



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Game X Change

REQUESTED ACTION: Conditional Use Permit to sale used merchandise

LOCATION: 1220 N. Town East Blvd, Suite 100

CASE NUMBER: Z0218-0023

COMMUNITY RESPONSES: No responses

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a Conditional Use Permit (CUP) to allow the sale of used merchandise at a retail store called Game X Change. According to the applicant's letter of intent, Game X Change purchases, trades, and sells new and used video games, game consoles, movies, and handheld electronics. The applicant indicated that up to 90% of their merchandise is previously owned. The lease space is located in the Independence Plaza Shopping Center among multiple tenant occupancies of varying retail uses. The suite space is located on the north end of the building that is situated on the west side of the subject property. The proposed CUP to allow the sale of used merchandise is consistent with the Comprehensive Plan and with the existing General Retail zoning district. Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

RECOMMENDATION

At the March 12, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend to approval of the Conditional Use Permit to allow the sale of used merchandise in a lease space located at 1220 Town East Blvd., Suite 100, with the following stipulations:

1. The used merchandise shall be limited to DVDs, CDs, MP3 players, mobile phones, video games, video game consoles and handheld electronics. It shall not include the sale of any other used merchandise.
2. Merchandise display shall be orderly and similar in style and organization to typical displays at general merchandise and department stores.
3. No display of used merchandise shall be permitted outside the establishment.
4. All display merchandise shall be clean and operational. The display of severely damaged items is prohibited.
5. No signage advertising the sale of used merchandise shall be visible from outside the establishment.
6. Handwritten labels shall not be used or permitted.
7. Previously owned merchandise shall be marked as "pre-owned" or "pre-played."
8. The Conditional Use Permit is granted specifically to Hultquist Enterprises, Inc., doing business as Game X Change.
9. The Conditional Use Permit cannot be assigned, transferred or alienated.