



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: 2019-20

APPLICATION NAME: FORGARTY SERVICES INC, INDUSTRIAL-COMMERCIAL SITE PLAN

APPLICANT NAME: Robert Hediger
7113 Carverview Dr
St Louis MO, 63129

PROPERTY OWNER NAME: Bill Fogarty
Fogarty Services Inc
1000 Millstone Crossing
House Springs, MO 63051

APPLICANT'S REQUEST: The applicant is seeking review and approval of a proposed (Industrial) Commercial Site Plan. The proposed warehouse for event and production services is within the M-2 Industrial Zoning district.

STREET ADDRESS: 1101 Intagliata Dr, Arnold MO 63010

SITE LOCATION: JK Miller Lot 2A

PARCEL ID: 01-8.0-33.0-1-001-004.02

TOTAL SITE AREA: 2.63 acres

MEETING DATE: May 28, 2019

REPORT DATE: May 17, 2019

CASE MANAGER: Christie Hull-Bettale

RECOMMENDATION: **APPROVAL with Conditions**



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DESCRIPTION OF EXISTING SITE CONDITIONS

The 2.62 acre tract is part of JK Miller Industrial Subdivision. The property is located on Intagliata Dr. at Arnold Tenbrook Road and is currently undeveloped.

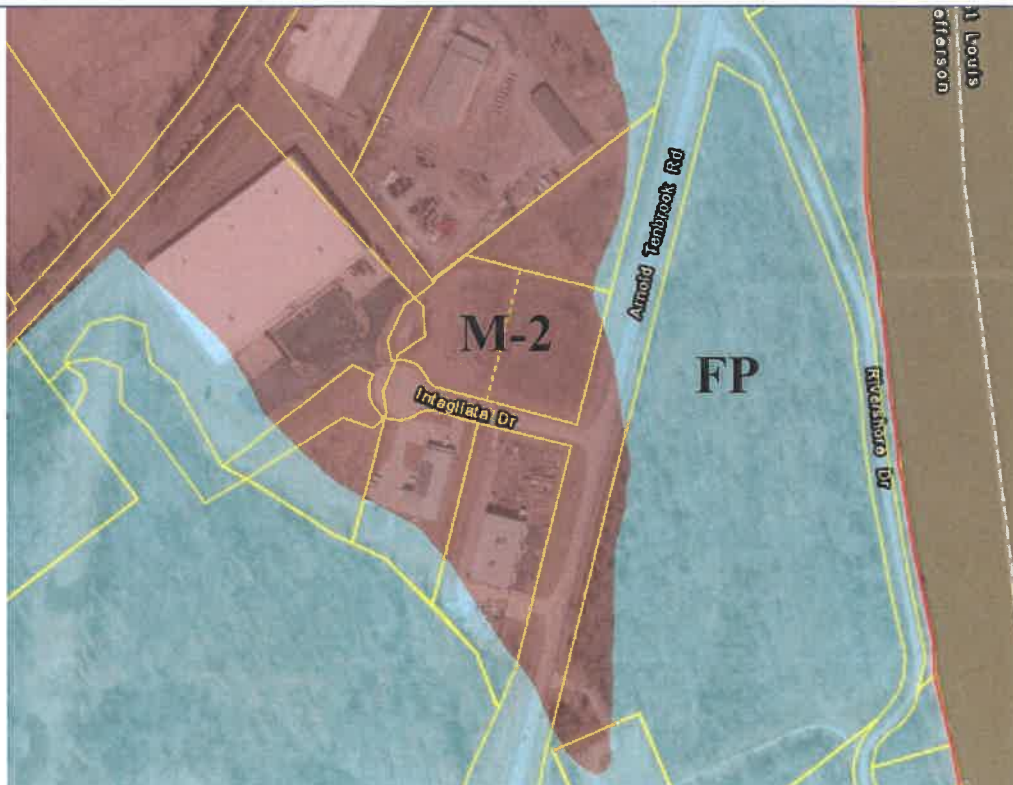
SITE HISTORY

The JK Miller Industrial Subdivision was approved in 2005 consisting of 7 Lots. This owner recently consolidated JK Miller Lots 2 and 3 into what is now known as Lot 2A. The Zoning District is mostly "M-2" Industrial, with a small portion at the northeast corner zoned "FP" Floodplain.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Vacant	M-2/FP	Undeveloped open space
East	City Right of Way	NA	City Street, Arnold Tenbrook Road
South	Industrial	M-2	Home Health Care Equipment and Spencer Contracting
West	Industrial	M-2	Unico

ZONING MAP



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COMMERCIAL SITE PLAN PROPOSAL

The applicant is seeking review and approval of a proposed (Industrial) Commercial Site Plan. A 25,600 SF warehouse building is proposed and the plan is provided in the attachments to this report. Included in the attachments are Site, Grading, Building Elevation and Landscape Plan.

ZONING CONSISTENCY REVIEW

A consistency review of the Application of District Regulations , as they relate to the current request, follows:

Application of District Regulations

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.

CITY PLANNER'S COMMENTS

Satisfied: The proposal is for property zoned M-2 Industrial and the use, warehouse building is a use by right which is allowed within this district, conditioned that zoning and other requirements are met.

LOCATION MAP:



2019-20 FOGARTY SERVICES BUILDING, INDUSTRIAL COMMERCIAL SITE



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STREET VIEW OF PROPERTY



View from Intagliatia Dr



View from Arnold Tenbrook Rd

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SITE PLAN REVIEW AND RECOMMENDATION

The 2.86 acre site has remained undeveloped the original 2005 subdivision plat. Permitted land uses in the M-2 district allow for warehousing and this proposal fits within the uses outlined in the district.

Proposed is a 25,600 SF tilt-up concrete, painted building that will be used for office and warehousing of equipment used. The building colors are indicated as dark green-border along the roof, white—the cast aluminum lettering for the “FOGARTY”, light gray– the wall, and the appearance of dark gray (due to shadowing effect)— the joints of the tilt up panels. There are colors shown on the plan (poor depiction, due to the copy error); further, samples are provided in this report and at the Planning Commission meeting.

This plan indicates the customer and employee parking area to be paved, having a total of 12 spaces exceeding the requirement of 8. The loading spaces are not described within these plans; however, 7 spaces @ 10’ X 60’ are required. As shown on the plan, the 70’ X 83’ concrete pad is sufficient to fulfill the loading needed.

A lighting is plan was not included within the plans submittal. Should there be a plan for exterior lighting either via pole or wall mounted; review for compliance and approval by staff will be required.

As noted on plan sheet C1, mechanical equipment will be located on the rooftop and its visibility is a concern. The applicants engineer or architect should address this concern, as it is not clear if the equipment will be screened behind a parapet wall.

Landscape plan is provided and the proposal includes well above the minimum requirements for the Industrial Zoning District.

The plan is in substantial conformance with the applicable **Zoning Regulations** including:

- Height limitations for structure
- Lot area, open area and yard requirements.
- Landscaping
- Off-street parking and loading requirements.

Applicable regulations of note:

- Storm Water Design Requirements of Stormwater Drainage Facilities, Rules and Regulations: This site, due to the proximity and direct discharge to the Meramec River Floodplain, does not require storm water runoff detention.
- Chapter 415 Signs: The proposal identifies one wall sign, but dimensions are not provided. This or other sign related to this project is subject to further review and permitting by staff.



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SITE PLAN REVIEW AND RECOMMENDATION (CONTINUED)

Agency Comments:

- Jeff DeLapp-Fire Marshal , Rock Community Fire Protection District;
"After review of the Commercial Site Plan, there are no additions or corrections"
- Brian Langenbacher –Construction Engineer III, SPIRE;
"No gas main conflict per information provided".

RECOMMENDATION:

Staff recommends the Planning Commission approve the commercial site plan with the following conditions:

1. The exterior lighting plan, if any, requires staff review for compliance.
2. The mechanical equipment should be screened, located behind parapet wall or as described further by Planning Commission.
3. The wall sign or other related sign is subject to staff review and permitting.
4. Should there be a future need for an exterior trash receptacle; it shall be located on-site, out of the path of vehicular and pedestrian circulation, and screened by a sight-proof enclosure that is complimentary to the material of the primary building.

A handwritten signature in cursive script that reads "Christie Hull Bettale".

Christie Hull Bettale
Community Development Engineer



ATTACHMENTS



4A21
Ballfield (N)

5-15-2019

Christie Hull -
City Of Arnold
2101 Jeffco Bl
Arnold Mo 63

RE: Fogarty
JK Miller
Site Plan Review

Christie

To clarify the colors to be used on the tilt up concrete building exterior, we have attached color swatches of the colors proposed. The printing of the colored elevations didn't come out correct.

The top six feet will be dark green (see attached) to match the company's color, with white die cast aluminum letters painted white 5 to 6 ft tall (no electric to the letters). The bottom 21 ft of wall to be painted light grey (see attached) The vertical and horizontal lines shown are the joints of the tilt up panels and will be the same color as the walls but will appear darker because of the shadow effect. The exterior metal doors and the overhead doors will be the darker grey color.

There will be a pre finished aluminum canopy, as shown over the entrance in the darker grey as well.

Please note we have no parking lot standards, but will have exterior wall pack security lights mounted on the building in the same dark grey color.

Robert T. Hediger P.E.

A handwritten signature in black ink that reads "Robert Hediger".

R.T. Hediger Contracting Inc.