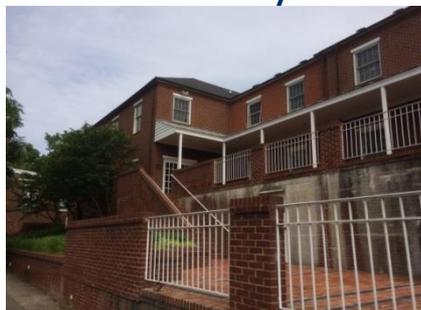
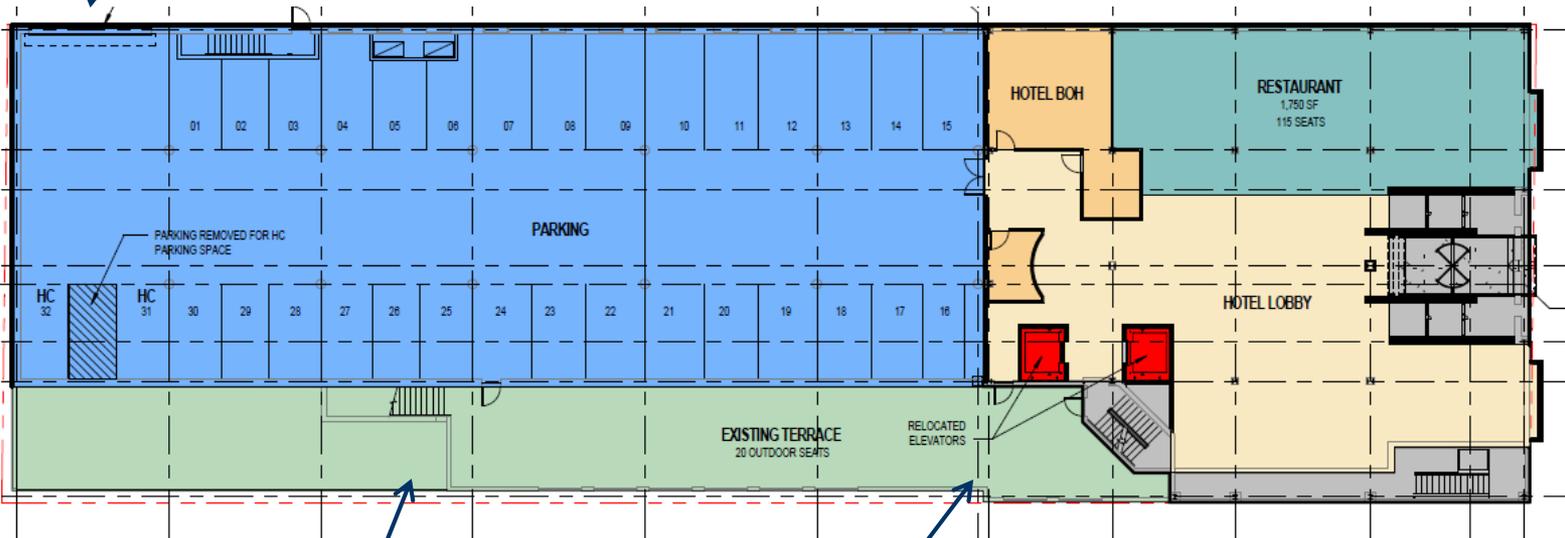
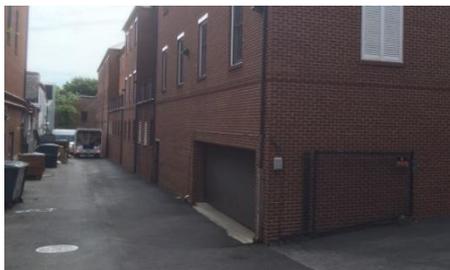


# ***Special Use Permit #2017-0042 Special Use Permit #2017-0043 115 South Union Street – Hotel & Restaurant***

- Conversion of underutilized office building into 64 room hotel with 115 seat restaurant (plus 20 outdoor seats)
- Parking reduction to provide 1 space for every 2 rooms (45 hotel spaces required) plus 65 garage spaces for the public to use
- Hotel patio faces Wales Alley

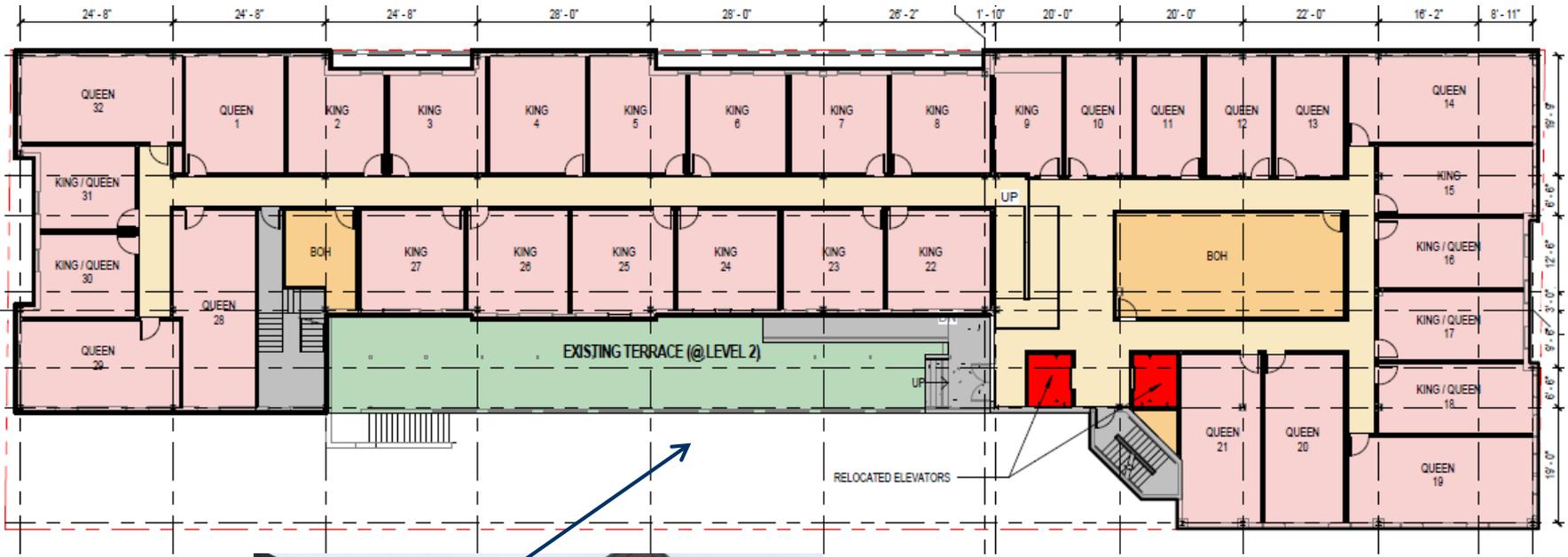






Likely location for check-in/drop-off parking





# **Special Use Permit #2017-0042**

# **Special Use Permit #2017-0043**

## **115 South Union Street – Hotel & Restaurant**

- Agreement proposed to provide 65 spaces in the garage for general public use
- For hotel, applicant is providing 1 space for every 2 rooms – 32 spaces (45 spaces required)
- Three spaces in garage for check-in and passenger loading
- All parking access & loading from alley behind King Street

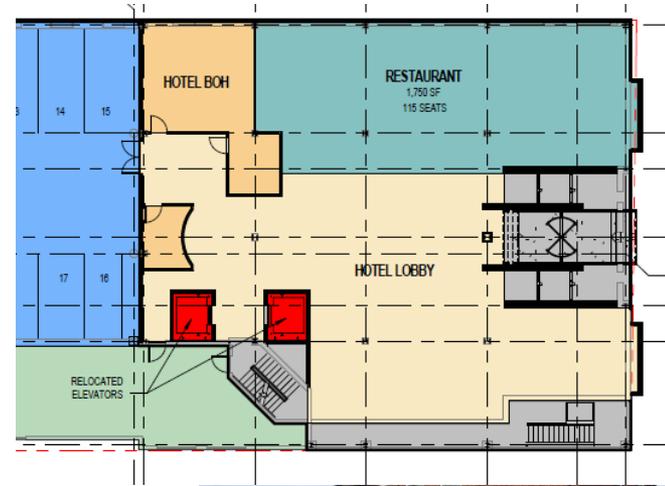


# Special Use Permit #2017-0042

# Special Use Permit #2017-0043

## 115 South Union Street – Hotel & Restaurant

- Restaurant to cater mostly to guests but to be open to the general public.
- 115 seats indoors - off lobby, 20 seats outdoors on patio.
- Indoor hours: 5 a.m. to midnight, Sunday through Thursday, and from 5 a.m. to 1 a.m., Friday and Saturday.
- Outdoor hours: 7 a.m. to 10 p.m., daily, but no patron or guest is permitted to enter the patio after 9 p.m. in order to ensure that it would be clear of people by 10 p.m.

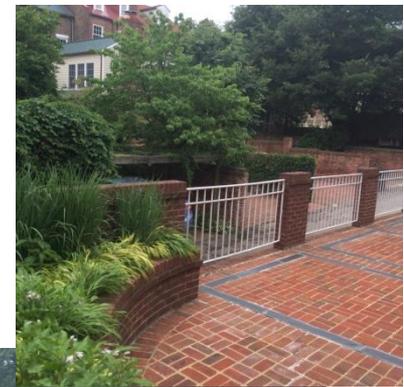


# **Special Use Permit #2017-0042**

# **Special Use Permit #2017-0043**

## **115 South Union Street – Hotel & Restaurant**

- Existing outdoor patio/terrace to be used for hotel guests and dining.
- 20 seats & a limit of 20 guests proposed for the patio.
- No customers/guests permitted to enter patio after 9 p.m.
- Has two levels above Wales Alley
  - Lower level for dining, guest use
  - Upper level to serve private rooms and not for dining
- Applicant has agreed to provide screening with wall and/or landscaping to reduce visibility to Wales Alley



# ***Special Use Permit #2017-0042 Special Use Permit #2017-0043 115 South Union Street – Hotel & Restaurant***

- Adaptive reuse of underutilized office building into viable land use.
- Parking based on hotel demand.
- Public parking for Old Town with 65 spaces.
- Planning Commission recommends approval.

