

Docket Item #5.1 & 5.2

Warehouse on Broadway

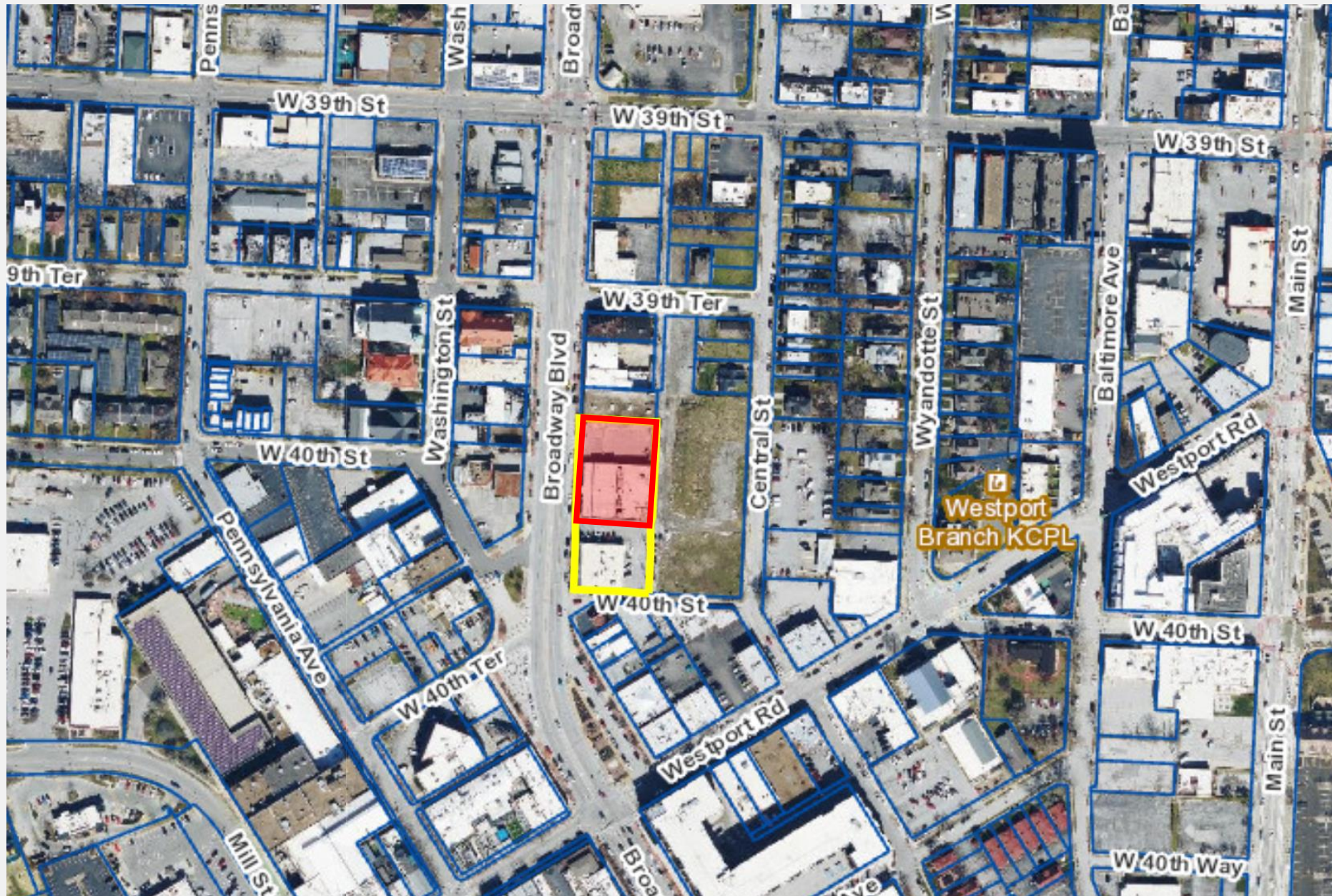
CD-CPC-2025-00131 & CD-SUP-2025-00031

3951 Broadway Blvd

October 15, 2025

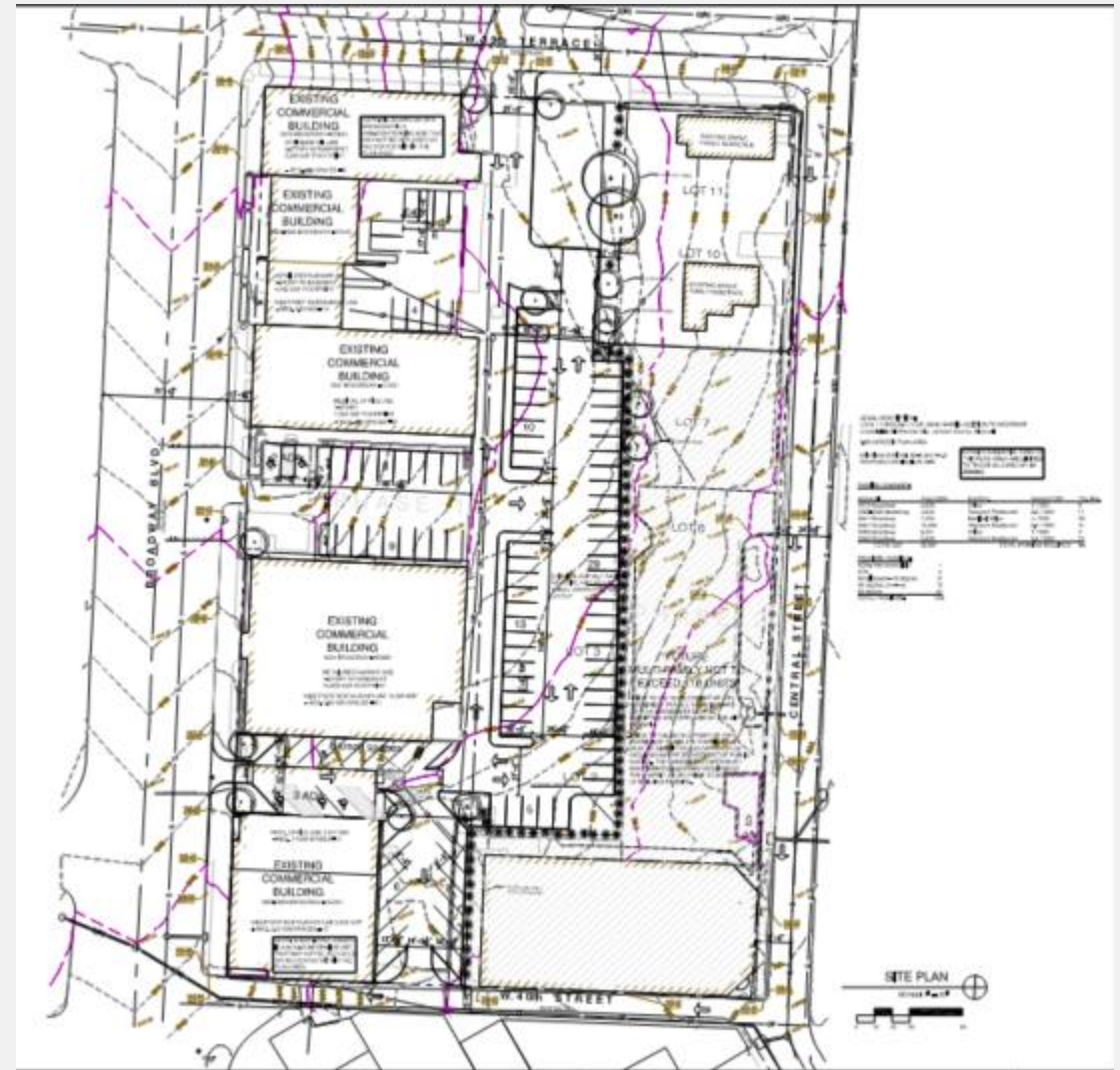
City Plan Commission





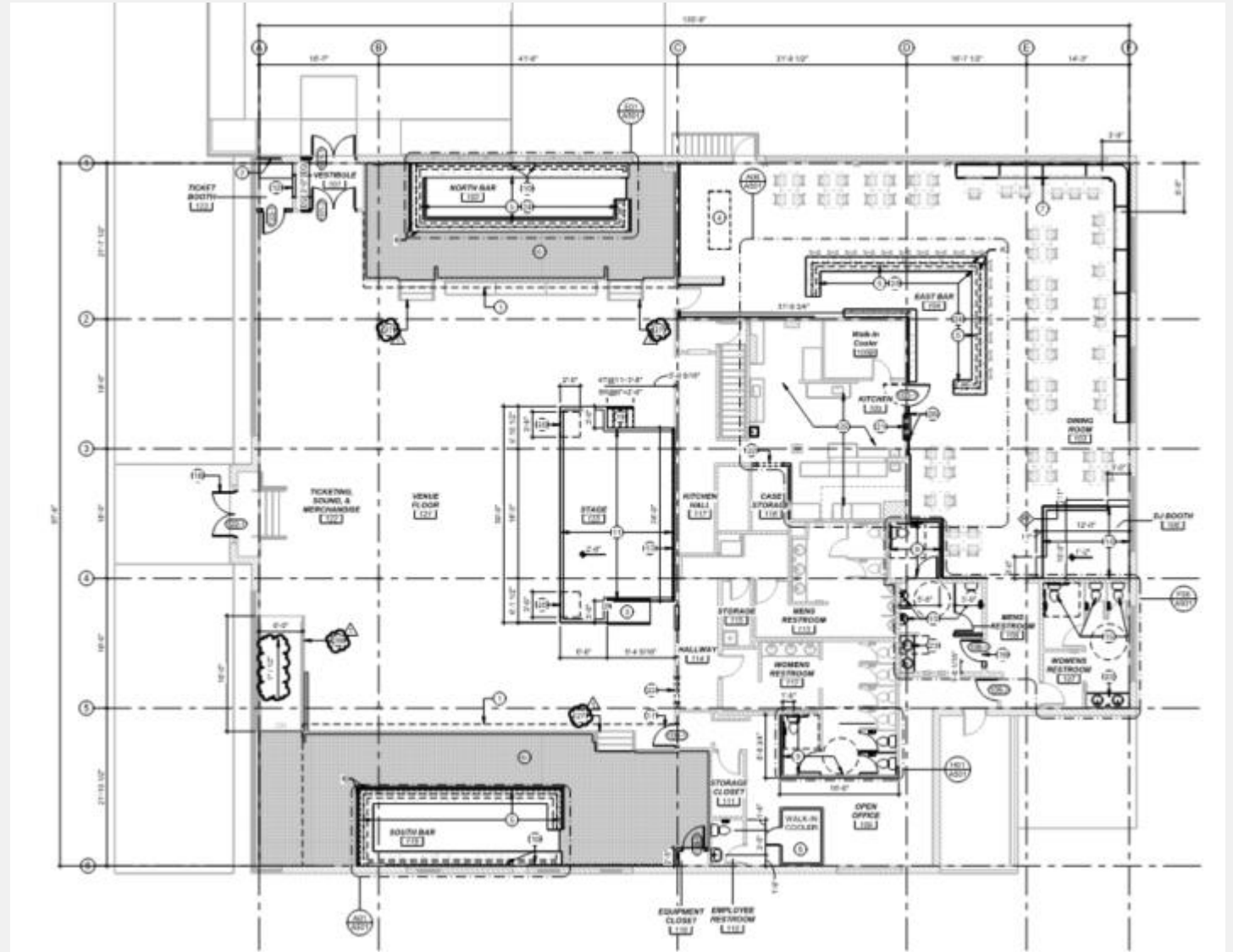
History

- Warehouse on Broadway is within an existing UR Plan (14265-UR)
- Previous Plan allowing for a hotel lapsed, hotel was never built
- UR Plan allows for building to be retail/restaurant use
- Plan required 31 parking spaces
- Previous use was a restaurant



History

- Applicant applied for a Tenant Finish/Remodel in December of 2024
- Staff made a correction to apply for a change of use
- Applicant stated that this was a restaurant with some form of entertainment as an accessory use
- Applicant received stamped plans in March of 2025



History

- Code Violation made later in March stating property was running as an Entertainment Venue with a capacity of 500+
- Staff gave the applicant two options
 - Major Amendment to UR
 - Rezone to Base Zoning
 - Special Use Permit



History

- Since violation was made, applicant has been in continuous operation of the entertainment venue
- 6 events this week

THU, OCT 16 	Just Announced A JUICEBOX Event SPORTS CAR Ages 18 and up ① Doors: 7:30pm // Show: 8pm ⌘ \$0 to \$12 📍 Warehouse on Broadway	Buy Tickets More Info
FRI, OCT 17 	CARNIVAL OF DEATH TOUR 2025 All Ages ① Doors: 6:30pm // Show: 7pm ⌘ \$29 / Day Of: \$34 📍 Warehouse on Broadway	Buy Tickets More Info
FRI, OCT 17 	Just Announced Sound Bite at Warehouse on Broadway PERFORMATIVE MALE NIGHT! Ages 21 and up ① Doors: 9pm // Show: 9pm 📍 Warehouse on Broadway	Buy Tickets More Info
SAT, OCT 18 	SHINER All Ages ① Doors: 7pm // Show: 8pm ⌘ \$27 / Day Of: \$32 📍 Warehouse on Broadway	Buy Tickets More Info
SAT, OCT 18 	Sound Bite at Warehouse On Broadway DIVA: JACK HAMMR X HEATHER FELLAS Ages 21 and up ① Doors: 8pm // Show: 9pm 📍 Warehouse on Broadway	RSVP Here For Entry More Info
SUN, OCT 19 	DESTROYER: DAN'S BOOGIE TOUR All Ages ① Doors: 7pm // Show: 8pm ⌘ \$14.50 to \$27 / Day Of: \$32 📍 Warehouse on Broadway	Buy Tickets More Info

Rezoning

- Rezoning from UR to B3-2
- Future Land Use: Mixed Use Community
 - Corresponds with B3-2



Special Use Permit

- Applicant has been using lot adjacent to property for parking











Staff Recommendation

Case # CD-CPC-2025-00131

Approval without Conditions

Case # CD-SUP-2025-00031

Approval with Conditions