

P-02-21 (Revised – updates shown in *italics*)

Title: Petition for an Amended Development Plan, submitted by LC Restaurant, LLC, for the addition of a second drive thru lane and patio to an existing restaurant at 10765 Sunset Hills Plaza.

Owner: Sunset Hills Owner LLC, c/o Sansone Group
120 South Central Avenue, Suite 500
St Louis, Missouri 63105

Date: February 2022



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

Summary:

This petition is for an Amended Development Plan for the addition of a second drive thru lane and patio to an existing restaurant at 10765 Sunset Hills Plaza. The property is located on the south side of Watson Road, approximately 460 feet east of Sunset Hills Plaza. The property is currently zoned PD-BC Planned Development – Business Commercial. All surrounding properties are also zoned PD-BC.

History & Staff analysis:

A Conditional Use Permit (P-24-96) was approved in 1996 and the existing 3,535 square foot restaurant was constructed in 1997.

At this time, the Petitioner wishes to add a second drive thru lane and patio to the existing restaurant. The improvements would eliminate five (5) parking spaces and cause relocation of the existing dumpster. Required parking spaces would continue to be exceeded and screening requirements for the dumpster would be met.

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.

This project would result in an increase in site coverage, which requires an amended development plan. The plans were reviewed as if it were an entirely new development and application.

The existing conditions below do not meet the current requirements of Appendix B Zoning Regulations. The Petitioner is aware of these conditions and has applied to the Board of Adjustment for the necessary variances.

1. Per Appendix B Zoning Regulations, Section 5.13-5B5: Parking rows shall not exceed fifteen (15) spaces without the provision of a landscape planting area.

The westernmost row of parking spaces contains sixteen (16) spaces without a landscape area. *After relocation of the dumpster, this Variance would no longer be necessary.*

2. Per Appendix B Zoning Regulations, Section 6.3-5A: Dimension requirements for parking spaces constructed at a 90° angle are nine feet (9') by nineteen feet (19').

The existing parking spaces are nine feet (9') by eighteen feet (18').

3. Per Appendix B Zoning Regulations, Section 6.3-7B: The following illumination standards (in footcandles) are required for existing commercial developments:
Minimum: 0.50, Average: 1.00 and Maximum: 8.00

The existing illumination readings are: Minimum: 0.40, Average: 4.20 and Maximum: 21.60

Staff recommendation:

Based on information provided by the Petitioner, staff is recommending approval of this petition with the condition that all necessary variances from the requirements of Appendix B approved by the Board of Adjustment.

The Planning & Zoning Commission recommended approval of this Petition at the January 5, 2022 Meeting. However, a revision has been made to the proposed site plan and staff wanted to give the Commission an opportunity to review the revision prior to the first reading before the Board of Aldermen.

The Petitioner is proposing to move the dumpster (and enclosure) from the existing location. Currently, the dumpster is located between the restaurant and the drive thru lane. The dumpster is proposed to be relocated to the southwest corner of the parking lot, eliminating three (3) parking spaces. The required number of parking spaces will continue to be exceeded. This revision does not require an additional vote by the Commission, but is being presented for informational purposes prior to the first reading before the Board of Aldermen.