



To: Community Development and Transportation Committee
From: Brad Townsend, Planning and Zoning Director
Date: April 19, 2011
Re: SC 11-01, Sidewalk Café Application for Pastis at 928 Canton Street

The 1st Phase proposal for Pastis was for the installation of a sidewalk cafe in front of the restaurant located at 928 Canton Street and was approved by the Mayor and City Council with conditions on March 14, 2011. The scope of Phase I included a post and chain barrier which would enclose cafe space for five tables. The proposal provided the five foot clear distance required by Article 10.39.5. The furniture specifications provided met with the pre-approved furniture list included in the sidewalk cafe application. The conditions of approval were as follows:

1. The barrier and all furniture must match all specifications included on the pre-approved list included in the sidewalk cafe application.
2. The post and chain shall feature two chains to meet ADA accessibility requirements.
3. The applicant shall obtain a license for land use from the City of Roswell and all applicable permits prior to construction.

Phase 2 of the project was discussed at the March 2, 2011, and March 30, 2011, Community Development and Transportation Committee meetings and was deferred to the April 27, 2011, meeting. The revised Phase 2 proposal enlarges the cafe area as a result of filling in **three and a half** on-street parking spaces. The additional half space requested resulted from the HPC's review of the awning. The half space which will remain as asphalt could be used for bicycle/motorcycle parking. The Historic Preservation approved the awning at their meeting held on April 13, 2011, with the following conditions:

1. The awning shall be supported by 8"x8" posts.
2. The floor plan takes precedence over the elevation with the extent of the canopy.

The Community Development and Transportation Committee requested on March 30, 2011, that the applicant provide additional documentation on her proposal to utilize a valet service. The applicant has provided proof of contract with a valet company, Georgi Georgiev Valet Service, to provide valet service on Friday and Saturday nights through December 31, 2011. In addition, the valet service will be offered at every Alive After Five

event and any designated special event requested by the applicant. Ms. Dent has also approached Wells Fargo to utilize their parking lot for valeting cars at Alive After Five events. Bill English, Vice President-Retail PM, indicated his interest in this arrangement in an email provided by the applicant.

The applicant has also provided a proposal to restripe the parking lot to capture eight additional parking spaces. Five parking spaces, adjacent to Canton Street, are labeled on the plan as "1 Hour Retail Parking". Ms. Dent has indicated her willingness to post signs on the five spaces to identify them as "1 Hour Retail Parking". As shown, twelve parking spaces are smaller than the parking space specifications required by the Zoning Ordinance of either 9'x20' or 10'x18'. The dimensional requirement for two rows of ninety degree head-in parking, using the same aisle, is 60 feet in depth to include both parking spaces and the drive aisle.