

Amended Final Development Plan Statement

The Panera Bread restaurant, located at 6665 Perimeter Loop Drive and within the *Perimeter Center Planned Unit Development* zoning district, is proposing site modifications to provide a drive-thru lane, menu board, and parking upgrades to facilitate the modern needs of the existing restaurant. Corresponding stormwater management updates are planned to accommodate parking space relocations. The existing restaurant building will be retrofitted to suit the drive-thru operations.

To accommodate the proposed drive-thru lane, existing parking areas to the west will be restriped and those spaces lost will be relocated to the eastern area of the site. The number of parking spaces will be improved to satisfy the Approved Development Text for the Perimeter Center Planned Unit Development and no building or parking setbacks along the drive-thru lane will be impacted. Eight (8) drive-thru stacking areas are provided for the one (1) exchange window. Wayfinding signage will be added onsite to direct drive-thru motorists. The few existing trees that are impacted by the redevelopment will be replaced with new tree plantings. Existing perimeter screening will generally remain undisturbed. The proposed redevelopment activities are considered to be minor in nature and are believed to be consistent with the intent of the Approved Development Text for the Perimeter Center Planned Unit Development district.

With respect to Section 153.055(B), the proposed redevelopment believed to comply with the following:

1. *The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4).* The plan conforms in all pertinent respects to the approved preliminary development plan of the original commercial development. No deviations or variances are requested.
2. *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.* No major adjustments to the existing pedestrian traffic patterns are expected while all drive aisle and parking space modifications comply with zoning regulations and are believed to be safe and effective pedestrian and vehicular provisions.
3. *The development has adequate public services and open spaces.* The development will maintain existing outdoor dining and amenity spaces.
4. *The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code.* Parking lot and stormwater management modifications were limited to the areas needed to keep the site compliant with zoning and engineering regulations. Minimal impacts to the existing landscaping & screening are expected; any trees expected to be lost due to construction are scheduled to be replaced.
5. *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.* No changes to the existing, functional site lighting are proposed.
6. *The proposed signs, as indicated on the submitted sign plan are believed to be of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are*

located so as to maintain safe and orderly pedestrian and vehicular circulation. New wayfinding signs and a menu board are proposed onsite to facilitate the drive-thru operations. Signage is believed to be of appropriate scale and purpose.

7. *The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate. Much of the existing, mature landscape will remain intact providing the same level of aesthetic and natural enhancement to the site.*
8. *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters. To accommodate the parking relocation, the existing stormwater management basin is proposed to be regraded to configure around the parking area. In speaking with the city's Planning Department, the response to the basin reconfiguration was, "the proposed detention basin reconfiguration would need to provide the same capacity as previously designed for and would be reviewed and approved through Building Standards as a Site permit". The proposed basin reconfiguration will meet or exceed the current capacity while the project is expected to disturb less than an acre and add a de minimis amount of new impervious surfaces (less than 2,000 sq.ft.).*
9. *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage. The project is expected to be carried out in one stage.*