

**JW MARRIOTT- PAVILION 3
300 WEST RIVER STREET**

	Applicant: Edward Martin III	X	New		Add-On
X	Beer	X	Wine	X	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	Compliant: Yes
X	Health Dept/Dept of Ag Coordination (If needed)	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 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: 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	
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Proposed Use, Restaurant with Retail consumption dealer (on- premises consumption of alcohol), within the current D-W (Downtown Waterfront) zoning district.	X	Is Permitted by Right	Notes: 1. <u>Permitted by Right: Restaurant</u> is permitted by right. 2. <u>Permitted as a Limited Use with Standards: Retail consumption dealer (on-premises consumption of alcohol)</u> 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. <u>Business Location Approval:</u> Business Location Approval for <i>Restaurant</i> principal use classification was recently obtained on December 10, 2025 under file No. 25-005197-BA.
	X	Is permitted as a Limited Use with Standards (Conditions)	
		Requires Special Use Approval or Variance	
		Permitted as a Non-Conforming Use	
		Not Permitted	