



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

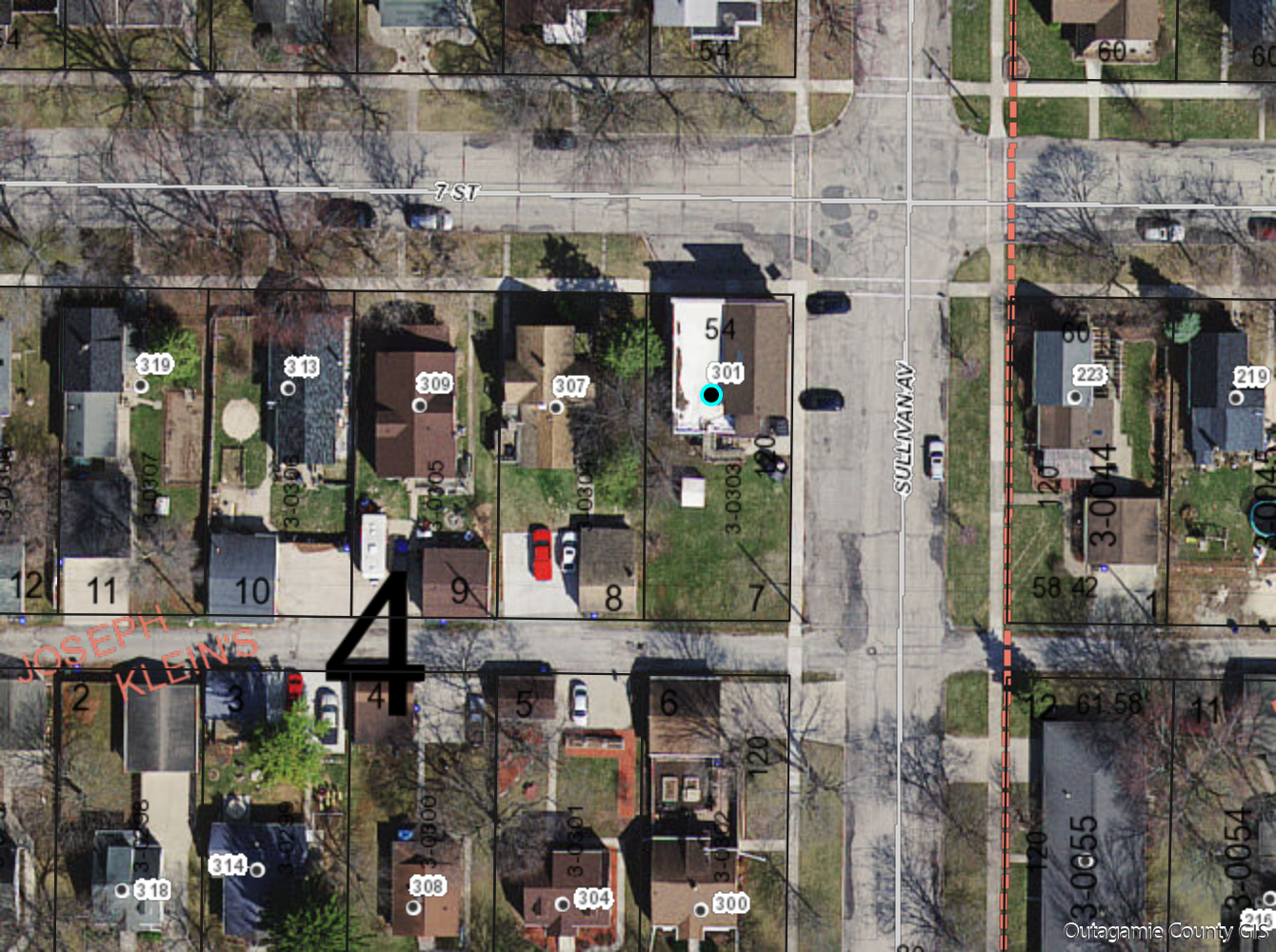
To: Plan Commission  
From: Joe Stephenson  
Date: 01-06-2022  
Re: Club Ritz 301 W Seventh Street – Rezone – Residential Single Family to Commercial Core District

Club Ritz LLC has submitted a request for rezoning of their property located at 301 West Seventh Street. The site is currently zoned Residential Single Family (RSF) and is being used as a tavern. Taverns are not an allowable use within the RSF district, making this property a legal non-conforming use. In addition, the RSF district is more restrictive with density requirements. Due to the density restrictions Club Ritz cannot add bathrooms on to their existing facility.

Club Ritz is requesting to rezone their property from Residential Single Family to Commercial Core District. Staff finds this rezoning to be appropriate. The rezoning will bring a legal non-conforming parcel into compliance and also allow the construction of additional bathrooms for Club Ritz's patrons. While it is important to note that Club Ritz is surrounded by single family residence, corner bars/stores like this were common in the early 1900s and should not be discouraged from improving their facilities.

**Recommendation:**

**Approval of the Rezoning of 301 W Seventh Street from Residential Single Family to Commercial Core District and recommend the same to the Common Council.**



7 ST

SULLIVANWAY

JOSEPH KLEIN'S

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