
ORDINANCE NO. O-1213-10

ITEM NO. 10

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Andy & Marian Nunez/Opolis Production
REQUESTED ACTION	Special Use for a Bar, Lounge or Tavern
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	113 N. Crawford Avenue
SIZE	1,259 Square Feet
PURPOSE	Bar & Live Entertainment
EXISTING LAND USE	Commercial Establishment
SURROUNDING LAND USE	North: Commercial East: Commercial South: Commercial West: Commercial
LAND USE PLAN DESIGNATION	Commercial

SYNOPSIS: The applicants, Andy and Marian Nunez, run an establishment in the downtown area called Opolis. In 2002 Opolis applied for and was granted a Special Use for a Nightclub so they could host artists to show and perform visual and multi-media art, including music; i.e. live entertainment. The applicants now request approval for the addition of alcohol to their business. To serve alcohol the applicants must request and receive approval for a Special Use for a Bar within the C-3 zoning district.

ANALYSIS: Granting of this request should not impact any of the neighbors as this establishment has been in operation for many years just without the bar element. The proposed use of this facility fits with the neighborhood/downtown area. The majority of uses surrounding this particular facility are commercial businesses, which are predominantly day-time occupancies. As with other downtown businesses which are zoned C-3, there is no on-

site parking required. Crawford Street does have some on-street parallel parking and a nearby parking lot is available for night use.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Commercial uses do not require parkland dedication.
- **PUBLIC WORKS** The property has already been platted and utilities, streets and sidewalks are existing. This Special Use will not require any modification to the site which would require additional public improvements.

STAFF RECOMMENDATION: This request is a minor change to the existing use. The applicants are not requesting any additional square footage so the occupant load will stay the same. Other than the permission to serve alcohol the use of this facility will not change. There will be no additional impacts on adjacent properties. Staff supports this request for Special Use for a Bar.