

## **Proposed Conditional Use Description**

Please reference the attached layout drawing for detailed description.

Important notes:

- “Unit F” will be our tasting room.
- “Unit E” will be our manufacturing facility. This is not accessible to the public unless for a paid tour.
- Both bathrooms and the office are currently in “Unit F”.
- The total area of “Unit E” and “Unit F” is 3231 sq. ft.; 25% of this is 808 sq. ft.
- The current retail portion of “Unit F” is 896 sq. ft.; only 88 sq. ft. more than the 25% requirement.
- Future plans to build a structural platform above bathrooms and office for additional retail space as part of the tasting room.

We currently are looking to get a conditional use to allow the existing space in Unit F to be used as a tasting room as it is slightly over the 25% requirement. Our original plan to meet the 25% requirement was to build a small room for staff only to store goods. Upon getting into the space we have realized that not only do we not need this closed storage, we really need that floor space for additional room for patrons. Based on how much floor area is going to be taken up by the bar, tables, and clearance needed in front of bathroom and office doors, our company foresees needing additional floor space immediately and we do not need the ~90 sq. ft. of storage that it would take to get us down to 25%. Doundrins also is already planning to expand the tasting room in the future to include a “mezzanine” level above the bathrooms and office as we foresee the tasting room quickly running out of space for guests. We would also like to provide our patrons live music and do not have space at this time. The “mezzanine” level would allow us the space to add that service to our business. This expansion would be permitted, built to code, and inspected properly for safety and integrity by the city building inspectors before use. These changes and the applicable conditional use would be fully inside of the Unit F space.

Additional notes:

- Our business will operate only in hours that do not overlap with other businesses around us (5-9PM on weeknights, and on weekends)
- Live music would be inside
- The walls of the building are cement – so effective in significantly dampening noise