

**Broughton Reserve
107 W. Broughton St**

	Applicant: Dhaval Patel	X	New		Add-On
X	Beer	X	Wine	x	Liquor

Proposed License Classification

**CLASS C -RETAIL DEALER (ON PREMISES CONSUMPTION)
CLASS D-RETAIL DEALER (OFF- PREMISES CONSUMPTION)**

Proposed Zoning Use

107 W Broughton St (PIN 20004 43011):
Proposed Use, *Restaurant with Retail consumption dealer (on-premises consumption of alcohol)*, within the current D-CBD (Downtown Central Business District) zoning district.

TASK		RESPONSIBLE PARTY	
Initial Review		Revenue Department	
X	Applicant Interview – Classification Overview	Date: 05/05/2026	
	Previous License Review	Notes:	
X	Alcohol Review Committee	Date: 05/05/2026	Compliant: Yes
	Health Dept/Dept of Ag Coordination (If needed)	Notes:	
Public Hearing (Scheduled for)		Clerk of Council	
x	Advertised in Newspaper	Date: 5/22/2026	
Measurement Report		SPD ABC Unit	
x	In Compliance		
x	Measurements Taken	Date: 5/4/2026	
x	Sign Posted	Date: 5/22/2026	
Public Safety Review		SPD ABC Unit	
x	Background Check Completed	Date: 5/22/2026	
x	Public Safety Plan Reviewed	Date: 5/22/2026	
Neighborhood Notification		Human Services Department	
x	Email Notification	Date: 5/28/2026	Notes: Email notification was sent Downtown Neighborhood Association President, Paul Cobet
	Phone Contact	Date:	Notes:
	Visit	Date:	Notes:
	Meeting Held (If Requested by Association)	Date:	Notes:
Code Enforcement Site Review		Code Compliance Department	
X	Inspection Conducted	Date: 5/5/2026 Notes: Graffiti	
	Compliant	X	Non-Compliant
Density Map		Development Service	
X	Completed	Date: 5/21/26	
Zoning Review		Planning and Urban Design Department	
	X	Is Permitted by Right	

Proposed Use, Restaurant with Retail consumption dealer (on- premises consumption of alcohol) , within the current D-CBD (Downtown Central Business District) zoning district.	X	Is permitted as a Limited Use with Standards (Conditions)	Notes: 1. Permitted by Right: The principal use classification, Restaurant , as defined in Article 13 of the Zoning Ordinance, is permitted by right in the zoning district. 2. Permitted as a Limited Use with Standards: The accessory use classification, Retail consumption dealer (on-premises consumption of alcohol) , as defined in Article 13 of the Zoning Ordinance, is permitted as a Limited Use with Standards. Use is limited to on-premises consumption only. The property is not within the boundaries of an Alcohol Density Overlay District. However, the property is located in the Open Container Zone. 3. The parking is exempt / met (Downtown Parking Exempt). 4. Is an Existing use/occupancy, but new ownership, management, & under renovation. 5. Business Location Approval: A New Business Location Approval for the Restaurant principal use classification is pending renovation permit and new CO or CC.
		Requires Special Use Approval or Variance	
		Permitted as a Non- Conforming Use	
		Not Permitted	