

**Agenda Item 22-0821 (Lewis Kuhlman)**

Application of Pato Azul, LLC for a Conditional Use Permit at 127 4th St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**General Location**

Council district 6, Downtown Neighborhood, on the east side of 4<sup>th</sup> St near Pearl St. as depicted in Map 22-0821. Adjacent uses include a stained-glass shop, brew pub, clothing store, bridal shop, and gym, as well as upper floor offices and apartments.

**Background Information**

The applicant intends to reuse the former Fat Porcupine Noodle Bar. It is about 2,400 sq. ft. with seating for about 60 people. They project that their sales will be split, 75% food and 25% alcohol. New staff for the restaurant will be under ten people. The space will adapt the existing floor plan, with alcohol stored behind the bar and in the basement coolers.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The intended use would be consistent with the Future Land Use Map's land use category, Downtown, identified for the parcel. It is consistent with a land use objective for downtown revitalization.

**Staff Recommendation**

**Approval** – the applicant is reusing existing restaurant space.

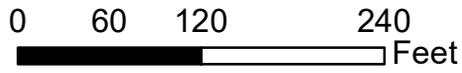
**Routing** J&A 7.5.22

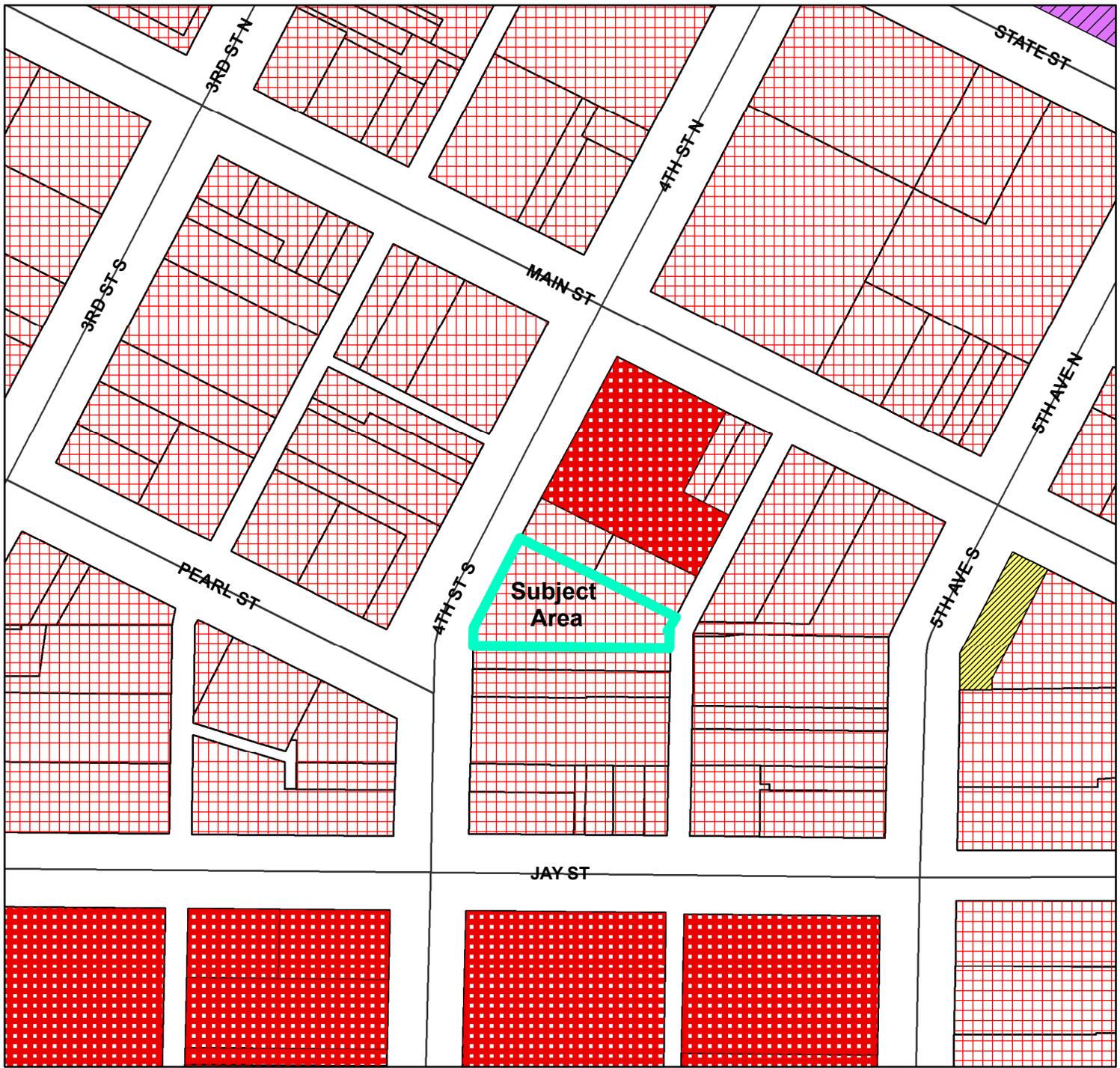


## BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY







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