

**EDGEWATER PLANNING & ZONING COMMISSION
BUSINESS MEETING MINUTES
JULY 1, 2015**

A business meeting of the Edgewater Planning & Zoning Commission was held in the City Council Chambers.

ITEM 1. CALL TO ORDER

Chair Hing called the meeting to order at 7:10:17 PM.

ITEM 2. ROLL CALL

Clerk to the Commission and City Clerk Beth A. Hedberg called the roll.

Present: Chair Karen Hing
 Commissioner Marilyn Gord
 Commissioner Jim Tobias
 Commissioner Nathan Stark
 Commissioner Adam Schorger

Absent: None

Also Present: City Attorney Carmen Beery
 City Planner Patty McCartney
 Community Services Director Dan Maples

Full and timely notice of the meeting had been given and a quorum was present.

ITEM 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ITEM 4. APPROVAL OF AGENDA

Commissioner Gord moved, seconded by Commissioner Tobias, to approve the agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

ITEM 5. PUBLIC COMMENT (NON-AGENDA ITEMS)

Jeff High said that he was an Edgewater resident and lived near the brewery. He spoke about parking issues on Ames Street between West 25th Avenue and West 26th Avenue. There were no parking restrictions and it made it difficult for residents to park with the

increase of business and growth on West 25th Avenue. Mr. High proposed residential permit parking.

Chair Hing said that the Commission was currently working on a master parking plan. She encouraged Mr. High to participate in their future discussions.

ITEM 6. GENERAL BUSINESS – PUBLIC HEARING AND DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2015-04, A RESOLUTION (APPROVING, CONDITIONALLY APPROVING, DENYING) AN AMENDMENT TO THE SITE DEVELOPMENT PLAN FOR 2501 SHERIDAN BOULEVARD, EDGEWATER, COLORADO, TO CONSTRUCT AN OUTDOOR PATIO, ROOF TOP DECK AND ASSOCIATED IMPROVEMENTS

Chair Hing reviewed the procedures for the conduct of the public hearing. City Attorney Beery said that, in order for the resolution to accurately reflect the Commissions' consensus and their findings, she would request that the Commission direct her to draft it as specifically and as accurately as possible. City Attorney Beery said that the resolution could be brought before the Commission at their next meeting held on July 15, 2015. Chair Hing opened the public hearing at 7:27:19 PM. City Planner McCartney reviewed her staff report addendum and second addendum which are attached hereto and made a part hereof by reference as Exhibits "A" and "B" respectively.

The noise ordinance that had recently been adopted was addressed with regard to how Council had determined the allowable sound pressure levels and why the ordinance had been enacted.

Discussion was held regarding: building materials; Design Guidelines; original site development aspects with respect to the number of doors that opened and the placement of planters; and residential receptors versus commercial receptors. It was noted that the Site Development Plan was for the entire building.

Clerk Hedberg swore in Applicant Grant Babb. Mr. Babb said that he'd had conversations with the City regarding the importance of the bike racks that had been installed in place of the planters. He had not received any complaints regarding the number of garage doors that had been installed and they allowed the patrons to enjoy the view of historic West 25th Avenue and Sloans Lake. Mr. Babb testified that treated wood materials were needed for the roof top railing and trellis due to weight restrictions. He said that the wood could be commercially wrapped to prevent degradation. Mr. Babb said that he believed the noise study that had been completed complied with the noise ordinance and that the study could be interpreted differently.

Clerk Hedberg swore in David Manley of D.L. Adams Associates. Mr. Manley reviewed his report dated May 28, 2015 which included: measurement methodology and

description; measurement locations; short and long term measurement results; modeling and analysis; modeling results; and his conclusions that the addition of the rooftop deck and back patio would result in an increase of 1 dBA to average noise levels at the northwest corner of the property line. He did not believe that the increase would be unreasonable.

Discussion was held regarding: sound barrier walls; plan elevations; sprinkler system; building materials; noise measurements and enforcement; speaker placement; and whether or not it was possible to modify the plans to bring down the sound level.

Public comment was called for. Clerk Hedberg swore in Kathryn Hunt. Ms. Hunt testified that she was a neighbor to the subject property and that she was very supportive of the brewery. Ms. Hunt expressed concerns regarding: when the noise study had been performed; the possibility of rooftop patrons looking into residential backyards; and the lack of neighborhood parking. Ms. Hunt said that it had been her understanding that there would not be live music outside of the brewery.

Clerk Hedberg swore in Carolyn High. Ms. High said that she was a neighbor to the premises. Ms. High expressed concerns regarding the number of patrons that would be allowed on the rooftop patio, the noise from all aspects at the business and her privacy.

Clerk Hedberg swore in Jeffrey High. He said that he was concerned about the noise and he was worried about whether or not sound levels could be enforced.

Mr. Babb testified that there would not be live music. He said he would amend the plans to reflect the emergency exit and to limit the number of rooftop patio seating to fifty (50). Mr. Babb expressed his willingness to modify the plans to bring the noise level down to code.

Attorney Beery said that occupancy loads were out of the Commission's purview. The Commission could limit the number of seats if it related to impacts onto adjacent properties.

The Commission discussed whether or not they believed they had enough information before them to make a decision and what they might require of the Applicant. Dates for continuing the public hearing were considered.

Commissioner Gord moved, seconded by Commissioner Tobias, to continue the hearing to July 29, 2015 at 7:00 PM and direct the applicant to prepare and submit the following to City Staff prior to said date:

- Amended application materials that clearly illustrate how the rooftop deck emergency access stairwell and pathway located to the north and west of the deck would be restricted for emergency use only.

- Amended application materials that were internally consistent in regards to plan details, including but not limited to the proposed height of the sound barrier wall located on the north and west sides of the deck area.
- Noise impact analysis report that modeled and proposed one or more site plan modifications predicted to render the project compliant with the City's current noise regulations, Edgewater Municipal Code Section 10-14-10.
- Clarification of the material(s) proposed for the rooftop deck trellis, railing and stairways and explanation of how such material(s) were consistent with Sheridan Boulevard Design Standard B.8, Exterior Building Materials.

The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

Chair Hing closed the public hearing at 9:16:26 PM. Chair Hing thanked the Applicant.

ITEM 7. CONSENT AGENDA – MEETING MINUTES DATED JUNE 3, 2015

Commissioner Stark moved, seconded by Commissioner Schorger, to approve the consent agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

ITEM 8. PUBLIC COMMENTS

There were no public comments.

ITEM 9. STAFF REPORTS

a. City Planner

City Planner McCartney thanked the Commissioners for their patience with the staff reports. The Commission thanked her for her work.

b. Director of Community Services

Director Maples noted that work would be done at the intersection at West 25th Avenue and Chase Street. Director Maples provided an update on the sidewalk repair/replacement project.

c. City Clerk

Clerk Hedberg advised that there was an opening on the Board of Adjustments and Appeals.

ITEM 10. COMMISSIONER COMMENTS

Commissioner Schorger thanked staff for the work they did to prepare for the meeting that evening. Commissioner Schorger said that he had found the joint retreat held with City Council very helpful.

Commissioner Tobias said that he had found the neighbor's comments during the public hearing valuable.

Chair Hing caution against ex parte communications regarding the hearing that had been continued.

Commissioner Gord had no comments.

Commissioner Stark said that he was glad the residents on Ames Street spoke in regard to parking and suggested metered parking.

ITEM 11. DISCUSSION OF UPCOMING AGENDAS

It was noted that the Commission would next meet on July 15, 2015 to continue their discussion on parking.

ITEM 12. ADJOURNMENT

There being no further business, Chair Hing adjourned the meeting at 9:37:02 PM.

Submitted by:

/s/ Beth A. Hedberg, MMC
Clerk to the Commission and City Clerk

Exhibit "A"

STAFF REPORT: ADDENDUM

To: Karen Hing, Planning & Zoning Commission Chair and members of the Commission

From: Patty McCartney, City Planner

Cc: Carmen Beery, City Attorney
Beth Hedberg, City Clerk
Dan Maples, Community Services Director

Public Hearing Date and Location: July 1, 2015 at 7:00 p.m., Council Chambers
2401 Sheridan Blvd, Edgewater, Colorado

Applicant/Representative: Grant Babb
GDB Holdings LLC, dba Joyride Brewing Co.
2501 Sheridan Boulevard, Edgewater, CO 80214

Owner: Atlas Real Estate Group
2345 7th Street, Denver, CO 80211

Subject: Site Development Plan Amendment

Location of Request: 2501 Sheridan Boulevard
Edgewater, Colorado

ADDENDUM SUMMARY:

At the June 3, 2015 Planning and Zoning Commission meeting, the Commission continued the public hearing for the proposed Site Development Plan (SDP) Amendment application for the proposed expansion of the brewery located at 2501 Sheridan Boulevard to the June 24, 2015 meeting. Due to staff availability and scheduling conflicts, the public hearing was rescheduled to the July 1, 2015 Planning and Zoning Commission hearing.

The applicant has submitted an updated Noise Impact Analysis Report (Attachment I), Site Development Plan (SDP) Amendment with revised project description, elevation drawings and photometric plan (Attachment J) for the proposed application. This Addendum Staff Report incorporates the updated Noise Analysis and SDP Amendment plans and modifies the relevant portions of the staff report prepared for the June 3, 2015 meeting.

EXECUTIVE SUMMARY:

The applicant is requesting a Site Development Plan (SDP) Amendment approval to request the construction of an outdoor patio and roof top patio deck with two exterior

stairways for the Joyride Brewing establishment, modification of 25th Avenue elevation doors, removal of planters and the relocation of on-site parking and loading spaces for the property located at 2501 Sheridan Boulevard. The brewery, office and retail uses currently occupy the existing commercial buildings on this property. The SDP (Attachment K) for the redevelopment of the property and building to allow a small craft brewery was approved by City Council on September 5, 2013 and an administrative SDP Amendment for minor exterior building modifications for a retail tenant space was approved by in December, 2013.

The proposed modifications to add or alter an existing building that adds square footage to the area of the building requires an SDP Amendment application for review and approval by the Planning and Zoning Commission.

Project Description

The proposed SDP Amendment of the approved SDP (Attachment K) for the existing brewery and property includes:

- the construction of a 930 square foot ground level patio;
- construction of a 1,500 square foot roof top patio deck and trellis;
- roof top access paths and exterior stairways to the ground level;
- removal of planter boxes on Sheridan Boulevard and 25th Avenue;
- modify three windows and three garage doors to six garage doors on the 25th Avenue elevation; and
- relocate existing rear parking spaces to accommodate a new loading zone.

The ground level patio is located on the west side of the existing building and enclosed by a 10 foot high fence. The roof top patio deck is located on southeast corner of the existing building roof with walls on the north and west side of the roof top patio. The roof top patio is accessed by separate paths to two stairways on the west side of the building.

The approved parking space and loading area on the west side of the building and located in the proposed outdoor patio area will be relocated to the west side of the property near the alley.

PLANNING AND ZONING COMMISSION REVIEW

Eligibility: Per Sections 17-4-40 and 17-4-90, a change to an approved SDP requires a Planning & Zoning Commission Review and a resolution for approval, approval with conditions or denial of the application.

Review Criteria: In its review, the Commission shall consider the criteria listed in the June 3, 2015 Staff report and the following updated criteria items:

2. Whether the project is compatible with the Design Standards, if applicable.

Staff Comment: The property is located within the boundaries of the Sheridan Boulevard and 25th Street Design Standards. The proposed roof top deck area, roof

top access, exterior stairways and ground level outdoor patio area is not consistent with all the applicable 25th Avenue and Sheridan Boulevard Design Standards.

25th Avenue Design Standards

- *A3. Storefront Design.* The applicant has proposed the modification of three fixed windows and three roll up garage doors along the 25th Street elevation to allow six existing roll up garage doors. The glass garage doors are not fixed and roll up to open the interior of the building to the sidewalk. The glass garage doors are consistent with design standard for transparent glass storefronts at the ground floor elevation of commercial buildings facing 25th Avenue.
- *A8. Roof Decks.* The proposed roof top patio and deck location and design includes a trellis with a retractable canopy on the southeast corner of the building rooftop. The stairways and pathways to access the decks are within the building envelope and accessible from the west side of the building and alley. The proposed secondary rooftop pathway and emergency access for the roof deck continues diagonally from the northeast corner of the roof top deck to the north side of the building. The roof top patio and design elements improves the visibility of the building from 25th Avenue, Sheridan Boulevard and the alley.

Sheridan Boulevard Design Standards

- *B4. Streetscaping Guidelines.* The applicant has requested to modify and remove the requirement of eight planter boxes located in line with existing street lighting on 25th Avenue and Sheridan Boulevard. The approved planter boxes street improvements were provided to enhance the aesthetics of the sidewalk and serve as a buffer between pedestrians and automobile traffic. The location of some of the planter boxes are currently occupied by City installed bike racks and will not accommodate both streetscape improvements.
- *B7. Roof Deck, Pergola, Canopy and Railing Design.* The proposed roof deck location on the building incorporates second story view opportunities and design elements such as the trellis and retractable canopy that improves the visibility of the building from Sheridan Boulevard and park. The railing for proposed secondary rooftop deck emergency access route from the northeast corner of the deck to the north side of the building roof will have minimal visibility from the street.
- *B8. Exterior Building Materials.* The existing building materials and architecture includes stucco walls with brick detailing and aluminum or painted metal clad windows and doors. The roof top deck design materials include a stucco wall with brick cap detail and treated natural wood trellis system and railing. The applicant has proposed treated wood for the roof top railing and trellis system due to weight restriction and visual appeal. However, the proposed treated wood material of the rooftop deck trellis, railing and stairways is not consistent with the existing building architecture or allowed design standard materials.

- *B9. Architectural Design Guidelines.* The proposed building modifications includes neutral colors, clean horizontal lines and a roof deck that contributes to the positive redevelopment of Sheridan Boulevard. The secondary rooftop emergency access from the east side of the building diagonally connects to the midpoint of the northern edge of the building to minimize the visual impacts to the building design and architecture. The exterior stairways are located on the west side of the building and are not visible from 25th Avenue or Sheridan Boulevard.
3. Whether the following are arranged so that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, adequate fire protection can be provided and adverse impacts on adjacent property, including noise, glare, odors, vibration and fumes, are mitigated or eliminated.

Staff Comment: Below is a discussion of how the proposed SDP Amendment addresses traffic congestion, safety and welfare, and potential impacts on adjacent properties.

- a) **Location of buildings, structures and improvements:** The proposed construction of the roof top patio deck, roof top access and ground level outdoor patio area expansion, building and site improvements for the existing brewery may adversely impact adjacent properties.

Traffic. The applicant provided an updated Traffic Analysis prepared by Fox, Tuttle, Hernandez Transportation Group (Attachment D) that determined the additional trips anticipated for the proposed roof top deck and outdoor patio expansion will create an additional 24 peak hour trips and 33 peak hour trips on Saturday. The new vehicular trips for the project site are anticipated to be oriented to street parking on W. 25th Avenue and Sheridan Boulevard and the existing parking lot located on the south side of W. 25th Avenue. The Traffic Analysis concludes that the vehicular volumes generated by the project site are low on an hourly basis and it is not anticipated that any traffic movements to noticeably change the existing conditions. The City Traffic Engineer did not have any comments for the traffic analysis.

Noise. An updated Noise Impact Analysis Report prepared by D.L. Adams Associates (Attachment I) dated May 28, 2015 provides additional information and further analysis of the proposed SDP Amendment expansion for the outdoor patio area and roof top deck. The noise study analyzes the ground level patio noise sources for people only and the roof top deck noise sources includes people and four sound system loudspeakers. Eight locations including the building roof and property lines were used to measure existing data and model noise impacts for the proposed project. Tables 6 through 9 summarize the modeling results that identifies the increase in noise levels for the proposed addition of the roof top deck and ground level back patio area at six locations on the west side of the property.

The Noise Analysis concludes that the addition of the roof top deck and ground level patio will result in an increase of 1 dBA to average noise levels at the

northwest corner of the property and is not an unreasonable increase for the urban environment location. The average noise levels from the proposed rooftop deck and ground level patio may potentially exceed 50 dBA at the northwest corner of the property and maximum levels may exceed 55 dBA at this property line.

Pursuant to Ordinance No. 2015-05 (Attachment L) amending Section 10-14-10 of the Edgewater Municipal Code concerning Unreasonable Noise, requires that the Decibel limits that are emitted or caused to be emitted from the property to Residential Receptor Premises west of the property may not exceed 55 dBA from 7 am to 10 pm and 50 dBA from 10 pm to 7 am. The Commercial Receptor Premises located north, south and east of the property may not exceed 65 dBA from 7 am to 10 pm and 60 dBA from 10 pm to 7 am.

The updated Noise Impact Analysis Report Modeling results of Tables 4, 6, 7, 8 and 9 indicates that the baseline existing noise levels exceed and modeled proposed project noise levels in some locations exceed the allowable decibel levels pursuant to the City Code.

Staff recommends potential conditions of approval to address adverse noise impacts to surrounding properties and compliance with the Unreasonable Noise section of the City Municipal Code.

Lighting. Additional lighting for the proposed roof top deck, stairways and building will increase the potential glare impacts to adjacent properties. The photometric plan of the project site shows the location of proposed lighting for the rooftop deck area and existing building with no lighting for the ground level outdoor patio area. The lighting levels on the north and west side of the property will have minimal glare impacts to adjacent residential and commercial uses. The lighting levels at the southeast corner of the building includes the rooftop deck, street lights and exterior lighting along Sheridan Boulevard and 25th Avenue. The glare impacts of the proposed lighting will not adversely impact the adjacent streets or surrounding properties.

PLANNING AND ZONING COMMISSION ACTION:

After the conclusion of the public hearing, the Planning and Zoning Commissioners may approve or conditionally approve the SDP application finding it substantially meets the criteria, or deny the application finding it does not substantially meet the standards listed above and in the Staff Report dated June 3, 2015.

The Commission's decision must be rendered by adoption of a Resolution. Legal staff has provided resolutions appropriate for any decision available to the Planning and Zoning Commission. To act, the Planning and Zoning Commission should "Move to approve [read the title of the appropriate Resolution]."

POTENTIAL CONDITIONS OF APPROVAL:

1. All approved noise sources shall be labeled and described on the SDP Amendment. No additional noise sources shall be permitted.
2. The SDP Amendment project and property shall comply with the Unreasonable Noise Ordinance and Noise requirements of the Edgewater Municipal Code.

Exhibit "B"

STAFF REPORT: SECOND ADDENDUM

To: Karen Hing, Planning & Zoning Commission Chair and members of the Commission

From: Patty McCartney, City Planner

Cc: Carmen Beery, City Attorney
Beth Hedberg, City Clerk
Dan Maples, Community Services Director

Public Hearing Date and Location: July 1, 2015 at 7:00 p.m., Council Chambers
2401 Sheridan Blvd, Edgewater, Colorado

Applicant/Representative: Grant Babb
GDB Holdings LLC, dba Joyride Brewing Co.
2501 Sheridan Boulevard, Edgewater, CO 80214

Owner: Atlas Real Estate Group
2345 7th Street, Denver, CO 80211

Subject: Site Development Plan Amendment

Location of Request: 2501 Sheridan Boulevard
Edgewater, Colorado

SECOND ADDENDUM SUMMARY:

The applicant provided a Joyride Brewing – Clarification Letter for Updated City of Edgewater Noise Code (Attachment M), dated June 30, 2015 to clarify the Updated Noise Study analysis in regards to the Noise requirements of Chapter 10, Article 14 of the Edgewater Municipal Code (Code). The applicant has also clarified that the rooftop deck and outdoor patio hours of operation will cease at 10 pm.

PLANNING AND ZONING COMMISSION REVIEW

Eligibility: Per Sections 17-4-40 and 17-4-90, a change to an approved SDP requires a Planning & Zoning Commission Review and a resolution for approval, approval with conditions or denial of the application.

Review Criteria: In its review, the Commission shall consider the criteria listed in the June 3, 2015 and July 1, 2015 Addendum staff reports and the following updated criteria item:

3. Whether the following are arranged so that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, adequate fire protection can be

provided and adverse impacts on adjacent property, including noise, glare, odors, vibration and fumes, are mitigated or eliminated.

Staff Comment: Below is a discussion of how the proposed SDP Amendment addresses traffic congestion, safety and welfare, and potential impacts on adjacent properties.

- a) **Location of buildings, structures and improvements:** The proposed construction of the roof top patio deck, roof top access and ground level outdoor patio area expansion, building and site improvements for the existing brewery may adversely impact adjacent properties.

Traffic. The applicant provided an updated Traffic Analysis prepared by Fox, Tuttle, Hernandez Transportation Group (Attachment D) that determined the additional trips anticipated for the proposed roof top deck and outdoor patio expansion will create an additional 24 peak hour trips and 33 peak hour trips on Saturday. The new vehicular trips for the project site are anticipated to be oriented to street parking on W. 25th Avenue and Sheridan Boulevard and the existing parking lot located on the south side of W. 25th Avenue. The Traffic Analysis concludes that the vehicular volumes generated by the project site are low on an hourly basis and it is not anticipated that any traffic movements to noticeably change the existing conditions. The City Traffic Engineer did not have any comments for the traffic analysis.

Noise. An updated Joy Ride - Noise Impact Analysis Report prepared by D.L. Adams Associates (Attachment I) dated May 28, 2015 provides additional information and further analysis of the proposed SDP Amendment expansion for the outdoor patio area and roof top deck. The noise study analyzes the ground level patio noise sources for people only and the roof top deck noise sources includes people and four sound system loudspeakers. Eight locations including the building roof and property lines were used to measure existing data and model noise impacts for the proposed project.

The Clarification Letter and Update Noise Impact Analysis Report (Attachment M) dated June 30, 2015 indicates that there will be an increase of decibels to the residential properties located North West of the property. Table 6 of the report and clarification letters shows an increase of noise levels to the residential receiver locations that would result in a total decibel level of 54.5 at receptor location E, 54.6 at receiver location F and 56.3 at receiver location G. This scenario analyzes the average noise level of the proposed rooftop deck and patio with the average traffic and baseline noise levels.

Table 8 of the report shows a 1.8, 3.6 and 3.9 increase in decibel levels to the receiver locations E, F and G respectively (all located at residential property lines). This would give a total decibel level of 56.2, 57.1 and 58.9 for receptors E, F and G respectively. The same table shows the baseline of 54.4, 53.5 and 55 for the above mentioned receptor locations respectively. Table 8 of this analysis uses a scenario where the noise level from the roof top deck and patio are at a

maximum noise level and combined with the average noise levels of traffic and baseline noise levels.

Pursuant to Section 10-14-10 (d) (3) of the Edgewater Municipal Code (Code), "When it is determined that the background sound pressure level at receptor premises equals or exceeds the maximum allowable sound pressure level specified in Table A, then the background sound pressure level is the standard that cannot be exceeded by the noise source". Table A of the Code Section 10-14-10 states the maximum decibel levels of residential premises receptor at 55 for 7am – 10pm and 50 for 10pm – 7am. Legal staff interpretation of this Section of the Code determined that the background sound pressure level includes all background noise sources and the maximum decibel level of any noise source shall be applicable.

The residential premise receptors location G in Table 6 (average proposed project noise level with average traffic and baseline noise level) and all residential receptor locations in Table 8 (maximum proposed project noise level with maximum traffic and baseline noise level) are not only increasing the level of noise but also beyond the allowable thresholds for noise pursuant to the Code.

The proposed Amendment to the approved SDP exceeds the maximum allowable decibel levels and noise emitted by the proposed project will adversely impact adjacent properties.

Lighting. Additional lighting for the proposed roof top deck, stairways and building will increase the potential glare impacts to adjacent properties. The photometric plan of the project site shows the location of proposed lighting for the rooftop deck area and existing building with no lighting for the ground level outdoor patio area. The lighting levels on the north and west side of the property will have minimal glare impacts to adjacent residential and commercial uses. The lighting levels at the southeast corner of the building includes the rooftop deck, street lights and exterior lighting along Sheridan Boulevard and 25th Avenue. The glare impacts of the proposed lighting will not adversely impact the adjacent streets or surrounding properties.

PLANNING AND ZONING COMMISSION ACTION:

After the conclusion of the public hearing, the Planning and Zoning Commissioners may approve or conditionally approve the SDP application finding it substantially meets the criteria, or deny the application finding it does not substantially meet the standards listed above and in the Staff Report dated June 3, 2015.

The Commission's decision must be rendered by adoption of a Resolution. Legal staff has provided resolutions appropriate for any decision available to the Planning and Zoning Commission. To act, the Planning and Zoning Commission should "Move to approve [read the title of the appropriate Resolution]."

STAFF RECOMMENDATION:

Staff recommends denial of the SDP Amendment request to allow the proposed expansion of the Joy Ride Brewery located at 2501 Sheridan Boulevard as it exceeds and does not meet the maximum allowable noise levels of the Code nor substantially meet all of the approval criteria.