



To: Community Development and Transportation Committee  
From: Brad Townsend, Planning and Zoning Director  
Date: April 29, 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, March 30, 2011 and April, 27, 2011, Community Development and Transportation Committee meetings. The revised Phase 2 proposal enlarges the cafe area as a result of filling in three and a half on-street parking spaces. At the meeting on April 27, 2011, the Committee requested that the applicant fill in only the three southernmost on-street parking spaces shown on the plan as well as replace the tree to be removed with a new tree placed at the northern end of the expanded sidewalk. The applicant must return to the Historic Preservation Commission for a revised awning as well as receive a variance for reduced parking space and aisle specifications based on the restriping plan submitted.

The staff recommends approval with the following conditions:

1. The three southernmost spaces in front of 928 Canton Street may be filled in.
2. The existing tree shall be replaced with a new tree placed at the northern end of the expanded sidewalk.
3. A variance shall be approved for a reduction in parking space size and parking aisle width.
4. The parking lot shall be restriped for the purpose of adding parking spaces, a minimum of five of which must be noticed "Parking for Retail. 45 Minute Time Limit."
5. The applicant shall obtain all applicable permits from the Transportation and Community Developments Department prior to construction. Construction must be complete within 30 days of the issuance of the permits or this approval is null and void.

6. The post and chain barrier and all cafe furniture shall meet the pre-approved specifications set forth by the Historic Preservation Commission.