



Date: December 3, 2021
To: Planning and Zoning Board (P&Z)
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Deputy City Clerk
Bea Meeks, City Clerk
Allen Lane, CPH Engineering, City Engineering Consultant
Jim Winter, CPH Engineering, City Landscape Architect Consultant
Drew Smith, City Attorney
Re: Review of Mecatos Bakery and Café Site Plan/Waiver/Variance Application

This agenda item is consideration of site plan approval for the Mecatos Bakery and Café on the property located at the northeast corner of Hansel and Hoffner Avenues, within the ECD. The proposal is an expansion of the existing building and a retrofit of the site to meet most of the ECD site design standards. Waivers are being requested where site standards are not met. A variance is also requested.

Staff's review of the application resulted in the need for a significant amount of changes. Whereas, the applicant has agreed to make most of the changes, the applicant could not provide revised plans/information in a timeframe that would allow adequate time for a staff re-review. Code Section 134-138, states that P&Z is responsible for ensuring that "all components of the applications are compatible with this Code and all provisions of this article." It is unlikely that this determination can be made without the resubmittal/additional information. Proceeding with the public hearing is premature.

Staff is recommending P&Z table the agenda item. The delay will allow sufficient time for the applicant to revise and resubmit the site plans and other necessary information, allow adequate time for staff to review the resubmittals, and enable P&Z and the public a full understanding of the project.

For P&Z's information, attached to this report are the staff reports from the City's Engineer, Landscape Architect and Planner which detail the deficiencies in the application. The applicant's responses to the staff reports are also attached.

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