



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2018-34

APPLICATION NAME: Consolidation Record Plat—I55 Store It

APPLICANT NAME: Nik Baumann, Applicant/ Owner
I-55 Store It

PROPERTY OWNER NAME: Bauman Family Trust
6332 Mayville Dr
St. Louis, MO 63129

APPLICANT'S REQUEST: The applicant is seeking to combine five (5) existing parcels into a single parcel.

STREET ADDRESS: 3401 Robinson Rd

SITE LOCATION: Immediately east of the northeast quadrant of the intersection of I-55 and Richardson Rd.

PARCEL ID: 01-9.0-31.0-4-001-006

TOTAL SITE AREA: 5.27 acres

MEETING DATE: December 11, 2018

REPORT DATE: December 4, 2018

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: **APPROVAL with Conditions**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 5.3 acre tract is located immediately east of the northeast quadrant of the intersection of I-55 and Richardson Road. The property is developed with a mini-warehouse facility with a vacant lot at the north side of the tract; and is accessed via private street (Robinson Road). There are 5 parcels; parcel 2 is the existing business, parcel 1 & 3 are remnants adjacent to business, parcel 4 is roadway, parcel 5 is vacant.

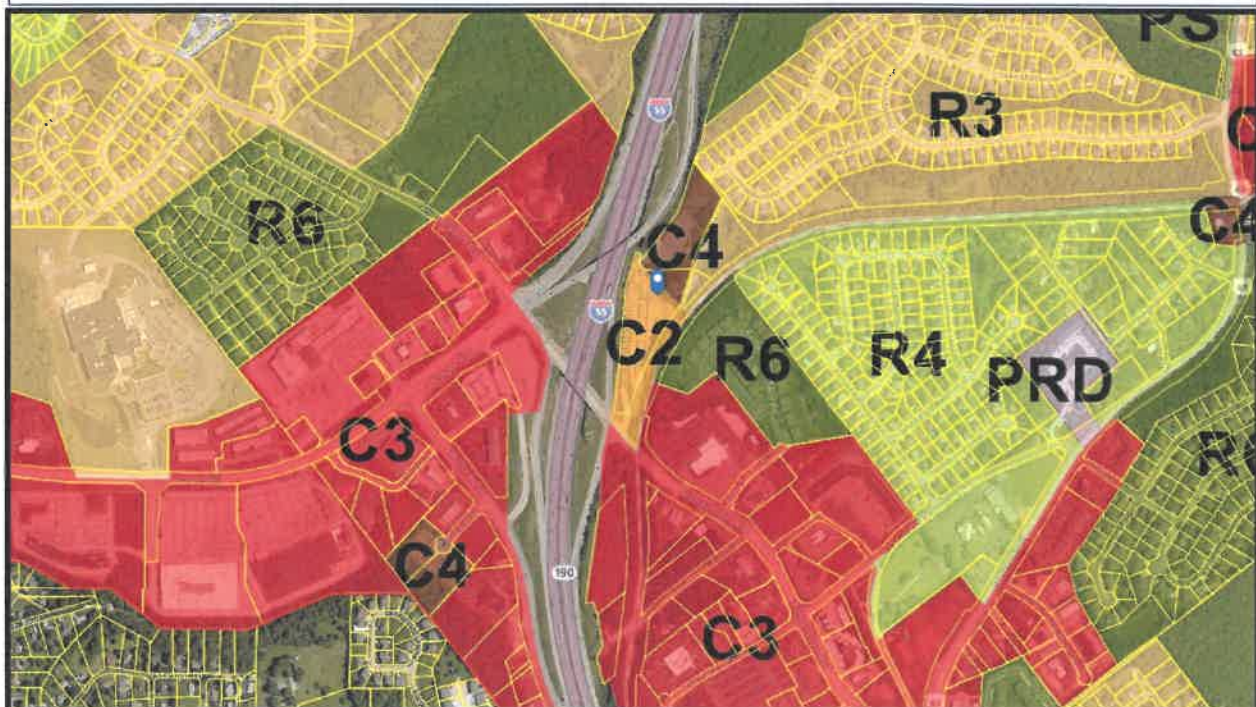
SITE HISTORY

The mini-warehouse facility was constructed in 1995. A single-family home, built in 1955, was demolished in 2018.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Vacant	C-4	Gravel lot, wooded area
East	Residential, Institutional	R-6, C-3	Across RR tracks: Richardson Place Apartments , Oak Bridge Community Church
South	Commercial	C-3	Mixed commercial
West	Commercial	-	Across I-55: Mixed commercial

ZONING MAP



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REQUEST

The applicant is seeking to combine five (5) existing parcels into a single parcel located at 3401 Robinson Road to the northeast of the intersection of I-55 and Richardson Rd.

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 the proposal was conducted by appropriate agencies and City departments to ensure 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.

Satisfied: No public improvements are proposed. Additional review relative to other City programs and regulations will occur during the review of the development plan.



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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 as received on November 30, 2018 by Govero Land Services. Agency notices have been distributed, and comments accepted. Staff finds the proposed plat to substantially conform to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri, and recommends approval subject to conditions identified below:

- 1) Prior to recording, the proposed single parcel shall be rezoned to a single zoning district.
- 2) Prior to recording, the applicant shall submit a grading permit application, including a complete plan, for review and permit approval by Staff per City Code Section 525.130 - *Applications, Escrow Agreements, Permits And Fees and Escrow Amounts* and Section 525.150 - *Submission Of Grading, Erosion And Sediment Control Plan*.
- 3) Prior to recording, the applicant shall provide documentation that the new utility easements are adequate per AT&T and Ameren.

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AERIAL PHOTO OF THE GENERAL VICINITY

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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.

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: 11/13/2018

Re: 2018-34: Consolidation Record Plat – I-55 Store It – 3401 Robinson Rd.

Please review and return any questions or comments to Christie Hull-Bettale by November 26, 2018.

FYI

AT&T has an existing buried cable that will remain along the old road bed though the Clark property along the south side of the gravel rd

Glenn Hogenmiller

AT&T

636-931-7524

EXHIBIT B: UTILITY COMMENTS

2018-34 APPLICATION TO CONSOLIDATE