



# REPORT TO PLANNING COMMISSION

## CITY OF ARNOLD

**APPLICATION NUMBER:** 2018-41

**APPLICATION NAME:** EJA TRUCKING TERMINAL, INDUSTRIAL COMMERCIAL SITE PLAN

**APPLICANT NAME:** Mark Ditch  
Buscher Ditch & Associates

**PROPERTY OWNER NAME:** Karabas Investments LLC  
6040 Baumgartener Ind Dr.  
St Louis MO 63129

**APPLICANT'S REQUEST:** The applicant is seeking review and approval of a proposed (Industrial) Commercial Site Plan. The proposed trucking terminal is within the M-2 Industrial Zoning district.

**STREET ADDRESS:** Haag Rd, address TBD

**SITE LOCATION:** End of Haag Rd

**PARCEL ID:** 01-8.0-28.0-1-002-017.

**TOTAL SITE AREA:** 4.68 acres

**MEETING DATE:** January 8, 2018

**REPORT DATE:** January 4, 2018

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** **APPROVAL with Conditions**





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### DESCRIPTION OF EXISTING SITE CONDITIONS

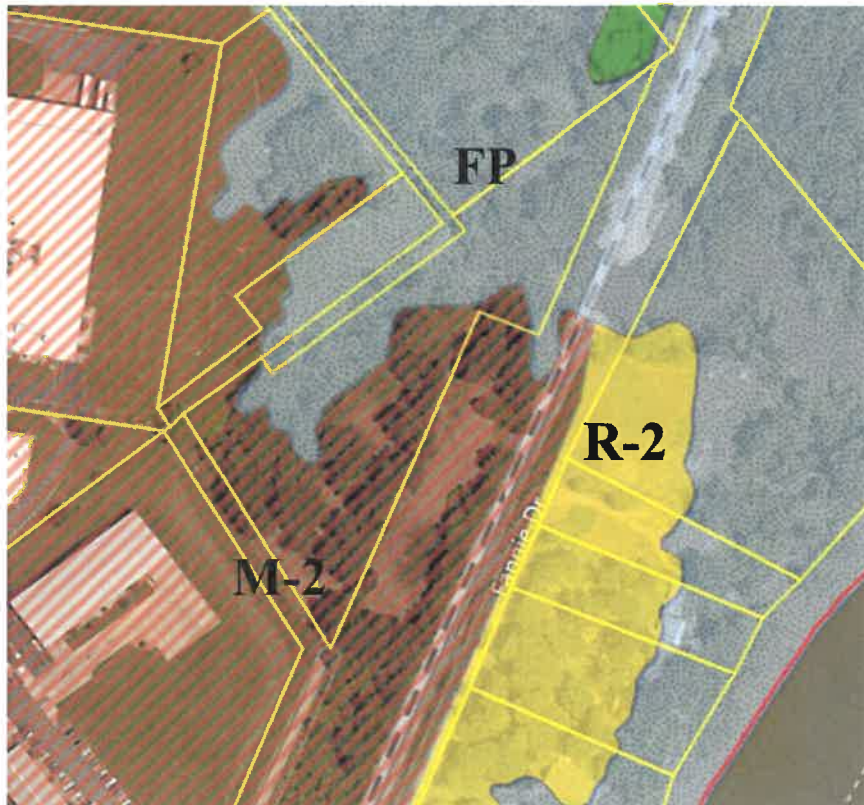
The 4.68 acre tract is located at the end of Haag Rd. The property is currently a vacant lot.

### SITE HISTORY

Before the big flood of 1993 this area was a small subdivision with six residences, drives and an access road located on the property. A seventh residence was located on an adjacent tract. Since that time the residences have demolished. The property was held privately and not redeveloped. The parcel is zoned part M-2 Industrial and part FP Floodplain.

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Vacant	FP	Wooded area
East	Vacant	M-2/FP	RR tracks: across track is Fannie Dr and R-2 Residential
South	Industrial	M-2	Compi Distributors
West	Vacant	M-2/FP	City Land with Mo Am Water Sewer Facilities

### ZONING MAP



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### COMMERCIAL SITE PLAN PROPOSAL

The applicant is seeking review and approval of a proposed (Industrial) Commercial Site Plan. A trucking terminal is proposed and the plan is provided in attachments to this report. Included in the attachments are Site, Grading, Tree Preservation, Landscape and Architectural.

### 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 property zoned M-2 Industrial and the use, a trucking terminal, is a use by right which is allowed within this district, conditioned that zoning and other requirements are met.

#### LOCATION MAP:





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### STREET VIEW OF PROPERTY



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### SITE PLAN REVIEW AND RECOMMENDATION

The existing site has remained vacant for some time and staff is pleased to see this area developed in a manner consistent with zoning district; as permitted land uses and developments in the M-2 district allow for truck, bus, rail, and watercraft terminals, this proposal fits within the uses outlined in the district.

Proposed is a 2160 SF building that will be used for an office supporting the truck terminal and also minor truck repairs. The building is metal sided construction; colors are indicated as ash gray vertical siding with ocean blue metal roof and trim. There are color samples provided with the attached plans. Also in this plan is a terminal parking lot will be used for trucks and is proposed as gravel. In this district pavement is not required. Consequently, gravel can be used but should be kept in a dust free manner as not to cause nuisance or track out. The site plan calls for rumble strip area to 'knock' gravel off tires and prevent from track out. Additionally, the customer and employee parking area are going to be paved. It should be noted the plan shows 9 foot wide parking; however 10' by 19' spaces are required.

The plan is in substantial conformance with the applicable Zoning Regulations including:

- Height limitations for structure
- Lot area, open area and yard requirements.
- Landscaping
- Off-street parking and loading requirements. With exception that the regular spaces are shown at 9' wide; however, 10'X19' dimension must be met.

Other regulations that apply and are being fulfilled are:

- Tree Preservation Program; which is required for grading land or the construction of any building or structure on any parcel of land three (3) acres or more in size. The tree preservation plan is provided identify 39.8% removal with 60.2% trees to remain. The remaining percentage far exceeded the minimum 35% preservation requirement of the program.
- Storm Water Design Requirements of Stormwater Drainage Facilities, Rules and Regulations; The redevelopment of this site does not create excess additional storm water runoff to require traditional detention. However, the proposal is to include storm water quality best management practices for the site which can be seen on the attached grading plan.



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#### SITE PLAN REVIEW AND RECOMMENDATION (CONTINUED)

Additional comments from other reviewing agencies are as follows:

- Mike Wolf -Energy Services Consultant, Ameren Missouri;

We do have a 12kv circuit in the vicinity of this project. The developer needs to make sure to conform to all clearance requirements from our line, including installing protective barriers if deemed necessary.

- Jeff DeLapp-Fire Marshal , Rock Community Fire Protection District;  
Fire Hydrant installed per plan.

Any new accessible road must comply with Appendix D for fire apparatus access roads.

- Mark Migneco, Missouri American Water (Sewer)

They are proposing to connect the sanitary sewer for the building is not a viable option. That is a 27" line that is about 23' deep and encased with a 36" steel casing pipe that has also been grouted.

Update from Mark Ditch with Buscher Ditch - We are still working out some of the details on the sewer connection, which may not be all known until final improvement plans.

#### **RECOMMENDATION:**

Staff recommends the Planning Commission approve the commercial site plan with the following conditions:

1. Employee and customer parking must be striped and 10' by 19' spaces are required.
2. Address other agency and utility comments.



# ATTACHMENTS