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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 14, 2015
Re: Outdoor Dining on Public Right-of-Way Request (Guadalajara)

INTRODUCTION: Guadalajara – 203 E. 2nd Avenue has applied to use public right of way for the purposes of outdoor dining.

BACKGROUND:

In March of 2014, City Council approved an outdoor dining on public right-of-of-way pilot program, which allowed for downtown restaurants to place seating on public sidewalks and on platform placed on on-street parking spots. This was done to assist with Muscatine's certification as a Blue Zones Project Community and to further the implementation of a number of goals from the Comprehensive Plan. This was done as a pilot program in order to determine if such a program would be good for Muscatine, and to allow for a years' worth of experienced to be gained, prior to make any change to City Code. Based on the success of pilot program, an amendment to City Code is being proposed in order to make this a permanent program.

Adopting policies that promote outdoor dining that were undertook to achieve certification as a Blue Zones Community. Further, 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 was the first step in achieving these goals, making this a permanent program through changes to City Code is the next steps towards achieving these goals.

On March 12, 2015 staff presented to City Council proposed changes to City Code that would make this pilot program permanent. Based on the consensus of council this change code was made part of a larger revision of City Code that is currently in the process of being adopted.

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

This Code Change is not yet official, but there is a desire by three downtown restaurants to take advantage of the nice weather and begin offering outdoor dining now. These three restaurants took part in last year's pilot program. What they are proposing is in line with what they did last year, and will meet all requirements of City Code once the new section on outdoor dining is officially adopted. As would be required in the new code, all property owners on both sides of the block in which the outdoor dining is being proposed, have been notified in writing of what is being proposed, and that City Council will be acting on this request at this meeting. Following are the requests that have been made.

Guadalajara – 203 E. 2nd Avenue has applied to use public right of way for the purposes of outdoor dining. Guadalajara is proposing dining on a raised platform on 2nd Avenue in the same location, using the same structure as they used last year.

RECOMMENDATION: Authorize outdoor dining on public right-of-way as presented in this memo.



On street dining at Guadalajara in 2014