**Staff Report on**

**Proposed 2014B Series Text Amendment**

**To The Future Land Use Element of**

**2030 Comprehensive Plan**

#### ORDINANCE 2014-395

As indicated in EXHIBIT 1 for Ordinance 2014-395, a text amendment is being proposed to amend Future Land Use Element (FLUE) to permit the use of facilities producing less than 10,000 barrels of beer, wine or other alcoholic beverages for on-site consumption through a PUD Zoning District with certain criteria in the Residential Professional and Institutional (RPI) Land Use Category.

Ordinance 2014-395 proposes to include in all Development Areas of the RPI Land Use Category the following: An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment. This new language is intended to provide greater flexibility in where microbreweries can locate to accommodate the growing industry.

Therefore, the Planning and Development Department recommends **Approval** of the text amendment in the attached **EXHIBIT 1** and submitted as **Ordinance 2014-395**.