

## **Commercial Pre-Application Meeting June 9, 2021**

*Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.*

**Panera Bread at Coastal Woods– SR 44 and Sugar Mill Dr.** This proposal is for a Panera to be built on the northeast corner of this parcel. The 4,000 square foot building will seat 89 people inside and have a covered patio in front to seat an additional 20 people. A drive thru will be located on the western side, facing Sugar Mill Dr.

The following issues were discussed by staff with the applicant:

### **Planning**

- The design includes 56 parking spaces which seemed excessive for the size of the building, but it was explained that they are also planning for 15-20 employees parking at any one time.
- A drive thru stack is usually about 8 cars and this one seems larger than that. The applicant's rep indicated that since covid, they are planning their new buildings to have more drive thru access since the public seems to want that type of service.
- Parking spaces are shown at 18' but the requirement is 20'. However, as clarified in an email after the meeting, the 18' parking space length would be acceptable where it was suggested as there can be 2' of grassed overhang area, outside of the required buffer width and plantings, but for the double row of parking, since there can't be any overhang area where these spaces abut one another, that should be increased to 40' total.
- The headlight line is not good from SR 44 or Sugar Mill Drive. Also, the pull forward spaces are pointing right at 44 and should be moved over to the spaces on the side of the building for safety.

### **Building**

- Architectural standards should be proposed that are compatible with our city. They also must consider that the MDA requires the drive thru to be screened from view as well.
- They were referred to other cities that have good examples of what would be expected.

### **Fire**

- The drive through aisle needs to be at least 15 feet wide, and other lanes in the parking lot need to be wider as well to accommodate emergency vehicles.

Next step will be to make the suggested changes and resubmit the Site Plan to City staff for review.