



Date: March 7, 2022
 To: City Council
 From: Ellen Hardgrove, City Planning Consultant
 Allen Lane, CPH Engineering, City Engineering Consultant
 Jim Winter, CPH Engineering, City Landscape Architect Consultant
 XC: Sandy Riffle, Interim City Clerk
 Brett Sollazzo, Administrative Assistant
 Drew Smith, City Attorney
 Re: Mecatos Bakery and Café Site Plan/Waiver Application

Agenda Item Description

This agenda item is for approval consideration of the site plan package for the Mecatos Bakery and Café that was submitted electronically to the City on February 28, 2022. The package includes the following

- Construction Documents Revision dated Received March 1, 2022
- Architect Elevation Drawing dated Received February 27, 2022
- Landscape Site Plan dated Received February 27, 2022
- Photometrics dated Received February 27, 2022
- Decorative Light Detail: Pendant Holophane GBLF3 and Washington WFCL2 dated Received February 27, 2022
- Boundary Survey with Trees dated Received February 27, 2022

General Information

The proposal is for the 0.917-acre parcel located at the northeast corner of Hansel and Hoffner Avenues, within the ECD. The proposal is an expansion of an existing 1,443 square feet building to 2412.5 square feet and a retrofit of the site to meet most of the ECD site design standards. Waivers to some of the ECD standards and a variance were approved by City Council January 18, 2022 as listed below.

Subject	Code Section	Conditions of approval if any
Architecture Design	Waiver of Code Section 134-469(1)f, which requires a three-dimensional cornice, at least 2.5 feet in height, along all flat or parapet roof portions.	The design is to be generally consistent with the building illustration presented at the Council hearing

	Waiver of Code Section 134-469 (1)c.4 to allow the required building's vertical change to not be hung between 13-15 feet above the grade.	
Parking Location	Waiver of Code Section 134-474(c)(4)(a) which requires parking to be behind the imaginary line extended from the front building façade.	
Hansel Avenue Buffer	Waiver of Code Section 134-471(2)e, which requires the street wall to be located at the build line (Hansel).	The location is to be generally in conformance with the site plan presented at the hearing.
	Waiver of Code Section 134-474(c)(4)a, which requires the street wall to be placed two feet from the drive aisle and not within the required buffer width.	
Hoffner Avenue People Space	Waiver of Code Sections 134-471(1)a and 134-471(2)i. to eliminate the Road View requirements on the Hoffner Avenue side of the building.	
Trees	Waiver of Code Section 134-468(h)(2), which would require Highrise Oaks with 5" caliper along the Hansel and Hoffner Avenues frontage.	The replacement trees shall be a minimum caliper of 3 inches
	Waiver of Code Section 134-471(2)h, which requires the width of landscape islands in parking lots to be a minimum of fifteen (15) feet in width in order to provide a sustainable space for trees.	Approve the reduction in island width for that at the western end of the parking along the northern property line Approve the reduction of island width for that at the eastern end of the parking along the southern property line conditioned on replacing the required parking island tree with a ground cover that would grow to and be maintained at two (2) feet in height to ensure driver sight visibility.
Drive Up Window	Waiver of Code Section 134-472(b), which requires drive-up windows to be on the building's rear side.	Landscaping to be provided in general conformance with the landscape plan submitted by the applicant at the hearing.
Lighting	Waiver of Code Section 134-470(f), which requires a minimum foot candle of 2.0 where pedestrians will be present.	Approve conditioned on providing a minimum of 1.0 foot candle
	Waiver of Code Section 134-470(f)), which requires lighting fixtures to be decorative, at a maximum height of 16 feet, and located at least 15 feet from trees.	Only applies to the existing fixture located along the Hoffner frontage, and one along the east property line

Fences	Waiver of Code Section 134-470(c)(3), which limits height of fences anywhere in the ECD to a maximum of 48 inches.	Approval of a 7 feet high fence as shown on the site plan presented at the hearing conditioned on construction of the wall if the former Brickwood Drive is incorporated into the property
Cross Access	Variance in Code Section 134-142 to eliminate the requirement for a cross access easement.	

Pending Waiver

One of the requested waivers was denied, without prejudice, at the Council’s January public hearings: a request for a waiver from Section 134-471(2)e to replace the required street wall with landscaping in front of the parking facing the Hoffner Avenue right-of-way. The applicant has resubmitted the request with additional information, which was presented at the Planning and Zoning Board meeting February 14, 2022. Significant discussion ensued related landscaping vs. a street wall. The action by the Planning and Zoning board was denial of the waiver. The site plan in the Council package shows the wall, but the request is still being made.

Planning and Zoning Board (P&Z) Recommendation

Other than the denial of the requested waiver, P&Z recommended approval of the site plan conditioned on a number of minor changes that needed to be made prior to Council’s review.

Staff Recommendation

The revised site plans have been submitted to the City. Most of the necessary changes have been made. Changes to the landscape plan still need to be made, but since there is still a pending waiver request related to landscaping, those changes have yet to be made. Action on the pending waiver needs to be taken prior to site plan consideration.

Suggested Motion

Approval of the Mecatos Site Plan Package as follows,

- Construction Documents Revision dated Received March 1, 2022;
- Architect Elevation Drawing dated Received February 27, 2022;
- Landscape Site Plan dated Received February 27, 2022;
- Photometrics dated Received February 27, 2022;
- Decorative Light Detail: Pendant Holophane GBLF3 and Washington WFCL2 dated Received February 27, 2022; and,
- Boundary Survey with Trees dated Received February 27, 2022;

with the following condition: The landscape plan is resubmitted to correspond with Council’s waiver decision.

If the waiver is denied,

- 1) The submitted Landscape Plan shall be modified to include four (4) understory trees, evenly spaced, in front of the parking spaces west of the stairs shown as connecting to the sidewalk along Hoffner Avenue.

- 2) The submitted Landscape Plan shall be modified to include four (4) understory trees, evenly spaced, in front of the parking spaces between the stairs shown as connecting to the sidewalk along Hoffner Avenue and the Hoffner Avenue driveway. Adjustment in spacing near the existing light pole can be made with the approval of the City's Landscape Architect.
- 3) The understory tree trunks shall be either 3" in caliper or multi-stemmed of at least three (3) stems each 1 inch caliper of the same variety.
- 4) The groundcover that will be used between the wall and the sidewalk along Hoffner Avenue needs to be identified by name and spacing and added to the plant table.
- 5) Identify the material that will be used between the wall and the parking spaces facing Hoffner Avenue, e.g., mulch or decorative gravel over weed fabric.
- 6) Provide the clear trunk measurement that will be maintained on the trees along Hoffner within the illustrated sight lines.
- 7) Replace the Bird of Paradise plants with a shrub that will not exceed the maximum height needed to maintain the driver sight distance.
- 8) Remove the note on the plan: "Hoffner Av. Tree Requirement – 1 Tree..."

If the waiver is approved,

Resubmit a Landscape Plan which meets the minimum requirements of Code Chapter 114 as it relates to the vehicular use area adjacent to a public right-of-way to the satisfaction of the City's Landscape Architect.