



Legislation Text

File #: 1053-18, **Version:** A

Subject: (Direct Referral) A request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street offering merchandise such as foods, household goods, health and beauty aids, toys, gifts, limited clothing items, and other similar type items. (PC-18) (Res. 0323-18)

Recommendation of the City Plan Commission on 10-10-18: That based on the findings of fact, the request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
 1. Site be landscaped and maintained as required by Sec. 114-743. Specifically the vegetation in the western side of the building's foundation be removed; and
 2. A decorative trash can be provided on the exterior of the building along the sidewalk area; and
 3. Installation of a bike rack in the parkway area of the right-of-way
- c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That hours of operation cease from 9:00 PM to 8:00 AM daily and no deliveries shall occur in this time frame.
- e. Signage be submitted to the Department of City Development for approval prior to issuance of building permit. All signage shall follow requirements of O district and be placed on the south (street facing) façade only. If illuminated, lighting shall be done through external means only.
- f. That tobacco products of any kind, cigars, vaping products, e-cigarettes, and hookah of any kind shall not be consumed or sold on this premises as a portion of this business.
- g. A window graphic be installed on each public entry door stating the hours of operation and no loitering.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A