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# REPORT TO PLANNING COMMISSION

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## CITY OF ARNOLD

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**APPLICATION NUMBER:** 2019-39

**APPLICATION NAME:** Arsenal Credit Union (Commercial Site Plan, Building Addition)

**APPLICANT NAME:** Chiodini Architects  
1401 S Brentwood Blvd  
Suite 575  
Brentwood MO 63144

**PROPERTY OWNER NAME:** Arsenal Credit Union  
3780 Vogel Road  
Arnold MO 63010

**APPLICANT'S REQUEST:** The applicant, Arsenal Credit Union, is seeking approval of a proposed amendment to a Commercial Site Plan to allow for a 2-

**STREET ADDRESS:** 3780 Vogel Rd

**PARCEL ID:** 01-9.0-31.0-3-002-006.07

**TOTAL SITE AREA:** 3.21 acres

**MEETING DATE:** October 8, 2019

**REPORT DATE:** September 30, 2019

**CASE MANAGER:** Christie Hull-Bettale

**RECOMMENDATION:** **APPROVAL with CONDITIONS**





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### COMMERCIAL SITE PLAN PROPOSAL

The applicant, Arsenal Credit Union is seeking approval of a proposed amendment to a Commercial Site Plan to allow for a building addition. The amendment is a two (2) story office building addition in the location at the front of the existing building. The credit union is located in the "C-3" Zoning District.

### 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 a property zoned C-3 Commercial. The credit union, a financial institution, is allowed within this district, conditioned that zoning and other code requirements are met.

#### LOCATION MAP:

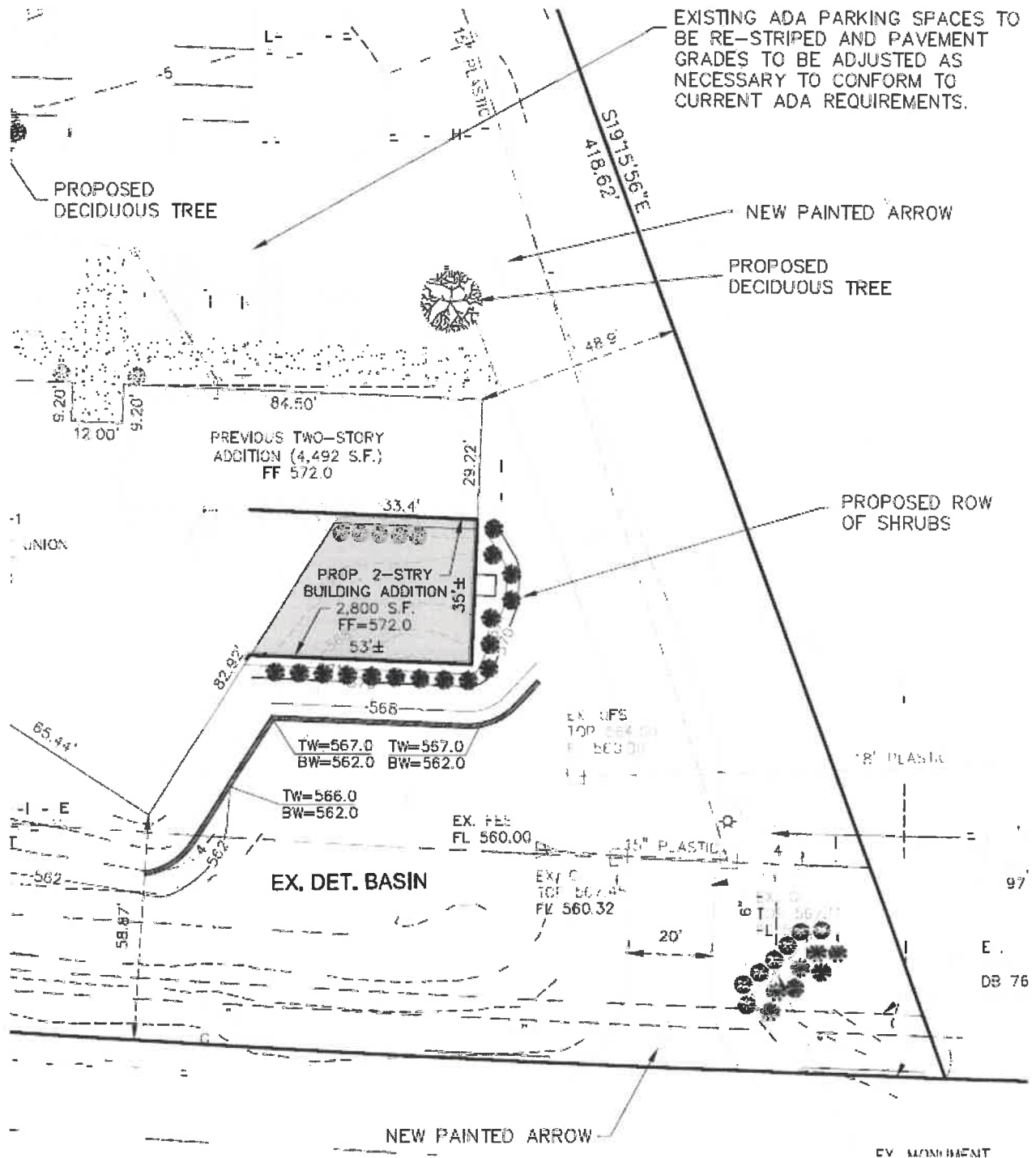


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### SITE PLAN



Not to scale.

This is an excerpt from the site plan.  
A full site plan is included with this report.



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### SITE PLAN

#### **Parking and Traffic Circulation**

The site parking requirement is 72 spaces and 79 spaces are provided, including 3 ADA spaces. The existing parking is sufficient for their current occupancy, with a few additional to support future growth of employees or of the customer base.

While at the site, staff noticed:

- The existing ADA spaces are not compliant ,which was communicated to the applicant. The proposal now shows that these spaces will be brought into conformance with ADA requirements.
- There was at least one driver that exited the “entrance only” drive. Currently, there are signs that describe the required circulation; however, the applicant proposes to add painted directional arrows to clarify the direction of traffic for the users.
- The existing stop sign at the exit is falling. The plans now specify that this sign is to be remounted in concrete

#### **Landscaping, Tree Buffer and Tree Preservation**

- Staff found dead or dying landscape, with the expansion there are existing landscape plantings that will be removed. These areas need replanted as a condition to this approval and as a condition of compliance for the Building Construction Permit.

It should be mentioned, this development is situated on a parcel that is 3.21 acres. Per code, the development or grading on parcels 3 acres or more requires a Tree Preservation Plan. This proposal is not removing trees; in fact it is adding more in the proximity of the parking lot. Staff recommends to waive the Tree Preservation Plan requirement.

#### **Stormwater Detention**

The new addition infringes into the detention basin that is located at the front of the building. An encroachment of this amount is nearly negligible; however, the applicant offers to increase the volume to retrofit and accommodate for the increased imperviousness of the building. Staff supports the proposal and the engineers narrative is included with this staff report

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### PERSPECTIVE



### EXTERIOR MATERIAL

## GENERAL EXTERIOR ELEVATION NOTES

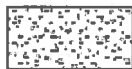
- A. COORDINATE ALL GRADES WITH CIVIL DRAWINGS, NO CONCRETE FOUNDATIONS ARE TO BE VISIBLE ABOVE FINISH GRADE, ONLY FINISH MATERIALS. G.C. TO FIELD VERIFY ALL GRADES AT BUILDING AND BRICK SHELF ELEVATION.
- B. FOR DOOR SCHEDULE AND FRAME ELEVATIONS, REFER TO A700 SERIES SHEETS.



**EXISTING**  
EXISTING CONSTRUCTION TO REMAIN



**MV1 - MASONRY VENEER 1**  
RUNNING BOND, 4"x2-2/3"x8" (NOMINAL) BRICK VENEER (RE: SPEC)



**EF1 - EIFS**  
1" EXTERIOR INSULATION WITH WHITE STUCCO FINISH



**MP1 - METAL PANEL 1**  
BLUE COMPOSITE METAL PANEL (RE: SPEC)



**GL1 - GLAZING 1**  
GLAZING UNIT (RE: FRAME ELEVATIONS AND SPEC)



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### EXISTING FRONT VIEW



### PROPOSED FRONT VIEW RENDERING



Sheet Name:

Date: September 23, 2016



**Arsenal Credit Union Addition and Renovation**  
3780 Vogel Road  
Arnold, Missouri

*Chiodini*  
ARCHITECTS  
Commercial Architectural • Residential • Landscape Design • Interiors  
2000 North Brentwood Blvd., Suite 100  
St. Louis, Missouri 63114  
AIA #125366600 314-841-3300

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### BUILDING AND ITS USE

#### **The Building**

As shown on the perspective and described in the general elevation notes; all architectural styling features and colors will match the existing building. The materials to include masonry veneer, white stucco finish, glazing (window units) and blue composite metal panels.

#### **Use of the New Addition**

The first floor proposes an open office area for bank employees who primarily provide services to bank customers over the phone. This open office area is designed to be used by the existing bank employees, so that they can move from their current outdated space. The second floor proposes executive lobby, offices, conference room and appurtenances to these business operations. At the time of this renovation, there will be no increase in the number of bank employees or bank customers.

### SITE PLAN REVIEW CRITERIA

In reviewing a site plan application, the staff shall identify and evaluate all factors relevant to the application, including whether it complies with all applicable provisions of the Section 405.500 Site Plan Review.

The applicant has demonstrated that the site plan application meets the review criteria:

- The proposal conforms to the Site Plan Review requirements.
- The development will be compatible with the surrounding area.
- The proposal is not specifically related to the requirements of the City's Subdivision Regulations.
- The proposal conforms to customary engineering standards used in the City.
- The location and proposed improvements to streets, paths, walkways, and driveways enhance safety and minimize any adverse traffic impact on the surrounding area.

The above criteria are fulfilled given the site plan intent does not substantially change and all conditions are met.

#### ***RECOMMENDATION with CONDITIONS:***

*Staff recommends the Planning Commission approve the commercial site plan given the conditions identified are addressed as part of the permit process.*

1. Parking spaces will be brought into conformance with ADA requirements.
2. Add painted directional arrows at the entrance and exit to clarify the direction.
3. The STOP sign is to be remounted in concrete.
4. Dying landscape, removed shrubs and additional trees are to be planted.
5. Mitigate storm runoff by providing additional volume to the detention basin.

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

Christie Hull Bettale





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**REPORT TO PLANNING COMMISSION**  
**CITY OF ARNOLD**

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# ATTACHMENTS

**SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.**



**Vance Engineering, Inc.**  
10537 Lackland Road  
St. Louis, MO 63114  
Phone: 314-427-1800  
vanceengineering.com

## Arsenal Credit Union Building Addition

### Stormwater Detention

The site currently has a stormwater detention facility in the front, between the building and Vogel Road, that was designed to serve the entire site. The Site was designed in 1998 / 1999 under design criteria that was in effect at the time. We have plans, but do not have the detention calculations.

Total Site Area: 3.21 ac.

#### Current Site Coverage:

Parking / Walkways -	57,110 s.f. →	1.31 ac.
<u>Building -</u>	<u>13,427 s.f. →</u>	<u>0.308 ac.</u>
Total Impervious	70,834 s.f. →	1.63 ac.

#### Existing Runoff:

15 yr, 20 minute design storm  
 $1.63 \text{ ac} \times 3.54 \text{ cfs/ac} + 1.58 \text{ ac} \times 1.7 \text{ cfs/ac} = 8.46 \text{ cfs}$

100 yr, 20 minute design storm  
 $1.63 \text{ ac} \times 6.20 \text{ cfs/ac} + 1.58 \text{ ac} \times 2.29 \text{ cfs/ac} = 13.73 \text{ cfs}$

#### Proposed Site Coverage:

Parking / Walkways -	57,110 s.f. →	1.31 ac.
<u>Building -</u>	<u>14,838 s.f. →</u>	<u>0.341 ac.</u>
Total Impervious	71,948 s.f. →	1.65 ac.

#### Proposed Runoff:

15 yr, 20 minute design storm  
 $1.65 \text{ ac} \times 3.54 \text{ cfs/ac} + 1.56 \text{ ac} \times 1.7 \text{ cfs/ac} = 8.49 \text{ cfs}$

100 yr, 20 minute design storm  
 $1.65 \text{ ac} \times 6.20 \text{ cfs/ac} + 1.56 \text{ ac} \times 2.29 \text{ cfs/ac} = 13.80 \text{ cfs}$

#### Differential Runoff:

15 yr, 20 minute design storm -  $8.49 \text{ cfs} - 8.46 \text{ cfs} = 0.03 \text{ cfs increase}$ .

100 yr, 20 minute design storm -  $13.80 \text{ cfs} - 13.73 \text{ cfs} = 0.07 \text{ cfs increase}$

These small increases equal to 0.3% & 0.5% of the total site runoff, which is not only negligible and imperceptible, but is beyond the level of precision and accuracy that can be expected of hydrologic calculations.

However, recognizing that stormwater is a legitimate concern, as a means to mitigate the additional runoff, we propose to add 120 cubic feet of volume to the detention basin, which exceeds the differential volume for a 100 year, 20 minute design storm.