



Legislation Details (With Text)

File #: CUP-20-09 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 4/13/2020 **In control:** Planning and Zoning Commission
On agenda: 4/28/2020 **Final action:**
Title: CUP-20-09 (The Co Kitchen) Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)

Sponsors:

Indexes:

Code sections:

Attachments: 1. CUP-20-09 StaffReport, 2. CUP-20-09 Business Details, 3. CUP-20-09 Application Documents, 4. CUP-20-09 Presentation 4.28.20 P&Z

Date	Ver.	Action By	Action	Result
4/28/2020	1	Planning and Zoning Commission	amended	Pass

AGENDA CAPTION:

CUP-20-09 (The Co Kitchen) Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)

Meeting date: April 28, 2020

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

The Co Kitchen first opened September 2019 and operates as a shared commercial kitchen, bakery, and mobile food court. In November 2019, several propane explosions from food trucks on the property caused the temporary closure of the site.

The applicant has expressed interest in having occasional live music on the site. To limit potential disruptions to nearby properties, staff recommends restricting all amplified music to only be allowed between the hours of 11 am and 10 pm.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff recommends **approval** of the request with the following conditions:

1. Permit shall be valid for one (1) year, provided standards are met;
2. Outdoor amplified music on the property shall be limited to the hours between 11 am and 10 pm
3. The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from

litter and refuse at all times,

4. All food trucks operating on the property must maintain a current health and fire permit;
5. The permit shall be effective upon the issuance of the TABC license; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.