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# REPORT TO PLANNING COMMISSION

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## CITY OF ARNOLD

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**APPLICATION NUMBER:** 2019-25

**APPLICATION NAME:** CHASE BANK

**APPLICANT NAME:** Skip Hymer

**PROPERTY OWNER NAME:** Arnold Crossroads LLC  
P.O. Box 528  
St. Albans, MO 63073

**APPLICANT'S REQUEST:** The applicant is seeking review and approval of a Commercial Site Plan for a proposed walk-up ATM.

**STREET ADDRESS:** 3880 State Route 141

**SITE LOCATION:** Immediately northeast of intersection of State Route 141 and Lone Star Dr.

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

**PARCEL ID:** 01-4.0-20.0-3-001-003.04

**TOTAL SITE AREA:** 1.86 acres

**MEETING DATE:** July 9, 2019

**REPORT DATE:** July 2, 2019

**CASE MANAGER:** Sarah Turner

**RECOMMENDATION:** **APPROVE**





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### DESCRIPTION OF EXISTING SITE CONDITIONS

The 1.86 acre tract is located at the northeast quadrant of the intersection of State Route 141 and Lone Star Dr. It is developed with a Starbucks, Wingstop, Panda Express, and parking lot.

### SITE HISTORY

In 2007, this parcel was created as an outlet for the Arnold Crossroads development. The existing 5704 sq. ft. three-occupant strip center and parking lot was constructed in 2011.

LAND USE AND ZONING CONTEXT MATRIX			
DIREC-TION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial	C-4	Fast food restaurants, mixed retail/service
East	Commercial	C-4	Fast food restaurants, Jeffco Blvd
South	Commercial	C-4, C-3	State Route 141, retail, gas station
West	Commercial	C-4	Restaurants, hotels

### ZONING MAP



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### COMMERCIAL SITE PLAN PROPOSAL

The applicant is seeking review and approval of a proposed Commercial Site Plan for a walk-up ATM. The full site plan is attached and elevations are shown in Exhibit A.

### ZONING CONSISTENCY REVIEW

A consistency review of the goals, objectives, policies, and requirements of the Comprehensive Plan and District Regulations, as they relate to the current request, follows:

### GOALS, OBJECTIVES, POLICIES, REQUIREMENTS

#### ECONOMIC DEVELOPMENT POLICIES

**POLICY ED 4.3.1** DISTRICTS ARE BEST SUITED IN AREAS WHERE THIS IS EXISTING ZONING FOR IT AND WHERE THERE IS OR SHOULD BE ADEQUATE INFRASTRUCTURE TO SUPPORT IT.

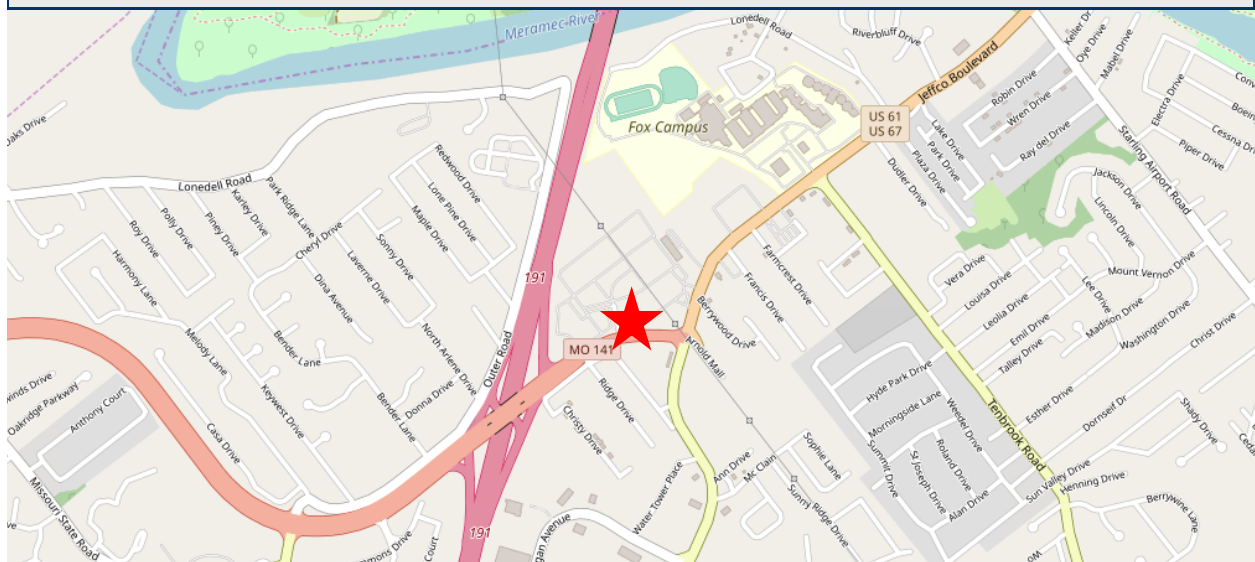
**POLICY ED 4.3.4** DIRECT THE CLUSTERING OF DISTRICT USES TOWARD STRATEGIC INTERSECTIONS, CORRIDORS, AND AREAS ADJACENT TO COMPATIBLE USES.

### CITY PLANNER'S COMMENTS

*Economic Development Policies 4.3.1 and 4.3.4 are substantially satisfied as follows:*

**Substantially Satisfied:** The proposal is for property zoned "C-4" Planned Commercial. An ATM is permitted by right within the district. The location of this proposal, the Arnold Crossroads development, is a commercial node in a strategic location with close proximity and access to Interstate 55, Jeffco Blvd, and State Route 141.

### LOCATION MAP





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### 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 Commercial Site Plan for a proposed walk-up ATM at 3880 State Route 141.

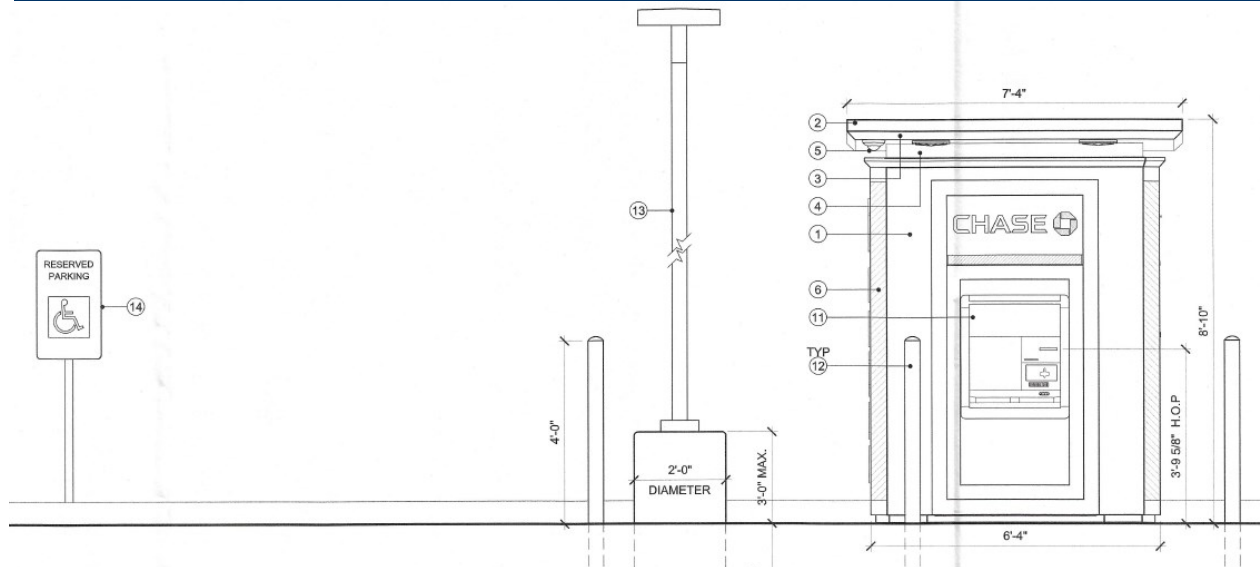
### STAFF ANALYSIS

The existing site is a fully developed outlot of the Arnold Crossroads development, with a retail strip and parking lot. This is the location of three popular restaurants: Starbucks, Wing Stop, and Panda Express. Proposed is a walk-up Chase Bank ATM, which falls under one of the permitted uses by right in the "C-4" District Regulations for the Arnold Crossroads development: "Financial institutions, which within the meaning thereof shall include financial institutions with drive-through facilities and automated teller machines (ATMs), whether or not located within proximity to a financial institution"

The proposed ATM does not involve major alterations to the site. Besides the construction of the ATM itself, an additional light standard will be installed, six bollards will be placed around the ATM enclosure and light standard, and parking lines will be re-stripped. Figure 1 shows a sketch of the front elevation. The ATM enclosure is a painted metal structure for security purposes; colors are indicated as Chase Nickel Gloss finish with Chase Blue Semi-Gloss and Chase Dark Nickel canopy bevel and collar. There are colored illustrations of the elevations provided in the Exhibit A.

To make room for these improvements and additions, the property will have its parking capacity reduced by two. The parcel currently has 60 parking spaces and is only required to

**FIGURE 1: FRONT ELEVATION OF PROPOSED WALK-UP ATM**



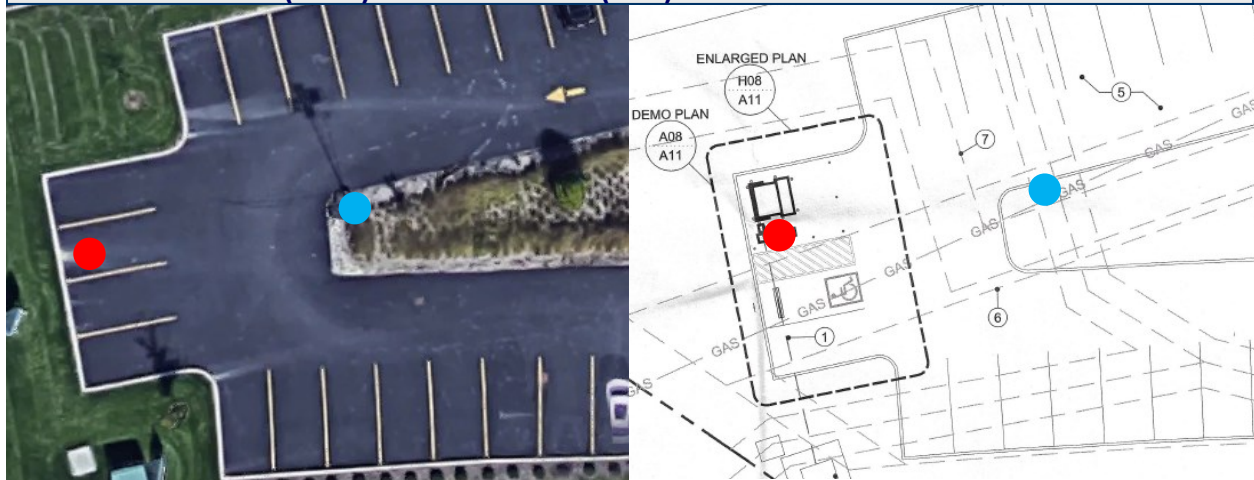
Chase Bank

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**FIGURE 2: EXISTING (BLUE) AND PROPOSED (RED) LIGHT POLE LOCATIONS**



### **SITE PLAN REVIEW (CONT.)**

have 25, based on the three restaurants. The proposed ATM has no floor area and thus does not contribute to the required number of spaces. However, with the property far exceeding the number of required spaces, Staff found this reduction in parking capacity to have minimal impact on the site.

Staff found a potential conflict in the proposed light standard, specifically with its location. See Figure 2, which shows the location of an existing light pole (25 ft. in height) and proposed light pole (15 ft. in height) on both a satellite image and the proposed site plan. The Lighting standards of the "C-4" District document for this property states a minimum 100 foot pole spacing standard. The proposed location of the new light pole is shown to be approximately 53 feet from an existing light pole located in the center landscaping area of the parking lot. The "C-4" District document also states alternative separation distances can be submitted and approved by Staff. Due to the fact that the ATM will be serving pedestrians or people outside of their cars, Staff finds that the smaller, pedestrian-scale 15 ft. light standard at this location would serve as a security light for pedestrian safety.

Potential impacts on the traffic flow within the entire site was another Staff concern that was brought to the applicant's attention. Traffic counts provided by the applicant are estimated to be 50 transactions per day with an average transaction time of 3-5 minutes (Cover page of Site Plan). This is a relatively low-intensity use. Considering the abundance of parking, impact on the site as a whole should be minimal.

Patrons pulling up to the front of the ATM in their vehicles and using it as a drive-up was another concern that Staff checked. There are six (6) bollards placed around the ATM and light pole. The bollards are roughly 11 ft. away from the screen of the ATM, which will prevent misuse.

### **REVIEWING AGENCY COMMENTS**

At the time of this Staff Report, no comments have been received from reviewing agencies.



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### RECOMMENDATION

This project is in substantial conformance with the applicable Zoning Regulations contained within the Arnold Crossroads' "C-4" Planned Commercial District document, the Code of Ordinances, and the Comprehensive Plan, subject to conditions provided in this report

Staff recommends the Planning Commission approve the Commercial Site Plan as proposed.

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

Sarah Turner  
Community Development Planner



# ATTACHMENTS

**EXHIBIT A: ELEVATIONS**  
**FULL SITE PLANS**  
**PROPERTY OWNER LETTER**





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Free Standing/ATM  
3880 State Rte 141  
Arnold, MO 63010



**GOLDEN SANDS  
GENERAL CONTRACTORS**  
12200 N Stemmons Frewy #305  
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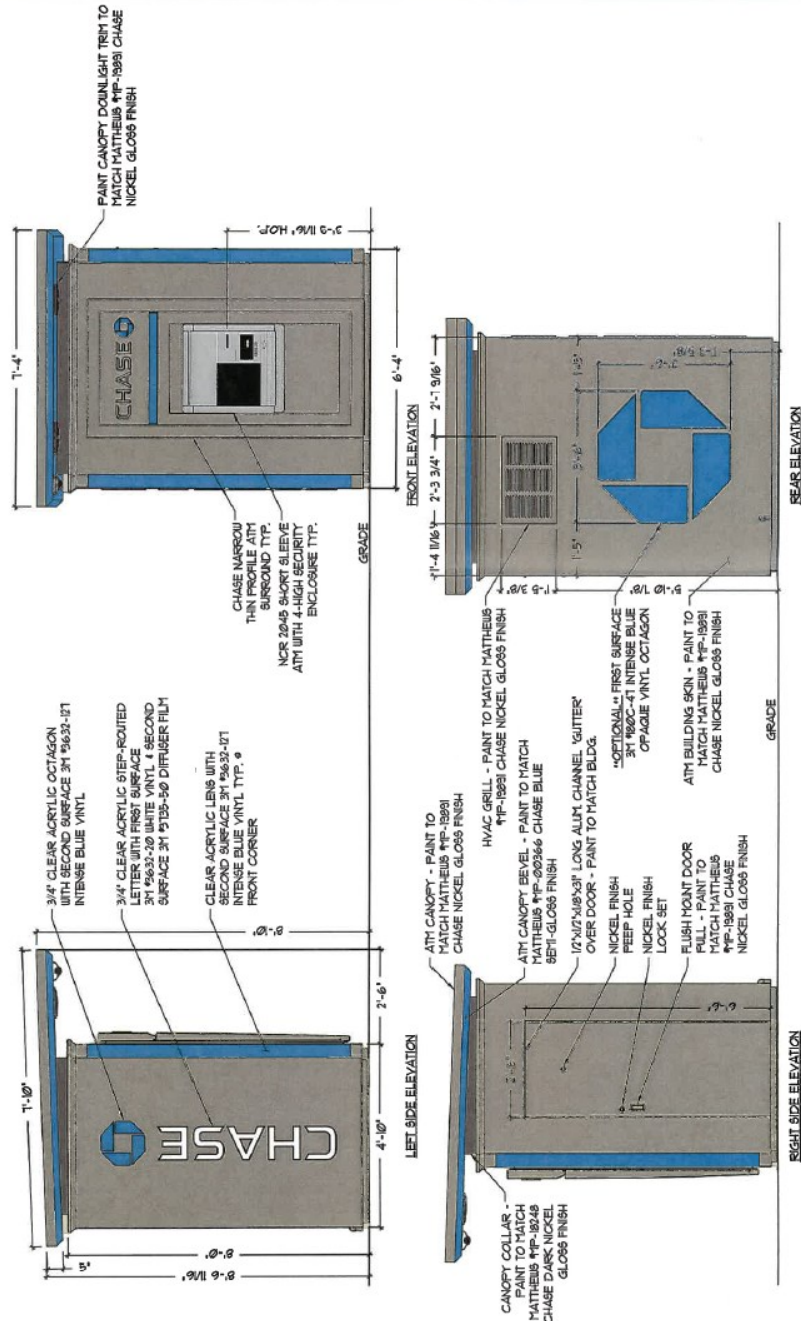


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A Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

Project Name: \_\_\_\_\_  
Job Number: \_\_\_\_\_

**A31**



### 1 ELEVATIONS

SCALE: 3/8" = 1'-0"

**EXHIBIT A: ELEVATIONS**