

Evaluation Criteria

Planning Commission Meeting of June 20, 2017 for:
Amendment to Art. 30-4 and 30-9 to define and classify brewpubs, microbreweries and related uses
and set use-specific standards as appropriate

The seven factors against which a proposed amendment should be evaluated are listed below.

Factor #	Factor	Finding
1	Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable	The amendment provides more opportunity for distinctive new uses downtown, thus supporting goals for extended activity and entertainment. Use-specific standards and individual review should minimize conflict with goals to grow the residential population downtown. Other changes appear consistent with plans, other communities, and economic growth objectives.
2	Whether the proposed amendment is in conflict with any provision of this Ordinance, and related City regulations	There is no apparent conflict.
3	Whether and the extent to which there are changed conditions that require an amendment	Changes include evidence of the important role craft brewing or distilling can have in animating an urban center, and the pending addition of a ballpark and museum(s) that would expand the tourism sector with its expectations of such experiences.
4	Whether and the extent to which the proposed amendment addresses a demonstrated community need	Multiple studies and plans in the past two years support increased hours of activity and the role of bars/brewpubs and microbreweries in such areas, but all recognize the need to manage proliferation and negative impacts.
5	Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and would ensure efficient development within the City	Diligent effort by staff, business owners and residents in downtown, and enforcement bodies have resulted in standards and procedures balanced with the public resources and competing objectives for downtown.
6	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern	The new uses and associated approval process and use-specific standards for the more dense urban districts are intended to support logical and orderly patterns.
7	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment	No significant change in the nature or amount of impact is expected as a result of the amendment.