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September 26, 2022

Mark F. Brady

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City of Warson Woods, MO
10015 Manchester Road
Warson Woods, MO 63122-1825
Attn: Kathy Mahany, City Clerk

Re: Freddy's Frozen Custard

Dear Ms. Mahany

On behalf of Freddy's Frozen Custard ("Freddy's"), I am submitting the following studies, plans, documents and information in support of the application by Freddy's for preliminary redevelopment plan approval for the property located at 10001 Manchester Road (the "Property") currently pending before the City's Planning and Zoning Commission:

1. Revised Site Plans that adjust the location of the proposed building 2 feet to the north to eliminate the need for a setback variance from Manchester Road. The Site Plans also note the property to the north of the subject Property is zoned commercial.
2. Updated Traffic Study by CBB Traffic Engineers that includes traffic associated with Vangles restaurant and traffic counts during summertime. The inclusion of these additional factors did not change the conclusions and recommendations of the professional traffic engineers that were presented in the original Traffic Study.
3. A copy of the conceptual approval of the Freddy's Site Plan from the Missouri Department of Transportation (MoDOT).
4. A copy of the conceptual review performed by the Metropolitan St. Louis Sewer District (MSD) related to the prior proposed use for the Property as a credit union facility.
5. Renderings and Landscaping Plan for the Freddy's restaurant.

In addition, we would like to highlight responses to a number of topics that were raised during the most recent Planning and Zoning Commission public hearing:

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1. Approval by MSD – See previously mentioned conceptual review by MSD. In addition, the Property owner commits to complying with all MSD requirements for the Project upon MSD’s formal review of detailed site development plans for the Property.
2. Re-alignment of dumpster – The dumpster is now “angled” on the revised Site Plan as requested.
3. Sidewalk installation by MoDOT – Yes, see the attached conceptual approval from MoDOT. In addition, the revised Site Plans show a sidewalk and the new entrance from Manchester Road that MoDOT is installing in accordance with MoDOT’s improvements all along Manchester Road.
4. Include Vangles traffic in updated Traffic Study – Yes, see attached updated Traffic Study.
5. Buffer for property to the north – The Property owner has committed to providing landscaping along the north property line. Although the attached plans do not yet describe the specific types of vegetive landscape elements and its design, the Property owner will provide that information as soon as it is available.
6. Clarity on western entrance and exit pattern – MoDOT has agreed to provide a 39-foot entrance (which is reflected on the updated Site Plans) and we anticipate that MoDOT will provide striping for the entrance consistent with MoDOT’s standards and requirements.
7. Pedestrian counts for visitors – Freddy’s does not normally have a significant number of walk-up patrons but the updated Site Plans include a specially designated “safe path” for pedestrians that visit the restaurant.
8. Reconciling traffic counts for similar restaurants – In an effort to be most conservative and analyze the traffic impact resulting from the potentially highest traffic counts expected from the Freddy’s restaurant, the Traffic Study initially referenced the Freddy’s location in Collinsville which has a similar sized building footprint and dining room as the restaurant proposed in Warson Woods. To address comments from City officials that the Freddy’s in Ellisville (also located on Manchester Road) is the most analogous restaurant in terms of design and location to the proposed restaurant in Warson Woods, the updated Traffic Study now includes an analysis of traffic associated with the Ellisville restaurant in addition to the Collinsville location. It is

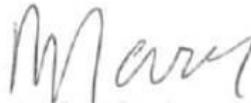
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important to note that the Traffic Study for the subject Property assumed an even greater number of total guests than the either the Collinsville or Ellisville locations by also relying on Institute of Transportation Engineers data when making its recommendations and conclusions for the Warson Woods restaurant.

We believe the updated and supplemental information included in this submittal is responsive to the issues that have been raised during the Planning and Zoning Commission's hearings. We look forward to identifying a date in the near future when we can continue the public hearing and consider the approval of the preliminary redevelopment plan for the Freddy's restaurant.

Sincerely,



Mark F. Brady

Cc Drew Weber
Andrew Thengavall
Michael Velloff
Mike Frey
John Gilroy