

Agenda Item 22-0762 (Lewis Kuhlman)

Application of People's Food Cooperative, Inc. for a Conditional Use Permit at 315 5th Ave. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

General Location

Council district 6, Downtown Neighborhood, just north of Cass St. and one block east of 4th St. as depicted in MAP 22-0762. Adjacent uses include a bank, parking lots, apartments, park, farmers market, and an industrial-scale bakery.

Background Information

The applicant intends to use the former Hackberry Bistro space for People's Food Coop (PFC) sponsored classes and private events. They would like to allow events that include alcoholic beverage sales. The applicant projects that 60% of the revenue generated will come from selling alcohol and catered food. All alcohol products will be held on the retail sales floor or in secured storage rooms on the first floor. New staff for the space includes an Event Room Coordinator and a part-time team member. The space will adapt the existing floor plan and add a bar, office, and closets for storage. The PFC community and event space hours will be Tuesday through Saturday, 10 am to 8 pm. The use would not impact the exterior of the building or its appearance.

Recommendation of Other Boards and Commissions

None

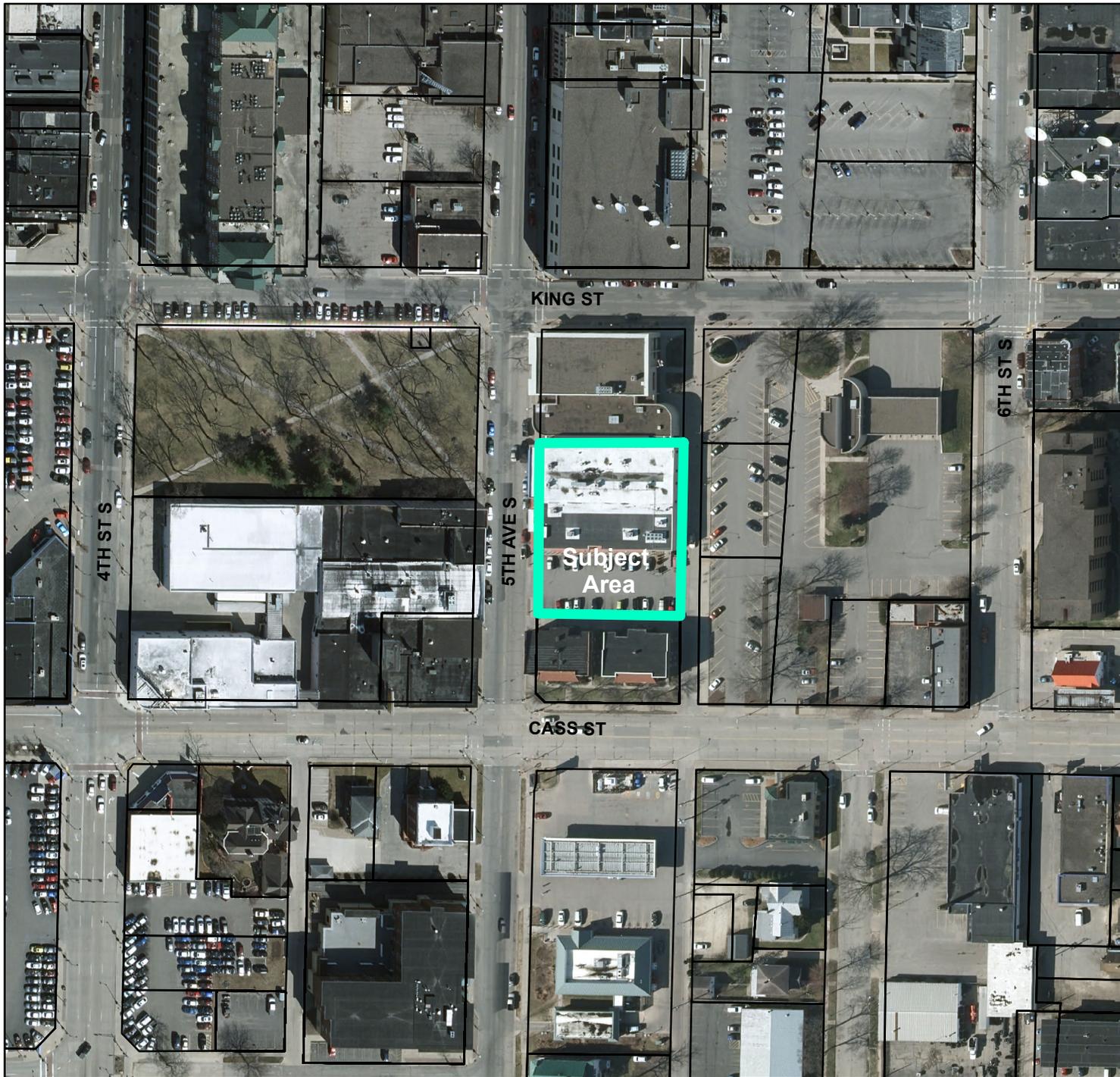
Consistency with Adopted Comprehensive Plan

The intended use would be consistent with the Future Land Use Map's land use category, Downtown, identified for the parcel. It is consistent with a land use objective for downtown revitalization.

Staff Recommendation

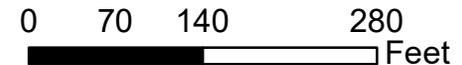
Approval – the applicant is using existing space in its building to host events that may involve alcohol service.

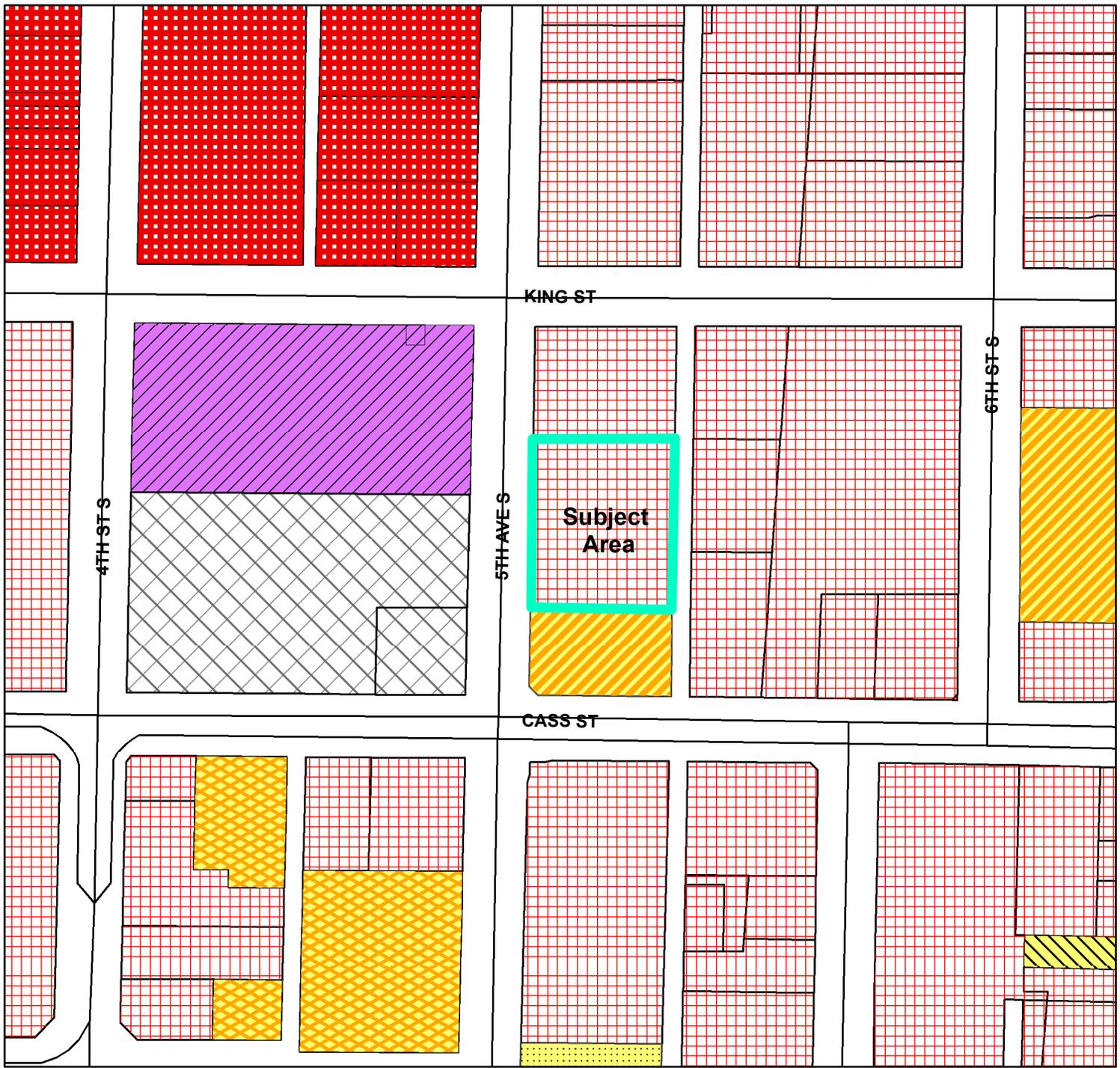
Routing J&A 7.5.22



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

