
**CITY OF ARNOLD PLANNING COMMISSION
JULY 24, 2018 MEETING**

TO: PLANNING COMMISSION
FROM: CHRISTIE HULL BETTALE - EIT, COMMUNITY DEVELOPMENT
SUBJECT: 2018-27 COMMERCIAL SITE PLAN, 1261 WATER TOWER PLACE.
DATE: JULY 20, 2018
CC:

Request

Mrs Alexia Taylor with Interplan, representing MOD Pizza has submitted for approval of a commercial site plan for a fast food restaurant at 1261 Water Tower Place. Please find attached the applications, site plan, elevations, lighting detail, landscape plan, and architectural elevations.

Analysis

We are pleased to see this new style of fast food dining be brought to Arnold.

The existing store is the former Payless shoe, which will be renovated. The updates and new styling will be fresh look and unique improvement to the plaza. Proposed is a 2,413 SF restaurant with a 572 SF patio. The attractive patio addition is timber awning with fabric covering which is temporary in nature and will be removed in the winter season. There is seating for 114 customers total and 30 parking spaces are dedicated for MOD Pizza. Parking is sufficient as the required number of spaces is 13 stalls.

This proposal has three distinct components needing approval and they are as follows:

1. Commercial site plan
2. Conditional use permit (and City Council approval)
3. Board of Adjustment for setback variance.

Recommendation

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

Conditions:

1. The Board of Adjustment approves the variances for MOD Pizza encroachment into the 50' yard setback for the Seasonal Awning location.

2. The Conditional Use Permit for MOD Pizza fast food restaurant and temporary awning is approved by the Planning Commission.
3. Any existing or new dumpster for use by MOD pizza must have a screened enclosure complimentary with the building and per city code requirements.
4. Should trees need to be removed, they need replacement inch for inch in caliper with city approved type of tree to be reviewed by staff.
5. Current ADA standards will be met for new construction and site improvements.

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax



COMMERCIAL SITE PLAN APPLICATION

File Number 2018-27 \$300.00 plus ½% Site Development Cost Fee - Paid ✓

APPLICANT/CONTRACT PURCHASER

Alexia Taylor
Name

604 Courtland St. Ste. 100 Orlando, FL 32804
Address, City, State, Zip

407.645.5008
Telephone Number

407.629.9124
Facsimile Number

1261 Water Tower Place Arnold, MO 63010
Property Address (or nearest intersection)

OWNER

MOD Superfast Pizza, LLC
Name

2035 158th CT NE #200 Bellevue, WA 98008
Address, City, State, Zip

314.651.3391
Telephone Number

Facsimile Number

C-3
Zoning of Property

Sanitary District

Water District

Fire District

Telephone Number

Telephone Number

Telephone Number

6/28/18
Date of Application

7/24/18
Meeting Date Targeting

*Email or call (Alexia) 407/645-5008
Q: Ataylor@interplanllc.com*