



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-44

APPLICATION NAME: ROCK TOWNSHIP AMBULANCE BUILDING
COMMERCIAL SITE PLAN

Bax Engineering
221 Point West Blvd
St. Charles MO 63301

APPLICANT NAME: FGM Architects
One Metropolitan Square, Suite 1945
St Louis MO 63102

PROPERTY OWNER NAME: Rock Township Ambulance District
6707 Saint Lukes Church Rd
Barnhart MO 63102

APPLICANT'S REQUEST: The applicant, Rock Township Ambulance District, is seeking approval of a proposed Commercial Site Plan to allow for a single-story building.

STREET ADDRESS: 2455 Hickory Square Parkway

PARCEL ID: 01-9.0-32.0-2-002-017

TOTAL SITE AREA: 2.18 acres

MEETING DATE: January 14, 2020

REPORT DATE: December 26, 2019

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: APPROVAL



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COMMERCIAL SITE PLAN PROPOSAL

The applicant, Rock Township Ambulance District, is seeking approval of a proposed Commercial Site Plan to allow for a 7,188 square foot single story building used to house staffing for two 24-hour advanced life support ambulances. The parcel is 2.18 acres and is located in the “C-3” Commercial District.

ZONING CONSISTENCY REVIEW

A consistency review of the Application of District Regulations , as they relate to the current request, follows:

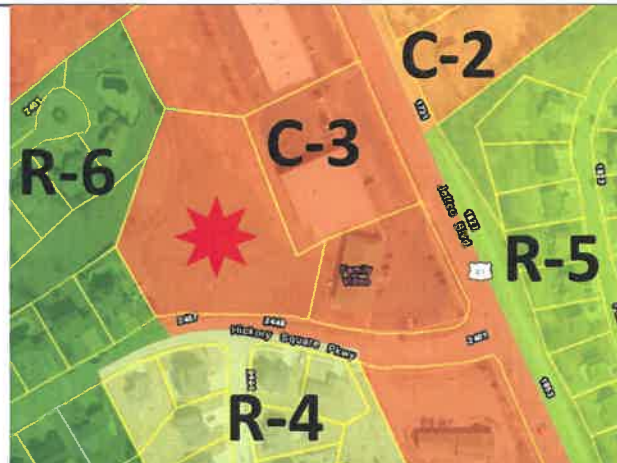
APPLICATION OF DISTRICT REGULATIONS

Non-residential buildings, structures and/or land must receive site plan approval from the Planning Commission before they are constructed, reconstructed, moved, erected, enlarged or land altered.

CITY PLANNER’S COMMENTS

Satisfied: The proposal is for a property zoned “C-3” Commercial District. The Ambulance House is allowed within this district, conditioned that code requirements are met and Site Plan Review is adequate per Section 405.500.

LOCATION AND ZONING:



LAND USE AND ZONING CONTEXT MATRIX

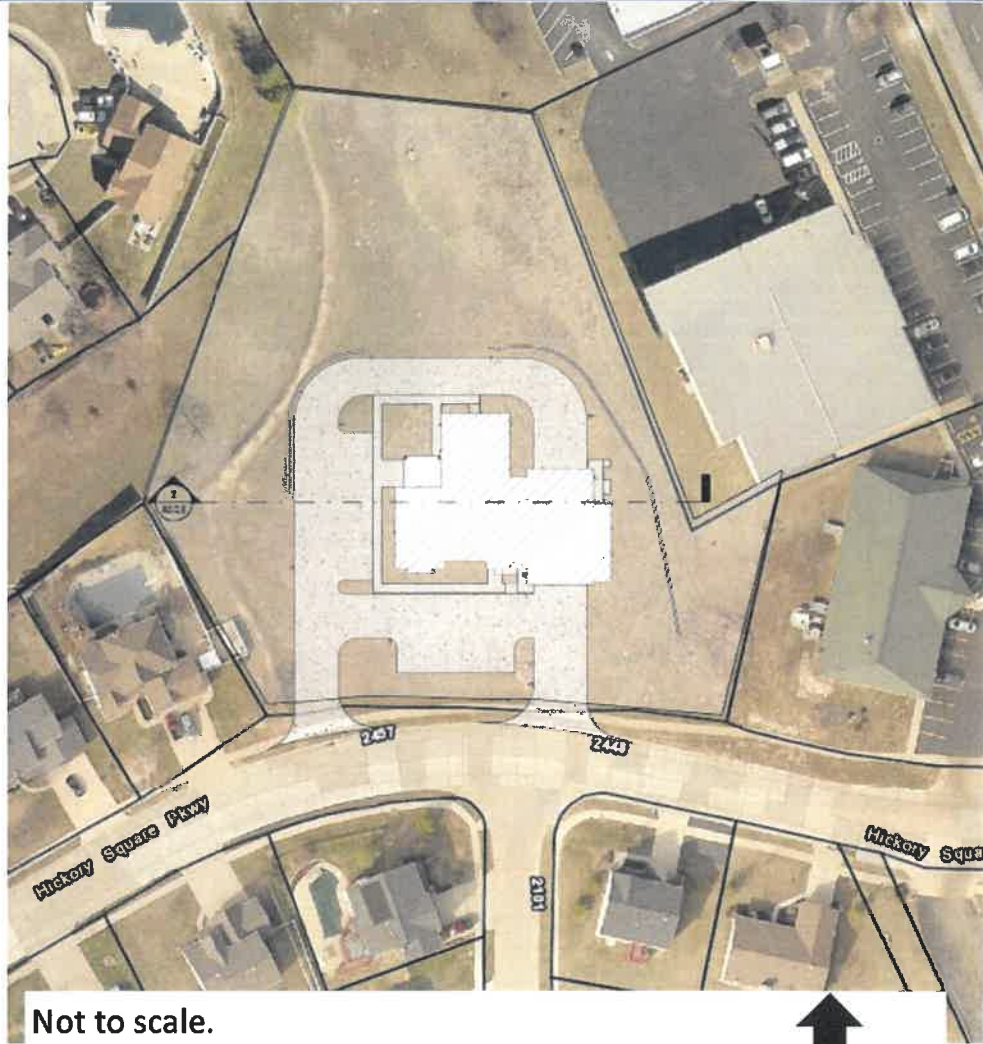
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	C-3	City Commercial Center
East	Commercial	C-3	Family Video
South	Residential	R-4	Residential—Stone Creek Subdivision
West	Residential	R-6	Residential—Hickory Square Subdivision



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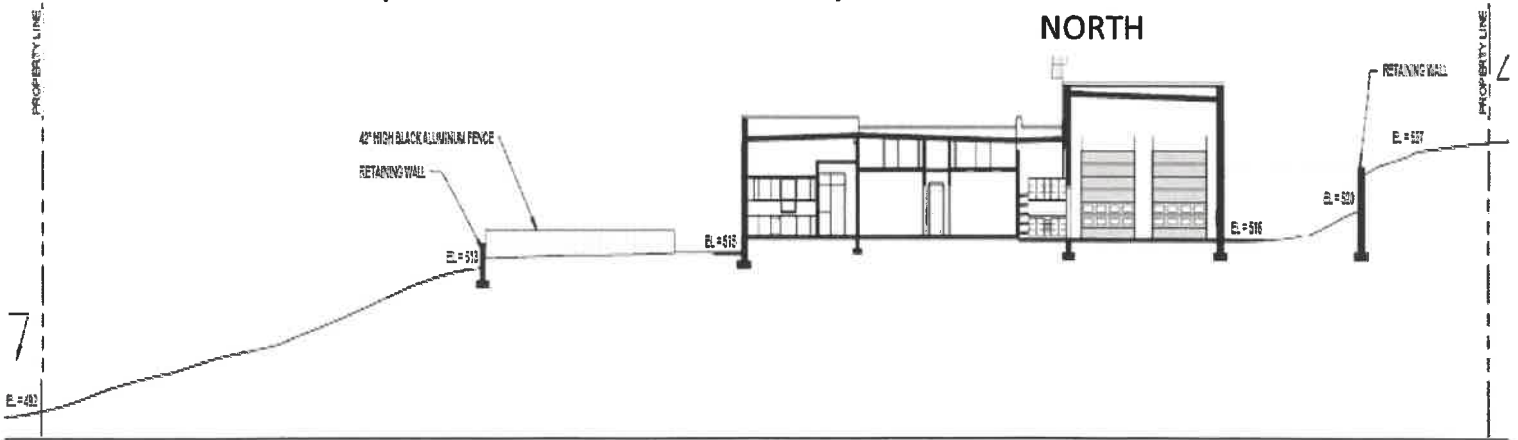
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SITE AND CROSS SECTION SCHEMATIC



Not to scale.
These are excerpts from the site plan submittal.
A full plan set is included with this report.

NORTH





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HISTORY AND BACKGROUND

This parcel along with 3 others lots are part of the Hickory Square Commercial Subdivision which was platted in 1997 and subsequently developed. This is the last remaining undeveloped lot.

SITE PLAN AND ZONING REQUIREMENTS

Use of Site, Parking and Traffic Circulation

Chief of the Rock Township Ambulance District, Jerry Appleton, has provided a narrative description specific to this new location:

"This building will be used to house staffing for 2, 24 hour advanced life support ambulances. Each day will see 4 people occupying the building and occasionally a supervisor.

There will not be any administrative services from this site, limiting the number of additional traffic to only the staff on duty and what ever support duties may be needed and associated with the daily life of a paramedic. These are limited.

The use of lights and sirens have changed dramatically over the past couple of years. We at RTAD make it our policy to not use sirens and lights in residential settings unless absolutely necessary. The adoption of the Countywide EMD Pro QA dispatch protocols by Jeffco 911 has limited the use of lights and sirens even further.

I would suspect that most residents will see what is normal traffic while leaving the building and then using sirens and lights at the intersection of Jeffco and Hickory Square only when absolutely necessary during high traffic times and during the most critical high acuity 911 calls. "

Based on staff review of the use and daily occupants, 5 spaces are required; however 14 spaces with dimension of 10ft by 19ft are being provided. This includes a regular and van accessible ADA space and access aisle. Parking is sufficiently met as shown in the Site Plan, page 6.

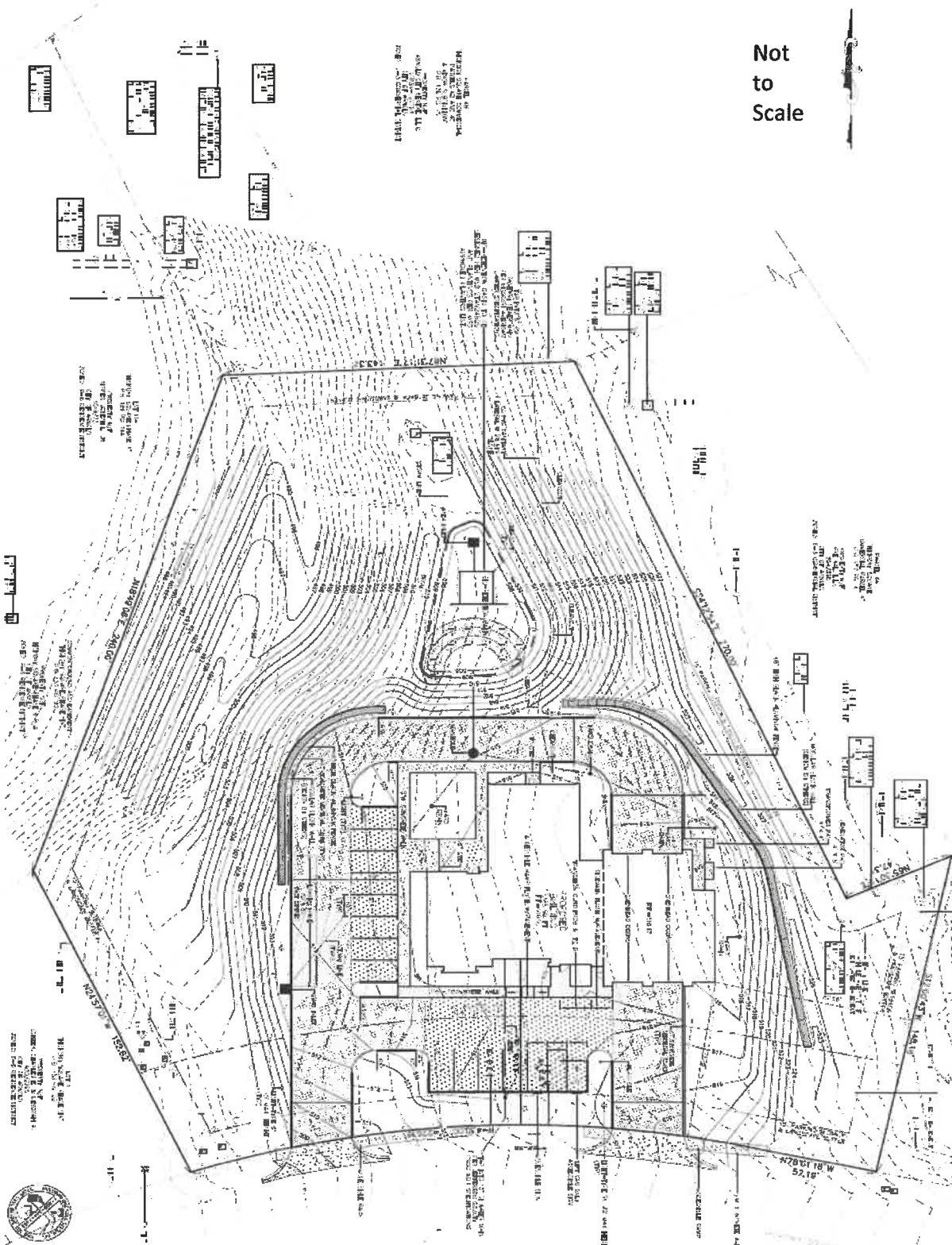
Regarding circulation, the ambulance vehicles will enter the west drive, then route to the rear u-drive and park within the garage. Further, both the west and east drives exceed minimum width standards to provide ingress and egress at both locations. That being said, the curb cuts are located as such that exiting vehicle head lights are not directly glaring at the front of homes across the street. This is depicted within the Site and Cross Section Schematic, page 4.

To summarize, vehicle lights and sirens concerns are alleviated due to the policies indicated in the narrative and strategic layout. Additionally, the landscaping contributes and is discussed further in this report.



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SITE PLAN WITH GRADING, PAVING AND UTILITIES





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SITE PLAN AND ZONING —CONTINUED

Landscaping, Tree Buffer and Tree Preservation

The open space and landscape for the Ambulance House far exceeds the zoning code minimums. As presented on page 6 of this report, 72% of the site will be green space and landscaped where the minimum by code is 15%. The number of trees and plantings are consistent with code requirements and a variety of shrubs, ornamental grasses and perennials are proposed. Included as part of the landscape plan is native seed mix to be used in and around the bio-retention basin. The necessary landscape buffer is proposed within the 15' wide easement along all property lines adjacent to residential district. As well as irrigation will be installed at all planting beds.

Stormwater Detention

There is an above ground detention basin for stormwater volume, which services this commercial subdivision and lot. Within the City stormwater code there is the requirement to "retrofit" the storm system to fulfil the need for stormwater quality. As shown on page 8, the site plan included a bio-retention basin providing for this necessary condition.

BUILDING, LIGHTING ECT.

Building

As shown on the perspective and described in the general elevation notes; all architectural styling features and colors are presented. All materials include a combination of brick face, stone cladding, accent brick, metal siding and trim. The rooftop will be screened to completely conceal all roof mounted equipment. Building elevations with material description along with a legend of colors are included on page 9 and 10 of this staff report.

Lighting

Fixtures, site lighting poles and photometrics as presented satisfy city zoning regulations.

Other Authorities

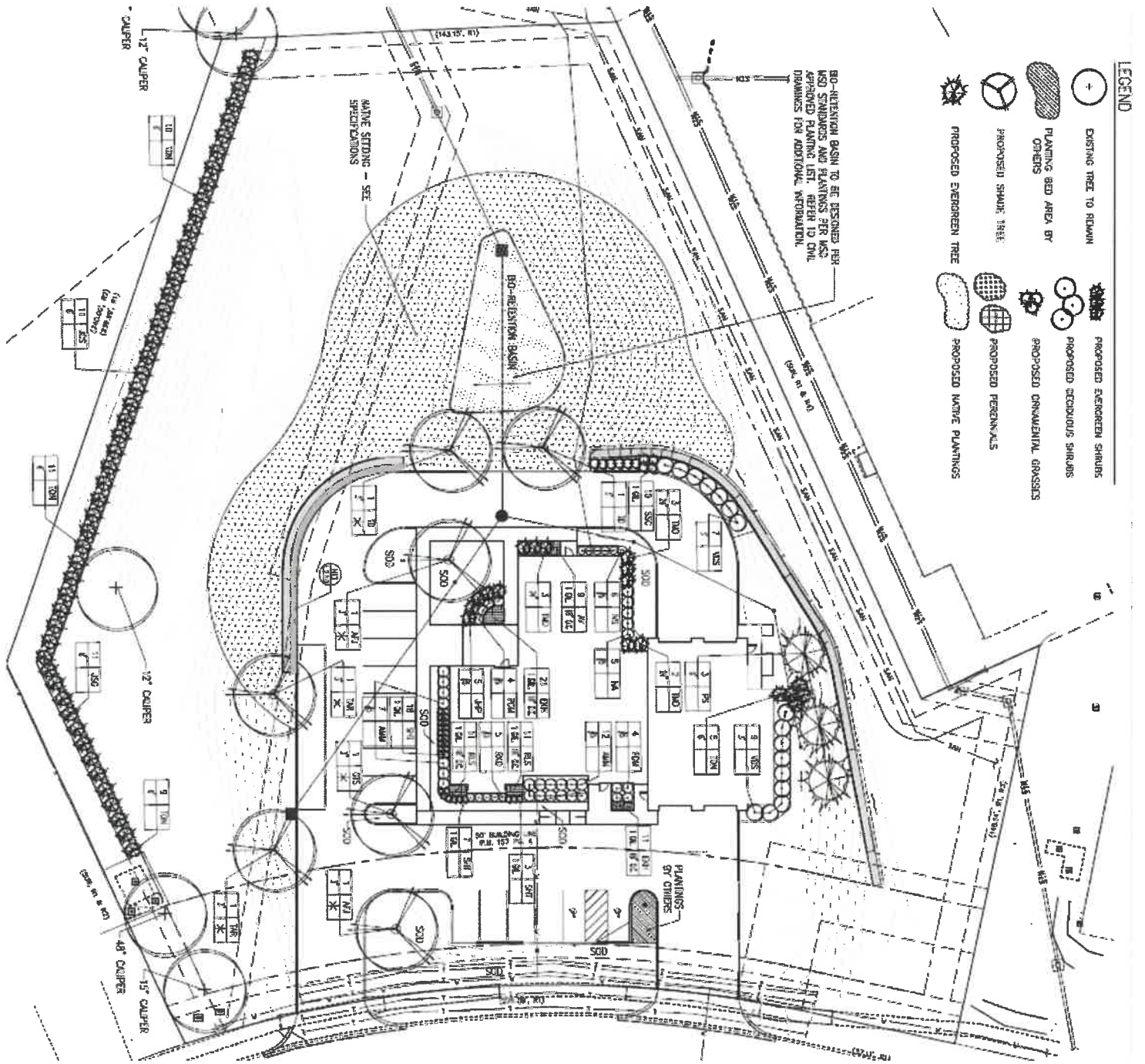
As a courtesy, copies of the application and plans were provided to city staff, utilities, fire and MoDOT and there are no conflicts at this time. The applicant is responsible to obtain all necessary permits from other authorities as required. Any Public Works comments will be address within staff review and permitting of the improvements and building construction.



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LANDSCAPE PLAN



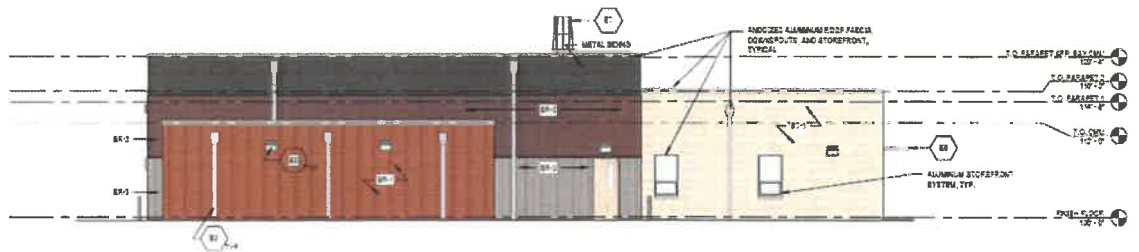


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ARCHITECTURAL ELEVATIONS



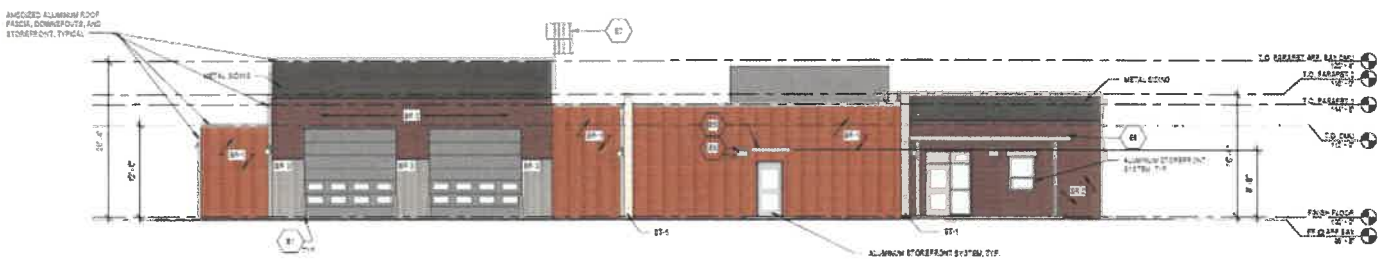
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



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EXTERIOR MATERIAL LEGEND AND NOTES

MATERIAL LEGEND



METAL SIDING - ACCENT PANELS



BR-1 - FACE BRICK



BR-2 - ACCENT BRICK



BR-3 - ACCENT BRICK



ST-1 - STONE CLADDING



METAL TRIMS, TYP.

EXTERIOR ELEVATION NOTES	
TAG	NOTE
E1	2" STL. FIRE BOLLARD - PAINTED - SEE DETAIL XXX
E2	STOREFRONT DOOR AND FRAME ASSEMBLY - REFER TO DOOR SCHEDULE AND TYPES
E3	DOWNSPOUT LOCATION - TYPICAL PROVIDE D.S. STRAPS AT 6'-0" O.C. MAX AND THREE (3) MIN. - EQUALLY SPACED PER D.S.
E4	DECORATIVE LIGHTING - SEE 'E' SERIES
E5	WALL PACK LIGHTING - SEE 'E' SERIES
E6	PRE-ENGINEERED METAL CANOPY
E7	SAFETY LADDER
E8	MECHANICAL SCREEN WALL



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SITE PLAN REVIEW CRITERIA

As obviously shown throughout this report; the Commercial site plan is in significantly complete and in line with site plan requirements. Specifically, it should be mentioned there has been a few iterations of submittals for this project. The applicant has been very receptive to staff's suggestions making modification or additions accordingly.

In reviewing a site plan application, the staff shall identify and evaluate all factors relevant to the application, including whether it complies with all applicable provisions of the Section 405.500 Site Plan Review.

The applicant has demonstrated that the site plan application meets the review criteria:

- The proposal conforms to the Site Plan Review requirements.
- The development will be compatible with the surrounding area.
- The proposal is not specifically related to the requirements of the City's Subdivision Regulations.
- The proposal conforms to customary engineering standards used in the City.
- The location and proposed improvements to streets, paths, walkways, and driveways enhance safety and minimize any adverse traffic impact on the surrounding area.

The above criteria are fulfilled given the site plan intent does not substantially change and all city requirements are met.

RECOMMENDATION

Staff recommends favorable consideration and the Planning Commission approve the commercial site plan as presented.

A handwritten signature in cursive script that reads "Christie Hull Bettale".

Christie Hull Bettale



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ATTACHMENTS

FULL SET OF PLANS AS SUBMITTED.