



To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: May 27, 2014

Subject: Sidewalk Café License Amendment for Zest, 957 Canton Street
License #14397

Bradford D. Townsend

Ron Pao, of Zest, has submitted an application to expand the area of his sidewalk café license. Zest will be expanding into the space at 959 Canton Street, which was formally occupied by Galerie Matilda. The expansion will follow the same footprint of the existing sidewalk cafe, but will extend north to meet the sidewalk café of Ceviche. The current sidewalk café at Zest measures 13'x18'. The proposed expansion, in total, would measure 13'x54'. The expansion would feature the same tables, chairs, and umbrellas that are currently being used. The applicant intends to install new posts and chains for the entire area. Currently, there are 7 tables, with 18 chairs, in the sidewalk café. With the expansion, the applicant expects to increase the number to 18 tables, with 54 chairs.

A site visit concluded that the current sidewalk café does meet Article 10.39.5 in the Zoning Ordinance (or 9.7.15 in the UDC) which stipulates that "there shall be a minimum of five (5) feet clear distance." However, the submitted site plan shows a clearance of 5'4". Staff commends the applicant on providing additional space for pedestrians.

Previous sidewalk café applications for Zest include:

- SC10-03: Initial request for sidewalk café for Zest (approved).
- SC11-02: Request to infill three adjacent parking spaces in front of 959, 957, and 951 Canton Street in order to expand the sidewalk café area for Zest (approved).

Staff Recommendation:

Staff has reviewed the application for 957 Canton Street and deems it complete and recommends approval with the following conditions:

1. The approved site plan is stamped "Received" by the City of Roswell Community Development Department on May 8, 2014.
2. The barrier and all furniture must match all specifications included on the pre-approved list included in the sidewalk cafe application.
3. There must be two chains between each set of columns in order to meet ADA accessibility requirements.