

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

OCTOBER 14, 2020

Application Type

Special Use Permit

Neighborhood

Downtown

Applicant

Francisca Navedo, Applicant
Jacky Ko, Owner

Parcel

AP 19 Lot 102

Address

200 Exchange Street

Parcel Size

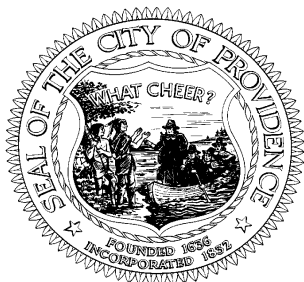
± 91,228 SF

Zoning District

D-1 200

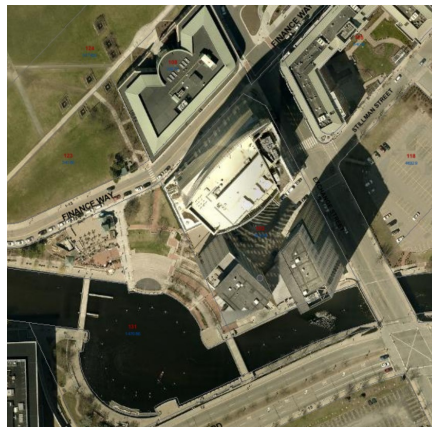
Variance Requested

Special use permit to establish reception facility

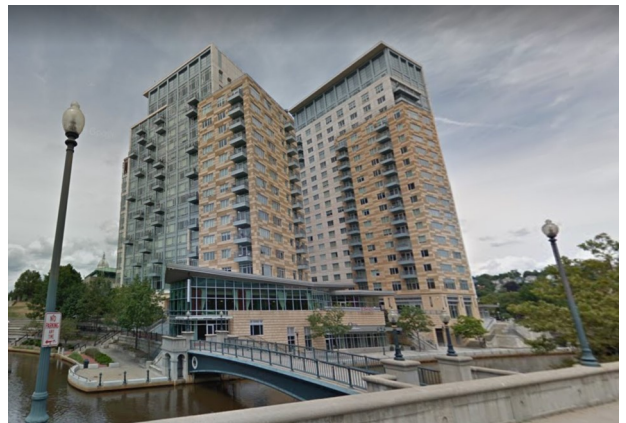


Updated: October 7, 2020

200 EXCHANGE STREET



Location Map



A view of the site from Memorial Boulevard

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Section Table 12-1: Use Matrix, to establish the Unit as a Reception Facility.

Discussion

The subject property is located Downtown. The future land use map of the Comprehensive Plan describes Downtown as a vibrant area where a mix of compatible uses is encouraged to promote commercial and other business activity at the street level and residential, office, and commercial uses on the upper floors.

Based on this description, a reception facility would be a use that is characteristic of intended development. A reception facility permits entertainment as an ancillary use to an event. The facility's operation is not expected to have a negative effect on, or devalue surrounding property as there are public and private facilities providing entertainment and similar amenities in proximity to the subject property. Given the makeup of the surroundings, the DPD does not object to issuance of the permit.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted.