

**TO:** Mayor Marchione and City Council

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**DATE:** November 1, 2010

**SUBJECT: STAFF REPORT: PLANNING COMMISSION RECOMMENDED DEVELOPMENT GUIDE AMENDMENT – SEATING CAPACITY FOR WINERIES AND BREWERIES IN THE MANUFACTURING PARK ZONE (L100307, L100308 SEPA)**

On September 29, 2010, the Planning Commission recommended approval of the proposed Development Guide Amendment to remove the 100-person seating cap for wineries and breweries in the Manufacturing Park (MP) zone while retaining limits that restrict eating and drinking areas to that which can be accommodated within 25 percent of the building's gross floor area. The City Council received copies of the Planning Commission's report on October 15, 2010.

#### **REQUESTED DIRECTION**

Staff requests direction on any aspects the Council would like to discuss, as well as requests for any follow-up information. This topic is included as New Business on the Council's November 16, 2010, meeting agenda for discussion as needed; Council action is scheduled for December 7, 2010.

#### **OVERVIEW AND BACKGROUND**

This proposal would eliminate the 100-person seating cap for eating and drinking areas within wineries and breweries operating in the Manufacturing Park zone. The proposal would leave in place remaining size limitations, which restrict operations to that which could be accommodated within 25 percent of the building's combined gross floor area. Seating would then be limited by the International Fire Code, which would allow one occupant per every 15 feet of net floor area.

In summary, the Planning Commission's recommended amendment would:

- Improve land use flexibility by providing more tenant improvement options within existing footprint;
- Simplify and clarify development regulations by removing the 100-person seating cap and using only the International Fire Code (IFC) building occupancy limits;

Mayor and Council

RE: STAFF REPORT: PLANNING COMMISSION RECOMMENDED DEVELOPMENT GUIDE  
AMENDMENT – SEATING CAPACITY FOR WINERIES AND BREWERIES IN THE  
MANUFACTURING PARK ZONE (1100307, 1100308 SEPA)

November 1, 2010

Page 2

- Promote economic opportunity by allowing more seating within designated maximum floor area (25 percent of building's gross floor area);
- Continue to balance functional and aesthetic character toward manufacturing and industrial-based land uses in the MP zone, and avoid drawing food and beverage service away from Downtown and Overlake.

The proposal comes in response to a recent proposed tenant improvement by a local brewery. While petitioning to reconfigure food and beverage service areas within an existing brewery, the project proponent identified a need for greater flexibility within the Development Guide as it relates to patron seating.

Eating and drinking establishments are allowed within the Business Park (BP), MP, and Industrial (I) zones when part of a multi-tenant building, and are limited to 50 seats; however, this rule is slightly modified for eating and drinking establishments operating secondarily to manufacturing of food and kindred products (e.g., wineries, breweries and caterers). These establishments are allowed to increase seating up to 100, or that which is accommodated within 25 percent of the building's total gross floor area, whichever is less. In smaller buildings (less than 6000 square feet), fire code would not allow over 100 occupants within the 25 percent floor area. In those instances fire code limitations become the active seating cap.

This instance caused staff to examine the intent of the seating limitation for breweries and wineries. If the seating cap is intended to maintain a predominantly manufacturing-based land use pattern in the MP zone, then it appears this can be achieved through the 25 percent floor area limitation and associated occupancy requirements. Removing the seating cap and allowing existing floor area and occupancy requirements per fire code to dictate seating may achieve the same goal while providing greater flexibility and economic opportunity for wineries and breweries. This change is also consistent with the purpose of the MP zone to allow uses that require large sites or significant space for equipment or materials.

If you have any questions as you review the recommended amendment please contact Pete Sullivan at (425) 556-2406, [psullivan@redmond.gov](mailto:psullivan@redmond.gov).