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**CITY OF ARNOLD PLANNING COMMISSION, MAY 22, 2018 MEETING**

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**TO:** PLANNING COMMISSION  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2018-16, RECORD/MINOR RECORD PLAT, IMMACULATE CONCEPTION CONSOLIDATION PLAT, 2300 CHURCH ROAD  
**DATE:** MAY 18, 2018  
**CC:**

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**Request**

Brandon A Harp, P.E., of Civil Engineering Design Consultants, has submitted on behalf of Jefferson County Catholic Real Estate Corp., for approval of a minor record plat to consolidate six parcels into one. The single lot will be 19.70 acres and contain R-5 and C-3 zoning. Attached is the application, aerial of the site and the proposed minor record plat.

**Analysis**

Staff has no concerns regarding the minor record plat except for the dual zone districts. In the past, we have encountered dual zoning on one lot that has caused problems for land use, setback requirements, buffer requirements, etc. Staff is recommending a condition that the property must be zoned all one district and Staff recommends making is all R-5.

**Recommendation**

Staff recommends the Planning Commission forward a recommendation of approval with the below condition:

1. The parcel is rezoned to one zone district and the application is submitted prior to signing the City signing the plat.

cc-6/7/18

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

5/22/18  
atg



### RECORD PLAT / MINOR SUBDIVISION

File Number 2018-16 50% of the Cost of Preliminary Plat - Fee Paid \$200.00 4/2/18

#### APPLICANT/CONTRACT PURCHASER

Brandon A. Harp, P.E.  
Civil Engineering Design Consultants, Inc.

Name  
10820 Sunset Office Drive, Suite 200  
St., Louis, MO 63127  
Address, City, State, Zip

314-729-1400  
Telephone Number

314-729-1404  
Facsimile Number

2300 Church Road  
Property Address (or nearest intersection)

City of Arnold  
Sanitary District

636-282-6652  
Telephone Number

#### OWNER

Jefferson County Catholic Real Estate Corporation

Name  
20 Archbishop May Drive  
St. Louis, MO 63119  
Address, City, State, Zip

314-792-7000  
Telephone Number

Facsimile Number

CT1  
Zoning of Property

5 parcels into 1  
Number of Lots

Rock Community  
Fire District

636-296-2211  
Telephone Number

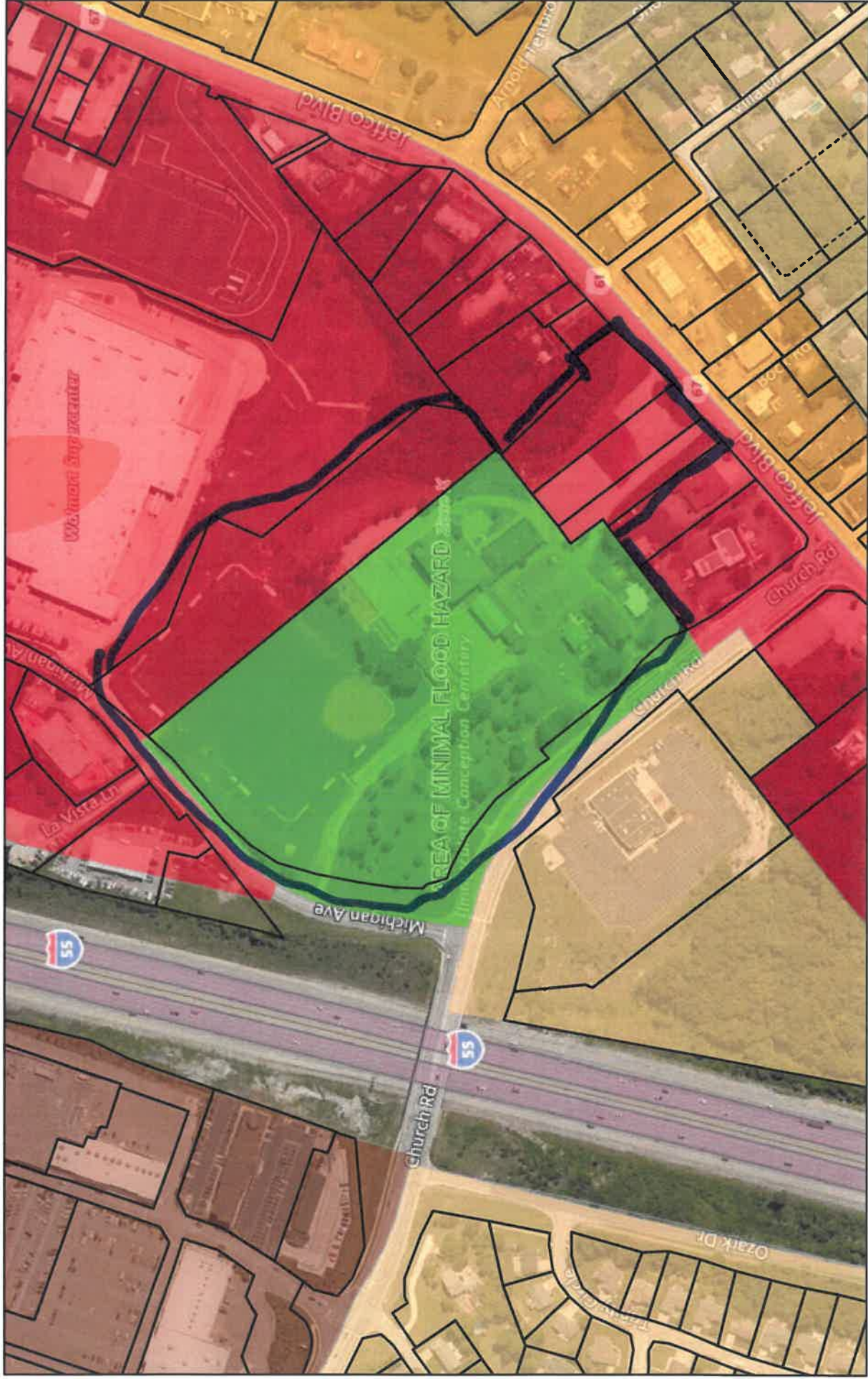
April 3, 2018  
Date of application

  
Signature of Applicant and/or Owner

May 8, 2018  
Meeting Date Targeting

btoney@cedc.net

# City of Arnold MO Online GIS Base Map Viewer



May 18, 2018

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



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