

TOWN OF PLAINFIELD

BOARD OF ZONING APPEALS REPORT

DATE: November 15, 2021

CASE NO.: BZA-21-126

PETITIONER: Keller Huff Group LLC

REQUESTED ACTION: Special Exception to allow the on premises serving of alcohol.
The establishment is within TC: Town Center Zoned District

SITE INFORMATION: **121 West Main Street**



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: TC Town Center District	Site: Mixed Use/Downtown
North: TC Town Center District	North: Mixed Use/Downtown
South: TC Town Center District	South: Mixed Use/Downtown
East: TC Town Center District	East: Mixed Use/Downtown
West: TC Town Center District	West: Mixed Use/Downtown

PLANNING OVERVIEW

Article 2.8(a) TC: Town Center District PERMITTED USES.

(2) Special exception uses.

- (a) Alcoholic beverage sales.* Any permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out.

This request is for a Special Exception to allow the on-premises sale of alcohol at a restaurant/bar. The

site is currently vacant. The property is currently undergoing extensive remodeling from the old Prewitt Theatre use. There will be indoor as well as rooftop outdoor seating and dining available. The theatre space is to provide an event center accommodating weddings, live music, and a variety of entertainment opportunities. Occupancy is regulated by State Fire and Building codes; below approximates how the seating might be divided up:

Main Dining Theater: 42
Lounge Area Theater: 15
Bar Area: 25
2nd Floor Dining Area: 44
Rooftop Dining Area: 40
Total Seating: 166

There will also be some standing areas in front of the stage that are not included in the above numbers.

The adjacent uses surrounding the proposed site are Town Center retail commercial uses.

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-21-126, as filed by Keller Huff, LLC for Special Exception to allow the serving of alcohol at 121 West Main Street, a property zoned TC Town Center District.

1. The proposed use **will not / will** be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use **will not / will** injure or adversely affect the adjacent area or property values therein; and
3. The proposed use **will / will not** be consistent with the character of the district, land uses authorized therein and the Town Comprehensive Plan.

Subject to (if to approve):

- Approval is only for Keller Huff, LLC and is nontransferable to a subsequent business/owner/operator at the same location.