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# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

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**APPLICATION NUMBER:** 2018-36

**APPLICATION NAME:** I-55 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 rezone the properties from "C-2" Commercial District, "C-4" Planned Commercial District & "R-3" Residential District into a single "C-4" Planned Commercial District for the purposes of operating a mini-warehouse storage facility (existing) to include outdoor storage.

**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

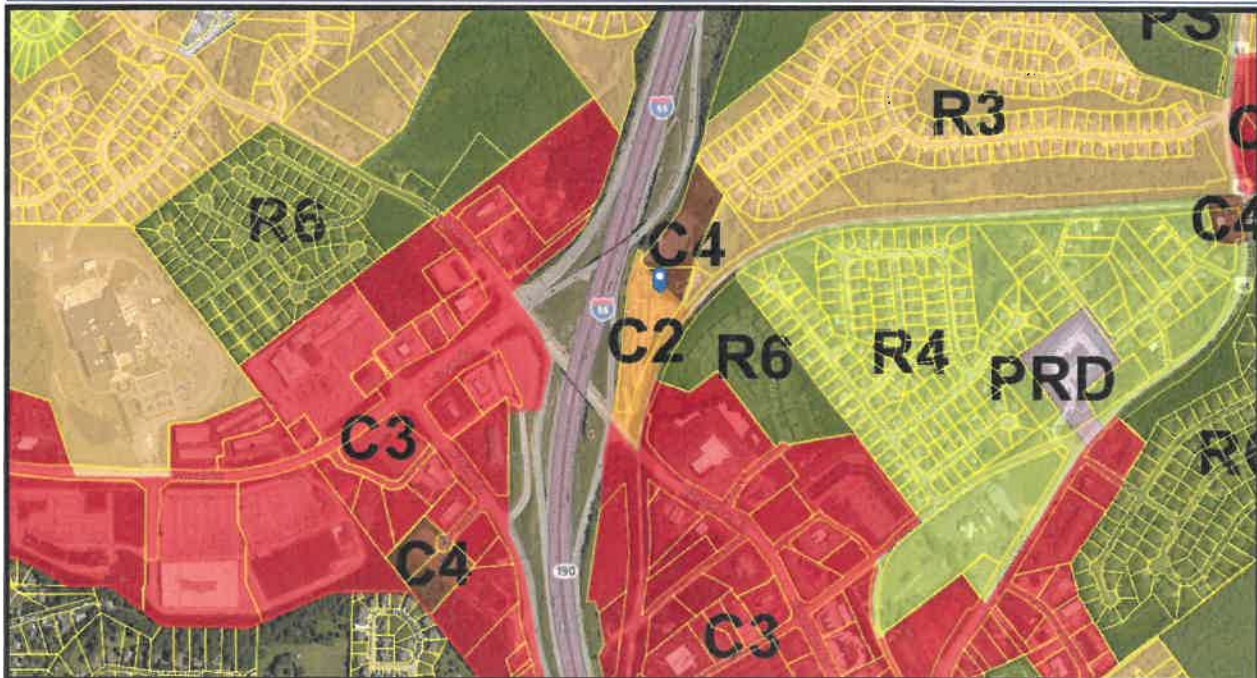
The approximately 5.3 acre tract is located immediately east of the northeast quadrant of the intersection of I-55 and Richardson Road. The property is developed with a mini-warehouse facility with a vacant lot at the north side of the tract; and is accessed via private street (Robinson Road). There 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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### BACKGROUND

The mini-warehouse facility exists as a non-conforming use. The property is zoned C-2 Commercial, which does not allow mini-warehouse as a use by right or conditionally. Additional non-conformities include the use of chain-link fence and gravel in commercial which is not allowed, along with other minor site issues such as the presence of multiple banner signs. Mini-warehouses are permitted conditionally in the M-1 and M-2 industrial districts. Staff has found no record of approvals for the I-55 U Store It, and as such, has been classified as an existing non-conforming use. Records indicate that in 2014, Mr. Bauman was informed that he could seek to rezone the property or go to the Board of Adjustment should he want to expand the use.

In 2014, the applicant submitted a sketch plan to the Commission requesting feedback regarding rezoning the property to Planned industrial. The concept polled favorably with the Commission. However, no rezoning was brought forward.

In 2018, Mr. Baumann met with Staff to again discuss the issue. It was Staff's opinion that rezoning the property to Planned Commercial with specific language authorizing the existing use would be appropriate for several reasons. A Planned Commercial zoning district is more appropriate for this location, due to the proximity to other commercial districts and a number of residential districts. Additionally, a commercial designation would be consistent with the Comprehensive plan. Planned Commercial will allow for the existing business, provide a framework for improving site conditions, and would further position the property for potential redevelopment with commercial uses appropriate to its location. Commercial is preferred over industrial at this location, which abuts I-55, commercial/retail, and residential uses – As opposed to industrial uses such as manufacturing, processing, fabrication of goods, warehousing and wholesaling.

### PLANNING AND ZONING ANALYSIS

*When reviewing applications for changes in zoning, 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 to establish a "C-4" Planned Commercial District at 3401 Robinson Road with permitted uses to include an existing mini-warehouse with proposed accessory outside storage of campers, RVs, boats, trailers, etc., as delineated on the Preliminary Site Plan.

#### **PURPOSE OF THE "C-4" PLANNED COMMERCIAL DISTRICT**

The "C-4" Planned Commercial District is established in order facilitate the establishment of combinations of developments and uses for which no provision is made in any other single "C" Commercial District or the establishment of commercial developments and uses in locations where it would be appropriate to the area if they were to take place under approved site plans, and such conditions as to assure said developments and uses would be consistent with good planning practice and operated in a manner compatible with permitted developments



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### PRELIMINARY SITE PLAN REVIEW

The plan delineates the existing facility and the proposed outdoor storage area. The storage area is proposed to be served by asphalt drive aisles with the storage spaces being gravel. There are some steep slopes (2:1) proposed on the site.

Gravel storage spaces may be beneficial to have more pervious area to possibly reduce storm water runoff. Gravel can have a negative impact regarding gravel track out on to roads, however, traffic volumes are assumed to be low and the gravel area is a great distance from the public right-of-way. Staff is not comfortable with the steep slopes as Code requires a maximum slope of 3:1. Such a steep slope may result in vegetative surfaces that are visually unappealing.

The existing site has a detention basin; however, the functionality of it is unknown. There is a proposed new basin, but it is unclear if this will be in addition to or in place of the current basin. Currently, there is no landscape onsite. The view of the existing front outdoor storage with the boundary chain-link fencing has over abundance of banners and flag signs, which need removal, as they are not permitted and result in a great deal of visual clutter.

Overall, Staff supports the rezoning provided any approval is conditioned upon specific improvements being made as delineated in the proposed "Attachment A" and subsequent approval of a Final Site Plan by the Planning Commission.

When the Final Site Plan is submitted for review by the Commission, Staff recommends the following issues receive close attention:

- Existing building treatments (e.g. Condition and color of paint, etc.)
- Method by which the tracking out of gravel will be minimized
- Method by which slopes will be addressed
- Storm water/detention plans.
- Landscaping (landscape plan) to address screening of the public viewshed to include landscaping/and or sight-proof fencing.
- Signage (Sign Package) to address the need for advertising while considering the public viewshed, visual clutter, and the requirements of the Zoning Ordinance.
- Site grading and erosion control measures.



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**CITY OF ARNOLD**

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# ATTACHMENTS

**SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.**



# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

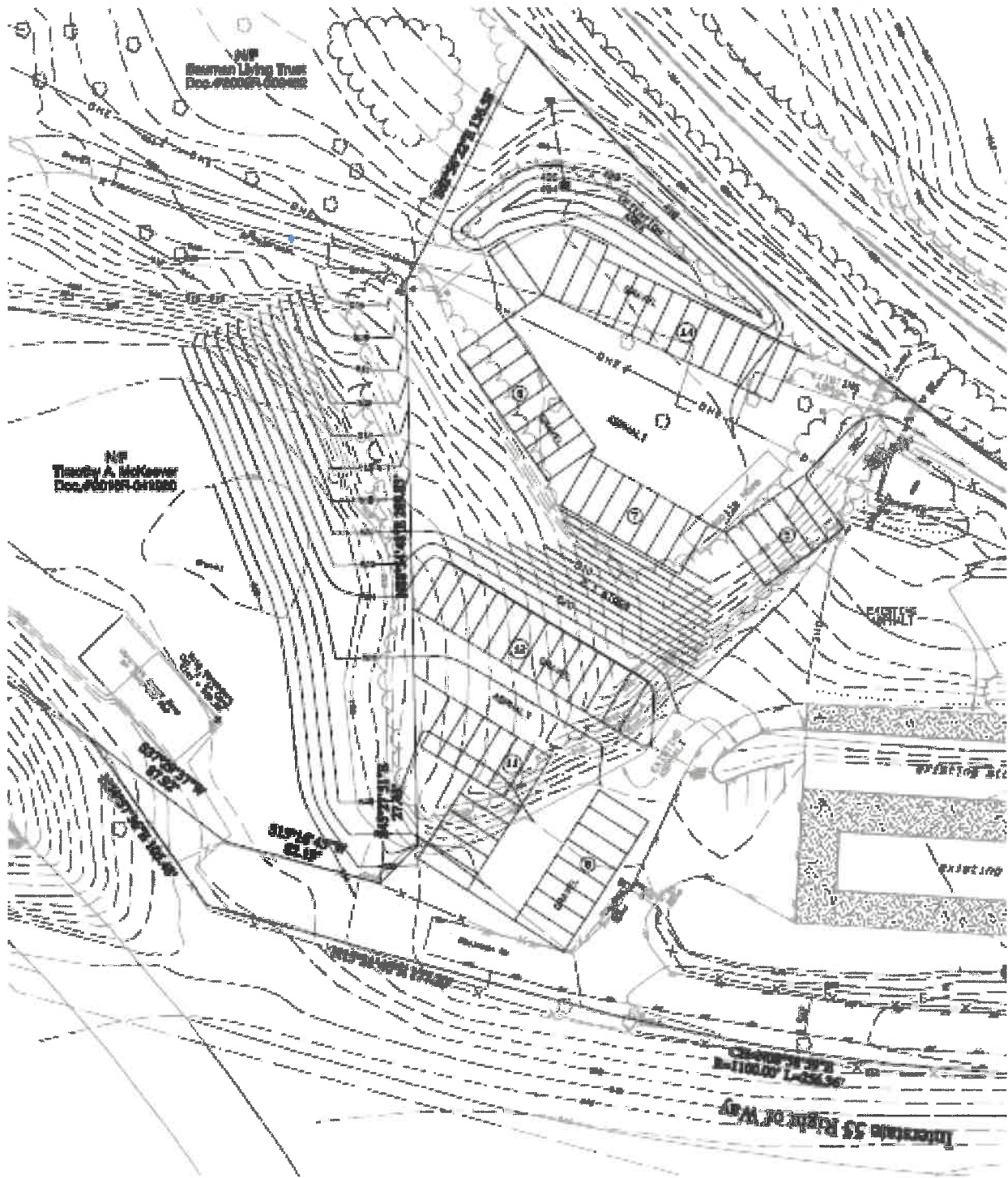


EXHIBIT A1: PRELIMINARY SITE PLAN CONTINUED



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**PUBLIC VIEWSHED FROM I-55**

I-55 Store It



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**PUBLIC VIEWSHED FROM I-55 LOOKING TOWARD THE RICHARSON PLACE APARTMENTS**

I-55 Store It



## ATTACHMENT A

All provisions of the City of Arnold City Code shall apply to this development except as specifically modified herein.

### I. SPECIFIC CRITERIA

#### A. PERMITTED USES

1. The uses allowed in this "C-4" Planned Commercial District shall be:
  - a. All uses permitted in the "C-1", "C-2", and "C-3" Commercial Districts, with the exception of the following:
    - (i) Used car sales;
    - (ii) Pay day and title loan businesses
    - (iii) Consumer installment/small loan businesses.
    - (iv) Automotive parking lots and garages, including any storage of wrecked or otherwise damaged and immobilized automotive vehicles.
  - b. Those uses listed in the "C-1", "C-2", and "C-3" Commercial Districts that require a Conditional Use Permit shall be granted in accordance with the requirements of the Zoning Ordinance.
  - c. Accessory uses as otherwise permitted in the "C-1", "C-2", and "C-3" Commercial Districts.
  - d. Self-service storage facility (mini-warehouse) with accessory outdoor storage
2. Hours of operation
  - a. All deliveries and trash pick-up shall be limited to the hours from 7:00 AM to 11:00 PM.

#### B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
  - a. The total building floor area within this development shall be as approved on the Final Site Development Plan
2. Height
  - a. The development shall adhere to the General Height Regulations of the City of Arnold Code.
3. Building Requirements
  - a. The maximum lot coverage by the structure(s) of any lot in this district shall be no greater than twenty-five percent (25%) of the total lot area, or twenty percent (20%) of the total lot area in the case of lots with multiple floor buildings. There shall be a minimum of fifteen percent (15%) open space in the form of landscape plant material.

#### C. SETBACKS

1. Structure Setbacks

Setbacks shall be as approved on the Final Site Development Plan

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks: Fifteen (15) feet from the southern boundary of the "C-4" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Arnold Code.
2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
4. Interior access shall be paved.
5. The gravel outside storage lot, as delineated on the Final Site Plan, shall be kept dust free and shall include measures to prevent track-out.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Tree Preservation Program of the City of Arnold Code.
2. Landscaping for this development shall adhere to the City of Arnold Code or as depicted on the approved Site Plan.
  - a. The landscape plan shall include a combination of durable, site-proof fencing and plant material along the Robinson Drive consistent with the commercial district landscape material.
  - b. Areas not for access or storage must be finished with vegetative material.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Arnold Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Arnold Planning Commission.
2. Installation of freestanding, commercial center, off-site directional, and off-premise signs, if proposed, shall be reviewed by the City of Arnold, and/or the Jefferson County Public Works Highway Division, and or the Missouri Department of Transportation (MoDOT), and approved prior to installation or construction.

G. LIGHTING REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Arnold Code.

H. DESIGN REQUIREMENTS

1. Architectural elements, construction materials, and colors shall be as depicted on the approved Site Plan.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Arnold on the Site Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Plan attached hereto as Attachment B.
2. Adequate sight distance shall be provided as directed by the City of Arnold the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT), as applicable.
3. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Arnold and and/or the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT), as applicable.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Construct improvements as required by the City of Arnold, and/or the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT), as applicable, as directed by the City.
2. Additional right-of-way and road improvements shall be provided, as required by the City of Arnold, the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT), as applicable.
3. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Any request to install a gate at the entrance to this development must be approved by the City of Arnold, the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT), as applicable, and the Rock Fire District. No gate installation will be permitted on public right-of-way.
5. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. STORM WATER

1. The development shall adhere to the Storm Water Design Requirements of Stormwater Drainage Facilities, Rules and Regulations the City of Arnold Code and Best Management Practices and Post Construction Requirements there in.
2. Approval from the Missouri DNR will be required for disturbance greater than 1 acre.
3. Any land disturbance which includes disturbance of root zone, grading or filling, requires a City of Arnold Grading and Storm water Pollution Prevention Permit.

L. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Arnold and Missouri-American Water.

M. GEOTECHNICAL REPORT

1. Prior to Site Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Community Development. The report shall verify the suitability of slopes steeper than 3:1 or for proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Plans and Improvement Plans.

N. MISCELLANEOUS

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/ Application to the City of Arnold for approval. The Floodplain Study must be approved by the City of Arnold prior to the approval of the Site Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Arnold for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental

Protection Area. Consult Article 5 of the Unified Development Code for specific requirements.

5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right of-way dedication, and access requirements for each phase of development as directed by the City of Arnold and/or the Jefferson County Department of Department of Public Works Highway Division, or the Missouri Department of Transportation (MoDOT). Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

## II. TIME PERIOD FOR SUBMITTAL OF FINAL DEVELOPMENT PLAN (SITE PLAN)

- A. The developer shall submit a Final Development Plan within eighteen (18) months of City Council approval of the change of zoning.
- B. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- C. Said Plan shall be submitted in accordance with the requirements for Final Development Plans. The submission of Amended Final Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- D. Where due cause is shown by the developer, the City Council may extend the period to submit said Plan for eighteen (18) months.

## III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Final Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

## IV. GENERAL CRITERIA

### A. FINAL DEVELOPMENT PLAN (SITE PLAN) SUBMITTAL REQUIREMENTS

The Final Development Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations, including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. A note indicating all utilities will be installed underground.
7. A note indicating signage approval is separate process.
8. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use of each.

9. Specific structure and parking setbacks along all roadways and property lines.
10. Indicate location of all existing and proposed freestanding monument signs.
11. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
12. Floodplain boundaries.
13. Depict existing and proposed improvements within one hundred fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
14. Depict all existing and proposed easements and rights-of-way within one hundred fifty (150) feet of the site and all existing or proposed offsite easements and rights-of-way required for proposed improvements.
15. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
16. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending one hundred fifty (150) feet beyond the limits of the site as directed.
17. Include a Landscape Plan in accordance with the City Of Arnold Code to indicate proposed landscaping.
18. Include a Lighting Plan in accordance with the City Of Arnold Code to indicate proposed lighting.
19. Comply with all preliminary plat requirements of the City of Arnold Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, and Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/ approvals from the Rock Fire District, the Jefferson County Public Works Highway Division, and the Missouri Department of Transportation (MoDOT), as applicable.

## V. RECORDING

- A. Within sixty (60) days of approval of any development plan by the City of Arnold, the approved Plan will be recorded with the Jefferson County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.