

DESCRIPTION OF REQUEST

This request is for a Major Amendment to a Planned Development Unit to allow an on-sale liquor establishment in conjunction with a full service restaurant/pizza parlor. In addition, we are seeking to reduce the parking requirements from 61 spaces to the existing 47 spaces. Current use of the property, along with parking requirements is:

Suite 101-102	Proposed Restaurant	2000 SF	22 spaces @ 11/1000
Suite 103	Liquor Store	1000 SF	5 spaces @ 5/1000
Suite 104-105	Curves	2000 SF	14 spaces @ 7/1000
Suite 106	Edward Jones	1000 SF	5 spaces @ 5/1000
Suite 107	Vet Clinic	1000 SF	5 spaces @ 5/1000
Suite 108	Culligan	1000 SF	5 spaces @ 5/1000
Suite 109	Photo Studio	1000 SF	5 spaces @ 5/1000

61 Spaces

The proposed restaurant would have its primary business hours at noon and in the evening. Edward Jones, Autumn Hills Vet Clinic, Culligan and Lasting Memories Photo Studio generally close at 5:00 PM each day and Curves closes at 7:00 PM Mon-Friday. Curves is only open until noon on Saturday. Autumn Hills Liquor is open until 10:00 PM.

With the closure of the four businesses at 5:00 PM, this frees up 20 spaces for use by other customers. In addition, Edward Jones, Autumn Hills Vet Clinic and Lasting Memories generally operate by appointment only, so they usually do not have several customers at one time needing parking so that daytime parking is not necessarily fully utilized.