



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-05

APPLICATION NAME: MERAMEC DERMATOLOGY

APPLICANT NAME: Meramec Dermatology LLC, Applicant
Meramec Dermatology

PROPERTY OWNER NAME: Hildegard Properties LLC
Brandon Kruse
5529 Elizabeth Avenue
St. Louis, MO 63110

APPLICANT'S REQUEST: The applicant is a prospective tenant requesting approval of a Conditional Use Permit for a Dermatology Outpatient Clinic.

STREET ADDRESS: 3783 & 3789 Vogel Rd

SITE LOCATION: South side of Vogel Road; Immediately South of National Geospatial Agency, West of Target and Home Depot

PARCEL ID: 01-9.0-31.0-3-002-006.05A

TOTAL SITE AREA: 11.16 acres

MEETING DATE: March 12, 2019

REPORT DATE: February 20, 2019

CASE MANAGER: Sarah Turner

RECOMMENDATION: **APPROVAL WITH CONDITIONS**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The 11.16 acre parcel is located along Vogel Road, with its South and West property lines also serving as City boundaries. The property is developed with two multi-tenant commercial retail buildings and parking lot. The property shares an unnamed public access road off Vogel Rd with Target and Home Depot to the East.

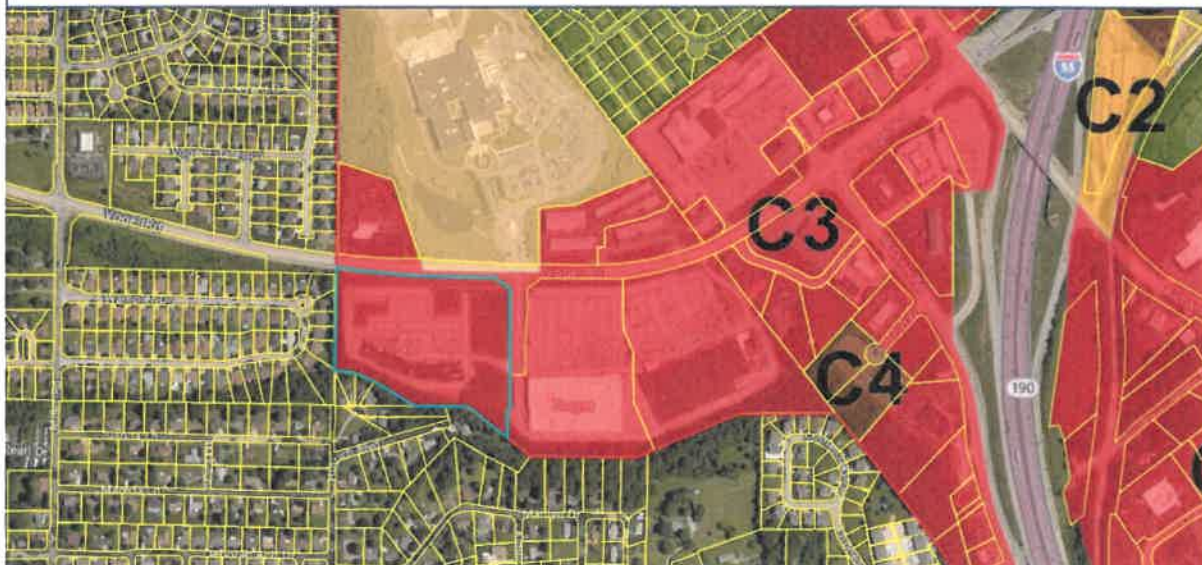
SITE HISTORY

This site was part of a single property that included the future sites of Target and Home Depot, which was located outside of the City. In 1999, the site was subdivided to its current boundaries and developed as Jefferson County Plaza with infrastructure. The property was annexed to the City with surrounding properties along Vogel Road in 2000. The two multi-tenant commercial retail buildings were constructed in 2004 and 2005. 3783 Vogel Rd is known as the location of Smugala's Pizza Pub and 3789 Vogel Rd is a smaller space that has been vacant for some time.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Commercial; Other	C-3; R-3	Arsenal Credit Union; National Geospatial Agency in R-3
East	Commercial	C-3	Mixed commercial retail (Target and Home Depot)
South	Residential	Not in City	Single family dwellings
West	Residential	Not in City	Single family dwellings

ZONING MAP



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ZONING REQUEST/DEVELOPMENT PROPOSAL

The applicant is a prospective tenant requesting approval of a Conditional Use Permit for a Dermatology Outpatient Clinic at 3783 and 3789 Vogel Road. The applicants intention is to combine the two spaces to create one 5524 square foot space.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

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

GOALS, OBJECTIVES, AND POLICIES:

ECONOMIC DEVELOPMENT POLICY GOALS: TO ENCOURAGE ECONOMIC DEVELOPMENT OPPORTUNITIES, ARNOLD SHOULD ENCOURAGE PRIVATE INVESTMENT WITHIN THE COMMUNITY, PROVIDE EMPLOYMENT THAT OFFERS QUALITY JOBS, PROVIDE EMPLOYMENT CENTERS AND IMPROVE THE QUALITY OF LIFE FOR ITS' CITIZENS

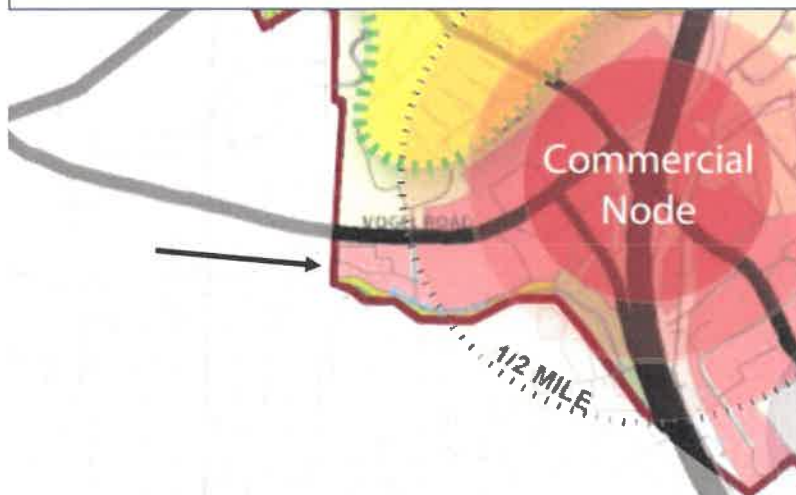
ECONOMIC DEVELOPMENT POLICY 1: UTILIZE ARNOLD'S STRENGTHS OF AFFORDABILITY, ACCESS, FAMILY-FRIENDLY ENVIRONMENT, AND OTHER QUALITY OF LIFE AMENITIES AS A TOOL TO ATTRACT QUALITY JOBS.

CITY PLANNER'S COMMENTS

Economic Development Policy Goals and Policy 1 are substantially satisfied as follows:

Substantially Satisfied: The proposed Conditional Use Permit would allow for an outpatient dermatology clinic, which would improve the quality of life for Arnold's citizens needing specialized skin care and the clinic would provide quality employment.

FUTURE LAND USE MAP:



Satisfied: The proposed conditional use aligns with the FLUM designation for the property as commercial.



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BACKGROUND

Jefferson County Plaza is a multi-tenant commercial retail shopping center on the western edge of the City and the proposed location of the applicant's dermatology clinic. The property is zoned C-3 Commercial, which allows for clinics on a conditional basis. The site is accessed via Vogel Road and an access road that Jefferson County Plaza shares with Target and Home Depot.

In February 2019, the applicant submitted a complete application for a Conditional Use Permit for the purpose of opening a Dermatology Outpatient Clinic at 3783 and 3789 Vogel Road. The applicants intend to create a larger, combined space from the two addresses listed, for which the proposed floor plan can be found on Page 13 in Attachments. The applicant, Meramec Dermatology LLC, is comprised of two board-certified dermatologists, Dr. Karl W. Staser and Dr. Rachel L. Kylo. The property owner, Hildegard Properties LLC, wrote a letter in support of the opening of the dermatology clinic in Jefferson County Plaza that was included with the application, which can be found on Page 15 in Attachments. Jeff DeLapp, the Fire Marshall of Rock Community Fire Protection District, reviewed the proposal and his comments are listed as Condition #3 on Page 9.

PLANNING AND ZONING ANALYSIS

When reviewing applications for Conditional Use Permits, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

The applicant seeks a Conditional Use Permit to use the property at 3783 and 3789 Vogel Road as a dermatology outpatient clinic.

CONSISTENT WITH GOOD PLANNING PRACTICE

The property where the applicant's proposed dermatology clinic is located is within a C-3 Commercial District, which allows for clinics on a conditional basis. In the Future Land Use Map from Arnold's Comprehensive Plan, this area is designated as commercial. The services offered by the proposed dermatology clinic would provide the community with new health services and quality employment. The goals, objectives, and policies of the Zoning Code Ordinance and the Comprehensive Plan are substantially met with this proposal.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

The C-3 Commercial District has 37 permitted, or conditionally permitted, uses and is the most intensive non-planned commercial district. The proposed use as a dermatology clinic is a relatively low-intensity use compared to the nearby large retail stores of Target and Home Depot. The allocated parking, as provided by the applicant and shown on Page 11 of Attachments (Exhibit C), more than meets the 25 parking stalls required by the C-3 district regulations based on gross square footage. Staff is concerned that there are no ADA spaces in

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PLANNING AND ZONING ANALYSIS - CONTINUED

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT—CONTINUED

the proposed clinic's allocated parking area. There are nearby ADA spaces allocated for neighboring retail spaces, but as a medical clinic, Staff is concerned that the clinic would not have enough ADA parking to meet the needs of its clients. This has been included as a condition to the proposed use, found in the Conditions in Exhibit A of Attachments on Page 9. The proposed use is not incompatible with the types of uses currently located this specific retail shopping center, such as the adjacent Dance Productions Unlimited Dance Studio and Xist Fitness gym. There are nearby residential uses to the west and south of the proposed location, outside of City limits, but a clinic should pose no threat to nearby property or enjoyment of residential uses. A concern Staff has identified, as with all medical clinics, is the possibility of there being overnight stays, which Staff has recommended be prevented with another condition of use (Conditions on Page 9). As proposed, the outpatient dermatology clinic satisfies the requirement that it can be operated in a manner that is not detrimental to permitted developments and uses in the district subject to conditions.

VISUAL COMPATIBILITY WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

As a medical clinic, the proposed use and business would be inside the commercial retail space at 3783 and 3789 Vogel Rd, as seen in Figure 1. The applicant states in their narrative that the signage and store frontage of the clinic would be visually compatible and consistent with permitted uses. As such, the proposed use as an outpatient dermatology clinic satisfactorily meets the requirement for the use to remain visually compatible with permitted development and uses in the surrounding area.

FIGURE 1: RETAIL FACADE OF 3783 & 3789 VOGEL RD, GOOGLE STREETVIEW





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PLANNING AND ZONING ANALYSIS - CONTINUED

ESSENTIALNESS OR DESIRABILITY TO THE CITY

The proposed use discussed in this Conditional Use Permit application is one of an outpatient dermatology clinic, which would treat skin diseases and disorders. In the property owner's letter of support (see Page 15), it is mentioned that the clinic would also be a Mohs practice to treat skin cancer. The City of Arnold is lacking these services, as the applicant states in their narrative (see Page 14), and the applicant plans to develop a "modern dermatology outpatient clinic in accordance with Clinical Laboratory Improvement Amendments (CLIA) and Occupational Safety and Health Administration (OSHA) standards." The proposed use substantially meets the review requirement to be an essential and desired addition to the City and promote the public health of Arnold citizens.

FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the proposed use as a Dermatology Outpatient Clinic is deemed consistent with good planning practice .

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed use can be developed or operated in a manner that is not detrimental to the permitted developments or uses within the district subject to conditions contained in Exhibit A in the Attachments.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use can be developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Arnold.

RECOMMENDATION

Staff finds that the proposed Conditional Use Permit meets the review criteria and is in compliance with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application subject to conditions contained in Exhibit A in Attachments.

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

Sarah Turner
Community Development Planner



ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



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CONDITIONS

1. Overnight stays are prohibited.
2. Allocated parking area as shown in Exhibit C must provide reasonable parking accommodation for persons with disabilities and comply with Federal ADA regulations.
3. Rock Community Fire Protection District requirements:
 - a. Interior finish permits shall be submitted to Rock Community Fire Protection District from all contractors permitting.
 - b. New Occupancy Permit shall be completed by owner.
4. Approval for Conditional Use Permit does not supersede other local, state or federal requirements.

EXHIBIT A: STAFF RECOMMENDED CONDITIONS OF USE

Meramec Dermatology

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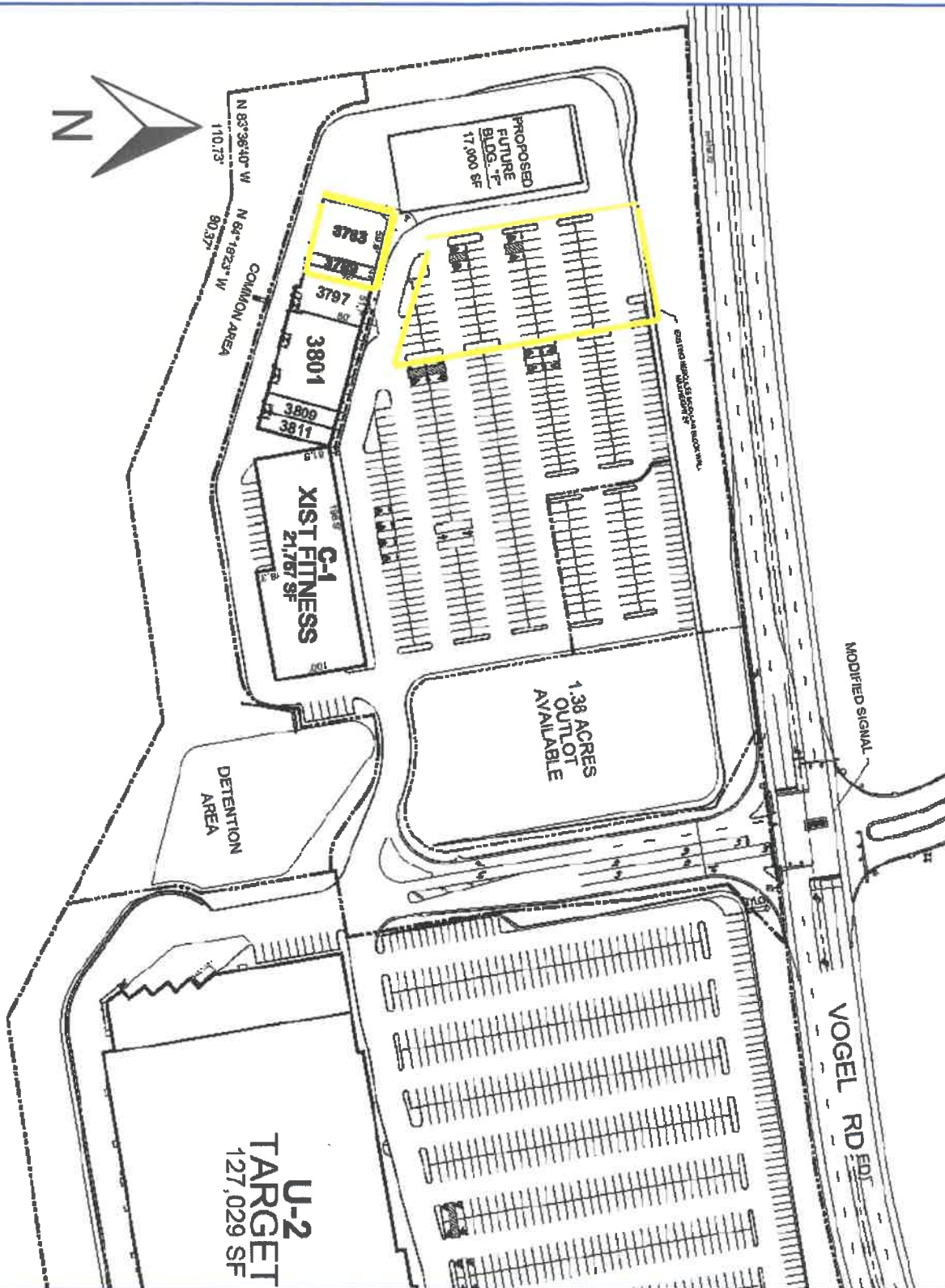


EXHIBIT B: SITE PLAN OF PROPOSED LOCATION



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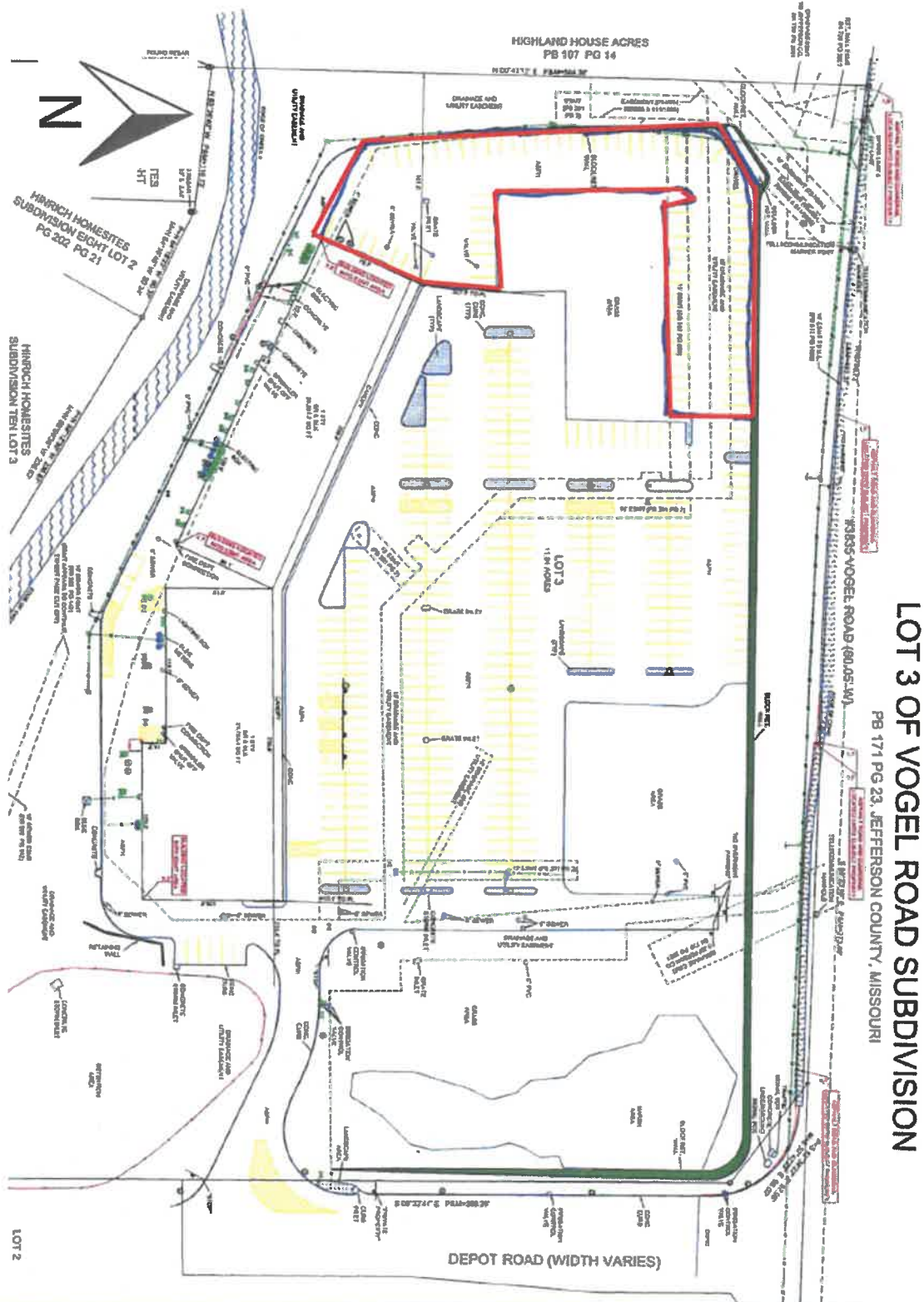


EXHIBIT C: PARKING ALLOCATION FOR PROPOSED DERMATOLOGY CLINIC

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EXHIBIT D: SATELLITE IMAGE OF PROPOSED LOCATION

2019-05 CONDITIONAL USE PERMIT APPLICATION

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Conditional Use Permit Questionnaire Answers

8a. We are two board-certified MD dermatologists developing a modern dermatology outpatient clinic in accordance with Clinical Laboratory Improvement Amendments (CLIA) and Occupational Safety and Health Administration (OSHA) standards.

8b. The development and use of the space as a dermatology outpatient clinic will in no way be detrimental to the permitted developments and uses in the district.

8c. All development and operation of the space as a dermatology outpatient clinic will be visually compatible with the permitted uses in the surrounding areas, including signage and store frontage consistent with permitted uses.

8d. The City of Arnold and surrounding environs currently lack the services of a board-certified dermatologist. Thus, our dermatology outpatient clinic, developed according to good planning practice in a manner fitting with the permitted developments and uses in the district, will preserve and promote public health, safety, and general welfare of the City of Arnold.



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HILDEGARD PROPERTIES, LLC

211 NORTH BROADWAY, SUITE 2075, ST. LOUIS, MO 63102

2/8/2019

City of Arnold / Jefferson County

RE: Conditional Approval for Meramec Dermatology, LLC at Jefferson County Plaza

Dear Approval Board,

On behalf of our team, we are writing you in support of Dr. Karl W. Staser & Dr. Rachel L. Killo of Meramec Dermatology, LLC to open a 5,524 square foot dermatology and Mohs practice at Jefferson County Plaza (3783-3789 Vogel Road Arnold, MO 63010). These two doctors and their practice would add a great deal of value for the city, specialty practice convenience for local residence and additional jobs.

Sincerely,

Brandon L. Kruse
President
Hildegard Properties, LLC

PROPERTY OWNER NARRATIVE

Meramec Dermatology

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STREETVIEW OF FRONT FAÇADE, FROM PARKING LOT FACING WEST

2019-05 CONDITIONAL USE PERMIT APPLICATION



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STREETVIEW OF FRONT FAÇADE AND SIDE PARKING, FROM PARKING LOT FACING SOUTH

Meramec Dermatology