

MEMORANDUM

DATE: October 12, 2010

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: BCC Case # MIS 10-5490 Santa Fe Brewing Tap House

ISSUE:

Santa Fe Brewing Company, dba Santa Fe Brewing Company Tap House, Applicant, Brian Lock, Owner, request approval of a Small Brewer Off-Site "B" Liquor License. The subject property is located at 7 Caliente Road, Unit A-9, at La Tienda at Eldorado, within Section 16, Township 15 North, Range 10 East, (Commission District 5).

SUMMARY:

Ordinance No. 2005-08 (U.S. 285 South Highway Corridor Zoning District) designates this site as Village Mixed Use which allows Taverns and Bars as a Special Use. A Special Use is defined, within Ordinance No. 2005-08, as a use that is allowed if a Master Plan and Development Plan are approved by the Board of County Commissioners, in accordance to the applicable procedures of the code.

On August of 2002, La Tienda at Eldorado (formerly The Village at Eldorado) received Master Plan and Development approval to allow a Pub (tavern or bar) at this site, therefore a small brewer (Pub) is allowed at this site.

The Applicant is requesting approval of a Small Brewer off site "B" Liquor License. This type of license allows for on premise consumption and package sales of beer only. The Santa Fe Brewing Tap House will operate as a "tasting room" where the public can taste the product produced by Santa Fe Brewing and purchase the packaged product. The hours of operation are listed in the Applicants letter of intent which is attached as exhibit "A".

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a Small Brewer off site “B” Liquor License at this location.

RECOMMENDATION:

Staff has reviewed this application and has found the following facts to support this submittal: the U.S. 285 South Highway Corridor Zoning District designates this site as Village Mixed Use which allows Taverns and Bars as a Special Use; La Tienda at Eldorado, formerly the Village at Eldorado, received Master Plan and Development Plan approval to allow a Pub, tavern or bar at this site; the Applicants request complies with Ordinance No. 2005-08, Master Plan approval and the Santa Fe County Land Development Code; the Applicant has met the State of New Mexico requirements for noticing, distance from Schools and Churches. Staff recommends **approval** of the Applicants request for a Small Brewer off site “B” Liquor License to be located at 7 Caliente Road, Unit A-9, within La Tienda at Eldorado.

ATTACHMENTS:

- Exhibit “A”- Letter of Intent
- Exhibit “B”- Alcohol and Gaming Division Preliminary Approval
- Exhibit “C” – Zoning Statement
- Exhibit “D”- Vicinity Map
- Exhibit “E” – Floor Plan - Unit A-9
- Exhibit “F” – Parking Site Plan
- Exhibit “G” – Zoning Map and Use List