

SITE DEVELOPMENT PLAN PETITION REVIEW REPORT

Petition Number: SUE 20-10

Petitioner: Rashad Palmer
3630 S. Geyer Rd
Saint Louis, MO 63127

Agent: Christine Wilson
401 S. 18th Street
Saint Louis, MO 63103

Project Name: Panera Site Plan Review

Requested Action: Special Use Exception for:
Changes to Approved Site Plan of
SUE 20-03

Public Hearing Date: November 2, 2020

Code Section: Ordinance 2503;
Art. XIV, Sec. 1 (14);
Art. XIV, Sec. 1 (26);

Location: 14646 Manchester Rd

Existing Land Use/Zoning: Commercial/ C-1

Surrounding Land Use/Zoning: North – Commercial/ C-1
South – Commercial/C-1
West - Commercial/ C-1
East – City Limits of Winchester

Plan Designation: Commercial/Restaurant

Project Description:

Mr. Palmer of Panera is requesting approval for an amended site development plan wherein changes are made to the previously approved SUE (20-03). The building is displayed as reoriented to face towards Manchester rather than inwards towards the common drive, and a double lane drive-thru is proposed on the eastern side of the building.

Zoning Ordinance Requirements Appendix A, Article IX (Commercial/ C-1 District):

- Article IX, Section 1 is a general introductory statement and imposes no design or plan requirements so it is not germane to this review.
- Art. IX, Sec. 2 establishes uses allowed by right in the C-1 district. The use contemplated in this petition is not included in the base C-1 use regulations. **The restaurant use was permitted through SUE 20-03.**
- Art. IX, Sec. 3 establishes a height limitation of 45'. The proposed Panera restaurant is 21'2", and complies with this requirement.
- Art. IX, Sec. 4 (1) establishes a front yard depth of not less than 40', except for: Art. XI, Sec. 4 (1) (i), which states that land lying along Manchester Rd shall have a front yard not less than 60 feet. **Additionally, any front yard parking in Commercial Districts within the City of Ballwin is required to undergo the SUE permitting process, covered further in my assessment.**
- Art. IX, Sec. 4 (2) establishes no requirement for a side yard, so long as the location does not adjoin with a dwelling, dwelling district, or any public activity district. The location of the proposed Panera restaurant complies with this requirement, and thus, no side yard is required.
- Art. IX, Sec. 4 (3) establishes a rear yard depth of not less than 25', with the addendum under Article XI, Sec. 4 (3) (i) wherein it is stated "Rear yards abutting commercial or industrial zoning districts shall provide screening via a six-foot tall fence or landscaped area". The rear yard is landscaped, but follows with a precedence that the previous owner, Steak n Shake, undertook where flow was allowed with the lot south of this location. (See Art. IX, Sec. 7 (3))
- Art. IX, Sec. 4 (4) refers to improvement of a C-1-zoned parcel with single-family dwellings, and is not pertinent to this evaluation.

- Art. IX, Sec. 5 (1) refers to off street parking and loading spaces, requiring that it comply with Article XV, Section 1 (16), which states that a restaurant, café, or similar recreation or amusement establishment be allowed one parking space for each 200 square feet of floor area or one parking space per four seats in the restaurant, whichever is greater. The square footage of the proposed building is set to be approximately 3,500. $(1/200) * 3,500 \text{ sq. ft.} = 17.5$ or 18 spaces rounded up vs. 95 proposed interior seats and $34 \text{ exterior seats}/4 = 32.25$ or 33 parking spaces rounded up.

Together with the standard parking spot regulation, 2 handicap accessible parking spots are required for 26-50 standard parking spots and 1 van accessible space is required for 6 handicapped accessible spaces. As such, a bare minimum of 35 (33 standard, 1 handicapped accessible, 1 van accessible) spaces are required. The parcel has 47 spaces that will be available, well beyond the requirement.

- Art. IX, Sec. 5 (2) refers to parking for shopping centers, plazas and office complexes with two or more tenants, and is not pertinent to this evaluation.
- Art. IX, Sec. 6 refers to review by MoDOT for any intensive redevelopment along Manchester Rd. The plans have been submitted to Mr. Ryan Percy of MoDOT for their review. **As of 10/22/2020, I am still awaiting their verdict.**
- Art. IX, Sec. 7 (1) requires that the minimum spacing of curb cuts is to be 500' between centerlines. This updated proposal reverts the state of the curb cuts of the parcels to an extremely similar state as it currently exists, including the western curb cut allowing egress directly to the common drive that currently exists at the parcel.
- Art. IX, Sec 7 (2) requires the construction of a 6' wide sidewalk along Manchester Road. No change to the previously existing sidewalk along Manchester is proposed.
- Art. IX, Sec. 7 (3) requires that commercial parking lots be interconnected or that a cross access, driveway/parking lot vehicular interconnection easement" be established to the benefit of Ballwin to allow a future parking lot interconnection with adjoining properties. **A change is noted in the plan that continues the current layout of curb cuts and reintroduces the current common drive access to the west of the parcel.**

Zoning Ordinance Requirements/SUE Regulations

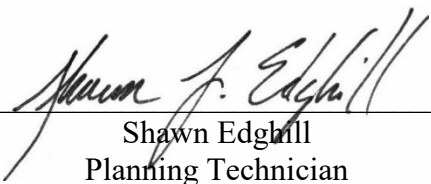
Appendix A, Article XIV

- Article XIV, Section 1 (14) refers to allowance of parking within any front yard for all allowed uses in the C-1 Commercial district, contingent upon if the location initially receives approval by special use exception.
- Article XIV, Section 1 (20) refers to allowance of a restaurant, or “shop where food is served for consumption on the premises on which prepared or to be consumed at a place other than on the premises on which prepared, including the use of a drive-up window for pickup purposes,” contingent upon if the location initially receives approval by special use exception.
- Article XIV, Section 2 (1) refers to minimum yard requirements, and, as stated in the above evaluation of the requisite C-1 compliance, the only yard requirement not fulfilled by this proposal is the rear yard, of which a recommendation is to be set for a waiver towards this specific requirement in this unique situation due to the parcel location and the site history.
- Art. XIV, Sec. 2 (2) refers to site illumination. The submitted site development plan shows no changes to the existing site illumination plan which was initially approved as part of the original site development plan in 1996.
- Art. XIV, Sec. 2 (3) refers to greenery and planting. The only major inclusion of landscaping is immediately adjacent to the proposed building. The area of disturbance will not impact previously approved greenery and planting as approved in the original site development plan along the outer fringe of the parcel.
- Art. XIV, Sec. 2 (4) refers to fencing. No change to the fencing on the site is proposed.
- Art. XIV, Sec. 2 (5) refers to parking. Parking was discussed earlier in this report under Art. IX, Sec. 5 (1). The proposed use appears to have an amount of parking well beyond what the minimum required amount is based on APA Parking standards from 2002.
- Art. XIV, Sec. 2 (6) refers to pavement and parking compliance. See Art. IX, Sec 5 (1) for more details.
- Art. XIV, Sec. 2 (7) refers to storm water runoff control. No changes to the impervious nature of the site or the existing storm water collection and detention systems is proposed as a part of this petition.
- Art. XIV, Sec. 2 (8) refers to loading docks and facilities. No dedicated loading spaces are necessary for this use.

- Art. XIV, Sec. 2 (9) refers to ingress and egress at the site. No. proposed changes to the site's existing curb cuts are proposed by the petitioner.
- Art. XIV, Sec. 2 (10) refers to adequate area for the use. The amended site development plan provides evidence that it has more than the minimum parking sufficient to meet the needs propagated by the use proposed for the site. It should also be noted that the previously approved tenant at this address was also a restaurant, so there is no base for concern about there being insufficient room for the intended use.
- Art. XIV, Sec. 2 (11) refers to dead storage, dismantling, and the repair of automobiles. This is not an issue, given the proposed use, and Ballwin has regulations in place to address this problem should it occur.
- Art. XIV, Sec. 2 (12) refers to rubbish and trash disposal and screening. The proposed use could certainly generate substantial trash. The site development plan shows a dumpster location to the rear of the parcel, and will be sufficient for this evaluation.

Staff Recommendation:

Staff has no objections. Following the previous approval for this site, the main concern centered on ensuring proper flow of traffic through the internal drives, particularly north-south access directly adjacent to the drive-thru lanes. It is my opinion that the reorientation of the building and parking lot provides enough space to permit for the amendment to the original SUE by allowing the double-lane drive thru.


Shawn Edghill
Planning Technician