



SUP #2019-0016

Silver Diner, 4610 King Street

City Council
May 18, 2019

Site Context & Proposal

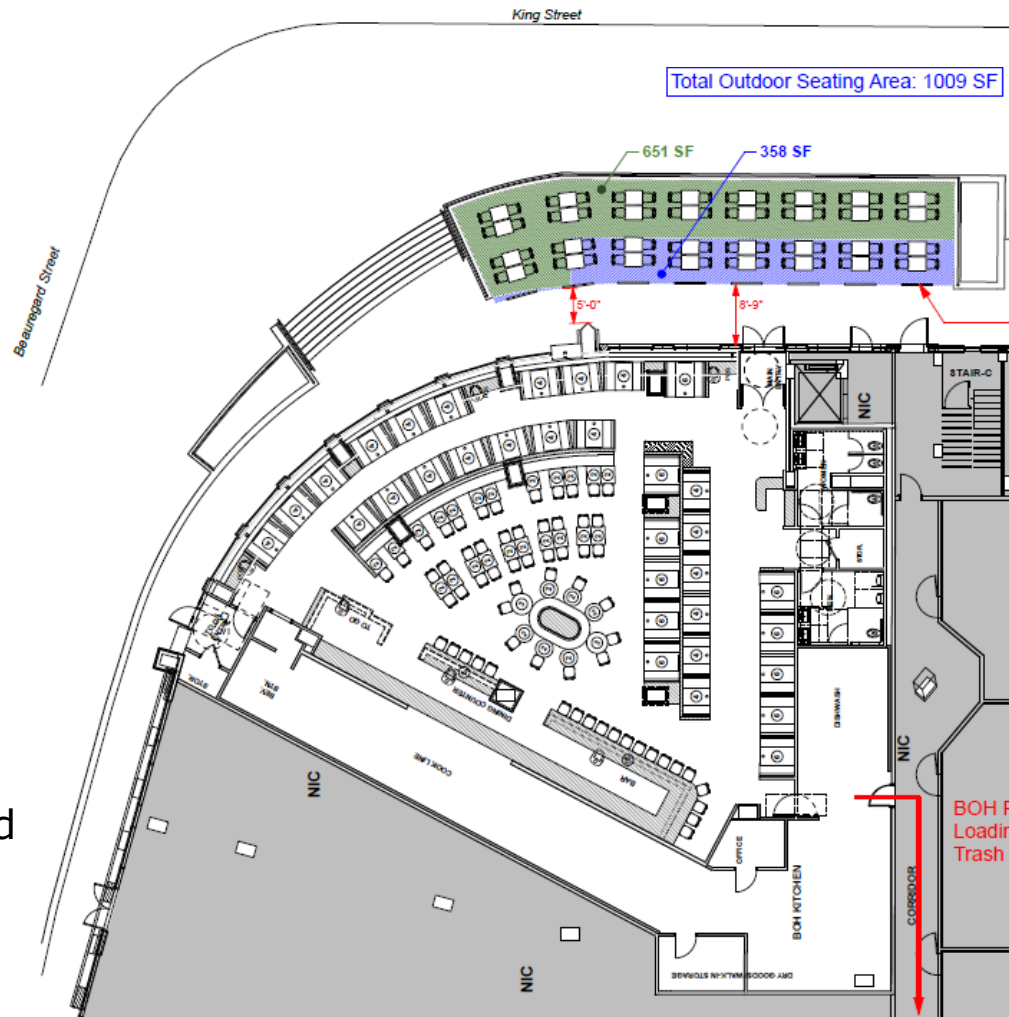
- Full-service restaurant use with outdoor dining.
- Subject site is Zoned CRMU-H
- Proposed space approved for commercial use under Gateway at King & Beauregard DSUP.



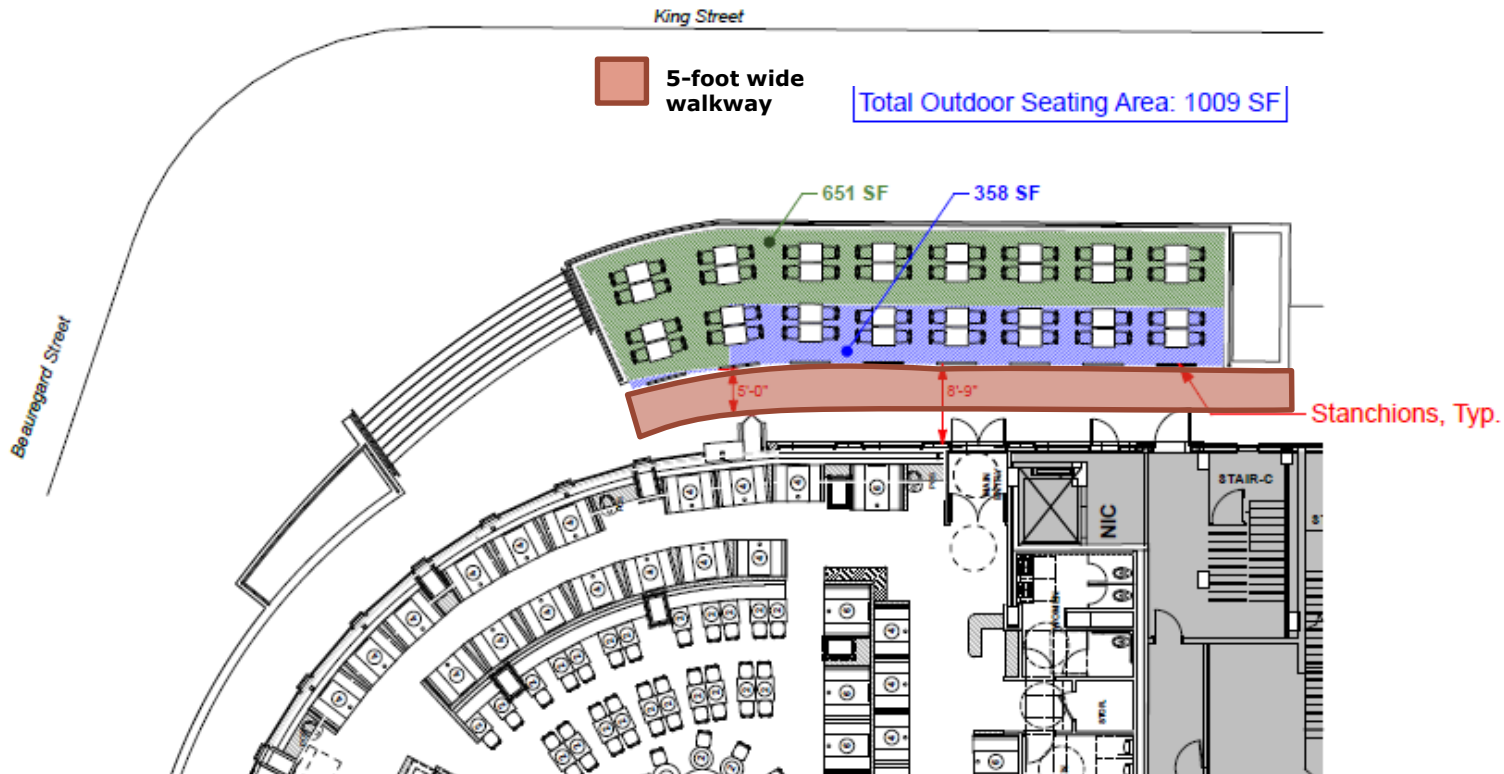
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SUP Proposal

- Operation Hours:
 - Indoors:
 - 7 a.m. to 12 a.m.
Sunday – Thursday
 - 7 a.m. to 3 a.m.
Friday and Saturday
 - Outdoors:
 - 7 a.m. to 12 a.m.
Daily
- Seats:
 - 300 Seats
 - Indoor 236
 - Outdoor 64
- On-premises alcohol sales
- Restaurant meets parking requirement with underground parking garage.



Outdoor Dining



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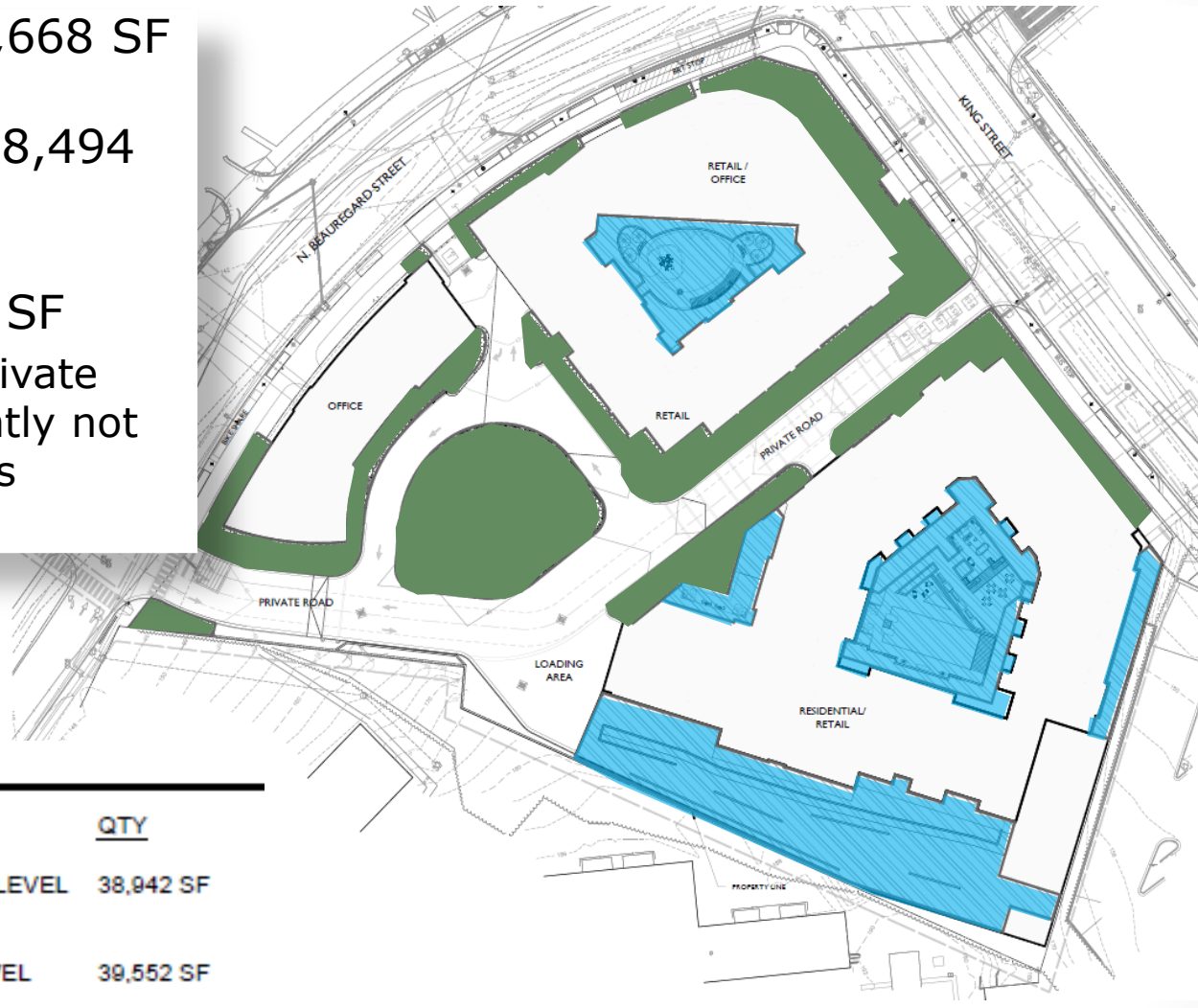
Open Space

Required: 40%/90,668 SF



Provided: 34.6%/78,494 SF

Reduction: 12,174 SF

Areas reserved for private dining have consistently not been counted towards required open space



LEGEND

SYMBOL	NOTES	QTY
	OPEN SPACE - GROUND LEVEL	38,942 SF
	OPEN SPACE - ROOF LEVEL	39,552 SF
OPEN SPACE - TOTAL		78,494 SF

Recommendation



Planning Commission recommends **approval**.



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Background Information

Potential Impacts

- No negative impacts expected from proposed 3 a.m. closing time.

