

6/14/2022- updated 8/3/2022

PROPOSAL DESCRIPTION & Non Waiver of Rights

240 & 300 Hancock have been operated as a hotel by the rapids restaurant and hotel since 2003. Zoning was changed in 2008 lots 3-5 Block 1 Sunnyside addition as part of a plan to redevelop the area with additional buildings and condos.

The zoning was changed from commercial transitional to multi family residence high density. The redevelopment never happened and the existing buildings continued to be operated commercially as hotel rooms by the rapids.

We are requesting that the zoning be changed back to Commercial Transitional so that the buildings can be compliant and continue to operate as they have been as a hotel. This change would meet the criteria for the following reasons

Reason 1 of Chapter 12, ARTICLE 2 Zoning code that the previous operators did not realize the change from commercial transitional could affect their operations of the hotel. The hotel has continued to be taxed and operate commercially since 2003.

Reason 2 Of Chapter 12, Article 2 Zoning Code the commercial transitional zoning is more in line with the town's downtown master planning for this area. These lots also have commercial transitional on both sides of them currently.

By filing this application we are intending to revert the zoning change that was made in 2008 and we are not waiving any grandfathered rights to continue to use the building as it has been a hotel since 2003.

Thank you for your assistance with this matter.

James Martell
CEO
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