

APPLICATION FOR AN OUTSIDE PATIO

The Hideaway Lounge
2627 S. Parker Road

Proposal:

Tenant would like to provide an 8' x 24'6" fenced patio with gate along the front to providing seating to serve food and beverages. The existing space currently has a double door 6' main entrance and also a 3' retail entry door which is currently not being utilized. The 3' door would be the means by which customers would be able to access the patio from the inside.

The existing sidewalk is 10' wide. In order to allow for the 8' patio the tenant is seeking approval to add an additional 2' of sidewalk along the entire frontage of the leased space (suite 2627). This frontage is approximately 36'. The tenant has met with the Aurora Planning Department, the Building Department and the Liquor License Division concerning the patio proposal.

City Planning:

This request would require a minor amendment to the site plan. The approval process may take 4 – 5 weeks. The additional 2' of sidewalk will not have a negative impact on the number of parking spaces currently within the shopping center. The City Parking Ordinance, Article 15, Chapter 146, Aurora Municipal Code, and Figure 15.3: Parking Space and Aisle Design Standards require that HEAD-IN PARKING meet the following:

Width of Parking Stall:	9.0'
Length of Parking Stall:	19.0'
Aisle width between Parking Stalls:	23.0'
Total Distance End to End:	61.0'

The recorded Site Plan with the City of Aurora Planning Department shows the following:

Width of Parking Stall:	9.0'
Length of Parking Stall:	19.0'
Aisle width between Parking Stalls:	26.0'

The 3' that is above the required design standards will be utilized to accommodate the 2' of additional sidewalk which should still meet all the required design standards of the planning department.

I respectfully request that the City Planning Department consider administratively approving one of two of the following options:

Option 1:

City grant a variance on the required length from 19' to 17' on the parking stalls along the frontage of suite 2627.

Option 2:

The City currently has no design standards for a typical motorcycle parking space which is 4' wide by 9' long. The standard parking stall is 9' wide by 19' long. The parking spaces impacted by the additional 2' of concrete could be potentially re-stripped to accommodate motorcycle parking. In speaking with the City Planning Department, I was informed that this type of request is unique but not necessarily unreasonable given the use of the space is a restaurant/bar.

SITE PLAN RED LINES

- ① 8' x 24'6" enclosed wrought iron ornamental fence with double door 4' gate.
- ② 2' of additional sidewalk
- ③ 2' of additional striping (if required by city)

Building Department:

City code requires that the width of a wheel chair accessible route be 36" wide. The proposal shows a 48" wide wheel chair accessible route the entire length of the frontage of the space.

The added square footage would accommodate an additional 12.8 customers.

Due to the proximity of the main entrance to the dedicated door to access the patio no patio gate will be required but is being provide for added safety.

Liquor Division:

A modification of premises for the liquor license to include the fenced patio will need to be submitted. The approval will take approximately 3 – 4 weeks. A lease addendum signed by the landlord approving the modification and stipulating that the patio is for the exclusive use of the tenant space only is part of the application. I will obtain language for addendum from the city.