

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: February 21, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from February 20, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, February 20, 2003, in City Council Chambers. In attendance were: Chair Dan Hurt (Ward III); Vice Chair Barry Streeter (Ward II); Councilmember Jane Durrell (Ward I); and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor John Nations; Councilmember Bruce Geiger (Ward II); Councilmember Connie Fults (Ward IV); Planning Commission Chair Victoria Sherman; Planning Commission Vice Chair Stephanie Macaluso; Director of Planning Teresa Price; Senior Planner Barbara Weigel; Project Planner David Bookless; and Kathy Lone, Planning Assistant.

*To be discussed at 3/3/2003 City Council Meeting.

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

Chair Hurt read the Opening Comments for the Public Hearing on St. Luke's Hospital.

***II. St. Luke's Hospital:** An appeal to the City Council by St. Luke's Hospital regarding the recommendation of denial by the Planning Commission for an amendment to the Conditional Use Permit to change the surface parking setback from its current 125 feet from Conway Road to 60 feet from Conway Road and to amend a portion of the 200 feet parking setback from Conway Road to 130 feet from Conway Road to a point 825 feet west of the east property line.

Senior Planner Barbara Weigel stated that a Public Hearing was being held to appeal the recommendation of denial by the Planning Commission for an amendment to the Conditional Use Permit (CUP). Ms. Weigel gave an overview of this petition and stated that the Planning Commission's motion to approve the amendment request for the Conditional Use Permit (CUP) was denied by a vote of 1-7.

1. Mr. Gary Olson, President of St. Luke's Hospital, 232 S. Woods Mill Road, Chesterfield, MO 63017, petitioner and speaking in favor of **St. Luke's Hospital**, stated the following:
 - St. Luke's Hospital is in significant need of the additional 110 parking spaces. Frequently during the day, the parking facilities are full;
 - Requesting to convert and pave an existing temporary lot for the 110 parking spaces;
 - The parking lot would be heavily landscaped and bermed;
 - St. Luke's Hospital has received national recognition for their quality patient care;
 - St. Luke's Hospital is an independent hospital;
 - Currently there are approximately 2,850 parking spaces on site;
 - St. Luke's Hospital values its relationship with the neighbors, works to have an attractive campus for visitors and tries to minimize its impact on the surrounding environment;
 - St. Luke's Hospital is looking at the long-term process and has purchased additional land to the north of Willows of Brooking Park on Old Woods Mill Road to extend their campus.

2. Mr. Bob Boland, 11477 Olde Cabin Road, St. Louis, MO 63141, architect and speaking in favor of **St. Luke's Hospital**, stated the following:
 - Speaker gave a power point presentation showing the subject site and surrounding area;
 - Petitioners decided that the temporary parking lot was the least intrusive place for the additional parking;
 - The 110 parking spaces would be along Conway Road;
 - Access would be through the current surface parking lot with no additional curb cuts;
 - The current rock ditch along Conway Road would be filled in and piped and a berm would be created the entire length of the parking area;
 - The top of the berm would be heavily landscaped;
 - Four (4) added parking lot lights would be shielded from the neighbors and Conway Road;
 - If this request is approved, the green space percentage for the St. Luke's Hospital campus would be 56%;
 - Additional parking would serve current uses;
 - St. Luke's Hospital received a Beautification Award in 2002.

3. Dr. David Krajcovic, 825 Greenwich Green Lane, Chesterfield, MO 63017, surgeon at and speaking in favor of **St. Luke's Hospital**;
 - Stated that patients complain about the lack of parking spaces.

SPEAKERS IN FAVOR – None
SPEAKERS IN OPPOSITION –

1. Ms. Ruth Halpern, 325 Conway Hill Road, St. Louis, MO 63141, neighboring resident and speaking in opposition to St. Luke's Hospital;
 - Speaker stated that she does not see that many people parking on the temporary lot;
 - Speaker expressed concern that the addition of the berm would present sight problems when exiting the hospital;
 - Speaker asked that St. Luke's Hospital have more valet parking.

SPEAKERS – NEUTRAL – None

REBUTTAL –

Mr. Boland stated that there would be a clean sight line from the berm when leaving the hospital.

Mr. Olson stated that the number of cars in the parking lot depends on the time of day and day of week. Mr. Olson stated that the temporary parking lot sometimes has 80 cars at a time.

Chair Hurt asked the petitioner to place all power lines underground for any future development.

Chair Hurt called a recess at 6:22 p.m. and the meeting reconvened at 6:26 p.m.

I. Approval of the Planning and Zoning Committee Meeting Summary of January 23, 2003.

Councilmember Brown made a motion to approve the Meeting Summary of January 23, 2003. The motion was seconded by Councilmember Durrell and **passes by a voice vote of 4 to 0.**

Chair Hurt stated that the Committee could make a motion concerning **St. Luke's Hospital** or table this item if additional information is needed.

Planning Commission Chair Victoria Sherman gave an overview of the reasons for the Planning Commission to deny the Conditional Use Permit (CUP) amendment request for St. Luke's Hospital.

General discussion followed concerning setbacks, width of the buffer, parking ratio for hospitals, drainage, performance standards for hospitals, and the Findings of Fact presented to the Planning Commission for the denial.

Mayor Nations gave an overview of the past setback request by St. Luke's Hospital and the option of the direction of the parking garage chosen by the neighboring residents. Mayor Nations stated that he felt the Committee should overturn the Planning Commission decision and forward to City Council for approval.

Councilmember Durrell made a motion to forward the amendment request for the Conditional Use Permit for St. Luke's Hospital to City Council recommending approval. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

***Note: Motion to RECEIVE and FILE will be needed for the March 3, 2003 City Council Meeting.**

Mayor Nations, Councilmember Geiger and Councilmember Fults left the meeting at 6:50 p.m.

***III. P.Z. 17-2002 Rising Phoenix Development (Reliance Bank):** A request for a change of zoning from a "C-8" Planned Commercial District to a "P-C" Planned Commercial District for a 1.4 acre tract of land located on Wildhorse Creek Road, approximately 550 feet southeast Long Road in a subdivision known as "Dugsford Commons."

Project Planner David Bookless gave an overview of **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank)** and stated that this petition was approved by Planning Commission by a vote of 9 to 0.

General discussion followed concerning access, signage, width of the entrance, parking for the bank and temporary road improvements for Wildhorse Creek and Kehrs Mill roads.

Councilmember Brown asked the Planning Commission to review materials for the roof when this is submitted for Site Development Plan review.

Councilmember Brown made a motion to forward **P.Z. 17-2002 Rising Phoenix Development (Reliance Bank)** to City Council with the recommendation of approval. The motion was seconded by Chair Hurt and **passes by a voice vote of 4 to 0.**

***Note: One bill, as recommended by the Planning Commission, will be needed for the March 3, 2003 City Council Meeting.
SEE Bill #**

IV. Stormwater Detention Ponds – Councilmember Brown will discuss stormwater detention ponds and landscape buffers.

Councilmember Brown expressed concern with the stormwater detention pond at Country Lake Estates that has been damaged due to a large lot subdivision being built next to it.

Councilmember Brown stated that the Department of Public Works does not require improvement plans on large lot subdivisions so there is no control by the City to prevent this and no escrow for improvements.

General discussion followed concerning the Subdivision Ordinance, stormwater affecting neighboring sites, large lot review process, and the grading process.

Councilmember Brown made a motion to direct the Department of Public Works Staff to address requiring improvement plans for large lot subdivisions or review amending the grading ordinance to start addressing off-site detention. The motion was seconded by Councilmember Streeter and **passes by a voice vote of 4 to 0.**

Councilmember Brown expressed concern with the detention pond next the Kehrs Mill Road for The Courts II Subdivision which is a structure.

General discussion followed concerning the location of detention ponds and landscaping and buffers for detention ponds.

Councilmember Brown made a motion to direct Staff to address landscaping and setbacks around detention basins in residential areas that are structures. The motion was seconded by Chair Hurt and **passes by a voice vote of 4 to 0.**

V. Other

Director of Planning Teresa Price stated that the Comprehensive Plan Update would be reviewed for adoption by the Planning Commission at their February 24, 2003 meeting.

The meeting adjourned at 7:21 p.m.

TP/kl

