

Ordinance No. 250944

Warehouse on Broadway

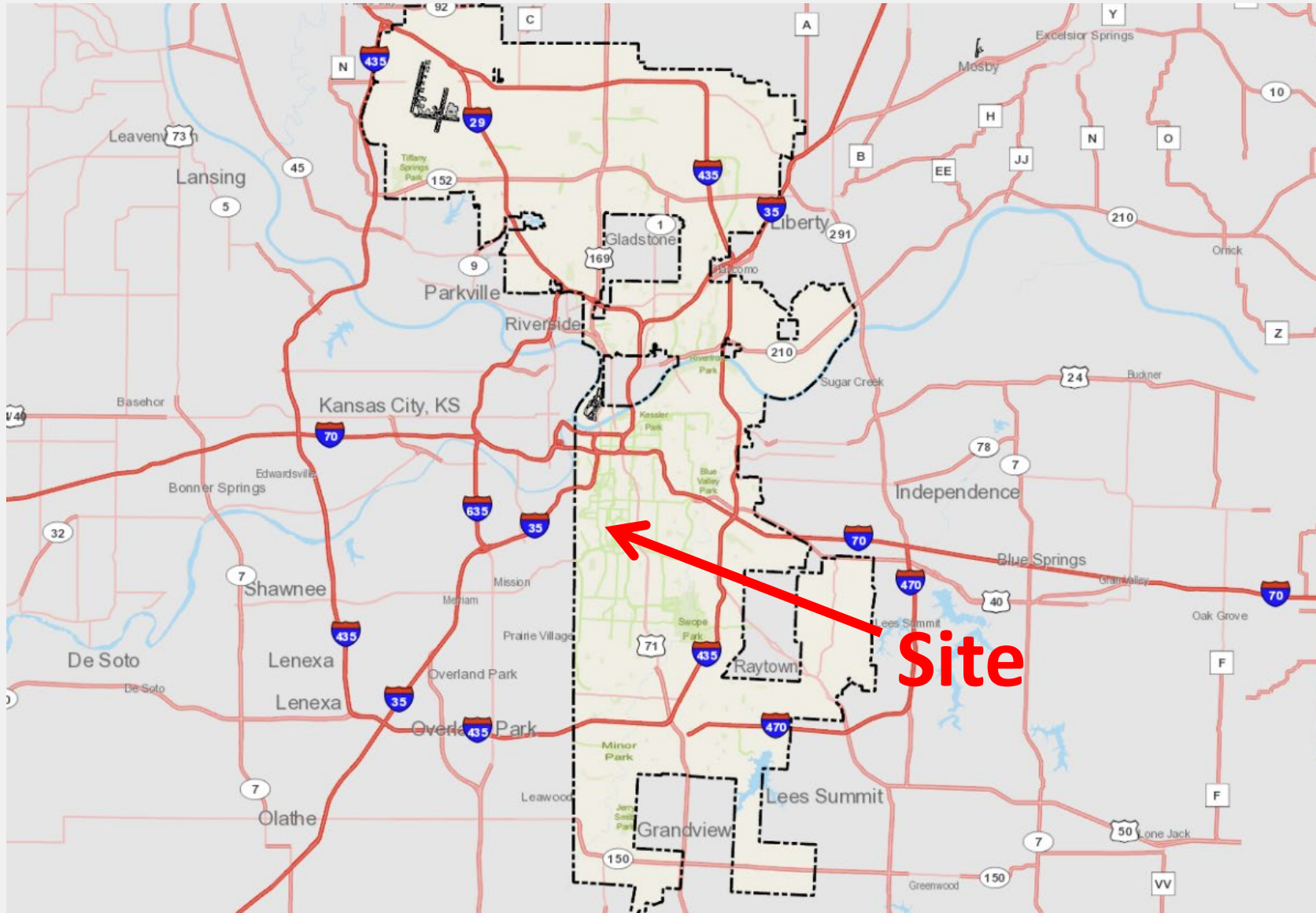
CD-CPC-2025-00131

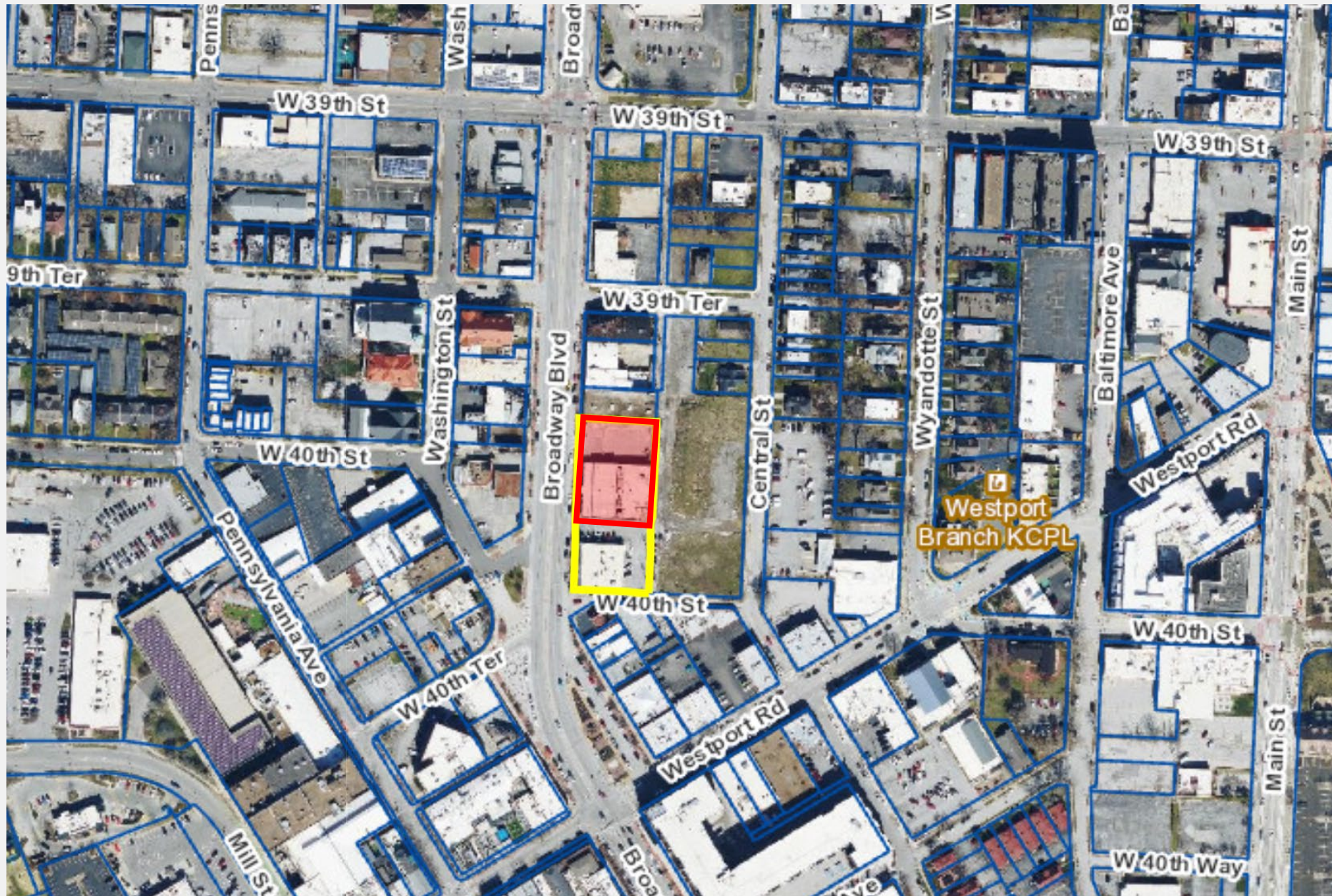
3951 Broadway Blvd

November 4, 2025

Neighborhood Planning and Development Committee

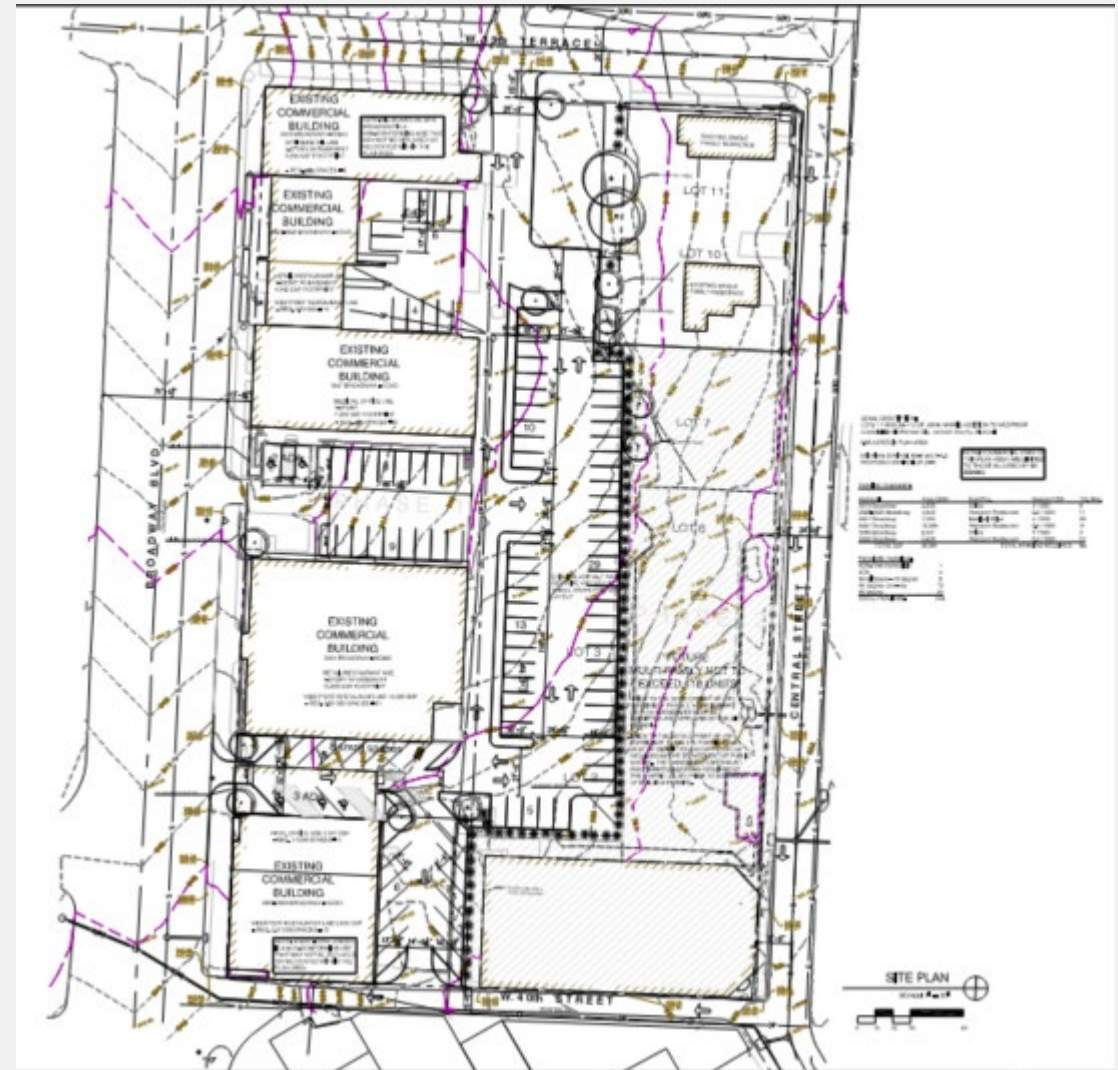






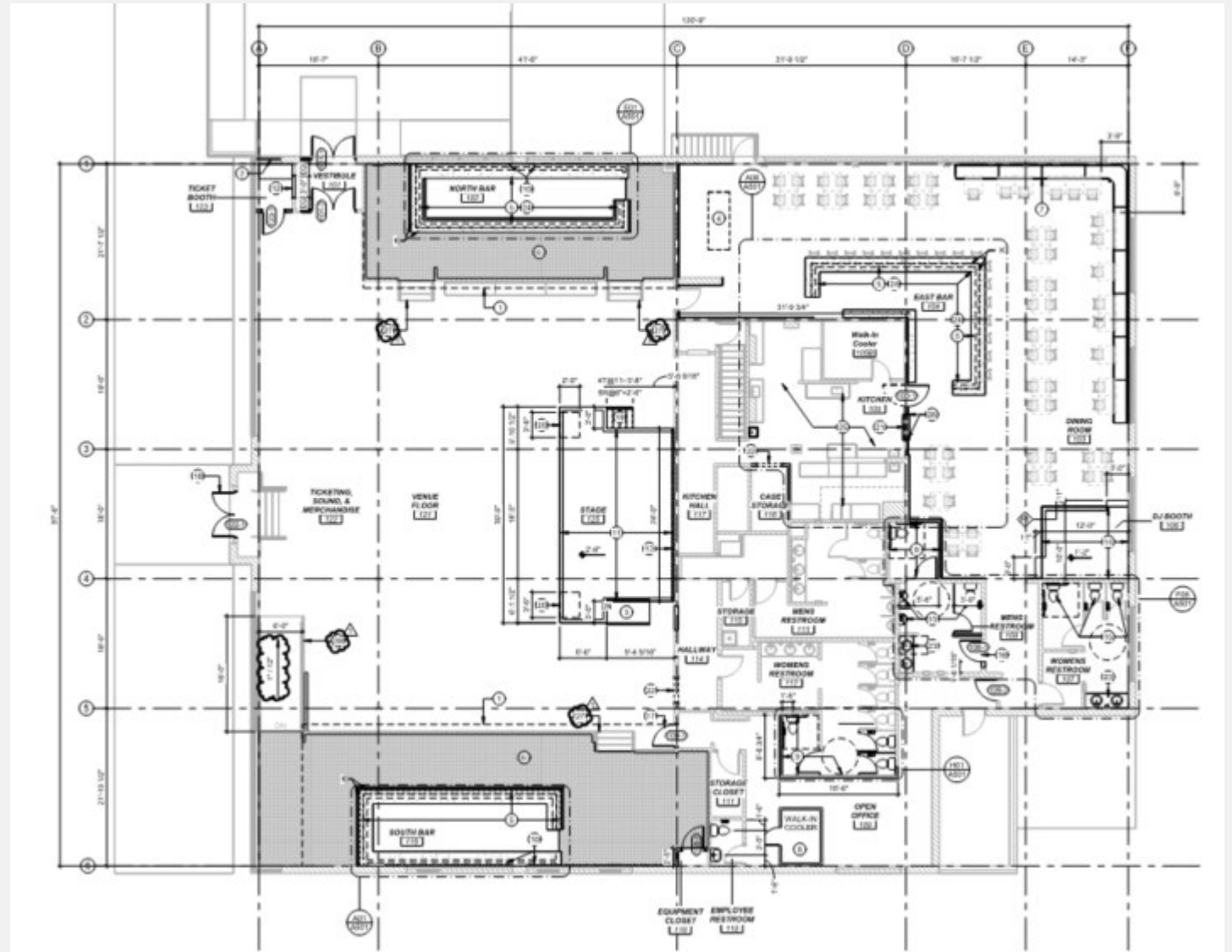
History

- 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



Rezoning

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







Staff and CPC Recommendation

Approval