



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-11

APPLICATION NAME: 360 NUTRITION

APPLICANT NAME: Erica Friedmeyer
1425 Cortez Dr.
Hillsboro, MO 63050

PROPERTY OWNER NAME: RL Jones Properties
17195 New College Ave.
Grover, MO 63040

APPLICANT'S REQUEST: The applicant is a prospective tenant requesting a Conditional Use Permit to operate a Nutrition Smoothie Bar, which will serve carry-out beverages.

STREET ADDRESS: 16 Fox Valley Center

SITE LOCATION: Fox Valley Center commercial strip, south side of Jeffco Blvd between Farmcrest Dr and Tenbrook Rd

ZONING DISTRICT: "C-2" Commercial

PARCEL ID: 01-4.0-20.0-4-002-037

TOTAL SITE AREA: 3.99 acres

MEETING DATE: April 9, 2019

REPORT DATE: April 2, 2019

CASE MANAGER: Sarah Turner

RECOMMENDATION: **APPROVAL**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The 3.99 acre parcel is between Farmcrest Dr and Tenbrook Rd on the south side of Jeffco Blvd. The property is zoned "C-2" Commercial and is fully developed with one large strip shopping center, two smaller strip centers, and parking lot. The retail strips, Fox Valley Center, presently contains a variety of service-based businesses and limited retail. The property is accessed by Jeffco Blvd and Farmcrest Dr.

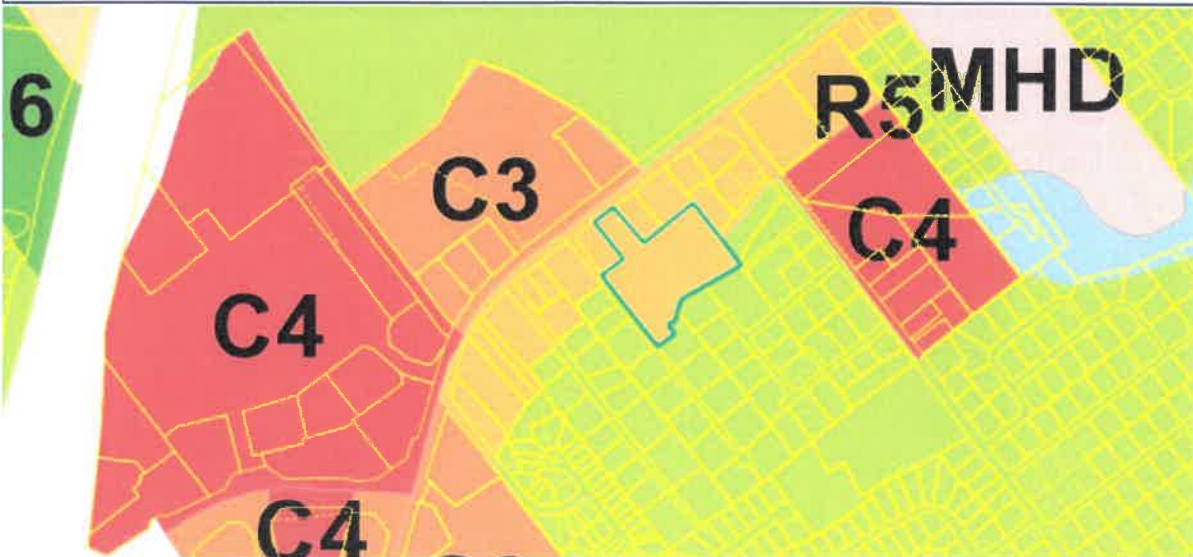
SITE HISTORY

This site is Fox Valley Center, a commercial retail shopping center with 3 separate multi-tenant strips. The two smaller strips were built in 1975 and the central large strip, which is the location of the proposed Nutrition Smoothie Bar, was built in 1980. The tenant space at 16 Fox Valley Center was previously Direct General Insurance Agency.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial; Other	C-2, C-3	Fast-food restaurants; Fox C-6 Schools
East	Commercial; Residential	C-2; R-5	Mixed commercial (Car wash, produce stand); Residential vacant
South	Residential	R-5	Single-family dwellings
West	Commercial; Residential	C-2; R-5	Fast-food restaurants; Single-family dwellings

ZONING MAP



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ZONING REQUEST/DEVELOPMENT PROPOSAL

The applicant is a prospective tenant requesting a Conditional Use Permit to operate a Nutrition Smoothie Bar at 16 Fox Valley Center. The applicant's intention is to operate a "nutrition club" to serve "healthy meal replacement shakes/smoothies and energizing teas" in individual servings and provide general wellness information.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

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

GOALS, OBJECTIVES, AND POLICIES:

LAND USE POLICY 9: WHERE FEASIBLE, COMMERCIAL DEVELOPMENT, SPECIFICALLY RETAIL, SHOULD NOT BE SPREAD OUT ALONG MAJOR ARTERIALS BUT SHOULD BE GROUPED IN NODES TO SHARE PARKING AND ACCESS.

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.

ECONOMIC DEVELOPMENT POLICY 4.3.2: THE SIZE AND SCALE OF USES WITHIN DISTRICTS SHOULD VARY, BUT NEW DEVELOPMENT SHOULD BE ENCOURAGED TO LOCATE AND DESIGN BUILDINGS THAT PROVIDE PEDESTRIAN-ORIENTED SITE DESIGN, AND CONVENIENT, SAFE, AND ATTRACTIVE PARKING.

CITY PLANNER'S COMMENTS

Policies LU-9, LU-9.1, and ED-4.3.2 are substantially satisfied as follows:

Substantially Satisfied: The proposed Conditional Use Permit would allow for a Nutrition Smoothie Bar in a node of commercial development known as Fox Valley Center. The strip is buffered to most of the nearby residential, and the proposed use has potential to be a desirable to have in walking distance to residences.

FUTURE LAND USE MAP:



Substantially Satisfied: The proposed conditional use aligns with the FLUM designation for the property as commercial within a secondary commercial node.



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BACKGROUND

The property which includes Fox Valley Center is fully developed with three strip shopping centers and parking lot. The property is zoned C-2 Commercial, which allows for this use, or “fast-food restaurants,” on a conditional basis. The tenant space shares a parking lot with other retailers in the strip centers and is accessed by Jeffco Blvd or Farmcrest Dr.

Erica Friedmeyer, the applicant, is affiliated with existing “nutrition clubs” or Nutrition Smoothie Bars in Jefferson County where she is not the proprietor, specifically Impact Nutrition in DeSoto and Spot Nutrition in Festus. Photos of the branding and menu from the business’s Facebook have been included on Page 14 of this report. Ms. Friedmeyer intends to bring the same type of business to the City and submitted a Conditional Use Permit application in March of 2019. 360 Nutrition, the proposed nutrition smoothie bar, is the applicant’s first personal business venture despite working closely with the previously mentioned nutrition smoothie bars in DeSoto and Festus.

PLANNING AND ZONING ANALYSIS

When reviewing applications for Conditional Use Permits, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

The applicant seeks a Conditional Use Permit to open a Nutrition Smoothie Bar at 16 Fox Valley Center. The proposal includes converting the existing retail space into a healthy beverage bar with carry-out individual servings.

CONSISTENT WITH GOOD PLANNING PRACTICE

The applicant’s proposed business fits the Code’s description of a fast-food restaurant: “*Any establishment whose principal business is the sale of foods, frozen desserts or beverages in ready-to-consume individual servings for consumption either within the restaurant building or for carry-out.*” The property where the applicant’s proposed Nutrition Smoothie Bar is located is within a C-2 Commercial District, which allows for fast-food restaurants on a conditional basis. In the Future Land Use Map from Arnold’s Comprehensive Plan, this area is designated as commercial within a secondary commercial node. The goals, objectives, and policies of the Zoning Code Ordinance and the Comprehensive Plan are substantially met with this proposal.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

The primary function of 360 Nutrition, the proposed business, is to serve healthy meal replacement shakes/smoothies and energizing teas in individual portions. A secondary function is to provide general wellness or fitness information to customers (See the applicant’s narrative on Page 12). The proposed use would not take place outside of the interior retail space at 16 Fox Valley Center. The proposed Nutrition Smoothie Bar does not have a drive-

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PLANNING AND ZONING ANALYSIS - CONTINUED

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT—CONTINUED

thru, so customers will be parking in Fox Valley Center’s main lot and walking inside the space to conduct business. It should be noted that the primary business type in the shopping center is service. Service-based businesses have lower parking requirements than commercial mixed-retail, restaurants, or fast-food. Should the Fox Valley Center fill all its vacancies with majority non-service-based businesses in the future, it is possible that the parking situation will need to be re-evaluated. At this time, however, the lot is satisfactory for the applicant’s proposal due to its size and the number of vacant retail spaces in the strip centers. The business would be required to obtain all required permits as regulated by Jefferson County Health Department, like other establishments serving food to the public. With no substantially adverse parking impacts or unique circumstances, Staff sees no reason to complicate this application with conditions of use to prevent nuisance or ensure proper operation. As proposed, the nutrition smoothie bar satisfies the requirement that it can be operated in a manner that is not detrimental to permitted developments and uses in the district.

VISUAL COMPATIBILITY WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

The proposed Nutrition Smoothie Bar would be in the Fox Valley Center, a 2-story commercial strip shopping center. Figure 1 is an image from Google Streetview from August 2018, showing the retail strip with the location of the proposed use outlined in red. The property is in a commercial center and the use will not affect the aesthetics of the center beyond a new sign. The applicant’s narrative discusses their plans to work with Midwest Light & Sign and to keep all signage consistent with other properties and tenant spaces. As such, the proposed use as a Snow Cone Stand meets the requirement for the use to remain visually compatible with permitted development and uses in the surrounding area.

FIGURE 1: PROPOSED SITE OF NUTRITION SMOOTHIE BAR, STREETVIEW





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PLANNING AND ZONING ANALYSIS - CONTINUED

ESSENTIALNESS OR DESIRABILITY TO THE CITY

The proposed use is referred to in this Staff Report as a "Nutrition Smoothie Bar," which is a shorthand for the type of business proposed. The applicant intends to serve meal replacement smoothies or shakes and special energy-boosting teas in individual servings for carry-out. Additionally, the applicant intends to offer general health and fitness information, such as meal plans or fitness programs. The City currently lacks this type of food establishment and service. This proposed Nutrition Smoothie Bar is a part of a new trend which has shown to be popular nationally and in other communities in Jefferson County. The proposed use substantially meets the review requirement to be a desired addition to the City to promote public health, safety, and general welfare to the City.

FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the proposed use as a Nutrition Smoothie Bar is deemed consistent with good planning practice .

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed use can be developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use can be developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Arnold.

RECOMMENDATION

Staff finds that the proposed Conditional Use Permit meets the review criteria and is in compliance with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Sarah Turner", written over a horizontal line.

Sarah Turner
Community Development Planner



ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



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EXHIBIT A: SATELLITE IMAGE OF PROPOSED LOCATION AT FOX VALLEY CENTER

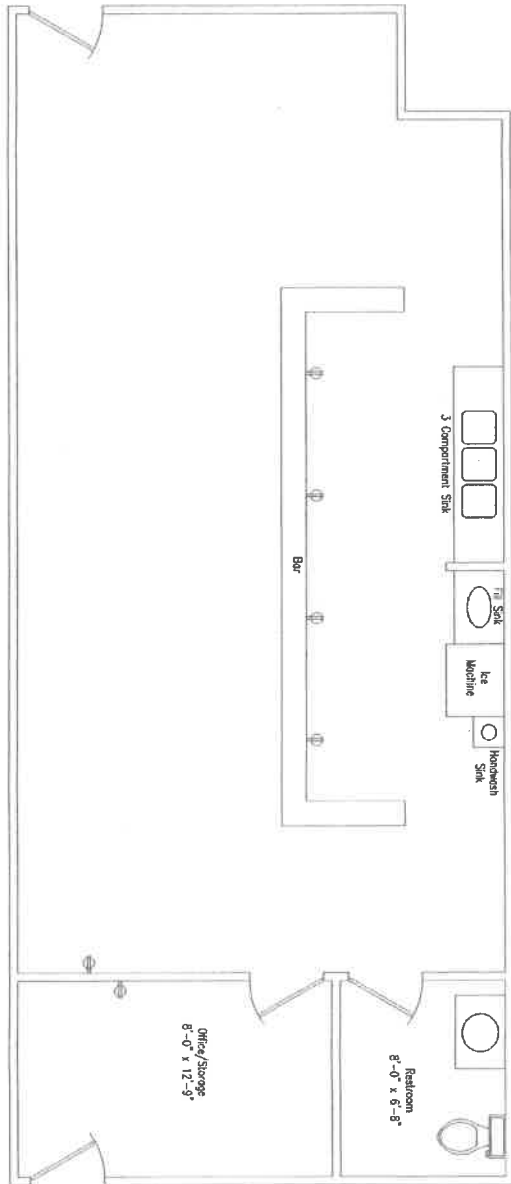
360 Nutrition



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ELECTRICAL PLAN



FLOOR PLAN

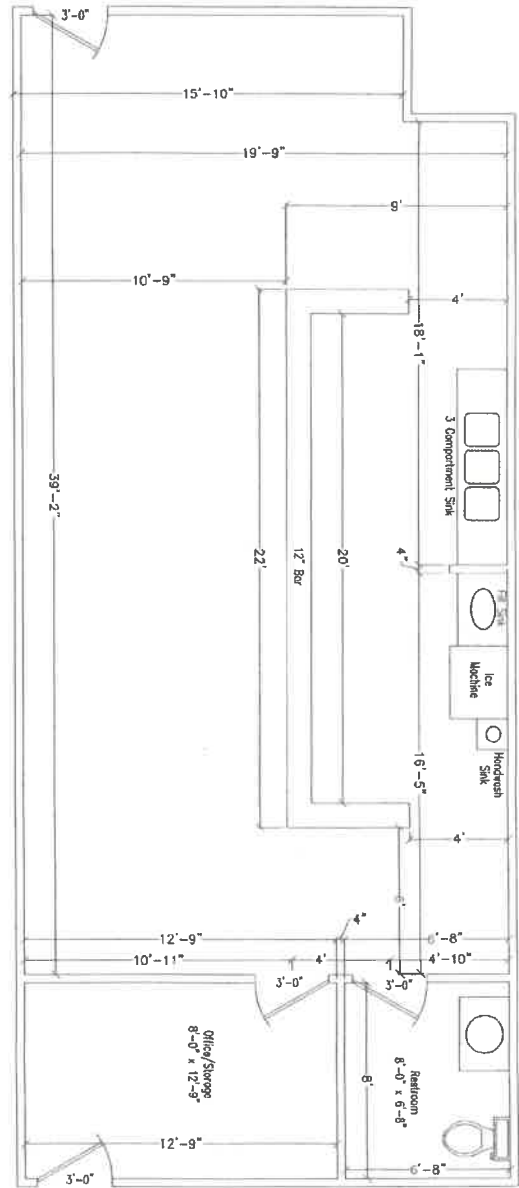


EXHIBIT C: PRELIMINARY FLOOR PLAN

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Narrative

360 Nutrition brings healthy meal options to Arnold and the surrounding communities. We will serve healthy meal replacement shakes/smoothies along with energizing teas. We will offer information to customers about healthy meal options both in & outside the nutrition club. ex: at home programs/meal plans/fitness programs etc.

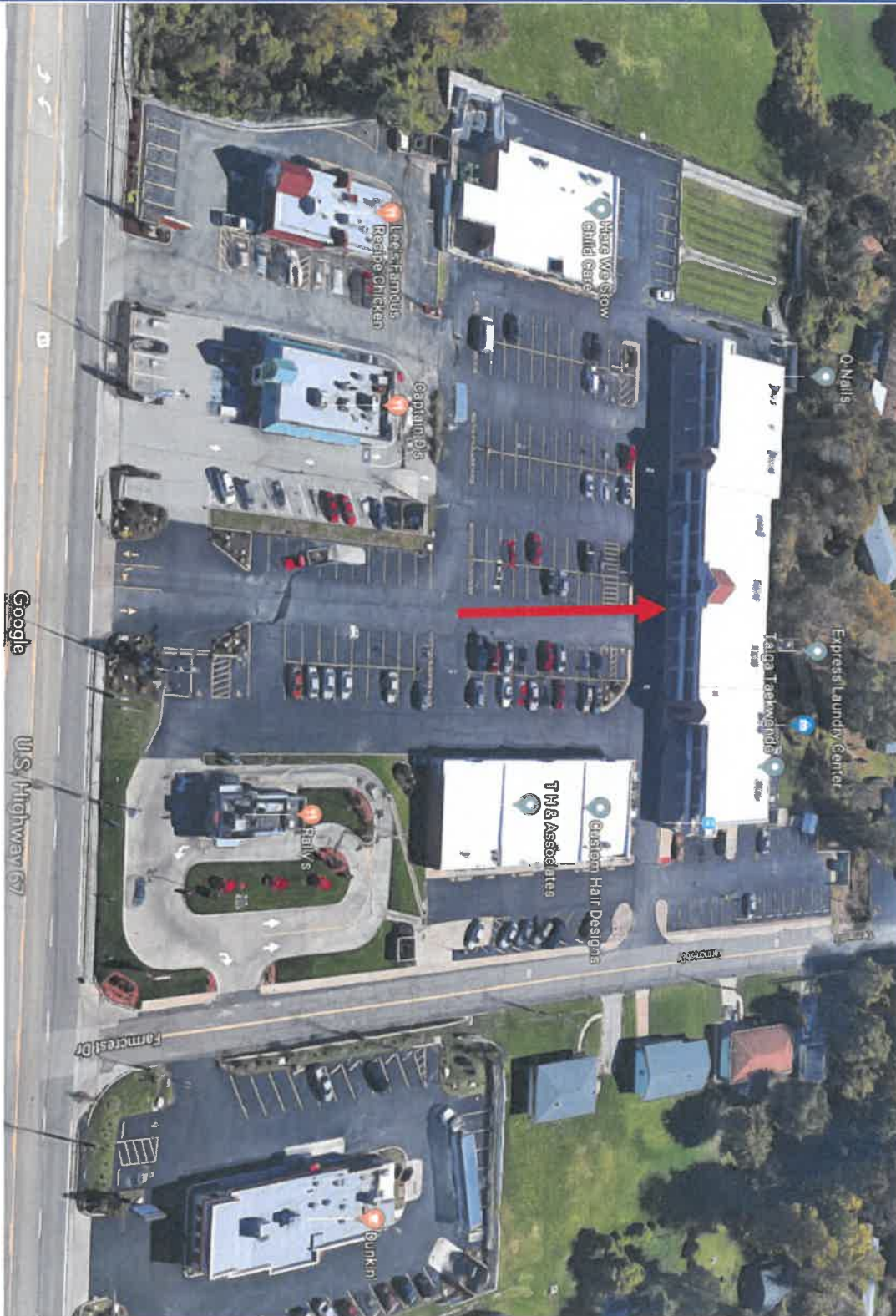
360 Nutrition is currently working with Midwest Light & Sign on signage for the proposed business. Signage and store front of the nutrition club will be visually compatible and consistent with permitted uses and comparable to the surrounding property tenants leased by RL Jones.

The opportunity to bring healthy nutrition to Arnold means the world to us. We have been serving Desoto, Mo as well as Festus, Mo and both of those locations are thriving very well. Impact Nutrition (Desoto) Spot Nutrition (Festus). We are also adding another nutrition club to House Springs, Mo (Nutrition Fix) sometime in the early Spring!



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3D VIEW OF PROPOSED LOCATION AND SURROUNDING PROPERTIES, FACING SOUTHEAST

360 Nutrition

