

P-10-20

Title: Petition for an Amended Development Plan, submitted by Broadway Restaurant Group, for the redevelopment of property at 10734 Sunset Hills Plaza.

Owner: Sansone Group
120 South Central Avenue, Suite 500
St Louis, Missouri 63105

Date: November 2020



*Maps are for informational use only; not a representation of the project.

Summary:

This petition is for an Amended Development Plan for the demolition and reconstruction of a restaurant at 10734 Sunset Hills Plaza. The property is located on the southwest corner of South Lindbergh Boulevard and Sunset Hills Plaza. The property is currently zoned PD-BC Planned Development-Business Commercial. The properties to the north, south and west are also zoned PD-BC. The properties to the east are zoned PD-LC Planned Development-Limited Commercial and C-1 Commercial District.

History & Staff analysis:

A Conditional Use Permit (P-15-84) for a Burger King Restaurant was approved December 4, 1984. The existing 3,130 square foot Burger King restaurant was constructed in 1985.

The petitioner now wishes to demolish the existing 3,130 square foot restaurant and playground. A new 3,040 square foot Burger King Restaurant would be constructed in its place. The site will have a similar design to the property at 10706 Sunset Hills Plaza (Chick-Fil-A).

Appendix B Zoning Regulations, Section 4.10-1 Intent and purpose states: The purpose of the planned development districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to afford a more thorough review process over both the design and future operation of the development.

Section 4.10-25A Minor changes states: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
2. An increase in building or site coverage;
3. An increase in the intensity of use (e.g., number of dwelling units);

4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas; or
6. A change in the record plat.

Section 4.10-25B states: Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

The site plan and the record plat will be changed which requires an amended development plan. The plans were reviewed as if it were an entirely new development and application.

This petition meets all requirements of the current requirements in Appendix B Zoning Regulations, with the exception of exterior lighting. The photometric plan that was submitted with the petition does not meet current requirements. The petitioner is aware of this and intends on applying to the Board of Adjustment for a variance. A variance must be approved or the photometric plan must be redesigned to meet current requirements prior to a second reading and vote on this petition by the Board of Aldermen.

This development requires a traffic study to be performed. It has been ordered and is being prepared. Staff does not expect the development to have a negative effect on traffic patterns. The existing restaurant is being replaced with the same brand of restaurant, with a similar building footprint. The traffic study must be completed and reviewed by the City Engineer prior to a second reading and vote on this petition by the Board of Aldermen.

A restaurant with drive through service is considered a motor vehicle oriented business (MVOB) and requires a conditional use permit in addition to a development plan. See P-11-20 for that petition.

Staff recommendation:

This petition is for the demolition and reconstruction of a Burger King Restaurant. The new structure would have a similar footprint and be approximately the same size as the existing restaurant.

Staff recommends approval of this petition with the following conditions:

1. The Board of Adjustment must approve the proposed photometric plan or the plan must be redesigned to meet current requirements.
2. The City Engineer must review the traffic study being prepared for the project.
3. Mehlville Fire District must approve the project.

Update:

On October 7, 2020, the Planning & Zoning Commission recommended approval of this Petition with the conditions listed above. On October 22, the Board of Adjustment approved the appeal to vary the illumination standards for the property.

A traffic study has been completed (attached) and reviewed by the City Engineer. The traffic study contained the following conclusions:

1. Existing traffic conditions are generally favorable adjacent to the site during most of the peak periods. There were periodic back-ups along Sunset Hills Plaza when traffic would spill back from the traffic signal at Lindbergh Boulevard. However, this queuing did not have a significant impact on operations for Burger King.
2. The proposed restaurant would be expected to generate a total of approximately 110 and 180 trips during the weekday evening and Saturday peak hours, respectively. Given the new facility is replacing an existing restaurant of similar size, the net change in trip generation for the site is expected to be negligible. In other words, the redevelopment would not add an appreciable volume of traffic to the adjoining roadways as compared to existing conditions.
3. The proposed access plan represents an improvement over existing conditions, as the separate one-way drives on the west side of the site provide improved spacing from the adjacent all-way stop and reinforce the counterclockwise circulation on the site.

4. Overall, it was concluded that the proposed redevelopment would provide a net benefit to traffic operations on-site and along the adjoining access roads.

Fire District approval is required prior to issuance of an occupancy permit.