

**WATERFRONT PLANNING ADVISORY BOARD**  
**STAFF REPORT**

**WPAB DATE:** September 9, 2013

**CASE:** 600 East Riverside – Joe’s Crab Shack Change of Use

**APPLICANT:** Nicholas Kehl, PE

**ZONING:** L-V-NP, CS-1

**REQUEST:** To change the use of an existing restaurant building to office uses.

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**STAFF COMMENTS:** The applicant proposes to change the use of an existing 12, 105 sq. ft. building from a restaurant to an office. No construction work is permitted through the “A” plan on file and no additional parking or signs will be needed. The site is comprised of one, 1.489-acre parcel zoned L-V-NP and one, 0.257-acre parcel zoned CS-1. The requested use change is permitted with the grant of a Conditional Use Permit by the Planning Commission. (LDC 25-5-142)

**PROCESS:** LDC Section 25-2-715(A) (Review and Recommendation), the Waterfront Planning Advisory Board shall provide a recommendation to the Land Use Commission regarding the site plan on file.

If the Board recommends approval of the change of use request, this recommendation will be forwarded to the Planning Commission, which will consider the request at the next regularly-scheduled meeting for which notice can be timely provided.

If the Board recommends denial, the applicant may appeal the Board’s recommendation to the City Council.

**SUMMARY STAFF RECOMMENDATION:** To recommend approval of the requested change of use.