



PROJECT REPORT

TO: Planning Commission
FROM: Ted Shekell, Director of Planning and Zoning
Jennifer Howland, Assistant City Planner
DATE: February 26, 2008
PROJECT: P2008-03: Shakthi Plaza

Location: 1607 West Highway 50
Applicant: Gunna Ravi, Shakthi Plaza
Owner: (same)
Submitted: January 28, 2008



Project Summary

The applicant, Gunna Ravi for Shakthi Plaza, has filed an application requesting approximately 0.67 acres of land be rezoned from B-1, Community Business District, to B-1(P), Planned Community Business District for the proposed use of a 4-tenant retail building. The property is located at 1607 West Highway 50 at the site formerly occupied by Frieze Harley-Davidson.

The applicant proposes to convert the existing 6,000 sq. ft. one-story brick and metal siding building to be used as a retail center with up to 4 tenant spaces. Each tenant space will have its own front entrance on the north side of the building. The site will have one full access point off of Hwy 50 (existing), as well as two access points off of the private driveway to the west of the subject property. Cross-access is also provided with the property to the east. A total of 24 parking spaces are required for 100% retail uses, and the applicant will provide 28 parking spaces, including 2 handicap accessible spaces located in front of the entrance. As presently designed, the site could support up to 800 sq. ft. of small restaurant space (an establishment with capacity less than 40 people).

Existing Conditions

Surrounding Zoning:
North: B-1
East: B-1
South: MH-1
West: MH-1

Surrounding Land Use:
North: McDonald's restaurant
East: Enterprise car rental
South: residential
West: Bank of O'Fallon ATM kiosk

Applicable Ordinances, Documents and Reports

O'Fallon Comprehensive Plan: The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as Regional Commercial, which is consistent with the proposed project.

Zoning Ordinance and Planned Use Ordinance: The proposed retail center is subject to Article IX Planned Uses of the Zoning Ordinance and requires a development plan. The property is also subject to the B-1, Community Business District requirements.

Public Notice: Public Notice of this project has been fulfilled in accordance with Section 8.03 and 8.04 of the City of O'Fallon Zoning Regulations. More specifically, the applicant has notified property owners within 250 feet of the subject property via certified mail of the filing of the zoning amendment. Additionally, the City has notified property owners within 250 feet of the subject parcel of the public hearing at least 15 days prior to the hearing and published notice of the public hearing in a local newspaper at least 15 days in advance. Proof of notification is on file with the City's Planning and Zoning Department.

Discussion Points/Issues

Land Use

The subject property is identified as Regional Commercial in the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan. The subject property is an appropriate location for a retail center as it is conveniently located on Hwy 50 in a commercial corridor. Surrounding uses include commercial to the north, east and west, and residential to the south. The subject property was formerly the location of Frieze Harley-Davidson before that business moved to its new location on North Green Mount Rd.

Traffic Circulation/Parking

Ingress and Egress: The site will retain its existing one full access point off of Hwy 50 (existing), as well as the two existing access points off of the private street to the west of the subject property. Cross-access is also provided with the property to the east.

Parking: A total of 24 parking spaces are required for 100% retail uses, and the applicant will provide 28 parking spaces, including 2 handicap accessible spaces located in front of the entrance. Given the proposed number of parking spaces, a maximum of 800 sq. ft. may be used for a restaurant.

Sidewalks: Sidewalks currently exist along the frontage of West Highway 50. A sidewalk will be provided along the front and western side of the building for pedestrian access.

Utilities and Drainage

Stormwater will be surface drained to existing storm inlets on Hwy 50 and with existing runoff patterns. Water and sanitary sewer lines are existing. Additional private service lines will be installed at the rear of the building for each tenant.

Signage

The applicant proposes a monument-style tenant sign to be located in a landscape island fronting on Hwy 50. The dimensions of the sign are 10 ft. tall by 12 ft. wide, including a 1 ft high base. They are also indicating illuminated wall signage for the tenants at dimensions consistent with the City's Sign Code requirements. All signage must be in accordance with the City's Sign Ordinance in effect at the time of sign permit application. A separate sign permit will be required for all signage.

Lighting

Parking lot lighting levels must be in accordance with Article XI "Parking and Loading Regulations." A photometric plan must be submitted during final site plan review. If the building will be occupied during evening hours, the parking lot must be equipped with a system of lighting to provide a minimum of 1 foot-candle of illumination over the parking lot. All light standards must be located within landscaped islands or within landscaped medians surrounding the parking lot. The light fixtures must be equipped with a shield to reduce unnecessary glare and spillover.

Landscaping

The applicant has shown a preliminary landscaping concept for the site that is consistent with the City's landscaping requirements, including a minimum of one shade tree every 50 ft on center around the perimeter of the parking lot. These trees must be selected from the City's list of acceptable street trees. All landscaped areas must be curbed. A detailed landscaping plan must be submitted during the final site plan review stage.

Buffer Requirements

A Class "A" structural buffer is required for the southern property line because the property to the south is zoned MH-1. There is sufficient depth to the rear of the building to allow for the required 10 ft wide landscaped buffer. A 6 ft high maintenance-free vinyl privacy fence will be constructed on the southern property line, and it will also wrap approximately 40 ft around onto the eastern property line. Per the request of the Fire Department, an opening in the privacy fence has been provided to allow access to an existing fire hydrant south of the subject property. The applicant has provided the required landscaping within the buffer, including a minimum of one deciduous tree every 50 ft, 1 evergreen tree every 25 ft, and 1 evergreen shrub every 10 ft.

Outdoor Seating Area

The proposed site plan currently shows an outdoor seating area in the location of the former motorcycle parking area to the west of the building. This is an alternate plan, and its implementation will be determined by the future tenant mix for the building. Should a tenant want an outdoor seating area, the proposed site plan shows such a facility. In the absence of the outdoor seating area, the site will remain in its present state.

The outdoor seating area, as presently designed, would accommodate 5 tables with 5 chairs each, for a total capacity of 25 seats. The outdoor seating area would be surrounded by a 3 ft high decorative fence, and a curb will be installed on the exterior side of the fence for further protection from nearby traffic. It should be noted that this area presently has a slope which may not be suitable for tables and chairs without some additional modification to the grade of the area. This needs to be further evaluated by the applicant during their construction plan development phase if the outdoor seating area is desired by the future tenant. Outdoor seating with alcohol sales will require a separate Special Use Permit if the future tenant wishes to serve alcohol outdoors. Currently, the applicant does not desire to incorporate the option for outdoor alcohol sales into this approval.

Building Elevations

The applicant proposes to modify the front façade of the existing 6,000 sq. ft. brick and metal siding building to provide separate entrances for each of the 4 tenants. The existing EIFS entry canopy and brick façade will remain and will be freshly painted. New canvas entry canopies will be installed over the 4 tenant entrances. New decorative wall packs will be installed at the rear access doors. All HVAC units must be screened from the public view with materials that will blend in with the roof.

The existing garage in the rear of the property will be razed to make room for additional parking and a drive lane completely around the building. A dumpster enclosure constructed of brick to match the building will be provided at the southwest corner of the property.

Hours of Operation

Hours of operation have not been provided to date. The specific hours will vary based on the tenants.

Review and Approval Criteria: Section 9.050 of Article IX "Planned Uses" lists several criteria for evaluating planned uses. As presently designed:

- Does the proposed project meet all applicable zoning standards set forth in the O'Fallon Zoning Regulations in regards to site development? *Answer: The project meets all applicable zoning standards, and it is consistent with the Comprehensive Plan, which identifies the property as Regional Commercial.*
- Is the proposed development designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected? *Answer: The proposed development is designed to be operated to protect the public health, safety and welfare. Enclosing the outdoor seating area in a fence and curbing the side adjacent to the street will enhance the safety of this area.*
- Does the development of this parcel, as presently shown impede the normal and orderly development and improvement of the surrounding property, or impair the use, enjoyment, or value of neighboring properties? *Answer: The development will not impede the normal and orderly development and use of the surrounding property.*
- Does the site accommodate the building, parking, and drives with appropriate open space and safe, easy ingress and egress? *Answer: The site accommodates the building, parking, and drives with appropriate open space and safe, easy ingress and egress.*
- Does the proposed development meet the area-bulk requirements set forth in the B-1 district regulations? *Answer: The proposed development meets the area-bulk requirements set forth in the B-1 district.*

Staff Recommendation

Approval of the Preliminary Site Plan with the following conditions:

- All signage must meet the requirements of the City's Sign Ordinance in effect at the time of sign permit application. All signage will require approval of a sign permit.
- All HVAC rooftop units are to be screened from the public right-of-way by materials that will blend in with the roof materials.
- The applicant must construct a Class "A" structural buffer along the southern property line, which will include a 6-foot high maintenance-free vinyl privacy fence and dense landscaping as described in the City's Zoning Code.
- The attached site plan shows an alternate outdoor seating area. If a future tenant desires to have an outdoor seating area, a curb and decorative fence must be installed around the outdoor seating area as shown on the attached site plan.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Narrative
- Attachment 3 – Preliminary Site Plan
- Attachment 4 – Building Elevations and Sign Concept
- Attachment 5 – Site Photos

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