



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Scooter's Coffee Near Shoppes at Stadium PD Plan – Major Amendment (Case #92-2021)

## Executive Summary

Approval of this request would allow the redevelopment of the site with a commercial structure and an accessory drive-through and off-street parking for a Scooter's Coffee business.

## Discussion

Engineering Surveys & Services (agent), on behalf of TKG San Jacinto Place Development, L.P. (owner), seeks approval of a PD (Planned Development) plan, constituting a major amendment to the *Breaktime at Stadium and Ash C-P Plan*, and a statement of intent for the development of the site with a Scooter's Coffee business, to be known as *Scooter's Coffee Near Shoppes at Stadium PD Plan*. The approximately 0.54-acre property is located at the northwest corner of Stadium Boulevard and Ash Street.

The site will include the construction of a 1,790 square-foot building for a Scooter's Coffee with an accessory drive-up facility, with service windows on the north building facade. Landscaping has been increased a small amount over the previously approved C-P plan, so that now 18% of the site will be pervious. Pedestrian access is provided to the site from the public sidewalk network with a sidewalk connection from Ash Street. Access to the site has also been consolidated with existing access on the neighboring property, creating more efficient ingress and egress to the site.

The Planning and Zoning Commission considered this request at their March 18, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Commissioner's inquired about the status of any underground fuel tanks, since the site was previously in use as a gas station. The applicant has provide a letter from the Missouri Department of Natural Resources confirming the removal of the tanks, and that no further action is required on the site. Following limited additional discussion, a motion to approve the PD plan amendment passed (8-0).

The Planning Commission staff report, locator maps, PD plan, statement of intent, C-P plan (2/8/2001), zoning ordinance (1/5/1970), correspondence, and meeting minute excerpts are attached.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
1/5/1970	Approved C-P zoning (Ord. #399-69)

## Suggested Council Action

Approve the PD plan major amendment for *Scooter's Coffee Near Shoppes at Stadium PD Plan*.