



Cover Memorandum/Staff Report

File #: 21-358

Agenda Date: 5/4/2021

Item #: 6.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Jennifer Alvarez, Interim City Manager
DATE: May 4, 2021

ACCEPTING A LANDSCAPE MAINTENANCE AGREEMENT, GENERAL UTILITY EASEMENT, PEDESTRIAN CLEAR ZONE EASEMENT AND RIGHT-OF-WAY DEED FOR THE HATCHER BUILDING PROJECT LOCATED 20 & 26 NW 6TH AVENUE.

Recommended Action:

Review and consider the Landscape Maintenance Agreement, General Utility Easement, Pedestrian Clear Zone Easement, and Right-Of-Way Deed, all as presented, for the Hatcher Building project, located at 20 & 26 NW 6th Avenue.

Background:

At its meeting of February 10, 2021, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan, and Architectural Elevations for two 3,556 square foot buildings and associated parking (including three on-street parallel parking spaces) located at 20 & 26 NW 6th Avenue on a 6-0 vote.

The approved plans have landscaping and street trees within the right-of-way (ROW) of NW 6th Avenue, which requires a Landscape Maintenance Agreement. The agreement establishes the owner's responsibilities for the installation and maintenance of the landscaping in the ROW and alleviates the City of any liability.

The approved plans also include a pedestrian sidewalk clear zone for the purpose of public pedestrian access along NW 6th Avenue, pursuant to the Central Business District Streetscape Requirements of LDR Section 4.4.13(E)(2), which requires a Pedestrian Clear Zone Agreement. The agreement establishes the perpetual use of the sidewalk area to the public and installation requirements to the applicant.

A 2-foot ROW dedication is required for the alleyway in the rear of the project. This dedication will allow for the CRA to improve the alley along this block to City standards.

For purposes of providing utilities to the site, a general utility easement is proposed along the rear (west) property line.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

A Building Permit cannot be issued until the Landscape Maintenance Agreement, General Utility Easement, Pedestrian Clear Zone Easement and Right-Of-Way Deed are recorded.