

**Agenda Item 22-0671 (Lewis)**

Application of Grounded Cafe LLC for a Conditional Use permit at 411 3rd St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**General Location**

Council District 6, Downtown. This parcel is located between King St. and Cass St. on the east side of 3<sup>rd</sup> St., as depicted in Map 22-0671. Adjacent properties are zoned C-2 Commercial and include furniture restoration, a hotel, and a warming center.

**Background Information**

The applicant has operated a restaurant out of this location since the fall of 2019 and has a license to sell wine and beer. She would like to begin serving cocktails and needs a new license. Alcohol makes up 15% of its business, but the applicant expects that to increase to about 40% with the new license. The building was previously used as a bar so no remodeling is necessary to use the existing coolers and storage space. This new license could increase the number of employees at the restaurant.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

This application fits with the Future Land Use Map that indicates the parcel for Downtown Land Use. It could meet a Land Use Objective for downtown revitalization.

**Staff Recommendation**

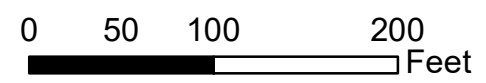
**Approval** – The majority of the restaurant's sales would still be food and since it used to be a bar, no major changes to the building would be necessary.

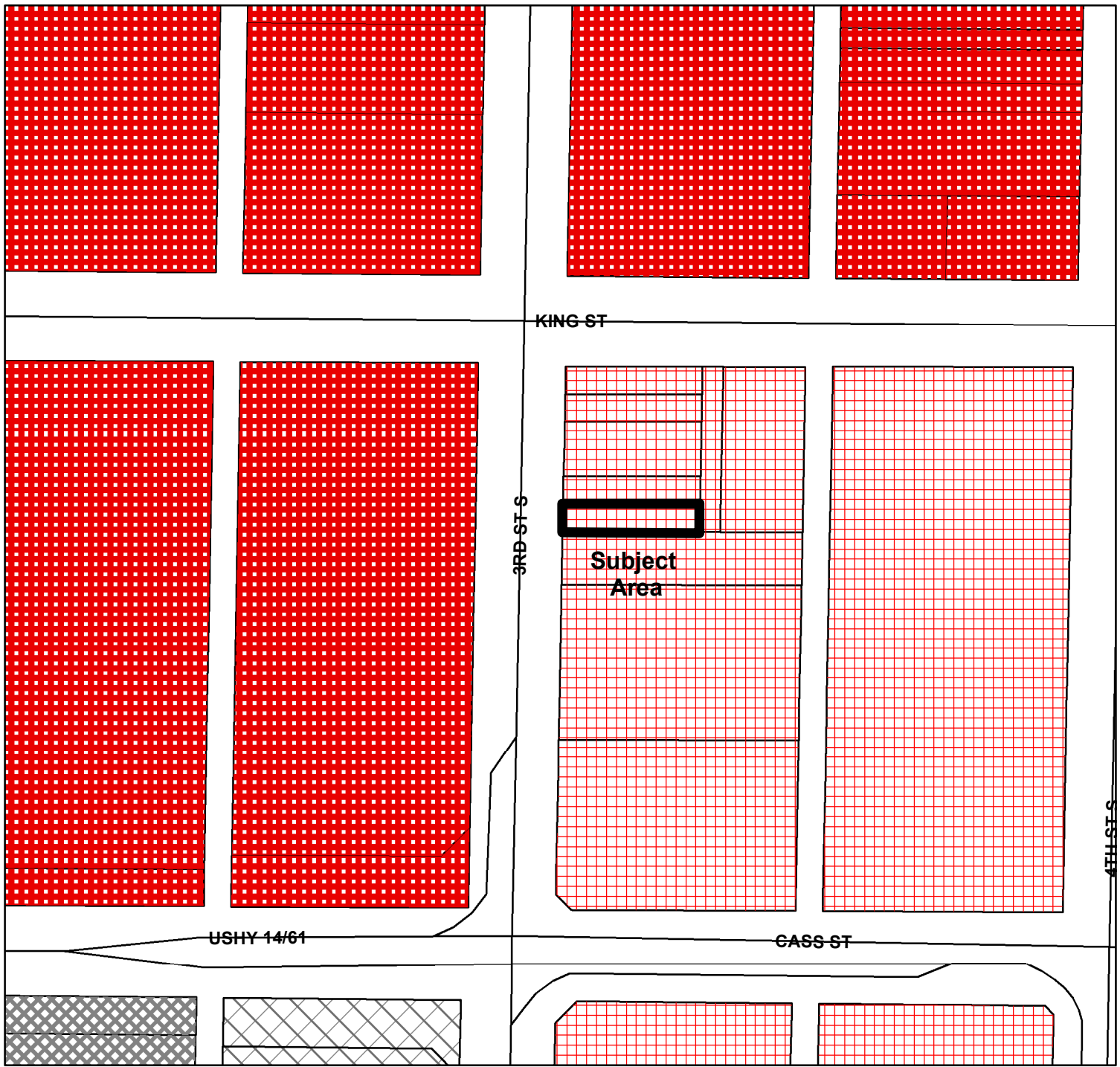
**Routing** J&A 5.31.22



# 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
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- FW - FLOODWAY
- A1 - AGRICULTURAL
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- City Limits
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