



Conditional Use Subcommittee

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
April 26th, 2017
4:00 pm

The meeting was moved from the Heimsch Conference Room to the Council Chambers due to the unusually large attendance. The sign-in sheets have been scanned and images are attached.

Members Present:

Tony Pawloski (chair), Anna Ahrens, John Wright

Also Present:

Steve Meyer, Director of Public Works

Representing the Petitioner, Des Peres Commons LLC:

Paul Martin, Attorney

Others in Attendance:

Annie Baalman DeBoer	Mark Gettemeyer
Richard "Dick" Baalman	Kristin Keane
Katy Baalman	Dane Shane
Rick Baalman	Pete Ferretti
Jane Baalman	Paul Bennett
Nancy Wendover	Bob Ashcraft
Alyssa Cornell	Anita Wygal
Katie Seibel	Dennis Wygal
Buddy Coy	Bill Biermann
Joshua Foster	Dan Ries

Request:

Conditional Use Permit for Circle 7 Ranch Restaurant at 11769 Manchester Road.

Discussion:

On April 17th, the petitioner withdrew their previous application and provided a new application and submittal documents. A staff report was prepared and provided to the petitioner on April 18th. The petitioner submitted revised documents based upon those comments late on April 21st. Electronic copies of those documents and the staff report were provided to the commissioners for review. The petitioner provided hard copies of the submittal for the commissioners at the meeting. The April 21st submittal included the following modifications based upon the numbered staff report comments:

1. All sheets were marked "FOR SUBCOMMITTEE"

4. The floorplan included square footage of all public areas. However, the areas provided did not match the area shown as public area for parking calculations. Sheet SP-3 indicates 2,268 square feet of public area, but the areas on sheet A1.2 have been summarized by the City in the table below. Based upon this change in “building area available for public use”, the controlling factor for required parking would be 1 space per 45SF, rather than 1 space per three seats. The parking requirement would increase by 8 spaces. The architect will review the numbers.

Area ID	Description	SF	SF subtotal	
201	Hostess Station	137	4052	Building Area Available for Public Use
202	Bar/Lounge	1159		
203	Dining	955		
204	Private Dining	266		
205	East Patio Dining	631		
206	West Patio Dining	425		
207	Corridor	110		
208	Women's Restroom	202		
209	Men's Restroom	167		
210	Back of House	1440	1484	
211	Employee Restroom	44		

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- 6. The photometric plan has been sealed.
- 7. The potted plants have been removed from the drawing.

Based upon these changes, the outstanding issues relate to item #3 from the staff report: Traffic and Parking Study; Internal Driveways, Parking Lots, and Circulation Patterns.

Parking: The petitioner has submitted a parking study prepared by a traffic engineer, which suggests that the current parking lot is underutilized, and can therefore support the new restaurant. Based upon the data, the petitioner feels the city’s parking requirements are too conservative, requiring more parking spaces than necessary. In §405.180.B.6, the municipal code allows the Planning & Zoning Commission to reduce parking requirements by 20% for mixed-use developments. The petitioner has requested a 25% reduction. The City is developing a comparison of its parking standards to other communities.

Traffic: The petitioner has hired a consultant to perform a traffic study, but it is not complete at this time. They intend to provide the report by May 4th, so that it may be included in the packet for the May 10th meeting of Planning & Zoning Commission.

Outcome:

Commissioner Wright moved to recommend approval of the conditional use permit to the Planning & Zoning Commission, pending resolution of the violation of the parking code and results of the traffic study. Commissioner Ahrens seconded the motion, which then passed 3-0.

Meeting was adjourned at 4:48pm.

Respectfully submitted,

Steve Meyer, PE
 Director of Public Works
 April 27, 2017

Circle 7 Subcommittee

April 26th, 2017

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Steve Meyer

City Hall

Circle 7 Subcommittee

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