

AGENDA

PUBLIC HEARING

1. Call To Order
2. 2015-11, Conditional Use Permit for a modification to Commercial Center Sign at 100 Richardson Crossing
3. 2015-12, Conditional Use Permit for a Commercial Center Sign at 1298 Jeffco Blvd (Ridgecrest and Jeffco)
4. Adjourn

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a. May 12, 2015
6. Questions from the floor/Presentation
7. Conditional Use Permit
 - a. 2015-11, Conditional Use Permit for a modification to Commercial Center Sign at 100 Richardson Crossing
 - b. 2015-12, Conditional Use Permit for a Commercial Center Sign at 1298 Jeffco Blvd (Ridgecrest and Jeffco)
8. Staff Report
 - a. Proposed Sign Code revisions
9. Old Business/Commissioners Report
10. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

MAY 12, 2015 / 7:00 P.M.

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2015-10: CONDITIONAL USE PERMIT FOR TEMPORARY/VENDING STRUCTURE FOR SALE OF SELF SERVICE ICE AT 3673 W. OUTER RD: Mr. Sutton read the staff report.

Robert Jones, applicant, feels this will be a good addition to the area. Feels businesses on both sides will benefit. Questioned the required shrubs and sidewalk.

Mary Holden explained that the shrub requirement is along the frontage of the building not the frontage of the lot.

Derrick Redhead stated that the city will work with the applicant on where to plant.

There being no further questions or comments, the public hearing adjourned at 7:10 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Randy Hoselton (excused), Brian McArthur, Ralph Sippel, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused).
8 voting members present, 2 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the April 14, 2015 (no meeting April 28, 2015) meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: Master Sergeant Robert Jones, 2316 Seckman Spring Ct., Imperial, MO asked for clarification of the variance schedule.

Mary Holden stated that the meeting will be scheduled for May 27th pending Planning Commission and City Council approval.

7a. 2015-10 CONDITIONAL USE PERMIT FOR TEMPORARY/VENDING STRUCTURE FOR SALE OF SELF SERVICE ICE AT 3673 W. OUTER RD: Jeff Campbell agrees this will be a good addition.

Frank Kutilek asked about the trash container. Mr. Jones stated a trash container will be provided.

John Tucker questioned the placement of the ice house with regard to the existing billboard sign. Andrew Sutton stated it will be located underneath the existing sign.

Motion by Jeff Campbell to approve 2015-10, Conditional Use Permit for a temporary/vending structure for sale of self service ice at 3673 W. Outer Rd. with the findings and six (6) conditions:

1. The conditional use permit will only go into effect upon the property owner successfully obtaining a variance to the front property width.
2. The property owner must submit an authorized cross access agreement with one of the neighboring property owners.
3. The applicant must stucco and paint the outside of the structure.
4. A contribution must be submitted for a 35' x 5' wide sidewalk at the road frontage.
5. Parking spaces must be resized to meet the required dimensions under the C-3 regulations.
6. Shrubs to be planted to code specifications along the front frontage.

Second by Brian McArthur.

Andrew Sutton asked the applicant if he understood the sign requirements based on the frontage. Mr. Jones stated he did and will work with staff.

Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Ralph Sippel, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, no; Todd Teuscher, yes. *7 yeas, 1 nay – Motion Approved.*

STAFF REPORT:

8a. Proposed Sign Code Revisions: Derrick Redhead read through the proposed sign code revisions.

John Tucker questioned if High School organizations are going to be affected by the section on living or human signs (referring to like when they hold a car wash fundraiser).

Derrick Redhead stated that this section would not affect non-profits.

Mary Holden stated this will likely be a complaint based enforcement issue, but we would never shut down an organization's fundraiser.

Jeff Campbell commented that he likes the proposed alternative i-a better than i-b.

Ralph Sippel stated that on Old Newsboy Day and Firemen collecting in their boots typically get into the right-of-way.

Mary Holden stated that they are a non-profit entity, not advertising in a sense.

Brian McArthur feels that 2 consecutive days is a little constrictive.

Del Williams stated he prefers the i-b alternative.

Andrew Sutton asked for a poll on whether i-a or i-b is preferred. Majority in favor of i-a.

8b. Native Shrubs: Mary Holden briefly addressed her staff report and asked if the Commission is comfortable with the list or are there others that need to be added or deleted.

Todd Teuscher needs to further review the list but feels they need to eliminate shrubs that sucker freely and are difficult to control in a commercial application. He will work with staff to revise the list.

OLD BUSINESS: Todd Teuscher commented that Chic fil a still have their plants staked and guide.

Mary Holden gave an update on the resident's complaints with regard to the proposed Engle duplex. She went through the GIS to determine who was owner/occupied and who was not; sent the inspectors out and the majority are in compliance and a few have some minor things to fix. It is not appear to be as bad as the residents were making it out to be.

COMMISSIONERS REPORT: Jeff Campbell expressed his concern about pavement elevations that might increase grade transitions at driveway entrances.

Mary Holden directed him to contact Ed Blattner with his concerns.

Brian McArthur reported that Council decided to look at incomplete subdivisions with regard to city street adoption. Council plans to work with subdivisions on a case by case basis.

Andrew Sutton commented that the Mattress Store now has a blow up gorilla out on the weekends.

ADJOURNMENT: Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary

Mary Holden

From: Derrick Redhead
Sent: Friday, May 15, 2015 4:11 PM
To: Andrew Sutton (ars@andrewrsutton.com); Brian McArthur; Del Williams (delbon60@charter.net); Frank Kutilek Jr. (fakcats@sbcglobal.net); Jeff Campbell (tgcampbe@swbell.net); John Tucker (john@johnwaynetucker.com); Ralph Sippel (masippel@sbcglobal.net); Randy Hoselton (rhoselto@jeffco.edu); Ted Brandt (tjr0204@sbcglobal.net); Todd Teuscher (Teuscher@pbworld.com)
Cc: Mary Holden; Tammi Casey
Subject: Revised Sign Ordinance
Attachments: May 2015 Electronic Message Signs.pdf

Dear Planning Commission,

I have attached a revise draft of the electronic sign ordinance to reflect the changes that were discussed at Tuesday's meeting. I did also make one additional change to the language in section a to help clarify that highway billboards (off-premise signs) are also allowed to be electronic message signs. This change was NOT previously discussed at a meeting, but was largely made to clarify how many signs are allowed per lot and under what conditions.

Please review and let me know if you have any questions, comments, or concerns.

Sincerely,

Derrick Redhead

Planner / GIS Technician

City of Arnold

2101 Jeffco Blvd.

Arnold, MO 63010

Ph: 636-282-6673

Fax 636-282-6677

dredhead@arnoldmo.org

Draft Electronic Message Sign and Living/Human Ordinance Update:

Definitions:

Electronic Message Sign- A sign or graphic capable of electronically displaying words, symbols, figures or images through electrically illuminated or mechanically changeable segments that can be controlled or changed by automatic means. This includes any digital sign that may be changed or altered by means of electrical or computerized programming.

Living/Human Signs- Living or human sign shall mean a sign held by or attached to a human being or living creature for the purpose of advertising or otherwise drawing attention to an individual, business, commodity, service, or product. This can also include a person dressed in costume for the purpose of advertising or drawing attention to an individual, business, commodity, service, or product.

Attention Getting Devices- devices that are erected, placed or maintained outdoors so as to attract attention to any business, or any goods, products or services available including but not limited to the following devices: banners; cut out figures; festooning, including tinsel, strings of ribbons and pinwheels; inflatable objects, including balloons; non-governmental flags; pennants; propellers; steam or smoke-producing devices; streamers; wind devices; blinking, rotating, moving, chasing, flashing, glaring, strobe, scintillating, search, flood or spot lights; or similar devices

SECTION:

- a. Electronic message signs shall be allowed in commercial or industrial districts as a wall sign or free standing sign. There shall be only one electronic message sign, whether it be a wall or free standing, erected per lot on an allowed frontage. One additional off-premise electronic message center sign may be allowed per lot in a commercial or industrial district provided it conforms to all the conditions of sections 20.5-13 & 5-14.
- b. In residential districts, electronic message signs and reader boards are not permitted, except those which are allowed as monument signs located at hospitals, places of worship, community centers, public or private schools, buildings or structures owned or leased and used by other public, semi-public, or civic organizations.
- c. Electronic message signs must stay illuminated on one static message for a minimum of 8 seconds before transitioning to a new message. Fading in or out of messages shall not be permitted on any electronic message sign. There must be a 2 second transition between messages where the screen appears black or completely dark for the entire transition.
- d. Electronic message signs may not rotate, pivot, or move in any manner. The sign must remain in a fixed position on the structure that it is attached to.

- e. All electronic message signs shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with natural ambient light conditions. Furthermore, the displays must also be discontinued or transition to a black or dark screen if there is a malfunction in the operation of the display.
- f. No electronic message sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Fc) at a specified distance depending on sign area as detailed below:

Area of Sign (Sq. ft.)	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100

- g. Electronic message signs shall provide constant illumination when displaying a message. A message shall not include animation, full motion video, flashing, scrolling, racing, blinking, changes in color, or fade in and fade out.
 - h. The planning commission may establish a special mixed-use, downtown, or pedestrian district that would allow the use of video or animation with electronic signs located within that district. The establishment of such a district shall be in only in areas that have been classified as a mixed-use or downtown district in the comprehensive plan.
-

SECTION:

- i. Living or human signs as defined by this ordinance are permitted on the premises of the business for which the said sign is advertising for. Those signs may not exceed three (3) feet square in area and are not allowed off-premises nor within the right-of-way. Furthermore, they are not allowed to be used on more than two (2) consecutive days, and are allowed to advertise for a maximum of thirty (30) calendar days per year.
- j. No visual or audio attention getting device shall be used in conjunction with any sign in the city of Arnold. This includes all audio messages, transmissions, and sound generated in conjunction with the sign.

CITY OF ARNOLD, PLANNING COMMISSION, MAY 26, 2015 MEETING

TO: THE PLANNING COMMISSION
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2015-12, CONDITIONAL USE PERMIT FOR A COMMERCIAL CENTER SIGN AT 1298 JEFFCO BLVD (RIDGECREST AND JEFFCO)
DATE: MAY 20, 2015
CC:

Request

Piros Signs, Inc, on behalf of Poplar LLC, has submitted for approval of a conditional use permit to construct a commercial center sign for Ridgecrest Crossing located at the corner of Ridgecrest and Jeffco Blvd. The sign, located at 1298 Jeffco Blvd, is proposed to be 81.33 square feet and approximately 24 feet high. Attached is application, written request, plans of the sign and an aerial of the site.

Analysis

The application indicates that all other signs are being removed from the initial review and being replaced with this proposed commercial center sign. Staff believes this is an improvement over the multiple signs originally shown.

The proposed sign complies with the Sign Code height (25 feet high) and size requirements (based on linear frontage or lease space). The site plan is too small for Staff to scale the exact location, therefore, we are requiring a scaled site plan indicating the sign location (must be setback at least 10 feet from the property line).

Overall, Staff has no other concerns with the requested conditional use.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice. The use is consistent with good planning practices in that it helps eliminate numerous free standing signs since only one free standing sign is allowed.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The use will be complimentary to and add to the surrounding development and the City of Arnold as a whole.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The use will be developed, operated, and visually compatible with the surrounding improvements.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. The use is essential and desirable since it provides visible identification of the stores in the complex.

Staff Recommendation

Staff recommends the Planning Commission approve the requested conditional use permit with the below findings and condition:

Findings:

1. The use is consistent with good planning practices in that it helps eliminate numerous free standing signs since only one free standing sign is allowed.
2. The use will be complimentary to and add to the surrounding development and the City of Arnold as a whole.
3. The use will be developed, operated, and visually compatible with the surrounding improvements.
4. The use is essential and desirable since it provides visible identification of the stores in the complex.

Conditions:

1. Provide a scaled site plan clearly indicating the sign location that must be at least 10 feet off the front property line.

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

5/26/15
Mtg



CONDITIONAL USE PERMIT
APPLICATION

File Number 2015-12

\$400.00 Fee Paid 4/29/15

APPLICANT/CONTRACT PURCHASER

PIZOS SIGNS, INC
Name
1815 OLD STATE ROAD M
BARNHART, MO 63012
Address, City, State, Zip

636-464-0200
Telephone Number

636-464-9990
Facsimile Number

1298 JEFFCO BLVD
Property Address (or nearest intersection)

OWNER:

POPULAR LLC
Name
1701 MACKLIHO
ST. LOUIS, MO 63110
Address, City, State, Zip

314-865-5700
Telephone Number

Facsimile Number

C-2
Zoning of property

Proposed Use: INSTALL (1) MULTI-TENANT PYLON SIGN.

Adjacent Zoning/Uses

C-2 C-2 R-4 I.R-5 C-3
North South East West

4-27-15
Date of application

Meeting date targeting

[Signature]
Signature of Applicant

Signature of Owner



1818 OLD STATE RD. M
(636) 464-0200 BARNHART, MO 63012 Fax: (636) 464-9990

04-27-2015

City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

Board Members,

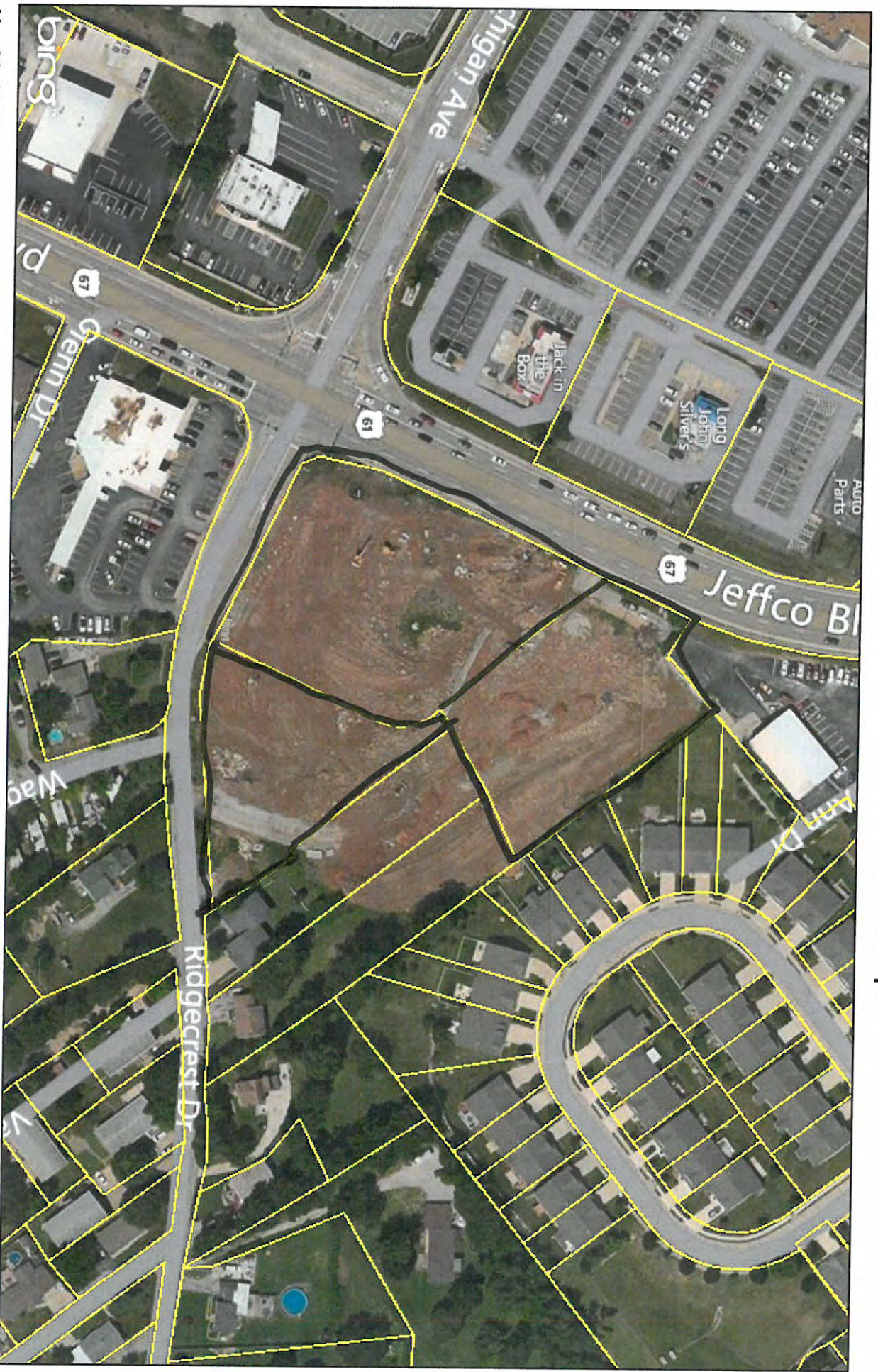
We are requesting a Conditional Use Permit, to install (1) 81.33 square foot, illuminated, multi-tenant pylon sign at the new Ridgecrest Crossing commercial development. This site has been given development approval from the City and is well under construction.

The original site plan called out (2) separate ground signs to be installed. It has since been determined that (1) more centralized sign would be more beneficial to the site, as well as reduce sign clutter along Jeffco Blvd.

We are proposing to install (1) double faced sign, which will contain the plaza name, as well as the tenants located within the development. This sign will be quite smaller than what the Code normally allows for signs of this type. Also by centering the sign on the site, the sign will be placed further from any neighboring residential properties.

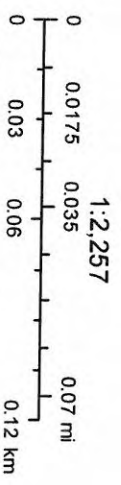
We thank you in advance for considering our proposal.

City of Arnold MO Online GIS Base Map



May 20, 2015

2015ArnoldParcels



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City of Arnold Missouri, Jefferson County Missouri



1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Contegra
JOB LOCATION
22 Gateway Commerce Center Dr. W.
Suite 110 - Edwardsville, IL 62025
CONTACT
Russ Henke
PROJECT
Pole Sign
SALES PERSON
David Brand Jr.
DATE
3-19-15
RENDERING #
15-1036
SCALE
3/8" = 1'
DRAWN BY
E. Irvin
SAVED AS
RC Pole Sign

REVISION DATE

REVISION(S)



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

THIS P/00/ IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL PIROSSIGNS RECEIVES A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICE QUOTED.

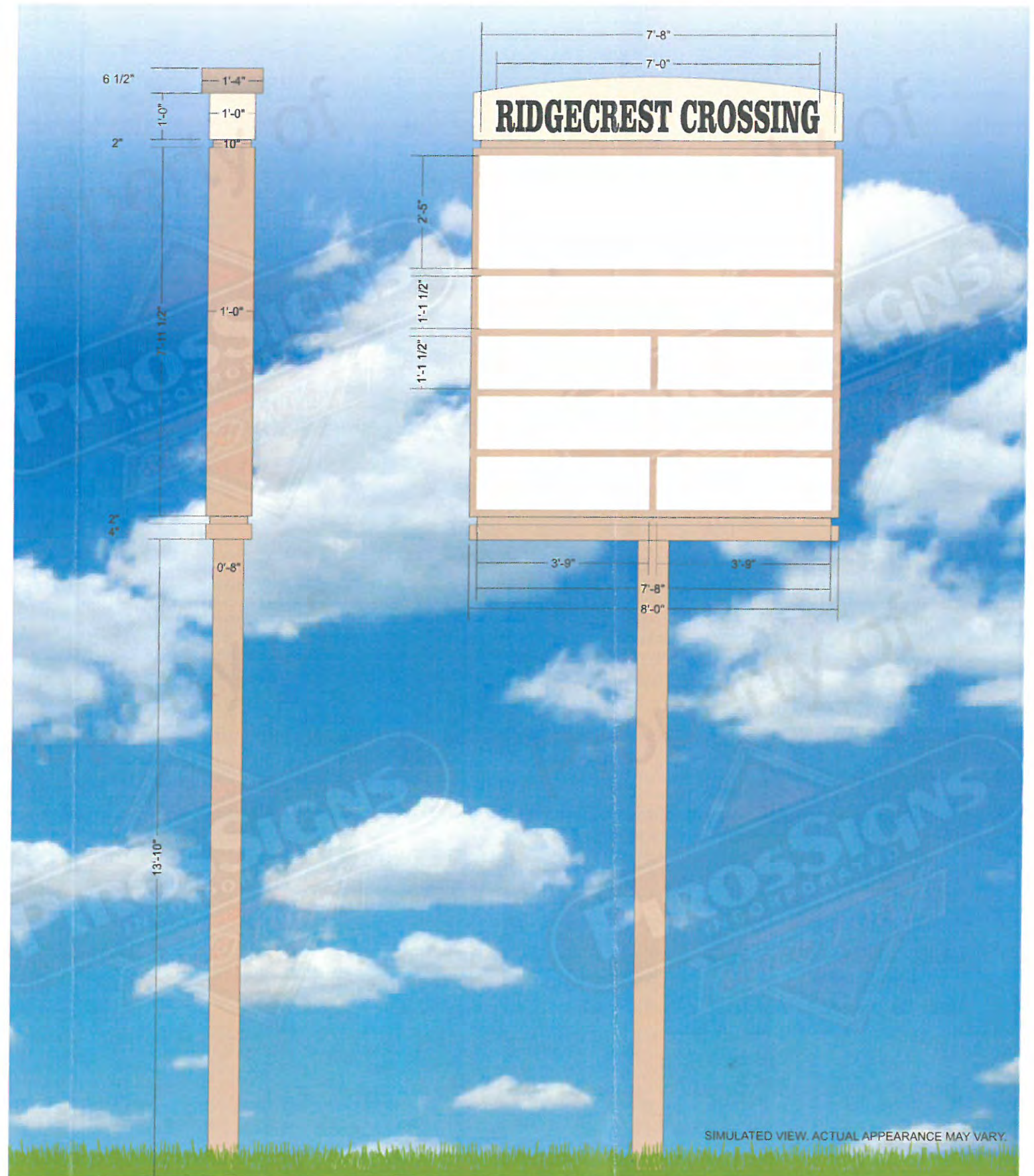
THIS DRAWING IS COPYRIGHT PROTECTED AND IS SOLE PROPERTY OF PIROSSIGNS INC. AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS DRAWING MAY NOT BE REPRODUCED, DUPLICATED OR CONSTRUCTED WITHOUT WRITTEN PERMISSION OR PURCHASE FROM PIROSSIGNS INC.

Pole Sign

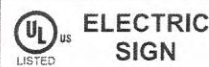
3/8"=1'

Fabricate & install 1 double sided pole sign.

- 12" Extruded sign cabinet
 - Custom fabricated top
 - "Ridgecrest Crossing" are routed faces backed with acrylic and day/night vinyl
 - Acrylic faces
 - LED Lighting
 - Matthews paint (no texture)
 - Colors to be picked by customer
 - All artwork for representation only.
- Need vector files for production**



SIMULATED VIEW. ACTUAL APPEARANCE MAY VARY.



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



7/14/2014
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Commercial Center/Mixed Uses
Jeffco Blvd. and Ridgecrest Dr.
City of Arnold, Missouri 63010

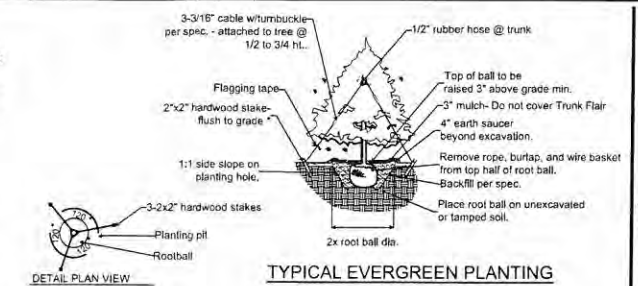
Revisions:

Date	Description	No.
8/1/14	City Comments	1
8/7/14	Revisions	2
8/21/14	Revisions	3
8/22/14	Site Revisions	4
9/29/14	City Comments	5
12/18/14	Site Revisions	6

Drawn: BAD
Checked: DAD

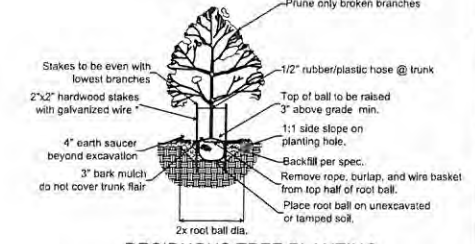
DeLong
and
Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com
Missouri River Certificate of Authority: 07012009-04

Sheet Title: Concept Landscape Plan
Sheet No: L-1
Date: 7/14/2014
Job #: 105.010

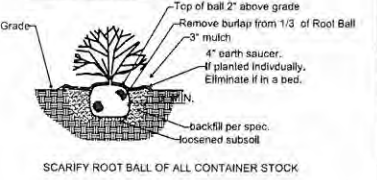


TYPICAL EVERGREEN PLANTING

- Staking should be done only when:
 - Planting in soft, loose soils
 - Root balls with sandy soil, or wet clay
 - Trees located in an extremely windy location
- Prune only broken branches



TYPICAL DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING

LANDSCAPE NOTES:

TURF AREAS LOCATED WITHIN CITY RIGHT-OF-WAY, PUBLIC ROADWAY EASEMENTS, AND PRIVATE DETENTION BASIN AREAS BELOW TOP OF BERM ELEVATIONS SHALL BE SOD. ALL OTHER DISTURBED AREAS, AT A MINIMUM, SHALL BE FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ARNOLD'S STORM WATER AND EROSION CONTROL ORDINANCE.

PREPARATION OF SEEDBED AND SODDED AREAS AND PLACEMENT OF SEED/SOD SHALL BE IN ACCORDANCE WITH SECTION 600 OF ST. LOUIS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, JUNE 6, 2008, OR LATEST REVISION.

ALL LAWNS AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE COVERED WITH A BLUEGRASS/FESCUE BLEND. ALL LAWN AREAS SHALL HAVE FERTILIZER APPLIED PRIOR TO SEEDING. SEED SOURCE SHALL BE SUBMITTED FOR APPROVAL PRIOR TO APPLICATION.

PRIOR TO APPLICATION OF SEED/SOD OR PLANTINGS, ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4\"/>

WHERE TURF ABUTS PAVED SURFACES, FINISHED GRADE OF TURF SHALL BE HELD ONE INCH BELOW SURFACE ELEVATIONS OF WALK, SLAB, CURB, ETC.

SHIFT LANDSCAPE BUFFER OR USE LIMITED HEIGHT TREES UNDER EXISTING OVERHEAD UTILITY LINES.

Lot 1

TREES REQUIRED: (4 PER 10 PARKING SPACES)	30 TREES
TREES PROVIDED:	30 TREES
SHRUBS REQUIRED: (6 SHRUBS PER 20 LF OF BUILDING PERIMETER)	149 SHRUBS
SHRUBS PROVIDED:	149 SHRUBS

Lot 2

TREES REQUIRED: (4 PER 10 PARKING SPACES)	16 TREES
TREES PROVIDED:	16 TREES
SHRUBS REQUIRED: (6 SHRUBS PER 20 LF OF BUILDING PERIMETER)	101 SHRUBS
SHRUBS PROVIDED:	101 SHRUBS

Areas to have automatic irrigation system.
Plant beds and lawn areas to be on separate Zones.

PLANTING SCHEDULE LOT 1

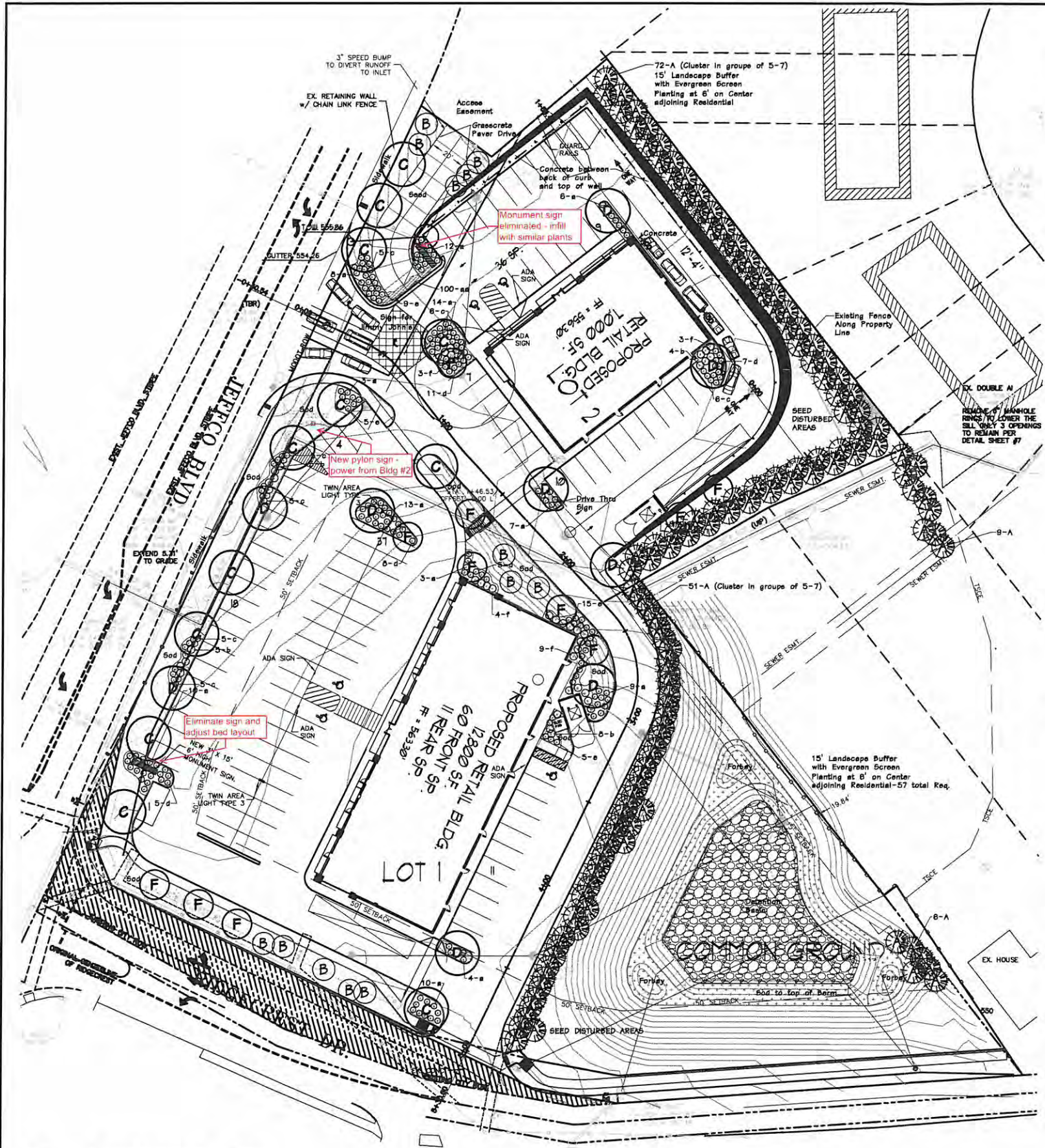
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
B	8	<i>Picea abies</i>	Norway Spruce	6'	26.6%
C	8	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	3'	26.6%
D	6	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	3'	36.6%
F	8	<i>Malus</i> 'Robinson'	Robinson Flowering Crab	3'	20%
a	55	<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	18-24'	4' O.C.
b	18	<i>Physocarpus opulifolius</i>	Ninebark	2-3'	4' O.C.
c	20	<i>Rosa</i> 'Radrazz'	Knock-out Rose	18-24'	3' O.C.
d	18	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer	18-24'	3' O.C.
e	25	<i>Rhus aromatica</i> 'Gro-Low'	Gro-low Fragrant Sumac	18-24'	3' O.C.
f	13	<i>Taxus x media</i> 'Densiflormis'	Densiflormis Yew	24-30'	4' O.C.

PLANTING SCHEDULE LOT 2

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	27	<i>Pinus strobus</i>	White Pine	6'	6' O.C.
	27	<i>Juniperus virginiana</i> 'Cansert'	Cansert Juniper	6'	6' O.C.
	27	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	6'	6' O.C.
B	5	<i>Picea abies</i>	Norway Spruce	6'	31.2%
C	4	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	3'	12.5%
D	4	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	3'	25%
F	3	<i>Malus</i> 'Robinson'	Robinson Flowering Crab	3'	12.5%
a	47	<i>Juniperus sabina</i> 'Broadmoor'	Broadmoor Juniper	18-24'	4' O.C.
b	4	<i>Physocarpus opulifolius</i>	Ninebark	2-3'	4' O.C.
c	17	<i>Rosa</i> 'Radrazz'	Knock-out Rose	18-24'	3' O.C.
d	18	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer	18-24'	3' O.C.
e	9	<i>Rhus aromatica</i> 'Gro-Low'	Gro-low Fragrant Sumac	18-24'	3' O.C.
f	6	<i>Taxus x media</i> 'Densiflormis'	Densiflormis Yew	24-30'	4' O.C.
aa	100	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 qt	12' O.C.

PLANTING SCHEDULE COMMON GROUND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	19	<i>Pinus strobus</i>	White Pine	6'	6' O.C.
	19	<i>Juniperus virginiana</i> 'Cansert'	Cansert Juniper	6'	6' O.C.
	19	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	6'	6' O.C.



Landscape Plan
SCALE 1"=30'-0"

CITY OF ARNOLD, PLANNING COMMISSION, MAY 26, 2015 MEETING

TO: THE PLANNING COMMISSION
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2015-11, CONDITIONAL USE PERMIT FOR A MODIFICATION TO EXISTING COMMERCIAL CENTER SIGN AT 100 RICHARDSON CROSSING
DATE: MAY 20, 2015
CC:

Request

Piros Signs, Inc, on behalf of Richardson Crossing LLC, has submitted for approval of a modification to the existing commercial center sign for Richardson Crossing to add 60 square feet of sign panels to the bottom of the sign. Attached is application, written request, plans of the sign and an aerial of the site.

Analysis

The existing 296 square foot sign was approved by Planning Commission in early 2006 and the Board of Adjustment in early 2006 for a setback variance. The additional 60 square feet will bring the total sign area to 356 square feet, well within the allowed sign area that is based on linear frontage along St. John's Church Road (439+/- feet).

Overall, Staff has no concerns with the requested conditional use.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice. The amendment to the existing commercial center sign is deemed consistent with good planning practices in that it helps eliminate numerous free standing signs since only one free standing sign is allowed.

The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The amendment to the existing commercial center sign will be complimentary to the existing sign and surrounding development and the City of Arnold as a whole.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The amendment to the existing commercial center sign will be developed, operated, and visually compatible with the existing sign and surrounding improvements.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. The amendment to the existing commercial center sign is essential and desirable since it provides visible identification of the stores in the complex.

Staff Recommendation

Staff recommends the Planning Commission approve the requested conditional use permit with the below findings.

Findings:

1. The amendment to the existing commercial center sign is deemed consistent with good planning practices in that it helps eliminate numerous free standing signs since only one free standing sign is allowed.
2. The amendment to the existing commercial center sign will be complimentary to the existing sign and surrounding development and the City of Arnold as a whole.
3. The amendment to the existing commercial center sign will be developed, operated, and visually compatible with the existing sign and surrounding improvements.
4. The amendment to the existing commercial center sign is essential and desirable since it provides visible identification of the stores in the complex.

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

5/26/15
mtg



CONDITIONAL USE PERMIT
APPLICATION

File Number 2015-11

\$400.00 Fee Paid 4/29/15

APPLICANT/CONTRACT PURCHASER

PIROS SIGNS, INC

Name
1818 OLD STATE ROAD N
BARHART, MO 63012
Address, City, State, Zip

636-464-0200
Telephone Number

636-464-9990
Facsimile Number

100 RICHARDSON CROSSING
Property Address (or nearest intersection)

OWNER:

RICHARDSON CROSSING LLC

Name
P.O. BOX 467
HIGHLAND, IL 62249
Address, City, State, Zip

618-654-3467
Telephone Number

Facsimile Number

Zoning of property

Proposed Use: Amend CUP to
ADD TENANT PANELS TO EXISTING MULTI-TENANT
PYLON SIGN.

Adjacent Zoning/Uses

R-4 | R-6 | C-3 | R-4 | C-3
~~E-3~~ North South East West

4-28-15
Date of application

Meeting date targeting

[Signature]
Signature of Applicant

Signature of Owner



(636) 464-0200 1818 OLD STATE RD. M Fax: (636) 464-9990
BARNHART, MO 63012

04-28-2015

City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

Board Members,

We are requesting to amend a Conditional Use Permit, to install an additional 60.00 square foot, illuminated, multi-tenant pylon sign panels at the Richardson Crossing commercial development. This site has been under operation for quite some time.

The original sign was designed, with what was thought to be enough tenant panels to accommodate future tenants and growth. However, over the years, more tenants have come into the site, with smaller leased spaces. Therefore, additional panels are now needed to properly identify all of the businesses within the development.

We are proposing to install (1) double faced sign cabinet, which will contain (6) additional tenant panels. This cabinet will be designed to match the existing sign, in size and color. Once installed, the average person will not notice the addition to the existing sign. However, it will allow any existing and future tenants to be properly identified along Richardson Road.

We thank you in advance for considering our proposal.



180 90 0 180 Feet





1818 HWY. M
 BARNHART, MO 63012
 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 FREY PROPERTIES
 JOB LOCATION
 RICHARDSON ROAD CROSSING
 ARNOLD, MO 63010
 CONTACT

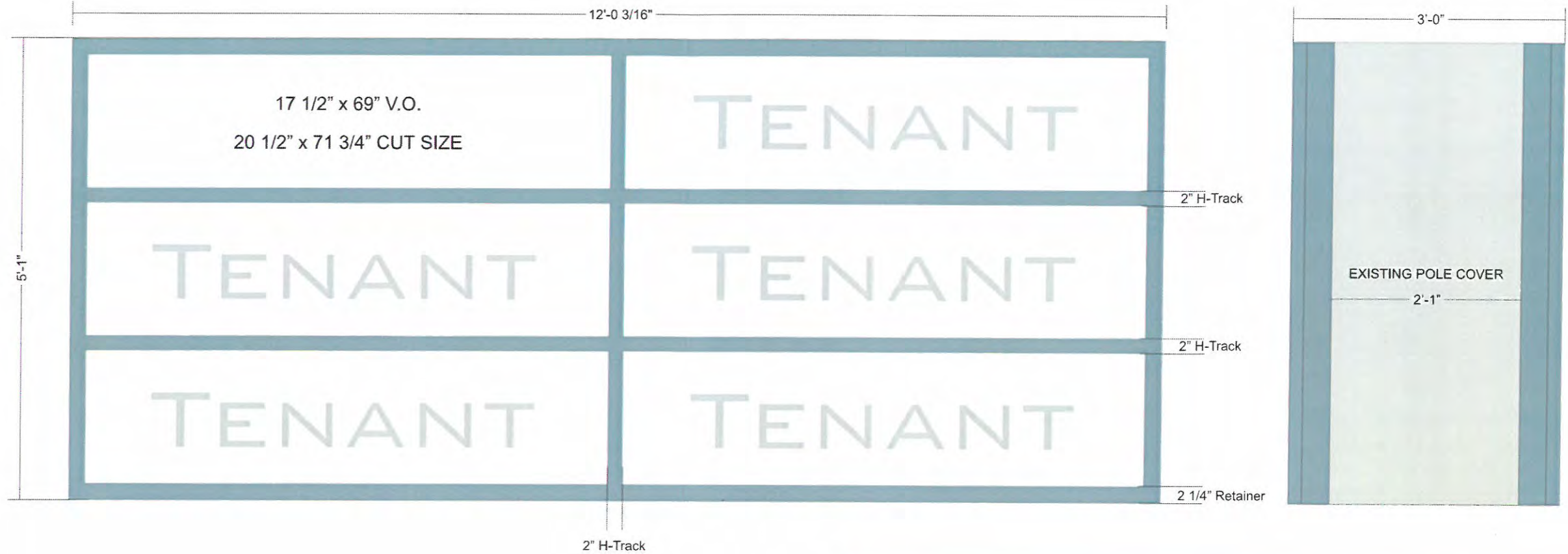
PROJECT
 TENANT CABINETS
 SALES PERSON
 RHONDA KASSEN
 DATE
 01-06-15
 RENDERING #
 15-5001-1
 SCALE
 3/4"=1'-0"
 DRAWN BY
 BARKHURST
 SAVED AS
 FREY TENANT CABINET

REVISION DATE
 04-20-15
 REVISION(S) B
 SURVEY COMPLETED. CHANGED ALL MEASUREMENTS TO MATCH THE SURVEY



- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____
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Tenant Cabinet SCALE: 3/4"=1'

SUPPLY AND INSTALL (x2) INTERNALLY ILLUMINATED CABINETS TO EXISTING PYLON SIGN
 120 V CIRCUITS - 72" DAYLIGHT LAMPS ON 472 BALLASTS
 SIGN TO BE UL LISTED

- SIGN FRAME SW 6477
- POLE COVERS SW 7008



SIMULATED VIEW

RICHARDSON CROSSING

Missouri Baptist
UNIVERSITY

ArtiZta

DaVita Dialysis

ST. LOUIS

PIZZA
& WINGS

Catani's

ZUMBA
Fitness

CORRIDOR 55

Bank of America

Arnold Chamber of Commerce

SEW FOR U
Alterations & Tailoring

Arnold Smiles

Celeslie's

AVEDA

Rey Properties

AA NAILS

ell
RO

KER

FOR LEASE
AGGRESSIVE RATES
214-994-4444

