

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: November 14, 2005

SUBJECT: Planning & Zoning Committee Meeting Summary – **November 9, 2005**

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Wednesday, November 9, 2005 in Conference Room 101.

In attendance were: **Chair Mike Casey** (Ward III); **Councilmember Jane Durrell** (Ward I); **Councilmember Connie Fults** (Ward IV); and **Councilmember Bruce Geiger** (Ward II).

Also in attendance were Bud Hirsch, Planning Commission Vice-Chair; Teresa Price, Director of Planning; Annissa McCaskill-Clay, Assistant Director of Planning; and Mary Ann Madden, Planning Assistant.

Chair Casey called the meeting to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

Councilmember Geiger made a motion to approve the Meeting Summary of **October 20, 2005**. The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0**.

II. OLD BUSINESS - None

III. NEW BUSINESS

- A. **P.Z. 8-2005 St. Luke's Episcopal Presbyterian Hospitals**: A request for a change of zoning from "NU" Non-Urban District to "MU" Medical Use District for ~~five (5)~~ three (3) parcels of land located at the intersection of Woods Mill Road and Conway Road. Total area to be rezoned: ~~78.6~~ 75.22 acres. (Locator Numbers: 18Q240306, ~~18Q230185, 18Q210211,~~ 18Q140260, 18Q140251)

Ms. Annessa McCaskill-Clay stated that the petition includes Parcel A, (the existing St. Luke campus); and Parcel B, located on the other side of Old Woods Mill Road across from Brookings Park Drive. She noted that Parcel C has been eliminated.

Planning Commission voted on the petition on October 28, 2005 and recommended approval by a vote of 6 to 2, with several amendments:

1. Conditions have been added from the Conditional Use Permit, which governs Parcel A.
2. Language was added regarding the shared access of Ladue Farm Estates.
3. Language was added regarding the responsibility for road improvements and establishing the thresholds for when the improvements are to be made.

Planning Vice-Chair Bud Hirsch gave a report from the Planning Commission on this petition:

- The Commission restricted the number of beds allowed.
- Commissioner Sandifer voted against the petition because of his concern over the intersection shared by Ladue Farm Estates and the main drive into Parcel A. Commissioner Sandifer felt this traffic situation should be addressed upfront and not after the completion of a specific amount of square footage.
- Commissioner Banks voted against the petition because he feels there is too much density in terms of what is going on west of 141 on Old Woods Mill Road. He noted that there are parcels to the north of the existing Parcel B owned by the hospital and he questioned what may happen to this property with respect to zoning requests. He feels that the development of Parcel B will be a fairly high-traffic use of outpatient and medical office facility. He pointed out that Old Woods Mill Road has been “Residential” and he questioned whether the request for expansion across Old Woods Mill Road would have been approved if it had come from a commercial developer.
- The remaining six Commissioners voted for the petition and felt that, with the inclusion of the conditions, the request was acceptable.

DISCUSSION POINTS

Building B1

It was noted that this is a 22,000 sq. ft. building, which will be utilized as ambulatory, outpatient care and medical offices. Surgery will not be included in this building.

Traffic

Ms. Julie Nolfo, Professional Traffic Operations Engineer, stated that when the Traffic Report was prepared, they applied a “hospital rate” to the ambulatory care portion of Building B1 and a “medical office rate” to the medical use portion of Building B1.

Councilmember Geiger stated that the Traffic Report indicates that Old Highway 141 is being moved back 175 feet, which would be 400 feet from 141. He asked how many cars could stack up in the 400 feet. Ms. Nolfo replied that 15-17 cars per lane could be stacked.

Ms. Nolfo stated that at the intersection of Conway Road and Old Woods Mill Road, they recommend an exclusive east-bound and west-bound left-turn lane. Once these lanes are put into place, there will be a significant improvement. The dedicated left-turn lanes will be on Conway Road, which will allow cars to stack and turn onto Old Woods Mill Road.

The petitioner stated that when the Phase I of Building B1 is occupied, the supporting infrastructure will be in place.

Ms. Nolfo stated that the Traffic Report includes the road improvements necessary for the increased traffic generated from the proposed Building B1. Road improvements would have to be complete prior to the occupancy of 130,000 sq. ft. of the ambulatory care center. Road improvements have also been assumed for the projected Level of Service for 2016.

(Some Committee members had incomplete Traffic Impact Study reports. [Staff will place complete reports in the Committee members' mailboxes.](#))

Petitioner's Presentation

Mr. Boland addressed the Committee and presented various exhibits showing photographs of existing conditions of the site, along with how the site would look from ground level after the buildings are in place.

He noted that the City has requested a long-range plan from St. Luke's. At this time, commitments and time schedules have been established for Building B1 and surface parking, along with a small addition to the existing hospital, Building A5. Beyond that, no time schedule has been established for the rest of the development.

Mr. Boland stated that as services are moved out of the hospital to Building B1, internal work will be done to the hospital to re-configure and re-adjust the space of the existing campus to allow the whole system to work together.

Permitted Uses – Parcel B

Chair Casey questioned the use of "Schools for the Handicapped". The petitioner stated that this would include rehab services and home training to help persons get back into a normal lifestyle.

Regarding "Residential care and treatment facilities", Chair Casey felt the definition sounded like a "nursing home". The petitioner stated that this would include a very short-term stay – if longer care is necessary, the patient would be moved to a different facility. The Committee members expressed concern about overnight stays on Parcel B. The petitioner stated that there is no intent of having overnight stays on Parcel B.

After discussion, it was agreed to include Language in Attachment A that would prohibit overnight stays in Parcel B and to delete the following uses from Attachment A:

- Dormitories
- Dwellings, Multiple Family
- Group Housing
- Substance Abuse Treatment Facility, Residential

It was further agreed to amend “Assisted Living” to “Assisted Living **Services**”.

Proposed Changes to Attachment A by the Petitioner

Mr. Doster, attorney representing the petitioner, proposed the following changes to Attachment A:

Proposed Change #1:

C. PARCEL A.8. PUBLIC/PRIVATE ROAD IMPROVEMENTS

1. *“Improvements as may be required by the City of Chesterfield and/or the Missouri Department of Transportation to the shared access of Ladue Farm Estates Subdivision and Parcel A shall be completed prior to occupancy of any new construction adding square footage to Parcel A **excluding the 22,000 sq. ft. Cardiovascular ICU expansion.**”*

The petitioner does not feel the small addition to the existing hospital will generate any additional traffic in the area.

Chair Casey expressed concern that improvements to Ladue Farm Estates’ access could be delayed much longer with the adoption of the proposed language.

Proposed Change #2:

D. PARCEL B.7.PUBLIC/PRIVATE ROAD IMPROVEMENTS

The developer shall be responsible for improvements to South Woods Mill Road. The extent of development of the Parcel B (that portion of the development west of Route 141) at which the improvements to South Woods Mill Road are required shall be indicated on the site development concept plan and/or site development section plan, as directed by the Department of Public Works. The Department of Public Works shall establish thresholds of development based upon a percentage of the square footage that is completed. The improvements shall be designed and approved, and an appropriate escrow shall be established prior to the issuance of building permits on the Parcel B in excess of said threshold. The improvements to South Woods Mill Road shall be constructed ~~within one year of issuance of any building permit~~

or prior to occupancy of any building in excess of said threshold for Parcel B as directed by the Department of Public Works.

Ms. McCaskill-Clay stated that the Department of Public Works requested the language that the petitioner is asking to remove.

Councilmember Geiger made a motion to amend Attachment A, Section G.2. as follows:

*“Any changes to the location or geometry of the intersection of South Woods Mill Road with Brooking Park (Private Drive) and the section of street connecting State Route 141 to South Woods Mill Road shall be as approved by the Department of Public Works and the Missouri Department of Transportation. The Developer shall obtain any required rights-of-way and easements ~~necessary to~~ **and** construct the proposed intersection.”*

The motion was seconded by Councilmember Fults and **passed by a voice vote of 4 to 0.**

Councilmember Geiger made a motion to amend Attachment A, Section I. so that it becomes an Automatic Power of Review. The motion was seconded by Councilmember Durrell and **passed by a voice vote of 4 to 0.**

Councilmember Fults made a motion to amend Attachment A, Section C.8.1 as follows:

*“Improvements as may be required by the City of Chesterfield and/or the Missouri Department of Transportation to the shared access of Ladue Farm Estates Subdivision and Parcel A shall be completed prior to occupancy of any new construction adding square footage to Parcel A **excluding the CDICU expansion of 22,000 sq. ft.**”*

The motion was seconded by Councilmember Geiger and **passed by a voice vote of 3 to 1.** (Councilmember Casey voted “no”.)

Councilmember Fults made a motion to direct Staff to prepare definitions of “Permitted Uses” as a Green Sheet item. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

Councilmember Fults made a motion to direct Staff to review the following language with the Department of Public Works of Section I.D.7 of Attachment A:

“The improvements to South Woods Mill Road shall be constructed within one year of issuance of any building permit or prior to occupancy of any building in excess of said threshold for Parcel B as directed by the Department of Public Works.”

The motion was seconded by Commissioner Geiger and **passed** by a voice vote of 4 to 0.

Councilmember Durrell made a motion to forward P.Z. 8-2005 St. Luke’s Episcopal Presbyterian Hospitals to Council with a recommendation to approve, including the Green Sheet items, and pending language from Public Works. The motion was seconded by Councilmember Geiger and **passed by a voice vote of 4 to 0.**

Note: One bill, as recommended by the Planning Commission, will be needed for the November 21, 2005 City Council Meeting. See Bill #

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

A. Site Plan Notification Requirements

Discussion was held regarding possible procedures for Site Plan notification. There have been recent Site Plans submitted that have involved major changes. At the present time, there is no procedure requiring notification of neighboring residents for Site Plans since they do not trigger a Public Hearing.

At the present time, residents are notified of requests for zoning changes.

General discussion was held with respect to changes to utility easements and whether or not notification should be required.

(Councilmember Fults left the meeting at 7:20 p.m.)

[It was agreed that Staff would research how the Utility Companies notify for work to be done in utility easements.](#)

Regarding notification of Site Plans, Councilmember Geiger suggested that Subdivision Trustees be notified when a specific Site Plan is under review by the City.

Ms. Price suggested that the Developer be required to do the notifications and prove to the City that notification has been done. The City does not collect any fees for Site Plan reviews so there are no available funds to offset the cost of notification.

After further discussion, it was agreed to review this matter further at the next Planning & Zoning Committee Meeting.

B. 2006 Meeting Schedule

Councilmember Geiger made a motion to accept the Tentative 2006 Meeting Schedule for the Planning & Zoning Committee. The motion was seconded by Commissioner Durrell and passed by a voice vote of 3 to 0. (Councilmember Fults was not present for the vote.)

V. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.