



PROJECT REPORT

TO: Planning Commission
FROM: Justin Randall, Senior City Planner
 Ted Shekell, Planning Director
DATE: January 28, 2014
PROJECT: P2013-11: Domino's Retail Center, Planned Use

Location: 302/304 East Highway 50
 Ward: 3
 Applicant/Owner: MBR Management, Mark Ratterman
 Submitted: December 23, 2013

Introduction

Mark Ratterman has filed an application requesting rezoning a parcel of land at 302/304 East Highway 50 from B-1(P) to B-1(P), Planned Community Business District for a 3,300 square foot structure. Half of the building would be used for Domino's pizza and the other half for a retail tenant. The vacant property was formerly occupied by KFC. The subject property is 0.48-acre (20,900 square feet) in size and 25 feet of the subject property was part of a lot line adjustment to create a larger parcel for the Dairy Queen restaurant adjacent to the west.

Zoning & Land Use

The subject property is currently zoned B-1(P), Planned Community Business District. The subject property was a part of the Planned Use approval for Dairy Queen, however at the time of approval, nothing was planned for this portion of the property. The planned use process has been triggered due to the proposed use of a "drive-in or drive-through service" as listed in Section 158.116 of the O'Fallon, Illinois Code of Ordinances and the existing Planned Use designation.

Adjacent Zoning

North: SR-3
 East: B-1
 South: B-1 & B-2(P)
 West: B-1

Adjacent Land Use

North: Community Park across Highway 50
 East: Animal Hospital of O'Fallon
 South: Multi-Family Apartments along Park Entrance Place and Bel-O Cooling & Heating along Whitehall Drive.
 West: Dairy Queen Grill & Chill

Please see the attached maps for more detailed information on surrounding land uses & zoning.

Comprehensive Plan

The O'Fallon Comprehensive Plan Future Land Use Map depicts the subject property as General Commercial, which is consistent with the proposed Domino's pizza and retail use.

Discussion Points/Issues

Land Use

The subject property is identified as *General Commercial* in the Comprehensive Plan. The proposed project is consistent with the Comprehensive Plan. The subject property is surrounded by commercial uses to the east, west, and southwest, and Community Park to the north, across Highway 50. A Planned Use rezoning is required because the project includes a drive-thru and because the property is already governed by an existing Planned Use rezoning.

The subject property has been vacant since KFC demolished their building several years ago. The proposal includes a 3,300 square foot building, 1,650 square foot Domino's, with a walk-in cooler off the back of the building and 1,650 square feet designated for a separate retail facility. The site is small, totaling less than half an acre in size. Because of the limited size of the parcel a smaller sized restaurant like Domino's and a small retail business may be appropriate since the traffic generated by a Domino's site and a small retail business should be lighter than other fast food restaurants or a larger retail space. The Domino's model will include very little dine-in space, providing only 12 seats, mostly for waiting customers. Concerns have been raised over the size of the building and the retail use associated with the development. The development was scaled down by approximately 200 square feet since the first submittal. However reducing the footprint forced the walk-in cooler to be located outside of the building and required the Domino's and retail side of the building to be flipped. Overall, the proposed building architecture is comparable to what the Commercial Design Handbook recommends and is in keeping with commercial redevelopment in O'Fallon and Highway 50.

Traffic Circulation/Parking

Ingress and Egress: Access to the site will be by means of one access point off of Highway 50. There is currently an access point for the property, but will be relocated further east toward the Dairy Queen site. The relocation of the entrance will create better spacing of the access points along Highway 50 between the subject property and the Animal Hospital of O'Fallon. All improvements of the access point to Highway 50 will require IDOT approval.

Additionally, there was a condition stated in the ordinance approving the Dairy Queen project that required "a cross-access easement must be provided along the northeast corner of the Dairy Queen property in the event a future connection to the property to the east is warranted by the City." The design of the site has taken the cross-access agreement into account with the design and is proposing to continue the cross-access to the east onto the adjacent Animal Hospital of O'Fallon property, both in front of and behind the proposed building.

Parking: The proposed building has two proposed uses, a restaurant (Domino's) and a retail suite. Restaurants with drive-thru facilities require 8 stacking spaces for the drive-thru. This particular site does not meet the 8 stacking spaces for the drive-thru use of Domino's. As proposed the site can accommodate up to 3 vehicles at the pick-up window. However, the use is not the typical drive-thru like a McDonalds, Taco Bell, etc. since the Domino's site will only use the pick-up window for call-ahead orders and will not include a speaker box and on-site ordering through the drive-thru. When originally submitted, the Domino's site was on the eastern side of the building with vehicles able to circle around the building to the pick-up window, with no issue of stacking. However the original site plan had poor on-site circulation and parking aisles widths were not met. With the reduced building size and re-orientation of the drive-thru, staff raised the concern to the developer and engineer about the reduced stacking spaces the site currently provides. The developer indicated that the majority of the Domino's sites with pick-up windows only provide 2-3 vehicle stacking spaces. Staff also contacted Lee Cannon of CBB and discussed the proposal and was informed the 3 vehicles stacking spaces should be sufficient and should not cause any overflow into the driving aisle nor spill out into Highway 50.

Fast Food Restaurants have two parking ratios, and the code requires that the ratio that requires the most parking spaces be applied. The first ratio is 9 parking spaces per 1,000 gross floor area (1,740 sq. ft. = 16 spaces). The

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second ratio is based on number of seats and employees (12 seats + 6 employees = 10 spaces). Additionally the code requires the retail component of the building to provide parking at a rate of 4 parking spaces per 1,000 gross floor area (1,740 sq. ft. = 7 spaces). The site plan has provided 9 parking spaces in the front of the building and an additional 11 spaces to the rear of the building that will be for the employees, totaling 20 spaces for the development.

In this particular case, staff is not opposed to the petitioner's request to use the second ratio. The site appears to have enough parking for the use as long as all employees park at the rear of the building. The petitioner has provided 20 parking spaces, including 1 handicap-accessible space near the entrance to the building, in addition to the 3 stacking spaces for the drive-thru. All parking stalls meet the City's dimensional requirements.

On-site circulation: In response to recommendations by City staff, the applicant has redesigned the site to accommodate the required escape lane around the drive-thru, shifted the proposal back to meet the 24-foot drive aisle width and has incorporated the cross-access easement with Dairy Queen. Additionally, the proposal plans to continue the cross-access with animal hospital, in both the front and the rear to assist in maintaining good on-site circulation.

Sidewalks

A new concrete sidewalk along the frontage of Highway 50 has been shown on the plans with a proposed accessible route to the building in accordance with the Illinois Accessibility Code.

Utilities and Drainage

Public water and sanitary sewer is available to serve the subject property. The sewer line servicing this site will be part of a sewer main replacement to be done this spring. Stormwater will flow to an existing inlet on Highway 50 and overland flow to the existing ditch at the southwest corner of the property. The City Engineer has waived the requirement for detention for this project because the redevelopment of the site is providing a 9% reduction in impervious surface as the site was previously developed as a KFC restaurant.

Building

The proposed 3,300 sq. ft. building has been designed to meet many recommendations of the Commercial Design Handbook, including use of multiple building materials (brick, stone and metal), creating a base, middle, top and the use of awnings.

The tight layout for the site has required the location of the dumpster to the southwest corner of the site. This location is all the way to the rear of the site, but will be visible from the public right-of-way. The developer attempted to turn the dumpster perpendicular to the public right-of-way. However the turning movements of the trash truck will limit the location of the dumpster.

Landscaping and Buffer Requirements

Section 158.144 of the Code of Ordinances outlines requirements for parking lot landscaping. The proposed landscape plan meets the City's requirements, with the exception of the applicant not providing the required 7 ft wide planting strip around the parking lot on the east, south and west. The petitioner has requested a variance to reduce the planting strip to ensure the appropriate drive aisles width could be met. Staff would much rather see the drive aisle widths maintained over a wider buffer strip. The plan does still provide for a 3-foot wide buffer on the sides and in the rear the property abuts a drainage area.

No buffers are required for this project, but the applicant is providing a 6 ft tall vinyl privacy fence and landscaping along the southern property line.

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Signage

According to Chapter 158, "Sign Regulations" of the Code of Ordinances, the applicant is permitted to install one freestanding sign on the property. The applicant has yet to provide a detail for the monument sign shown on the plan approximately 8 feet from the property line. The elevations provided by the architect shows a sign for Domino's on the building however it is unclear the actual size of the sign. If the planned use application is approved, the petitioner will have to submit a sign package in accordance with the Code of Ordinances, *Signs*: Section 158.160 through 158.168

Hours of Operation

Domino's restaurant will be open Sunday through Thursday from 10:00 am to 12:00 am and Friday and Saturday from 10:00 am to 2:00 am. There proposed hours of operation for the retail use was not provided, since there is not a current tenant for the space.

Review and Approval Criteria

Section 158.119 of the Code of Ordinances "Consideration of a Planned Use" lists several criteria for evaluating planned uses. Evaluation of the project based on these factors is included under each criterion.

1. The criteria governing the rezoning of the property and approval of site plans, as set forth in the standards and requirements found elsewhere in the zoning code or in other applicable law,
The project does not meet all applicable zoning standards. The site has requested variances to the required stacking spaces, the required buffer around the parking lot and the size of the landscape islands within the parking lot.
2. The physical design of the proposed plan and the manner in which said design makes adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and park dedication, and furthers the amenities of light, air, recreation and visual enjoyment.
The proposed development contains adequate provisions for public services, provides adequate control for vehicular traffic. However, the vehicular traffic could be greatly altered if the Domino's use is ever repurposed for a different type of restaurant. Staff recommends a condition to limit the reuse of the building to require a new Planned Use approval.
3. The relationship and compatibility of the proposed plan to adjacent properties and the surrounding neighborhood.
The new building will complement the adjacent commercial properties and continue the redevelopment of Highway 50.
4. The conformity with the standards and principles of the Comprehensive Plan and all other adopted regulations, including the Commercial Design Handbook dated July 6, 2009 and on file with the City Clerk. (Ord 3665; passed 5-3-10)
The proposal is consistent with the Comprehensive Plan and all other regulations.
5. The use(s) are designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
The proposed development is designed to be operated to protect the public health, safety and welfare.
6. An identified community need exists for the proposed use.
Yes, a community need exists for the proposed use.
7. The proposed use(s) will not impede the normal and orderly development and improvement of the surrounding property, nor impair the use, enjoyment, or value of neighboring properties.
The proposed use will not negatively impact surrounding properties.
8. The degree of harmony between the architectural quality of the proposed building and the surrounding neighborhood.
The proposed building has architectural features and materials that make it aesthetically appealing and will add value to the neighborhood.

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9. The appropriateness of the minimum dimensions and areas of lots and yards set forth in the applicable zoning district regulations.
10. *The proposed development meets the area-bulk requirements set forth in the B-1 Community Business District.*

Staff Recommendation

Staff recommends approval of the project with the following conditions:

1. Staff supports the petitioner's request to design the site to meet the parking ratio of 1 space per each 2 seats plus 2 spaces for every 3 employees.
2. A variance is granted to allow a reduction from 8 stacking spaces to 3 stacking spaces for the Domino's site.
3. A variance is granted to allow a reduction in the width of the required 7 foot wide landscape planting strip along the east, south and west property lines.
4. A variance is granted to allow a reduction in the size of landscape islands from 120 square feet to 100 square feet.
5. A cross-access easement must be provided along the northeast and southeast corners of the Domino's site to the adjacent animal hospital.
6. The planned use approval is for Domino's and one retail/office use only. The pick-up window and drive-thru is authorized only for the Domino's use. Any future use that would utilize the pick-up window would need to be re-approved by the City.

Attachments

- Attachment 1 – Project Application
- Attachment 2 – Zoning Map
- Attachment 3 – Surrounding Land Use Map
- Attachment 4 – Site Plan
- Attachment 5 – Building Elevations and Floor Plan

CITY OF O'FALLON

DEC 23 2013

DATE PAID



Planned Use / Re-Zoning Application

NAME OF PROJECT: DOMINOS RETAIL CENTER

ADDRESS/GENERAL LOCATION: 302 E. Hwy 50 *or 304 E Hwy 50*

SUBDIVISION NAME & LOT NUMBER(S): WHITEHALL CENTER Lot 2

PARCEL NUMBER(S): 04-32.0-102-031

PLEASE CHECK THE TYPE OF APPLICATION (PLEASE CHECK ONE):

- PLANNED USE
- RE-ZONING (STANDARD MAP AMENDMENT)

SUMMARY DATA (RESPOND TO ALL THAT APPLY):

PRESENT ZONING: B-1P PROPOSED NUMBER OF BUILDINGS: 1

PROPOSED ZONING: B-1P PROPOSED GROSS FLOOR AREA: 3,420 SF

PROPOSED # OF LOTS: 1 AREA IN ACRES: 0.48

PROPOSED # OF DWELLING UNITS: NA PRESENT USE: VACANT

owner CM2001 LLC
 5530 Salt River Rd.
 St. Peters, MO 63376

APPLICANT INFORMATION:

NAME: MARK RATTERMAN

COMPANY: MBR MANAGEMENT

ADDRESS: 201 N. MAIN ST., STE 300
ST. CHARLES, MO 63301

PHONE: 636-947-4433 x339

FAX: 636-947-6917

EMAIL: MRATT@MBRMGT.COM

DESIGN PROFESSIONAL INFORMATION:

NAME: JEFF MOON

COMPANY: BAX ENGINEERING

ADDRESS: 221 POINT WEST BLVD.
ST. CHARLES, MO 63301

PHONE: 636-928-5552

FAX: 636-928-1718

EMAIL: JMOON@BAXENGINEERING.COM


SIGNATURE OF APPLICANT


SIGNATURE OF DESIGN PROFESSIONAL

DATE RECEIVED: <u>12-23-13</u>	STAFF USE ONLY	PROJECT ID #: <u>P2013-11</u>
APPLICATION RECEIVED BY: <u>M. Ratterman</u>		STAFF ASSIGNED: <u>M. Ratterman</u>
APPLICATION FEE: <u>\$500.00</u>		PLAN REVIEW FEE DEPOSIT REC'D: <u>\$900.00</u>

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PROJECT NARRATIVE

This project is located at 302 East Highway 50. This tract is 0.48 acres in size and is Lot 2 of Whitehall Center. Lot 1 was the development of the Dairy Queen restaurant at the corner of Hwy 50 and Whitehall Drive which was completed 2 years ago.

This project will consist of a 3,480 square foot building with one half being used for a Dominos restaurant with a pick up window, and one half being proposed retail. The retail use has not been determined at this time but will comply with the current zoning requirements.

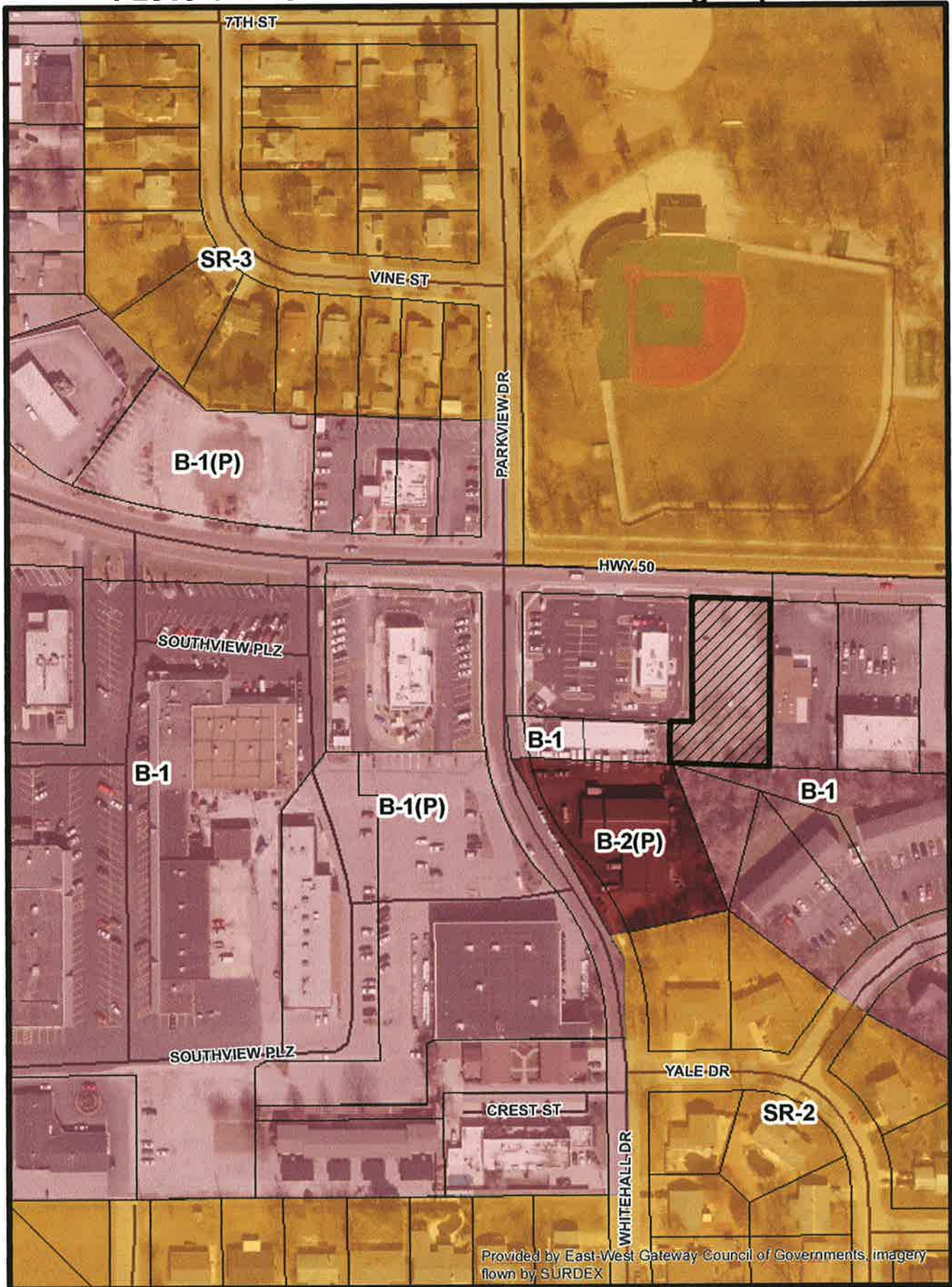
There will be 19 parking spaces with one handicap space which will comply with the city code standards. The site coverage is: Building: 3,480 sf (16%) Pavement: 13,598 sf (66%) Greenspace: 3,817 sf (18%)

Access to the site will be provided by a new entrance per IDOT standards along with driveway connections to the properties on both sides of this development.

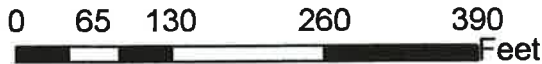
All utilities are available onsite with an existing 10" water main along the front property line and sanitary sewer, gas service and electric provided from the rear. Storm water will sheet flow to the existing drainage ditch at the southwest corner of the site.

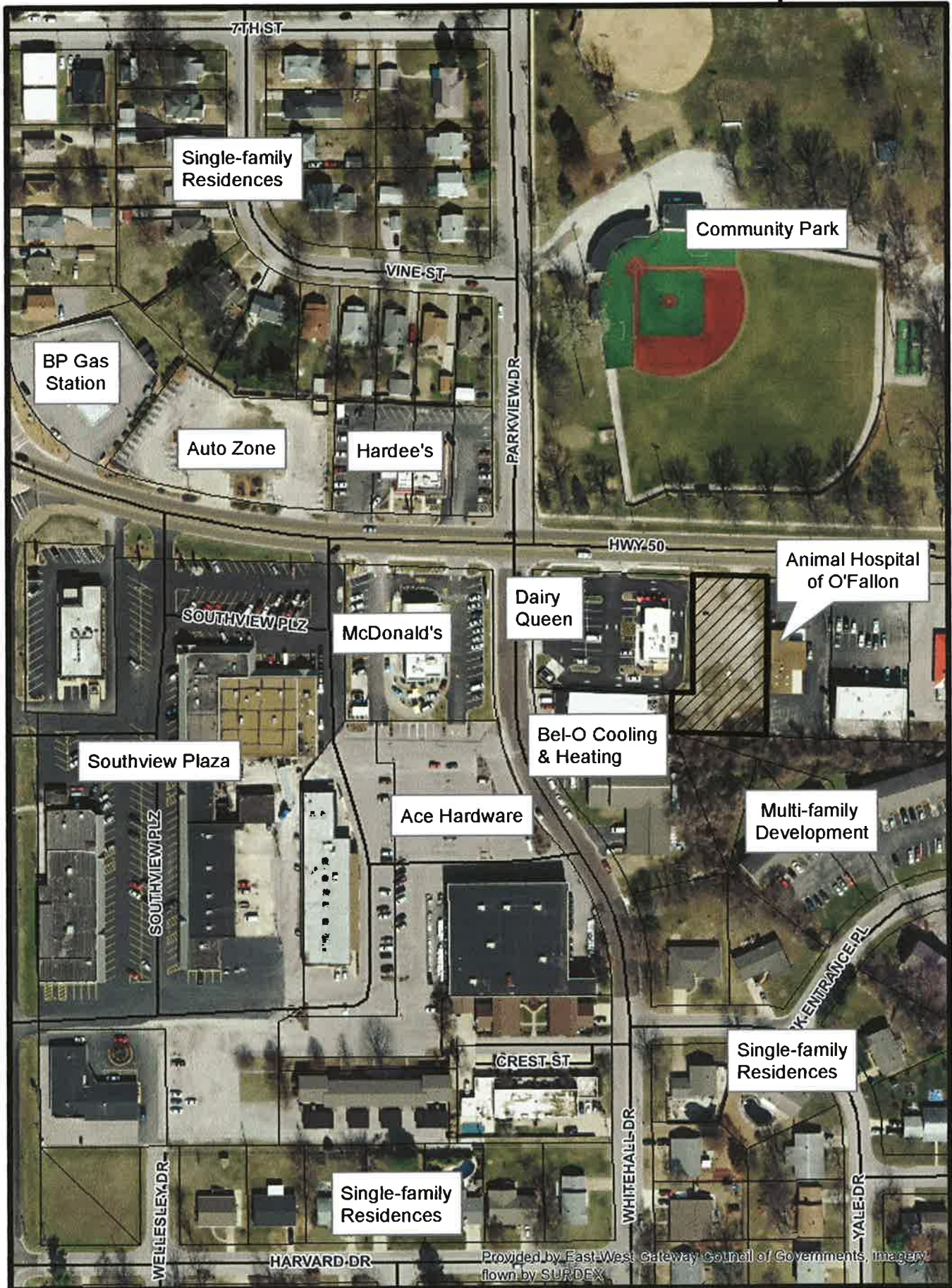
As allowed per City Code Article 9 (Planned Uses) the following modifications to the underlying district regulations are part of this development:

- 1 - 20 foot drive aisle between 90 degree parking.
City code requires 24 feet wide drive aisle.
- 2 - 3 foot Side yard buffer.
City code required buffer is 5 feet wide.
- 3 - Landscape island with 105 square feet of space and no tree.
City code requires 120 square feet and a tree.

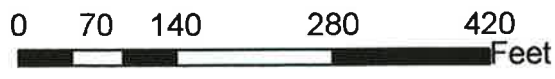


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



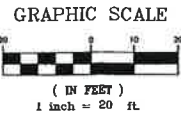
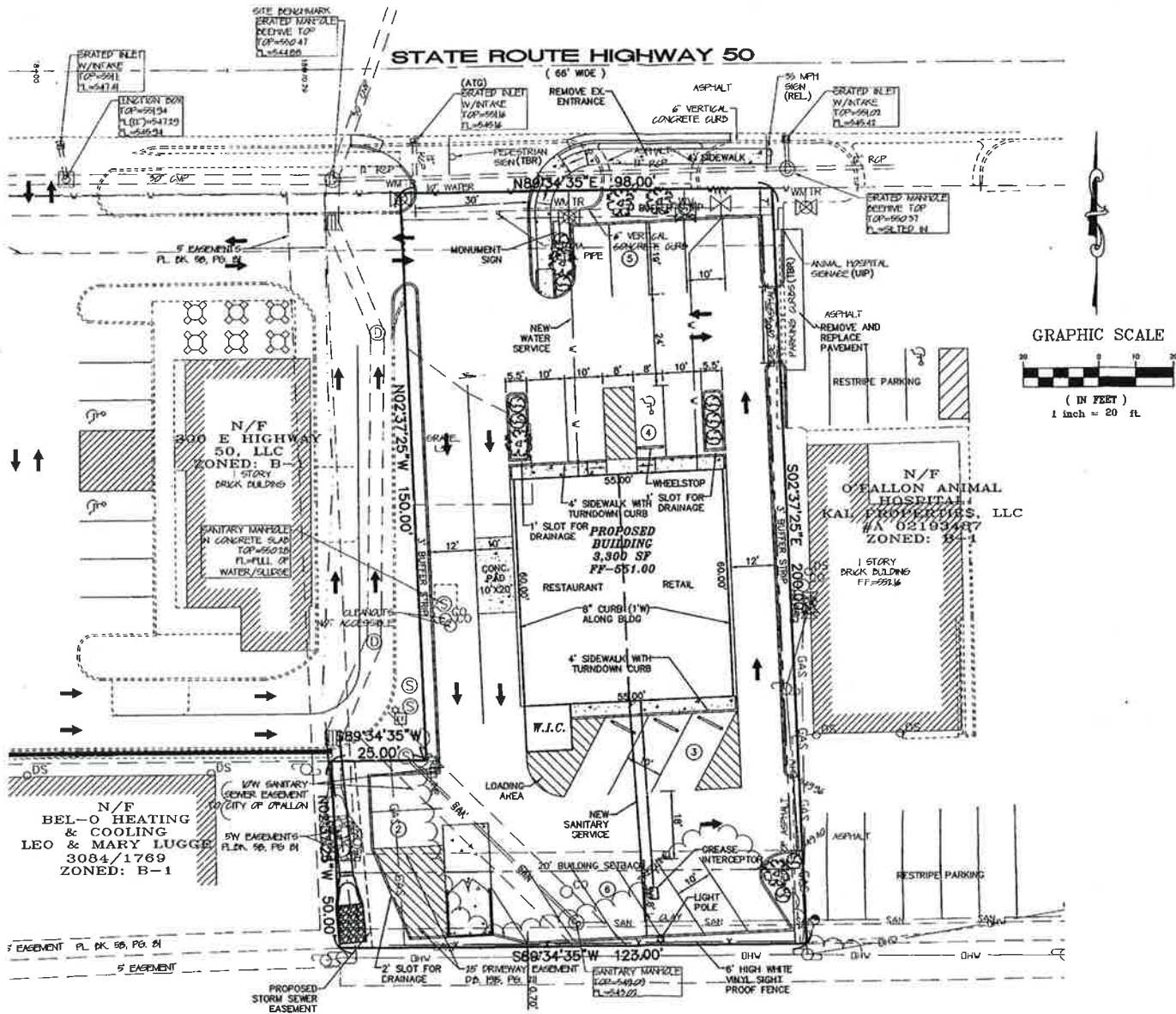


Provided by East-West Gateway Council of Governments, imagery flown by SURDEX



A PRELIMINARY SITE PLAN FOR *DOMINOS RETAIL CENTER*

A TRACT OF LAND BEING LOT 2 OF "WHITEHALL CENTER"
AND PART OF THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 7 WEST OF
THE 3RD PRINCIPAL MERIDIAN
ST. CLAIR COUNTY, ILLINOIS



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CITY COUNCIL APPROVAL

THE PRELIMINARY SITE PLAN FOR DOMINOS RETAIL CENTER WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, ILLINOIS ON THE ____ DAY (2014.

MAYOR GARY GRAHAM
DATE: _____

ATTEST:

PHIL GOODWIN, CITY CLERK
DATE: _____

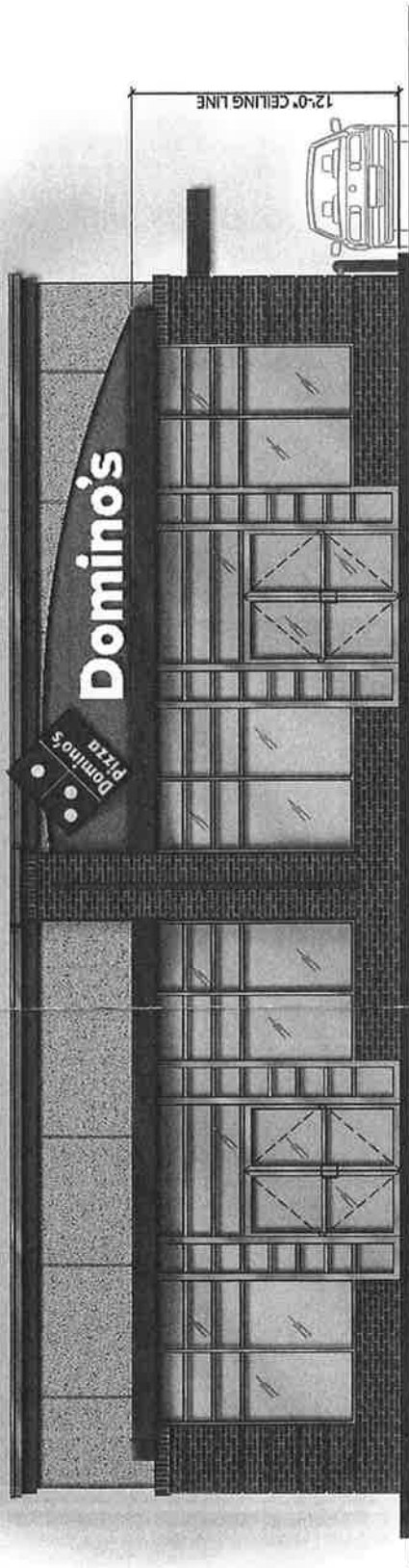
LANDSCAPE LEGEND		
SYMBOL	QUANTITY	COMMON NAME
(DECIDUOUS)	5	BALD CYPRESS, WHITE ASH, HACKBERRY, RED MAPLE (2" MIN. CAL.)
(SHRUB)	9	WILD HYDRANGEA, FRAGRANT SUMAC, BLACK COHOSH, COMPASS PLANT (18" MIN.)

NOTE: LANDSCAPING AS SHOWN SHOULD BE REVIEWED BY A QUALIFIED LANDSCAPE DESIGNER.

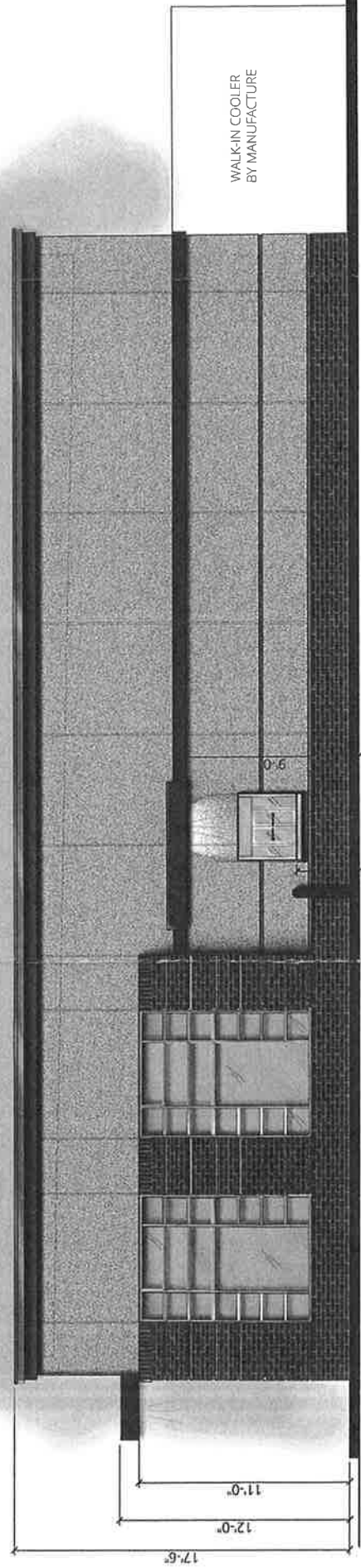
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1 PROPOSED NORTH ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

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