

## PC B-1 Conditional Use Permit Requirements

154.085 (B) states: “ A conditional use permit is required for all uses in 154.086 and an additional conditional use permit is required in the event of expansion of or change to an existing permitted use.”

Your ZA requests that PC look into this regulation with the goal of removing the CUP process.

Statements from ZA:

- 1) Our B-1 use regulations are very specific as to what type of business are allowed; B-1 areas are clearly defined, so we have adequate regulations on what/where
- 2) Formula or “chain” businesses are prohibited, so all of our businesses are locally owned by citizens or neighbors
- 3) A CUP process takes a minimum of 60 days, which is a burdensome process for what will be an automatically approved use (if an allowed business)
- 4) ZA understands a material change, such as retail to restaurant, can pose parking, operating hours or noise issues; simple opening or relocation of a business allowed should not trigger a CUP process.
- 5) ZA believes firmly that a great source of frustration for any citizen dealing with government on any level are rules that make no sense whatsoever, and this is in that category. If an allowed business desires to open in an allowed location, it will be approved because to deny it would be capricious and arbitrary, opening up legal difficulties; so, why make a business wait at least 60 days?

I welcome your thoughts and discussions.

Regards,

Justin