in receipt of a letter from a resident raising concern over several issues. Ms. McCaskill-Clay stated that she had received a similar email and she reviewed the City's response to the concerns expressed:

- Hours of Lighting for Parking Structure: The governing ordinance for the subject site requires that all standards, other than those for security purposes, be turned off by 9:00 p.m. seven days a week.
- Tree Buffering for Adjusted Lot B: Adjusted Lot B is not part of the proposed development; however the governing ordinance has language requiring that the mature vegetation on the site not be disturbed unless additional landscaping is to be added to the area. The ordinance also includes language relative to tree maintenance, dead tree removal, and trash and litter removal. The proposed site on North Outer 40 Road has to comply with the Tree Manual requirements for buffering. The Landscape Plan shows extensive buffering. The resident was advised that she is welcome to view the plans.
- Trees Removed from the Residential Buffer: Ms. McCaskill-Clay stated she would check the site May 26<sup>th</sup> to determine if any trees had been removed from the buffer. A representative from the developer's team indicated that some dead trees had been removed from the residential buffer – additional plantings will be added to this area.

- Construction Trailers: Construction trailers must be parked within the setbacks
- Access to the Construction Site: Access to the construction site will not be from Conway Road.

**Councilmember Streeter made a motion to forward the Site Development Plan, as amended, Lighting Plan, Architectural Elevations and Landscape Plan for St. John’s Rehabilitation Facility to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.****

**Note: This is Site Development Plan, which requires approval by City Council. A voice vote will be needed at the June 5<sup>th</sup> City Council Meeting.**

**[Please see the attached report, prepared by Director of Planning, Teresa Price, for additional information on St. John’s Rehabilitation Facility.]**

- D. P.Z. 37-2005 143 Long Road (Jack Wolf Property):** A request for rezoning from “M3” Planned Industrial and “PI” Planned Industrial to “PI” Planned Industrial district for two parcels totaling .5-acres located on the west side of Long Road, south of Chesterfield Airport Road. (LOCATOR NUMBERS 17U120045 and 17U140524)
- Proposed Uses:
- (gg) Medical and dental offices.
  - (ii) Offices or office buildings.

**Staff Report**

Ms. McCaskill-Clay stated the property consists of two parcels. No issues were raised at the Public Hearing – one correction was made to the Loading Space Setback from fifteen feet to five feet.

**DISCUSSION**

**Cross Access**

The governing ordinance only requires cross access to the north. Public Works did not require cross access to the south.

**Councilmember Streeter made a motion to amend Section I.K.2. of the Attachment A as follows:** (Changes in green)

**Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing permanent access to Long Road for the adjacent properties to the north and south as directed by the City of Chesterfield.**

The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.**

Ms. Teresa Price, Director of Planning, stated Staff would check with Public Works regarding access to the south to insure there are no issues with such access.

Cross access to the west would be prohibited because of the presence of a drainage ditch.

### **Sidewalks**

The Attachment A requires five-foot wide sidewalks along Long Road.

### **Monument Sign**

A monument sign on Long Road could be no taller than six feet.

### **Permitted Uses**

Permitted uses are "Offices or Office Buildings" and "Medical or Dental Offices".

**Chair Brown made a motion to forward P.Z. 37-2005 143 Long Road (Jack Wolf Property), with its Green Sheet amendment, to City Council with a recommendation to approve.** The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 0.**

**Note: One bill, as recommended by the Planning Commission, will be needed for the June 5, 2006 City Council Meeting.  
See Bill #**

**[Please see the attached report, prepared by the Director of Planning for additional information on P.Z. 37-2005 143 Long Road (Jack Wolf Property)].**

## **E. Meeting Absences**

Chair Brown asked that Committee members email Mary Ann Madden, Planning Assistant, when they are unable to attend a Committee meeting. Ms. Madden will keep track of absences to determine whether or not there is a quorum.

## **IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - NONE**

## **V. ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.