

JW MARRIOTT- PAVILION 1
300 WEST RIVER STREET

Applicant: Edward Martin III	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Add-On
X Beer	<input checked="" type="checkbox"/> Wine	<input checked="" type="checkbox"/> Liquor

Proposed License Classification

CLASS C – RETAIL DEALER (ON- PREMISES CONSUMPTION)

Proposed Zoning Use

300 /400 / 500 West River St (PIN 20003 02004 / 20003 02003 / 20003 01003) - Known as Pavilion 1, Pavilion 2, & Pavilion 3:

Proposed Use, Restaurant with Retail consumption dealer (on-premises consumption of alcohol), within the current D-W (Downtown Waterfront) zoning district.

TASK

RESPONSIBLE PARTY

Initial Review		Revenue Department
X	Applicant Interview – Classification Overview	Date: 12/17/2025
X	Previous License Review	Notes:
X	Alcohol Review Committee	Date: 12/17/2025
X	Health Dept/Dept of Ag Coordination (if needed)	Compliant: Yes Notes: Compliant

Public Hearing (Scheduled for)

Clerk of Council

X Advertised in Newspaper	Date: 01/14/2026
---------------------------	------------------

Measurement Report

SPD ABC Unit

X In Compliance	Not In Compliance
X Measurements Taken	Date: 12/15/2025
X Sign Posted	Date: 1/8/2026

Public Safety Review

SPD ABC Unit

X Background Check Completed	Date: 12/23/2025
X Public Safety Plan Reviewed	Date: 12/30/2025

Neighborhood Notification

Human Services Department

X Email Notification	Date: 12/31/2025	Notes: Email notification was sent to Downtown Neighborhood 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: 12/17/2025 Notes No violations
X Compliant	Non-Compliant

Density Map

Development Service

X Completed	Date: 12/30/25
-------------	----------------

Zoning Review

Planning and Urban Design Department

Proposed Use, <i>Restaurant with Retail consumption dealer (on- premises consumption of alcohol)</i>, within the current D-W (Downtown Waterfront) zoning district.	<input checked="" type="checkbox"/>	Is Permitted by Right	Notes: <ol style="list-style-type: none"> 1. Permitted by Right: <i>Restaurant</i> is permitted by right. 2. Permitted as a Limited Use with Standards (Conditions): <i>Retail consumption dealer (on-premises consumption of alcohol)</i> is permitted as a Limited Use with Standards. Use is limited to on-premises consumption only. However, the property is located in the Open Container Zone and not within the Alcohol Overlay District. 3. The parking is met/exempt (Pre-existing use). 4. Is an Existing use/occupancy, but new ownership, management or request. 5. Business Location Approval: Business Location Approval for <i>Restaurant</i> principal use classification was recently obtained on December 10, 2025 under file No. 25-005197-BA.
	<input checked="" type="checkbox"/>	Is permitted as a Limited Use with Standards (Conditions)	
		Requires Special Use Approval or Variance	
		Permitted as a Non-Conforming Use	
		Not Permitted	