

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: **Allison Schwark, Zoning Administrator**

Date: February 12, 2024

Re: Conditional Use Permit

Summary of Request	
Requested Approvals:	Conditional Use Permit for entertainment establishments, and places selling alcoholic beverages
Location:	141 W Whitewater Street Unit B
Current Land Use:	Retail Storefront
Proposed Land Use:	Arcade and Lounge
Current Zoning:	B-2
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Central Business

Site Plan Review

The applicant is requesting a Conditional Use Permit for an arcade and lounge establishment at 141 W Whitewater Street. The proposed use would be constructed in an existing building that was previously used as retail space. The establishment would hold a Class B alcohol license.

Conditional uses in the B-2 district are subject to the following restrictions:

- 1.No outside storage, unless screened as to Section 19.57.140;
- 2.No environmental emission;
- 3.All truck delivery during weekdays;
- 4.All dumpster locations outdoors must be screened by a fence and landscaping;
- 5.All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met.

Planner’s Recommendations

- 1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit with the following

conditions:

- a) The applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Whitewater shall not be held responsible for any deficiency in the grading plan.
- b) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- c) The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.
- d) No outdoor storage
- e) No truck deliveries on weekends
- f) Dumpsters must be properly screened at all times.
- g) All signage installed shall require proper permits.
- h) Any conditions stipulated by the PARC.

