



51st Avenue Beer and Wine Conditional Use Permit CUP21-14

Planning Commission Hearing – February 24, 2022

Christina LaVelle
Planning Project Manager



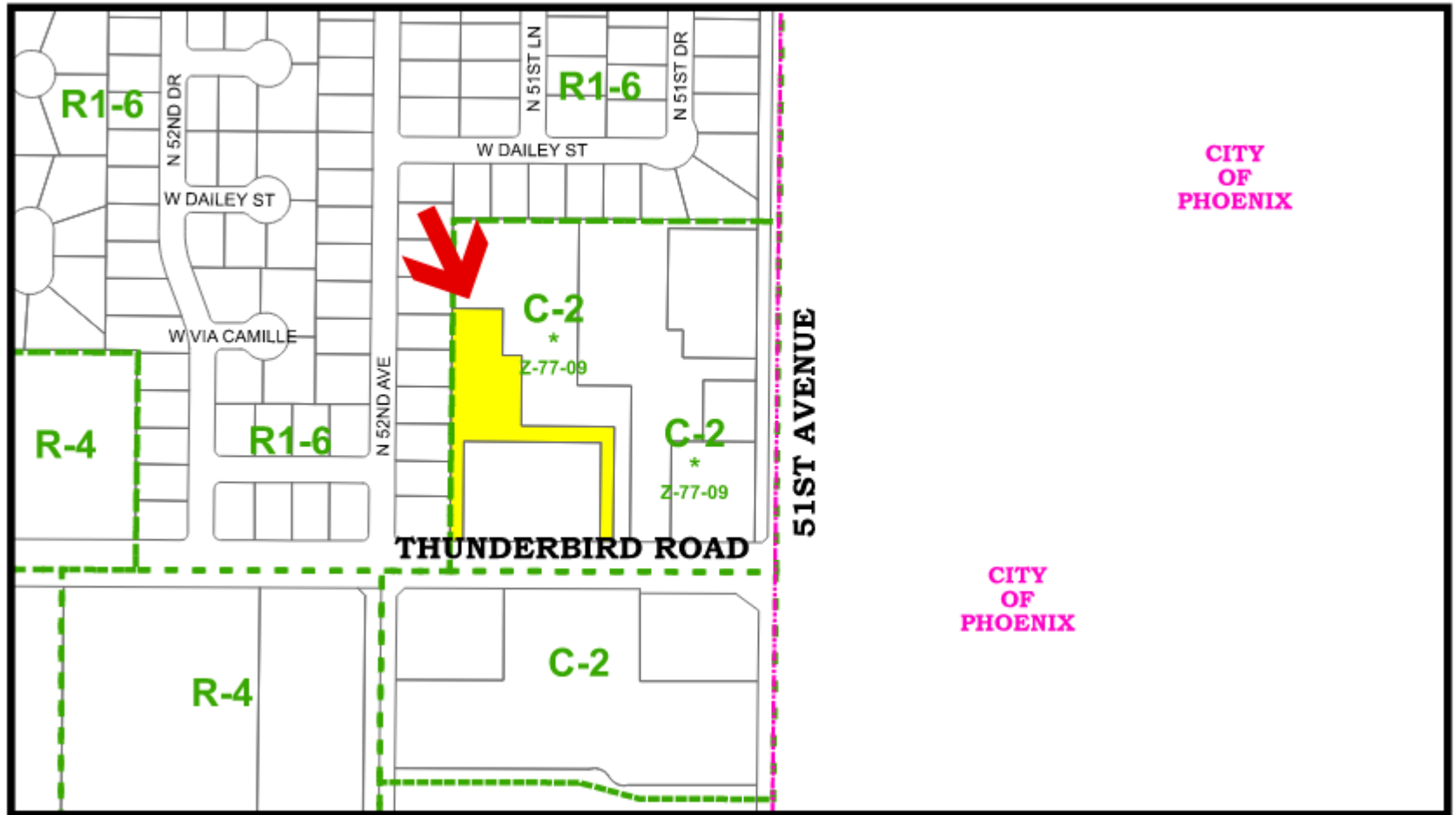


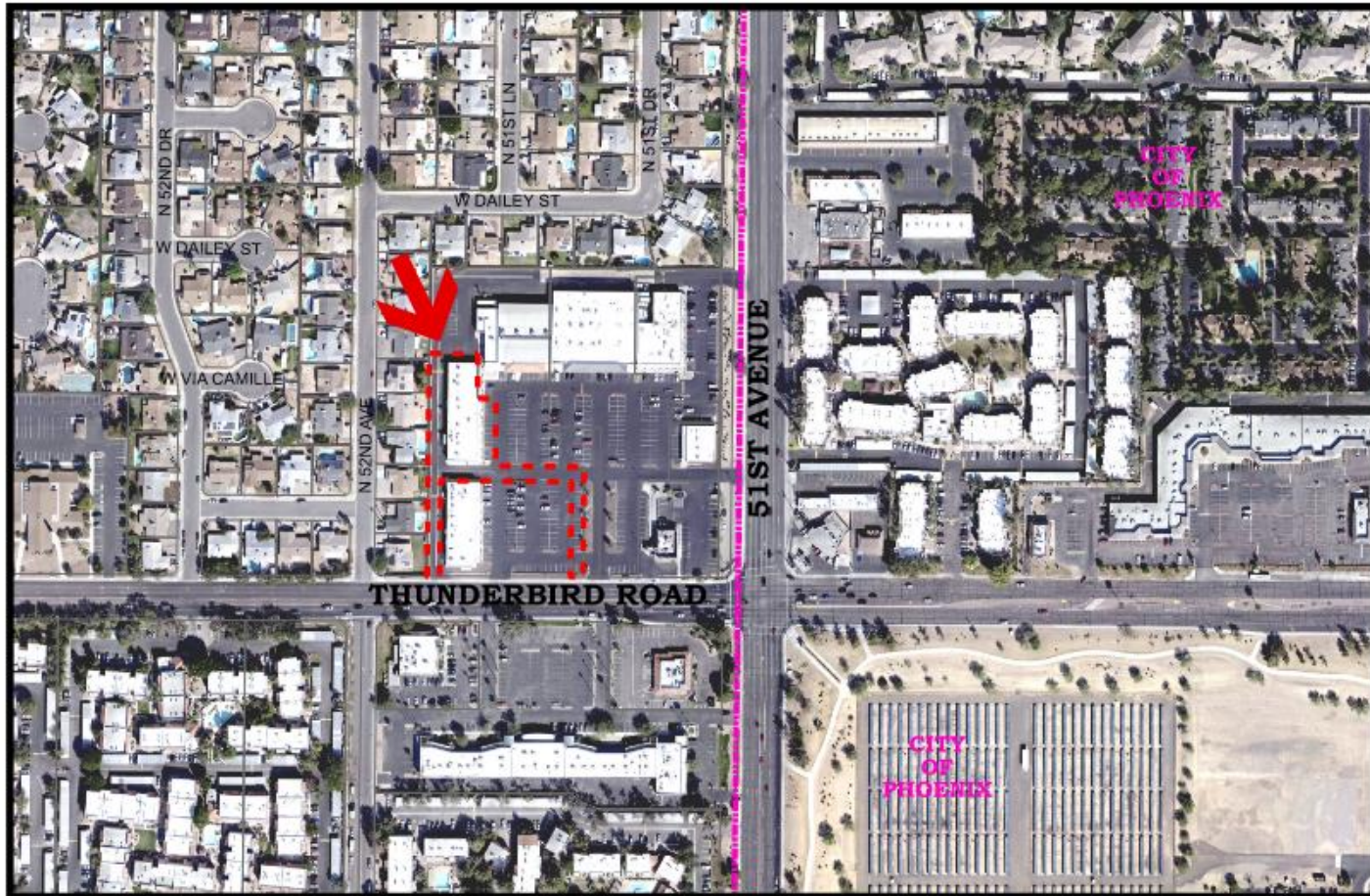
Request

A request to allow a convenience/ liquor store in the C-2 (General Commercial) zoning district.

Applicant: Theresa J Morse / Kazem Saleh Sheika

Zoning Map







Project Details

- Conditional Use to occupy existing tenant space for a convenience store.
- Access: 2 points from 51st Avenue, 3 off Thunderbird Road.



Site Photos- Thunderbird





Site Photos- 51st





Public Notice

- Virtual Meeting: January 24th
 - No comments were received.
- NOPH: February 2nd
- Postcards Sent: February 4th
- Site Posted: February 5th



Findings & Analysis

1. Consistent with General Plan.
2. Not detrimental to health, safety and welfare.
3. Site is adequate in size and shape to accommodate use.



Findings & Analysis

4. Has adequate access to public streets and adequate on-site circulation, driveways and parking.



Recommendation

Should Planning Commission recommend approval of CUP21-14, it should be subject to the following stipulation:

1. The project shall be in substantial conformance with the project narrative date January 8, 2022, and the site plan date stamped December 13, 2021.



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