



Legislation Text

File #: SPR-06-19-5679, **Version:** 1

Agenda Item Title:

Panera Bread Restaurant and Drive-up Window
10200 S. State Street
[Community #9, South Towne]

Presenter:

Douglas L. Wheelwright

Description/Background:

The applicant, Mr. John Lee, representing ST Mall Owners, LLC and Panera Bread, is requesting that the Planning Commission review and approve a commercial site plan for a new Panera Bread Restaurant with a Drive-up Window, which also requires Conditional Use review. An associated staff report addresses the Conditional Use application for the drive-up window. The Planning Commission is the land use approval body for this action, as designated in the Sandy City Development Code.

BACKGROUND

The property is currently part of a large property parcel that contains most of the parking spaces for the shopping center anchor tenant Target store and the other commercial shops to the south, including Barnes and Noble. The property owner, ST Mall Owners, LLC, is proposing to create a one-half acre "Pad Site" in the southeast corner of the existing parking lot as the site for this new restaurant. The existing parking lot improvements in this area will be modified and the access driveway that currently connects to the main entrance road for the shopping center (10200 South) will be shifted to the west and reconstructed to accommodate the pad site layout. Because the property is zoned CBD, the site plan must be approved by the Planning Commission. The CBD zone also triggers a requirement that the proposed building be reviewed by the Sandy City Architectural Design Review Committee. The entire area around this site is zoned CBD. The Jordan and Salt Lake Canal property abuts the site on the east, which abuts State Street in this area.

See the attached report for additional information.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary site plan review is complete, based on this staff report, and the four findings listed below and subject to the following eight conditions:

FINDINGS:

- A. That the various City Departments and Divisions, including the City Engineer, Transportation Engineer, Fire Marshal, and the Public Utilities Department Chief Engineer have all preliminarily approved the proposed site plan.
- B. That the proposed driveway access, internal site circulation and off-street vehicle parking is

adequate for the existing and proposed uses of the building and the site.

C. That the proposed building setbacks are appropriate for the site.

D. That adding this “pad site” to the overall South Town Marketplace shopping center will improve the aesthetics of the site and the State Street corridor and will help break up the existing large expanse of asphalt parking area. Placing buildings closer to the street will help in the gradual transition of this area from suburban style development to more urban style development over time.

CONDITIONS:

1. That the developer proceed through the final site plan review process with staff prior to the start of any construction (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications determined by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
3. All utility boxes shall be screened from view to the extent possible (i.e. transformers, switch gear, telephone, cable TV, etc.) and shall be shown on the site plan and shall be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and screened from view. Each box shall be shown in its exact location and shall be noted with its exact height, width and length and approved by staff.
4. That the architectural design, colors and materials proposed for this development comply with the Sandy City Architectural Design Standards and shall be finalized with staff prior to the issuance of a building permit.
5. That the developer be responsible for the placement of a temporary 6 foot high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant comply with the Sandy City Noise Ordinance, including working hours during construction.
7. That the applicant comply with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review.
8. That all building and site signage must be reviewed separately and meet the Sandy City Development Code provisions for signage.