

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3584
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AMENDMENT OF AN EXISTING CONDITIONAL USE PERMIT ISSUED TO CHRIS GREER TO ALLOW THE OPERATION OF GREER BREWING, A MICROBREWERY WITH LIQUOR SALES, AT THE LOCATION KNOWN AND NUMBERED AS 16050 MANCHESTER ROAD, WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, Chris Greer has petitioned for amendment to an existing conditional use permit to allow changes to the conditions and requirements of the conditional use permit allowing the operation of Greer Brewing, a microbrewery with liquor sales, at the location known and numbered as 16050 Manchester Road, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri; and

WHEREAS, the existing conditional use permit issued to Chris Greer for the location known and numbered as 16050 Manchester Road was originally issued on March 16, 2016 by Ordinance #3267; and

WHEREAS, said petition was considered by the Planning and Zoning Commission at an open meeting on March 14, 2018, pursuant to Title IV, Land Use, of the Municipal Code of the City of Ellisville, and the Commission waived public hearing and forwarded a positive recommendation to the City Council, subject to certain conditions; and

WHEREAS, a public hearing was held by the City Council on May 21, 2018, pursuant to Title IV, Land Use, of the Ellisville Municipal Code, regarding said petition; and

WHEREAS, all persons present at such hearing were given an opportunity to be heard and were heard; and

WHEREAS, the Council finds that the project (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax, (9) would not have a substantial negative impact on the environment, (10) is compatible with surrounding uses and the surrounding neighborhood, (11) the comparative size, floor area and mass of the proposed use and/or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood, (12) would not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas, (13) the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area, (14) is likely to remain in existence for a reasonable length of time and not become vacant or unused and does not involve the presence of unusual, single-purpose structures or components of a temporary nature, (15) complies with the standards of good planning practices, (16) sufficient measures have been or will be taken to negate,

to an acceptable level, any potentially adverse impacts, (17) does not require an environmental impact study, (18) furthers the goals and objectives set forth in the Comprehensive Plan, and (19) would comply with all applicable provisions of Title IV, Land Use; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The Council hereby authorizes amendment to the existing conditional use permit issued to Chris Greer (“Petitioner”) to allow the operation of Greer Brewing, a microbrewery with liquor sales, as the location known and numbered as 16050 Manchester Road, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri, subject to the conditions and requirements set forth in this Ordinance.

SECTION 2: The conditions and requirements of the conditional use permit set forth in Ordinance #3267, in Section 3, are hereby replaced with the following conditions and requirements:

1. That Petitioner complies with the maximum beer production limits (15,000 barrels per year of beer or ale and 5,000 cases per year of wine); and
2. That no outdoor music is allowed on the premise. Outdoor seating is allowed in front of the building; and
3. That the hours of operation are limited from 12:00PM (noon) to 10:00PM Sunday through Thursday and 12:00PM (noon) to 11:30PM Friday and Saturday; and
4. That Petitioner complies with the limits on the amount of storage to a maximum of 40% of the gross floor area; and
5. Petitioner is to provide 40-45 parking spaces, including at least 2 ADA compliant parking spaces. One of the ADA compliant parking spaces shall be van accessible. The ADA compliant parking spaces shall be connected to an accessible route to the front of the building including an ADA accessible ramp and access aisle from the parking lot to the sidewalk along the front of the building; and
6. That Petitioner installs 2 new street trees; and
7. That Petitioner installs a bike rack; and
8. That Petitioner installs a pedestrian walkway through the parking lot to the front door, and pedestrian connections from the parking lot to the sidewalks along Manchester Road and Covert Lane; and
9. That the property owner and/or Petitioner coordinates with Mr. Bill Voss (abutting property owner) to provide a cross access connection between the two properties; and
10. That the existing trash accommodations are approved; and
11. That the property owner agrees to coordinate with staff to remove or replace existing wall packs and install light poles to properly illuminate the parking lot; and

- 12. That the green canopy at the front entrance and the glass atrium along the front façade are removed, repaired or replaced, subject to ARB approval;
- 13. That Petitioner contacts the property owner to adjust the lights to aim downward, or installs light shields on the fixtures located behind the building; and
- 14. That Petitioner maintains an accessible route, thirty-six inches (36") wide, from the parking lot accessible parking space access aisle to the entrance into the building; and
- 15. That Petitioner installs concrete parking blocks in the parking spaces adjacent to the proposed outdoor seating area.

SECTION 3: All other provisions of Ordinance #3267 which are currently in effect shall remain in full force and effect.

SECTION 4: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2018.

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN
MCGRATH	_____	_____	_____
CHISMARICH	_____	_____	_____
BAKER	_____	_____	_____
NEWHOUSE	_____	_____	_____
DUFFY	_____	_____	_____
POOL	_____	_____	_____
MAYOR – VACANT	_____	_____	_____

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY CLERK

CITY OF ELLISVILLE

MAYOR PRO TEM DAN DUFFY

Approved as to legal content and form:

City Attorney