

Voodoo Brewery Co

On-Premises Alcohol/Package Wine and Beer

10/12/2022



Plumgate Specific Plan District Handbook

- Maximum of three restaurants, each is limited to 5,000 sq ft. The total square footage of all three combined cannot exceed 8,000 sq ft.
 - ✓ Starbuck's ±1,612 sq ft
 - ✓ The Kitchen Table ±1,574 sq ft
 - ✓ Vacant Space ±4,600 sq ft
 - ✓ Total combined square footage of ±7,786
- Table service of alcohol is allowed in two of the three restaurants. Alcohol may not be purchased for off-premise consumption. No gaming is allowed.
 - ✓ Table service of alcohol will occur at Voodoo and The Kitchen Table
 - ✓ Package beer will be sold at Voodoo; however, it will not be sold in conjunction with the restaurant.
 - ✓ Package beer will be sold as specialty retail, which is permitted at this location.



Plumgate Specific Plan District Handbook

- Alcohol service and sales (as an ancillary use to specialty retail) may be permitted on parcel number 019-033-50 only and shall not exceed 50% of the overall gross floor area or 1,200 sq ft.
 - ✓ Voodoo is located on parcel number 019-033-50
 - ✓ The alcohol service and sales area will not exceed 50% of the overall gross floor area or 1,200 sq ft
 - ✓ The alcohol service and sales has been interpreted to be the bar area and “grab and go cooler” (approximately 162 sq ft)
 - ✓ The specialty retail area consists of t-shirts, hats, and other merchandise (approximately 242 sq ft)
- Food in the form of appetizers shall be available at all times when the bar is open and drinks are being served. Water shall also be made available. Package alcohol sales are restricted to wine and beer, including all gift baskets.
 - ✓ Food will be available through the restaurant at all times when the bar is open and drinks are being served
 - ✓ Water will be available
 - ✓ Package sales will consist of beer only

PROFESSIONAL/MEDICAL, OFFICE

Allowed Uses

- Professional/business/medical office.
- Public and quasi-public facilities and uses such as libraries or satellite offices.
- Business/vocational schools
- Basement storage
- Medical or dental laboratory (accessory to dental or medical offices).
- Optical Centers
- Veterinarian offices or clinics (no outside kennels)
- One pharmacy accessory to medical office uses. (The pharmacy must be located within a medical office, but may serve all medical uses on site and shall count toward the medical office overall square footage).

Prohibited Uses

- Car rental offices with on site storage of rental vehicles.
- Rental offices with on site storage of rental equipment if needed to be stored outside.
- Any other uses not listed.
- Retail drug store

Development Characteristics

- Front Yard Setback: 10 feet (landscaped)
- Side Yard Setback: 5 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3.
- Maximum Stories: 2

Loading

- Loading shall be limited to panel truck deliveries and shall not have a loading dock.

COMMERCIAL

Allowed Uses

- Bakeries, retail (baking on premises with all baked goods sold at retail on premises)
- Barber shop/beauty salon
- Cultural facilities (including art galleries, libraries, and museums) private and/or publicly owned.
- Dry cleaning (limited to pick up and delivery with no on-site cleaning).
- Small copy store (eg: "Mail Boxes, etc.")
- Professional/business/medical (max. 10,000 s.f. of total office sq. ft) offices.

- Restaurants, maximum of three (3) with each limited to 5,000 s.f. The area of the three restaurants combined may not exceed 8,000 s.f. Table service of alcohol is allowed in two of the three restaurants. Alcohol may not be purchased for off-premise consumption. No gaming is allowed.

- A Single Restaurant with liquor sales. The lounge area may not exceed 20% of the gross floor area or 780 s.f., whichever is less, with no more than 8 bar stools. The restaurant shall have a full kitchen that is open whenever the lounge is open.

- Specialty retail shops (ie: jewelry, boutiques, books, craft, antiques, groceries, etc.)

- Fitness Centers, not to exceed 1,620 sq. ft. in gross floor area

- Alcohol Service and sales (as an ancillary use to specialty retail) may be permitted on parcel number 019-033-50 only and shall not exceed 50% of the overall gross floor area or 1,200 square feet. Food in the form of appetizers shall be available at all times when the bars is open and drinks are being served. Water shall also be made available. Package alcohol sales are restricted to wine and beer,

including all gift baskets.

Prohibited Uses

- Car Washes
- Convenience Stores
- Car rental offices with on site storage of rental vehicles
- Outdoor storage of equipment and merchandise
- Service stations with or without convenience store.
- Drug store/pharmacy not accessory to medical office use.
- Individual retail businesses exceeding 5,000 sq. ft in floor area.
- Outdoor music shall be prohibited on the property.
- Entertainment facilities (including video arcade, game arcade fun center and other similar activities).
- No 24-hour uses. Hours of operation are limited to 7:00 a.m. to 10:00 p.m. seven days a week (customers must be out of the premises by 10:00 pm), except a bakery use and coffee shop may open at 6:00 a.m. and fitness center at 6:00 am. Alcohol service and sales, as permitted on parcel 019-033-50, shall be permitted to operate between 11:00 am and 11:00 pm (customers must be out of the premises by 11:00 pm).
- Freestanding ATM Machines
- Any other use not listed
- No 'Drive through' service windows are allowed.

Development Characteristics

- All residential adjacency standards shall be met
- Front Yard Setback: 10 feet landscaped
- Side Yard Setback: 10 feet, 20 feet if adjacent to residential with buffering
- Rear Yard Setback: 10 feet
- Maximum Building Height: Refer to Figure 2-2 Building Height Plan on page 2-3
- Maximum Stories: 1