

Murphy, Brad

From: Rummel, Marsha
Sent: Saturday, December 13, 2008 10:41 AM
To: SASYNA-Discussions@yahoogroups.com
Cc: Murphy, Brad; bunkyscafe@yahoo.com
Subject: RE: [SASYNA-Discussions] Monday Plan Commission Bunky's Owners Plan to Move to Former Atwood Community Center Building

Unless there is neighborhood opposition, I don't think there will be any problems with approval on Monday. I will forward the comments below to Brad Murphy to share with the Plan Commission. I agree this is a good reuse of the building and I support the application. There probably will be some traffic and parking impacts on surrounding streets. But so far Teresa and Rachid have been very attentive to neighbors, especially those on Sommers, and I expect that to continue. I know they have contacted St Bernard's to use their lot across Atwood for customer parking.

Thanks all

Marsha

From: SASYNA-Discussions@yahoogroups.com [mailto:SASYNA-Discussions@yahoogroups.com] **On Behalf Of** Steve Pomplun
Sent: Friday, December 12, 2008 5:02 PM
To: SASYNA-Discussions@yahoogroups.com
Subject: Re: [SASYNA-Discussions] Monday Plan Commission Bunky's Owners Plan to Move to Former Atwood Community Center Building

The new owners held an informational meeting at the community center last fall and seem genuinely concerned about working with the neighborhood. They say they will eventually remodel and live on the second floor, so they will not only be neighborhood business owners, but residential neighbors if they follow through on this. The planned restaurant closing hours are very reasonable -- 9 or 10 pm -- so that should be fine. The main issue will be parking. With so few stalls on site, customers will likely park on residential streets, mostly Sommers Ave., and walk through the Plymouth Church lot over to Atwood. Those of us who live directly behind the new Bunky's are apprehensive about traffic and parking pressure on our street, so we'll see how that works out. But I agree with Jason that overall, this proposed zoning change seems significantly weighted toward the good, especially if Teresa & Rachid maintain their posture of openness and responsibility after they're up and running in the new space.

Steve Pomplun
Sommers Ave.

Jason Tish wrote:

Is there any chance that the Commission will deny this request? If so, I'll show up in support of it. This is a good use of that building, and it the last thing we need on this stretch of Atwood is another old building languishing empty and unused.

Marsha- I am in support of any rezoning or variance required for the owners of Bunky's to operate their business in the former ACC building as well as reside

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12/15/2008

in the upper level.

-Jason Tish
Lafollette Ave

On Fri, Dec 12, 2008 at 1:20 PM, Dan Melton <oakville000@yahoo.com> wrote:

Monday December 15 Bunky's Cafe owners Teresa Pullara-Ouabel and Rachid Ouabel will ask Plan Commission for city approval to buy the former Atwood Community Center building, 2425 Atwood Avenue, make that the new location of Bunky's, and live upstairs.

They need Plan Commission and City Council approval of a rezoning and a parking requirement variance.

Plan Commission votes Monday; city council will vote January 6.

If council approves the plans on January 6, Teresa & Rachid plan to close on purchase of the property by January 9.

They hope to start remodeling by the mid-January, finish by March 31, 2009.

Teresa and Rachid plan to have 7 parking stalls on the site - on the W side of the building, between the former Community Center and Plymouth Congregational Church - 4 customer stalls, 1 disabled parking stall, 1 catering van stall, and 1 upstairs residence stall.

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To: Plan Commission Members
From: Sarah Davis and Heather Schaller, immediate neighbors to the proposed site
Re: Item number 12482, Rezone of 2425 Atwood Avenue.
Date: December 15, 2008

As the immediate residential neighbors to the proposed site, we write today to request a traffic/parking study for the project proposal at 2425 Atwood Avenue and to acknowledge the agreements reached with the owners of Bunky's. The project proposal requires both a rezone from R4 General Residence District to C2 General Commercial District and a parking variance. Based upon the increased intensity of the use for this parcel and the lack of parking on site, we think a traffic/parking study is warranted.

Bunky's Cafe is a very popular restaurant. The owners Teresa and Rachid are wonderful members of our neighborhood – supporting many non-profits and community events. We are generally extremely supportive of Teresa and Rachid and appreciate their attentiveness to our particular concerns regarding their proposal due to the proximity of our home. Teresa and Rachid have done what they can to accommodate the residential neighbors, now we ask the City to do its part.

Teresa and Rachid have agreed to:

- o Run a continuous (meaning no gates) 6 foot wooden fence along the western boundary of the property between their parking lot and the Plymouth Church
- o Replace the 10-foot wire gate on the back (southern) property line with a 8 foot wooden fence (abutting our property)
- o Consider pervious pavement for the back part of the parking lot (where their private car and van will park)
- o Utilize security lights that face downward

They have also entered into a parking sharing arrangement with the Parish of St. Bernard. We want to make sure the approval of this project reflects these agreements.

Due to our agreements with the applicants, it is the traffic/parking issue that has us most concerned at this point, and the issue that the City, not the applicants, is in the position to address.

Despite the shared parking arrangement, most patrons will choose to park on the residential streets behind Bunky's and cut through the Plymouth Church parking lot, verses crossing busy Atwood street to park in the St. Bernard lot. That is, unless there are parking restrictions on the residential streets. We were surprised to learn that the City only has one kind of residential parking permit that does not contemplate night time parking restrictions. In contrast to the usage by the former Atwood Community Center, Bunky's primary operating hours are during nights and weekends – when most residents are home. Traffic/parking usage around their current location reflects the anticipated residential impact of the new site.

We ask the Plan Commission to recommend a traffic/parking study be undertaken as part of this approval, followed by the implementation of study recommendations by City staff. Whether traffic calming measures, resident only or other parking restrictions, or some other creative solution – we hope for an outcome that meets the needs of residents in mixed use neighborhoods while supporting businesses like Bunky's.

Mixed use neighborhoods are a vibrant part of our City. We love living within walking distance of cafes, a market, restaurants, and locally owned shops. To ensure the long-term success of mixed use areas, we hope you will agree that we need to ensure that residential and commercial needs are both met. Traffic and parking is a key area of frustration and, therefore, possibility. Let's get creative about mixing uses.