

Agenda Item 24-1329 (Lewis Kuhlman)

Application of A1 Hospitality LLC for a Conditional Use Permit at 210 Jay Street, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

General Location

Aldermanic District 6, Downtown Neighborhood, on the east side of 2nd St between Jay St and King St. Adjacent uses include 2 parking garages, convention center, restaurant, offices, vacant sign shop, and upper-floor residences.

Background Information

The subject extended-stay hotel was built in 2016 on a parcel that used to be a municipal surface parking lot. The applicant needs to meet brand requirements to continue operations, which includes selling beer and wine in their sundry shop. The estimated percent of gross receipts of beer, wine and liquor sold in relation to total goods sold is 0.3% (\$1,200 annually). A sketch of the floor plan showing the location of coolers and display space for off-sale merchandise (5 sq. ft.), the square footage to be devoted to the sales and storage of beer and wine (8 sq. ft.), and the total square footage of all sales and storage areas (30 sq. ft.) is included with the application. The site plan showing building location, off-street parking, ingress, egress, and existing or proposed screening is available in Legislative File Number 15-0905. The building elevations showing proposed use and character of the building frontage is also included in that file. No other additional information was requested or necessary to be in accordance with applicable State or local zoning codes.

As of this writing there are 4 regular-price liquor licenses available. However, the applicant has 90 days to apply, and the number of liquor licenses will fluctuate—how many are available when the applicant applies is indeterminable. Further, this CUP only gives permission *to apply for* a liquor license, not a liquor license nor an assurance that a liquor license will be available when they choose to apply.

Recommendation of Other Boards and Commissions.

None

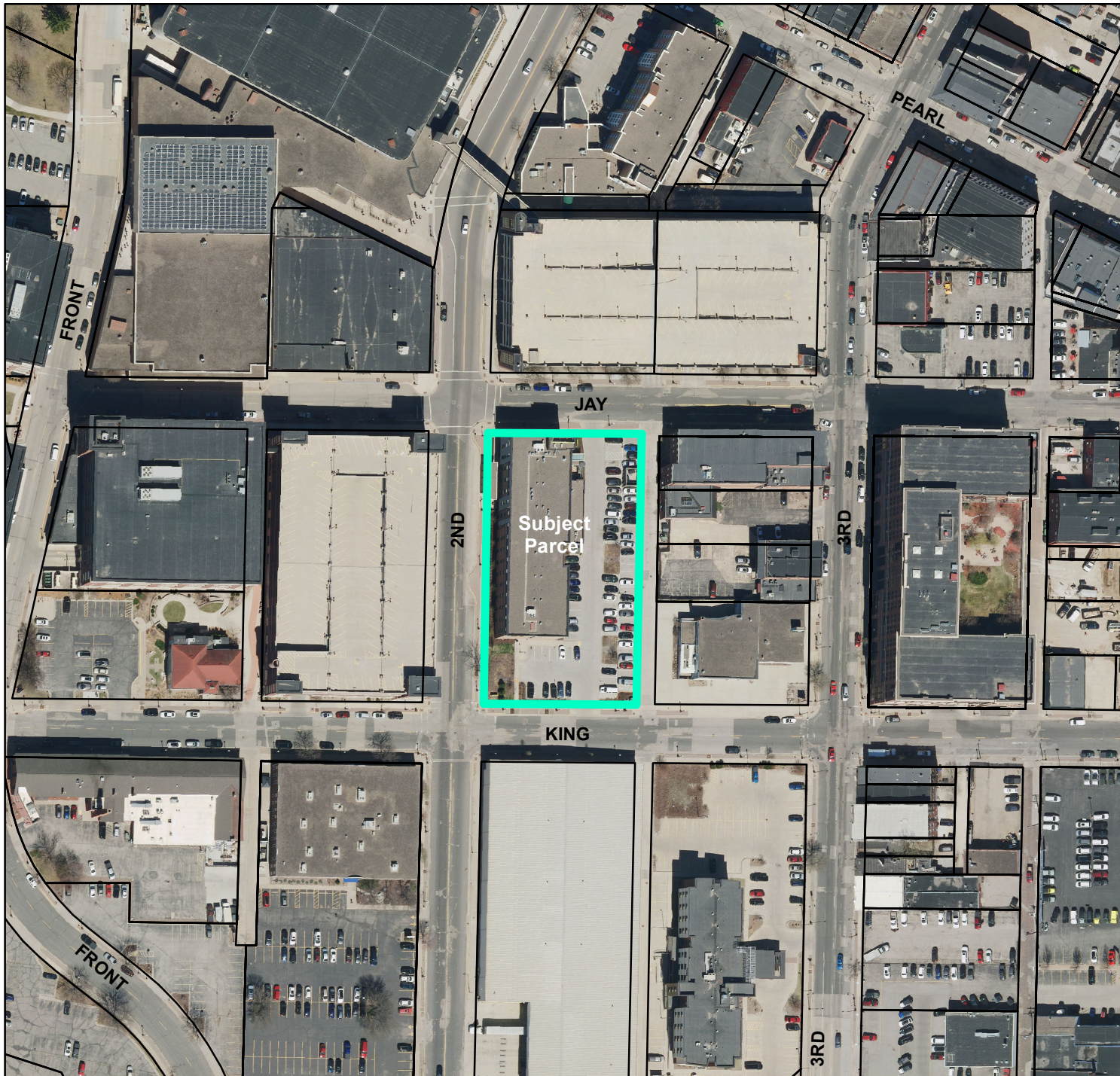
Consistency with Adopted Comprehensive Plan

While the sale of beer and wine in sundry shops is not addressed in the comprehensive plan, hotels are an allowed use in the Downtown District.























Staff Recommendation

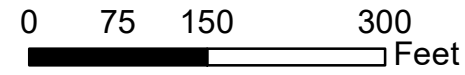
Approval – this use is consistent with the intent and requirements of the conditional use permit ordinance.

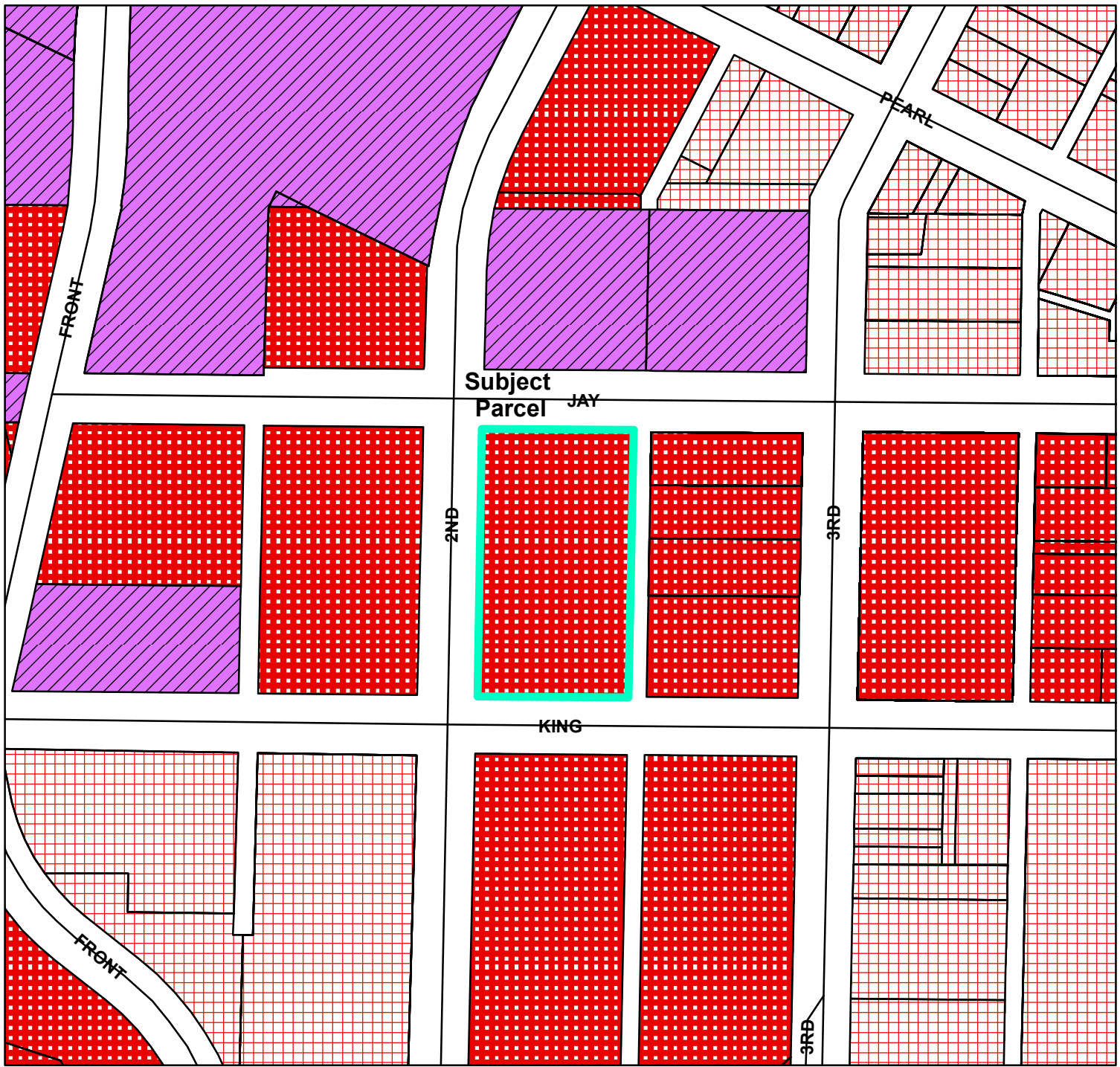
Routing J&A 11.6.2024



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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