



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

3rd & 3rd Restaurant

Meeting	File No.	Application Type
January 25, 2023	2023-008-SPI-SPR-CL1	Class I Site Plan Modification
Property Owner	Agent	
Chazmonti, LLC	Steve Siebert Architecture	

Request

Consideration of a Class I Site Plan Modification associated with a color change from seafoam green to Sherwin Williams Pure White SW7005 and the replacement of two windows to a sliding glass door and sliding glass window for the restaurant located at 301 NE 3rd Avenue.

Site Data & Information

Location: 301 NE 3rd Avenue

PCN: 12-43-46-16-01-089-0010

Property Size: 0.13 acres

LUM: CC (Commercial Core)

Zoning: Central Business District (CBD), Railroad Corridor Sub-district

Adjacent Zoning:

- **North, East, South, West:** CBD, Railroad Corridor Sub-district

Existing Land Use: Restaurant

CBD Railroad Corridor Sub-district

- Pineapple Grove Neighborhood



Background

The subject property contains a 2,612 square foot, one-story building constructed in 1960. The building is home to an established restaurant.



Existing West Elevation (Google Maps)

Description of Proposal

The request includes a color change seafoam green to Sherwin Williams Pure White SW7005. Two of the three existing window openings will be replaced; one with a sliding glass window system within the same opening and the other with a sliding glass door system. The opening that is being modified to accommodate the sliding doors, is maintaining the existing header, as well as the width of the opening; only the knee wall will be removed.



Proposed Green Wall Construction

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.5(G)(1)(b), Modifications to Site Plans and Master Development Plans: Class I

Approval of items listed in Section 2.4.5(I)(1) such as but not limited to: walls, fences, slabs, dumpster enclosures, sheds, etc. which do not require Board action; and changes in architectural elevations which require Board action.

The proposal includes changes in architectural elevations therefore requiring Board action.

Review & Analysis: Architectural Elevations

LDR Section 2.4.5(I)(1)(a), Architectural (Appearance) Elevations: Rules

The Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve, approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

The items identified in Section 2.4.5(I)(1)(b) are features and exterior color changes that are not significantly visible from the public street system, facade changes which do not significantly alter the style or image of a structure. The proposed changes are “visible from the public street system”, and therefore, Board action is required.

LDR Section 2.4.5(I)(5), Architectural (Appearance) Elevations: Findings

At the time of action on architectural elevations the approving Board shall make findings with respect to the objectives and standards as contained in the architectural regulations, Section 4.6.18. An overall determination of consistency with respect to the above is required in order for an architectural plan to be approved.

LDR Section 4.6.18, Architectural Elevations and Aesthetics

(A) Minimum Requirements

- (1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.*
- (2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.*

The proposed modifications have also been reviewed for compliance with the CBD architectural standards in 4.4.13.

(E) Criteria for Board Action

The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (1) The plan or the proposed structure, is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*

The proposed modifications can contribute to the image of the City, will not depreciate the appearance and value of the environment, and will be in harmony with the general area. The primary modification to install sliding doors where windows currently exist is consistent with modifications frequently found in restaurants that are able to take advantage of an indoor-outdoor atmosphere that is commonly desired by their patrons. Further, the modification provides additional ability to allow fresh air within the restaurant, whether permitting. The location within the Railroad Corridor Sub-district of the CBD requires review and compliance with the CBD standards.

LDR Section 4.4.13(E), CBD Frontage Standards

Frontage Standards define architecture and design components for the entrance(s) to buildings and the area between building facades and streets. Building setbacks and other development standards are coordinated with street cross-sections to ensure a superior public realm results, improving both the overall visual appearance and multi-modal uses of downtown streets.

The storefront is a frontage type along the sidewalk level of the ground story, typically associated with commercial uses. Storefronts are shaded by awnings or arcades.

LDR Section 4.4.13(E)(4)(e), Frontage Type: Storefront

Standard/Regulation	Review
Building Setback	<p>Required: Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet.</p> <p>Proposed: Storefront doors are recessed 12 feet and 4 inches from property line. Setbacks are non-applicable for this proposal, due to the proposal not altering existing setback.</p>
Storefront Base	<p>Required: Storefront windows shall have a base nine inches to three feet high.</p> <p>Proposed: Proposed storefront doors have a base of one foot.</p>
Glazing Height plus Storefront Base	<p>Required: Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade adjacent to the building. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than 20 percent.</p> <p>Proposed: Glazing height is seven feet to match the existing conditions.</p>
Required Openings	<p>Required: Storefront (window and door) openings shall extend along at least 80 percent of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings.</p> <p>Proposed: Proposal is reducing the nonconformity from 11 percent to 12 percent.</p>
Awning Projection	<p>Required: Storefronts shall have either awnings or an arcade. Awnings shall project a minimum of five feet from the building facade.</p> <p>Proposed: The existing building overhang, extending two feet and six inches, is not included in the proposed modifications.</p>
Projecting Sign	<p>Required: Projecting sign shall encroach a maximum of three feet from the building facade.</p> <p>Proposed: Project does not propose any projecting signs. A separate request is required for any signage.</p>

Optional Board Motions

- A. Move **approval** of the Class I Site Plan Modification (2023-008) associated with a color change seafoam green to Sherwin Williams Pure White SW7005 and the replacement of two windows to a sliding glass door and sliding glass window at **3rd & 3rd Restaurant**, located at **301 NE 3rd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- B. Move **approval, as amended**, of the Class I Site Plan Modification (2023-008) associated with a color change seafoam green to Sherwin Williams Pure White SW7005 and the replacement of two windows to a sliding glass door and sliding glass window at **3rd & 3rd Restaurant**, located at **301 NE 3rd Avenue**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
- C. Move **denial** of the Class I Site Plan Modification (2023-008) associated with a color change seafoam green to Sherwin Williams Pure White SW7005 and the replacement of two windows to a sliding glass door and sliding glass window at **3rd & 3rd Restaurant**, located at **301 NE 3rd Avenue**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.
- D. Move to **continue with direction**.