

City of Ballwin

Memo

To: Planning and Zoning Commission members

From: Thomas H. Aiken, AICP, Assistant City Administrator / City Planner

Date: 9/22/14

Re: Farber Center petition Z14-03

The public hearing on this petition conducted on September 2, 2014 was held open until the October 6, 2014 meeting to allow the petitioner to submit a more detailed landscaping plan. The attached plan was received on September 19, 2014 and details the landscaping in and around the proposed patio and at the intersection on Manchester Rd. and Highview Dr. This landscaping plan does not address the entire site or all of the recommendations regarding landscaping in the original 8/15/14 petition review report. If accepted, this plan should be considered an addendum to the original site development plan's landscaping and not a substitute. The original report made several recommendations regarding the site development plan. Additionally, there was some discussion about the petition that suggested additional language for the MRD Governing Ordinance that will have to be passed to approve the petition.

1. **Alcohol on premises consumption:** The report recommended that the sale of alcoholic beverages by the drink for consumption on the premises, including brewing and distilling, be made an allowed use under the MRD. The uncertainty of the time of construction of the outdoor patio and the unknown nature of what business will be utilizing this feature mitigates against a blanket approval of this use. This use should remain under the special use exception process requiring the granting of such a permit to a specific business when the patio is actually built and a user of the facility is determined.

2. **Parking:** The original report stated that the site has 88 parking spaces and that the parking would be reduced by 4 to 84 spaces with the construction of the new curb cut. A statement was made at the hearing that the lot had recently been restriped and it has 90 spaces so the reduction of 4 would take the count down to 86. I again visited the site and counted the parking spaces. This is correct. The large handicapped zone has been reduced in size to permit two additional spaces to be provided. The proposed parking reduction to 86 spaces is one space less than the 87 that is required based upon the floor area of the plaza. As stated in the original report, I believe that the small reduction in parking is insignificant given the nature of the parking demand in this plaza.

3. **Parking Lot Screening:** Subsection 5 (5) established minimum standards for parking lot screening. Generally the plantings around the perimeter of the lot are substantially consistent with the planting recommendations of this subsection. The amendment to the landscaping plan addresses some of the recommendations I made, but only along the eastern and southern edges of the lot. I still recommend that the dead tree in the southwest corner of the site be replaced and

that the recommended plantings be added along the western edge of this lot adjacent to the Bedroom Store lot. The planting selection in this area needs to take the overhead wires into account. Additionally, the landscaped peninsula adjacent to the new curb cut should be planted with low-growing shrubbery to match the plantings at the other curb cuts.

4. **Sidewalks:** The construction of the patio will necessitate the reconstruction of the sidewalk from the front of the stores to Highview Dr. To meet MRD standards this new sidewalk needs to be built to a width of 6' and to ADA accessibility standards. The original and amended plan do not show the sidewalk wide enough and I seriously doubt that the walk, as shown, meets ADA slope standards. **I recommend making this sidewalk ADA compliant at the same time the curb cut is built and not allow it to be delayed until the future construction of the patio space.**

5. **Patio Improvements:** The amended landscaping plan shows tables with umbrella covers, a sight-proof fence along the north side of the patio, an expansion of the planting effort at the level of the patio and a reworking of the landscaping on the slope level at the base of the wall forming the patio. This is generally consistent with my recommendations although I recommend that use of shrubs in addition to the trees at the base of the wall to soften its foundation area along the hillside.

6. **Streetscape and landmark feature:** The amended landscape plan addresses both of these issues which were addressed in my discussion of Subsection 10(2) and 10(7) under the MRD requirements. The petitioner has proposed a signature landscaped area at the intersection featuring a bench, boulder landscaping, and enhanced plantings in a plaza-like addition to the adjoining sidewalks.

7. **Cross access and parking lot interconnection easement:** Article IX Section 7 (30) of the C-1 district regulations require the interconnection of parking lots for access management along Manchester Rd. The south (front) parking lot of this site is a prime candidate for such a connection to the adjoining parking lot of the Bedroom Store on the adjacent parcel to the west. If an interconnection cannot be accomplished at this time, this subsection requires the dedication of an easement to Ballwin to allow a future interconnection when the ownership or use of the adjoining property changes and city approvals are required under the C-1 district regulations. In order to meet this subsection requirement, I recommend that such an easement running 50' deep from the Manchester Rd. right-of-way and form the east side of the Manchester Rd. curb cut to west property line be dedicated to Ballwin to fulfill this requirement.

8. **Landscape maintenance:** I recommend that language be added to the MRD Governing Ordinance requiring the maintenance of all landscaping materials and the replacement of dead or lost plantings with replacements in accordance with the original landscaping plan