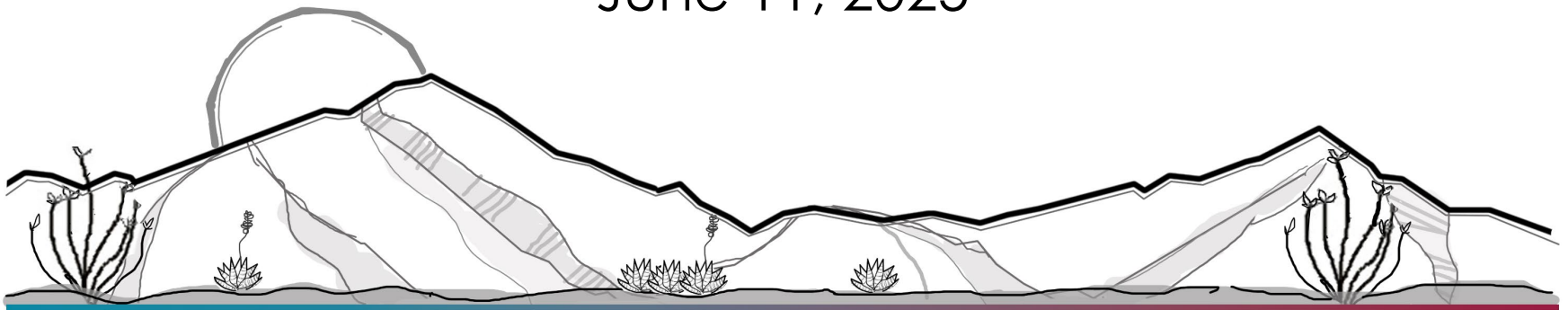


## Docket SU25-11

Special Use Authorization for an  
Off-Site Winery Tasting Room

Planning and Zoning Commission  
June 11, 2025



# DEVELOPMENT SERVICES

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Applicant: Chris Brinkmeyer

Location: 5405 E. Patriot Trail  
APN 305-55-062

Zoning: RU-10

Plan Designation: Rural

Growth Area: D – Rural Areas

Current Use: Vineyard

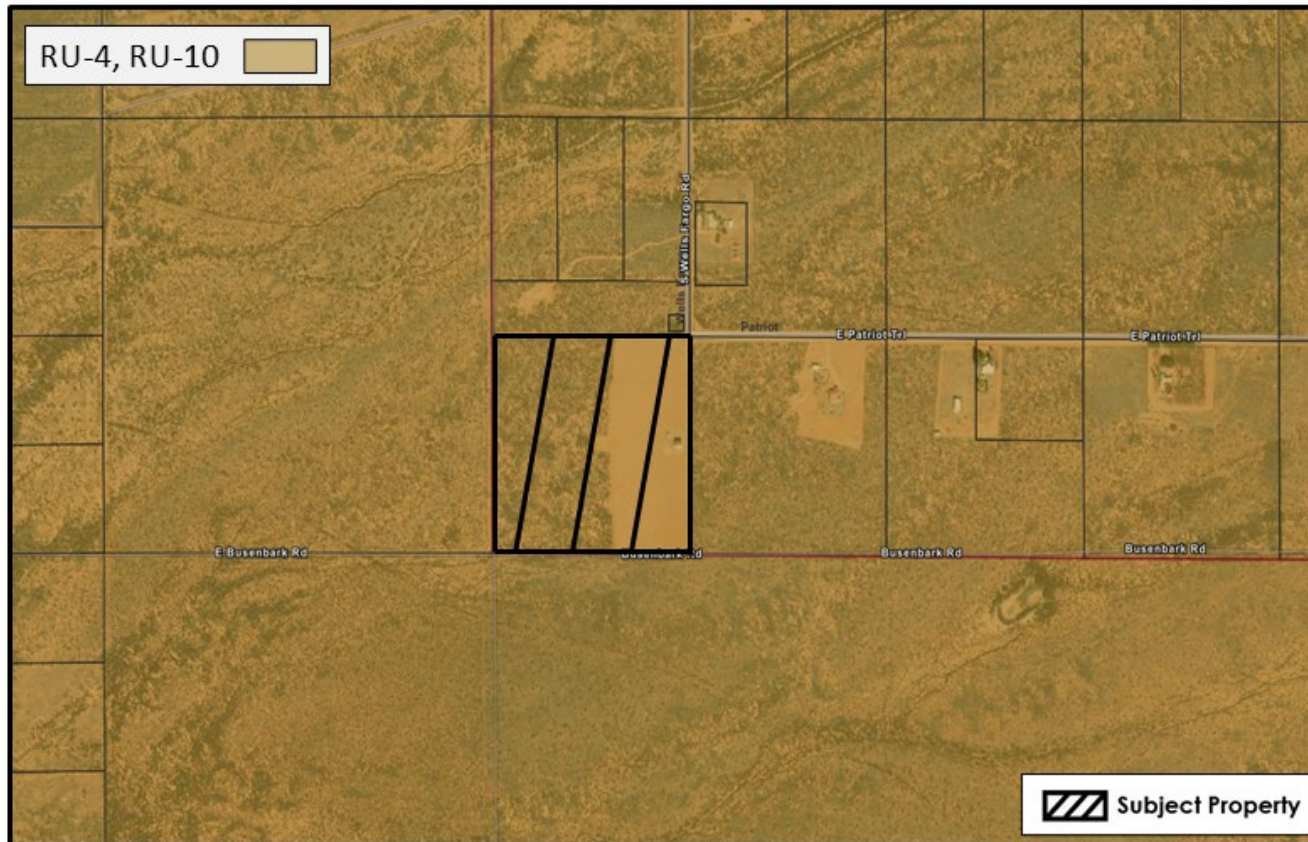
Proposed Uses: Vineyard, off-site tasting room  
with sales and distribution

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



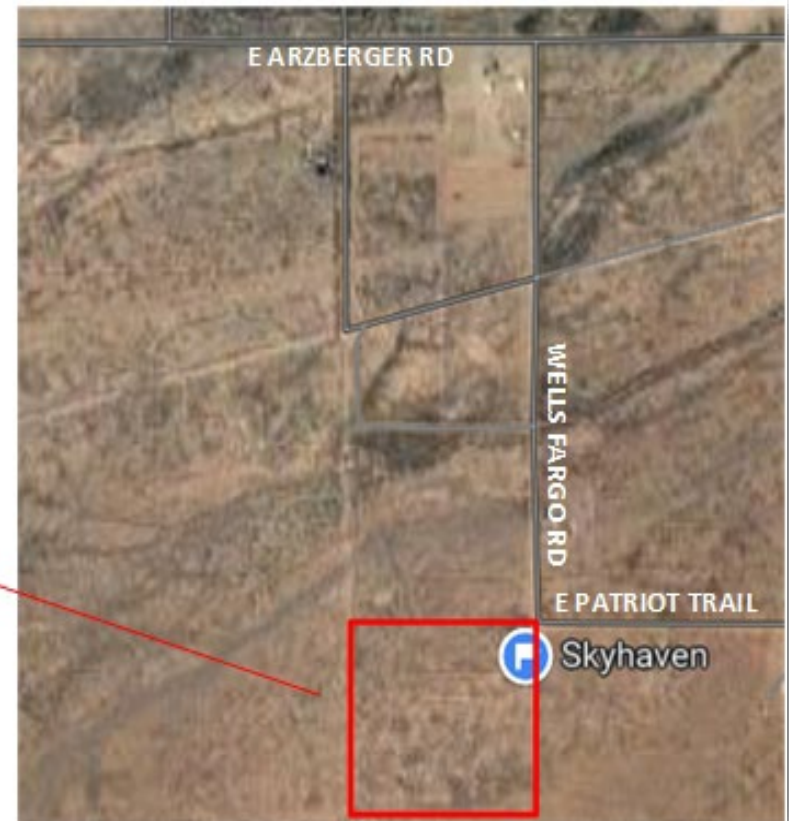
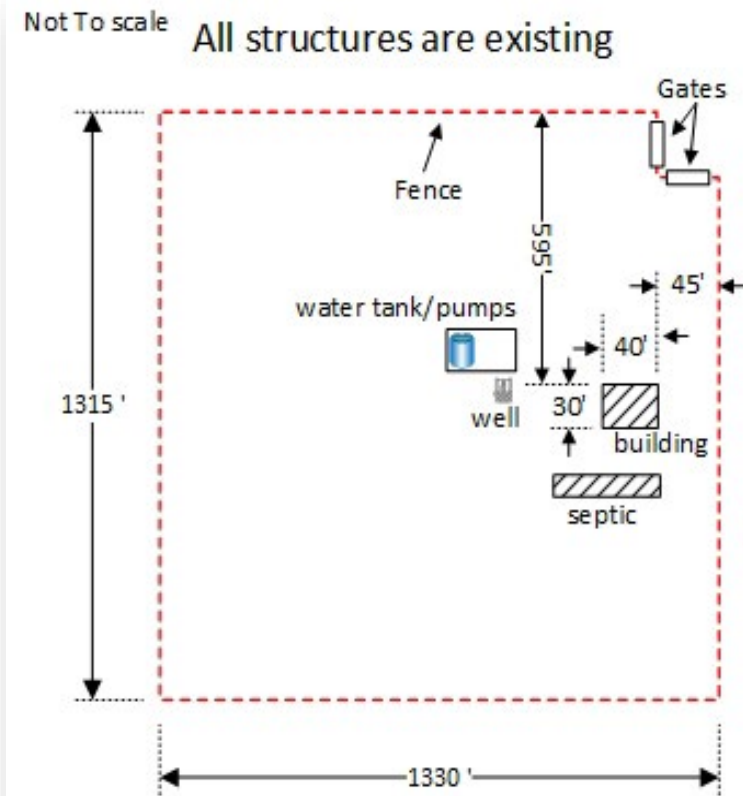
SU25-11 (Off-Site Tasting Room)

5405 Patriot Trail (APN 305-55-062)

N.T.S



## Site Plan



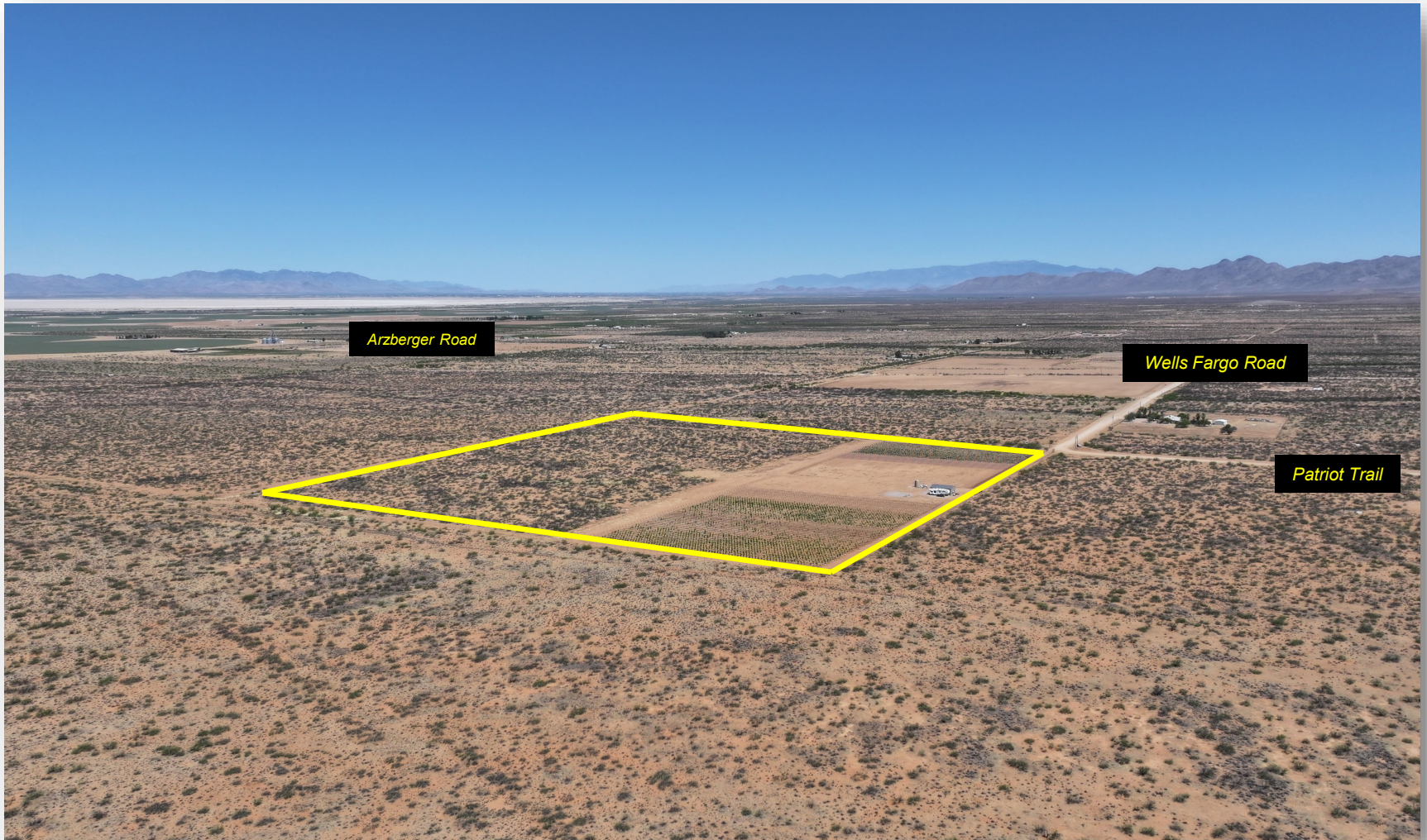
## Project Details

- Agricultural Exemptions
  - Allowed in all zoning districts
  - Administrative application
- Wineries
  - Tasting room and retail sales
    - Incidental to vineyard, winery
    - Farm, small production, large production
  - Manufacturing, wholesaling, distribution
    - Exceeds 40k gallons/year for farm wineries

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# **DEVELOPMENT SERVICES**

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## Special Use Authorization Factors

- |  |                       |
|--|-----------------------|
| 1. Compliance with adopted plans           | <b>Complies</b>       |
| 2. Compliance with zoning district purpose | <b>Complies</b>       |
| 3. Development along major streets         | <b>Not Applicable</b> |
| 4. Traffic circulation                     | <b>Not Applicable</b> |
| 5. Adequate services and infrastructure    | <b>Complies</b>       |
| 6. Significant site development standards  | <b>Complies</b>       |
| 7. Public input                            | <b>Complies</b>       |
| 8. Hazardous materials                     | <b>Not Applicable</b> |
| 9. Off-site impacts                        | <b>Complies</b>       |
| 10. Water conservation                     | <b>Complies</b>       |

# DEVELOPMENT SERVICES

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## Factors in Favor of Approval

- Complies with applicable factors
- Support from an adjacent property owner
- Abuts public land

## Factors Not in Favor

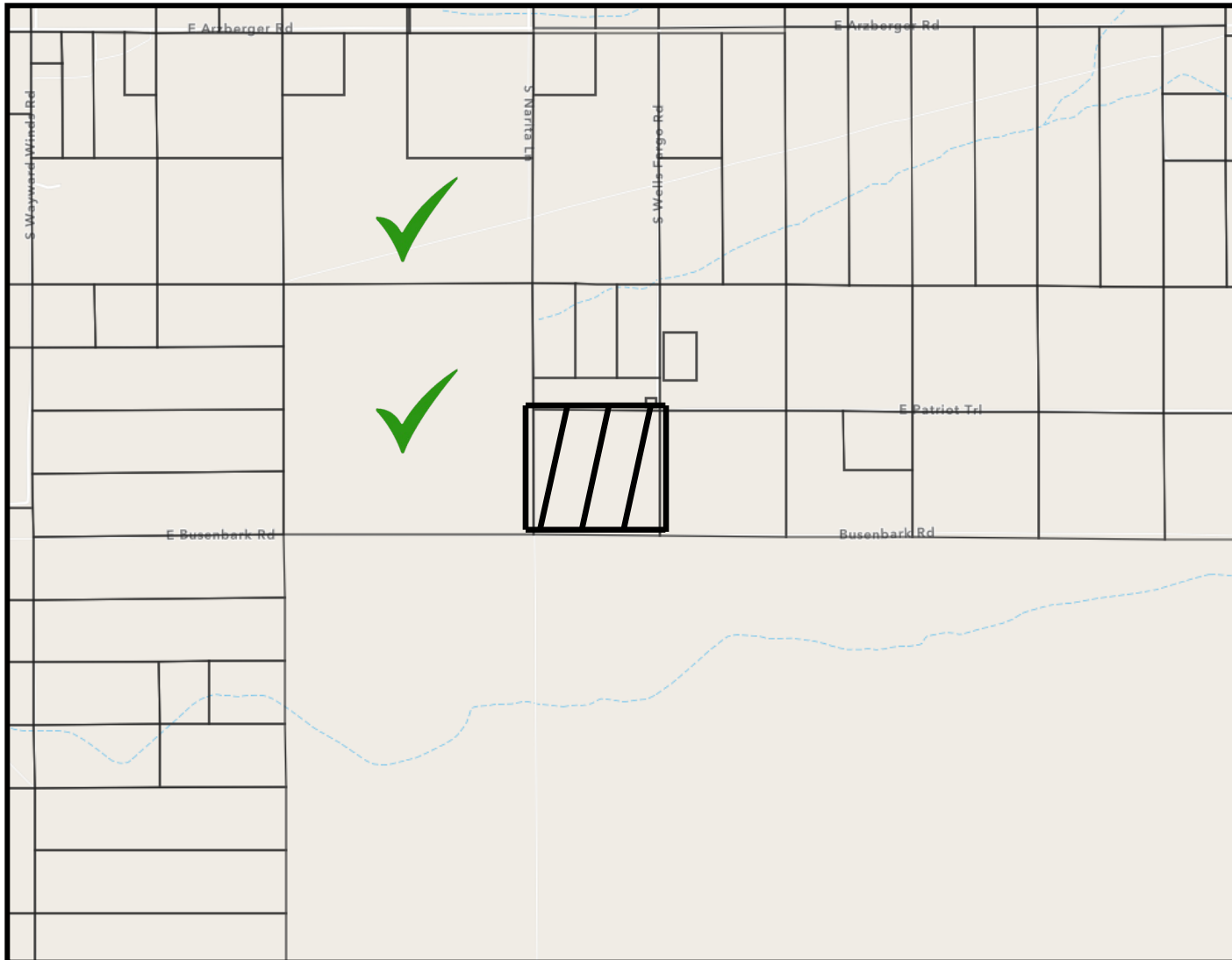
- No opposition from nearby property owners

## Citizen Review / Public Notice

- 8 May
  - Applicant letters
- 8-14 May
  - Notices
  - Posting
  - Legal ad

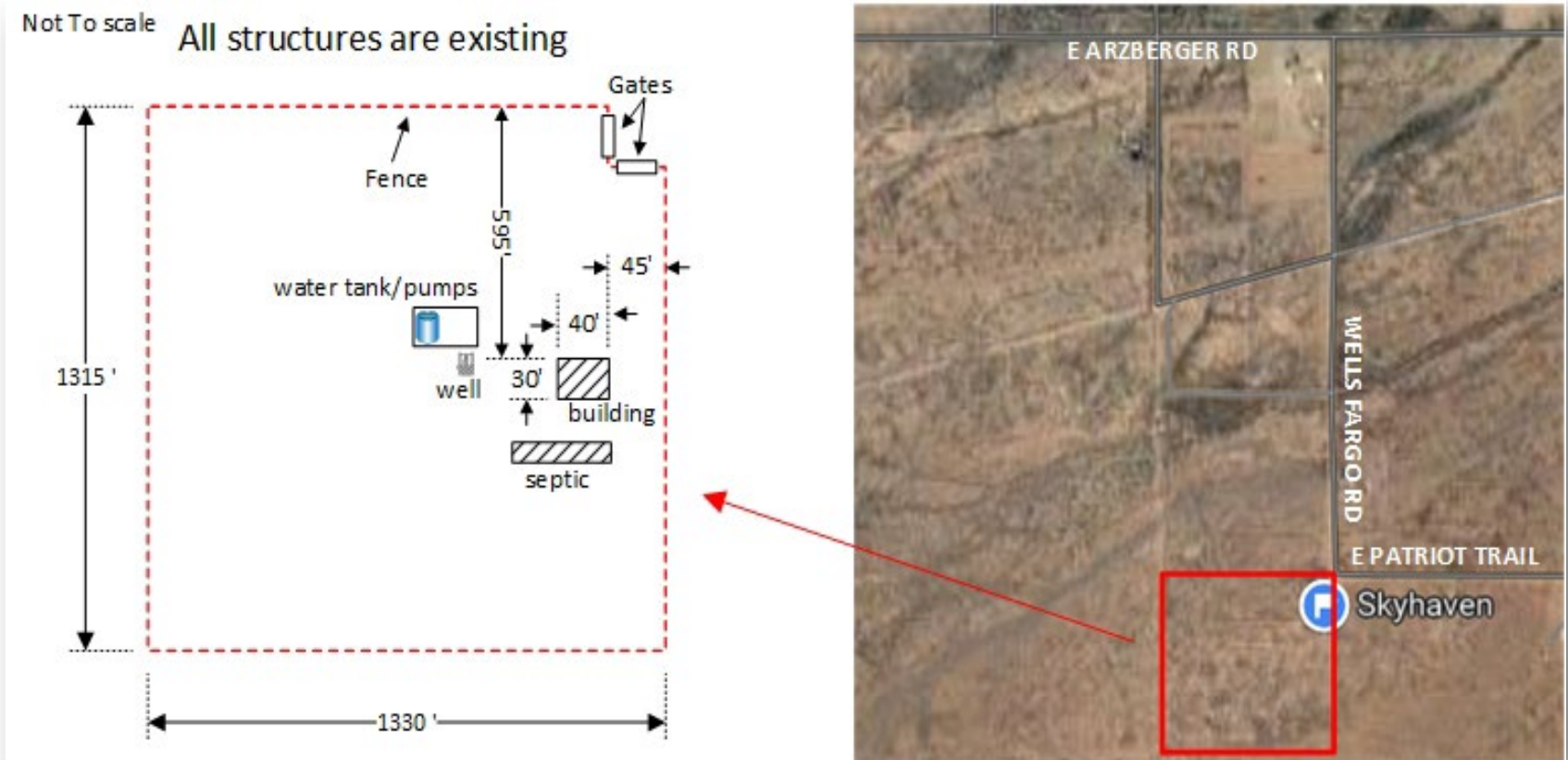


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-11 to allow an off-site wine tasting room with sales and distribution:

1. Wine tasting room, sales, and distribution storage areas shall be housed in the existing building.
2. Total production and distribution of wines produced on- and off-site is limited to 40k gallons per year.
3. Expansion of the existing building or construction of new buildings for production, processing, and/or distribution require a special use modification.

*\*Standard conditions related to conditions, permitting, and modifications apply to this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU25-11 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU25-11

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