



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-02

APPLICATION NAME: Consolidation Preliminary Record Plat—Cedarhurst Arnold

APPLICANT NAME: Dover Development LLC (owner under contract)
120 South Central Ave
Suite 150
Clayton, MO 63105

PROPERTY OWNERS NAMES: Jeffery and Laura Broadway
1757 Old Lemay Ferry — (“C-4”, 2.94 Ac)

Mary Nelson
1777 Old Lemay Ferry — (“R-3”, 2.24 Ac)

Robinson Rental Ent LLC
2077 & 1739 Old Lemay Ferry — (“C-2”, 2.14 Ac)

Halbert and Mary Robinson
2069 Missouri State Road — (“C-2”. 1.0 Ac)

APPLICANT’S REQUEST: The applicant is seeking to Consolidate 7 parcels into one lot.

STREET ADDRESS: Indicated above

SITE LOCATION: The southwest corner of Old Lemay Ferry Rd at Missouri State Rd

PARCEL IDs: 01-9.0-30.0-2-003-006, 01-9.0-30.0-4-002-012, 01-9.0-30.0-1-003-027, 01-9.0-30.0-1-003-028 01-9.0-30.0-2-003-003

TOTAL SITE AREA: 8.32 acres

MEETING DATE: April 3, 2019

REPORT DATE: April 9, 2018

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: **Approve, with Findings and Conditions.**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The tract of land is located at the southwest corner of Old Lemay Ferry Rd at Missouri State Rd. In total there are 7 parcels, cumulatively 8.32 acres. Each addressed building fronting on Old Lemay Ferry has an individual curb cut. The properties that front on Missouri State Road have one shared curb cut with access via Steckel Lane which is a private road.

LOCATION AND CONSOLIDATION LIMITS MAP





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REQUEST

The applicant is seeking to combine seven (7) existing parcels into a single parcel located at the southwest corner of Old Lemay Ferry Rd at Missouri State Rd. The consolidated land is proposed for a "C-4" Planned Commercial District, a separate application related to this plat.

SUBDIVISION ORDINANCE POLICY REVIEW

POLICIES:

- It is hereby declared to be the policy of the City of Arnold to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the City pursuant to the official Comprehensive Plan of the City for the orderly, planned, efficient, and economical development of the municipality.
- Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace, and land shall not be subdivided until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements.
- The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the Comprehensive Plan, and the Capital Improvements Program of the City, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinances, Comprehensive Plans, and the Capital Improvements Program of the City of Arnold.

CITY PLANNER'S COMMENTS

Satisfied: The proposed consolidation supports the Comprehensive Plan for orderly, planned, efficient, and economical development by consolidating multiple parcels into a single unit for the purposes of a submitting a unified development plan.

Satisfied: Review of Consolidation was conducted by appropriate agencies and City departments to ensure available public facilities and improvements exist.

Agency's Letters are in Attachments, Exhibit C.

Satisfied: The Applicant is dedicating Missouri State Road and Old Lemay Ferry Right of Way along with sidewalk easements. Additionally, a combination of City transportation improvements in the form of sidewalk construction, pedestrian accessibility or sidewalk escrow will be provided.



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SUBDIVISION ORDINANCE ANALYSIS

When reviewing applications for the subdivision of land, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council. However, where a subdivision plat meets the requirements of city ordinance, the Planning Commission and City Council do not have authority to refuse to approve the subdivision plat. Therefore, it is a ministerial act to approve the plat. State ex rel. Schaefer v. Cleveland, 847 S.W.2d 867 (Mo. App. E.D.)

Staff has reviewed the consolidation plat by Sterling Co. Agency notices have been distributed. Staff finds the proposed plat conforms to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri.

Staff requests that the Commission act to approve the Consolidation plat herein with the findings and conditions below.

Findings:

- The Consolidation Plat supports the orderly, planned, efficient, and economical development of the municipality of the City of Arnold.
- The Land is of such character that it can be used safely for development and building purposes.
- The proposed public dedication of Right of Way, Easements and planned Pedestrian improvements will conform to and be properly related to the Comprehensive Plan, and the Capital Improvements Program of the City of Arnold.

Conditions:

1. The applicant is to address comments as indicated by Agencies.
2. The applicant is to construct improvements and establish escrows as indicated in the separate proposal for the "C-4" Planned Commercial District with Development Plan.

A handwritten signature in blue ink that reads "Christie Hull-Bettale".

Christie Hull-Bettale, EIT
Community Development Engineer



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ATTACHMENTS

SUPPLEMENTAL MATERIALS



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**SUBMITTAL OF CONSOLIDATION
PRELIMINARY PLAT**

**COVER SHEET (PARCEL INDEX)
CONSOLIDATION/EXHIBIT**

INSERT HERE

EXHIBIT A—CONSOLIDATED PLAT

Dover Development Project - Consolidation



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Cedarhurst of Arnold

Below is a description of all the services Cedarhurst of Arnold will provide:

- 63 Assisted Living Apartments and 20 Memory Care Apartments licensed by the Missouri Department of Health and Senior Services. Apartments are available for rent on a monthly basis, with additional levels of care available as needed. These are residential apartments. This building is not a nursing home.
- Professional caregiving staff available 24-hours a day
- On-going assessments and health monitoring by licensed nurses
- Full-service dining provides three healthy, seasonal and fresh home-cooked meals prepared by chefs
- Resident Centered Life-Enrichment Program featuring the following:
 - Activity programs
 - Creation of personalized memory boxes for each resident
 - Intergenerational programs
 - Music therapy and pet therapy
 - Exercise and fitness sessions
 - Social functions and parties
 - Weekly religious services
 - Shopping and errand services
 - Community event participation
 - Bus shuttle for events and activities
- Housekeeping:
 - Trash removal service
 - Weekly apartment cleaning with bed linen and towel service
 - Personal laundry service available
 - Suite repairs
- Physical Therapy, Rehabilitation, and Home Health services provided by EmpowerMe Wellness, a Cedarhurst affiliate.



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CITY OF ARNOLD



Rock Community Fire Protection District

Board of Directors

Ken Baker
Nathan Smith
Dan Meyer

Fire Chief
Jeff Broombaugh

3749 Telegraph Road
Arnold, Missouri 63010
636-296-2211
636-467-5793 Fax
www.rockfire-rescue.org

"Whatever It Takes"

Fire Marshal
Jeffrey L DeLapp

(636) 296-2211
(636) 467-5734 Fax

January 23, 2019

Christie Hull-Bettale
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

Christie,

After reviewing the Preliminary Plat for Cedarhurst, the following items need to be addressed from the 2015 IFC Codes.

1. Fire apparatus access roads shall not exceed 10 percent in grade per section **D103.2**
2. At least 2 fire hydrants shall be placed on site for fire protection.
3. Fire lanes shall be placed accordingly around building for emergency vehicle access.

If you have any questions, please feel free to contact me at 636-296-2211 extension 5748.

Yours in Fire Safety

Jeff DeLapp
Fire Marshal

EXHIBIT C- AGENCY'S LETTERS



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

From: DIEDRICH, DENISE A <dd1635@att.com>
To: Christie Hull-Bettale
Cc:
Subject: CEDARHURST

Sent: Mon 4/1/2019 10:05 AM

Message CEDARHURST1.png CEDARHURST2.png

Christie,
I've attached scrubbed copies of AT&T plant in the area of this proposed development.

We have an underground manhole run that is along Mo State and Old Lemay Ferry. On Mo State we have buried cables that come out of an existing manhole to feed customers. We have aerial cables along Old Lemay ferry, that go buried around Bass Ln and Watercolor.

I have no objections to the proposed business, but if the builder would want any AT&T facilities relocated or abandoned, they would need to coordinate that work with me in a timely manner.

Thank you and have a great day!

Denise A. Diedrich
AT&T
Manager OSP Planning & Eng Design
12851 MANCHESTER RD. 2-E-306
ST. LOUIS, MO. 63131
636-402-7074 (Office)
636-541-4879 (Cell)

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EXHIBIT C- AGENCY'S LETTERS



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PAGE 1 OF 1

SPIRE INC. TRANSMITTAL

4118 SHREWSBURY AVE
ST. LOUIS, MISSOURI 63119

TO: Christine Hull-Bettale	DATE: 3/22/19
City of Arnold	RE: Cedarhurst
2101 Jeffco Blvd	
Arnold, MO 63010	

WE ARE SENDING YOU:

(X) NOTIFICATION OF NO GAS MAIN CONFLICT PER INFORMATION PROVIDED

NOTE: POTENTIAL GAS SERVICE LINE CONFLICTS ARE NOT DETERMINED DURING OUR REVIEW. SERVICE LINES MUST BE LOCATED IN THE FIELD TO DETERMINE ACTUAL LOCATION.

COMMENTS:

DRAFTSMAN NMT

Brian Langenbacher
Brian Langenbacher, P.E.
Construction Engineer III
(314).768-7767

EXHIBIT C- AGENCY'S LETTERS

Dover Development Project - Consolidation



REPORT TO PLANNING COMMISSION CITY OF ARNOLD

Christie Hull-Bettale

From: Wolf, Michael J <MWolf@ameren.com>
Sent: Monday, November 19, 2018 2:31 PM
To: Christie Hull-Bettale
Cc: Hovis, James C
Subject: I-55 Store it consolidation plat, and Cedarhurst

Hi Christie,

Thanks for sending us preliminary plans for the above referenced projects. Concerning the I-55 lot consolidation, our only comment is that we need to obtain an easement for the existing overhead line that goes across this lot. This existing overhead line serves Hickory Square subdivision and follows the old Marty Dr road easement. Since this easement and section of road will no longer exist, we'll need a replacement easement. I have been in contact with the property owner to discuss this as well as some other electric service concerns he had.

As far as the Cedarhurst project, we would like to make sure there are utility easements along the entire perimeter of the property if possible...most importantly easements along Old Lemay Ferry and Mo State roads. I have had some preliminary discussion with the developer's representative concerning possible pole relocation work that will be needed at this site. They will need to contact Ameren to formally apply for electric service and/or request relocation work.

If you have any questions or concerns, feel free to contact me.

Thanks,
Mike

Mike Wolf
Energy Services Consultant
Ameren Missouri
Meramec Valley Division
6450 Highway MM
House Springs, Mo 63051
636-671-6127 office
636-671-6110 fax
mwolf@ameren.com

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Dover Development Project - Consolidation



**REPORT TO PLANNING COMMISSION
CITY OF ARNOLD**



City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
Fax: 636-282-6677

MEMO

To: Jeff DeLapp, Mike Siedler, Christie Hull-Bettale, David Bookless,
Tom Palasky, Ameren UE, Laclede Gas, Glen Hogenmiller, Mark Migneco,
Brandy Sheehan/Chuck Colson

From: Christie Hull-Bettale / chullbettale@arnoldmo.org

Date: 1/15/2019

Re: 2019-01: Rezoning/Consolidation Plat - C-4 Planned Commercial
2019-02: Preliminary Plat - 2089 Missouri State Rd. (Cedarhurst)

Please review and return any questions or comments to Christie Hull-Bettale by January 24, 2019.

There is conduit containing an extremely large cable under Old Lemay Ferry Rd from a manhole at 1756 to a riser pole just south of 1757 and conduit under old MO State Rd from a manhole on the north side of MO state rd to St eckel Rd

oops → AT&T Glen Hogenmiller 636-931-7525

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