



STAFF REPORT

Agenda Information Memorandum
Little Canada Planning Commission
September 10, 2020

VII. COMMISSION BUSINESS ACTION ITEMS & RECOMMENDATIONS

B. P.C.R. 2020-05 Text Amendment – Brewery Use

ACTIONS TO BE CONSIDERED

To approve a text amendment to Sections 902, 903, 912, 913, and 914 to allow for a Brewery, Brew Pub, Distillery, Winery, or Tap Room uses within the Zoning Code.

FACTS

- The City is bringing forward a text amendment to update the Zoning Code to include allowance for Brewery, Brew Pub, Distillery, Winery, or Tap Room uses within Little Canada.
- The City received a request for this type of use from a business recently, but this use was not listed in the zoning code. The City does not currently have this type of use in the City.
- A Public Hearing will be held at the City Council Meeting on September 23, 2020 to open up public comment.
- In order to attract additional businesses within this use type, having this text amendment will support future businesses who would like to locate in Little Canada.
- A public hearing notice was sent on September 1, 2020 to the Pioneer Press for publication.

ATTACHMENTS

Staff Report

MEMORANDUM

Date: Thursday, September 10, 2020

To: Chair Schwalbach and Planning Commission
From: Corrin Wendell, AICP, Community Development Director
CC: Chris Heineman, City Administrator
Re: P.C.R. 2020-05 Text Amendment – Brewery Use

BACKGROUND

Chair Schwalbach and Planning Commission members:

The Planning Commission is asked to make a recommendation on Text Amendment to allow for Brewery as use within the Zoning Code in certain districts, as well as tandem changes to the Definitions and Off-Street Parking sections to support this use as well.

Proposal:

The City is bringing forward a text amendment to update the Zoning Code to include allowance for Brewery, Brew Pub, Distillery, Winery, or Tap Room uses within Little Canada. The City received a request for this type of use from a business recently, but this use was not listed in the zoning code. The City does not currently have this type of use in the City. In order to attract additional businesses within this use type, having this text amendment will support future businesses who would like to locate in Little Canada.

FINDINGS

What is a Text Amendment?

A text amendment is a change or update to the Zoning Code that requires a public process. Approved changes will be reflected within the Zoning Code document.

Text Amendment Proposal:

The proposal language includes new language (underlined) in the various Sections below:

Section 902 Definitions (B)(12)

12. BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM. On or off-sale liquor business, located in a building where the primary use is for restaurant, retail, or tasting room, and which specializes in producing wine, beer, or other alcoholic beverages.

Section 903.050 Off-Street Parking Requirements (H)(19)

Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, Taverns, Nightclubs, BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM. At least one (1) space for

each forty (40) square feet of gross floor area of dining and bar area and one (1) space for each eighty (80) square feet of kitchen area.

Section 912.020 Permitted Uses (B-3 General Business District)

RRR. BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM.

Section 912-A.020 Permitted Uses (B-4 Comprehensive Business District)

QQQ. BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM.

Section 913.020 Permitted Uses (B-W Business Warehouse District)

F. BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM.

Section 914.020 Permitted Uses (I-1 Light Industrial District)

K. BREWERY, BREW PUB, DISTILLERY, WINERY, or TAP ROOM.

Public Hearing:

A Text Amendment requires a Public Hearing and the City Council will open the hearing at their September 23, 2020 meeting to take comment from the public. At that time, they will consider the comments from the public. A public hearing notice was sent on September 1, 2020 to the Pioneer Press for publication.

RECOMMENDED ACTION

To recommend approval on a Text Amendment to Sections 902, 903, 912, 913, and 914 to allow for a Brewery, Brew Pub, Distillery, Winery, or Tap Room uses within the Zoning Code.