

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



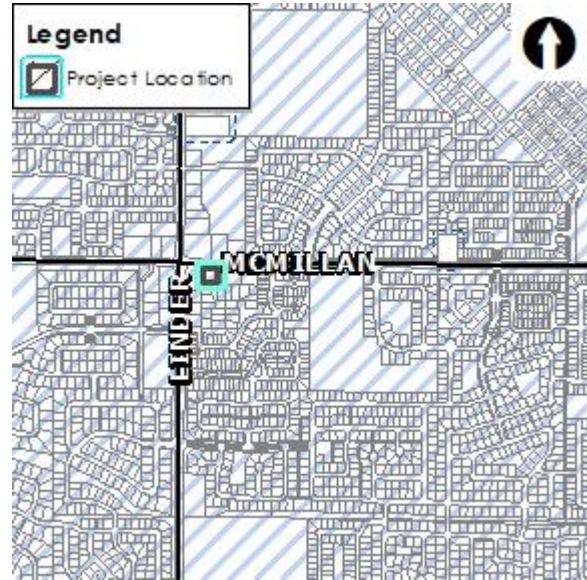
HEARING DATE: 8/20/2020

TO: Planning & Zoning Commission

FROM: Alan Tiefenbach, Associate Planner
 208-489-0573

SUBJECT: H-2020-0081
 Loose Screw Beer Company - CUP

LOCATION: 1511 W McMillan Road



I. PROJECT DESCRIPTION

The Applicant has submitted an application for a conditional use permit (CUP) to allow a 2,200 sf brewery (defined as minor food and beverage products processing). This includes outdoor seating and potentially live music. The applicant will be leasing space within Building A of the Sawtooth Village Retail Center, which is still under construction. Because this property is within 300 feet of a residential district, a conditional use is required.

II. SUMMARY OF REPORT

A. Project Summary

| Description | Details | Page |
|--|---|------|
| Acreage | 1.98 acres (two lots containing two buildings) | |
| Future Land Use Designation | Mixed Use Neighborhood | |
| Existing Land Use(s) | Two commercial buildings under construction | |
| Proposed Land Use(s) | Minor food and beverage processing | |
| Lots (# and type; bldg./common) | 2,200 sf within one of two 10,000 sf buildings | |
| Neighborhood meeting date; # of attendees: | June 23, 2020 – 14 signed in, no concerns expressed | |

| Description | Details | Page |
|------------------------------|---|------|
| History (previous approvals) | AZ-13-010 (McLinder Subdivision), DA 114020372, PP-13-022; FP-15-001 (Lot 27, Blk 1, McLinder Sub. 2); A-2019-0248 (Sawtooth Village Retail Building A – CZC/DES) | |

B. Community Metrics

| Description | Details | Page |
|---|--|------|
| Ada County Highway District | Traffic impact study not required. | |
| Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed) | Access will occur from N. Linder Rd. and W. McMillan Rd., both arterials. | |
| Existing Road Network | Yes | |
| Fire Service | No comments submitted | |
| Police Service | No comments submitted | |
| Wastewater | | |
| • Distance to Sewer Services | N/A | |
| • Sewer Shed | White Drain Trunkshed | |
| • Estimated Project Sewer ERU's | See application | |
| • WRRF Declining Balance | 13.97 | |
| • Project Consistent with WW Master Plan/Facility Plan | Yes | |
| • Comments | <ul style="list-style-type: none"> • Flow is committed • No proposed changes to public sewer infrastructure within record. Any changes shall be reviewed and approved by Public Works. | |
| Water | | |
| • Distance to Water Services | 0 | |
| • Pressure Zone | 2 | |
| • Estimated Project Water ERU's | See application | |
| • Water Quality | No concerns | |
| • Project Consistent with Water Master Plan | Yes | |
| • Impacts/Concerns | • No changes to public water infrastructure proposed | |

C. Project Area Maps

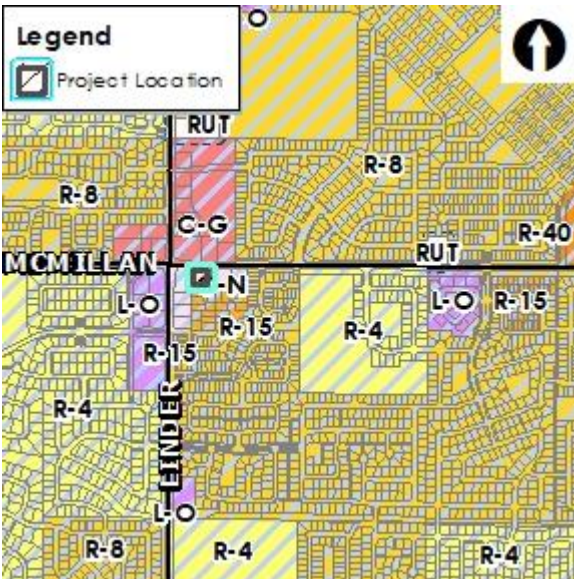
Future Land Use Map



Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Mary Murphy, Grand Peak LLC – 4202 N. Marcliffe Ave, Meridian ID 83704

B. Owner:

TS Development, LLC – 4202 N. Marcliffe Ave, Meridian ID 83704

C. Representative:

Mary Murphy, Grand Peak LLC – 4202 N. Marcliffe Ave, Meridian ID 83704

IV. NOTICING

| | Planning & Zoning Posting Date | City Council Posting Date |
|--|-----------------------------------|------------------------------|
| Newspaper Notification | 7/31/2020 | |
| Radius notification mailed to properties within 300 feet | 7/31/2020 | |
| Site Posting Date | 8/5/2020 | |
| NextDoor posting | 7/28/2020 | |

V. STAFF ANALYSIS

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

Mixed Use Neighborhood - The purpose of this designation is to assign areas where neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to avoid predominantly single-use developments by incorporating a variety of uses. Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for (approximately one mile) and need regularly.

The subject site is already zoned Neighborhood Business District (C-N). The proposed use will be leasing approximately 2,200 sf within a 10,000 sf building which is presently under construction as the Sawtooth Village Retail Center (two 10,000 sf buildings total). This complex will contain several restaurants, a gym, personal service uses such as nail salons, and the proposed brewery. A small brewery with occasional live music within a larger commercial complex adjacent to a multifamily neighborhood is exactly the type of local neighborhood serving use envisioned by the Comprehensive Plan. Also, pathways connect this complex to the adjacent neighborhood for better integration. The proposed brewery is a use determined to be appropriate in this zone district, subject to the specific use standards listed in UDC 11-4-3-46 (discussed in specific use standards below).

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in italics):

- Encourage infill development. (3.03.01E)

The Comprehensive Plan defines infill as “development on vacant parcels, or redevelopment of existing parcels to a higher and better use that is surrounded by developed property within the City of Meridian.” The brewery is proposed within a tenant space in a commercial center which is presently under construction. During the 2013 annexation and rezoning of this property, staff determined that the Sawtooth Village Retail Complex was infill development.

- Preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring uses. (3.05.01C)

The conditional use is a process to ensure any impacts associated with a particular use are mitigated. Based on the applicant's narrative, staff is recommending the hours of the establishment be limited from 11AM to 10PM. To further reduce impacts on adjacent residential properties staff recommends a condition of approval that all outdoor seating and events associated with this use be limited to the 1,500 square feet plaza space between Buildings A and B.

- Minimize noise, lighting, and odor disturbances from commercial developments to residential dwellings by enforcing city code.

As mentioned above, staff is recommended hours be limited from 11AM to 10PM as a condition of approval, and outdoor seating and events be limited. The building and site design has already been approved through Certificate of Zoning Compliance (CZC) A-2019-0248 and no additional outdoor improvements are proposed with this project (other than outdoor seating).

- Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods. (5.01.02D)

Building design and landscaping was reviewed and approved with the Sawtooth Village Retail Center CZC. A 20' wide landscape buffer has been installed along the south property line adjacent to the multifamily residential.

C. Existing Structures/Site Improvements:

The proposed business will be a tenant within the Sawtooth Village Retail Center and will occupy the eastern end of Building A (the complex is comprised of two buildings). This development was approved in 2019 through CZC A-2019-0248 and is presently building out.

D. Proposed Use Analysis:

The proposed use will be a brewery and tasting area leasing 2,200 sf within a commercial building. Approximately 150 sf of the business will be dedicated to brewing and associated equipment, with the remainder for tasting. A brewery is categorized as minor food and beverage products processing and is use by right unless it is within 300 feet of a residential neighborhood. As the Sawtooth Village Retail Center abuts multifamily to the south (Mclinder Subdivision No 1) and single family residential to the east (Cobblefield Crossing) a conditional use is required.

The applicant has stated they plan on 10 inside tables and 4-5 outside tables within a plaza just outside through several large doors and to the east. They will be sharing the plaza space with a restaurant at the west end of Building B on the other side of the plaza. The brewery will operate from 10AM to 9PM on weekdays and until 10PM on weekends. The proposed use complies with the zoning for the site but is subject to specific use standards as listed in 11-4-3-46.

E. Specific Use Standards (UDC 11-4-3):

UDC 11-4-3-46 allows minor food and beverage products processing with several limitations. The tenant space shall not exceed 5,000 sf, storage of materials, storage and equipment must be within fully enclosed structures, (outdoor) mechanical equipment associated with the manufacturing may be reviewed as integral architectural elements, alcohol serving is limited to

11AM to 10PM, and a conditional use permit shall be required when the use is located within 300 feet of existing residential or a residential district.

The business will operate within a 2,200 sf space, no outdoor equipment or storage is proposed, hours of operation will be limited from 11AM to 10PM, and this project is being reviewed as a conditional use due to the adjacent residential to the south and east. The proposed use complies with the specific use standards.

As mentioned, to reduce impacts on adjacent residential, staff is recommending the hours of the establishment be limited from 10AM to 10PM and all outdoor seating and events associated with this use be limited to the 1,500 square feet plaza space between Buildings A and B.

F. Dimensional Standards (UDC 11-2):

This use will occupy a tenant space within a commercial complex which is presently building out. The development was found to adhere to dimensional standards during the review of Certificate of Zoning Conformance and Design Review which was issued in 2019 (CZC A-2019-0248).

G. Access (UDC 11-3A-3, 11-3H-4):

Access to this development was already approved with the McLinder Subdivision (PP-13-022) and Sawtooth Village Retail Complex CZC. Two points of primary access occur; one from W. McMillan Rd and one from N. Linder Road. There are also two internal points of access (presently stubbed) at the east periphery of the property and to the undeveloped commercial property at 1385 W. McMillan Rd. As was requested with the June 24, 2020 pre-application meeting, the applicant submitted a copy of the recorded CC&R's that allow cross-access/cross-parking between all commercial lots in the center. This proposal was referred to ACHD, who mentioned a traffic impact study for this tenant was not required. There were no additional comments from ACHD.

H. Parking (UDC 11-3C):

UDC 11-3C-5B requires one space for every five hundred (500) square feet of gross floor area. This amounts to 40 parking spaces for the two 10,000 sf buildings. 58 parking spaces have already been approved per the Sawtooth Village Retail Building CZC. The UDC requires 2 bicycle parking spaces for the development; 6 are being provided.

In addition to the additional parking spaces being provided, it is important to note different uses have different peak parking demand times. The Sawtooth Village Retail Center will lease several office spaces, restaurants, a brewery, a gym and a nail and hair salon. Office and salon uses have peak parking demand times between 8AM and 6PM, whereas restaurant and brewery uses have peak demand times after 6PM. As mentioned above, a cross parking agreement was recorded with the CC&Rs for this development. The parking to accommodate this use should be adequate.

I. Sidewalks (UDC 11-3A-17)

Detached sidewalks already exist along W. McMillan Rd. and N. Linder Rd. There is also a pathway that directly connects the plaza (where outdoor eating and music is proposed) to the adjacent multifamily at the south.

Parkways

No parkways are proposed with this project.

J. Landscaping (UDC 11-3B):

Most of the 25' landscape buffers required along W. McMillan Rd. and N. Linder Rd. (arterials) have already been installed as part of the Sawtooth Village Retail Building complex (although there are several sections that have yet to be constructed due to construction activities). The required 20' residential buffer already exists to the south between the retail complex and the adjacent residential. Landscape islands will be constructed in the parking lot and several trees have been approved in the outdoor plaza.

K. Fencing (UDC 11-3A-6, 11-3A-7):

As the Sawtooth Village Retail Center is intended to be a commercial complex integrated into the adjacent residential neighborhood, fences do not exist. Conversely, several pathways lead from the neighborhood into this complex.

L. Utilities

All utilities for the proposed development are already in place. No additional services are needed.

M. Building Elevations

The Loose Screw Beer Company is a proposed tenant within a 2,200 square space at the eastern end of Building A of the Sawtooth Village Retail Center. The architecture for this complex was already reviewed and approved through the certificate of zoning compliance and design review process. This development is presently building out.

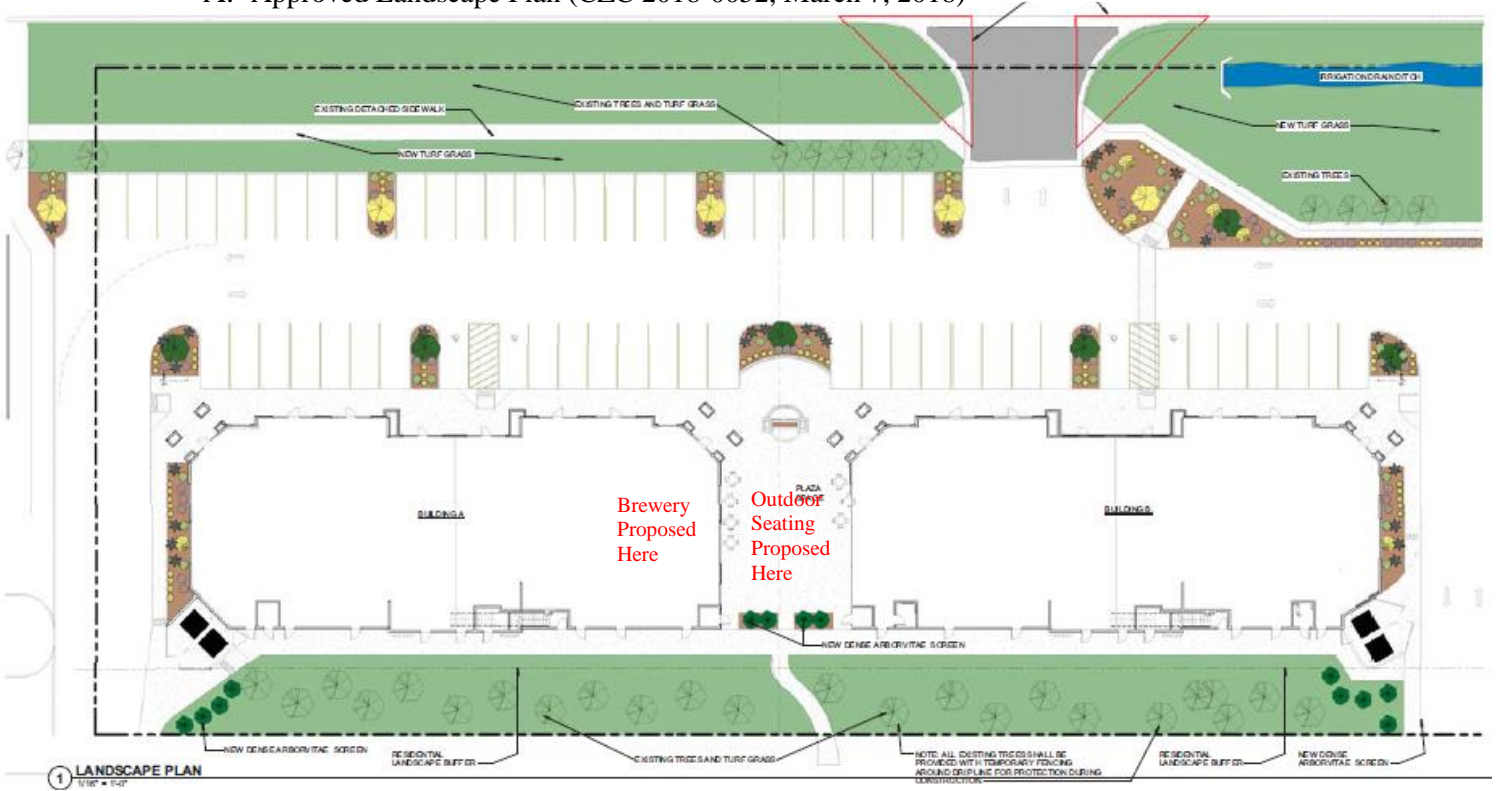
VI. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions in Section VIII per the Findings in Section IX.

VII. EXHIBITS

A. Approved Landscape Plan (CZC 2018-0052, March 7, 2018)



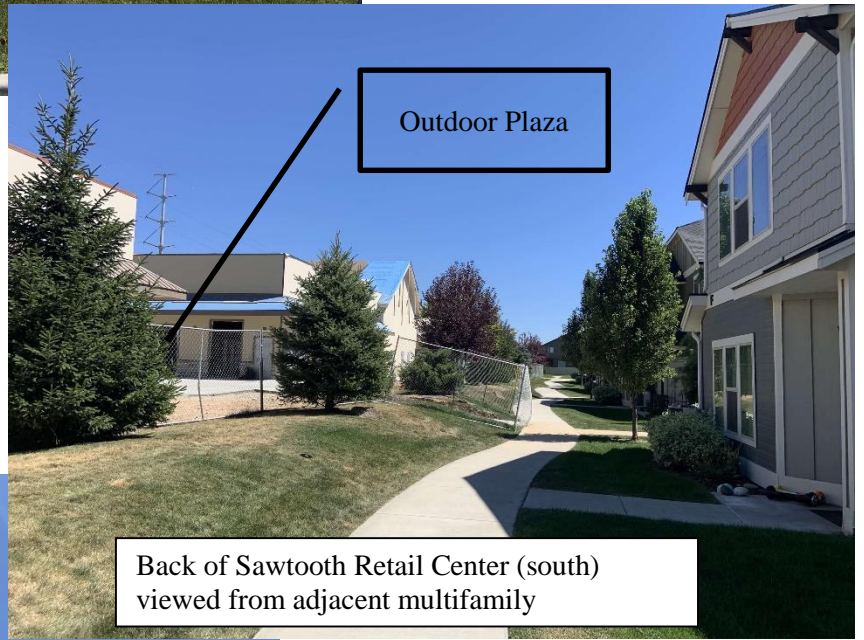
B. Approved Elevations (CZC 2018-0052, March 7, 2018)



C. Site Photos (date: 8/10/2020)



Sawtooth Retail Center viewed from W. McMillan Rd



Outdoor Plaza

Back of Sawtooth Retail Center (south) viewed from adjacent multifamily



Sawtooth Retail Center and outdoor plaza as viewed from W. McMillan Rd

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning

1. A Certificate of Zoning Compliance for Change in Use application is required to be submitted to the Planning Division and approved prior to certificate of occupancy.
2. The Applicant shall have a maximum of two (2) years to commence the use as permitted in accord with the conditions of approval. If the use has not begun within two (2) years of approval, a new conditional use permit must be obtained prior to operation or a time extension must be requested in accord with UDC 11-5B-6F.
3. Outdoor seating and events associated with the use shall be restricted to no more than 1,500 sf within the outdoor plaza as indicated on the approved landscape plan above.
4. Hours of operation shall be restricted to 11AM to 10PM.
5. Parking requirements associated with the minor food and beverage products processing shall comply with the commercial parking standards; 1 per 500 square feet of gross floor area.
6. The Applicant shall comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.
7. The Applicant shall comply with the structure and site design standards as set forth in UDC 11-3A-19 and the Architectural Standards Manual.
8. Applicant shall comply with all previous conditions associated with development of this site including AZ-13-010 (McLinder Subdivision), DA 114020372, PP-13-022, FP-15-001 (Lot 27, Blk 1, McLinder Sub. 2), and A-2019-0248 (Sawtooth Village Retail Building A – CZC/DES).
9. Applicant shall comply with all specific use standards required for Minor Food and Beverage Products Processing, UDC 11-4-3-46.

IX. FINDINGS

A. Conditional Use Permit

The Commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The site meets all dimensional and development regulations in the C-N zoning district. The site is already developing with adequate landscape buffers, setbacks, and parking. Staff finds the site is large enough to accommodate the proposed use.

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this title.

The Comprehensive Plan identifies this area for mixed use neighborhood; neighborhood-serving uses and dwellings are seamlessly integrated into the urban fabric. Non-residential uses in these areas tend to be smaller scale and provide goods or services that people typically do not travel far for (approximately one mile) and need regularly. A neighborhood brewery connected to the adjacent residential including outdoor seating and live music is the type of neighborhood serving use envisioned by the Plan.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The design of the Sawtooth Retail Center was approved in 2018 by CZC A-2018-0052 and the proposed use is one of the tenants proposing to lease within the center. Hours will be limited to between 10AM and 10PM and all outdoor seating and events associated with this use is recommended to be limited to the 1,500 sf outdoor plaza. This type of neighborhood serving brewery enhances the essential character of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

As mentioned, conditions to reduce impacts include limiting the hours of operation and the amount of area outdoor activities can occur.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The proposed use will be served adequately by all public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff finds the proposed use should not create any additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

This proposed minor food and beverage products processing use will share tenant space within a new commercial building, hours will be limited and staff recommends outdoor activities be limited to the plaza area. It will be located in an area recommended for neighborhood mixed use in an area characterized by commercial, multifamily residential at an arterial intersection. The use is appropriate in this location.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff is unaware of any natural, scenic, or historic features on this site; thus, Commission finds the proposed use should not result in damage of any such features.