

Waters BP
5806 Waters Avenue

Applicant: Tarakkumar Patel	<input checked="" type="checkbox"/>	New	Add-On
<input checked="" type="checkbox"/> Beer	<input checked="" type="checkbox"/>	Wine	Liquor

Proposed License Classification:
CLASS E – COMPLIMENTARY (OFF- PREMISES CONSUMPTION)

Proposed Zoning Use:
5806 Waters Ave (PIN 20125A05017):
Proposed Use, *Convenience Store and Fuel/Gas station with Ancillary retail dealer (off-premises consumption of alcohol)*, within the current B-N (Neighborhood Business) zoning district.

TASK	RESPONSIBLE PARTY
Initial Review	Revenue Department
<input checked="" type="checkbox"/> Applicant Interview – Classification Overview	Date: 01/07/2026
<input checked="" type="checkbox"/> Previous License Review	Notes:
<input checked="" type="checkbox"/> Alcohol Review Committee	Date: 01/07/2026 Compliant: Yes
<input checked="" type="checkbox"/> Health Dept/Dept of Ag Coordination (If needed)	Notes: Compliant

Public Hearing (Scheduled for)	Clerk of Council
<input checked="" type="checkbox"/> Advertised in Newspaper	Date:

Measurement Report	SPD ABC Unit
<input checked="" type="checkbox"/> In Compliance	<input checked="" type="checkbox"/> In Compliance
<input checked="" type="checkbox"/> Measurements Taken	Date: January 13, 2026
<input checked="" type="checkbox"/> Sign Posted	Date: January 29, 2026

Public Safety Review	SPD ABC Unit
<input checked="" type="checkbox"/> Background Check Completed	Date: January 29, 2026
<input checked="" type="checkbox"/> Public Safety Plan Reviewed	Date: January 29, 2026

Neighborhood Notification	Human Services Department	
Email Notification	Date:	Notes: No active Neighborhood Association
Phone Contact	Date:	Notes:
Visit	Date:	Notes:
Meeting Held (If Requested by Association)	Date:	Notes:

Code Enforcement Site Review	Code Compliance Department
<input checked="" type="checkbox"/> Inspection Conducted	Date: 1/29/2026 Notes: No Violations observed
<input type="checkbox"/> Compliant	<input type="checkbox"/> Non-Compliant

Density Map	Development Service
<input checked="" type="checkbox"/> Completed	Date: 1/26/26

Zoning Review	Planning and Urban Design Department
<input type="checkbox"/> Is Permitted by Right	

Proposed Use, Convenience Store and Fuel/Gas station with Ancillary retail dealer (off-premises consumption of alcohol) , within the current B-N (Neighborhood Business) zoning district.	X	Is permitted as a Limited Use with Standards (Conditions)	Notes: <ol style="list-style-type: none"> 1. Permitted as a Limited Use with Standards: The principal use classifications, Convenience store and Fuel/Gas station, 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. Is in the AD-5 District (Waters Avenue Area) – pre-existing non-conforming: The parcel is located within the boundaries of an Alcohol Density Overlay District AD-5. The Alcohol License has not expired for more than a year and is current. Therefore, the accessory use classification Ancillary retail dealer (off-premises consumption) may be re-established and considered a pre-existing, non-conforming use based on Sec. 7.14.4.c. 3. Permitted as a Pre-existing, Non-conforming Use. 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 and Fuel/Gas station was recently approved on January 13, 2026, per File No. 25-006235-BA.
		Requires Special Use Approval or Variance	
	X	Permitted as a Non-Conforming Use	
		Not Permitted	