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GC PLANNING COMMISSION

Special Use Permit Request

Type of Special Use Permit Being Requested: Outdoor Patio Seating Area for new Panera Bread location at 1786 Stringtown Road (The Shoppes of Grove City),

I am requesting, as the Management Company representing the owner of the Shoppes of Grove City, 1760-1790 Stringtown Road, KJR Grove City, LLC, a Special Use Permit to allow Panera Bread, a new Tenant for the shopping center, to operate an outdoor patio area to be constructed using the existing 10' wide sidewalk and three existing parking spaces in the front of the restaurant as shown on the attached site plan, Exhibit A. An island of approximately 27' by 16' would be constructed of concrete at the same height as the existing sidewalk to accommodate the patio. Four 32" round tables, each with 3 chairs, would be placed on the island, along with umbrella coverings. Additionally, Panera Bread would like to place 2 of the same table and chair arrangements on the sidewalk adjacent to the building, along with 3 square 24" tables with 2 seats each, again adjacent to the building, as shown on the accompanying drawing, Exhibit A. I believe that all items mentioned on the May 31, 2010 staff review have been addressed.

As the representative of the owner, I believe the addition of the patio and furniture would provide a pleasant spot for Panera customers to relax and converse during warm weather months. During the winter months we would place planters featuring evergreen foliage in the area.

I am requesting that the Special Use Permit be approved.

Sincerely,



James R. Kerr
Vice President

Cc: Lease File



May 19, 2011

Bek Developers
24500 Chagrin Blvd.
Beachwood, Oh.
44122

Attn: Jim Kerr

Re: Panera Bread, Grove City
#201105020012

Dear Mr. Kerr;

In response to the observations of the various reviewing entities as relates to our wishes to install an exterior dining space at the Grove City location may I offer the following responses to the individual comments that have been put forth for further consideration.

Development Department

1. We have included with this resubmittal a redesign of the seating area to expand its footprint to incorporate three (3) parking spaces per recommendation to allow for better patron safety.
2. Accessory items have been incorporated into the revisions as well as cutsheets and photographic examples of the items planned for this installation to include planters, fencing, and bollards.
3. Table, chair, and umbrella cutsheets and photographs are included for further review.
4. The revised plans show dimensional relationships questioned that verify pedestrian access availability to adjoining tenants

Building Division

5. Mr. Kerr will be able to address this from the developer / building owner standpoint.
6. The addition of the patio area is intended to maintain the existing handicapped parking spaces identical in size and position as what currently exists.

Urban Forestry

7. Panera always attempts to provide a colorful and well manicured approach to the overall landscaping scheme. I foresee no reason that this location would be any different.

Grove City Division of Police

- 8 & 9 The concern for patrons is well founded. We have attempted to protect the habitants by the installation of concrete filled bollards to prevent car intrusion and have a fencing / screen combination installed around the perimeter of the patio to prevent customers from entering directly to the lot.

Eric Phillips AIA
Drew W. Sekanick AIA

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Oakland Streetscapes

Living Plants for Living Spaces

1156 Oakland Park Avenue Columbus, Ohio 43224

Oakland Nursery, Inc.

Estimate

phone : (614) 268-9466

fax : (614) 268-3003

BILL TO:
Covelli Enterprises

SHIP TO:

Date: Sales Representative
Evelyn Chamberlin

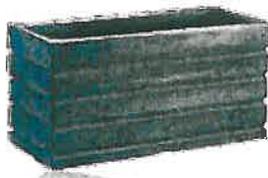
Discover Visa Ck/Cash

Contact:

Phone #:

Fax:
E-Mail:

Account:

Description	Size	Each	Extend
Round Container 	WxH 34.50x34" 26x26" 20x20"		
Rectangle Container 	LxWxH 48.25x20x26" 36.20x16x20"		
Hanging Basket 	Only One Size 16x8"		

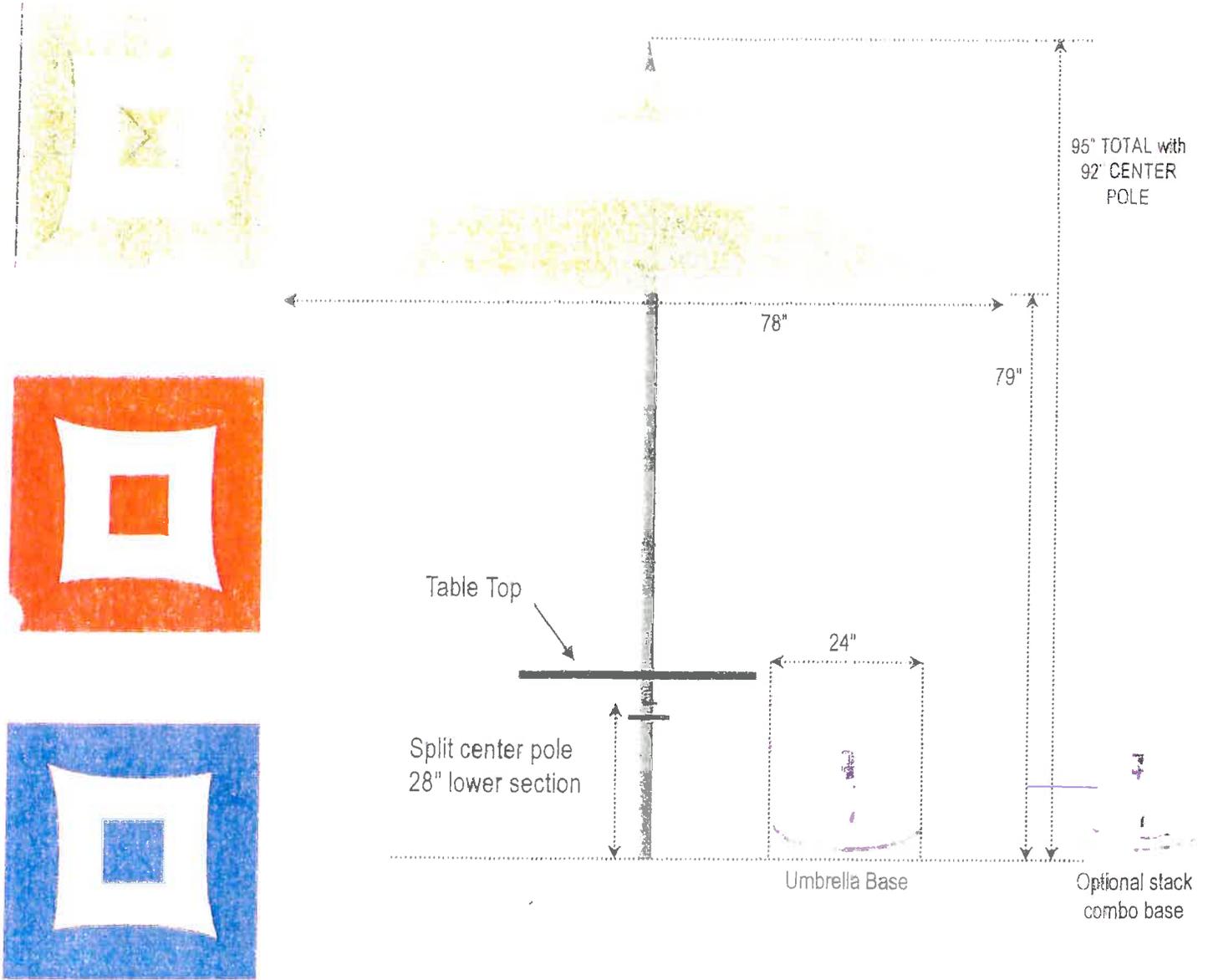
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Parasol Specifications - Bay Master 6.5' Square

OU78



PARASOL: 6.5' square "BAY MASTER" aluminum market umbrella for COMMERCIAL APPLICATION. Brushed aluminum finish w/ Silver hubs, stainless steel hardware, 100% replaceable parts. Manual lift with stainless steel security pin. Silver finial.

CANOPY: Sunbrella Marine Grade Fabric Colors: Tuscan 4677, Capri 4675. Swoosh Only, no text. Sunbrella Marine Grade Palm Fabric: Swoosh all panels. Panera Bread Logo (white) all panels. Market Profile. Single Wind Vent. Folded Canopy Edge.

BASE: 24" round, 75 lb aluminum, galvanized steel base with stainless steel security plate and "star" handle security knob. Optional 45lb add-on disk available.

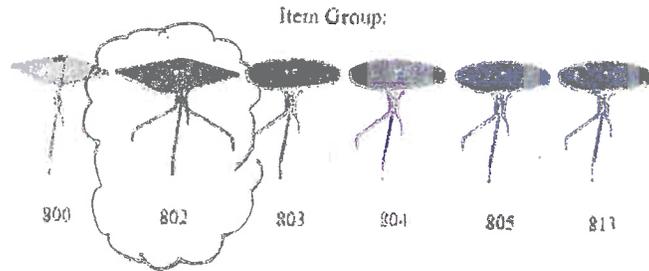
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Ac21 #KZ

Stella Chair – Antique Blue



Item Group:

Cambi Table 32" Square, 24" Square, 32" Round – Antique Blue



Teak Bench



Cedar Screen



Cedar Screen w/sconce



Floor lamp

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