




# STAFF REPORT COVER SHEET

June 20, 2017

<b>Address:</b>	143 Maple Ave E	<b>Case Number:</b>	PF-43-17-CP
<b>Public Meeting Date:</b>	6/28/2017	<b>Applicant:</b>	Candace Child, Agent
<b>Board/Commission:</b>	Planning Commission	<b>Owner:</b>	Whole Foods Market
<b>Existing Zoning:</b>	C-1 & C-2	<b>Existing Land Use:</b>	Commercial
<b>Brief Summary of Request:</b>	Recommendation to the Board of Zoning Appeals for approval of a conditional use permit for live entertainment.		
<b>Site Improvements:</b>	n/a		
<b>Size of Property:</b>	110,202 sf (2.5 acre)		
<b>Staff Recommendation</b>			
APPROVE			
<b>Brief Analysis</b>			
<p><b>PROPERTY HISTORY</b></p> <p>Whole Foods received conditional use permit for outdoor seating on December 18, 1996.</p> <p><b>COMPATIBILITY WITH THE COMPREHENSIVE PLAN</b></p> <p>The proposal is furthering the goal of the Comprehensive Plan by activating street.</p> <p><b>COMPATIBILITY WITH THE ZONING ORDINANCE</b></p> <p>The proposal is compatible with the Zoning Ordinance.</p>			
<b>Attachments:</b>	Site Plans <input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/>		
<b>Reviewed By:</b>	Hyojung Garland	<b>Date:</b>	6/20/2017
<b>Approved By:</b>	Choose an item.	<b>Date:</b>	Click or tap to enter a date.
<b>Last Updated By:</b>	Choose an item.	<b>Date:</b>	Click or tap to enter a date.

***Introductory Comments & Current Proposals:***

The opening of the Whole Foods Market in early November capped a year-long metamorphosis of the old Lowes site at 143 Maple Ave, East. As a part of the redevelopment of the subject property, the owners intended to use the triangular-shaped sidewalk area adjacent to the northwest wall of the market for use by those patrons desiring to consume prepared foods on premises. The proposal was approved and the Whole Foods Market received conditional use permit for the outdoor seating on December 18, 1996.

Currently, the owner is requesting a conditional use permit for live entertainment. Per the description from the applicant, the live entertainment is typically planned on the patio with outdoor seating but may occur inside the pub area due to the weather condition. Summer concert is planned every Saturday from 5:30-8:30pm in June, July and through August. Bands are mainly single and duo artists.

***Required Commission/Board approvals:***

Whole Foods Market seeks a conditional use permit for the establishment of a "Live Entertainment" in accordance with the language of Sec. [18-74](#), [18-89](#) and 18-[209:216](#) of the Town Code. These regulations require the grant of said conditional use permit by the Board of Zoning Appeals after review and recommendation by the Planning Commission.

***Staff Recommendations:***

Outdoor seating has been recognized as the most important desired feature by the business community according to Town/Business Liaison Committee (TBLC) survey in 2017. Staff considers providing live entertainment completes the space. Creating a vibrant, dynamic ambiance is part of the goals in the Maple Avenue Corridor per the 2015 comprehensive plan update. This proposal will help to create a social gathering with livelier commercial activities. Therefore, staff recommends approval.