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COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator

From: Andrew Fangman, City Planner

Date: May 1, 2014

Re: Outdoor Dining on Public Right-of-Way at 208 E. 2nd Street (Guadalajara Restaurant)

INTRODUCTION: Guadalajara Restaurant is applying to place a dinning platform in the loading zone and a portion of the sidewalk located on 2nd Street in front of 208 E. 2nd Street

BACKGROUND:

As part of the outdoor dining on public right-of-way pilot program Guadalajara Restaurant was approved on March 6th to place four tables on the sidewalk directly in front of the building. Guadalajara Restaurant is now amending their request to include a dining platform 40' by 13' in total size, placed on the 35' by 11' loading zone, and the first 3' of the sidewalk, and portion of the bump out.

Adopting policies that promote outdoor dining is one of the number policies changes that City of Muscatine can make in order to help community achieve certification. Action C.21.F of the Comprehensive Plan directs that the City of Muscatine "*Adopt policies to promote outdoor dining.*" Policy LU.15.A of the Comprehensive Plan Policy LU.15.A states, "*City regulations, policies, projects will structured to encourage land use and redevelopment in the Downtown that creates reasons for people to frequent the Downtown through activities such as entertainment, recreation and special events...*" The implementation of this pilot program is the first step in achieving these goals.

Currently outdoor dining on sidewalks located within public right-of-way is permitted with approval. The aim of this pilot program is twofold. First is to promote the use of public right-of-way for outdoor dining in places where it is currently permitted. Currently very few restaurants are taking advantage of the option to make use of adjacent public right-of-way for outdoor dining. The second aim of this pilot program is to conduct a trial of allowing outdoor dining on platforms placed on on-street parking spaces. Following is picture of such an arrangement in another community. The pilot program will allow a determination if dining on platforms placed on on-street parking spaces works in Muscatine and what regulations should governing it, to be made. Based on the experiences of the pilot program a decision to allow dining on platforms placed on on-street parking spaces and how they should be regulated to it will be made in the late fall of 2014.

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain



On Street Dining in Iowa City

The intention of the pilot program is to provide maximum regulatory flexibility, and then develop permanent regulations based on the experiences of the pilot program. However, the following regulations are being proposed to ensure the outdoor dining activities on public right-of-way during the pilot program does not endanger public safety.

- No items may be placed beyond the curb between October 31st and April 1st.
- No smoking permitted on City right-of-way.
- At all times a walkway of at least 5' shall be maintained on the existing sidewalk and this walkway shall be clear of all items.
- No fencing may exceed 3' in height.
- The flow of stormwater shall not be impeded.

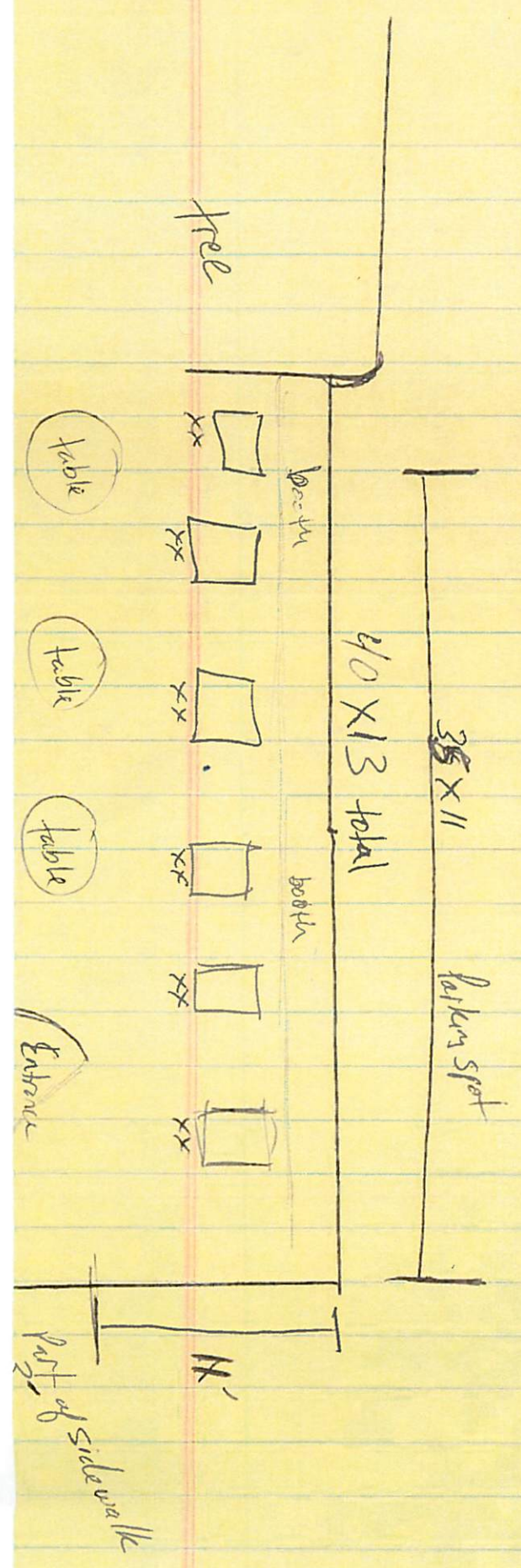
Any seating placed beyond the curb shall be separated from the travel lane by either fencing or planters

BACKUP INFORMATION:

1. Site plans

lype luyd 2022
lype luyd 2022
lype luyd 2022
lype luyd 2022
lype luyd 2022

Stardust Restaurant Outside Dining



2nd St

Area proposed for a dining platform.
40' by 13' total size. Include a 35' by 11' loading zone,
the first 3' of the sidewalk, and portion of the bump out.

Sycamore St



0 5 10 20 Feet