



## REPORT TO PLANNING COMMISSION

### CITY OF ARNOLD



### 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.

#### EXHIBIT C: NARRATIVE OF SERVICES

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**CITY OF ARNOLD**



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Nick Dwyer, Development Associate  
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February 1, 2019

**VIA EMAIL – [chullbettale@arnoldmo.org](mailto:chullbettale@arnoldmo.org)**

Attn: Christie Hull-Bettale  
Community Development Engineer  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010

RE: ZONING CHANGE - CEDARHURST OF ARNOLD

Ms. Hull-Bettale,

In regard to comment #1 provided by the City of Arnold in their review of our Consolidation Preliminary Plat/Rezoning Exhibit, we have addressed the following questions concerning the rezoning of the property:

- a. The extension of an existing boundary where said change will not be detrimental and where it is shown that such changes are necessary for public convenience or necessity.

*The rezoning of the Cedarhurst property would be an extension of the C-4 Planned Commercial zoning of the Arnold Commons Shopping Center across the Old Lemay Ferry and Missouri State intersection.*

- b. There has been significant change in the area to warrant a change in zoning classification.

*The redevelopment of the property consists of a significant change in the area from single-family residential to senior housing, warranting a change in zoning classification.*

- c. It is shown that a mistake was made in the original zoning map.

*There were no mistakes made in the original zoning map.*

- d. A change that would make the zoning classification reflects the proposed use in the Land Use Plan of the City of Arnold.

*The proposed use for this property featured in the Land Use Plan of the City of Arnold shows Residential. While this property will not be zoned*



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*residential, Cedarhurst of Arnold will be a residential-style facility for seniors, with architectural features nearly identical to a residential home.*

- e. Other changes where it is shown to be in the best interests for the health, safety, and welfare of the citizens of the City of Arnold.

*The proposed zoning will allow for this facility to provide any and all services needed by local seniors to ensure their health, safety, and welfare are made top priority.*

Based upon the Planning & Zoning Department's recommendation through the development process, and for the reasons stated above, we believe this zoning change is appropriate for the project we are proposing. Please let me know if you have any further questions.

Regards,

A handwritten signature in black ink, appearing to read "Nick Dwyer".

Nick Dwyer

CC: Jordan Dorsey (via email)

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Attn: Christie Hull-Bettale  
Community Development Engineer  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010

RE: TRAFFIC/PARKING DESIGN - CEDARHURST OF ARNOLD

Ms. Hull-Bettale,

In regards to comments #12 & #13 provided by the City of Arnold in their review of our Consolidation Preliminary Plat/Rezoning Exhibit, we feel the ingress and egress, as well as the parking currently shown on the plan is more than adequate to handle the volume of traffic this project will generate. We feel a traffic study is not warranted due to the fact this development will generate a minimal amount of traffic.

Based off previous projects with nearly identical designs and unit counts, we feel it is sufficient for the following reasons.

- 1) Less than 25% of our Assisted Living residents drive, typically no more than a few times per week.
- 2) Assisted Living residents that do drive tend to drive much less after moving in because of the transportation and shuttle services we provide.
- 3) None of our Memory Care residents drive.
- 4) The most employees that will ever be scheduled during one shift is 15.
- 5) Based on similar facilities that Cedarhurst currently operates, the most cars that ever enter or exit the facility is no more than 10 per hour, and no more than 50 per day.

For the reasons listed above, we do not foresee this design being an issue when it comes to the facility and the amount of traffic that it can handle, nor do we feel a traffic study is necessary. Please let me know if you have any further questions.

Regards,

A handwritten signature in black ink, appearing to read "Nick Dwyer".

Nick Dwyer

EXHIBIT E - APPLICANT LETTER OF DISCUSSION FOR TRAFFIC STUDY AND PARKING

2019.01 APPLICATION TO REZONE