

COUNCIL ACTION FORM

**SUBJECT: ENCROACHMENT PERMITS FOR MULTIPLE ENCROACHMENTS AT
116 WELCH AVENUE (ARCADIA CAFÉ)**

BACKGROUND:

The owner of the property at 116 Welch Avenue is seeking approval for five (5) encroachment permits as part of an update to the front façade of the building. The following encroachment permits are being requested:

- a.) The proposed signs are projecting signs that are mounted to the face of the building. Each sign will extend three (3) feet over the sidewalk, but will not affect use of the sidewalk.
- b.) The proposed stone veneer columns affixed to the exterior of the building will project six (6) inches into the sidewalk and are, on average, three (3) feet wide per column. The columns will separate the window and create a distinction between their tenant space and the adjacent tenant space. These columns will make the current ten (10) foot walk smaller by six (6) inches, for a total walking space of 9 feet and 6 inches.
- c.) The proposed café style folding windows will only encroach when the windows are open. When open, the windows fold, accordion style, back to the window frame. Half of the window will hang to the inside (12 inches) and half will hang to the outside (12 inches) for a full two (2) foot window. The windows, when open, will encroach six (6) inches further than the proposed stone veneer that is planned to encroach six (6) inches for a total of a 12 inch encroachment. This will take the current ten (10) foot walk down to a nine (9) foot walk, when the window is open. When the window is closed, it will remain a 9 feet and 6 inch walk including the proposed stone veneer. A sample photo is attached showing how the window will fold to the sides. Please note that this is not a photo from this project. It is just an example found on the internet.
- d.) The proposed awning will be mounted to the face of the building and will project 12 inches over the sidewalk, but will not affect the use of the sidewalk. The lighting will be mounted above the awning with the intention of illuminating the text on the awning and will encroach the same distance as the awning.

Chapter 22.3(3) of the Ames Municipal Code requires approval of the Encroachment Permit Application by the Ames City Council before a permit can be issued. By signing the application, the Owner has agreed to hold harmless the City of Ames against any loss or liability as a result of the encroachment, to submit proof of insurance, and to pay

the total fee of \$125 for the four encroachments. The owner also understands that this approval may be revoked at any time by the City Council. Once all documents have been obtained and approved, the Inspection Division will issue a permit for the encroachment.

ALTERNATIVES:

1. Approve all of the encroachments allowing the applicant to install two signs, an awning with lighting, stone veneer columns and café style windows once the permit has been issued.
2. Deny all of the encroachments prohibiting the applicant from installing two signs, an awning with lighting, stone veneer columns and café style windows that encroach into the sidewalk.
3. Approve a set of encroachments different than those listed in alternatives 1 and 2.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permits for the signs, awning and lighting and stone veneer columns, and denying the encroachment for the café style windows.

PRECEDENT STUDY THE PRAMIE CANARY - GRINNELL, IA

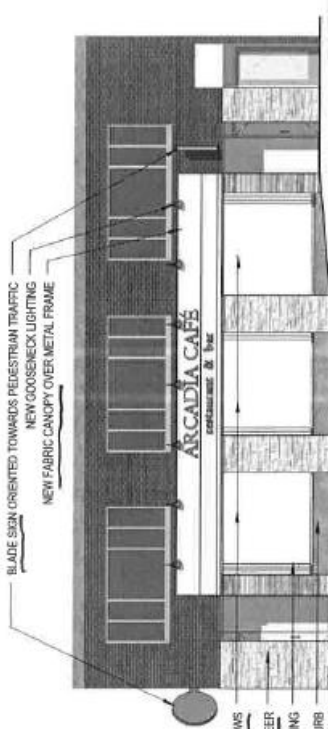


*Blade Signs - 3' deep
1.0496 ft each*

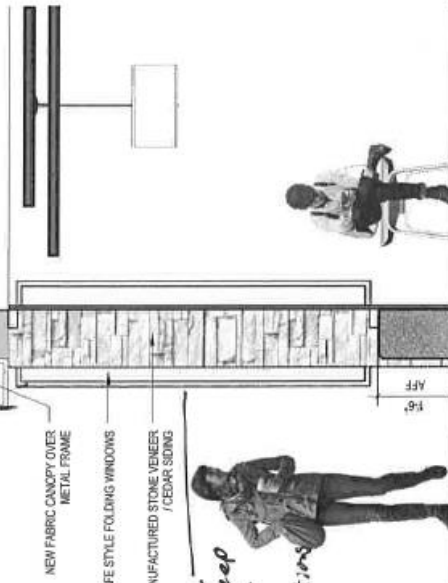
NEW GOOSENECK LIGHTING

*Against lighting
12" deep
25.0956 ft*

BLADE SIGN ORIENTED TOWARDS PEDESTRIAN TRAFFIC



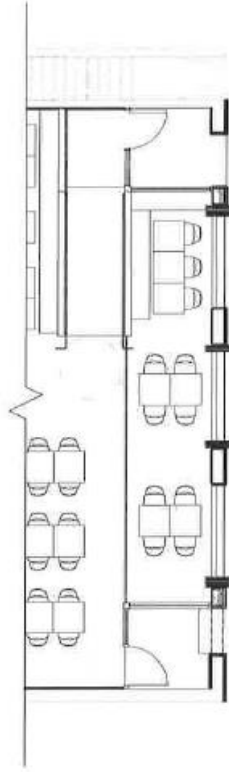
1 ENTRY FACADE
SCALE: 1/8" = 1'-0"



*open window
width
12" deep
258.1 ft
total
in 4 sections*

3 WALL SECTION
SCALE: 1/8" = 1'-0"

*Stone Column - 6" deep
6.222 ft total in 4 sections*



2 ENTRY FLOOR PLAN
SCALE: 1/8" = 1'-0"



CAFE RENOVATION
ARCADIA CAFE

116 WELCH AVE., AMES, IOWA 50014

NOT FOR CONSTRUCTION

2016-02-25

