

## MEMORANDUM

To: City of Whitewater Plan and Architectural Review

Commission

From: Allison Schwark, Zoning

Administrator

Date: June 9, 2025

Re: Conditional Use Permit

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

### Staff 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. In February of 2024 a Conditional Use Permit was issued for this site, for the same use under a different name, Hawk's Arcade. They are now seeking to change the name of the establishment to Waypoint Bar and Games, with the same use.

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 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.
  - b) The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.
  - c) No outdoor storage
  - d) No truck deliveries on weekends
  - e) Dumpsters must be properly screened at all times.
  - f) All signage installed shall require proper permits.
  - g) Applicants shall work with the Whitewater Fire Department to confirm occupancy load, and place a knox box.
  - h) Any conditions stipulated by the PARC.