



SUMMARY
October 4th, 2022 4pm
MedWise Urgent Care
Subcommittee Meeting

Des Peres Government Center, 12325 Manchester Rd

Members Present:

JIM JONTRY
ANNA AHRENS
TERRIE GWIN
CYNTHIA KARDESCH

Also Present:

Steve Meyer-Director of Public Works
Mark Imo-Property Owner
Jeff Wilke and Andrew Gribble-Kimley Horn (civil engineer)
Residents: Janet Howard, Barbara Sheinbein, Jana Goeke, and John Pound

Jim Jonty called the meeting to order at 4:00pm.

Petitioner:

MedWise Urgent Care: 12030 Manchester Road, 1087 Kinstern, and 1091 Kinstern

Request:

Master Site Plan, Conditional Use Permit, and Lot Consolidation

Discussion Points:

- The staff report was reviewed with the subcommittee.
- Mark Imo clarified that he owns the two homes in addition to the store. He has every intention to move to a new location in Des Peres. He wanted to correct rumors that he's been hearing within the store, of customers thinking he is being forced out, which clearly isn't the case.
- The petitioner estimated that it would be 1.5-2 years before construction would begin. This would allow Imo's an opportunity to find a new location.
- The petitioner provided a consolidation plat and revised drawings. The revised drawings showed the entrance widened from 24' to 30' and corrected Autoturn

movements. They also incorporated comments from MSD received shortly after the P&Z meeting.

- Residents are requesting a fence on top of the south retaining wall to block headlights. Landscaping would have to be moved below the retaining wall. The petitioner was asked to provide a rendering.
- Residents have requested a sidewalk on the west side of Kinstern from Academy to Manchester. The petitioner will evaluate this option.
- Residents requested a sound study for before/after conditions. Their concern is that the ambient noise from Manchester Road will increase due to removal of current buildings and vegetation. This type of study is typically only done when the use itself generates noise. Staff does not feel a sound study will provide any substantive information.
- The subcommittee members are not fond of the bright red colors on the exterior, and have asked for the area to be reduced or the color to be muted.
- Residents expressed concerns about increased traffic in the neighborhood. The traffic engineer explained that an urgent care clinic will have significantly lower traffic than a pizza place or a dry cleaner based upon ITE data. Mark provided rough numbers of how many carryout and delivery customers they have each day at around 150 trips. The subcommittee requested data from existing MedWise clinics to supplement the data from ITE standards. Staff suggested making the exit onto Kinstern left-out only to prevent any traffic from cutting through the neighborhood, but that concept met resistance.
- The subcommittee questioned the wisdom in building another urgent care clinic, given the number already in the area, several of which are currently closed due to lack of staffing. The petitioner insisted that market research had been performed by MedWise, who identified this area for expansion (based out of Tulsa).
- Residents expressed concern about overflow parking onto the street. The code requires 16 parking spaces, and MedWise is providing 26. Apparently employees at the Twin Pines Shopping Center have been parking on both Twin Pine and Academy. City staff will discuss this with the occupants, but ultimately it is a public street and parking is allowed.
- Residents requested that the large tree at the southwest corner of the site be preserved. The petitioner explained that with the site being filled/leveled, a portion of the tree's trunk would be buried, killing it.
- Residents expressed concern over increased lighting. The photometric plan shows that the lighting meets code requirements for spillover. The landscaping and potential fence would further reduce off-site visibility.

Action Items:

- Provide options for installing a fence on top of retaining wall and modifying landscaping
- Investigate feasibility of installing sidewalk on west side of Kinstern from Academy to Manchester
- Provide options to reduce brightness or area of red exterior
- Provide data from existing MedWise facilities on number of traffic/visits to supplement data from ITE standards
- Staff to review new submittals

Outcome:

The petitioner will evaluate each of the requests and come back with revised plans for another subcommittee meeting in 2-3 weeks, and subcommittee providing recommendation to the full commission in November.

The meeting was adjourned at 5:45pm