

**Agenda Item 24-0735 (Jenna Dinkel)**

Application of Sughra Group of Companies LLC for a Conditional Use Permit at 212 Main St. allowing for application of a Combination "Class B" Beer and Liquor License.

**General Location**

Council District 6. Downtown Neighborhood Association. Located on Main Street between 2<sup>nd</sup> and 3<sup>rd</sup> Street as depicted on attached Map PC24-0735. The property is in the Downtown Commercial Historic District. Adjacent properties are zoned C2 – Commercial and C3 – Community Business.

**Background Information**

The applicant is requesting a Conditional Use Permit for a Class B Beer & Liquor License to start alcohol sales at their existing restaurant, Sushi Pirate. The owner anticipates sales to be split with 80% going to food and 20% going to alcohol sales.

**Recommendation of Other Boards and Commissions**

N/A

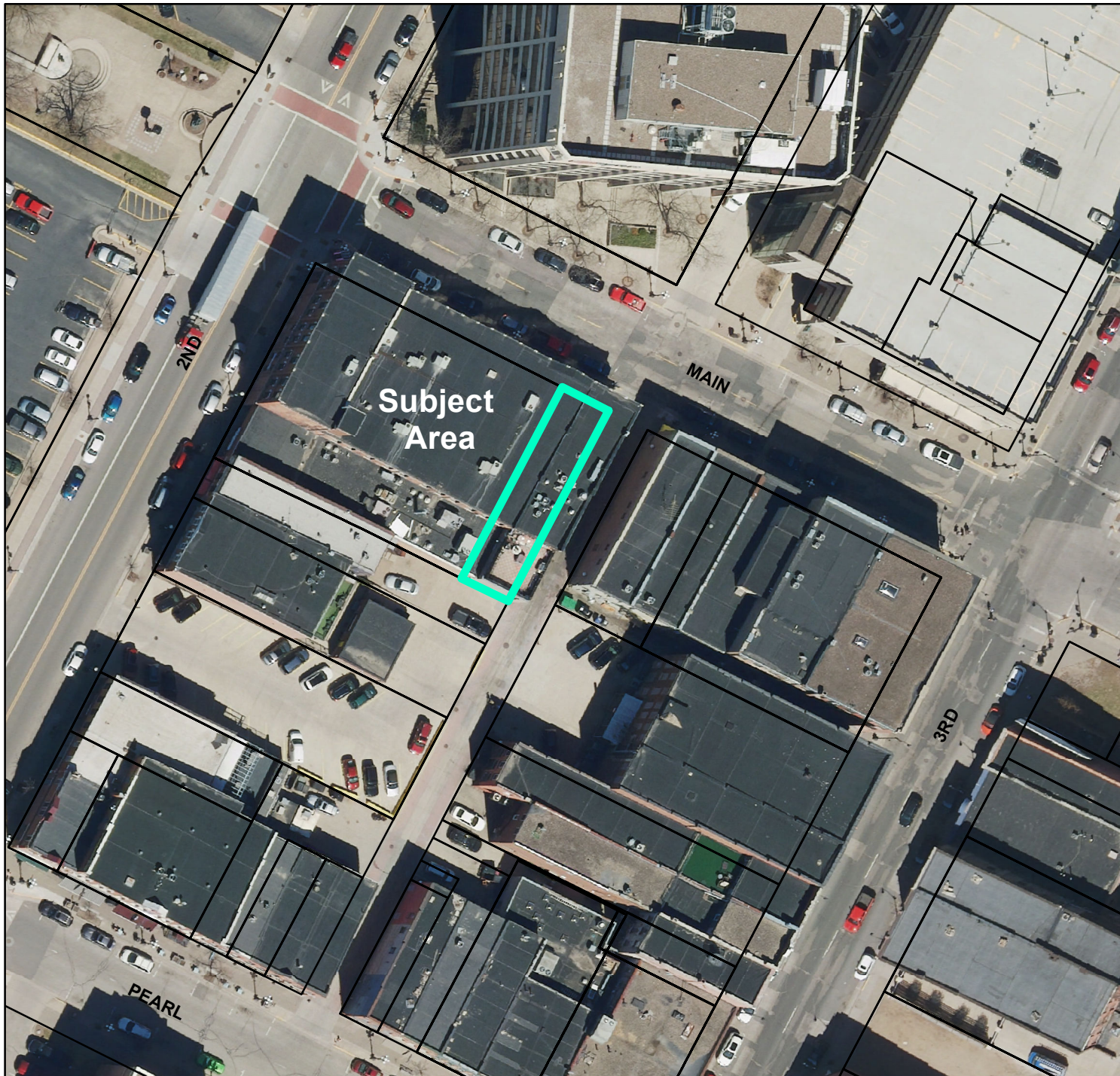
**Consistency with Adopted Comprehensive Plan**

This property is in the Downtown District and would contribute to the high-intensity mixed-use land use in the area. High-intensity mixed-use is a desirable use for this area in the Comprehensive Plan.

















**Staff Recommendation**

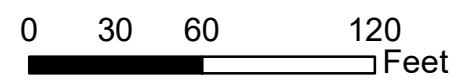
**Approval**-This item is recommended for approval and the application has met all the requirements in the Municipal Code.

**Routing** J&A 7.2.2024

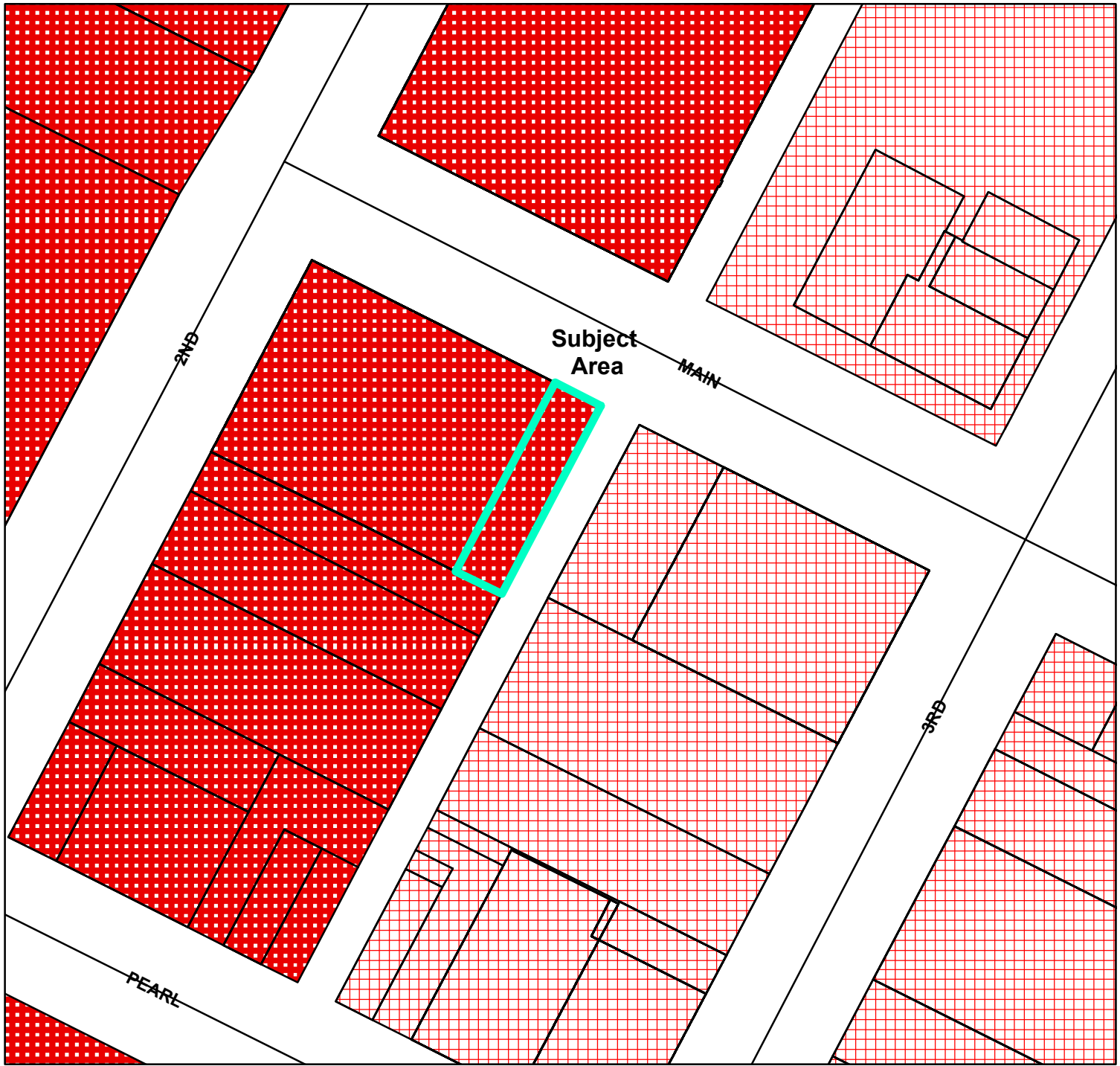


# BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY







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