

**LEGISLATIVE #**

**110147H**



## Planning & Development Services

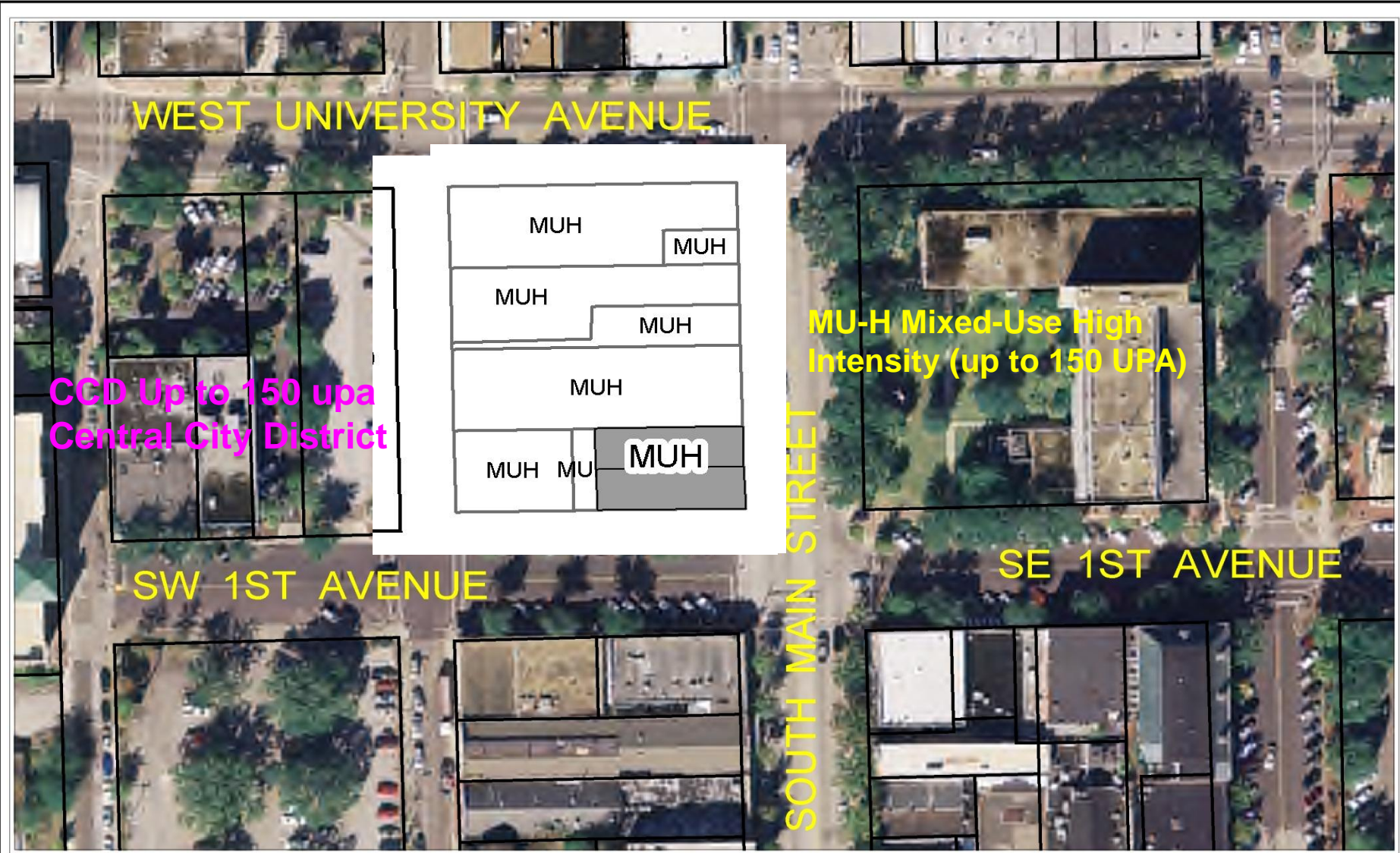
# Appeal of DB-11-38 SPL Development Plan Review to allow conversion of an existing office space to a bar with an associated outdoor cafe.

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# The Proposed Development

The proposal includes:

- Interior modification to create an Alcoholic Beverage Establishment
- Construction of an outdoor café accessory to the Alcoholic Beverage Establishment

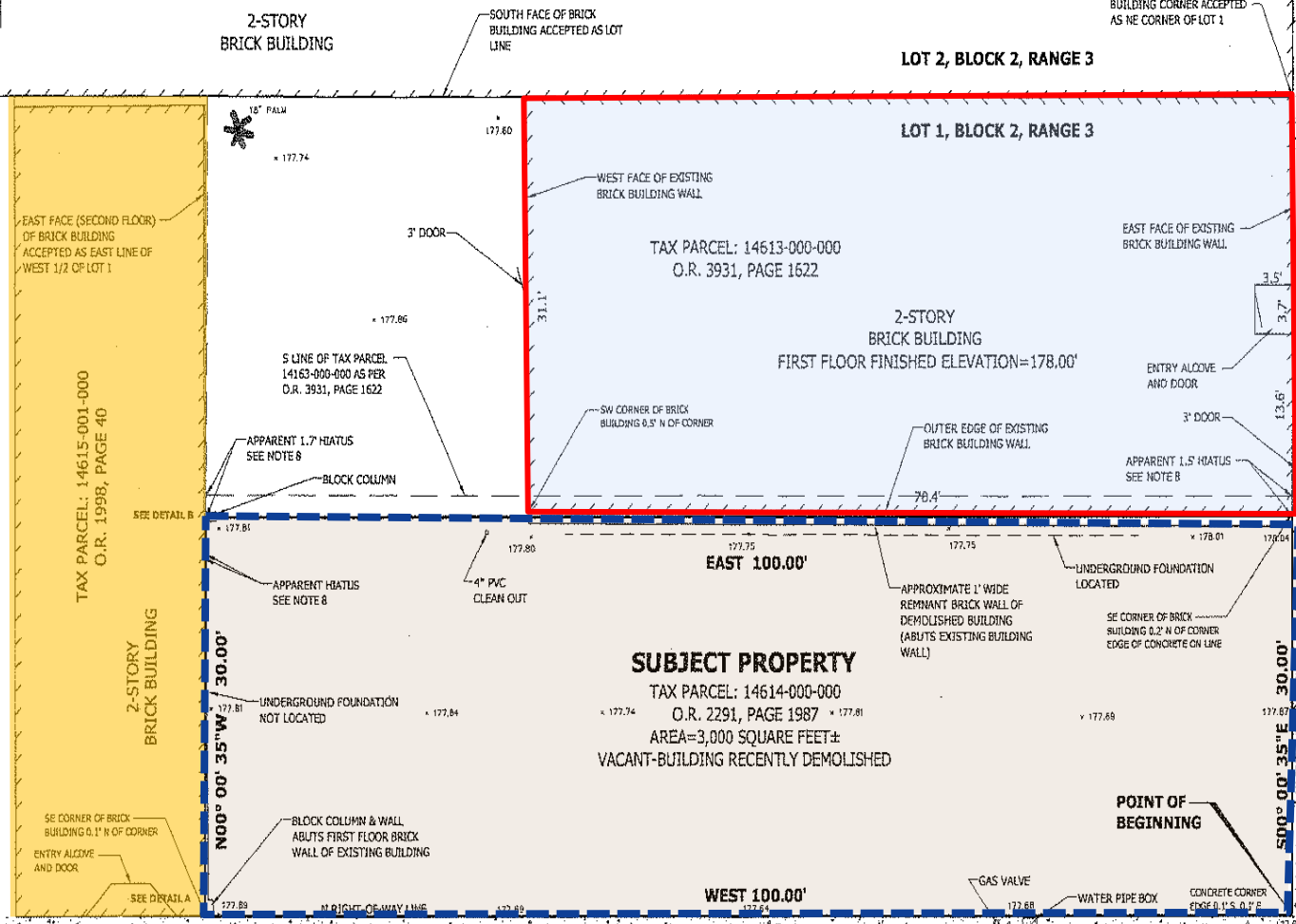


AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Eng, Denman & Associates, Inc agent for William Chick	Development Plan Review for conversion of an existing office building to an office and bar, and for an outdoor cafe.	4051	DB-11-38 SPA

ED "LB 6166"  
ED #1824

(IN FEET)



**MAIN STREET**  
5-LANE ASPHALT ROAD-90' PUBLIC RIGHT-OF-WAY

BENCHMARK-TOP OF NAIL & DISK  
ELEVATION=177.58'

BENCHMARK-N RIM OF MANHOLE  
ELEVATION=177.19'

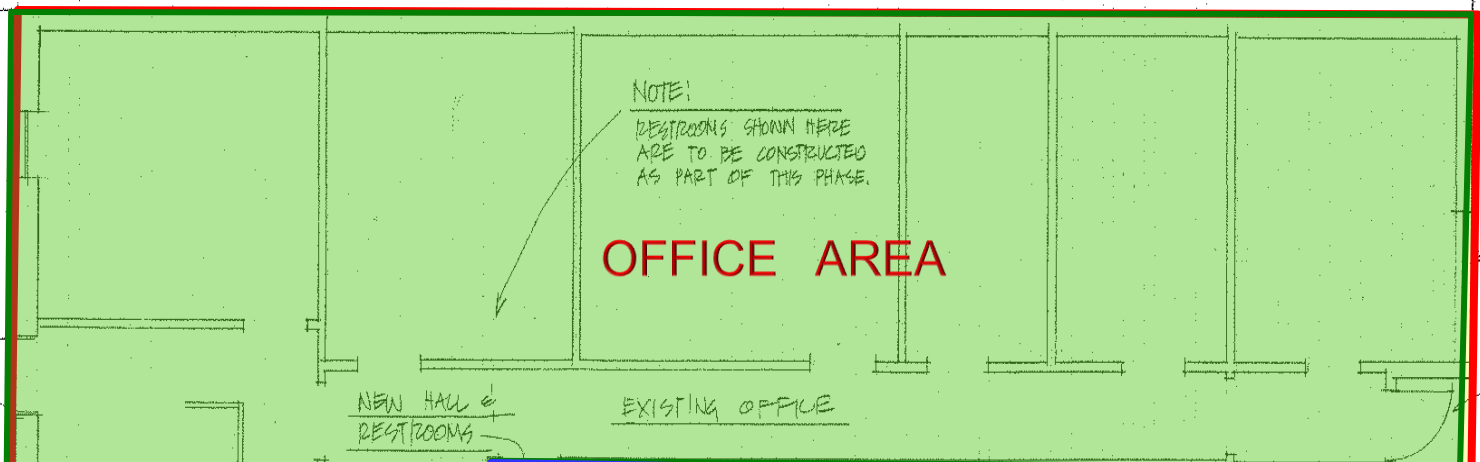
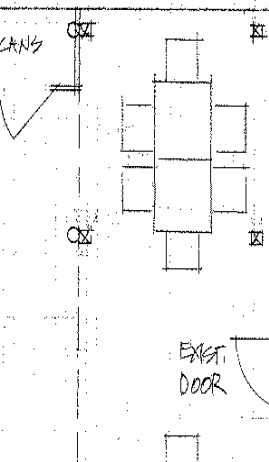
TRAFFIC SIGNAL POLE





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EXIST. BLDG. →



NOTE:  
RESTROOMS SHOWN HERE  
ARE TO BE CONSTRUCTED  
AS PART OF THIS PHASE.

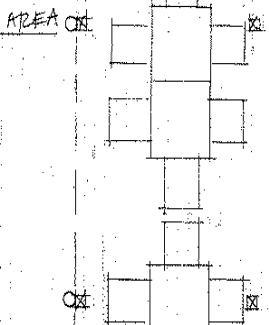
**OFFICE AREA**

EXISTING BUILDING

EXIST. OFFICE ENTRANCE

NEW HALL & RESTROOMS

EXISTING OFFICE



**REST ROOMS**



**BAR & FOOD PREP**

**STAIRS**

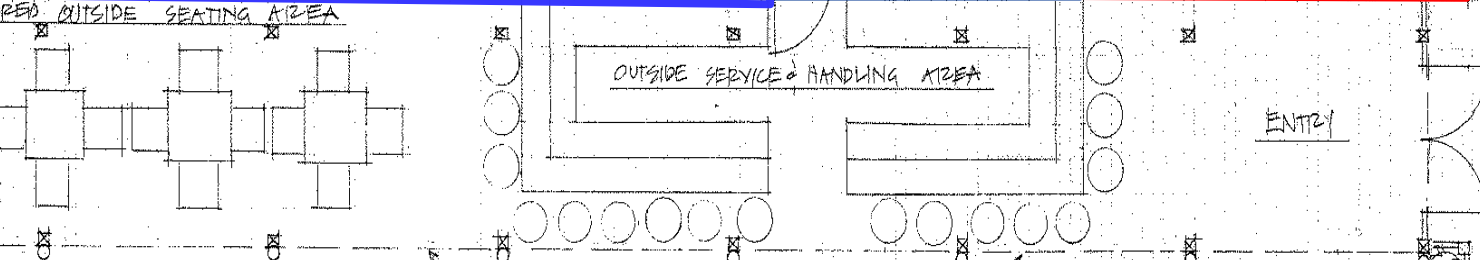
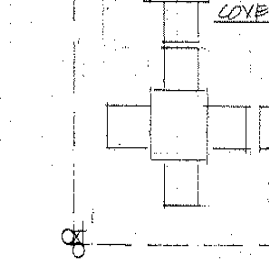
NEW BAR ENTRANCE

SIDEWALK

EXIST. OFFICE ENTRANCE

COVERED OUTSIDE SEATING AREA

OUTSIDE SERVICE & HANDLING AREA



ENTRY

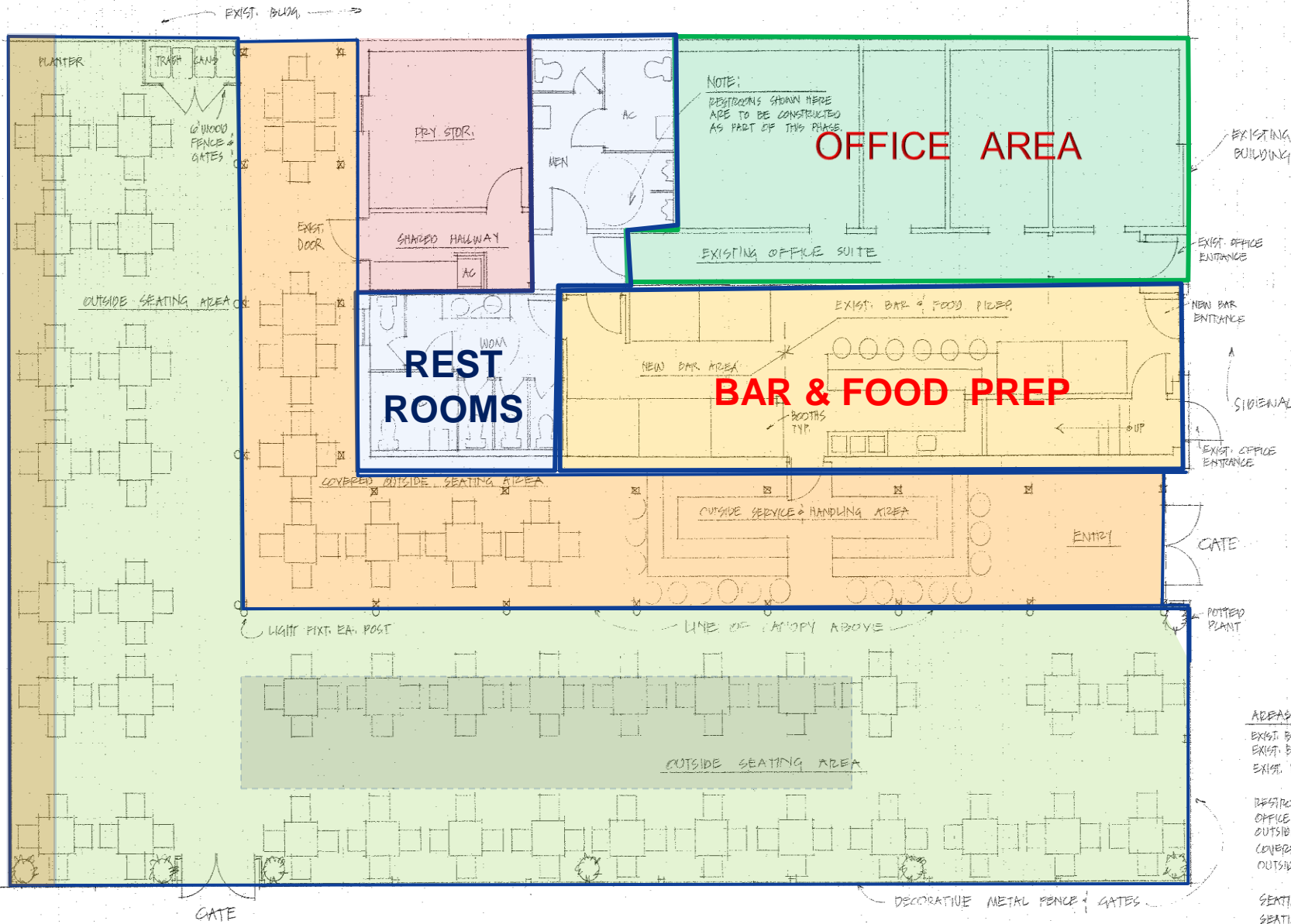
GATE

POTTED PLANT

LIGHT FIXT. EA. POST

LINE OF CANOPY ABOVE





NOTE:  
RESTROOMS SHOWN HERE  
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**OFFICE AREA**

**REST ROOMS**

**BAR & FOOD PREP**

AREAS:	(S.F)
EXIST. BLDG. 1ST FL.	2215
EXIST. BLDG. 2ND FL.	2215
EXIST. BAR (AS SUBMITTED)	266
(AS SHOWN)	742
RESTROOMS	356
OFFICE 1ST FL.	809
OUTSIDE SERVICE	270
COVERED SEATING	845
OUTSIDE SEATING	2830
SEATING OUTSIDE	190
SEATING INSIDE	34



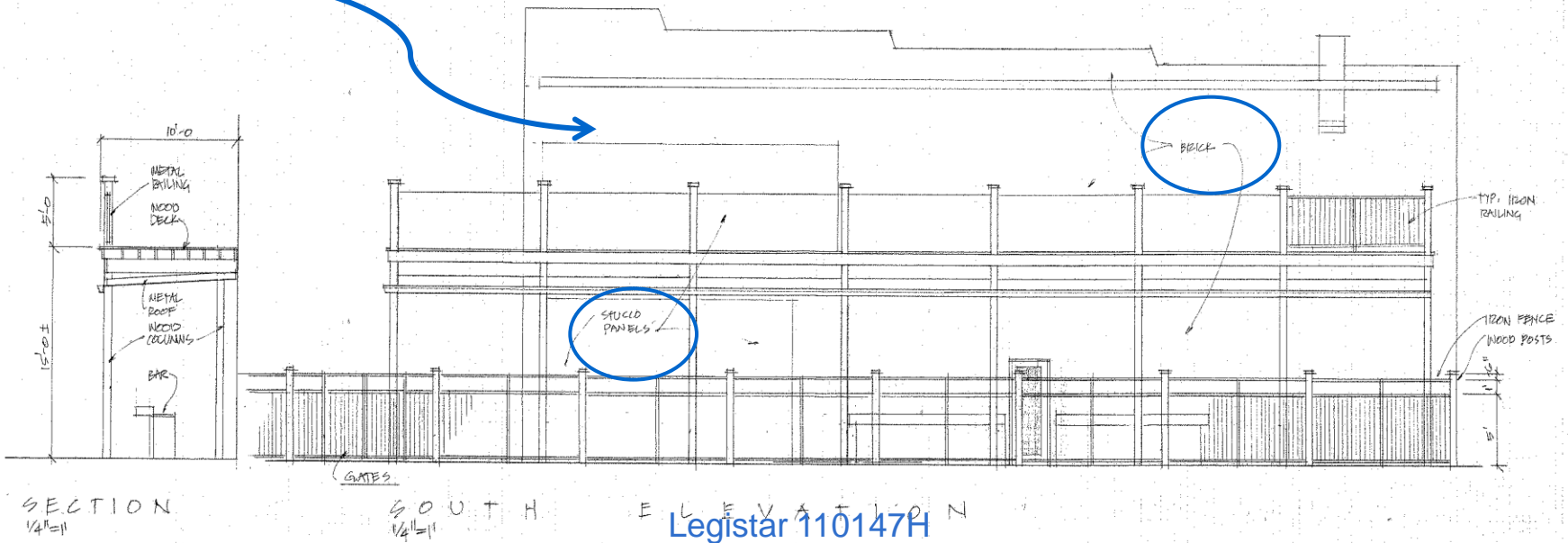
WEST ELEV  
1/4"=1'



AS NOTED

TO 6'  
F  
3' TO 6'  
F

# Non-conforming Facade



SECTION  
1/4"=1'

SOUTH ELEVATION  
1/4"=1'

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paramount  
grill





SIDEWALK  
CLOSED

1. Lighting shall be such that it shall not result in glare or off premises lighting that exceeds a maximum average maintained luminance of 25 foot candles at ground level and a uniformity ratio of 6:1. *Light pollution.* All building lighting for security or aesthetics will be fully cut-off type, and shall not allow any upward distribution of light. *Exterior lighting.* Lighting which is provided for the security of areas such as, but not limited to, building entrances, stairways, ramps and main walkways or for a permitted outdoor use of land (such as ball parks) shall not under any circumstances exceed a maximum average maintained illumination of 25 foot-candles at ground level, and uniformity ratio of 6:1. (See attached letter dated June 1, 2011)
2. Fencing around the outdoor café shall be consistent with the fencing types in the downtown area and shall not exceed a maximum height of five (5) feet, as shown on the development plan. The type of fencing materials may be aluminum or wrought iron; other types of fencing consistent with the downtown are also acceptable. The door swing on the plans should not extend into the public right-of-way.
3. The plans show a roof deck above the canopy on the south side of the building; that area is not approved with this petition and shall not be used. No details, access or indication of intended use has been provided for the deck shown on the plans; any future use of said area will require siteplan modification in accordance with the Land Development Code before the Development Review Board.
4. The glazing proposed on the development plan shall not be less than the glazing currently existing on the building façade.
5. Label the floor plan to show the use of each area including the ingress/egress accessways to each use.
6. Construction staging for the project shall not occur in the public right-of-way.
7. Please ensure that the statistical data pertaining to the property is consistent on all sheets.







# BASIS OF APPEAL

1. The project is an intensification of a non-conforming condition and does not conform to the City of Gainesville's Code and the Comprehensive plan.
2. The project does not comply with the intent of Policy 3.5.6 of the Urban Design Element of the Comprehensive Plan.

# BASIS OF APPEAL

## POLICY 3.5.6

The City shall encourage **renovations of historic buildings downtown** and **new development or redevelopment that is sensitive to the context or scale of historic buildings near the new development or redevelopment.**

# BASIS OF APPEAL

- 3. The project does not comply with the intent and word of the “Special Area Plan overlay district for the Traditional City”.**
  - a. Buildings located close to the street**
  - b. Articulated building walls**
  - c. Aligned building façades and d. build-to lines**
  - e. non-conforming building may not increase the degree of non-conformity**

# BASIS OF APPEAL

4. The project does not comply with the requirements of the Central City District in that the area devoted to outdoor café is greater than the area devoted to Alcoholic Beverage Establishment
5. The proposed development does not comply with Sections 30-87 and 30-23 of the City of Gainesville, Land Development Code.

**THE END**



