

Docket Item #5.1 & 5.2 Warehouse on Broadway

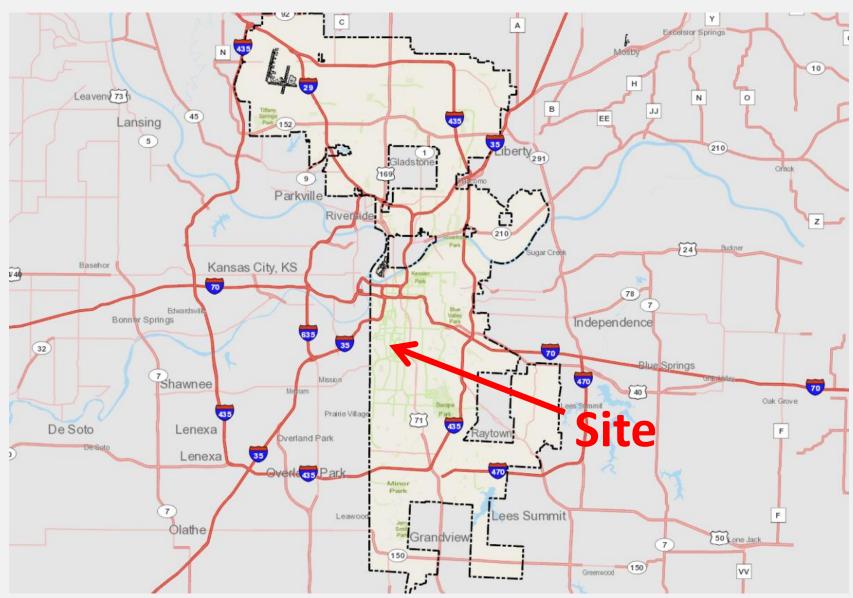
CD-CPC-2025-00131 & CD-SUP-2025-00031 3951 Broadway Blvd

October 15, 2025

City Plan Commission

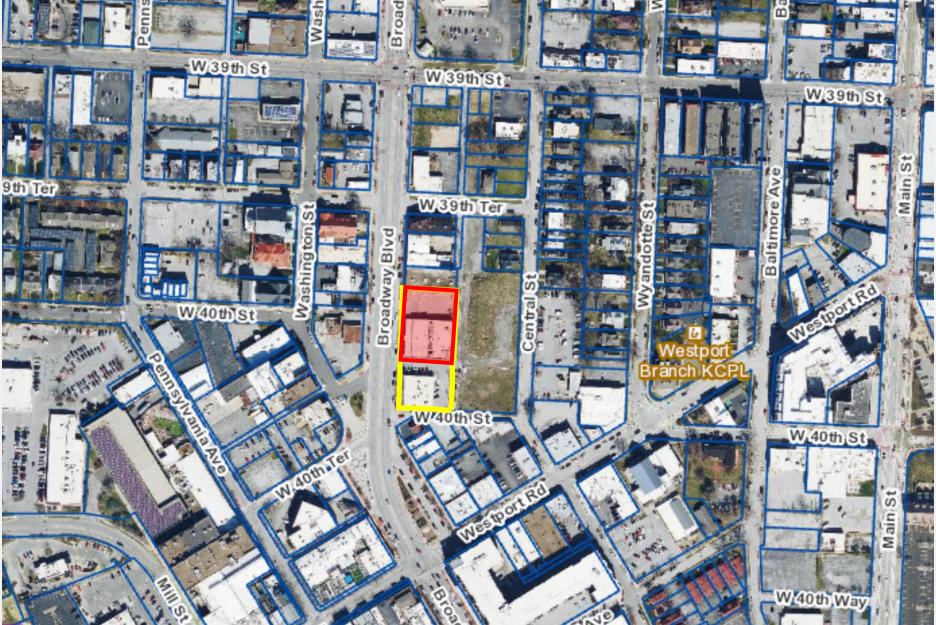






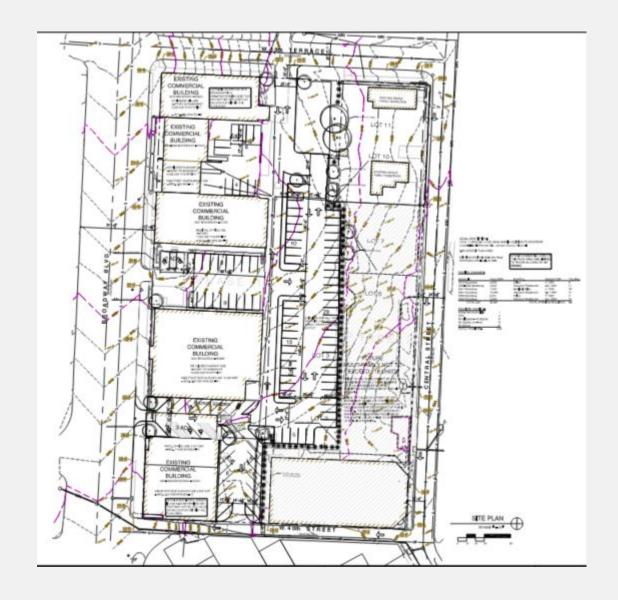
City Planning and Development





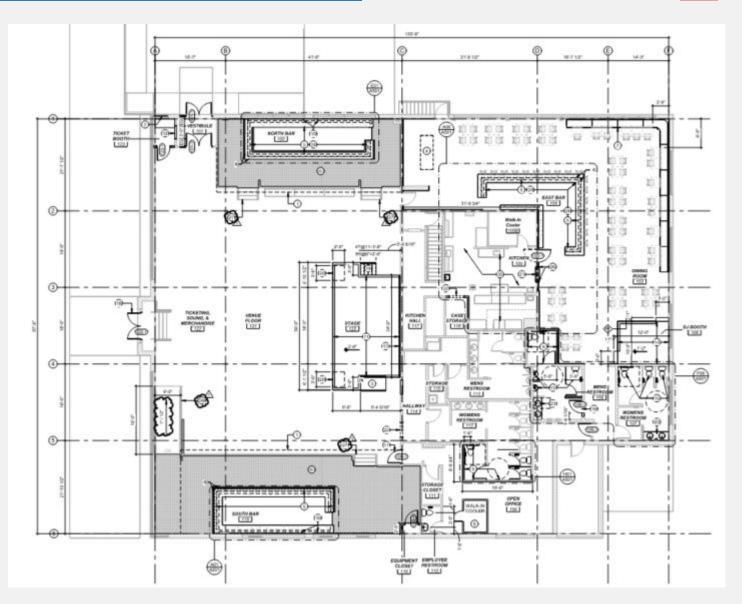


- Warehouse on Broadway is within an existing UR Plan (14265-UR)
- Previous Plan allowing for a hotel lapsed, hotel was never built
- UR Plan allows for building to be retail/restaurant use
- Plan required 31 parking spaces
- Previous use was a restaurant





- 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



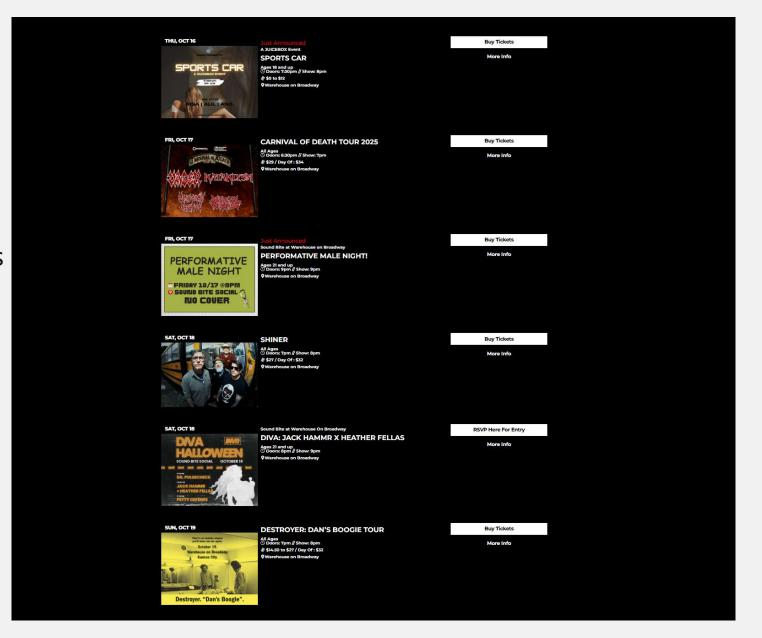


- Code Violation made later in March stating property was running as an Entertainment Venue with a capacity of 500+
- Staff gave the applicant two options
 - Major Amendment to UR
 - Rezone to Base Zoning
 - Special Use Permit





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





Rezoning

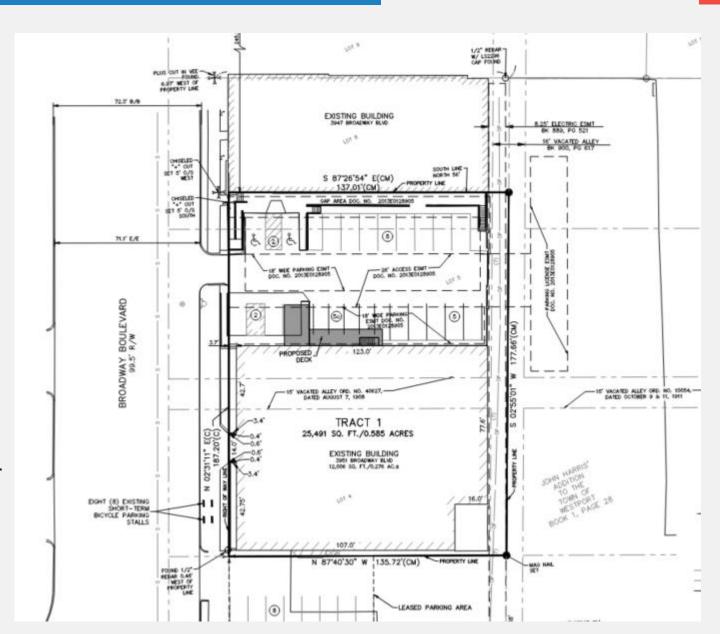
- Rezoning from UR to B3-2
- Future Land Use: Mixed Use Community
 - Corresponds with B3-2





Special Use Permit

- No exterior changes to the building except a deck
- Variance Request:
 - 164 Parking Stalls Required
 - 30 Parking Stalls Proposed
 - 134 Parking Stall Variance
- Staff believes that the streetcar and other forms of transportation will help allieviate parking concerns





Special Use Permit

 Applicant has been using lot adjacent to property for parking



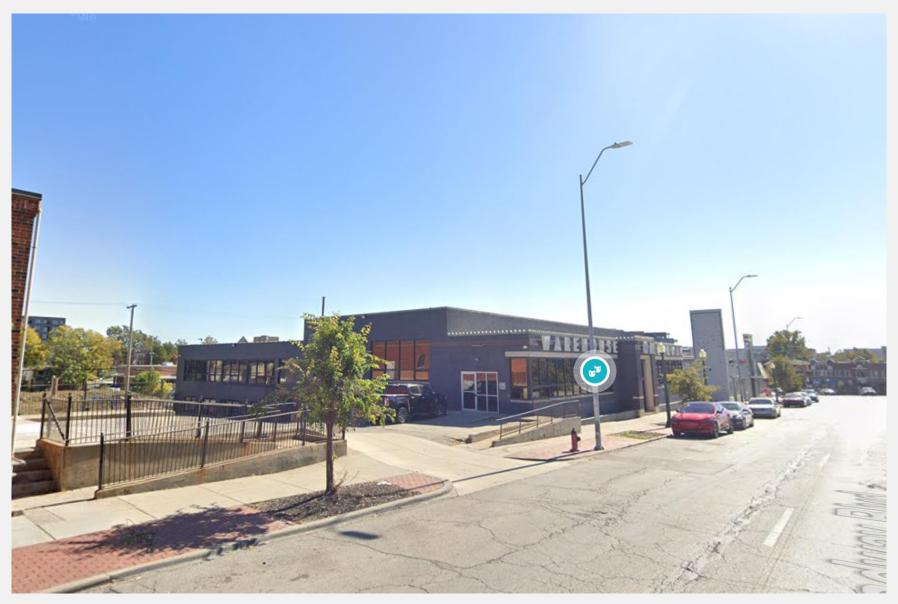


















Staff Recommendation

Case # CD-CPC-2025-00131

Approval without Conditions

Case # CD-SUP-2025-00031

Approval with Conditions