

QuickStop #92
1450 West Bay Street

	Applicant: Bhavesh Patel	X	New		Add-On
X	Beer	X	Wine		Liquor

Proposed License Classification
CLASS E- RETAIL DEALER (-PREMISES CONSUMPTION)

Proposed Zoning Use
1450 W Bay Street (PIN <u>20020 11001A</u>): Proposed Use, Convenience Store with Ancillary retail dealer (off-premises consumption of alcohol), within the current B-C (Community Business) Zoning District.

TASK

RESPONSIBLE PARTY

Initial Review	Revenue Department
X Applicant Interview – Classification Overview	Date: 07/02/2025
X Previous License Review	Notes: No additional licenses held by applicant
X Alcohol Review Committee	Date: 07/02/2025 Compliant: yes
X Health Dept/Dept of Ag Coordination (If needed)	Notes: Compliant

Public Hearing (Scheduled for)	Clerk of Council
X Advertised in Newspaper	Date: 12/03/2025

Measurement Report	SPD ABC Unit
X In Compliance	Not In Compliance
X Measurements Taken	Date: 11/10/2025
X Sign Posted	Date: 11/20/2025

Public Safety Review	SPD ABC Unit
X Background Check Completed	Date: 11/14/2025
X Public Safety Plan Reviewed	Date: 11/20/2025

Neighborhood Notification	Human Services Department
x Email Notification	Date: 11/17/2025 Notes: Email notification was sent to Hudson Hill Neighborhood Association President Lucille Jackson
Phone Contact	Date: Notes:
Visit	Date: Notes:
Meeting Held (If Requested by Association)	Date: Notes:

Code Enforcement Site Review	Code Compliance Department
X Inspection Conducted	Date: 6/27/2025 Notes No violations
X Compliant	Non-Compliant

Density Map	Development Service
X Completed	Date: 11/13/25

Zoning Review	Planning and Urban Design Department
Proposed Use, Convenience	Is Permitted by Right X Is permitted as a Limited Use with Standards (Conditions) Notes:

Store with <i>Ancillary retail dealer (off-premises consumption of alcohol)</i> , within the current B-C (Community Business) Zoning District.		Requires Special Use Approval or Variance	<ol style="list-style-type: none"> 1. <u>Permitted as a Limited Use with Standards:</u> The principal use classifications, <i>Convenience store</i> and <i>Fuel/Gas station</i>, are permitted as limited uses with standards in the zoning district. This use is pre-existing; the standards are met through continuation of legal use and/or nonconforming standards. 2. <u>Is in the AD-1 District (West Bay St Area) – pre-existing non-conforming:</u> The Alcohol License has not expired for more than a year and is current. Therefore, the accessory use classification <i>Ancillary retail dealer (off-premises consumption)</i> may be re-established and considered a pre-existing, non-conforming use based on 7.14.4.c. 3. <u>Permitted as a Pre-existing, Non-conforming Use.</u> See above. 4. The parking requirement has been met as Pre-existing/exempt. 5. Is an Existing use/occupancy, but new ownership, management or request. 6. Business Location Approval (BLA) Application for Convenience Store/ Fuel/gas station was approved on January 30, 2025 (File No. 25-000335-BA).
	X	Permitted as a Non-Conforming Use	
		Not Permitted	