

MEMORANDUM

To: Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: December 8, 2025

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	CUP
Location:	151 S Pearson Lane
Current Land Use:	Movie theater
Proposed Land Use:	Movie theater
Current Zoning:	B-1
Proposed Zoning:	N/A
Future Land Use:	Community Business

Application Summary

The applicant is requesting a Conditional Use Permit for the sale of alcohol by the drink at 151 S Pearson Lane. In the B-1 District taverns and other places selling alcoholic beverages by the drink are only allowed by Conditional Use. The owner currently has an already accepted beer and wine license, and all operations will remain the same.

Planner's Recommendations

- 1) Staff recommends the plan commission **APPROVE** the conditional use permit with the following conditions:
 1. The conditional use permit shall run with the applicant and not the land. Any change in ownership/licensee (or operator) will require approval of a conditional use permit for the new owner/licensee (or operator) from the Plan Commission.
 2. Maximum occupancy shall be as determined by the fire department and building inspector.
 3. The applicant shall comply with all required City and building codes.
 4. Any other conditions as stipulated by the PARC