



Public Hearing

CUP-26-07

North Street Curry Shop

CUP-26-07 (North Street Curry Shop) Hold a public hearing and consider a request by Chase Katz, on behalf of North Street Curry Shop, for a renewal for a Conditional Use Permit to allow on premise consumption of Beer and Wine, located at 216 North Street. (C. Garrison)



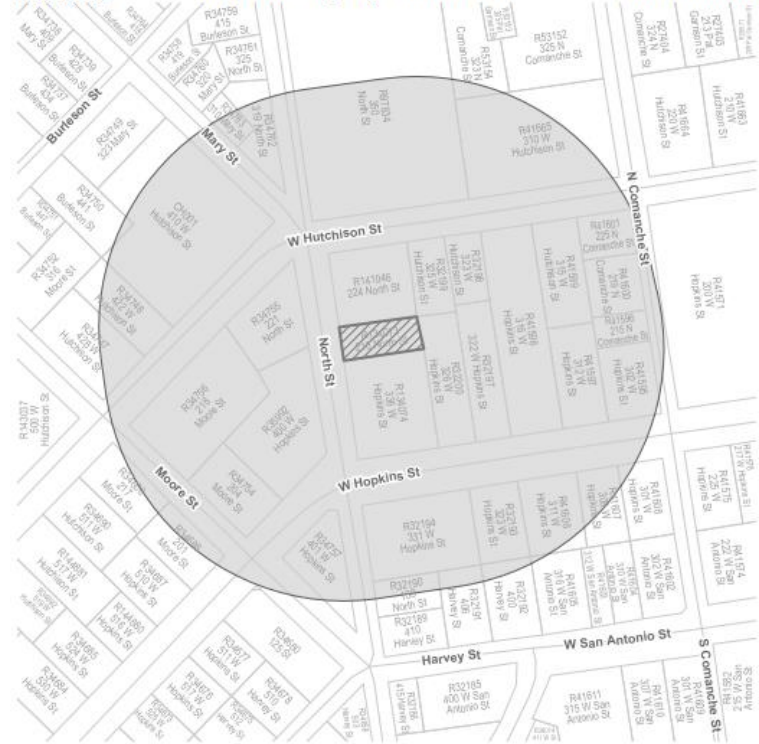
Property Information

- Approximately 0.16 acres
- Located on North Street, south of the intersection of North Street and West Hutchison.

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North Street Curry Shop - 216 North Street

Notification Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/4/2026

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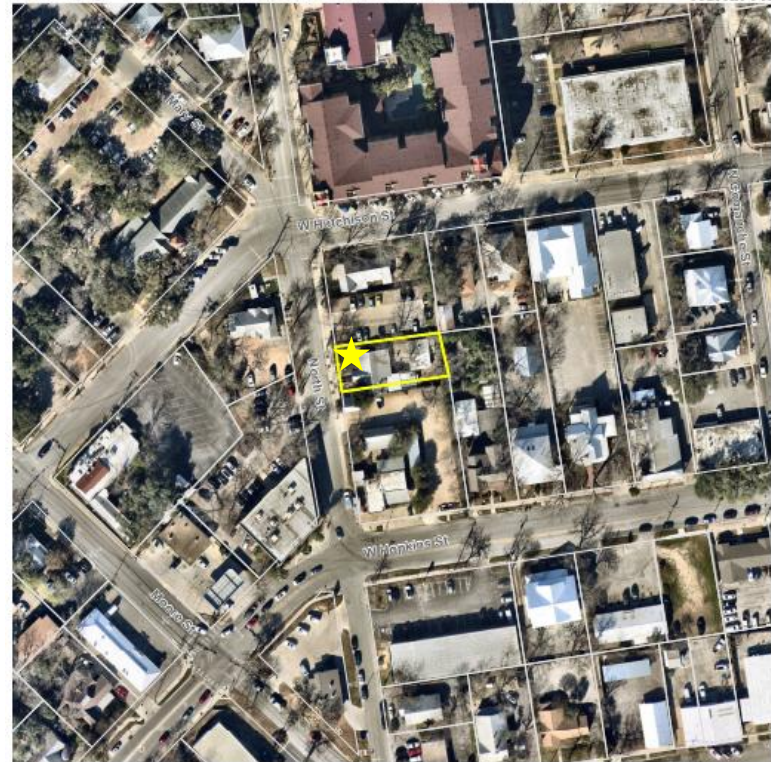
Context & History

- Currently a Restaurant Use with on-premise consumption of alcohol.
- The business received approval of their initial Restaurant CUP in 2016
- Surrounding Uses include:
 - Student Housing
 - Bars
 - Hotels
 - Retail
 - Restaurants
 - Single Family Residential

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North Street Curry Shop - 216 North Street

Aerial Map



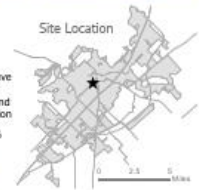
■ Subject Property
□ Parcel

0 62.5 125 250 Feet

Site Location

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Date: 3/6/2026

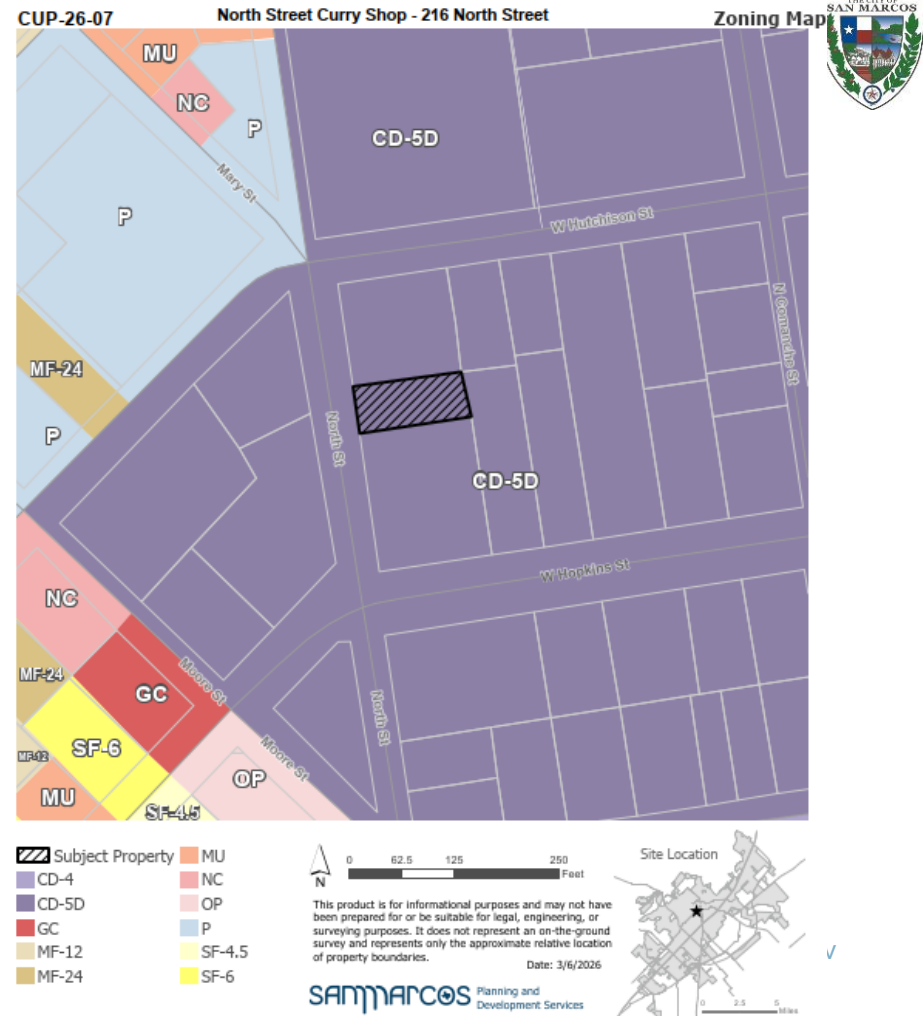
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Context & History

- **Existing Zoning:** Character District-5D (CD-5D)
- **Existing Use:** Restaurant
 - Monday – Sunday: 11am-10pm
- **CUP Expiration Date:** April 14, 2026
- **Police Calls:** None





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
<u>X</u>			Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?

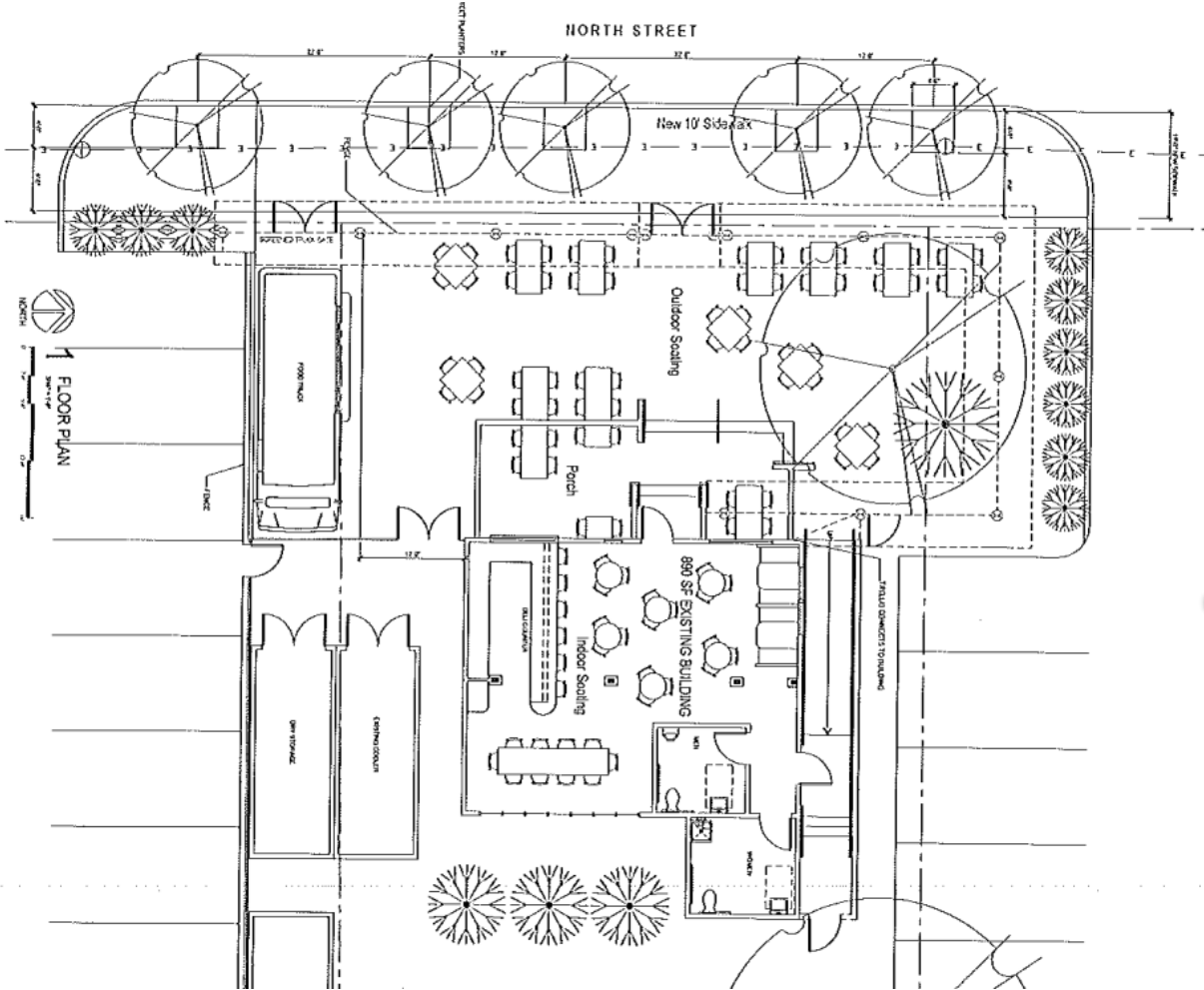


Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Site Plan





Recommendation

Staff recommends **approval** of CUP-26-07 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on April 14, 2026, provided that standards are met;
2. No outdoor Amplified Sound, Background Sound, and/or Acoustic music shall be permitted after the closing of the business but in no case later than 10:00 pm Sunday-Thursday, and 11:00pm Friday and Saturday.
3. The Occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;
4. The business is responsible for cleaning the area within 100 feet of an exit (LDC Section 5.1.5.5.2.D)
5. The permit shall be posted in the same manner as the Certificate of Occupancy.