



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Kinship Brewing – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

GENERAL INFORMATION

Applicant: Zach Dobeck

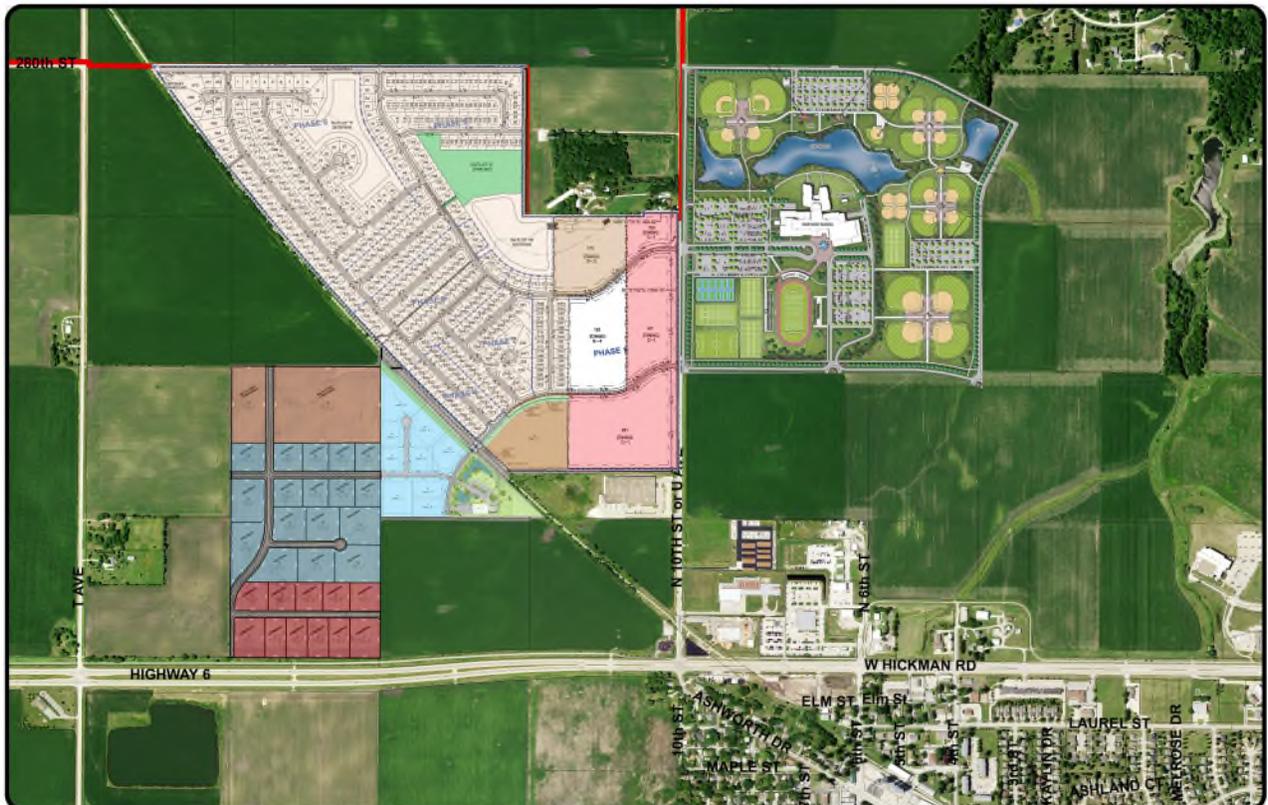
Owner: Stratford Crossing, LLC

Owner’s Representative: Matt Carlile, PLA, Confluence

Request: The applicant is requesting approval of a rezoning for a brewery production facility and taproom

Location and Size: Property is generally located west of NW 10th Street and north of Hickman Road, containing approximately 6.24 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed rezoning (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)
North	Vacant – Undeveloped	Light Industrial Office	R-3 (Multi-Family Residential District)
South	Vacant – Undeveloped	Light Industrial Office	A-1 (Agricultural District)
East	Quad Graphics	Light Industrial Office	M-1A (Limited Industrial District)
West	Vacant – Undeveloped	Light Industrial Office	M-1 (Light Industrial District)

BACKGROUND

The subject property is within the Stratford Crossing Plat 4 development which is located north of Hickman Road and west of NW 10th Street encompassing a total of 6.24-acres. The property owner is currently installing the public infrastructure for the development.

The applicant has submitted a rezoning request to rezoning the property from M-1 (Light Industrial District) to M-1 (Light Industrial District) / PD-1 (Planned Development Overlay District). The applicant has submitted the necessary consent to the rezoning with consent from 55.7% from neighboring property owners for the area proposed to be rezoned. Notification to adjacent property owners was mailed on September 17, 2019. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

The concept plan identifies a brewery, outdoor plaza, loading dock, associated parking, a trail connecting to the adjacent Raccoon River Valley Trail, and a dog park to be developed on the site. The applicant has indicated that they aspire to create a sense of place that is established by the arrangement of buildings, pedestrian/bicycle connections, parking areas, the proximity to the Raccoon River Valley Trail, and open space improvements. In order to accomplish the applicant's vision they wish to provide some unique principal and accessory uses on the property that would otherwise not be allowed within the M-1 zoning district. The attached Planned Development includes those additional uses that would be allowed on the property if the Planned Development were to be approved. Those uses include the following:

- Bicycle repair and sales,
- Breweries and distilleries, including on-site sales and service,
- Dog parks,
- Drinking establishments,
- Food trucks including overnight parking and storage,
- Outdoor performances, and
- Restaurants

In addition to the uses listed above the Planned Development has provisions and requirements for signage, architecture, landscaping, and parking. The intent of including these components within the Planned Development is to ensure a high quality development while allowing flexibility in the development of the property.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject property as Light Industrial Office which includes a variety of showroom, flex space, and manufacturing space. The primary focus of this land use category is the assembly, storage, or distribution of goods or products with some office space. Staff believes that the proposed use of this site is in conformance with the Comprehensive Plan as the primary use of the site is intended to produce beer on-site. The other proposed uses on site will provide a unique opportunity for development and recreation/entertainment not available anywhere else in the City.

STAFF RECOMMENDATION

The proposed rezoning is in general conformance with the Comprehensive Plan as discussed above. Staff recommends approval of the rezoning for Kinship Brewing.