



PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, APRIL 23 | 7:00 P.M.

MEMBERS: Andrew Sutton (Chair), Phillip Hogan (Second), Steve Buss (Secretary), Alan Bess, Justin Lurk, Del Williams, Tim Seidenstricker, Andrew Sofia, Brandon Roberts, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Sarah Turner (Senior Planner), Christie Hull-Bettale (Engineer/Planner).

REGULAR SESSION

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: *March 12, 2024*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S): *None*
7. OTHER BUSINESS:
 - a. **PC-2024-03 2880 Arnold Tenbrook (Site Plan Review and Tree Preservation Waiver)**: A request by Alex Knoll on behalf of Gateway Industrial Development LLC for a Site Plan and Tree Preservation at 2880 Arnold Tenbrook located at the intersection of Arnold Tenbrook Rd. and Manufacturers Dr., within the “M-2” Industrial District, as provided in the Arnold Zoning Ordinance.
 - b. **Comprehensive Plan Update**: Final Summary of Public Participation Feedback, Draft Chapter 2 “Critical Issues”, SWOT (Strengths-Weaknesses-Opportunities-Threats)
8. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

9. OLD BUSINESS: *None*
10. NEW BUSINESS:
 - a. **PC-2024-03 2880 Arnold Tenbrook Site Plan Review and Tree Preservation Waiver**
11. DIRECTOR’S REPORT
12. COUNCIL LIAISON’S REPORT
13. ANNOUNCEMENTS
14. ADJOURNMENT OF EXECUTIVE SESSION

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please come forward and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.



PLANNING COMMISSION MEETING COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD. MARCH 12, 2024

MINUTES

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 6:55 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton, Alan Bess (Excused), Brian McArthur, Del Williams, Steve Buss, Justin Lurk (Excused), Phil Hogan (Excused), Tim Seidenstricker. **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney) (Zoom), Christie Hull-Bettale (Engineer/Planner) (Excused), Sarah Turner (Senior Planner).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Williams to approve the minutes from the January 23, 2024 meeting. Second by Sofia. *Voice vote:* Approved 7-0.
5. **PUBLIC COMMENT:** Prior to opening the floor for Public Comment, Mr. Bookless recognized concerns being shared online regarding the Comprehensive Plan Update's study area and references to possible annexation. Mr. Bookless explained the City's lack of interest in annexing residential areas and the procedures for voluntary and involuntary annexation. Mr. Sutton appreciated the explanation and opened Public Comment. There were two speakers. (1) Selma Dizdarevic (1034 Scenic Oaks Ct, unincorporated Arnold) asked for clarification on annexation procedures. Mr. Bookless and Mr. Sweeney provided clarification. Ms. Dizdarevic asked if annexation to the City would affect school district boundaries. Mr. Bookless and Mr. Sweeney said no. (2) Steve Feldewerth (2901 Schneider, Arnold) wanted more information on the postponed public hearing. Staff said that the project is to develop the parcel with single-family dwellings. Mr. Feldewerth was pleased and asked if he would be notified when a new public hearing date is set. Staff confirmed that the rescheduled public hearings would be re-advertised. There were no further comments from the public.
6. **PUBLIC HEARINGS:**
 - a. **PC-2024-02 Abrams Court (Preliminary Plat):** Mr. Sutton stated that this public hearing was postponed to a future meeting at the applicant's request.
7. **OTHER BUSINESS:**
 - a. **Comprehensive Plan Update:** Ms. Turner gave a presentation on the public's feedback on questions related to transportation and municipal services. This was the final presentation on the public participation results for Arnold 2035. Ms. Turner requested that the Commissioners consider the feedback and come prepared to talk about the general takeaways in a "summary of summaries" discussion at the March 26th meeting.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Buss to close regular session and move into executive session. Second by Williams. *Voice vote:* Approved 7-0. Session adjourned at 7:27 p.m.

EXECUTIVE SESSION

9. **OLD BUSINESS:** *None*
10. **NEW BUSINESS:** *None*
11. **DEPARTMENT REPORT:** The Comprehensive Plan Update discussion will continue at the March 26th meeting. Mr. Bookless asked that Commissioner Phil Hogan be kept in everyone's thoughts, as he is currently out for a knee replacement. The Commissioners concurred.

12. COUNCIL LIAISON'S REPORT: Councilman McArthur gave the Planning Commission reports on various projects the City Council has completed or taken on: the completion of the retaining wall along Church Rd behind Arnold Commons, the clearing of the old Pioneer Paving site, and approval for funding to do yearly improvements and maintenance to sidewalks and asphalt.

13. ANNOUNCEMENTS: Seidenstricker shared information on his illness that kept him from previous meetings. There were no other announcements.

14. ADJOURNMENT: Motion by Seidenstricker to adjourn. Second by Roberts. *Voice vote:* Approved 7-0. Meeting adjourned at 7:34 p.m.

Respectfully Submitted,

Steven Buss
 Planning Commission Secretary

VOTE RECORD

	Roll Call	Min.	Close Reg. Open Exec.	Adjourn
Andrew Sutton	P	Y	Y	Y
Alan Bess	E	-	-	-
Brian McArthur	P	Y	Y	Y
Del Williams	P	1 st - Y	2 nd - Y	Y
Steve Buss	P	Y	1 st - Y	Y
Justin Lurk	E	-	-	-
Phil Hogan	E	-	-	-
Tim Seidenstricker	P	Y	Y	1 st - Y
Drew Sofia	P	2 nd - Y	Y	Y
Brandon Roberts	P	Y	Y	Y

David Bookless	P
Robert Sweeney	P (Z)
Christie Hull-Bettale	E
Sarah Turner	P

CALL TO ORDER:	<u>7:00 PM</u>
ADJOURN REGULAR:	<u>7:27 PM</u>
ADJOURN EXECUTIVE:	<u>7:34 PM</u>



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: PC-2024-03

APPLICATION NAME: 2880 ARNOLD TENBROOK (SITE PLAN AND TREE PRESERVATION)

APPLICANT/OWNERS NAME(S): Gateway Industrial Development LLC
C/O Alex Knoll and Fritz Knoll
13540 Weston Park Dr.
St. Louis, MO 63131

ENGINEER: Carol Onest
Govero Land Services
5929 Old State Road
Imperial, MO 63052

APPLICANT'S REQUEST: A request for a Site Plan Review and Tree Preservation Waiver for an Industrial Building, within the "M-2" Industrial District, as provided in the Arnold Zoning Ordinance.

LOCATION: 2880 Arnold Tenbrook Rd.

SITE LOCATION: The Site is located at the intersection of Arnold Tenbrook Rd. and Manufacturers Dr.

ZONING DISTRICT: "M-2" Industrial

PARCEL ID: 01-8.0-28.0-2-003-001.01

TOTAL SITE AREA: 6.56 acres

MEETING DATE: April 23, 2024

REPORT DATE: April 16, 2024

FILE MANAGER: Christie Hull Bettale

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



DESCRIPTION

The 6.56-acre site is located at the intersection of Arnold Tenbrook Rd. and Manufacturers Dr. Two parcels comprise the site. One is a large tract of vacant land and the other is an existing non-conforming residence with appurtenances. The site is accessed via existing residential curb cut on Arnold Tenbrook Rd..

SITE HISTORY

The project site is an old farmstead with residential single family house, accessory buildings and open space.

Separate from the subject site, is an approximately 20-foot wide strip of land parallel to Manufacturers Dr and under different ownership, Tenbrook Industrial Center Common Ground (shown in red page 4). It is a roadside easement for utilities, and contains a row of evergreens that were planted as part of the Tenbrook Industrial Center development.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Industrial	M-2	Common Ground and Utility along Manufacturers Dr. & LMC
East	Industrial	M-2	Sinclair & Rush
South	Industrial	M-2	Acid Piping Technology, Public Works and AB Storage Solutions LLC
West	Industrial	M-2	Arnold Tenbrook Rd and MCC

ZONING MAP





REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

ZONING REQUEST

A request behalf of Gateway Industrial Development LLC for a Site Plan Review and Tree Preservation Waiver for 2880 Arnold Tenbrook located at the intersection of Arnold Tenbrook Rd. and Manufacturers Dr., within the “M-2” Industrial District, as provided in the Arnold Zoning Ordinance. The existing structures will be demolished and proposed is a 102, 366 square foot building with site improvements .

COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request,

GOALS, OBJECTIVES, AND POLICIES:

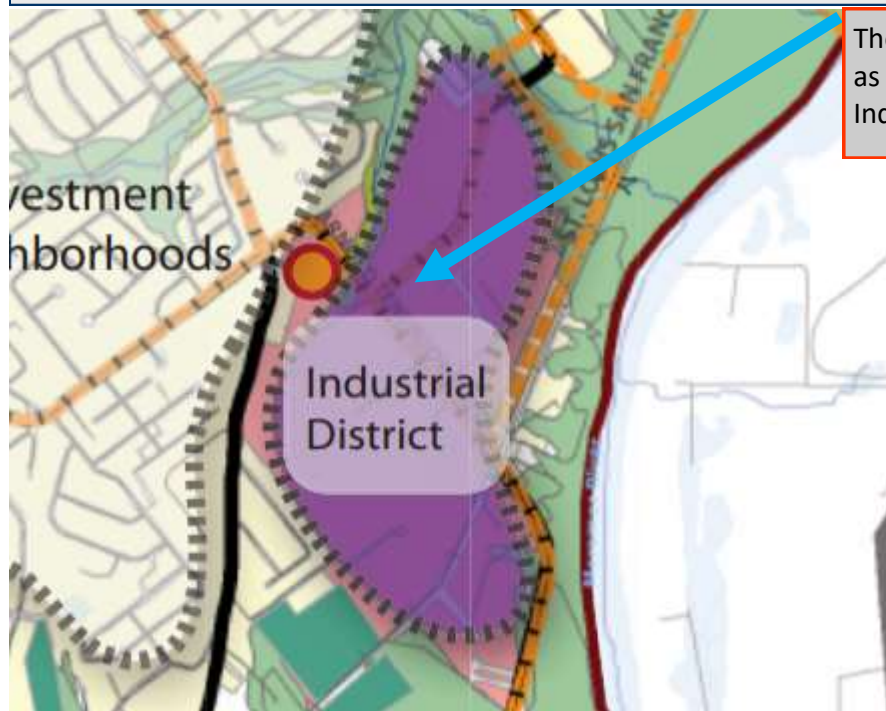
LAND USE POLICY 3: ENCOURAGE, FACILITATE, AND TARGET DEVELOPMENT IN EXISTING WATER AND SEWER SERVICES AREAS AND ON VACANT AND UNDERUTILIZED PARCELS THROUGH INNOVATION, FLEXIBILITY, AND STREAMLINING.

LAND USE POLICY 9.1 APPLY COMPATIBLE USES: COMMERCIAL DEVELOPMENTS SHOULD BE COMPATIBLE WITH NEARBY DEVELOPMENT AND ADEQUATELY BUFFERED TO MITIGATE ADVERSE IMPACTS ON RESIDENTIAL NEIGHBORHOODS.

PLANNING COMMENTS

The proposed location is one of the few remaining vacant parcels in the Arnold Tenbrook Industrial area, and is a prime location for industrial development. The proposed use will be compatible with nearby developments and uses. The site is near or has existing utilities.

FUTURE LAND USE MAP:



The FLUM shows the property as Industrial within an Industrial District node.

2880 Arnold Tenbrook Rd.

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



APPLICATION OF DISTRICT REGULATIONS

A consistency review of the Application of District Regulations as they relate to the current request, follows:

Non-residential buildings, structures and/or land must receive site plan approval from the Planning Commission before they are constructed, reconstructed, moved, erected, enlarged or land altered.

The subject parcel is zoned "M-2" Industrial. The proposed development would construct approximately 102,000 square feet of warehousing and associated office space, as well as parking, loading, access, and drive aisles. This use and development is allowed in the "M-2" District subject to compliance with the district regulations and other adopted city codes.

Staff distributed plans for the request to city departments and other reviewing agencies for comment. Comments have been provided to notify the applicant of utility and fire departments needs, to incorporate into construction plans for the site. Based on the analysis contained in this report, Staff finds that the application is substantially consistent with review criteria subject to the five (5) recommended conditions of approval.

FIGURE 1: SATELLITE IMAGE OF SUBJECT SITE (2024 EAGLEVIEW)





REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

FIGURE 2 : PROPOSED SITE PLAN

GREEN SPACE (EXISTING)
 TOTAL SITE = 6.56 ACRES
 FARMSTEAD = 0.83 ACRES (13% OF SITE)
 VEGETATED = 5.73 ACRES (87% OF SITE)

GREEN SPACE (PROPOSED)
 TOTAL SITE = 6.56 ACRES
 BUILDING = 2.35 ACRES (36%)
 PAVEMENT & SW = 3.04 ACRES (46%)
 VEGETATED = 1.17 ACRES (18% OF SITE)

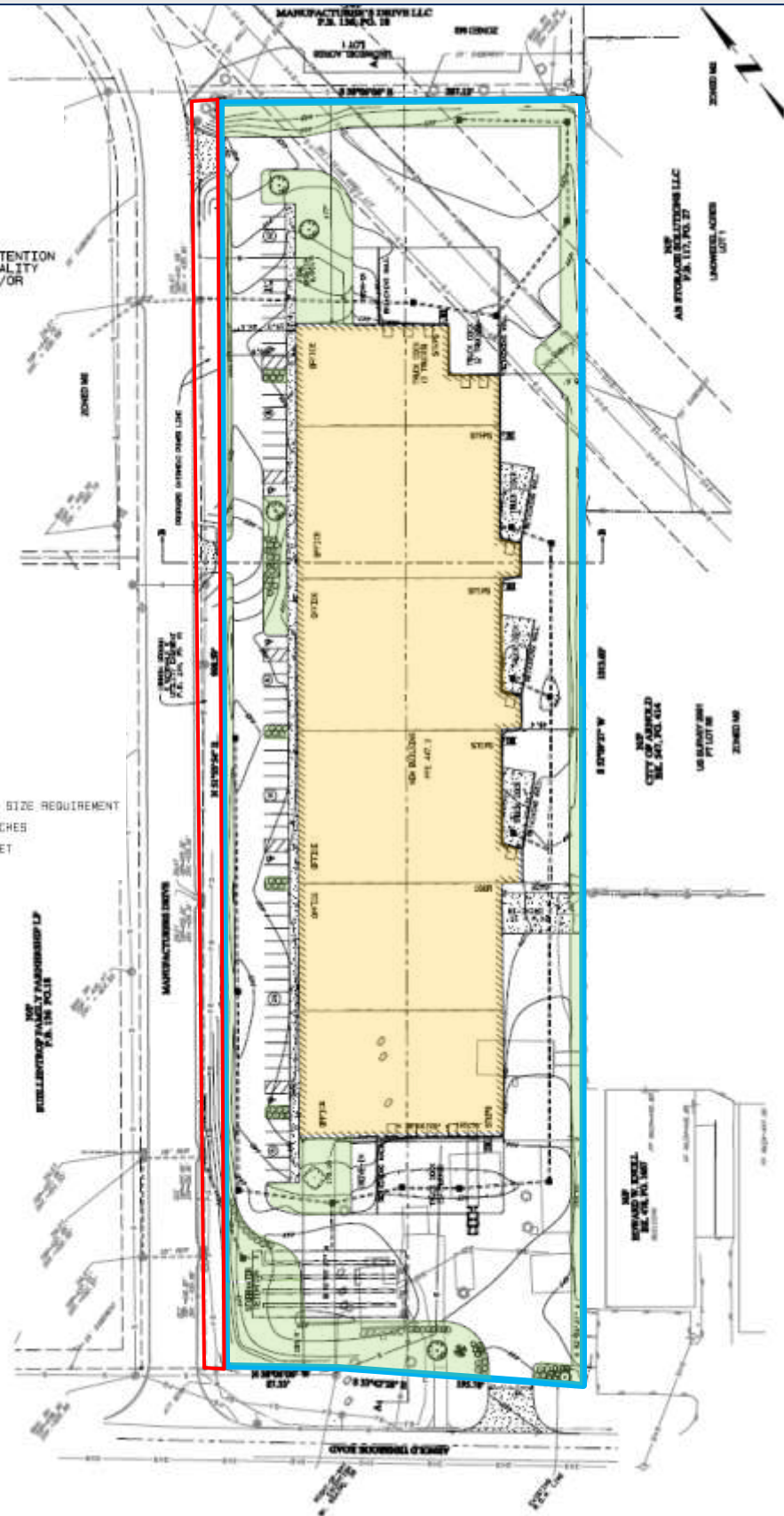
STORMWATER MANAGEMENT PROVIDED BY AN ENCLOSED SYSTEM OF INLETS AND PIPES. DETENTION SHALL BE PROVIDED UNDERGROUND. WATER QUALITY SHALL BE PER HYDRODYNAMIC SEPARATOR AND/OR INFILTRATION.

TREES	QUANTITY
 DUGLAS FIR	1 EACH
 EASTERN REDBUD	5 TOTAL
 NORTHERN RED OAK	
SHRUBS	QUANTITY
 ALBERTA SPRUCE	63 TOTAL
 SIBERIAN OAK	
 SMOOTH HYDRANGEA	
 ROSEHELL AZALEA	
 MUGO PINE	
 BUTTONBUSH	
 DAYLILLY	

LANDSCAPING SHALL MEET THE FOLLOWING MINIMUM SIZE REQUIREMENT
 MINIMUM CALIPER FOR DECIDUOUS TREES: 2 INCHES
 MINIMUM HEIGHT FOR CONIFEROUS TREES: 6 FEET
 MINIMUM SHRUB/BUSH: 5 GALLONS

Legend:

- Subject Site
- Separate Parcel
- Building
- Landscape



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



SITE PLAN REVIEW AND ZONING ANALYSIS

When reviewing applications for a Site Plan, or amendments thereto, the Planning Commission is required to review, make recommendations and approve the development. Building permits shall not be issued for any use of land or proposed construction on a lot in the zoning districts in which site plan review is applicable, unless site plan review approval has been granted.

Public and Private Ways:

For Site Plan Review, the plans are reviewed for compliance with the Zoning Ordinance's requirements for parking areas, loading areas, driveways, sidewalks, ramps, and curbs, calculations for required and proposed parking and loading. Location, type, and screening details for all waste disposal containers are required to be shown. Traffic flow patterns must be indicated within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.

The total parking required uses shall provide 1 off-street parking space for every 2 employees or 1 space for 300 square feet of gross floor area, plus 1 parking space for every vehicle used in the operation of the use and normally placed on the lot. The calculated minimum of 24 parking spaces, and 4 off street loading areas based on the number of employee and building size. The minimums are exceeded, and the plan shows 52 standard dimensions parking spaces, 15 loading spaces, 5 ADA spaces with the required 24-foot wide access aisles.

Currently, the building proposed does not need exterior waste dumpsters. Should they be needed in the future, an enclosure complimentary to the building is required.

The Public Works Director commented for the requirement for sidewalks along both Arnold Tenbrook and Manufacturers. As part of the development and new building permit for a parcel (per Section 800.680), sidewalks shall be required. Further, the City can request sidewalk or pedestrian facilities as indicated within City Plans, which includes the City of Arnold, Missouri Bicycle and Pedestrian Master Plan dated March 2022.

However, the 20-foot wide strip along Manufacturers Dr is under different ownership and is common ground for Tenbrook Industrial Subdivision. The subject parcel is not part of the subdivision and the limits of the parcel do not legally front along Manufacturers Dr. To require the parcel owner to construct sidewalks on another private property is not within the requirements of City Code. However, Staff notes that in past industrial developments, sidewalks were not required; there are no sidewalks along the entirety of Manufacturers Dr to connect to at this time. Since there is not yet a detailed construction plan by the City for this developer to follow, as in previous developments, it has been acceptable to make a contribution in lieu of construction. This is Staff's recommendation and included as a condition of the approval that the applicant make a contribution to Arnold's sidewalk fund. A monetary contribution specific to the Pedestrian Plan will suffice in fulfilling the code requirement for sidewalks. The funds will be ear marked for Manufacturers Dr and will be used in conjunction with future Public Works projects when it is designed and constructed.

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



SITE PLAN REVIEW AND ZONING ANALYSIS- CONTINUED

Stormwater Detention

This Site Plan is not part of the Tenbrook Industrial Subdivision detention plan, and as such, individual stormwater facilities are required per regulations. Underground detention is proposed as shown on the plan.

Architectural Elevations

The building consists of Concrete Tilt-Up panels, Pre-Fabricated Aluminum canopy, downspouts, gutters, and flashing, Insulated Clear Glazing windows and Insulated Section Metal Overhead drive-in doors. The color pallet for the Exterior Finishes of the building are indicated on rendering by Dial Architects, detailed on page 7 and exhibits pages 14-16. The type of construction, materials, and colors are consistent with Industrial buildings in the vicinity of Manufacturers Dr.

Lighting

Pole lighting is not proposed for this site. There is existing street lighting along Manufacturers Dr, that should shed toward the front access aisle. All other lighting is building mounted. The new lighting complies with the code requirement for the lighting of exits and is limited in coverage to the immediate area around the building entrances and exits and will be oriented to light parking areas. Additional information on the lighting is included within the Attachments of the staff report.

Landscaping

Any part of a lot area not used for buildings or other structures or for parking, loading, or accessways shall be landscaped with grass, ground cover, trees, shrubs, and pedestrian walks. The landscape as proposed meets the minimum requirements for number of trees and exceed the number of required shrubs as shown on page 5.

As a side note, the strip of Tenbrook Industrial Common ground (shown red on page 4-5), the evergreen trees along Manufacturers Drive are being removed due to utilities in the area and are located beyond the property limits. Staff requested to applicant that landscape plan be reviewed to include evergreen tree or shrub that would be appropriate to plant near utilities.



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

TREE PRESERVATION—APPEAL

In reviewing a site plan application and code requirements, any parcel 3 acres or more requires Tree Preservation. The existing site, a farmstead home with large field, has limited existing site trees or large tree masses. A few trees are located in proximity to the structures that are to be demolished. Furthermore, the project provides a plan for landscape material exceeding the minimum requirements for the Industrial Zoning District.

The applicant has demonstrated and meets the review criteria:
It is not detrimental to the public safety, health, or other improvements in the neighborhood.

See attachments of the Staff report, page 17, applicants narrative related to Tree Preservation.

FINDINGS & RECOMMENDATION

Staff recommends favorable consideration of the proposed site plan for 2880 Arnold Tenbrook, subject to the following six (6) conditions of approval:

- 1. The Site Improvements shall be consistent with those approved by Planning Commission.**
- 2. The Building exterior materials and colors shall be consistent with those approved by Planning Commission.**
- 3. Should future exterior waste dumpsters be provided, they shall have an enclosure complimentary to the building.**
- 4. The landscape plan is to be reviewed to include evergreen tree or shrub that would be appropriate to plant near utilities. The applicant shall work with staff regarding any minor changes to the landscape plan.**
- 5. The applicant shall make a contribution in lieu of construction to the sidewalk fund (Re: City of Arnold, Missouri Bicycle and Pedestrian Master Plan, dated MARCH 2022).**
- 6. The Tree Preservation Appeal is approved for exclusively for this site plan.**

A handwritten signature in cursive script that reads "Christie Hull Bettale".

Christie Hull Bettale, EIT
Community Development Engineer



ATTACHMENTS

EXHIBIT A: PLAN SUBMITTAL

EXHIBIT B: TREE PRESERVATION NARRATIVE

EXHIBIT C: LIGHTING CUT SHEETS

EXHIBIT D: SITE, PUBLIC VIEWSHED

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

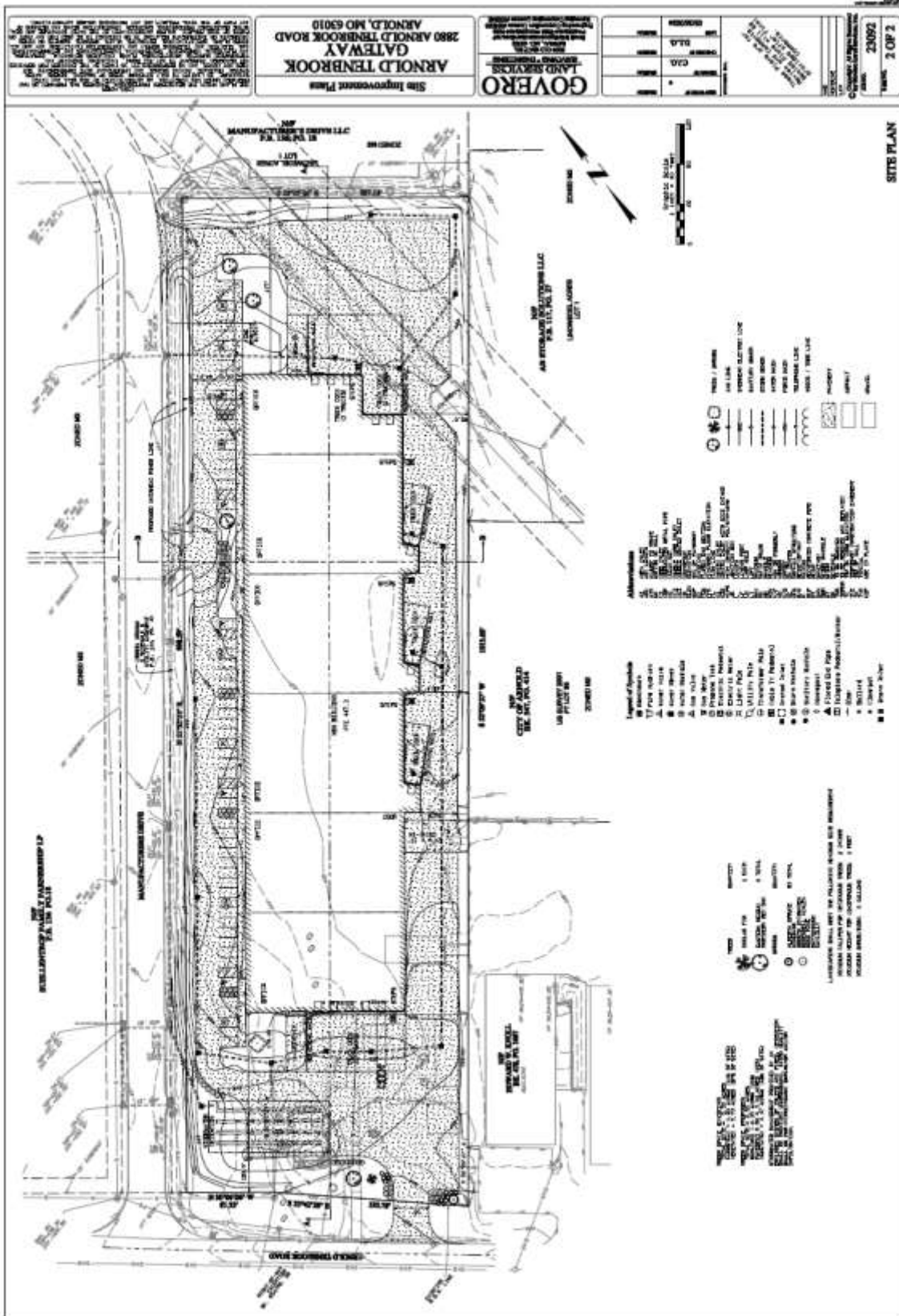


EXHIBIT B: PLANS BY APPLICANT

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



GOVERO
Land Services
SURVEYING • ENGINEERING

Knapp
Engineering, LLC

2880 ARNOLD TURNPIKE
ARNOLD, MISSOURI 63010

dial architects

10000 WILSON ROAD, SUITE 100
ST. LOUIS, MISSOURI 63143
TEL: 314.433.3333
WWW.DIALARCHITECTS.COM

AX-1
COLOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

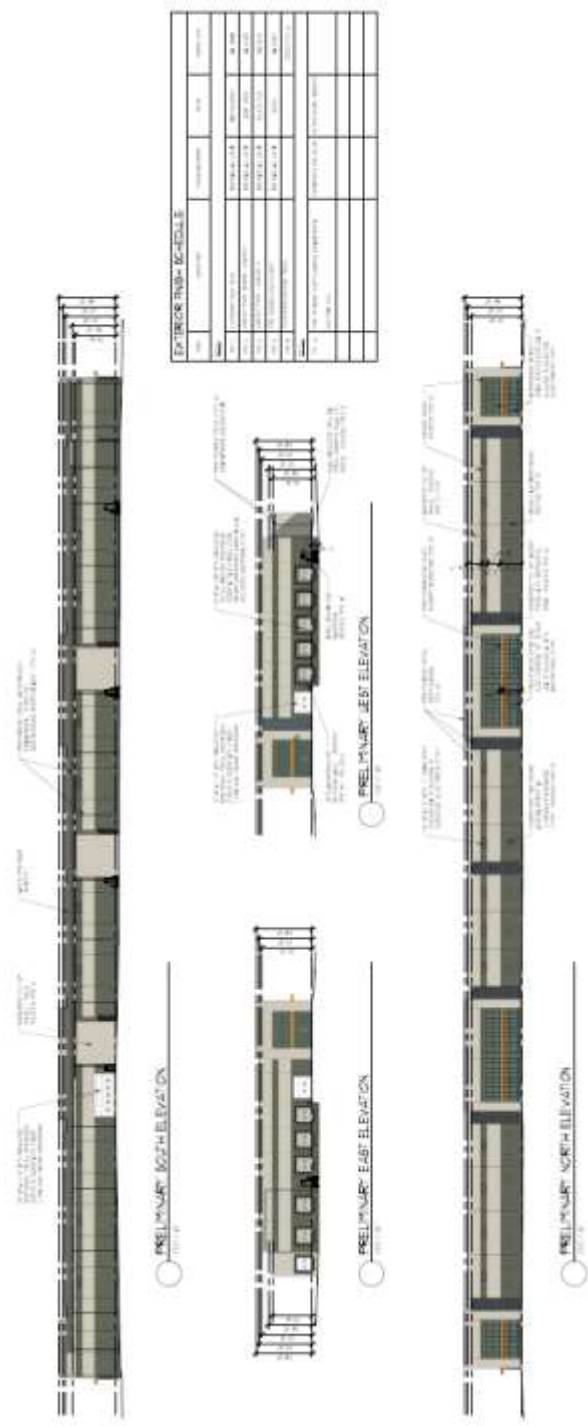


EXHIBIT B: PLANS BY APPLICANT



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

GOVERO
Land Services
SURVEYING • ENGINEERING

Knapp
Engineering, LLC

NEW BUILDING DESIGN FOR...

2880 ARNOLD TENBROOK
ARNOLD, MISSOURI 63010

dial
architects

AX-2
EXTERIOR ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

○ PRELIMINARY SOUTH ELEVATION

○ PRELIMINARY EAST ELEVATION

○ PRELIMINARY WEST ELEVATION

○ PRELIMINARY NORTH ELEVATION

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
1	CONCRETE	100	YD	100.00
2	STEEL	50	TON	50.00
3	BRICK	200	THOUSAND	200.00
4	GLASS	100	SQ. FT.	100.00
5	PAINT	100	GAL.	100.00
6	ROOFING	100	SQ. FT.	100.00
7	MECHANICAL	100	HR.	100.00
8	ELECTRICAL	100	HR.	100.00
9	PLUMBING	100	HR.	100.00
10	LANDSCAPE	100	SQ. FT.	100.00
11	FOUNDATION	100	SQ. FT.	100.00
12	EXTERIOR FINISH	100	SQ. FT.	100.00
13	INTERIOR FINISH	100	SQ. FT.	100.00
14	MECHANICAL	100	HR.	100.00
15	ELECTRICAL	100	HR.	100.00
16	PLUMBING	100	HR.	100.00
17	LANDSCAPE	100	SQ. FT.	100.00
18	FOUNDATION	100	SQ. FT.	100.00
19	EXTERIOR FINISH	100	SQ. FT.	100.00
20	INTERIOR FINISH	100	SQ. FT.	100.00
21	MECHANICAL	100	HR.	100.00
22	ELECTRICAL	100	HR.	100.00
23	PLUMBING	100	HR.	100.00
24	LANDSCAPE	100	SQ. FT.	100.00
25	FOUNDATION	100	SQ. FT.	100.00
26	EXTERIOR FINISH	100	SQ. FT.	100.00
27	INTERIOR FINISH	100	SQ. FT.	100.00
28	MECHANICAL	100	HR.	100.00
29	ELECTRICAL	100	HR.	100.00
30	PLUMBING	100	HR.	100.00
31	LANDSCAPE	100	SQ. FT.	100.00
32	FOUNDATION	100	SQ. FT.	100.00
33	EXTERIOR FINISH	100	SQ. FT.	100.00
34	INTERIOR FINISH	100	SQ. FT.	100.00
35	MECHANICAL	100	HR.	100.00
36	ELECTRICAL	100	HR.	100.00
37	PLUMBING	100	HR.	100.00
38	LANDSCAPE	100	SQ. FT.	100.00
39	FOUNDATION	100	SQ. FT.	100.00
40	EXTERIOR FINISH	100	SQ. FT.	100.00
41	INTERIOR FINISH	100	SQ. FT.	100.00
42	MECHANICAL	100	HR.	100.00
43	ELECTRICAL	100	HR.	100.00
44	PLUMBING	100	HR.	100.00
45	LANDSCAPE	100	SQ. FT.	100.00
46	FOUNDATION	100	SQ. FT.	100.00
47	EXTERIOR FINISH	100	SQ. FT.	100.00
48	INTERIOR FINISH	100	SQ. FT.	100.00
49	MECHANICAL	100	HR.	100.00
50	ELECTRICAL	100	HR.	100.00
51	PLUMBING	100	HR.	100.00
52	LANDSCAPE	100	SQ. FT.	100.00
53	FOUNDATION	100	SQ. FT.	100.00
54	EXTERIOR FINISH	100	SQ. FT.	100.00
55	INTERIOR FINISH	100	SQ. FT.	100.00
56	MECHANICAL	100	HR.	100.00
57	ELECTRICAL	100	HR.	100.00
58	PLUMBING	100	HR.	100.00
59	LANDSCAPE	100	SQ. FT.	100.00
60	FOUNDATION	100	SQ. FT.	100.00
61	EXTERIOR FINISH	100	SQ. FT.	100.00
62	INTERIOR FINISH	100	SQ. FT.	100.00
63	MECHANICAL	100	HR.	100.00
64	ELECTRICAL	100	HR.	100.00
65	PLUMBING	100	HR.	100.00
66	LANDSCAPE	100	SQ. FT.	100.00
67	FOUNDATION	100	SQ. FT.	100.00
68	EXTERIOR FINISH	100	SQ. FT.	100.00
69	INTERIOR FINISH	100	SQ. FT.	100.00
70	MECHANICAL	100	HR.	100.00
71	ELECTRICAL	100	HR.	100.00
72	PLUMBING	100	HR.	100.00
73	LANDSCAPE	100	SQ. FT.	100.00
74	FOUNDATION	100	SQ. FT.	100.00
75	EXTERIOR FINISH	100	SQ. FT.	100.00
76	INTERIOR FINISH	100	SQ. FT.	100.00
77	MECHANICAL	100	HR.	100.00
78	ELECTRICAL	100	HR.	100.00
79	PLUMBING	100	HR.	100.00
80	LANDSCAPE	100	SQ. FT.	100.00
81	FOUNDATION	100	SQ. FT.	100.00
82	EXTERIOR FINISH	100	SQ. FT.	100.00
83	INTERIOR FINISH	100	SQ. FT.	100.00
84	MECHANICAL	100	HR.	100.00
85	ELECTRICAL	100	HR.	100.00
86	PLUMBING	100	HR.	100.00
87	LANDSCAPE	100	SQ. FT.	100.00
88	FOUNDATION	100	SQ. FT.	100.00
89	EXTERIOR FINISH	100	SQ. FT.	100.00
90	INTERIOR FINISH	100	SQ. FT.	100.00
91	MECHANICAL	100	HR.	100.00
92	ELECTRICAL	100	HR.	100.00
93	PLUMBING	100	HR.	100.00
94	LANDSCAPE	100	SQ. FT.	100.00
95	FOUNDATION	100	SQ. FT.	100.00
96	EXTERIOR FINISH	100	SQ. FT.	100.00
97	INTERIOR FINISH	100	SQ. FT.	100.00
98	MECHANICAL	100	HR.	100.00
99	ELECTRICAL	100	HR.	100.00
100	PLUMBING	100	HR.	100.00

EXHIBIT B: PLANS BY APPLICANT

2880 Arnold Tenbrook Rd.

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



GOVERO Land Services
SURVEYING • ENGINEERING

Knapp Engineering, LLC

NEW BUILDING DESIGN FOR...
2880 ARNOLD TENNESSEE
ARNOLD, MISSOURI 63010

PRELIMINARY - NOT FOR CONSTRUCTION

dial architects

AX-3
RENDERING

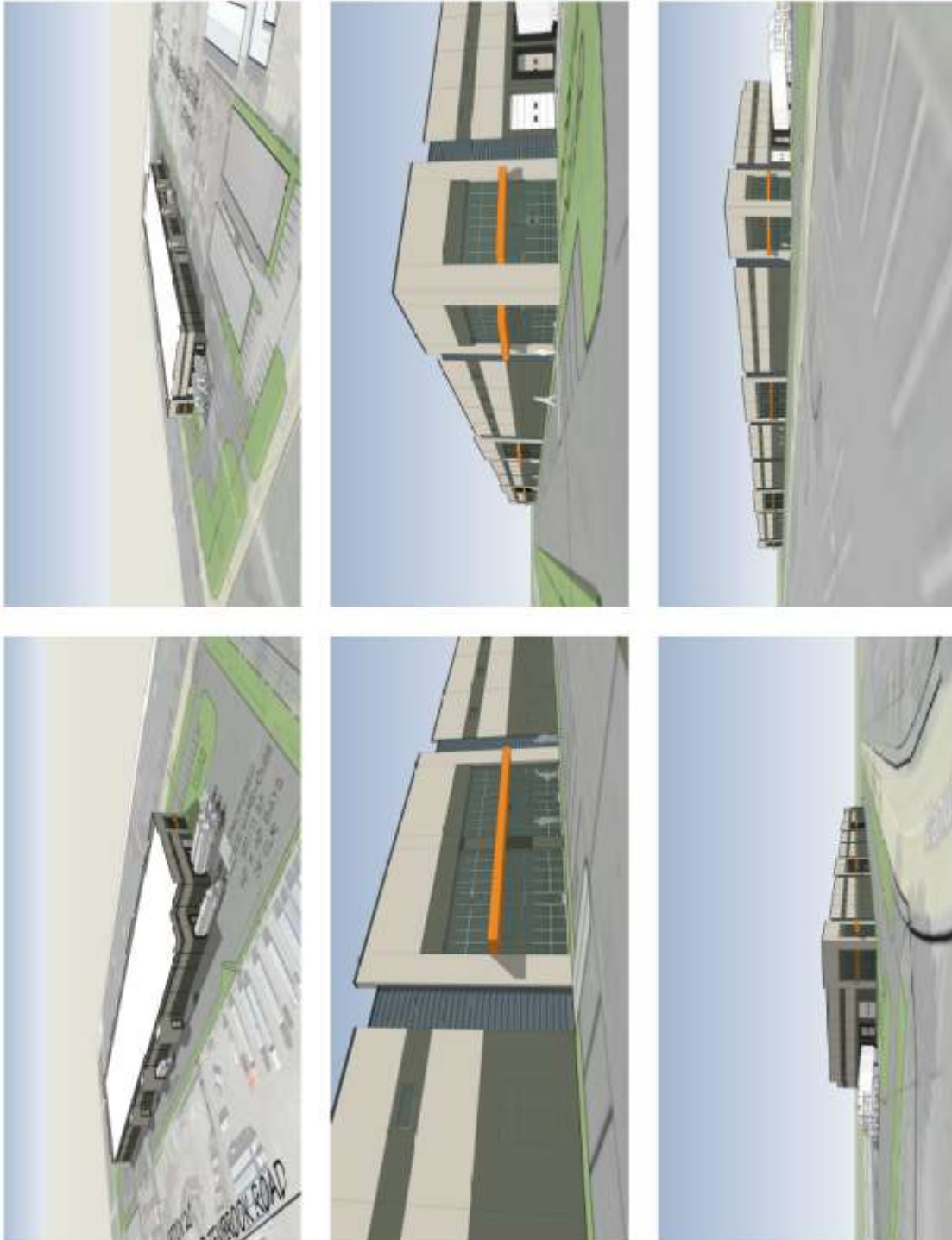


EXHIBIT B: PLANS BY APPLICANT



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

GOVERO **Land Services**

SURVEYING * ENGINEERING
5929 Old State Road
Imperial, MO 63052
(636) 464-9380

To: City of Arnold
Date: March 25, 2024
Project: 2880 Arnold Tenbrook
GLS Job No. 23092

Tree Preservation Plan Waiver and Deviation Request

The City of Arnold may grant waivers and deviations from Section 405.200 Tree Preservation when such requests are in harmony with the general purpose and intent of the ordinance and substantially consistent with the comprehensive plan. The purpose of the tree preservation standards is to promote the public health, safety, and general welfare of the residents of the City of Arnold.

A waiver of the tree survey requirement is being requested because of the small number of trees and impact on the existing trees on the 6.56-acre site. The site includes 6 trees deciduous trees adjacent to the existing buildings on the farmstead. The farmstead includes a house and an assortment of sheds. The exact age of the buildings is unknown, but they appear on Google Earth aerial imagery in 1992. Repurposing these sheds is not practical due to their poor conditions and size. Trees located adjacent to these buildings will likely be damaged during the removal of the buildings.

The proposed redevelopment of the property aligns with the existing development in neighborhood. New trees will be planted in appropriate locations (away from overhead power lines and underground utilities).

The granting of the waiver is not detrimental to the public safety, health, or other improvements in the neighborhood.

EXHIBIT B: TREE PRESERVATION NARRATIVE

2880 Arnold Tenbrook Rd.

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



Submitted by LIGHTING ASSOCIATES		Catalog Number: GALN-SA1A-740-U-T4FT-WM-XX	Type: WP1
	Job Name: SPIRIT VALLEY BUSINESS PARK - 649 SPIRIT VALLEY CENTRAL DRIVE	Notes:	LA024-208384

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 11](#)

Product Certifications



Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

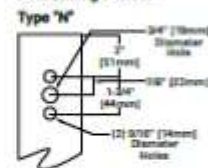
- WaveLinX Lite
- WaveLinX

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width 'W'	Mounting Length 'M'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	10"	22"	39 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional details, see Mounting Details section.

NOTES:
1. Visit www.cooperled.com to confirm qualifications. Not all product variations are UL certified.
2. UL Certified (3000K CCT and warmer only, flood mounting optional).



EXHIBIT C: LIGHTING CUT SHEETS



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

Submitted by LIGHTING ASSOCIATES 	Job Name: SPIRIT VALLEY BUSINESS PARK - 649 SPIRIT VALLEY CENTRAL DRIVE	Catalog Number: GALN-SA1A-740-U-T4FT-WM-XX Notes:	Type: <div style="background-color: yellow; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">WP1</div>
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McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family 14	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN-Galleon II RAA-GALN-Galleon II Ray American Act Compliant 17 TAA-GALN-Galleon II Traffic Agreements Act Compliant 17	SAT-1 Square	A=800mA	722-700K, 2200K	0=120-277V	T1=Type I	[Blank]=Standard Pole Mount Arm	AF=Gray
	SAT-2 Square	B=900mA	727-700K, 2700K	9=247V-480V**	T2=Type II	QU=Quick Mount Universal Arm	BE=Bronze
	SAT-3 Square	C=1000mA	730-700K, 3000K	1=120V	T2B=Type II Broadbay	GM=Post Mount Arm with Quick Mount Adapter	BL=Black
	SAT-4 Square	D=1200mA A,11	735-700K, 3500K	2=208V	T3=Type III	PL=Post Mount, Adjustable	SP=Cast Platform
	SAT-5 Square	2=Configure**	740-700K, 4000K	3=240V	T3B=Type III Broadbay	SP-F=Post Mount, Adjustable	SM=Single-Module
	SAT-6 Square		750-700K, 5000K	4=277V	T4=Type IV Forward Throw	SP-F2=2-1/2" Slotted, Adjustable*	WH=White
	SAT-7 Square		760-700K, 6000K	4=277V L4	T4M=Type IV Wide	SP-F2-2-1/2" Slotted, Adjustable*	RAAZ=Custom Color
	SAT-8 Square		827-600K, 2700K	4=277V L4	SMB=Type V Narrow	SP-F2-3-1/2" Slotted, Adjustable*	VERIFY FINISH
	SAT-9 Square		830-600K, 3000K	4=277V L4	SMB=Type V Square Medium	GM-A=Quick Mount, West Arm, Fixed	
	SAT-10 Square		835-600K, 3500K	3W-277V-480V Dual-Input Dimmer**	SMB=Type V Square Wide	MA=Mount Arm, Fixed	
		840-600K, 4000K		SMB=Type V Square Wide	WA=Wall Mount, Fixed		
		850-600K, 5000K		SL3=Type III w/IGL Control	WA-W=Wall Mount, Adjustable		
		855-600K, 5500K		SL4=Type IV w/IGL Control	UP=Upcast Arm		
		860-600K, 6000K		SL5=90° Spot Light Eliminator Left			
		865-600K, 6500K		SL6=90° Spot Light Eliminator Right			
		AMB=Ambie, 5000m**		SL8=Rectangular Wide Type I			
				ATL=Autotune Frontline			

Options (Add as Suffix)	Controls and System Options (Add as Suffix)	Accessories (Order Separately)**
08M=External 0-10V Dimming Leads** F=Single Fuse (20A, 277 or 240V Specify Voltage) FF=Double Fuse (20A, 240 or 480V Specify Voltage) ZSB=200V UL 1449 fused surge protective device** ZL=Two Circuits** HA=50°C High Ambient HES=Heat-Sinked House Side Shield** GRSB=Glass Reflecting Shield, Black** GRSWH=Glass Reflecting Shield, White** LCF=Light Square Trim Painted to Match Housing** T10=Tool-Less Door Hardware** CC=Covered Construction Shield** L50=Optics Installed 90° Left R90=Optics Installed 90° Right ABB145=4-Bar Hours Dim, 5 Hours** ABB245=4-Bar Hours Dim, 8 Hours** ABB355=4-Bar Hours Dim, 9 Hours** ABB555=4-Bar Hours Dim, 8 Hours** ABB755=4-Bar Hours Dim, 9 Hours** BAL=Ball Drivers	BPC=Ballast Type Photocell. Must specify voltage 120V, 208V, 240V or 277V.* P4=MEMA 3-7/8" Photocell Receptacle** P7=MEMA 7-7/8" Photocell Receptacle** FADC=Field Adjustable Dimming Controller** PSC=Photocell Shorting Cap SP2=Dimming Motion Sensor, 9-22" mounting** SP2S=Dimming Motion Sensor, 21-40" mounting** SP2LS=Dimming Motion Sensor, limited square count, 9-22" mounting** SP2LS=Dimming Motion Sensor, limited square count, 21-40" mounting** MS/DM-4.29=Motion Sensor for Dimming Operation, 9-22" Mounting** MS/DM-4.49=Motion Sensor for Dimming Operation, 21-40" Mounting** ZW=WaveLine-enabled 4-PR Feedback Receptacle** ZD=IS-Driver-enabled 4-PR Feedback Receptacle** ZW-WOFCX=WaveLine Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7-15" Mounting** ZW-WOFCX=WaveLine Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15-40" Mounting** ZD-WOFCX=WaveLine Lite, IS-Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7-15" Mounting** ZD-WOFCX=WaveLine Lite, IS-Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15-40" Mounting** ZW-WOFCX=WaveLine Pro, Dimming Motion and Daylight, WAC Programmable, 7-15" Mounting** ZW-WOFCX=WaveLine Pro, Dimming Motion and Daylight, WAC Programmable, 15-40" Mounting** ZD-WOFCX=WaveLine Pro, IS-Driver, Dimming Motion and Daylight, WAC Programmable, 7-15" Mounting** ZD-WOFCX=WaveLine Pro, IS-Driver, Dimming Motion and Daylight, WAC Programmable, 15-40" Mounting** DIM18-L46=Occupancy Sensor (21-40" Mounting)**	DA/RA1816=MEMA Photocell Multi-Tap - 105-200V DA/RA1823=MEMA Photocell - 480V DA/RA1831=MEMA Photocell - 347V DA/RA1813=Photocell Shunting Cap DA/RA1814=120V Photocell MA1252=10KV Surge Module Replacement MA1026=XX-2 Single Tension Adapter for 2-3/8" O.D. Tension MA1027=XX-2 Single Tension Adapter for 3-3/8" O.D. Tension MA1197=XX-2 3/12" Tension Adapter for 3-1/2" O.D. Tension MA1188=XX-4 4/9" Tension Adapter for 3-3/8" O.D. Tension MA1189=XX-4 9/9" Tension Adapter for 3-3/8" O.D. Tension MA1190=XX-4 9/9" Tension Adapter for 3-3/8" O.D. Tension MA1191=XX-4 9/10" Tension Adapter for 3-3/8" O.D. Tension MA1038=XX-4 Single Tension Adapter for 3-1/2" O.D. Tension MA1035=XX-4 2/18" Tension Adapter for 3-1/2" O.D. Tension MA1192=XX-4 9/12" Tension Adapter for 3-1/2" O.D. Tension MA1193=XX-4 9/9" Tension Adapter for 3-1/2" O.D. Tension MA1194=XX-4 9/9" Tension Adapter for 3-1/2" O.D. Tension MA1195=XX-4 9/9" Tension Adapter for 3-1/2" O.D. Tension SAA23=Adapter Kit for mounting 7" SP arms to 3-3/8" O.D. vertical tension FSB-100=Wireless Configuration Tool for MGS/SM LS/HSS=Field Installed House Side Shield** LS/GRSB=SPK+Glass Reflecting Shield, Black** LS/GRSWH=SPK+Glass Reflecting Shield, White** LS/PFS=Field Installed Shield, Black** WOLF-TP-15A=WaveLine Outdoor Control Module** WOB-XX=WaveLine Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7-15" Mounting** WOF-XX=WaveLine Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15-40" Mounting** SMDP4-XX=WaveLine Sensor, Dimming Motion and Daylight, WAC Programmable, 7-15" Mounting** SMDP5-XX=WaveLine Sensor, Dimming Motion and Daylight, WAC Programmable, 15-40" Mounting**

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper SPEC-030-07 for additional support information.
- Design/price/availability/lead time. Refer to www.lighting.com Detailed Product List under Family Models for details.
- Lead time information listed will apply related to new 1,000+ units per ATN 0112, with a price rating of 1 per ATN 0112.
- We include with T1 option.
- Drive current 1000mA not available with Control Dimension (CD) option.
- Tripoint not 20-amp. Not available with Control Dimension (CD) option.
- Not available with voltage options 1, 2 or 3.
- Requires the use of an external step-down transformer when combined with ocean options. Not available in combination with the 18 high ambient and ocean options 14.
- SP arm limited to 3'-0" vertical tension. SP1 limited to 3'-0" O.D. vertical tension.
- Not available for each light system.
- IS is not available with 3/8" or 3/4" or 600V. Not available with WaveLine or Tripoint sensors, or ZSB surge option.
- Requires PFS.
- Requires IS with ocean color (SC) or IS.
- WAC sensors require to enable full compatibility. Order WAC-P4L and WPOE-130 (10V or Full Input) power supply if needed. WAC not required for IS Bluetooth sensors.
- Requires 20 or 25-mountable.
- Not available with 18- or 19- or 20-mountable.
- Each luminaire weight available in 0.5 lbs. Available with T4C, S4C, S, S2 and S4 distributions. Can be used with ISG option.
- UL of 0.5 lbs. One amp required per light system.
- Not available with ISG option.
- Not for use with T1, S4C, S4C, S4C or ISG option.
- Do not use with any control options.
- Low voltage control lead brought out 18" outside fixture. Not available with S4C or integrated control options.
- Not available if any (S) (P) or WaveLine sensor is selected. Motion sensor has an integral photocell.
- Requires the use of a photocell or 18-PR or IS photocell receptacle with photocell receptacle.
- Not for use with T1, T4FT, T4W or S4 option.
- Sensor configuration module application required for configuration. See controls page for details.
- Requires IS with number of Light Systems controlled by the IS, referenced by "SP" in mounting code** on the controls page.
- Not available with ISG, GRSB or SRSB.
- Only product configurations with these designated prefixes are built to be compliant with the Ray American Act of 1002 (RAA) or Traffic Agreements Act of 1179 (TAA), respectively. Please refer to www.lighting.com website for more information.
- Components shipped separately may be separately analyzed under domestic preference requirements.
- For S4C or P4L requirements, Associates will separately analyze under domestic preference requirements. Contact factory for further information.
- Standard 480V fixture added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. VSB accessories recommended for more information.
- 480V fixture to be used with suspended or suspended ground system.
- Not available in 1 square configuration at 500mA or below. Not available with any control option except SP2.
- Cannot be used with FAT or other motion response control options.
- Use GALS Product Configuration to specify beam output, drive current and voltage. Not available with AMB.
- Includes TSP-011 motion sensor. The FSB-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Drive Requirement
L=LumenSafe Technology 	D=Standard Dome Camera H=H-Series Dome Camera Z=Mercurio PTZ Camera	C=Camera, No ISM A=Camera, ASB V=Camera, Varicon S=Camera, Spoton

EXHIBIT C: LIGHTING CUT SHEETS

REPORT TO PLANNING COMMISSION
CITY OF ARNOLD



Manufacturers Dr.—direction looking southwest toward Arnold Tenbrook Rd.



Manufacturers Dr.—direction looking northeast

EXHIBIT D: SITE, PUBLIC VIEWSHED—PHOTOS 4/16/24



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



Manufacturers Dr.—direction looking southeast toward 2880 Arnold Tenbrook



Front View—2880 Arnold Tenbrook Rd.

EXHIBIT D: SITE, PUBLIC VIEWSHED—PHOTOS 4/16/24

2880 Arnold Tenbrook Rd.