



# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

**APPLICATION NUMBER:** 2019-45

**APPLICATION NAME:** PLUMBERS SUPPLY SITE PLAN

**APPLICANT NAME:** Dan Govero  
Govero Land Services  
5929 Old State Rd.  
Imperial, MO 63052

**PROPERTY OWNER NAME:** John Dubuque Jr.  
Plumbers Supply  
12012 Manchester Rd.  
St. Louis, MO 63131

**APPLICANT'S REQUEST:** The applicant is seeking review and approval of a Site Plan for a proposed wholesale plumbing supply store.

**STREET ADDRESS:** 3405 Robinson Rd.

**SITE LOCATION:** In the northeast quadrant of the intersection of Interstate 55 and Richardson Rd, approx. 1000 ft. north of Richardson Rd.

**CURRENT ZONING DISTRICT:** "C-4" Planned Commercial

**PARCEL ID:** 01-9.0-31.0-4-001-004.01

**TOTAL SITE AREA:** 3.35 acres

**MEETING DATE:** January 14, 2020

**REPORT DATE:** January 7, 2020

**CASE MANAGER:** Sarah Turner

**RECOMMENDATION:** **APPROVE WITH CONDITIONS**





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### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 3.41 acre tract is located north of the northeast quadrant of the intersection of I-55 and Richardson Road. The property is undeveloped with a graded and graveled area near the front gate; and is accessed via private street (Robinson Road) that is shared with *I-55 Store It*. The property sits between Interstate 55 right-of-way and residential.

### SITE HISTORY

The property was originally zoned as "R-3" Residential and sat undeveloped. In 2009, the property was rezoned to "C-4" Planned Commercial for the purpose of operating a landscape business and associated storage. Substantial progress was not made in the development of the approved site plan, and the site plan expired. The property's "C-4" Planned Commercial District was amended in September 2019 to include Plumbers Supply's intended use as a permitted use.

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential; Other	R-3; N/A	Single-family dwellings; Interstate 55
East	Residential	R-3	Single-family dwellings
South	Commercial	C-2	<i>I-55 Store It</i>
West	Other	N/A	Interstate 55

### ZONING MAP

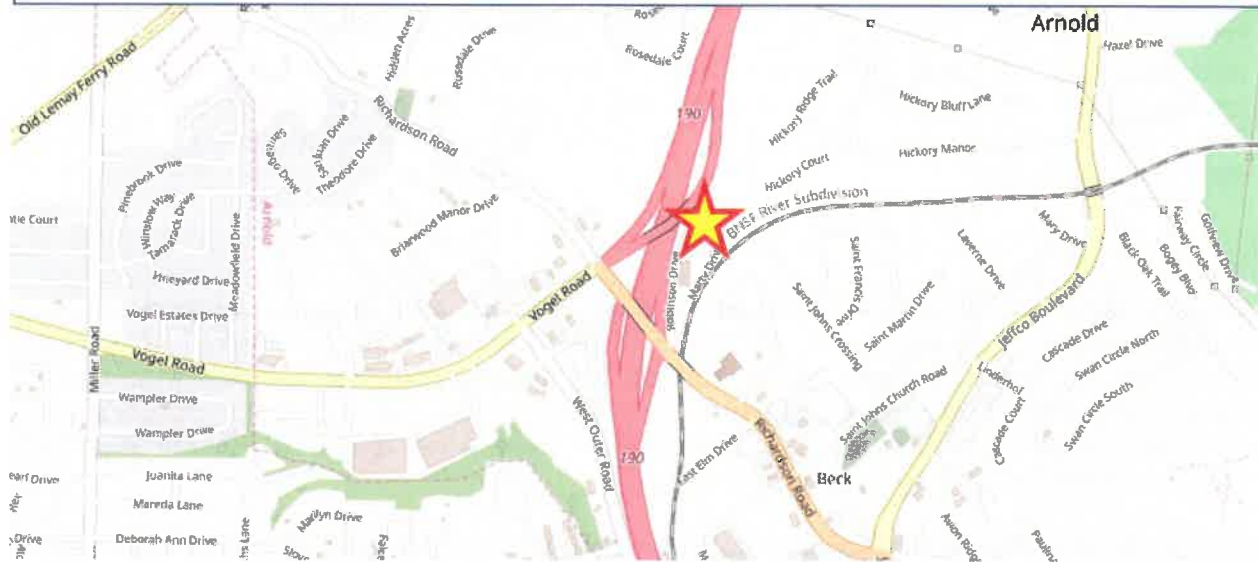


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### LOCATION MAP



### SITE PLAN REVIEW

*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.*

The applicant is seeking review and approval of a Site Plan for a proposed wholesale plumbing supply store at 3405 Robinson Rd. The various plans and renderings of the proposed development can be found in the Attachments of this report.

### STAFF ANALYSIS

In September 2019, this parcel's "C-4" Planned Commercial District was amended to expand the types allowable uses on this property, specifically to include the following use which describes the proposed development: *"Warehouse/showroom, including accessory commercial sales to the public."* Therefore, this use is permitted by right. Recently approved zoning restrictions on the property (Exhibit D) and the process of this Site Plan Review should help to mitigate impacts of this development on adjacent districts.

The existing site has a graded gravel lot and outdoor storage blocks but is undeveloped. The site is currently and proposed-to-be accessed from only Robinson Rd. Robinson Rd is a private street that is itself accessed from Richardson Rd and also serves as access to I-55 Store-It. Adjacent land uses include: an entrance ramp to northbound Interstate 55 and Interstate 55 proper to the north and west, a storage facility business (I-55 Store-It) to the south, and single-family residential to the east. The City's Comprehensive Plan has Economic Development policies which call for the direction of commercial development to strategic intersections or corridors, but also to mitigate impact of such developments to adjoining districts and uses. Conditions were placed upon this "C-4" Planned Commercial District as a part of its rezoning for this purpose, which are included in the Attachments of this Staff Report (Exhibit D).



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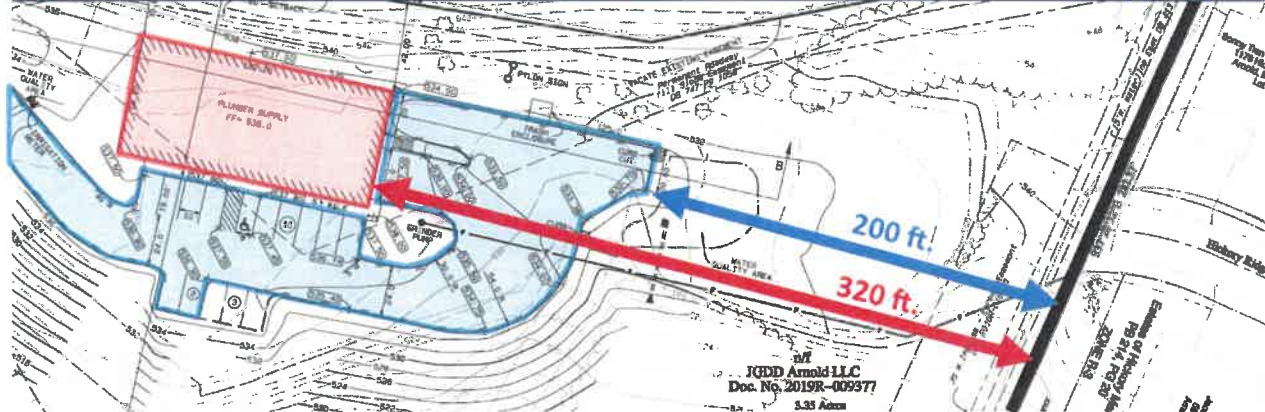
### SITE PLAN REVIEW, CONT.

The proposed wholesale plumbing supply store involves major alterations to the portion of the property closest to the interstate, going from a gravel lot to a fully developed commercial site. The proposed building and associated parking/loading areas are to be in the same approximate location as the existing gravel lot, as shown on the full site plan in Exhibit A. Below are the comments or various areas of focus that Staff considered in review of this development:

**BUFFER AND LANDSCAPING** As mentioned above, the mitigation of impact on adjacent districts and uses is a priority in any commercial development but especially those that are adjacent to residential. With that in mind, the proposed building is to be located approximately 320 feet away from the property line abutting the common ground of the Estates of Hickory Manor subdivision. The edge of pavement to the same property line is 200 feet. See Figure 1 for sketches of these distances. This is a *significantly larger* buffer than the 15-foot minimum required in situations where structures in commercial districts abut a residential district. These numbers are also larger than the separation distances that were proposed on the rezoning’s preliminary site plan, resulting in an additional 40 feet between the structure and property line and 30 feet from edge of pavement and property line.

Certain landscaping protections are required per the “C-4” District Attachment A (Exhibit D), specifically the protected tree masses and the additional evergreen trees to be installed on the landscape berm. See Figure 2 on the next page for a comparison of a 2009 preliminary plan of plantings and the most recent revision of the proposed development’s landscape plan (Exhibit A). The 2009 landscape plan was crafted for a planned commercial development involving a landscape business, which would have likely been a more intensive use than what is currently proposed due to heavy outdoor equipment. Additionally, the 2009 plan is showing an unrealistically small distance between each of the white pines: only 6 feet. The surviving trees from this landscape plan are relatively sparse compared to the plan due to the trees being planted too close together. On the current proposal, the trees are to be of varying species, spaced 20 feet apart, and are to be planted a small distance away from the berm. According to Govero Land Services, “The increase in spacing allows for trees to mature and the variety offers visual interest with less vulnerability to insects and disease.” The slight relocation of the

**FIGURE 1: DISTANCE BETWEEN RESIDENTIAL AND STRUCTURE (RED) & PAVEMENT (BLUE)**



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### SITE PLAN REVIEW, CONT.

trees are necessary to give a 10-foot clearance for a water main and easement. The proposed plantings would be located on existing grades (no berm) and the existing landscape berm would be left alone. The applicant's reason for not relocating the berm or constructing a new berm is to minimize the amount of construction and trampling of existing vegetation.

With this in mind, Staff are not wholly satisfied with the buffer that would be provided to residents by the proposed landscaping, despite the density and uniformity of the 2009 plan in Figure 2 being unnecessary and the proposed use is less intense. Per the "C-4" District Attachment A (Exhibit D), the trees were expected to be evergreens, which the Northern Red Oak in the center is not, and to be closer than 20 feet apart. It is up to the Planning Commission to determine whether the proposed trees would be adequate. If not, Staff recommends adding more plantings by placing the trees closer together (perhaps 10-12 feet apart instead of 20 feet) and/or staggering two lines of trees as opposed to one line of trees.

Besides the protected tree masses and landscape berm plantings that are required for the "C-4" District, there are miscellaneous landscaping requirements for shrubs and trees per so much exposed wall area or provided parking spaces. These miscellaneous landscaping needs are met to Staff's satisfaction.

**ARCHITECTURAL RENDERINGS** The applicant has submitted colored architectural renderings from multiple elevations/perspectives. These are shown in Figure 3 and in Exhibit B of this report's Attachments. The building's materials are light and dark tan stucco-finish insulated panels, painted concrete blocks, and painted vertically corrugated metal panels. Staff found the initial renderings to be lacking, and so Staff had requested that the applicant consider additional landscaping, fake windows, columns, or other aesthetic features to break up the building's facades. The applicant considered these requests and implemented faux windows on the south and east elevations (Figure 3).

**FIGURE 2: 2009 LANDSCAPE PLAN (LEFT) AND PROPOSED LANDSCAPE PLAN (RIGHT)**





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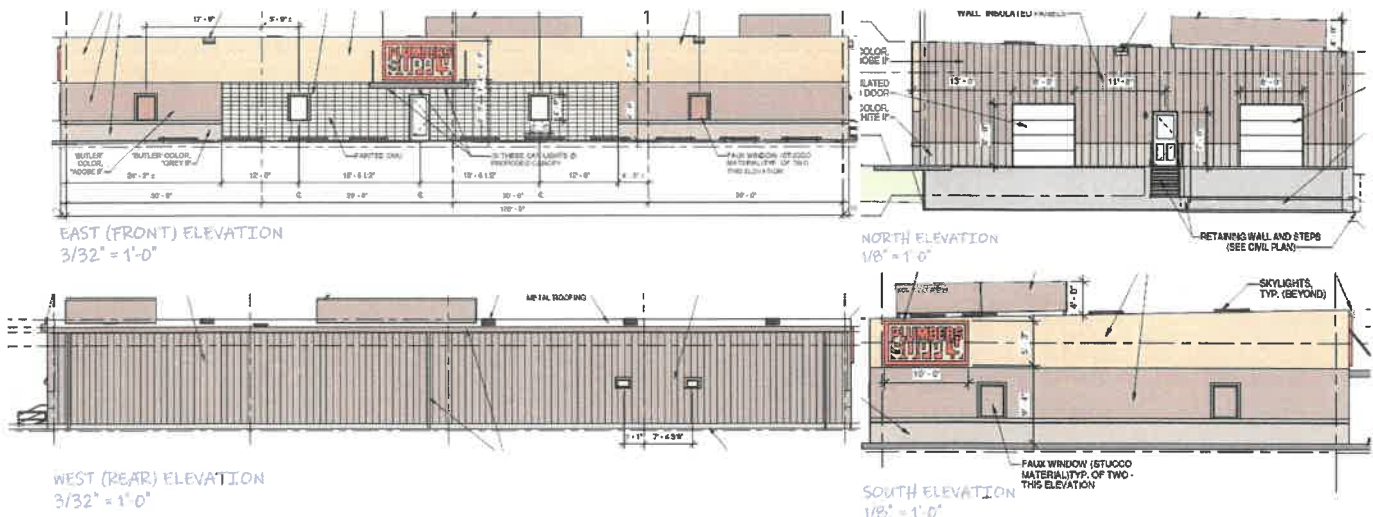
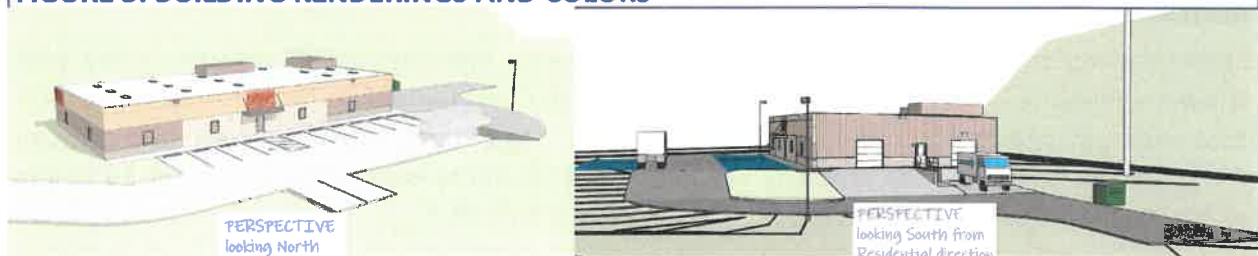
### SITE PLAN REVIEW, CONT.

Minor note: The architectural renderings do not show an enclosure for the dumpster when looking at the site from the second image ("Perspective looking South from Residential Direction") in Figure 3. However, the site plan calls out that there will be a trash enclosure at that location. The trash enclosure shall be a sight-proof fence that matches the material of the primary building.

**SEWER CONNECTION** Earlier in the process of this site plan review, the sewer main had been shown to connect to a manhole on the property to the east owned by Bauman Living Trust. However, the applicant could not obtain an easement for the sanitary line on this other property. The sanitary sewer for this development plan is shown as connecting to the manhole that is in the Estates of Hickory Manor Common Ground. Fortunately, due to the inclusion of a grinder pump, the size and depth of the pipe has been reduced compared to a traditional gravity main. Carol Onest, the civil engineer who drafted and signed the plans, gave context to this in a phone call stating that this force main's pipe is expected to be approximately 1½ to 1¾ feet in width requiring a trench of 18 inches, compared to a 6 foot pipe width at a depth of 30 inches for a gravity main. Despite the improvements of a force main over a gravity main, whether this is satisfactory or not is left up to the Planning Commission's judgement.

**SIZE OF STRUCTURE** The preliminary site plan approved as a part of the rezoning and the first version of the site plan that was submitted for this Site Plan Review showed the size of the structure to be 10,080 square feet. The most recent version of the plan, which is the

FIGURE 3: BUILDING RENDERINGS AND COLORS



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### SITE PLAN REVIEW, CONT.

version provided in Exhibit A of this report, shows a smaller structure at 6,720 square feet.

**PARKING** Per the parking requirements of the "C-4" District Attachment A and estimates from Plumbers Supply on the number of employees on the maximum shift (4), 11 parking spaces are required to be provided. The site plan meets these requirements with 11 standard parking spaces, 1 handicap space, and 1 loading space. Additionally, the "C-4" District Attachment A was crafted to require 4 deferred parking spaces to accommodate for future office tenants on the preliminary site plan. Since the building was made smaller, 2 of the proposed parking spaces are now adjacent to this deferred area and the number of deferred parking spaces has been reduced by 1. Staff finds this reduction in the deferred spaces to be acceptable considering the reduced structure's size/parking needs of the site.

**LIGHTING** The applicant provided a photometric plan, Exhibit C, as well as detailed manufacturer's information for the LED wall-mounted/pole standard lighting for the proposed site. Staff's key takeaway is that at the property lines abutting the Estates of Hickory Manor subdivision the illumination from the proposed site's lighting plan is shown to be 0.

**SIGN** The site plan shows a pylon sign located between the rear of the proposed building and the Interstate 55 entrance ramp right-of-way. Details of the sign have not been provided. Any sign at this location would require review and approval from Staff for a sign permit. Any variation from the City's Sign Code will require a separate application for zoning approval.

### REVIEWING AGENCY COMMENTS

Staff received the following comments from reviewing agencies: AT&T requested the plan show a telephone line at the south property line, Rock Community Fire District requested a 20-foot wide pavement section near the truck dock area to comply with fire codes, and Ameren Missouri requested that the property include perimeter utility easements of at least 10 feet in width. These requests are reflected on the site plan in Exhibit A.





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#### FINDINGS & RECOMMENDATION

Staff finds that this proposal is generally in compliance with the applicable zoning regulations contained within the "C-4" Planned Commercial District document for this parcel, the Code of Ordinances, and the Comprehensive Plan.

Should the Planning Commission choose to approve this Site Plan, Staff have one (1) recommended condition of approval that should be included with other conditions from the Planning Commission:

- Add more trees to the tree line near the landscape berm by placing the plantings closer together and/or staggering two lines of trees as opposed to one line of trees. Preferably evergreen trees.

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

Sarah Turner  
Community Development Planner





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# ATTACHMENTS

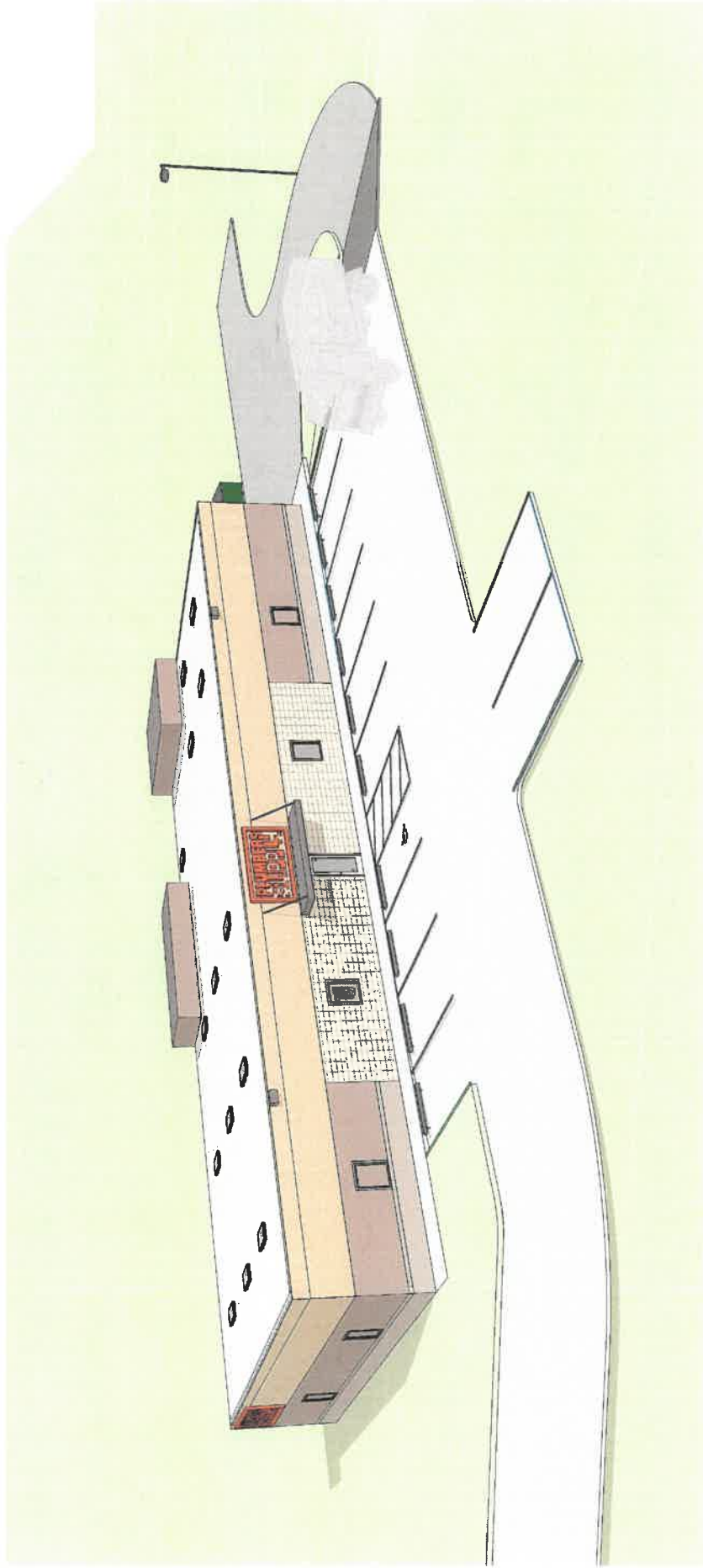
- EXHIBIT A: SITE & LANDSCAPING PLAN**
- EXHIBIT B: ARCHITECTURAL RENDERINGS**
- EXHIBIT C: PHOTOMETRIC PLAN**
- EXHIBIT D: "C-4" ATTACHMENT A**



# EXHIBIT B

PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors

12/31/19, P. 3

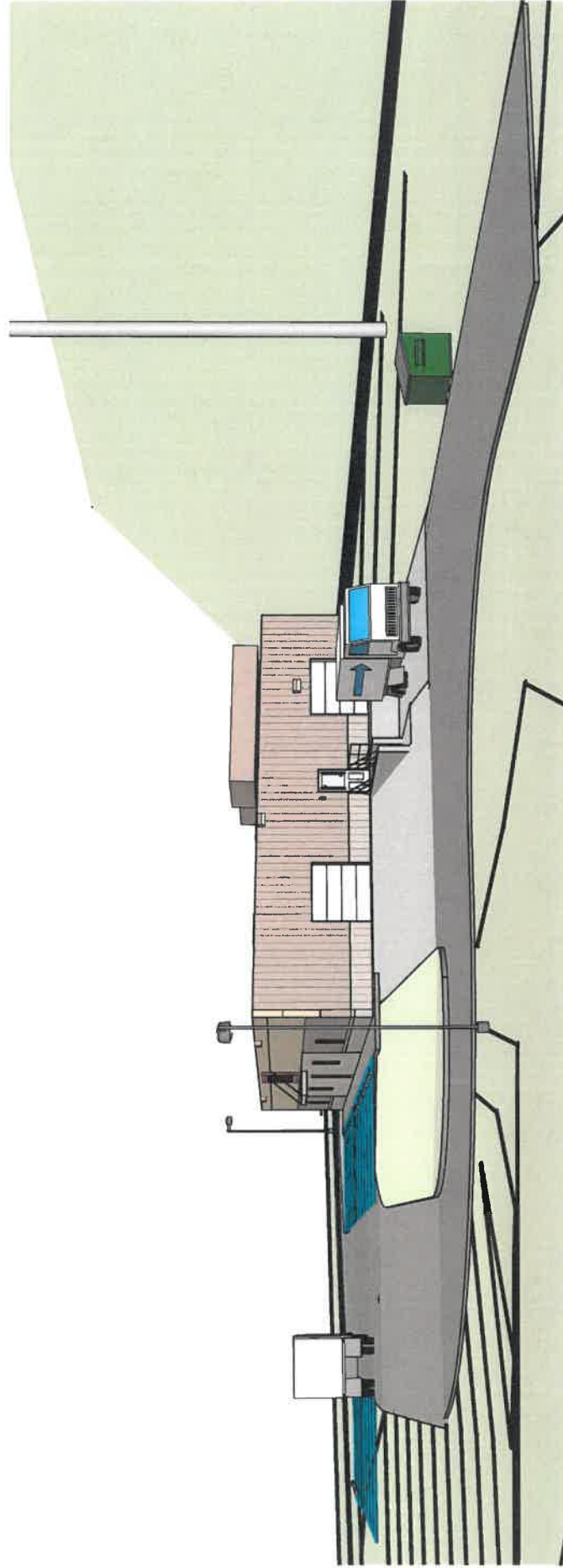


PERSPECTIVE  
looking North



PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors

12/31/19, Rev.



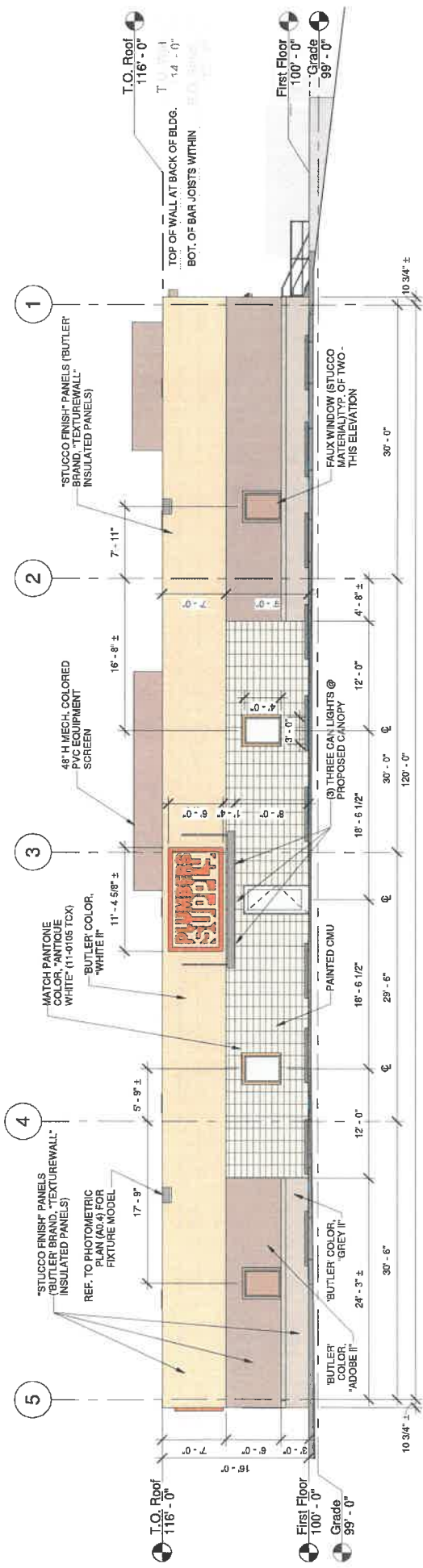
PERSPECTIVE  
looking South from  
Residential direction





12/31/19, Rev.

PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors



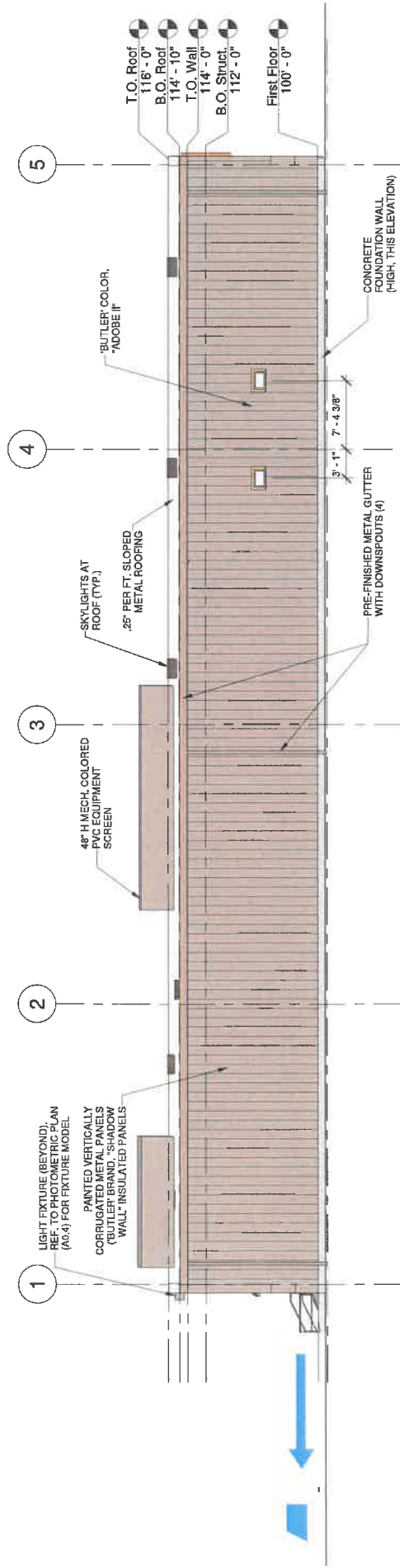
EAST (FRONT) ELEVATION  
3/32" = 1'-0"

**KILLEEN STUDIO**  
**ARCHITECTS**  
3015 Salena Street  
St. Louis, MO 63118  
ph: 314.771.0883  
killeenstudio.com



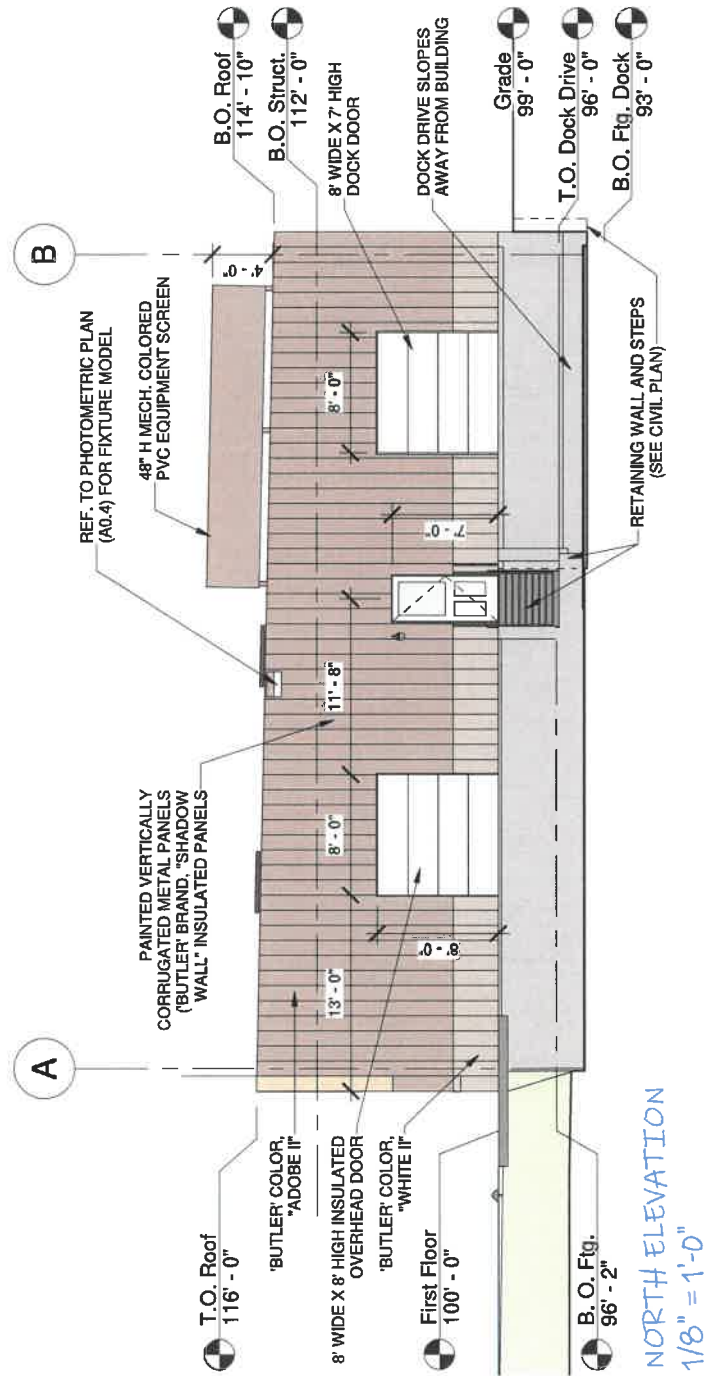
12/31/19, Rev.

PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors



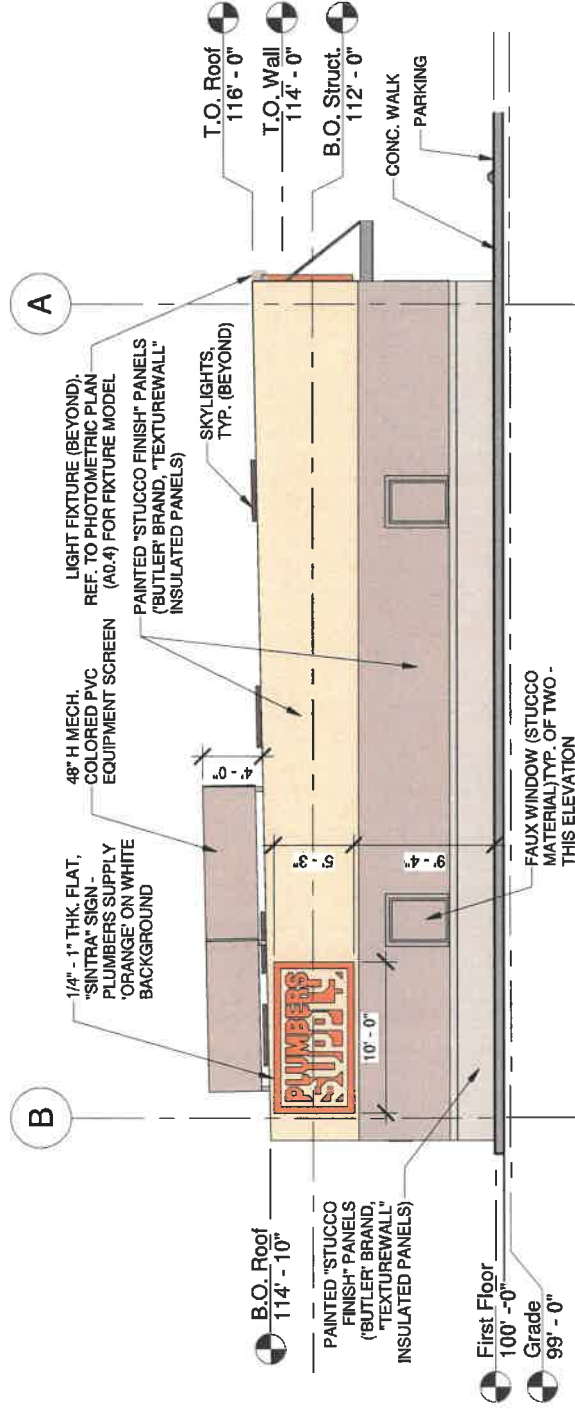


PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
 for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors





PLUMBERS SUPPLY - 3405 ROBINSON RD., ARNOLD, MO  
for FINAL DEVELOPMENT PLAN REVIEW - Building Materials & Colors



SOUTH ELEVATION  
1/8" = 1'-0"





**ATTACHMENT "A"**

**"C-4" PLANNED COMMERCIAL DISTRICT REGULATIONS**

**3405 ROBINSON RD, PLUMBERS SUPPLY**

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

**I. SPECIFIC CRITERIA**

**A. USES**

1. Permitted 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, except those prohibited by other sections of this document, including the following:
    - (i) Warehouse/showroom, including accessory commercial sales to the public
    - (ii) General office
2. Conditional Uses allowed in this "C-4" Planned Commercial District shall be:
  - a. Conditional Uses listed in the "C-1", "C-2", and "C-3", except those prohibited by other sections of this document, shall be granted in accordance with procedures contained in Section 405.870, Conditional Use Permits, of the Zoning Ordinance.
3. Prohibited Uses in this "C-4" Planned Commercial District shall be:
  - a. Lodging Establishments or Extended Stay Lodging Establishments
  - b. Car sales
  - c. Pay day and title loan businesses
  - d. Consumer installment/small loan businesses.
  - e. Automotive parking lots and garages, including any storage of wrecked or otherwise damaged and immobilized automotive vehicles.
  - f. Medical Marijuana-Related Entities
4. Hours of Operation
  - a. All deliveries and trash pick-up shall be limited to the hours from 6:00 AM to 9:00 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 Site Development Plan
2. Height
  - a. The development shall adhere to the General Height Regulations of the City of Arnold Code and as restricted by application of regulations of Section 405.650.

**C. SETBACKS**



1. Structure Setbacks

- a. No structure shall be located within the following setbacks: Twenty (20) feet from residential boundary of the "C-4" District nor closer than twenty (20) feet to the highway right-of-way, subject to additional provisions contained in Section E, Landscape and Tree Requirements, of this document.

2. Parking Setbacks

- a. No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks: Twenty (20) feet from residential boundary of the "C-4" District, subject to additional provisions contained in Section E, Landscape and Tree Requirements, of this document.
- b. Any parking stall directed toward residential shall have screening.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Arnold Code, and as follows:

- a. Warehouse/showrooms, including accessory commercial sales to the public shall provide one (1) space per one thousand (1000) square feet of gross floor area
- b. General offices shall provide four (4) spaces per one thousand (1000) square feet of gross floor area
- c. One (1) space per employee on the property and one (1) space per vehicle used in the day-to-day operation of the establishment
- d. In addition to all parking and loading spaces delineated on the preliminary development plan, four (4) spaces shall be provided and identified on the Final Site Development Plan as "Deferred Parking." Such parking need not be constructed until such time as the Community Development Director finds that the four (4) spaces are required for the efficient and safe operation of any establishment utilizing the building or any portion thereof. Upon such finding being made, the four (4) deferred parking spaces shall be constructed at the direction of the City.

- (i) Appeals to the Community Development Director's finding must be made in writing to the Planning Commission.

- 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.

E. LANDSCAPE AND TREE REQUIREMENTS

1. In lieu of adhering to the Tree Preservation Program of the City of Arnold, the development must instead adhere to the following provisions:

- a. The existing tree masses that are north and south of the proposed detention area on the Preliminary Site Plan and an existing landscaping berm perpendicular to



Hickory Ridge Trail that is adjacent to Residential, must remain as a protected landscape buffer.

- b. Evergreen trees are to be planted to fill gaps in the required fifteen (15) foot landscaping buffer on the existing landscaping berm, with adequate spacing to allow for the healthy growth of the trees, and continued maintenance of the buffer area.
- c. The landscape plan shall include a combination of material indicated on the Site Development Plan, consistent with other "C" Commercial District landscape material.
- d. The areas of protected landscape buffer will be accessed from within the development and not Hickory Ridge Trail, to prevent nuisance to adjacent residential.
- e. Areas not for building, parking, 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.

#### 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 Development 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. No access shall be permitted from Hickory Ridge Trail.

#### J. STORM WATER

1. The development shall adhere to the Storm Water Design Requirements of Storm Water 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.

#### K. SANITARY SEWER

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



L. GEOTECHNICAL REPORT

1. A geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, is included with the approved Site Development Plan. 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.

M. MISCELLANEOUS

1. Refer to the Code of Ordinances of the City of Arnold and Section 405.340 "C-4" Planned Commercial District for requirements specific to the "C-4" Zoning District.
2. All utilities will be installed underground.

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

- A. The developer shall submit a Final Site 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 Site Development Plans, identified herein. The submission of Amended Final Site 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 SITE DEVELOPMENT PLAN (SITE PLAN) SUBMITTAL REQUIREMENTS

The Final Site 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, and other agencies, 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.

