
**CITY OF ARNOLD, PLANNING COMMISSION, OCTOBER 9, 2018
MEETING**

TO: PLANNING COMMISSION
FROM: CHRISTIE HULL BETTALE EIT, COM DEV ENGINEER
SUBJECT: 2018-32, C-4 PLANNED DEVELOPMENT ZONING AMENDMENT FOR
TENBROOK PLAZA 2
DATE: OCTOBER 2, 2018
CC:

Request

Philip & Melanie Pieper - prospective tenants on behalf of Larry Jones-owner, are requesting approval of a C-4 Planned Development Zoning amendment for TENBROOK PLAZA 2 LOT 3. Attached are the application, the proposed C-4 zoning amendment and aerial of the site.

Analysis

This area has been zoned C-4 for many years and after research this parcel doesn't have a detailed C-4 development plan. In the past, as long as the requested use falls within the any of the commercial districts as a 'use by right', they've been allowed.

The Piepers have made a request to use part of the building space for an animal day care. Doggie Daycare and Pet Daycare are services that are becoming a popular choice for many pet owners and this is a service that is new to the city. As the applicant describes; the care facility offers "a place for animals to stay when owners do not want to leave them home alone while they are at work or on errands." That being said, animal day care is not described in the code and it is different from kennels; in that there is no selling, breeding or overnight boarding of animals.

Overall, Staff believes Pet Daycare is an appropriate service for availability in the C-4 commercial district. However, as one can understand caring for animals could have a potential for impacts that should be considered and approved *conditionally*.

As a result, the zoning amendment is drafted and presented to Commission for review to allow for Pet Daycare as a 'Conditional Use' in this specific C-4 District. You will find the other file before you tonight, 2018-33, is the request for the Conditional Use to operate the Pet Daycare with the option of offering Boarding service.

When considering a zoning amendment, the below criteria is used to review the zoning amendment.

The extension of an existing boundary where said change will not be detrimental and where it is shown that such change is necessary for public convenience or necessity. Technically, this is not an extension since the parcels have been zoned C-4 Planned Commercial for some time. This is an amendment made to include a new convenient service option for the public under the conditional use process. This will not be detrimental since, a Conditional Use Application can be denied should it not fulfill the necessary criteria.

There has been significant change in the area to warrant a change in zoning classification. While this is not a change in the zoning classification, there is a change in need for the community. This amendment to the C-4 district is warranted to allow for review for the service of animal daycare.

It is shown that a mistake was made in the original zoning map. No mistake was made in the original zoning document.

A change that would make the zoning classification reflect the proposed use in the Land Use Plan of the City of Arnold. The City Zoning Map indicates this area as a C-4 Commercial Zoning District.

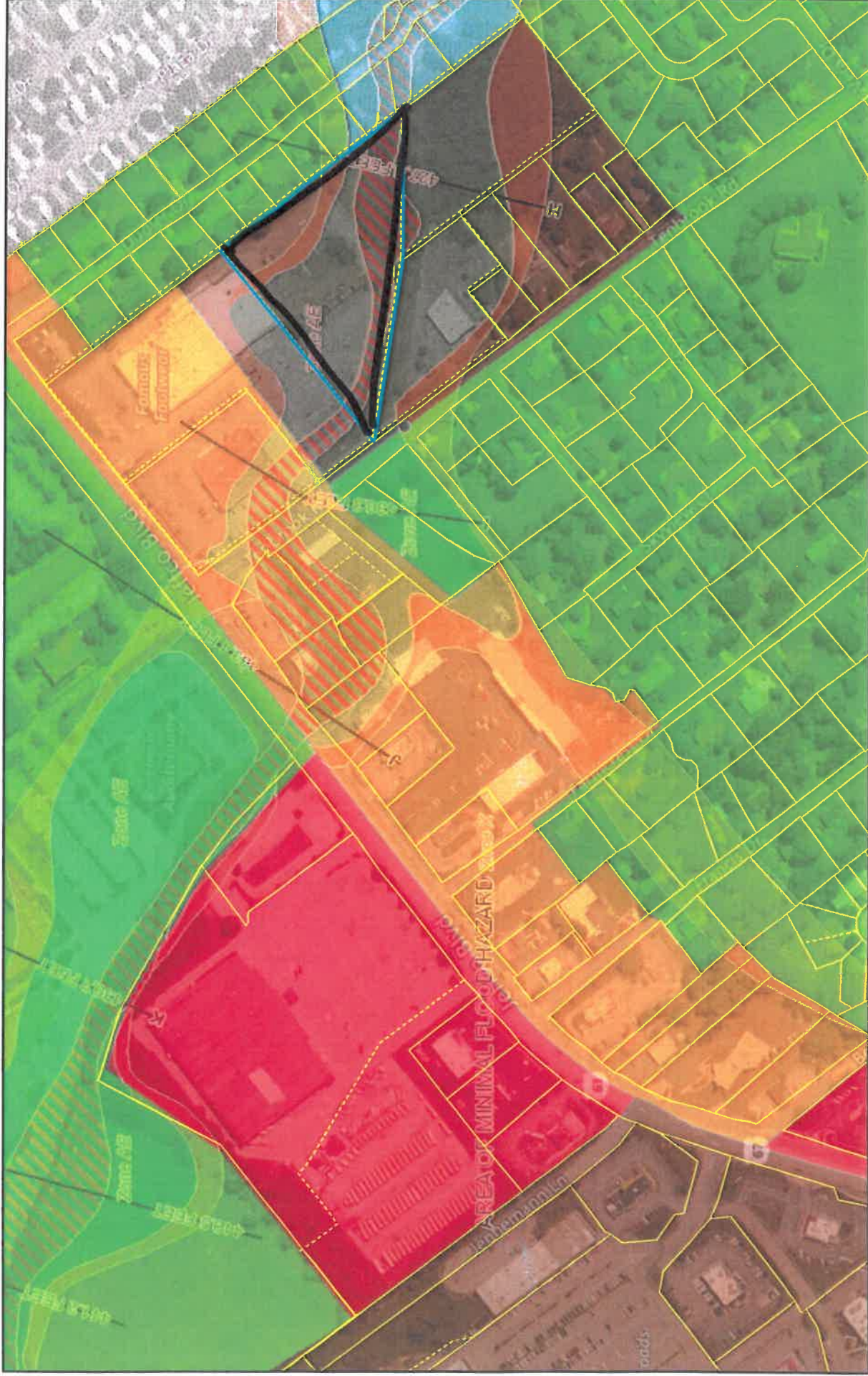
Other changes where it is shown to be in the best interest for the health, safety, and welfare of the citizens of the City of Arnold. Approving the C-4 amendment is in the best interest and welfare of the City of Arnold since it provides an opportunity to receive a valuable service for our residents within the city and customers outside the City limits.

Recommendation

Staff recommends the Planning Commission approve the proposed C-4 amendment based on the following findings.

1. Technically, this is not an extension since the parcels have been zoned C-4 Planned Commercial for some time. This is an amendment made to include a new convenient service option for the public under the conditional use process. This will not be detrimental since, a Conditional Use Application can be denied should it not fulfill the necessary criteria.
2. While this is not a change in the zoning classification, there is a change in need for the community. This amendment to the C-4 district is warranted to allow for review for the service of animal daycare.
3. No mistake was made in the original zoning document.
4. The City Zoning Map indicates this area as a C-4 Commercial Zoning District.
5. Approving the C-4 amendment is in the best interest and welfare of the City of Arnold since provides an opportunity to receive a valuable service for our residents within the city and customers outside the City limits.

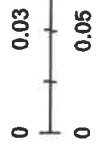
City of Arnold MO Online GIS Base Map Viewer



10/2/2018 3:04:24 PM

1:4,514

- Arnold_MO_City_Limits
- Jefferson County Parcels
- Jefferson County Subdivision Lot Lines
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Special Floodway
- Area of Undetermined Flood Hazard
- Regulatory Floodway



**C-4 PLANNED DEVELOPMENT ZONING AMENDMENT FOR
TENBROOK PLAZA 2 LOT 3**

Conditional Land Use and Development Permits Issued by the Commission under conditions and requirements specified in Conditional Use Permits in Section 405.870: Conditional Use Permits.

1. Conditional uses identified in the C-2 and C-3 Commercial Zone Districts of the most current Zoning Code.
2. Pet Daycare.
 - a. Exercise in outdoor areas is not permitted between the hours of 9:00 pm and 7:00 am.
 - b. Site plan shall be provided and identify location of outdoor area to be used. Sight proof fencing, 6 foot high, around all outdoor areas.
 - c. Exterior areas must be monitored by a caregiver.
 - d. Conditional Use Permit, Business license and occupancy permit may be revoked if any nuisance is not mitigated to satisfaction of city.
 - e. Any approval for Conditional Use Permit does not supersede other local, state or federal requirements.
 - f. Conditional Use Permit expiration is at Planning Commission's discretion.
 - g. The care of wild animals is prohibited as defined in Section 210.010: Definitions.

WILD ANIMAL

Any live monkey (non-human primate), raccoon, skunk, fox, poisonous snake, python or boa constrictor longer than six (6) feet in length, leopard, panther, tiger, lion, lynx, or other animal which can normally be found in the wild state.[Ord. No. 6.31 (Bill No. 2672) § 1, 8-17-2017] or most current code.

3. Pet Overnight Boarding - Option
 - a) Pet Daycare must be offered as a primary use.
 - b) Boarding adjacent to Residential zoning.
 - i. For the interior housing and play area, the building should have sound baffled air intake and discharge
 - ii. For the interior housing and play area, no operable windows allowed, and fixed windows (if provided) must be double glazed. Light from non-operable skylights is allowed.

Place ad 9/18/18
P+Z Meeting 10/9/18
Council meeting 10/18/18

Sign up 9/24/18

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

10/9/18
cmg



ZONING / REZONING APPLICATION

File Number 2018-32

\$400.00 Fee - Paid

APPLICANT/CONTRACT PURCHASER

OWNER Tenbrook Est. Corp.

Philip + Melanie Pieper
Name

Larry W. Jones - President
Name

133 Sophie Lane, Arnold mo
Address, City, State, Zip 63010

PO Box 528 St. Albans MD
Address, City, State, Zip 63073

314-302-2201 / 314-303-8621
Telephone Number

636-458-0545
Telephone Number

Facsimile Number

Facsimile Number

2136 Tenbrook Rd, Arnold
Property Address (or nearest intersection) 63010

C-4
Zoning of Property

Amendment
Proposed Zoning

Adjacent Zoning

R-5
North

R-5
South

C-4
East

C-4
West

9-7-18
Date of Application

October 9th, 2018
Meeting Date Targeting

Melanie Pieper
Signature of Applicant

Larry W. Jones
Signature of Owner

Melanie Pieper
Contact Person (please print)

Phone: 314-303-8621

Email: melaniepieper@att.net