

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Kinship Brewing Company – Site Plan

**PREPARED BY:** Andy Kass, AICP – Senior Planner

**REPORT DATE:** February 21, 2020

**MEETING DATE:** February 25, 2020

### GENERAL INFORMATION

**Applicant / Owner:**

Stratford Crossing, LLC (owner) & Zach Dobeck (applicant)

**Engineer:**

Matt Carlile, PLA with Confluence

**Request:**

The applicant is requesting approval of a site plan for a brewery and taproom.

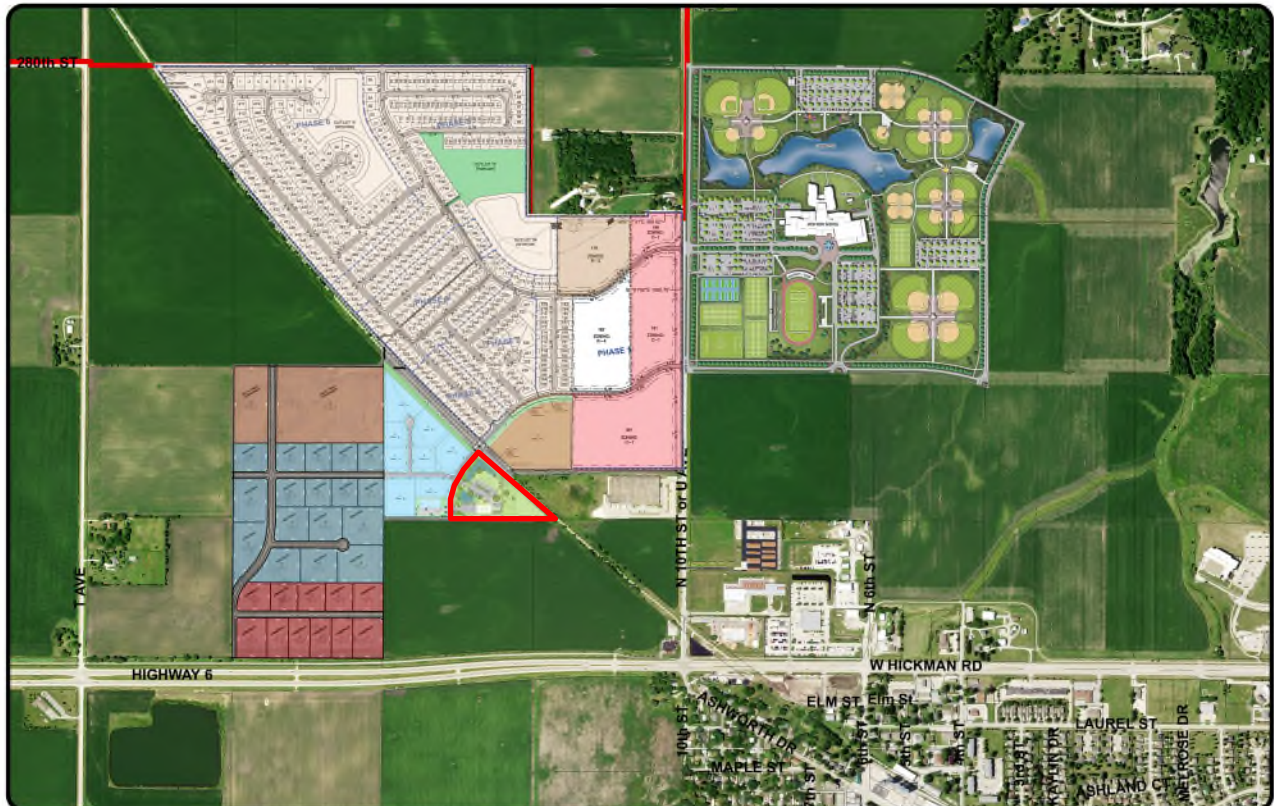
**Location and Size:**

Property is located east of NW Sunrise Drive and south of the Raccoon River Valley Trail, containing approximately 6.26.

**Property Address:**

225 NW Sunrise Drive

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

## 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) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Light Industrial Office	R-3 (Multi-Family Residential)
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)

## HISTORY

The subject property is located within Stratford Crossing Plat 4, which is the business park component of the overall development. The property was the subject of a rezoning to add a planned development overlay to the property to include special provisions associated with a brewery.

## PROJECT DESCRIPTION

The site plan identifies the construction of a 12,150 square foot building. The building has an overall height of 27-feet. The primary use of the building is intended for the production of beer. Approximately 2,500 square feet on the east side of the building is intended to be utilized as a taproom for customers to purchase and consume beer that is produced onsite. In addition to the building, the site plan identifies an outdoor plaza area, a fenced dog park, food truck parking spaces, a trail connection to the Raccoon River Valley Trail. A monument sign is proposed on the west side of the site. A loading dock and trash enclosure are shown west of the building. Two future exterior bulk bins for grain storage are identified on the west side of the building. A future parking expansion is shown north of the parking lot. The site plan also shows a future food vendor booth on the south side of the outdoor plaza. The booth is a long-term plan and not something that will be immediately implemented. Food will be prepared in the booth for patrons of the brewery taproom.

## ACCESS AND PARKING

Access to the site will be provided on the west side of the property from NW Sunrise Drive. The proposed building requires a total of 47 parking spaces. The site plan identifies 54 parking spaces provided across the site.

## SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed on the east side of NW Sunrise Drive as part of this project. A trail connection to the Raccoon River Valley Trail to the north is proposed and is subject to approval by Dallas County.

## UTILITIES

Sanitary sewer and water services exist on-site. A grease interceptor will be installed with the project.

Storm water detention for the project is intended to be managed on the west side of the site within two wet bottom detention basin. Storm water will ultimately be discharged to the existing storm sewer along NW Sunrise Drive. The owner of the property will be responsible for the maintenance of the ponds.

## **LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 73%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

## **ELEVATIONS**

Colored building elevations are included for review. The building is proposed to be constructed with concrete, fiber cement siding, charred wood siding, and glazing. Series of windows are provided on each façade of the building. The outdoor plaza is proposed to be have a steel structure within it for lights and other elements to hang from. Two (2) overhead doors are shown on the west side of the building for the loading dock. The trash enclosure is shown to be constructed with concrete and the charred wood siding. Staff believes the proposed elevations meet the architectural requirements of the Site Plan Ordinance and the Planned Development.

## **PHOTOMETRIC PLAN**

A photometric plan for the parking lot lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

## **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Kinship Brewing Company.