



SUMMARY
November 3rd, 2022 3pm
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
Alyssa Wherry 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 3:06pm.

Petitioner:

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

Request:

Master Site Plan, Conditional Use Permit, and Lot Consolidation

Discussion Points:

- Coming out of the 10/4 subcommittee meeting, there were four action items, regarding which Kimley-Horn provided a comment response letter. Those items were intended to be the primary points of discussion
 - A fence has been added on top of the retaining wall along Academy as requested, and renderings were provided showing a white vinyl picket fence. Residents and the subcommittee asked that the fence be solid (to prevent light intrusion) and off-white in order to blend in with the retaining wall. The petitioner pointed out that a fence will also be required along a portion of Kinstern due to the retaining wall height (increased due to the sidewalk). All agreed that the fence along Kinstern should be more ornamental rather than solid.

- A 6' sidewalk immediately adjacent to a vertical curb has been added along the west side of Kinstern. The sidewalk and curb ramps at either end will follow PROWAG requirements.
- The subcommittee asked that the red on the exterior be muted or reduced. The petitioner responded that this is the Medwise branding, and they are not willing to change it. The subcommittee was not satisfied with that response, and instructed the petitioner to go back to the owner and push the issue further.
- The petitioner provided a trip generation memo showing how the traffic will be reduced by 70% based upon the change in use. Residents are insistent that moving the entrance to Kinstern will cause customers to drive through the neighborhood instead of getting onto Manchester. After much discussion, the petitioner agreed to add a sign under their stop sign with a left arrow and "exit to Manchester" to encourage drivers to turn left instead of right.
- The petitioner also provided an exhibit showing the diameter of the large tree at the southwest corner of the site. Residents had asked that the tree be preserved. The exhibit showed the extend of the dripline of the tree. According to the petitioner, changing the geometry of the parking lot in an attempt to save the tree would result in a retaining wall height of over 10 feet.

Outcome:

Commissioner Ahrens motioned to recommend approval of the petition to the full commission, provided that the exterior color pallet is modified. Commissioner Gwin seconded, and the motion was approved 4-0.

The petitioner requested that they be added to the December P&Z agenda, in order to give them time further discuss the color change request with ownership. This item will be on the November agenda for REPORT ONLY , and the petitioner will not be in attendance.

The meeting was adjourned at 4:43pm