

Development Services Staff Report for Design Review Committee

To: Design Review Committee
From: DS Staff: Erika Akin
Subject: Proposed Restaurant in Waterfront District
File: DSRFY2016-6
Date: March 7, 2016

Summary: Doug Cooper of McKibben + Cooper is requesting Design Review Committee approval on the design of a one story 1826 square foot restaurant proposed on a vacant lot adjacent to the Greenbelt in the Waterfront District. The .294-acre site is located at 3588 North Prospect Way within the Mixed Use Zoning District, and is in the Live Work Create designation of the Comprehensive Plan. The project may involve construction of an additional single family home similar to those recently built in adjacent Waterpark Townhomes and if so, additional land division requirements are needed.

Background: Gary Asin subdivided the parcel north of the project in 2013 and has built and sold most of the proposed nine single family attached and detached homes. Original approvals of The Waterfront District showed small scale commercial uses lining the approach from Prospect and Adams to the Greenbelt.

Analysis:

Staff has completed a review of the proposed use and plans. The following are items for discussion and while some of them do not relate directly to the Committee's purview, they may present challenges for implementing ordinances pertaining to design review. The applicant's responses to the challenges discussed at the pre app are presented in blue italics.

- A restaurant without parking for customers, staff, deliveries or loading is challenging. *The design does not include customer parking, only a single space designated for service and deliveries. The Waterfront District was designed as a pedestrian-oriented development and parking is meant to occur on adjacent streets. Lots 3 and 4 are not large enough to include parking and were platted to be used that way. This location immediately adjacent to the Greenbelt and pedestrian bridge is meant to take advantage of the large number of pedestrians and bicyclists. The restaurant includes a walk up service window facing the Greenbelt.*
- A 26 foot emergency access is drawn on the plat; thirteen feet of the access lies on the Asin property.
- The current paved connection to the Greenbelt is not located correctly in the easement and will need to be replaced. Who should be responsible for the removal and reconstruction?
- The fire department has stipulated that seating, planters, fences, etc. cannot be located in the emergency easement. *No seating, planters, fences, etc. will be built in these accesses.*
- Conflict exists between sidewalk requirements in placement and width. What makes sense for connectivity along the frontage?
- The trash enclosure will need to be in the front setback, how can this be screened/ de-emphasized and still functional? *The trash enclosure gates have been raised to 6' as suggested by the Design Review Committee.*
- Applicant is proposing to relocate or replace existing street trees.
- Waterfront District HOA has requested a streetlight on the north edge of the roundabout. *We are still reviewing this request.*

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New comments for the formal submittal:

- Bike racks are shown on the corner of the greenbelt and access path near the restaurant deck, project is code compliant for bike parking 8-4D-5D.
- Seating bench is provided by front door (for people waiting for a table?).
- How does the sidewalk connect with the adjacent project of Waterpark Townhomes? Detached sidewalk shown on plans, how wide is the proposed sidewalk?
- Will the footprint of future home onsite be landscaped until developed?
- Landscaping shown on plans is compliant with current code.

Attachments:

location map

site plans

elevations

floor plan

landscaping plan