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**CITY OF ARNOLD, PLANNING COMMISSION, JUNE 26TH, 2018**

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**TO:** PLANNING COMMISSION  
**FROM:** DERRICK REDHEAD, PLANNER/GIS TECHNICIAN  
**RE:** 2018-22 CONDITIONAL USE PERMIT  
**DATE:** THURSDAY, JUNE 21, 2018

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**Request**

The City has received an application from Washington University Clinical Associates, LLC on behalf of the School of Medicine's Department of Pediatrics. That request is for a Conditional Use Permit to operate a clinic at 148-156 Richardson Crossing, which is owned by Richardson Crossing LLC. (See attached aerial map) The applicant would like to occupy a little over 9,000 sq ft of space in the commercial center.

**Analysis**

The proposed project is to add a Pediatrics Clinic at the above address which is Zoned C3. The existing center is supports a mixture of office, restaurant, and other commercial uses. This request from the applicant is being brought before you because Clinics require a Conditional Use in the City's C3 districts.

**The use is deemed consistent with good planning practice.** Clinics are consistent with good planning and compatible with the comprehensive plan.

**The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.** The scope of this project will be limited to an interior renovation with minimal impact to surrounding uses.

**The use can be develop and operated in a manner that is visually compatible with the permitted uses in the surrounding area.** The commercial center already supports other medical uses and the project will feature NO changes to the exterior architectural elevations.

**The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.** A pediatrics clinic is a desirable addition to the community that will promote the public health and general welfare of the City.

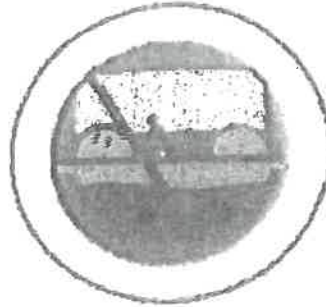
**Staff Recommendations**

Staff recommends that Planning Commission approve Conditional Use Permit 2018-22 to allow for a Clinic at 148-156 Richardson Crossing with the finding below:

**Findings:**

- 1) The proposed use can be operated in manner that is compatible with the neighborhood as a whole.

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



6/26/18  
mtg  
CONDITIONAL USE PERMIT  
APPLICATION

File Number 2018-22

\$400.00 Fee Paid ✓ 5/29/19

APPLICANT/CONTRACT PURCHASER

SEE ATTACHED  
Name Campus Box 1058  
One Brookings Dr.  
Address, City, State, Zip

St. Louis, MO. 63130-4899

Telephone Number  
314-935-5266  
314-935-7580 Fax

Facsimile Number  
148-156 Richardson Crossing  
3959 St. John's Church Rd.

Property Address (or nearest intersection)  
email brauerj@wusm.wustl.edu

OWNER:

Richardson Crossing LLC  
Name PO Box 467  
Highland, IL 62249  
Address, City, State, Zip

618-654-3467  
Telephone Number

Facsimile Number

Zoning of property  
C-3  
John Brauer.

Proposed Use: Clinic

Adjacent Zoning/Uses

MHD, FP FP, C3  
North South

FP C3  
East West

Date of application

[Signature]  
Signature of Applicant

June 24th, 2018  
Meeting date targeting

[Signature]  
Signature of Owner

# City of Arnold MO Online GIS Base Map Viewer



6/21/2018, 2:55:16 PM

- Jefferson County Parcels - Property
- Flood Hazard Zones
- Jefferson County Lot Lines - Lot Lines
- 1% Annual Chance Flood Hazard
- Arnold\_MO\_City\_Limits
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard





ATTACHMENT

CONDITIONAL USE PERMIT APPLICATION

Applicants: Washington University Clinical Associates, LLC  
Premier Pediatrics, LLC  
The Washington University, on behalf of its School of Medicine,  
Department of Pediatrics

Owner: Richardson Crossing, LLC

Property Address: 148-156 Richardson Crossing  
3859 St. John's Church Road

Washington University Clinical Associates, LLC (WUCA) proposes to lease all of Suites 148-156 in the Richardson Crossing Shopping Center. WUCA then proposes to sublease a portion of the space to Premier Pediatrics, LLC for use as a primary care pediatric physician practice. WUCA proposes to sublease the remaining space to The Washington University, on behalf of its School of Medicine (WUSM), also for use as a pediatric subspecialty physician practice. WUSM is the sole member of WUCA, and WUCA in turn is the sole member of Premier Pediatrics, LLC.

1. Completed application and fee – enclosed.
2. Name and address, on mailing labels, of current property owners within 185 feet of all boundaries of the proposed site – enclosed.
3. Nine sets of a preliminary commercial / development site plan, prepared by a Registered Surveyor or Professional Engineer. This is an existing shopping center. No new development or buildings are proposed. Construction will be limited to tenant improvements in the leased space. Enclosed are nine sets of a reduced site plan as previously submitted by the owner and approved by City of Arnold highlighting the location of the leased premises.
4. [sic – numbering of submittal requirements skips from 3 to 5]
5. Method and details of storm water control and sanitation. No new development or buildings or changes in elevation are proposed; interior tenant improvements only. Storm water control and sanitation will remain unchanged from site plan previously approved for the shopping center.
6. Scaled elevations of all building facades. No change in building facades is proposed; interior tenant improvements only. Building facades will remain unchanged from site plan previously approved for the shopping center.

7. Written responses to the following criteria for review of a conditional use:

- a. Such development or use is deemed consistent with good planning practice.

Approval is requested for use of the leased premises as a clinic. Initially, and for the foreseeable future, applicant intends to operate a pediatrics practice. The shopping center already includes a dental practice, renal dialysis operation and physical therapy practice, in addition to several other service and retail uses. The proposed use will be harmonious with existing uses elsewhere in the shopping center and surrounding areas. There is a need for additional medical services in the community. Washington University School of Medicine is consistently ranked among the best medical schools in the country.

- b. The development or use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed use will not generate detrimental noise, odors or visual disturbances. The clinic will not overburden thoroughfares or parking. It will generate minimal traffic without peak hours.

- c. The development or use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Visually, the clinic will be consistent with and compatible with other uses in the shopping center and surrounding areas. Signage will be limited to a place on the exiting pylon sign and a sign on the building façade generally consistent with that of other tenants in the center. All signage will conform to the shopping center's established signage criteria. Visibility of the clinic will generally be limited to its signage and storefront.

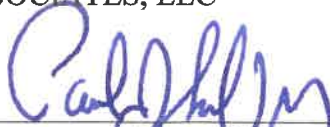
- d. The development or use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

The proposed use will promote public health in a profoundly direct way – by providing needed pediatric healthcare services to residents of the City of Arnold – which will in turn promote the general welfare of the City. In no way will the clinic be detrimental to the health, safety or general welfare of the City of Arnold.


8. Photograph of sign posted to give notice of public hearing – enclosed.

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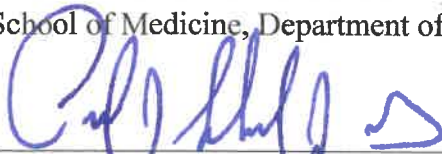
WASHINGTON UNIVERSITY CLINICAL  
ASSOCIATES, LLC

By:   
Name: Paul J. Scheel Jr., MD  
Title: President

PREMIER PEDIATRICS, LLC

By:   
Name: Paul J. Scheel Jr., MD  
Title: President

THE WASHINGTON UNIVERSITY, on behalf of  
its School of Medicine, Department of Pediatrics

By:   
Name: Paul J. Scheel Jr., MD  
Title: Associate Vice Chancellor for Clinical  
Affairs and Faculty Practice Plan CEO