



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 1, 2014
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Deborah McLaughlin, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. Draft Minutes from the Meeting of November 3, 2014**

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Public Hearing

Application: #14-037 Approval of an Amendment to the Conditional Use Permit and Site Development Plan for Phase II of Hospice House at Barnes Jewish West County Hospital.

Applicant: Douglas Black, President
Barnes West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

Applicant's George Stock
Representative: Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

B. Approval of 2015 Meeting Schedule

8. WORK AGENDA

9. DEPARTMENT REPORTS

A. Community Development Director

B. City Attorney

10. ADJOURNMENT

Posted: _____

**Paul Langdon
Planning Director**

CITY OF CREVE COEUR – MINUTES

PLANNING AND ZONING COMMISSION MEETING

Monday, November 3, 2014
7:00 P.M.

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, November 3, 2014, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: **Mr. Tim Madden, Chair****Mr. Tim Carney****Mr. James Faron****Mr. Ken Howard****Mr. Charles Pullium****Mr. Gene Rovak**OTHERS PRESENT:**Mr. Carl Lumley, City Attorney****Mr. Paul Langdon, Director of Community
Development****Ms. Whitney Kelly, City Planner****Deborah McLaughlin, Recording Secretary**2. **ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

None.

All voted in favor of acceptance of agenda.

3. **APPROVAL OF MINUTES**

Mr. Rovak moved approval of the draft minutes of
October 20, 2014.

Mr. Carney seconded the motion, which carried
unanimously.

4. **PUBLIC COMMENT**

None.

5. UNFINISHED BUSINESS

Application No. 14-033 for approval of a minor site plan for new awnings at the Applebee's Restaurant at 11950 Olive Boulevard.

Mr. Chuck Ancell, Area Director, Mid River Restaurant, 296 Highland Boulevard, Natchez, MS 39120, indicated from his understanding from Ms. Kelly, the only thing yet to be determined is the color of these awnings, and she has the awning colors. The Commission was shown color swatches. The Commission indicated that Mr. Ancell could pick the color he preferred.

Mr. Ancell indicated they are over the 2-foot span on the front awnings over the front doors, and they can either remove it or just get a new plate to resize it to the 2-foot.

Ms. Kelly indicated it meets the Sign Guidelines, and staff is okay with the new plate.

Mr. Faron moved to approve the site plan for the new awnings for the applicant's restaurant located at 11950 Olive Boulevard subject to the conditions in the staff report for the meeting of November 3rd, 2014. The motion was seconded by Mr. Rovak. There being no further discussion, the Chair called for a vote.

The resultant vote is as follows:

Mr. Carney - aye	Mr. Howard - aye	Mr. Faron - aye
Mr. Rovak - aye	Mr. Pullium - aye	Chair - aye

6. NEW BUSINESS

Application No. 14-036 for approval of a boundary adjustment between Missouri Baptist University and Temple Corporation Church of Jesus Christ Of the Latter Day Saints.

Applicant: Missouri Baptist University
One College Park Drive
Creve Coeur, MO 63141

Mr. George Stock, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway representing the Applicant indicated the Applicant is requesting consideration for approval of a boundary adjustment plat.

Missouri Baptist University, within the City of Creve Coeur, has approximate 64.2 acres.

Many years ago they also owned the Temple Corporation, the Church of Latter Day Saints, piece of property, which was 14 acres. They subdivided it, sold that off. When they did that, they did reserve the right for -- first right of refusal to purchase the 75-foot strip along the western property line.

The intent of that 75-foot wide strip back then was really for the purpose of ingress, egress out to the outer road. That's not the purpose today.

Preservation Park, to the west, was developed, and there's an access drive immediately there.

However, the issue is getting public water to the new football stadium that they have under construction.

The public main, Missouri American Water main, is out along North Outer 40, and in order to extend the public main, they are processing a boundary adjustment plat roughly between the City of Creve Coeur and the City of Town and Country.

The majority of the tract would get about an acre larger than what it is today because this 75-foot strip would be part of adjusted Lot Two.

The lot, which is Lot One, which is within the City of Town and Country, will become approximately 1 acre less than what it is today.

It's really to be able to extend a water main back to the football stadium, which was subject of approval by this Commission several months ago.

Mr. Pullium moved to approve the Missouri Baptist University and Church of Jesus Christ Latter Day Saints' boundary adjustments attached to the staff report on Application 14-036 for the meeting of November 3rd, 2014, subject to the condition that a final drawing be prepared for signature and recording. The motion was seconded by Mr. Howard. There being no further discussion, the resultant vote was as follows:

Mr. Pullium - aye	Mr. Rovak - aye	Mr. Faron - aye
Mr. Howard - aye	Mr. Carney - aye	Chairman - aye

7. WORK AGENDA

None

8. DEPARTMENT REPORTS

A. Planning Division Report

Mr. Langdon indicated there is nothing to present on November 17th meeting, so looks like a meeting cancellation with regard to that.

Coming in the not-too-distant future will be phase two of the hospice project at BJC West County that we looked at just a couple weeks ago.

They are not ready to build phase two. They are ready to build phase one. They are simply looking to incorporate the area for phase two into the conditional use permit.

From our perspective, doesn't have to occur now, it could wait until they're ready to build, but from their perspective and their funding and pipelining of projects within the BJC system, it's important to them to know that it's been approved in terms of the scope of the project, so look for that to come forward.

Also, we are working with an architect and a natural property owner on the last vacant piece of CityPlace, which is CityPlace Lot 12. Sits between the condominiums and CityPlace 5 of the Rue De La.

Small medical office is looking at that piece, and, hopefully, that will be before you with site development plans in the not-too-distant future.

To update you on the drive-thru ordinance, it returns to the City Council next week. There are only a few issues, I think, left to resolve in their minds.

We're also meeting with a couple of the most interested commercial property owners tomorrow to see if we can identify any outstanding concerns they have in preparation for next week.

Lastly, as I think I mentioned last time, we are going to go ahead and hire a consultant to help us finish with this housekeeping project of the Comprehensive Plan.

Mr. Langdon indicated in the next couple of weeks, they will try to put together a short list of potential consultants to do the work. It's not a full rewrite of the plan, it is a limited scope.

In making that selection, I think it would be good for the Planning Commission to have some say.

Mr. Langdon has spoken with Mr. Madden about that, and I think we probably have a couple of ideas.

Chairman Madden indicated Beth Kistner would be good for the position, as she's recently completed ten years on the City Council. Mr. Rovak agreed to serve.

Mr. Langdon indicated the City is not looking to form

a subcommittee of the Commission. It's not an official voting body of the Commission or providing some reference back to the Commission. Just a couple people that would be there to help us choose the right consultant.

B. City Attorney Report

None.

9. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:09 p.m.

Tim Madden, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#14-037 BARNES JEWISH WEST COUNTY HOSPITAL APPROVAL OF AN
AMENDMENT TO THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR PHASE II OF HOSPICE HOUSE

FOR THE MEETING OF: December 1, 2014

LOCATION: 12634 Olive Boulevard.

REQUEST: Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, has submitted a request for approval of an amendment to the conditional use permit and site development plan for their recently approved hospice house facility to include Phase II to bring the total number of beds to 32, and the gross floor area to 38,000 square feet.

ADDITIONAL INFORMATION: Inpatient care hospices facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the PH District. Ordinance No. 5402 approved the site concept plan and the conditional use permit for Phase I of the Hospice House.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

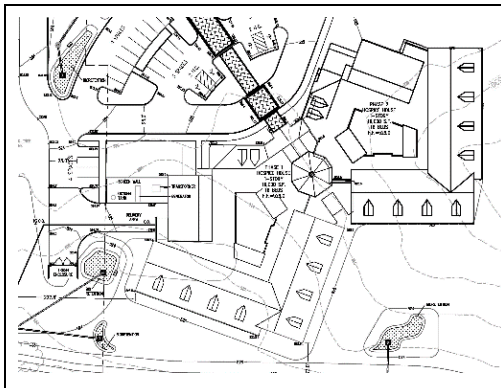
- West Olive Corridor

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.310 "PH" Planned Hospital District
- Section 405.470: Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Douglas Black, President
Barnes West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

APPLICANT'S George Stock
REPRESENTATIVE: Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

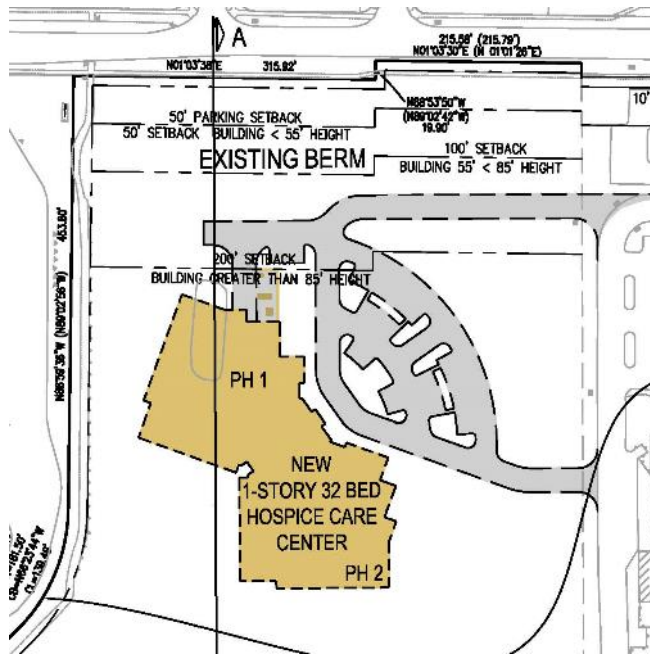


REPORT PREPARED BY: Whitney Kelly, AICP, City Planner, October 15, 2014.

ATTACHMENTS: Applicant's Materials submitted November 3, 2014
Draft Ordinance
Elevations Drawings submitted October 20, 2014
Staff Report from October 20, 2014 Planning and Zoning Commission
Ordinance No. 5402

BACKGROUND AND PROPOSAL

The Site Concept Plan reviewed by the Planning and Zoning Commission on October 20th, included Phase I and II for a 38,000 square-foot, 32-bed hospice facility. During that meeting, Phase I was only under consideration for the conditional use permit. Below is a close-up of the proposed Site Concept Plan for the hospice facility:



The Applicant is now seeking approval of Phase II. While the Applicant has not submitted new architectural renderings of the building with Phase II, it will be of consistent architectural design and style as the prior plans. The building has a single story, and is residential in character. Below is a rendering of the proposed building from the Applicant's presentation to the neighbors from September 29, 2014:



Later revisions of the building elevations included changing the fiber cement siding to brick (as shown in the attached elevations submitted on October 20, 2014), and this was approved by the City Council meeting on November 24. Revised elevations and landscape plan have not been submitted for Phase II. However, a condition of the draft ordinance includes that Phase II will be in substantial conformance with Phase I building elevations, and that the landscape plan at the time of building shall be revised to include similar plantings and carry the design around the building as approved by the Zoning Administrator.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office, Retail, Restaurant	CB Core Business District	Olive Boulevard
South	School, Park	C Single Family Residential	N/A
East	Office, Retail Residential	GC General Commercial District AR Attached Single Family & B Single Family Residential Districts	N/A
West	Retail, Restaurant Office Residential	GC General Commercial District PO Planned Office District D Single Family Residential District	Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor Action Area that has a vision to include a high-quality, contained business area that connects with and co-exists in a compatible fashion with the adjacent single-family neighborhoods. Open spaces and pedestrian facilities will be increased with pedestrian connections between residential and commercial areas. The Subject Property is specifically addressed as Key Property 4, where it is envisioned to continue to develop and expand as a hospital campus, where special attention should be given to any negative impacts associated with site development, building design and materials, landscaping access, signage, parking lot locations and lighting, as well as other impacts.

The Residential Preservation and Economic Development Section of the West Olive Corridor includes a goal of protecting single-family residential areas from intrusions of non-residential uses. Further, the Comprehensive Plan recommends that all new development or redevelopment of non-residential uses comply with the City's Design Guidelines, orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of the buildings, and require that new buildings adjacent to residential areas be compatible with regard to building scale, massing, and materials. Applicants must improve the appearance of the backs or sides of buildings adjacent to residential areas, including covering utility boxes and meters, and adding architectural treatments of facades similar to front facades, landscaping strips or other buffers, and opaque screening of dumpsters and mechanical equipment. (p. 61-62). The quasi-residential and hospital nature of the proposed hospice facility, along with building's design and orientation on the site, was done to minimize conflicts between the operation of the facility and the nearby residents and the school. Along with the significant landscaping surrounding the building, the proposed development meets with the intent of the Comprehensive Plan, where the property is already zoned Planned Hospital.

DESIGN GUIDELINES ANALYSIS

Physical Features and Site Relationships:

The Design Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoidance of spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or they must be screened from view. (p. 4). As proposed, the hospice facility will be largely screened from public view along Mason Road by the existing berm and the site development plan indicates that mechanical equipment and trash will be enclosed.

Structures:

The Design Guidelines state that the materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged with a preference toward “green” materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. EIFS and concrete masonry should not be the predominant building materials, but EIFS can be used as a way to accentuate an architectural element if it is limited to an area not subject to damage or abuse. Also, concrete masonry should be limited to split face or burnished units. (p. 9).

The City Council approved a new elevation for Phase I that included brick instead of fiber-cement siding. The same materials should be applied to the trash enclosure and the attached draft ordinance contains a condition of approval requiring that the trash enclosure shall be of a material that is consistent with the building.

Landscape:

The Design Guidelines also provide the following recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the Applicant will maintain the berm and existing trees along Mason Road and will continue these around the building along the south property line to provide screening from those visiting the school.

Street trees and landscaping are provided throughout the site to provide screening of the parking lot, the interior driveways and the circulation pattern, in conformance with the minimum requirements of the Zoning Ordinance. However, the plan does not provide much detail on the types of plant materials and the landscaping within the parking lot islands, only minimally meets with the Zoning Code requirements. Further, the planting design lacks visual detail and interest from the perspective of building occupants who might only be able to appreciate the landscape from inside the building. Therefore a condition of approval includes that the applicant shall submit a revised Landscape Plan that includes a detailed plant listing (not to include plant materials that are listed as invasive species, such as Burning Bush), and that will further the intent of the Design Guidelines around the building of Phase I and Phase II and within the parking lot.

ZONING REVIEW

Review of the Zoning for the Hospice Hose during the prior application included both Phase I and II, and all requirements of the Zoning Ordinance were met bulk standards and setbacks for the PH District.

Landscaping

As discussed above, the proposed Landscape Plan should provide significant screening of the building from the public right-of-way and for the property to the south. It meets with the minimum requirements

for the minimum number of trees within the parking lot as well. However, as stated in the Design Guidelines discussion above, the landscaping near the building and within the island should be enhanced. Also, the plan does not indicate that an underground irrigation system has been included, contrary to the requirement below. Therefore, Staff has included a condition of approval that the Applicant submit a new Landscape Plan for the Zoning Administrators approval and that an underground irrigation system shall be included.

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopments projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.

Parking

The site development plan indicates that a total of 36 spaces are provided where at a complete build out of 32 beds only 16 spaces are required, per the parking regulations:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

8. Health care and social assistance (NAICS 62).
 - b. Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds.

Lighting

The Applicant's photometric plan indicates that no direct light will be leaving the property, and should meet with the illumination requirements below:

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

4. Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

As discussed in the prior application, the Hospice House would appear to meet with the intent of the Comprehensive Plan by offering a compatible use within the Planned Hospital District, and the draft ordinance is substantially the same as the prior ordinance, with updated information regarding the regulations for the development of the conditional use permit. Below is a summary of the Staff

recommended conditions of approval in addition to usual and customary conditions regarding process, conformance with plans and development quality:

Hospice Conditional Use Permit

- The conditional use permit shall be for the operation of a 38,000 square-foot, 32-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
- The Landscape Plan for the hospice facility shall be revised to provide additional landscaping that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-037, subject to the approval of the Zoning Administrator.
- An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator's approval.

ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before any permits are issued, then recommendations should be made to the City Council. The following is an example of an appropriate motion for a recommendation on the hospice facility conditional use permit:

"I move to recommend approval of the conditional use permit for Phase I and II of a 32,000 square-foot 32-bed Hospice House, at 970 North Mason Road, on the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-037 presented at the meeting of December 1, 2014." (Conditions may be added, eliminated, or modified by preceding motion.)

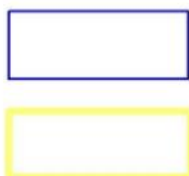
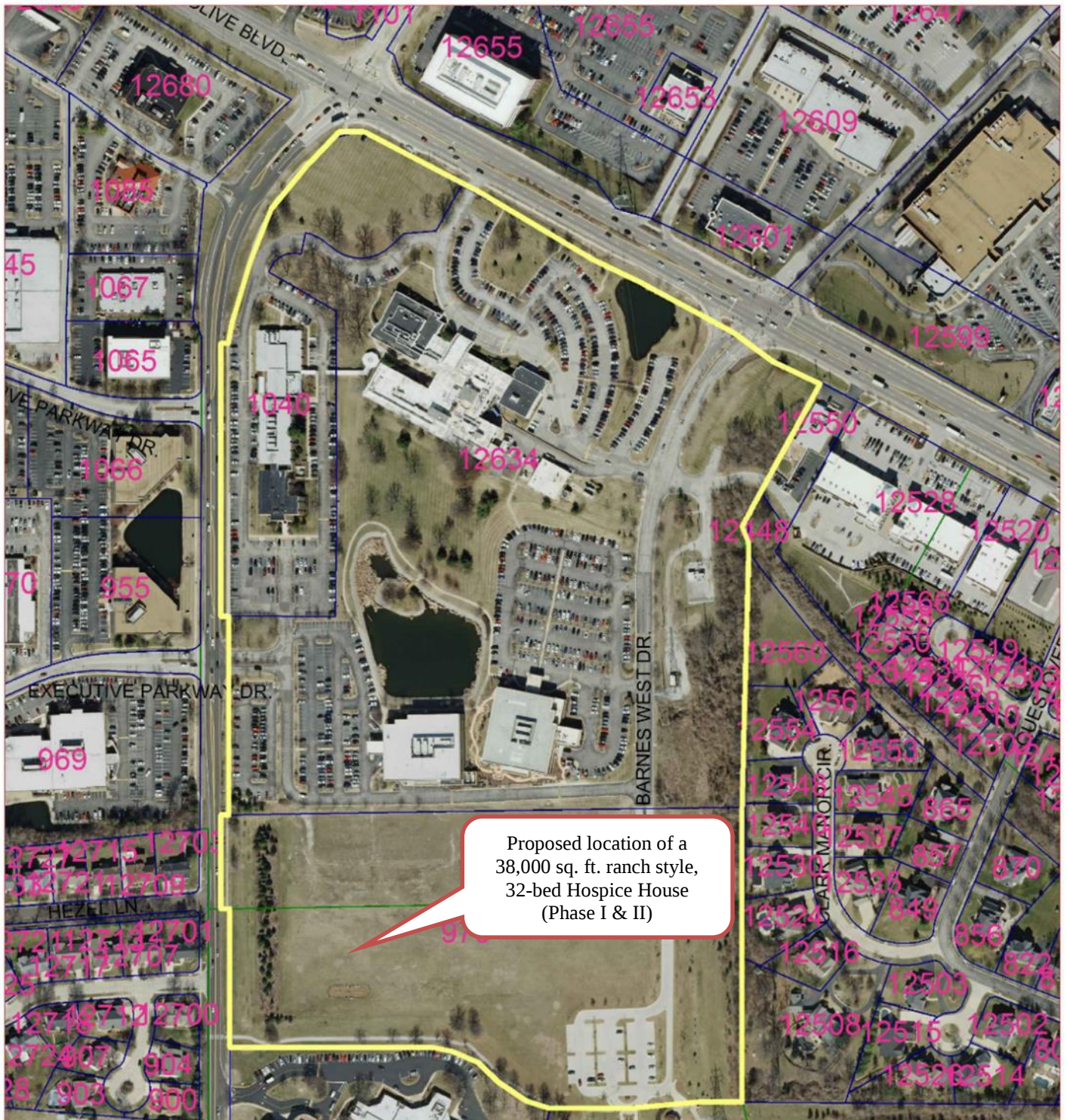
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

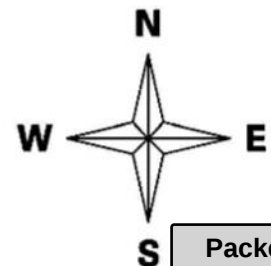
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

Barnes Jewish West County Hospital Campus,
12634 Olive Boulevard



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/14/2014
	Description: View looking northwest toward the existing berm from the Hope Montessori School parking lot.
	Description: View looking north from the Hope Montessori School parking lot toward the proposed location for the Hospice House.
	Description: View looking west from the Millennium Park parking lot toward the propose Hospice facility location



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 5402 AUTHORIZING A
CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR A 32-
BED, 38,000 SQUARE FOOT HOSPICE FACILITY ON THE PROPERTY
ADDRESSED AS 970 NORTH MASON ROAD.**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within “PH” Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, skilled nursing facilities, including hospice care (NAICS 623110), in the “PH” Planned Hospital zoning district, require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Ordinance No. 5402 approved on November 24, 2014 authorized the Site Concept Plan for the Barnes Jewish West County Hospital campus, and the conditional use permit for Phase I for a 19,000 square foot, 16 bed new hospice care facility, as provided by Section 405.1080.D., Site Concept Plans, and Section 405.1070, Conditional Use Permits of the Zoning Ordinance; and

WHEREAS, in accordance with Section 405.1070 of the Zoning Ordinance, the applicant has submitted an application for an amendment to the conditional use permit approval to include Phase II of hospice care facility for a total of 32-beds and 38,000 square feet, on the property addressed as 970 North Mason Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, December 1, 2014, beginning at 7:00 p.m., or immediately following the close of the previous agenda item, on said application to amend the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the amendment to conditional use permit for the hospice facility, subject to conditions, at its meeting on December 1, 2014; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amendment to the conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.

BILL NO. _____

ORDINANCE NO. _____

2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Section 3 of Ordinance 5402 shall be amended to authorize a conditional use permit to be issued for the operation of a 32-bed, 38,000 square foot skilled nursing facility, including only hospice care (NAICS #623110), located in the PH (Planned Hospital) zoning district, whose legal description is as follows:

A tract of land being part of Lot 2 of Barnes-Jewish West County Hospital Subdivision, according to the plat thereof recorded in Plat Book 347 page 751 of the St. Louis County Records and further described as follows:

BEGINNING at the Northwest corner of Lot 2 of Barnes-Jewish West County Hospital Subdivision, a subdivision filed for record in Plat Book 347, Page 751 of the St. Louis County, Missouri Records, said point being on the Eastern right-of-way line of N. Mason Road; thence along the Northern line of said Lot 2 South 89 degrees 53 minutes 59 seconds East, a distance of 561.92 feet to a point; thence leaving said Northern line through Lot 2 South 00 degrees 09 minutes 16 seconds East, a distance of 570.84 feet to the Southern line of said Lot 2; said point being on a non-tangent curve to the left; thence in a Northwesterly direction along said curve to the left having a radius of 181.50 feet, an arc length of 106.40 feet, the chord of which bears North 72 degrees 11 minutes 56 seconds West, a chord distance of 104.89 feet to the point of tangency; thence North 88 degrees 59 minutes 36 seconds West, a distance of 453.60 feet to the Southwest corner of said Lot 2, said point also being on the aforesaid Eastern right-of-way line of N. Mason Road; thence along the Western line of said Lot 2 and the Eastern right-of-way line of N. Mason Road North 01 degree 03 minutes 38 seconds East, a distance of 19.90 feet to a point; thence North 88 degrees 53 minutes 50 seconds West, a distance of 19.90 feet to a point; thence North 01 degree 03 minutes 30 seconds East, a distance of 215.58 feet to the Point of Beginning and containing 298,909 square feet or 6.862 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during October, 2014.

Section 2: The amended Conditional Use Permit granted herein shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of a 38,000 square-foot, 32-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Site Sections," both dated September 19, 2014, and submitted by Stock & Associates, Consulting Engineers, Inc., as bound together and submitted in conjunction with Application #14-032 and Phase II with Application #14-037.

BILL NO. _____

ORDINANCE NO. _____

3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Building Elevations" issue date October 20, 2014, and submitted by Trivers Associates, Inc., as bound together and submitted in conjunction with Application #14-032 and #14-037.
4. The Applicant shall submit a final Landscape Plan in substantial conformance with the "Concept Landscape Plan," dated September 19, 2014, and submitted by Loomis Associates, Inc., as bound together and submitted in conjunction with Application #14-032, except that additional landscaping shall be shown on the plan that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, and #14-037 subject to the approval of the Zoning Administrator.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within a sight-proof enclosure extending no less than two feet higher than the tallest equipment within the enclosure if located on the ground or, if building mounted, hidden from ground-level view by the roof or walls of the building.
8. All mechanical equipment installed for the site shall be properly screened with materials consistent with the hospice building, for the Zoning Administrators approval.
9. All accessory structures, including the supporting structure of any ground monument sign, shall be of materials consistent with the hospice building, for the Zoning Administrators approval.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any kitchen facilities shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any steam cleaning of the kitchen equipment shall occur between 8:00 AM and 9:00 PM
14. Any employee smoking area shall be located in compliance with Section 215.090: Prohibition of Smoking in Places of Employment and Public Places of the Code of Ordinances.
15. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the hospice facility, to be kept on file with the City for public inspection.
16. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
17. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
18. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for

BILL NO. _____

ORDINANCE NO. _____

such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

19. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2014.

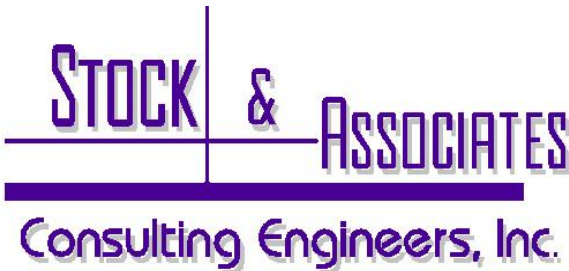
CHARLOTTE D'ALFONSO
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2014.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



257 Chesterfield Business Parkway
St. Louis, MO 63005
(636) 530-9100 FAX (636) 530-9130
E-Mail : general@stockassoc.com

DATE: 11/3/14	JOB NO. 212-5013.2
ATTENTION: Mr. Paul Langdon	
RE: BJC West County Hospice House Phase II	
Olive Street Road & Mason Road	

TO: City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

WE ARE SENDING YOU: ☒ Attached ☐ Under Separate cover via Delivery the following items:

- ☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

Copies	Date	No.	Description
4	11/03/14	1	Site Plan for Phase II CUP
1	-	-	Conditional Use Permit application
1	11/03/14	20183	\$250.00 Application Fee
1	11/03/14	20184	\$2,000.00 Escrow

THESE ARE TRANSMITTED as checked below:

- ☒ For Approval ☐ Approved as Submitted ☐ Resubmit Copies for approval
☐ For Your Use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐

REMARKS: Dear Paul,
Pursuant to your telephone conversation with George Stock on Friday, the attached is for the Phase II "Conditional Use Permit" only. At such time as the Phase II Hospice is ready to proceed a detail Site Development Plan, with Architectural elevations and Landscape plans will be filed with the City for process.

Sincerely,

Joseph E. Fischer, Senior Project Engineer

COPY TO: Mr. Douglas Black, BJCWCH
Mr. Christopher Dean, BJC
Mr. Gregory Mohler, BJC
George M. Stock, P.E., President

Attachment: 2014-11-03 Submitted Package (1164 : #14-037 BJC Hospice House Phase II)

212-5013.2



city of **CREVE COEUR**
PLANNING DIVISION

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
George M. Stock, P.E., President	
<i>Name</i>	<i>Name</i>
Stock & Associates Consulting Engineers, Inc.	
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
257 Chesterfield Business Parkway	
<i>Address</i>	<i>Address</i>
Chesterfield, MO 63005	
<i>Address</i>	<i>Address</i>
Telephone # (636) 530-9100	Telephone #
Fax # (636) 530-9130	Fax #
Email: george.stock@stockassoc.com	Email:
 <i>Applicant's Signature</i> 10/28/17	<i>Applicant's Representative's Signature</i>

<i>Property Information:</i>	<i>Owner's Acknowledgement (if different from applicant):</i>
12634 Olive Blvd.	Douglas Black, President
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	Barnes West County Hospital
<i>Address</i>	<i>Company (If Applicable)</i>
BJC West County - Hospice House	12634 Olive Blvd.
<i>Development Name (if any)</i>	<i>Address</i>
Planned Hospital "PH"	Creve Coeur, MO 63141
<i>Current Zoning</i>	<i>Address</i>
<i>Prior CUP Approvals (if known)</i>	Telephone # (314) 996-8000
	Fax #
	Email: dxb1808@bjc.org
	 <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: (see attached)

38,000 sq. ft. (32 beds)

Gross Floor Area – Existing and Proposed: Ex Ph1 (19,000sf/16 beds) Pr Ph2 (19,000sf/16 beds)

Number of Seats (for restaurant only): n/a

Number of Employees at the busiest shift:

Hours of Operation:

Current or Most Recent Use of the Property: Hospital Campus

Will the applicant apply for a liquor license: Yes No

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan | ☐ Photographs of existing structures |
| ☐ Access and parking plan; (may be shown on site plan) | ☐ Materials samples |
| ☐ Landscape plan | ☐ Fees: \$250 (non-refundable) |
| ☐ Floor plan | ☐ \$2000 (refundable deposit) |
| ☐ Electronic copies of all materials | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, December 1st, 2014.

See attached schedule and confirm available meeting dates with Planning Division staff

Office Use Only

All Sections Complete

Received By:

All Documents, incl. e-Copies

Fees Paid

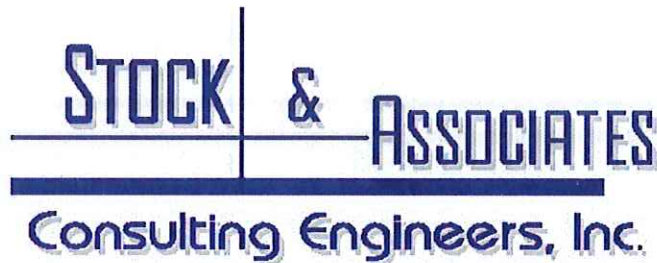
Date:

Paul Langdon, AICP, Planning Director

Whitney Kelly, AICP, City Planner

Julie Lowery, Administrative Assistant (872-2501)

Revised: 11/11



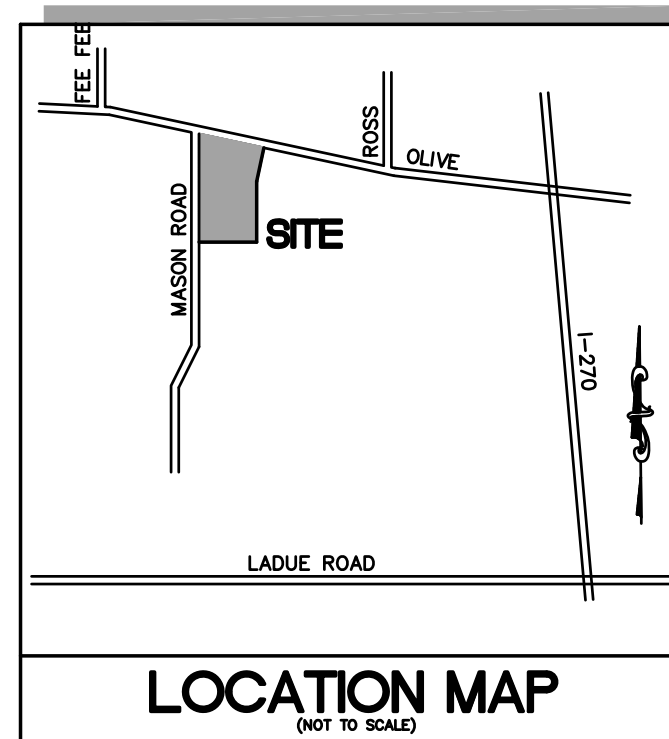
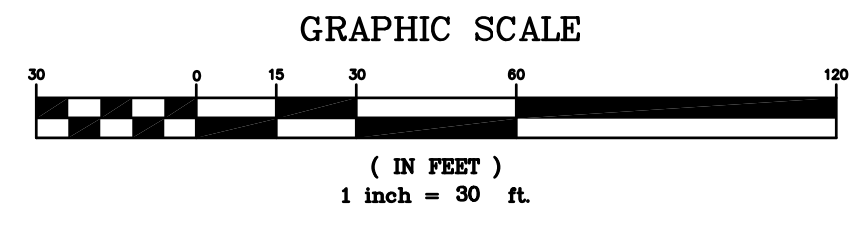
EXECUTIVE SUMMARY: BJC HOSPICE HOUSE – PHASE II

- BJC Hospice is seeking a Conditional Use Permit to construct a 2nd Phase, 19,000 sq. ft. addition ranch style, 16-beds to the Phase 1 Hospice House on the Barnes-Jewish West County Hospital campus. Phase 1 included 19,000 sq. ft. (16 beds) with the remainder in Phase 2, including 19,000 sq. ft. (16 beds). This is consistent with the approved Site Concept Plan as approved by the Planning commission on 10/20/2014.
- Without access to a hospice house, BJC Hospice patients are cared for either at home, a long term care facility, or in the acute hospital setting. Often these locations don't provide the level of specialty care needed for patients with acute end-of-life needs or the time and expertise to support the patients' families.
- The BJC hospice house will complete the continuum of care necessary to provide exceptional, compassionate end-of-life care for adults and pediatric patients and their families.
- While the St. Louis Metropolitan area is home to top-ranked BJC Hospitals, a critical void remains in health care – hospice house for adults, teens and children. With only 18 hospice beds available to serve a population of 2.8 million people, the demand is much greater than supply.
- The BJC hospice house will be supported by Children's Hospital Foundation, the Foundation for Barnes-Jewish Hospital and the Missouri Baptist Healthcare Foundation.
- BJC Hospice is the largest, most comprehensive and respected hospice and palliative care leader in the region with over 30 years of experience in providing individualized care to patients and families. BJC Hospice has experienced a growth trend consistent with the nation.

- Palliative care is both a philosophy care and medical specialty anticipating, preventing, and treating physical, spiritual, and psychosocial suffering throughout the continuum of a serious illness. At times palliative care is provided simultaneously with curative care. Hospice is a philosophy of care as well as specialized program provided by an interdisciplinary team that focuses on palliative care of patients and families during the final phases of a terminal (six months or less prognosis) illness. In hospice, patients choose comfort care over curative treatment.

SITE PLAN FOR BJC WEST COUNTY HOSPITAL - PHASE TWO HOSPICE HOUSE

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri



NOTES:

- BJC WEST COUNTY SHALL BE ALLOWED A DEVELOPMENT OF UP 1,000,000 SQUARE FEET OF GROSS LEASEABLE AREA A FLOOR AREA RATIO (F.A.R.) OF UP TO .45.
- UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED HOSPITAL DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
- RETENTION FOR THE MEDICAL CAMPUS IS PROVIDED BY THE RETENTION LAKE LOCATED WITHIN THE MILLENNIUM PARK TRACT (AS ILLUSTRATED) PER AGREEMENT BK 12367 PG 44 AS RECORDED IN ST. LOUIS COUNTY.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 29189C0161H AND 29189C162H, EFFECTIVE DATE OF AUGUST 2, 1995.
- BOUNDARY BY STOCK & ASSOCIATES, INC. AND TOPOGRAPHIC INFORMATION PROVIDED BY SURDEX.
- ALL EXISTING STRUCTURES AND PAYMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.
- NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
- TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
- PROPERTY SUBJECT TO AGREEMENT REGARDING PROPERTY RESTRICTIONS AND RIGHT OF FIRST REFUSAL PER BK 12367 PGS 45-64 AS RECORDED IN ST. LOUIS COUNTY.
- ACCESS AGREEMENT BK 12367 PGS 66-105 AS RECORDED IN ST. LOUIS COUNTY.
- PLAN SUBJECT TO SITE DEVELOPMENT PLAN APPROVAL PRIOR TO SUCH TIME OWNER REQUESTS PHASE TWO CONSTRUCTION.

SITE INFORMATION:

- BUILDING CALCULATIONS:**
 - EXISTING SITEMAN = 61,200 S.F.
 - EXISTING MOB#1 = 61,200 S.F.
 - EXISTING MOB#3 = 50,000 S.F.
 - EXISTING HOSPITAL = 176,000 S.F.
 - HOSPICE PHASE 1 = 19,000 S.F.
 - HOSPICE PHASE 2 = 19,000 S.F.
 - TOTAL = 386,400 S.F.
 - FUTURE DEVELOPMENT = 613,600 S.F.
 - MAX. ALLOWABLE AREA = 1,000,000 S.F.
- PROPOSED F.A.R.** = .16
ALLOWABLE F.A.R. = .45
- SITE COVERAGE** = 35.43%
ALLOWABLE COVERAGE = 63%
- PARKING CALCULATIONS:**
PER CITY CODE: 405.820.H.8.b
(Health care and social assistance; Nursing and residential care personal care facilities (NAICS 823). One (1) space per two (2) patient beds.)
 - 32 Bed facility = 16 spaces required (CODE)
 - = 36 spaces (Shown)
 - = 4 Accessible Parking Spaces
 - = 1 Loading Space
- PERTINENT DATA:**
 - SITE ADDRESS = 54343 AC. (LOT 2 + LOT A)
 - OWNER = BARNES WEST COUNTY HOSPITAL
 - LOCATOR No. = 17P640302, 17P640331, 16P20726
 - ZONING = "PH" PLANNED HOSPITAL DISTRICT
 - FIRE DISTRICT = CREVE COEUR FIRE DISTRICT
 - SCHOOL DISTRICT = PARKWAY SCHOOL DISTRICT
 - SEWER DISTRICT = METROPOLITAN SEWER DISTRICT
 - WATER SERVICE = MISSOURI-AMERICAN WATER CO
 - GAS SERVICE = LACLECHE GAS CO
 - ELECTRIC SERVICE = AMEREN UE ELECTRIC
 - PHONE SERVICE = AT&T
 - STREET ADDRESS = 12634 OLIVE BLVD
 - ZIP CODE = 63141
 - WUNNENBURG MAP = PG. 18 GRID 11-UU

LEGAL DESCRIPTION

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (i.e. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds East, 342.72 feet and South 01 degrees 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East, 215.58 feet; North 01 degrees 01 minutes 26 seconds East, 215.79 feet; South 89 degrees 53 minutes 58 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said Olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 55 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54,343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

PREPARED BY:

STOCK & ASSOCIATES
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH (636) 530-3000
FAX (636) 530-3000
www.stockandassociates.com
info@stockandassociates.com

SITE PLAN FOR:

BJC WEST COUNTY HOSPITAL
12634 OLIVE BOULEVARD
CITY OF CREVE COEUR
STATE OF MISSOURI

DATE: Nov. 03, 2014

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

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	11/03/14	J.E.F.	212-5013
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MO-00
SHEET TITLE: **SITE PLAN**

SHEET NO.: **1**

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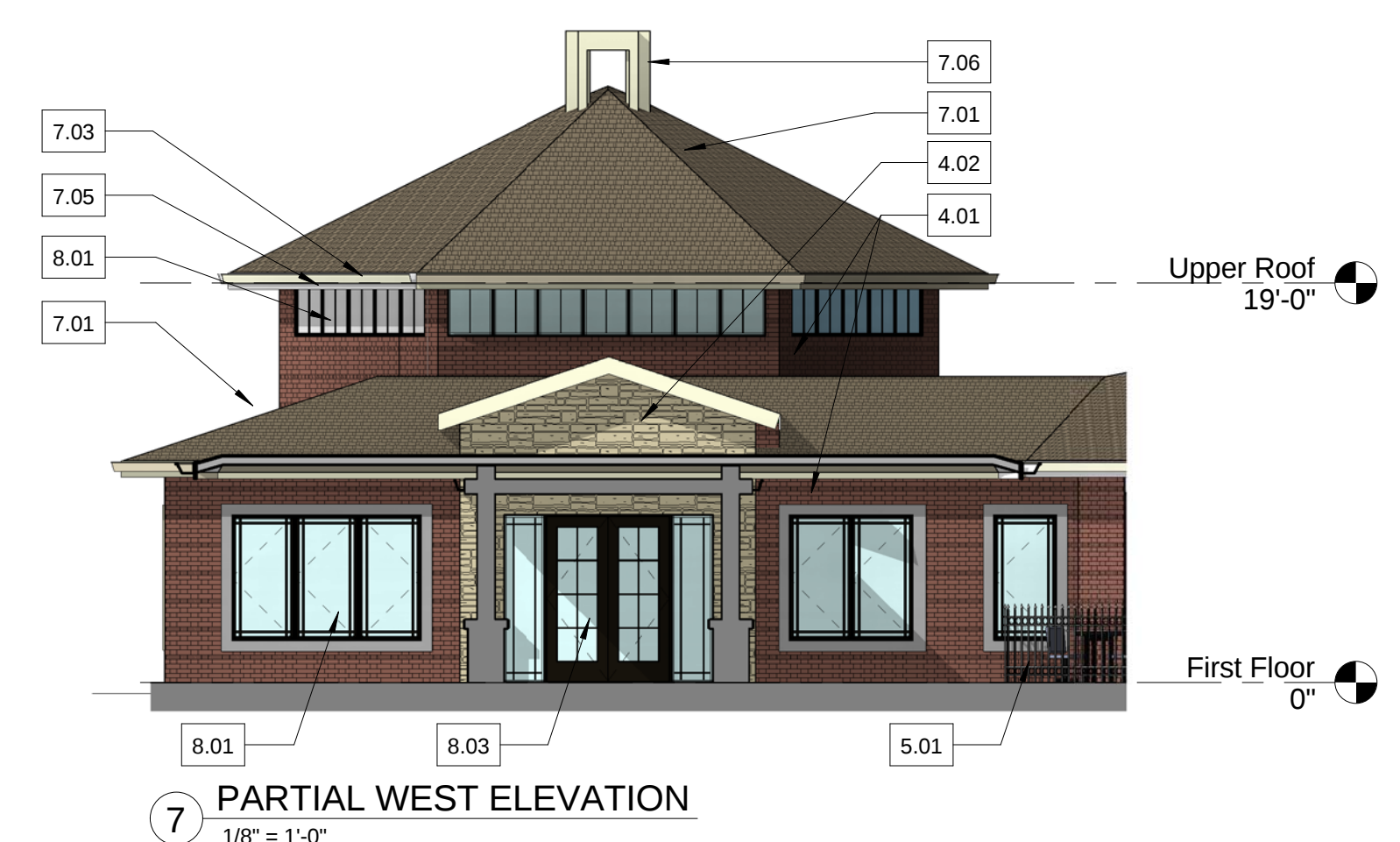
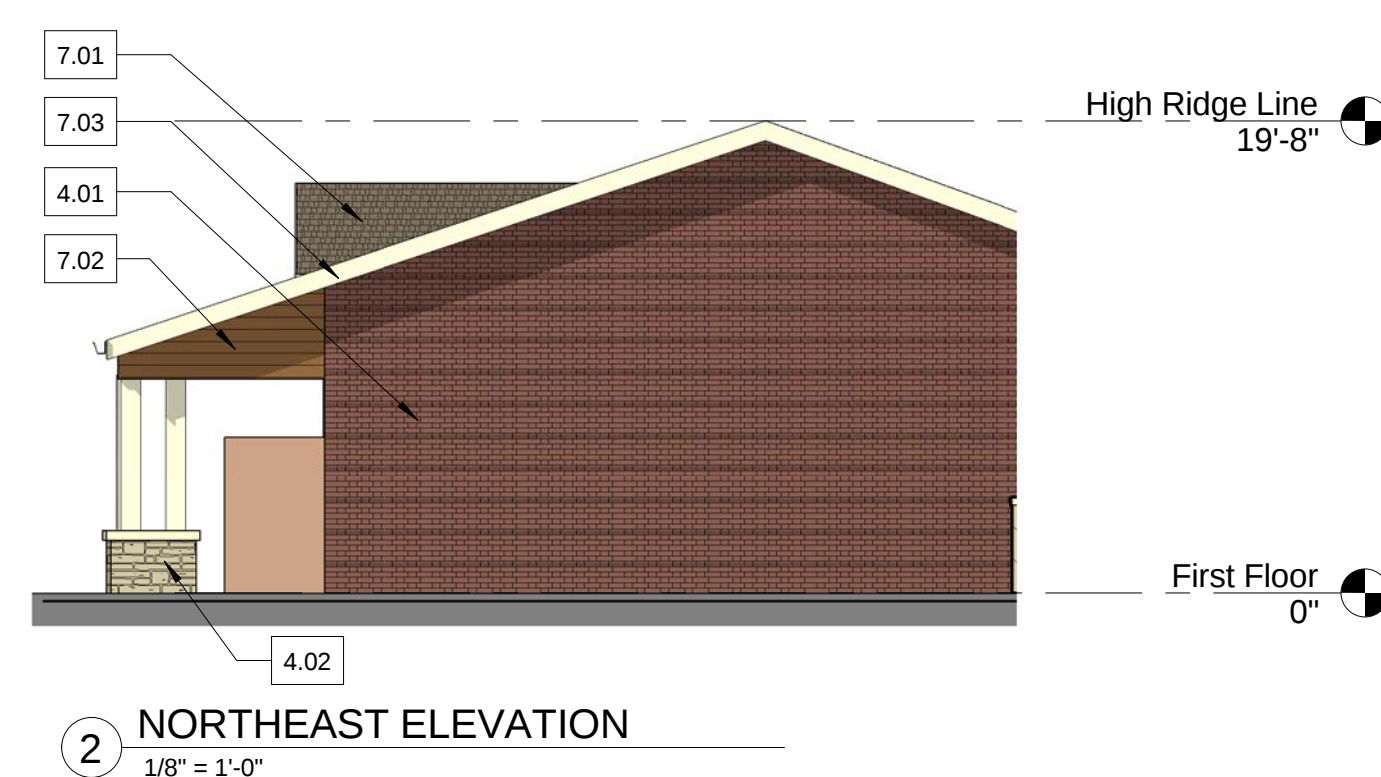
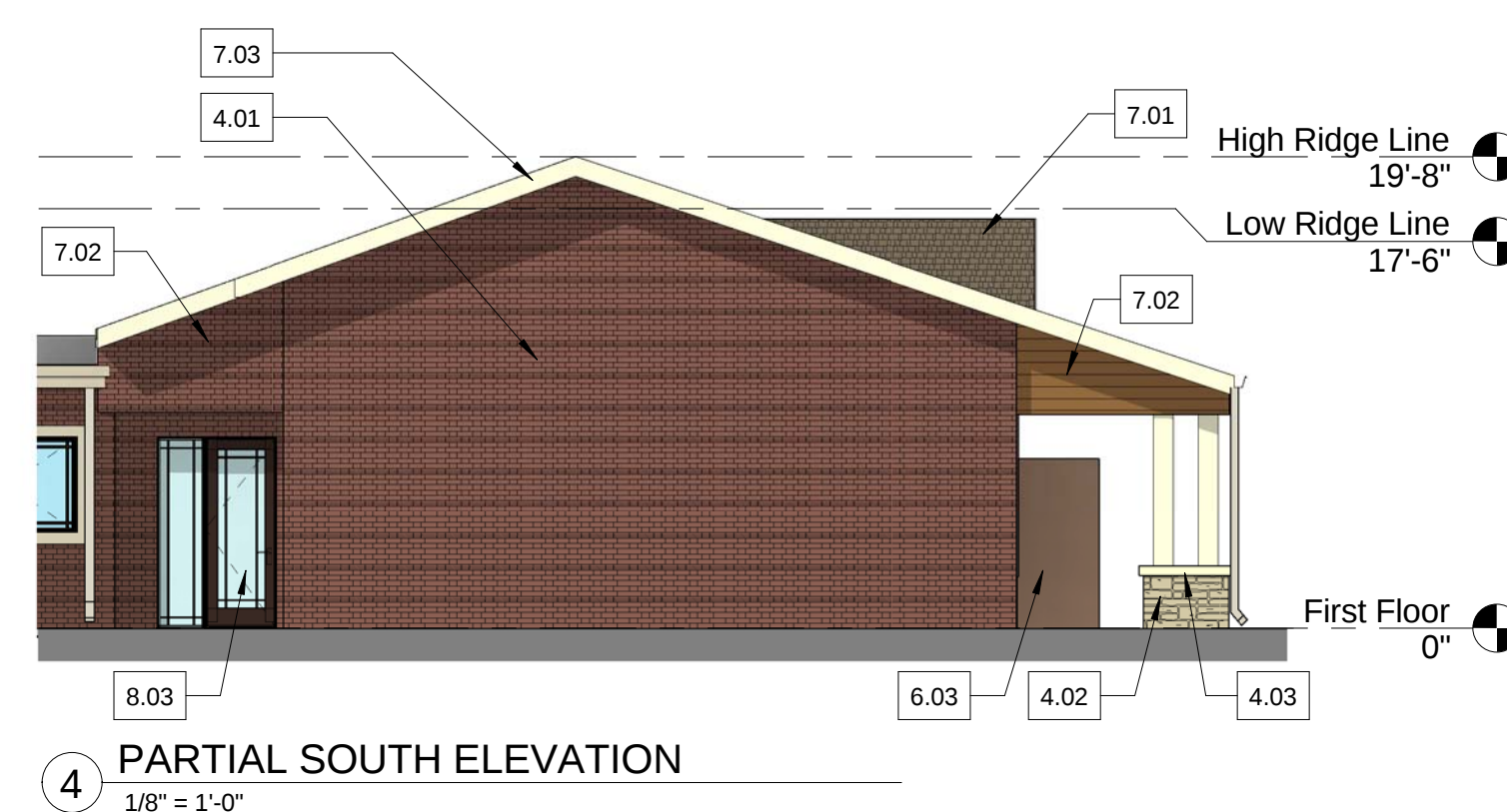
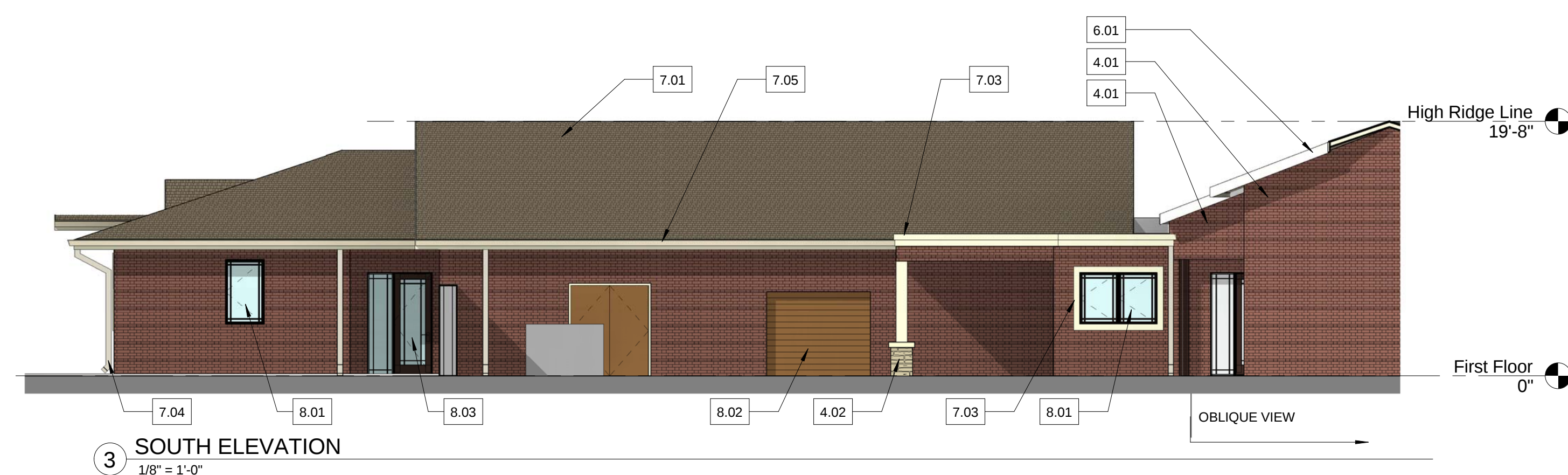
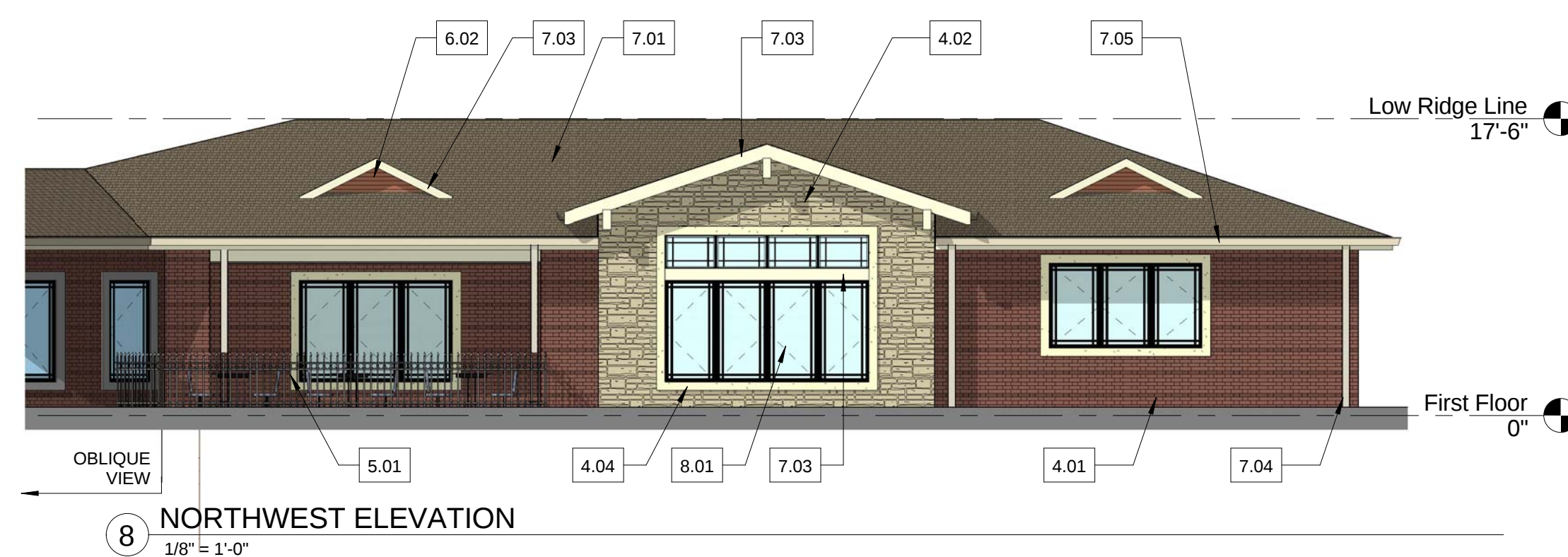
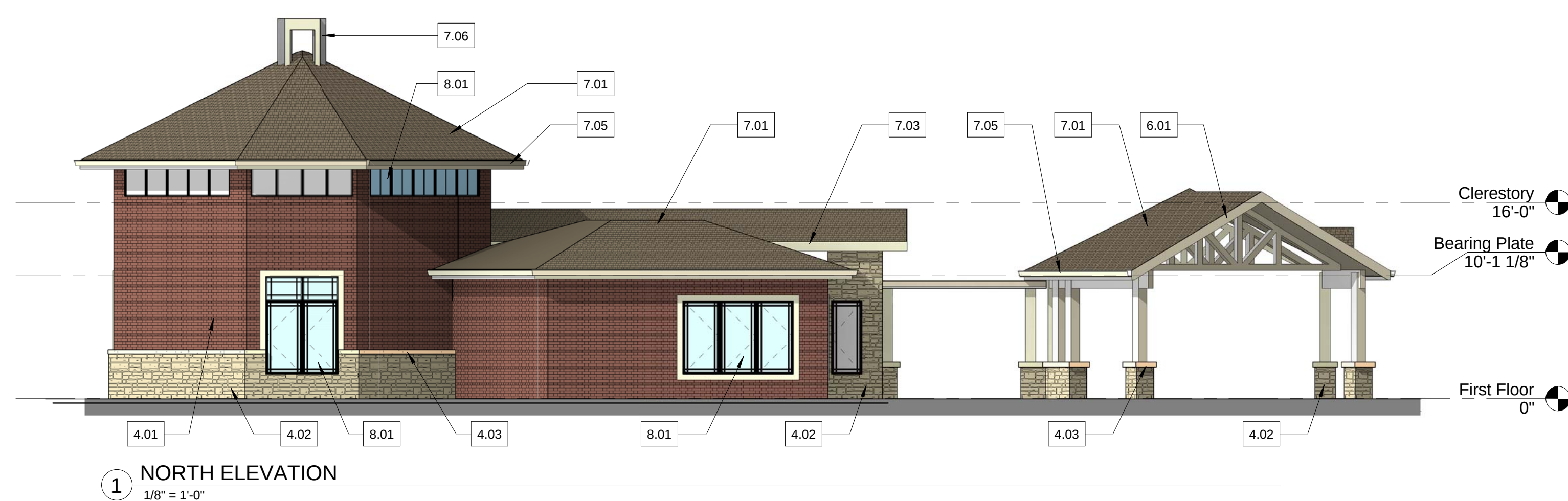
These drawings have been prepared by Trivers Associates and contain proprietary and confidential information that is the intellectual property of Trivers Associates. Reproduction and use of these documents or the underlying design concepts contained therein without the prior and written permission of Trivers Associates is prohibited. These drawings have been prepared for use on a specific project. Each project is different and the use of these drawings on projects, other than the project for which they were created, is inappropriate. Trivers Associates assumes no responsibility or liability for the use of these drawings on projects other than the project for which they were created.

DRAWN BY: DVL	REVIEWED BY: JW
PROJECT #: 1331.00	ISSUE DATE: 10/20/2014
Facility Index Number	

BUILDING ELEVATIONS

A_501

KEYED ELEVATION NOTES	
KEY	DESCRIPTION
DIVISION 04: MASONRY	
4.01	FLEMISH BOND BRICK WALL
4.02	VARIEGATED CAST STONE
4.03	CAST STONE COPING
4.04	CAST STONE TRIM
DIVISION 05: METALS	
5.01	ORNAMENTAL METAL RAILING
DIVISION 06: WOOD AND PLASTICS	
6.01	PAINTED WOOD FASCIA BOARD
6.02	LOUVERED VENABLE VENT
6.03	WOOD PATIO GREEN WALL
DIVISION 07: THERMAL AND MOISTURE PROTECTION	
4.01	FLEMISH BOND BRICK WALL
7.01	ARCHITECTED, ADJACENT ROOF SHINGLES
7.02	FIBER CEMENT SIDING
7.03	FIBER CEMENT TRIM
7.04	ALUM. DOWNSPOUT
7.05	ALUM. GUTTER
7.06	FIBER CEMENT SIDING CUPOLA
DIVISION 08: DOORS AND WINDOWS	
8.01	ALUM. GLAD WOOD WINDOW
8.02	PAINTED OVERHEAD DOOR
8.03	ALUM. CLAD WOOD DOOR W/ INSUL. GLASS LITE





300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#14-032 BARNES JEWISH WEST COUNTY HOSPITAL SITE CONCEPT PLAN
AND APPROVAL OF A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT
PLAN FOR A 16-BED HOSPICE HOUSE**

FOR THE MEETING OF: October 20, 2014

LOCATION: 12634 Olive Boulevard.

REQUEST: Barnes Jewish West County Hospital, located at 12634 Olive Boulevard, Creve Coeur MO, has submitted a request for approval of the site concept plan for the campus that includes a future 96 bed, multi-floor replacement hospital and a 32-bed hospice facility, and approval of the conditional use permit and site development plan for Phase I of "Hospice House," a 19,000 square-foot ranch-style, 16-bed facility.

ADDITIONAL INFORMATION: The BJC West County Hospital campus is a 54 acre site located south of Olive Boulevard and east of Mason Road. Existing uses on the site include the main hospital building, and four medical office buildings. A Site Concept Plan was approved by the City Council in 1999, and amended in 2004. In 2004, a Site Development Plan was approved which involved a 5,000 square foot addition to the hospital's emergency room. On May 19, 2008 the Planning and Zoning Commission approved a Minor Site Development Plan for two new building additions to the Siteman Cancer Center building totaling 2,679 square feet. The Concept Plan expired in 2011. The subject property is zoned PH-Planned Hospital District.

Inpatient care hospices facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the PH District.

APPLICANT: Douglas Black, President
Barnes West County Hospital
12634 Olive Boulevard
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

Key Issues:

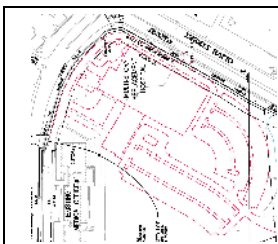
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

- West Olive Corridor

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.310 "PH" Planned Hospital District
- Section 405.470: Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval
- Section 405.820 Required Off-Street Parking Spaces

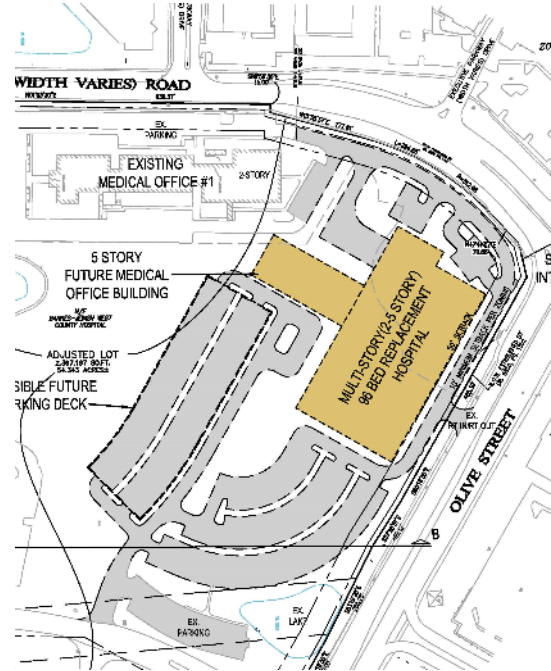
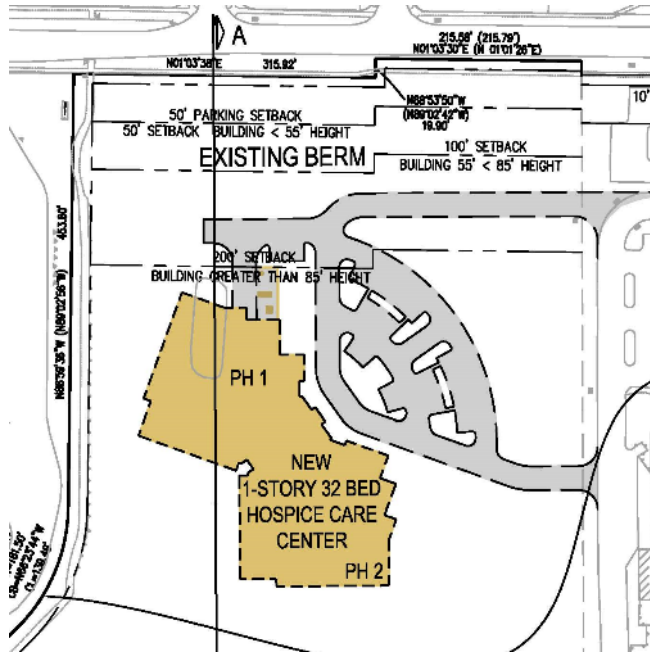


REPORT PREPARED BY: Whitney Kelly, AICP, City Planner, October 15, 2014.

ATTACHMENTS: Applicant's Materials submitted September 19, 2014.
Revised Site Concept plan submitted October 13, 2014
Applicant's PowerPoint presented on 9/26/14 with Hope/Andrew's Academy,
9/29/14 with the Subdivisions West of Mason, and 10/1/14 with Questover
Subdivision.

BACKGROUND AND PROPOSAL

The proposed Site Concept Plan includes Phase I and II, 38,000 square-foot hospice facility, and a 264,000 square-foot hospital with possible parking structure. Below is a close-up of the proposed new developments for the campus



The Applicant is seeking approval of the site development plan and the conditional use permit for Phase I of the Hospice Care Center. The existing berm along Mason will provide significant screening, and the applicant will carry the berm and landscaping around the building, per the detail of the plan below:

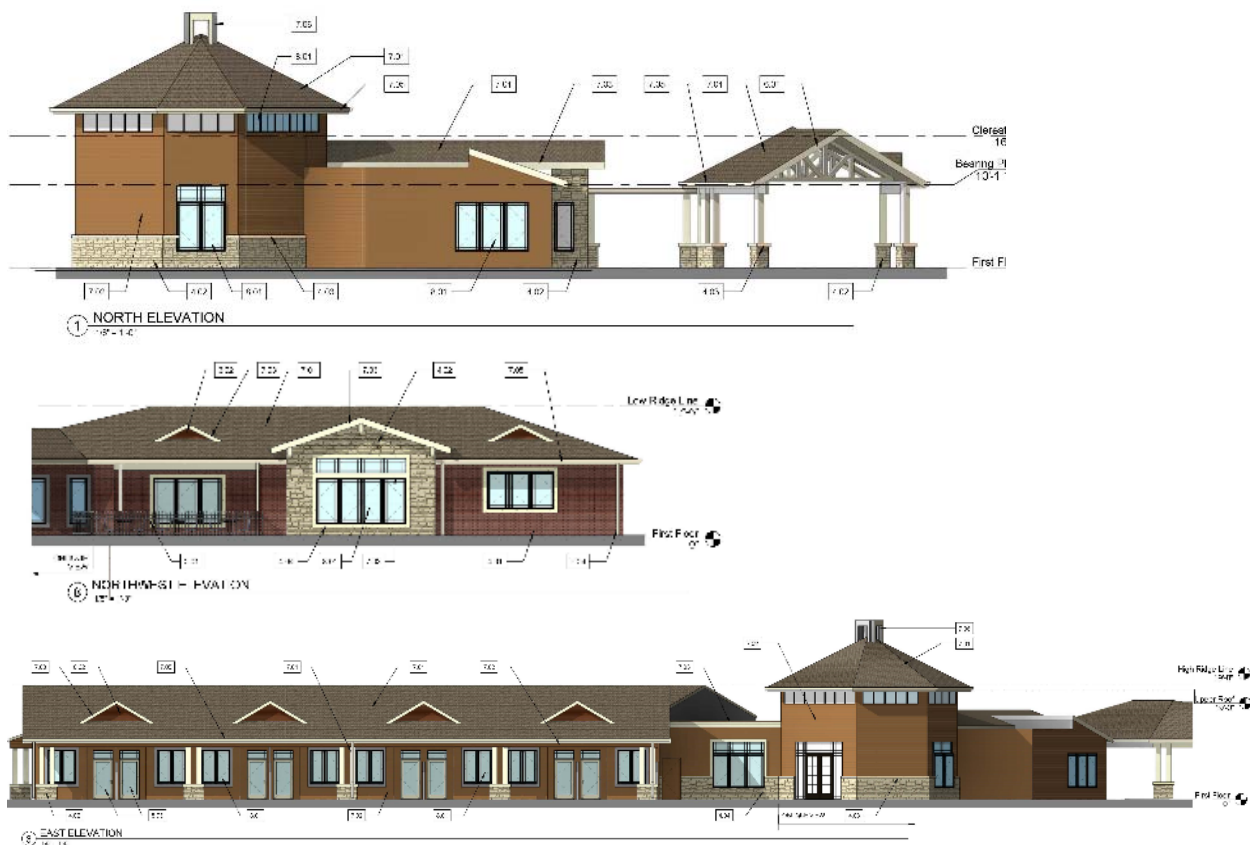


The proposed facility is a 19,000 square foot, ranch style, 16 bed hospice house to provide the level of specialty care needed for patients with acute end-of-life needs. The building has a single story, and is residential in character. The materials consist of fiber cement siding with a cast stone trim, that are consistently carried around all sides of the building.

Below is a rendering of the proposed building from the Applicant's presentation to the neighbors:



Below are details of the elevations from the Applicant's materials:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office, Retail, Restaurant	CB Core Business District	Olive Boulevard
South	School, Park	C Single Family Residential	N/A
East	Office, Retail Residential	GC General Commercial District AR Attached Single Family & B Single Family Residential Districts	N/A
West	Retail, Restaurant Office Residential	GC General Commercial District PO Planned Office District D Single Family Residential District	Mason Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the West Olive Corridor Action Area that has a vision to include a high-quality, contained business area that connects with and co-exists in a compatible fashion with the adjacent single-family neighborhoods. Open spaces and pedestrian facilities will be increased with pedestrian connections between residential and commercial areas. The Subject Property is specifically addressed as Key Property 4, where it is envisioned to continue to develop and expand as a hospital campus, where special attention should be given to any negative impacts associated with site development, building design and materials, landscaping access, signage, parking lot locations and lighting, as well as other impacts.

The Residential Preservation and Economic Development Section of the West Olive Corridor include a goal of protecting single-family residential areas from intrusions of non-residential uses. Further, the Comprehensive Plan recommends that all new development or redevelopment of non-residential uses comply with the City's Design Guidelines, orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of the buildings, and require that new buildings adjacent to residential areas be compatible with regard to building scale, massing, and materials. Applicants must improve the appearance of the backs or sides of buildings adjacent to residential area, including covering utility boxes and meters, and adding architectural treatments of facades similar to front facades, landscaping strips or other buffers, and opaque screening of dumpsters and mechanical equipment. (p. 61-62). The most intense use of the site will remain located along Olive Boulevard where the new future hospital facility will be placed at the northwest corner of the property, where the building will have multiple floors, with the most intense development of five floors within the center of the future new building with two and three floors closest to the street. The parking of the hospital will be in place of the existing structure to the side and rear of the building, thus in keeping with the Comprehensive Plan. The quasi-residential and hospital nature of the proposed hospice facility, along with building's design and orientation on the site, was done to minimize conflicts between the operation of the facility and the nearby residents and the school. Along with the significant landscaping surrounding the building, the proposed development meets with the intent of the Comprehensive Plan, where the property is already zoned Planned Hospital.

Additionally, the Comprehensive Plan does call for a "green line" park along Olive Boulevard. The existing parcel for the hospital campus has an inconsistent right-of-way along Mason Road, where little room for street trees are provided. Greater review of a landscape plan for the hospital will come with future site development plans. However, Staff recommends that a condition of approval of the concept plan include a dedication of a consistent right-of-way prior to further development to provide adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees,

along Mason Road. There will also have to be adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the “green line park” of the Comprehensive Plan.

DESIGN GUIDELINES ANALYSIS

Physical Features and Site Relationships:

The Design Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoidance of spatial gaps and interruptions along the “streetscape” caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features should be sited in areas which are generally not visible to the public or they must be screened from view. (p. 4). As proposed, the hospice facility will be largely screened from public view along Mason Road by the existing berm and the site development plan indicates that mechanical equipment and trash will be enclosed.

Structures:

The Design Guidelines state that the materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged with a preference toward “green” materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. EIFS and concrete masonry should not be the predominant building materials, but EIFS can be used as a way to accentuate an architectural element if it is limited to an area not subject to damage or abuse. Also, concrete masonry should be limited to split face or burnished units. (p. 9).

The elevations submitted indicate that cement board siding would be the majority of the building material used, with a stone accent on all of the elevations, which meets with the Design Guidelines. However, the Applicant has not submitted a sample of materials to be used. Staff recommends that the Applicant demonstrate to the Commission the sturdiness and architectural quality of the materials proposed prior to Commission approval. The same materials should be applied to the trash enclosure and the attached draft ordinance contains a condition of approval requiring that the trash enclosure shall be of a material that is consistent with the building.

Landscape:

The Design Guidelines also provide the following recommendations on the landscape design:

Chapter 4 / Landscape Design

1. *The City of Creve Coeur strongly encourages high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept.*
2. *There should be a consistency of landscape design throughout a development. Different landscape themes may be used to heighten the distinction between spaces, and to strengthen a sense of movement and space, but such themes should be internally consistent*
6. *Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms.*
8. *Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan.*
10. *The scale and nature of landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complement large-scale buildings. Landscaping of sites on major streets should include large-scale trees.*

The submitted landscape plan shows that the Applicant will maintain the berm and existing trees along Mason Road and will continue these around the building along the south property line to provide screening from those visiting the school.

Street trees and landscaping are provided throughout the site to provide screening of the parking lot, the interior driveways and the circulation pattern, in conformance with the minimum requirements of the Zoning Ordinance. However, the plan does not provide much detail on the types of plant materials and the landscaping within the parking lot islands, only minimally meets with the Zoning Code requirements. Further, the planting design lacks visual detail and interest from the perspective of building occupants who might only be able to appreciate the landscape from inside the building. Therefore a condition of approval includes that the applicant shall submit a revised Landscape Plan that includes a detailed plant listing (not to include plant materials that are listed as invasive species, such as Burning Bush), and that will further the intent of the Design Guidelines around the building and within the parking lot.

ZONING REVIEW

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement.

The purpose of the PH District states that the district shall provide, by site concept and site development plan approval by the Planning and Zoning Commission and City Council, for the orderly planned development of major health care facilities consisting of hospitals, clinics, medical offices, extended care facilities and residences for medical center employees, research facilities, laboratories and other related ancillary or support facilities.

The proposed site concept indicates two new buildings: the multi-floor replacement hospital at the northwest corner at Olive Boulevard with a parking structure where the existing facility is located; and, the 32-bed hospice facility at the southwest corner. The proposed total build-out shows that the site coverage will be 43.3%, where the maximum site coverage is 63%. The proposed hospital will be built at the 50-foot setback line from Olive Boulevard and Mason Road, while the hospice facility is 73 feet from the side property line, where 20 feet is the minimum side yard setback. The maximum floor area ratio for the entire campus allowed is 0.45, and the current concept plan indicates a FAR of 0.2. Thus, the proposed development meets with the intent as well as all of the regulations of the district.

Nursing Care Facilities Conditional Use Requirements.

Inpatient care hospice facilities are categorized as Nursing Care Facilities (NAICS 623110) and are permitted as conditional uses in the PH District. Section 405.470 Conditional Uses provides for the minimum requirements necessary for uses within the PH District, per the following:

Section 405.470. Conditional Uses

A. Conditional uses allowed in zoning districts are as follows:

23. *Nursing care facilities, residential mental retardation, mental health and substance abuse facilities, and community care facilities for the elderly — NAICS 623110, 623210, 623311 and 623990 (except boot camps and halfway group homes) (conditional use in the "HE", "PH", "PC", "GC" and "CB" districts).*
 - a. *Shall be located on sites of at least three (3) acres.*
 - b. *The density of development (for apartment-type units) within a personal care facility shall not exceed twenty (20) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.*
 - c. *Personal care facilities shall be primarily residential in character; however, convalescent and nursing homes, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.*

d. No building shall be located within fifty (50) feet of any property line.

The subject property is 54.3 acres and the proposed Phase I and Phase II will consist of a total of 32 beds, well within the maximum number of units allowed. The building is primarily residential in nature, and as mentioned above the closest point of the building to the south property line is 73 feet. Thus the project meets with the minimum requirements for a conditional use.

Landscaping

As discussed above, the proposed Landscape Plan should provide significant screening of the building from the public right-of-way and for the property to the south. It meets with the minimum requirements for the minimum number of trees within the parking lot as well. However, as stated in the Design Guidelines discussion above, the landscaping near the building and within the island should be enhanced. Also, the plan does not indicate that an underground irrigation system has been included, contrary to the requirement below. Therefore, Staff has included a condition of approval that the Applicant submit a new Landscape Plan for the Zoning Administrator's approval and that an underground irrigation system shall be included.

SECTION 405.540: LANDSCAPING

F. Design Standards For Landscape Plans

10. *All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopment projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.*

Parking

The site development plan indicates that a total of 36 spaces are provided where at a complete build out of 32 beds only 16 spaces are required, per the parking regulations:

SECTION 405.820: REQUIRED OFF-STREET PARKING SPACES

B. General Parking Requirements.

8. *Health care and social assistance (NAICS 62).*
 - b. *Nursing and residential care personal care facilities (NAICS 623). One (1) space per two (2) patient beds.*

Lighting

The Applicant's photometric plan indicates that no direct light will be leaving the property, and should meet with the illumination requirements below:

SECTION 405.810: DESIGN AND MAINTENANCE STANDARDS

4. *Lighting. Any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least one (1) foot-candle of illumination over the area of the parking area to be used. All lighting shall be arranged to deflect, shade and focus lights away from adjacent properties, shall be designed so as not to create more than one (1) foot-candle of illumination at any property boundary abutting a residential zoning district and shall comply with all provisions of*

Section 405.680. Any land use which utilizes an off-street parking or loading area between 6:00 P.M. and 6:00 A.M. an average of less than four (4) days per month may be exempted from this requirement by the Planning and Zoning Commission.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site. However, the use would appear to meet with the intent of the Comprehensive Plan by offering a compatible use within the Planned Hospital District. Below is a summary of the Staff recommended conditions of approval in addition to usual and customary conditions regarding process, conformance with plans and development quality:

Concept Plan

- Site development plan approval is required for all future development of the site depicted on the Site Concept Plan, in accordance with Section 405.1080 of the Zoning Ordinance.
- Subject to approval by St. Louis County Department of Highways and Traffic, all applicable site development plans shall include the dedication of land to the public to form a consistent right-of-way along Mason Road with adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees.
- All site development plans shall provide adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the “green line park” goal of the Comprehensive Plan. Any landscaping to be located within the Olive Boulevard right-of-way will require prior approval from the Missouri Department of Transportation.

Hospice Conditional Use Permit

- The conditional use permit shall be for the operation of a 19,000 square-foot, 16-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
- The Landscape Plan for the hospice facility shall be revised to provide additional landscaping that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, subject to the approval of the Zoning Administrator.
- An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator’s approval.

ACTION

After hearing the testimony during the public hearing, if the Planning and Zoning Commission believes that the remaining issues are sufficiently minor that the project should proceed forward with the noted changes being made before any permits are issued, then recommendations should be made to the City Council. Note that separate motions on the concept plan approval and conditional use permit approval are suggested to allow separate discussion prior to the vote and modification of approval-specific conditions.

The following is an example of an appropriate motion for a recommendation on the site concept plan:

“I move to recommend approval of the Site Concept Plan for the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-032 presented at the meeting of October 20, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

The following is an example of an appropriate motion for a recommendation on the hospice facility conditional use permit:

“I move to recommend approval of the conditional use permit for a 19,000 square-foot 16-bed Hospice House, at 970 North Mason Road, on the Barnes Jewish West County Hospital campus, subject to the conditions contained in the draft ordinance attached to the staff report on Application #14-032 presented at the meeting of October 20, 2014.” (Conditions may be added, eliminated, or modified by preceding motion.)

If the Commission believes the application should be continued until the subsequent meeting to provide members an opportunity to review requested changes, then the following motion would be appropriate:

“I move to continue discussion of Application #14-032 to the meeting of November 3, 2014, to allow the applicant time to amend the proposal as requested by the Planning Commission.”

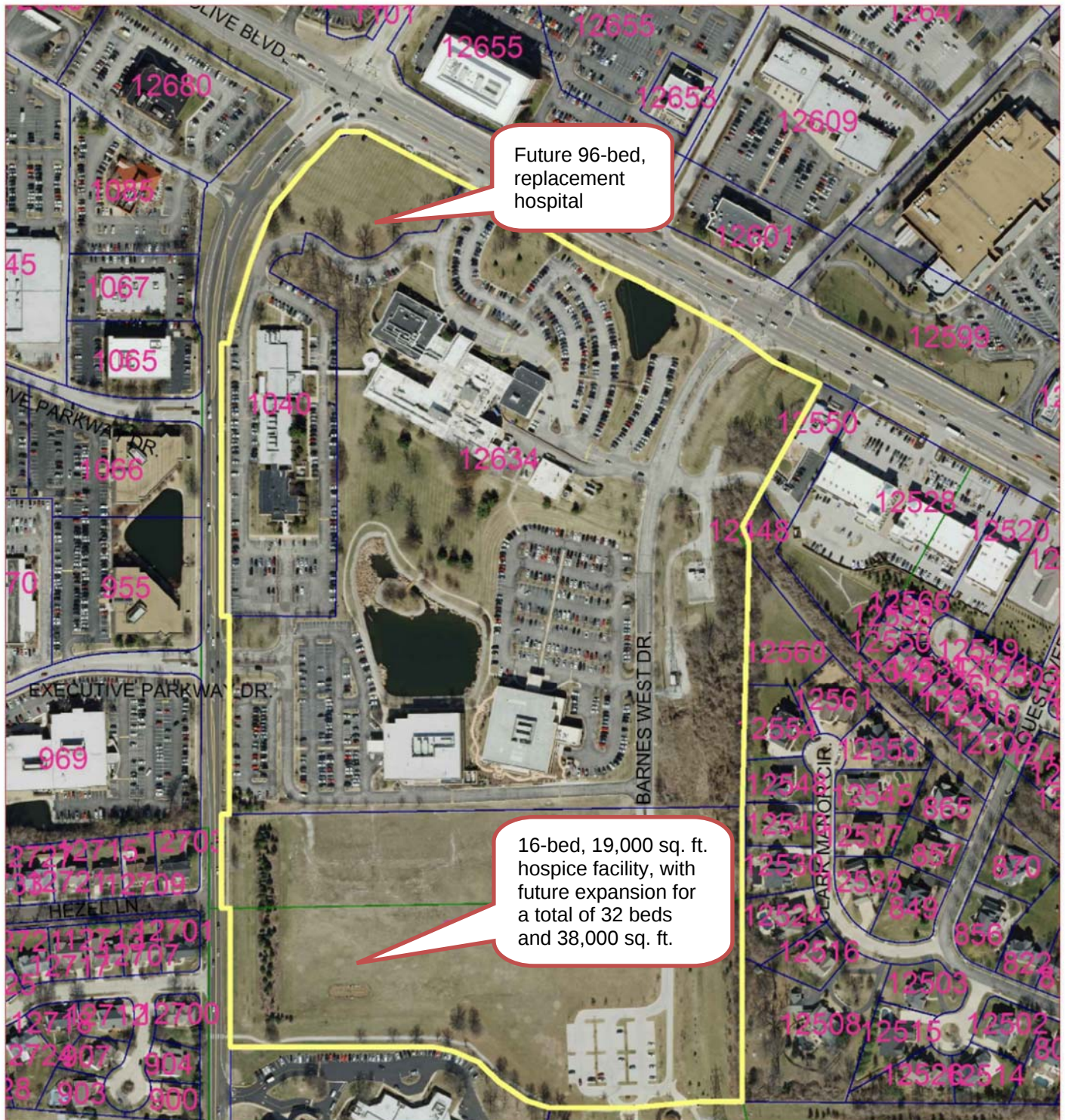
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

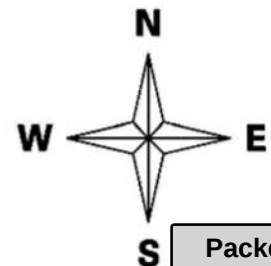
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Property lines

Barnes Jewish West County Hospital Campus,
12634 Olive Boulevard



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:10/14/2014
	Description: View looking northwest toward the existing berm from the Hope Montessori School parking lot.
	Description: View looking north from the Hope Montessori School parking lot toward the proposed location for the Hospice House.
	Description: View looking west from the Millennium Park parking lot toward the propose Hospice facility location

	Description: Photo from the Applicant's materials of the view looking east at the existing berm from Corum Way.
	Description: View looking north toward Olive Boulevard and the future replacement hospital location.
	Description: View looking west from the front of the existing hospital toward Mason Road and Olive Boulevard intersection at the area of the future hospital location.

BILL NO. 5523ORDINANCE NO. 5402

**AN ORDINANCE APPROVING A NEW SITE CONCEPT PLAN FOR THE
BARNES JEWISH WEST COUNTY HOSPITAL CAMPUS AND APPROVING A
CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR A
HOSPICE FACILITY ON THE PROPERTY ADDRESSED AS 970 NORTH
MASON ROAD.**

WHEREAS, Section 405.310 (D) of the Municipal Code states that any site concept plans and development and/or redevelopment plans for properties within "PH" Planned Hospital district require Planning and Zoning Commission and City Council review and approval; and

WHEREAS, an application was made by Douglas Black, President of Barnes West County Hospital, for a new Site Concept Plan for the Barnes Jewish West County Hospital campus, which includes a new hospice care facility, as provided by Section 405.1080.D., Site Concept Plans; of the Zoning Ordinance; and

WHEREAS, under Chapter 405, Table A, of the Creve Coeur Code of Ordinances, skilled nursing facilities, including hospice care (NAICS 623110), in the "PH" Planned Hospital zoning district, require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, in accordance with Section 405.1070 of the Zoning Ordinance, the applicant has also submitted an application for conditional use permit and site development plan approval of a 19,000 square-foot hospice care facility with 16-beds on the property addressed as 970 North Mason Road; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 20th, 2014, beginning at 7:00 p.m., or immediately following the close of the previous agenda item, on said applications for the concept plan, conditional use permit and site development plan as provided by Section 405.1070(D)(2); and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the new site concept plan, subject to conditions, at its meeting on October 20, 2014; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit and site development plan for the hospice facility, subject to conditions, at its meeting on October 20, 2014; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that approving the concept plan for the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

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1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: SITE CONCEPT PLAN

1. The Site Concept Plan for Barnes Jewish West County Hospital is hereby approved as depicted on the "Site Concept Plan" prepared by Stock and Associates, and dated September 19, 2014, in conjunction with Planning and Zoning Application #14-032, which property is more specifically described as follows:

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 12367, Page 5 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East,

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215.58 feet, (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 65 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54.343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

2. The approval of said Site Concept Plan is subject to the following conditions:
 - a. Site development plan approval is required for all future development of the site depicted on the Site Concept Plan, in accordance with Section 405.1080 of the Zoning Ordinance.
 - b. Subject to approval by St. Louis County Department of Highways and Traffic, all applicable site development plans shall include the dedication of land to the public to form a consistent right-of-way along Mason Road with adequate width for sidewalks and landscaping to meet with Section 405.540 Landscaping, including street trees.
 - c. All site development plans shall provide adequate landscaping along Olive Boulevard to meet with the intent of the landscaping requirements and the "green line park" goal of the Comprehensive Plan. Any landscaping to be located within the Olive Boulevard right-of-way will require prior approval from the Missouri Department of Transportation.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a skilled nursing facility, including only hospice care (NAICS #623110), located in the PH (Planned Hospital) zoning district, whose legal description is as follows:

A tract of land being part of Lot 2 of Barnes-Jewish West County Hospital Subdivision, according to the plat thereof recorded in Plat Book 347 page 751 of the St. Louis County Records and further described as follows:

BEGINNING at the Northwest corner of Lot 2 of Barnes-Jewish West County Hospital Subdivision, a subdivision filed for record in Plat Book 347, Page 751 of the St. Louis County, Missouri Records, said point being on the Eastern right-of-way line of N. Mason Road; thence along the Northern line of said Lot 2 South 89 degrees 53 minutes 59 seconds East, a distance of 561.92 feet to a point; thence leaving said Northern line through Lot 2 South 00 degrees 09 minutes 16 seconds East, a distance of 570.84 feet to the Southern line of said Lot 2; said point being on a non-tangent curve to the left; thence in a Northwesterly direction along said curve to the left having a radius of 181.50 feet, an arc length of 106.40 feet, the chord of which bears North 72 degrees 11 minutes 56 seconds West, a chord distance of 104.89 feet to the point of tangency; thence North 88 degrees 59 minutes 36 seconds West, a distance of 453.60 feet to the Southwest corner of said Lot 2, said point also being on the aforesaid Eastern right-of-way line of N.

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Mason Road; thence along the Western line of said Lot 2 and the Eastern right-of-way line of N. Mason Road North 01 degree 03 minutes 38 seconds East, a distance of 19.90 feet to a point; thence North 88 degrees 53 minutes 50 seconds West, a distance of 19.90 feet to a point; thence North 01 degree 03 minutes 30 seconds East, a distance of 215.58 feet to the Point of Beginning and containing 298,909 square feet or 6.862 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during October, 2014.

Section 3: The Conditional Use Permit granted herein shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The conditional use permit shall be for the operation of a 19,000 square-foot, 16-bed inpatient-care hospice facility (NAICS 623110), within the Barnes Jewish West County Hospital Campus, at 970 North Mason Road.
2. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Site Sections," both dated September 19, 2014, and submitted by Stock & Associates, Consulting Engineers, Inc., as bound together and submitted in conjunction with Application #14-032, which are hereby approved.
3. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Building Elevations" issue date October 20, 2014, and submitted by Trivers Associates, Inc., as bound together and submitted in conjunction with Application #14-032.
4. The Applicant shall submit a final Landscape Plan in substantial conformance with the "Concept Landscape Plan," dated September 19, 2014, and submitted by Loomis Associates, Inc., as bound together and submitted in conjunction with Application #14-032, except that additional landscaping shall be shown on the plan that more fully meets with the Comprehensive Plan and Design Guidelines as discussed in the staff report on Application #14-032, subject to the approval of the Zoning Administrator.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. All exterior heating, ventilation and air conditioning (HVAC) equipment shall be located within a sight-proof enclosure extending no less than two feet higher than the tallest equipment within the enclosure if located on the ground or, if building mounted, hidden from ground-level view by the roof or walls of the building.
8. All mechanical equipment installed for the site shall be properly screened with materials consistent with the hospice building, for the Zoning Administrators approval.
9. All accessory structures, including the supporting structure of any ground monument sign, shall be of materials consistent with the hospice building, for the Zoning Administrators approval.
10. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any kitchen facilities shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
13. Any steam cleaning of the kitchen equipment shall occur between 8:00 AM and 9:00 PM

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14. Any employee smoking area shall be located in compliance with Section 215.090: Prohibition of Smoking in Places of Employment and Public Places of the Code of Ordinances.
15. The Applicant shall provide to the City a copy of all current licenses issued by the State of Missouri for the operation of the hospice facility, to be kept on file with the City for public inspection.
16. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
17. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
18. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
19. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

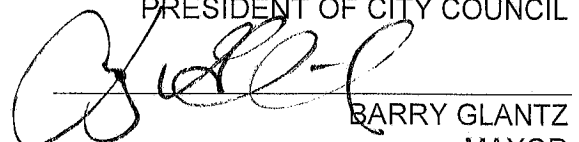
Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

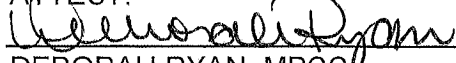
ADOPTED THIS 24th DAY OF November, 2014.


 CHARLOTTE D'ALFONSO
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 24th DAY OF November, 2014.


 BARRY GLANTZ
 MAYOR

ATTEST:


 DEBORAH RYAN, MPCC
 CITY CLERK

Attachment: Ordinance No. 5402 (1164 : #14-037 BJC Hospice House Phase II)



city of CREVE COEUR

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www.creve-coeur.org

STAFF MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

Meeting Date: December 1, 2014

Subject: Planning and Zoning Commission 2015 Schedule

Requested Action: Approve next year's schedule

Prepared by:

Paul Langdon, AICP
Director of Community Development

11/26/2014
Date

Attached: Draft 2015 Schedule of Meeting Dates and Application Deadlines

DISCUSSION

At the end of each year, the Planning and Zoning Commission is asked to review and approve a tentative schedule for the following year. A draft schedule is attached with the following comments for the Commission's information and consideration:

- Three typical meeting dates fall on national holidays and, similar to previous years, those meetings are shown to occur on the following Tuesday. If the Commission wishes to cancel those meetings due to anticipated attendance (quorum) concerns, they should choose to note that now.
- Independence Day will occur on a Saturday in 2015, so the observed holiday is on Friday, July 3rd. Accordingly, the submittal due date for the August 3rd meeting has been advanced to Thursday, July 2nd.
- The draft schedule has been checked against the 2015 Jewish holidays and has one conflict: the meeting on October 5, 2015, overlaps with *Shmini Atzeret* during which normal work is forbidden. If the Commission wishes to reschedule or cancel that meeting or if there are other significant conflicts inadvertently overlooked by the staff, those issues should also be resolved at this time.

ACTION

Any concerns arising from the noted issues should be resolved by a majority opinion of the Commission after which the final draft schedule should be accepted by a vote of the members present.

Attachment: 2015 Schedule Approval (1165 : 2015 Schedule)



Planning & Zoning Commission
Schedule of Meeting Dates and Application Deadlines
2015

<u>Meeting Date</u>	<u>Application Deadline</u>
January 5	December 5, 2014
January 20 (Tuesday)	December 26, 2014
February 2	January 2, 2015
February 17 (Tuesday)	January 16, 2015
March 2	January 30
March 16	February 13
April 6	March 6
April 20	March 20
May 4	April 3
May 18	April 17
June 1	May 1
June 15	May 15
July 6	June 5
July 20	June 19
August 3	July 2 (Thursday)
August 17	July 17
September 8 (Tuesday)	August 7
September 21	August 21
October 5	September 4
October 19	September 18
November 2	October 2
November 16	October 16
December 7	November 6
December 21	November 20