



# Rapid City Planning Commission

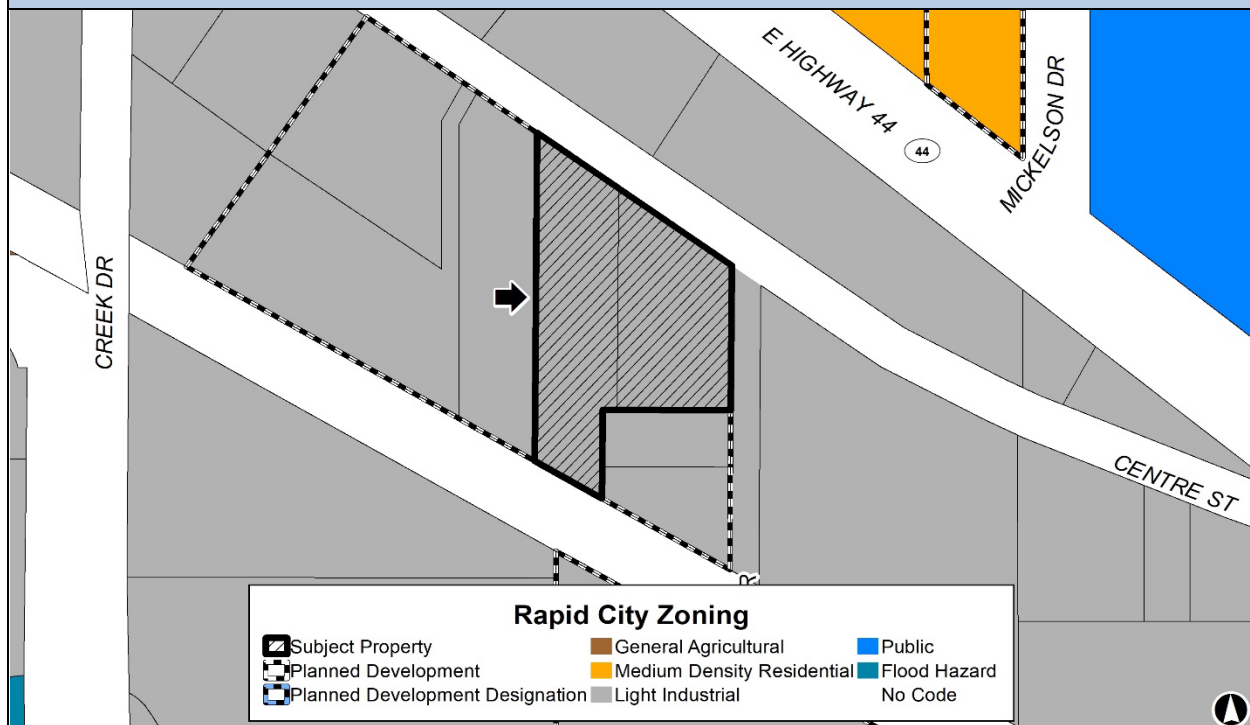
## Planned Development Overlay Project Report

### April 21, 2021

Item #7	
<b>Applicant Request(s)</b>	
Case #22PD017 – Major Amendment to a Planned Development Overlay to allow wine manufacturing	
Companion Case(s) N/A	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends approval of the Major Amendment to Planned Development Overlay with the stipulations noted below.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Major Amendment to a Planned Development Overlay to allow wine manufacturing. The subject property is 2.23 acres in size and zoned Light Industrial District with a Planned Development Overlay. Farm wineries are classified as a Conditional Use in the Light Industrial District. Firehouse Wine Cellars is proposing to relocate the wine manufacturing facet of their business currently operated downtown to the existing 13,568 square-foot building situated on this property. The winery tasting room and retail will continue operation downtown. A 7,787 square-foot portion of the existing building located on the subject property will be used for manufacturing with the remaining 5,781 square feet dedicated to storage. The operation will include bringing in production inputs such as grapes and bottles and sending out completed and filled cases of wine. The manufacturing process will be conducted entirely indoors and there will be four employees at the facility. There is no current plan to retail wine from this location. The loading zone and garbage dumpster will be located in the southwest corner of the building. There is an existing ground-mounted sign located in the northeast corner of the site and the sign face will be changed to advertise the new use. The applicant is requesting an Exception to reduce the amount of landscaping required by 10,410 landscaping points. This site was previously occupied by US Foods which is a food supplier and distribution company.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Fat Boy's Inc	Planner: Tanner Halonen
Property Owner: Tiny Townes LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Hermanson Egge Engineering, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: City
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	940 Kennel Dr
Neighborhood	Southeast Connector
Subdivision	Sales Barn
Land Area	2.23 acres – 97,139ft <sup>2</sup>
Topography	Downwards slope from north to south
Access	Kennel Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI – PD	LI	Food supplier and distributor
Adjacent North	LI	LI	Offices / retail Propane plant
Adjacent South	LI – PD LI	LI	Offices Warehouse
Adjacent East	LI	LI	Office / warehouse
Adjacent West	LI - PD	LI	Office / warehouse

### Zoning Map

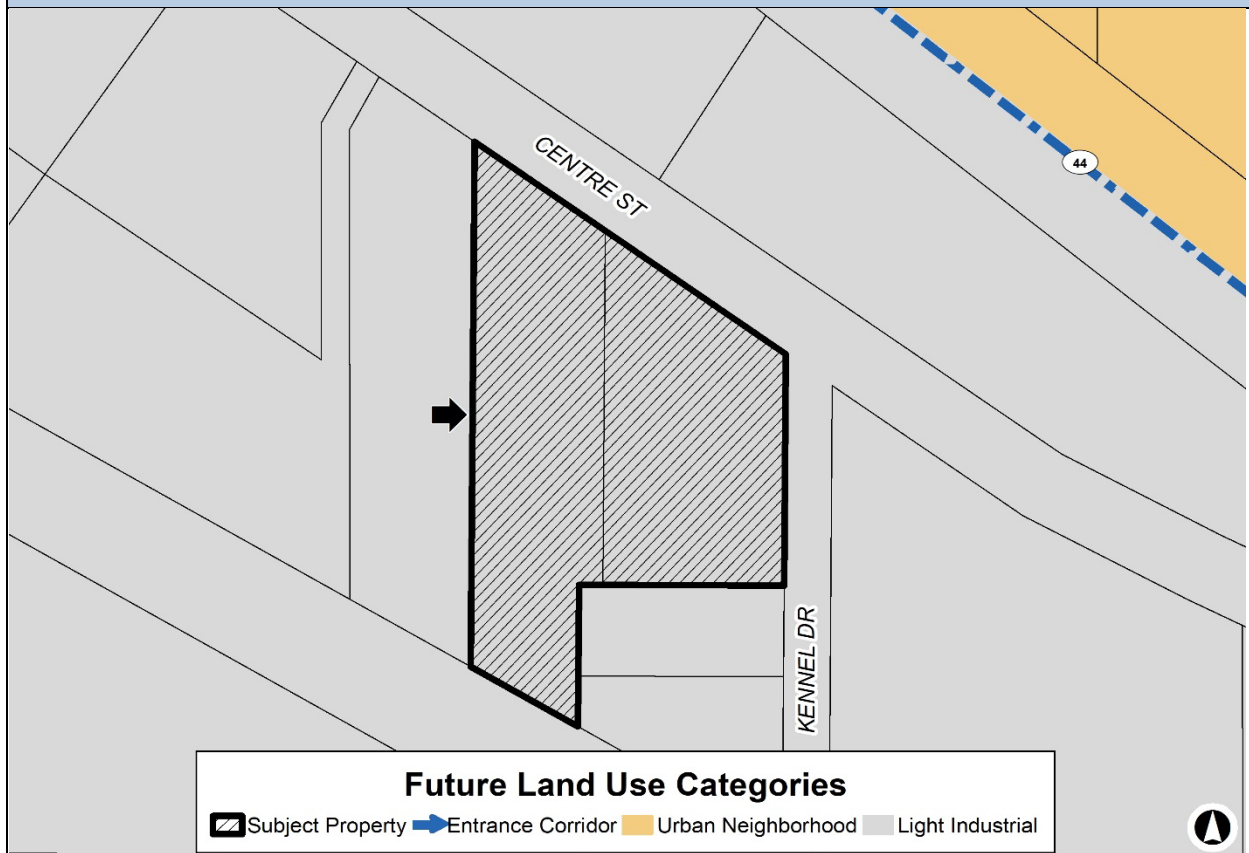


### Existing Land Uses

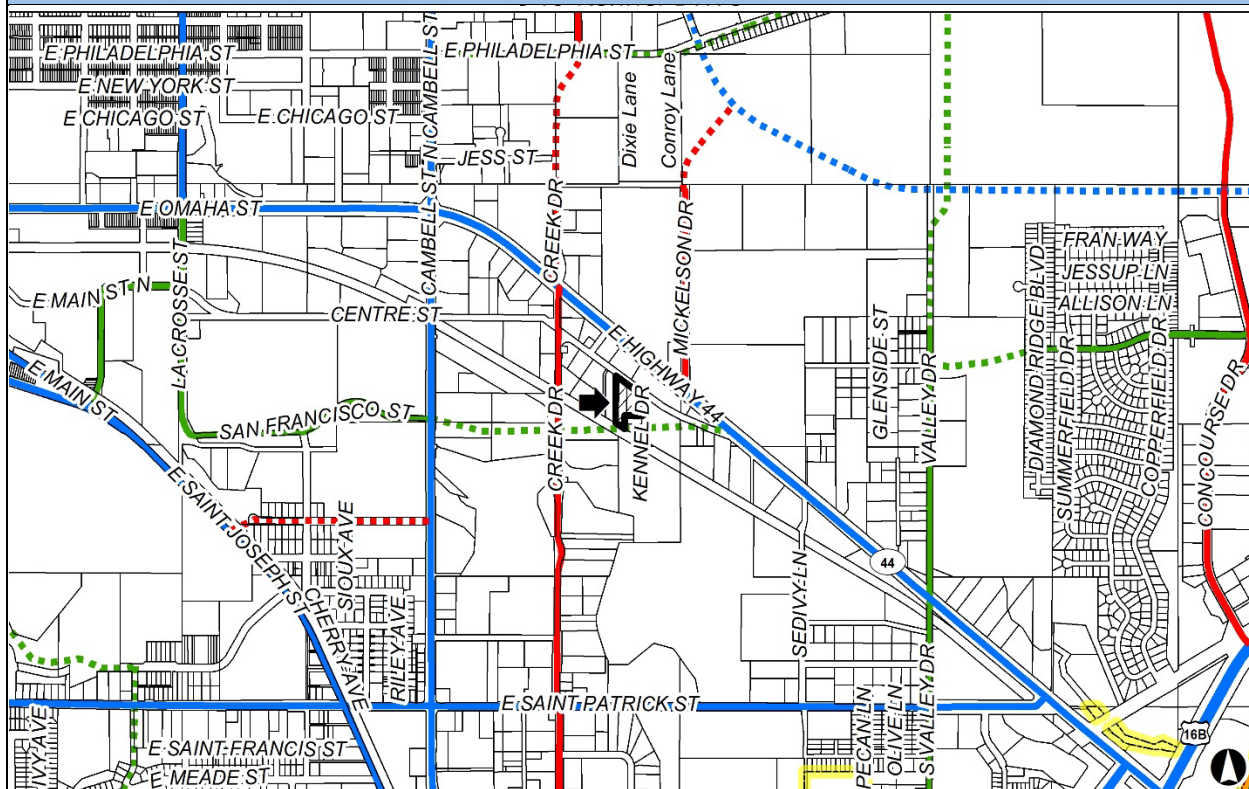




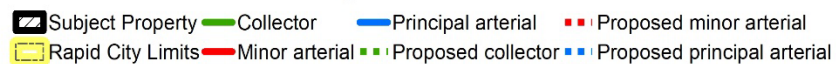
## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan




Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	No requirement	2.23 acres	
Lot Width	No requirement	112 feet	
Maximum Building Heights	4 stories or 45 feet	Existing - 1 story or 18 feet	
Maximum Density	75%	Existing - 44%	
Minimum Building Setback:			
• Front	25 feet	Existing - 147 feet	
• Rear	25 feet	Existing - 175 feet	
• East Side	25 feet	Existing - 27 feet	
• West Side	25 feet	Existing - 38 feet	
Minimum Landscape Requirements:	83,571		
• # of landscape points	83,571	73,161	
• # of landscape islands	No requirement	None	
Minimum Parking Requirements:			
• # of parking spaces	18	19	
• # of ADA spaces	1	1	
Signage	As per RCMC 17.50.100	Existing – ground-mounted	
Fencing	As per RCMC 17.50.340	Existing – chain-link fencing for mechanical equipment at the rear of the building	

Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Major Amendment to a Planned Development Overlay:</b>	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is comprised of approximately 2.23 acres of land zoned General Commercial District with a Planned Development Overlay. There are no unique conditions in question due to the size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	This application for a Major Amendment to the Planned Development Overlay allows the City to review the compatibility of the proposed development with adjacent land uses. Staff has not identified any unique hardships or practical difficulties in meeting the regulations with this property.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant has requested an Exception to reduce the amount of landscaping required by 10,410 landscaping points. The purpose and intent of landscaping requirements in industrial districts are to enhance the environmental and aesthetic conditions of the property, to provide a natural buffer and screening from industrial activities, to reduce heat, noise, wind, and the glare of automobile lights. The property has 43,350 square feet of open space where additional plantings could be added to improve the visual appearance of the site. There are no unique hardships associated with this property that makes meeting the landscaping requirements unattainable. The adjacent properties are considered legal non-conforming.

	In the instance where there is a change of use or expansion of 20% or more, these sites will have to comply with the landscaping provisions or seek either an Exception or Variance. Reducing the landscaping requirements for industrial properties where no hardship exists would set a precedent for future projects within this area.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	Farm wineries are a Conditional Use in the Light Industrial District. A review of the proposed project through a Major Amendment to the Planned Development Overlay serves as a land use tool to review the compatibility of the project with surrounding land uses. The Planned Development process does not deprive the applicant of the rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	<p>The stipulations of approval of the Major Amendment to the Planned Development Overlay will serve to reasonably mitigate any adverse impacts.</p> <p><u>Building:</u> The existing one-story building is 18-feet in height and 13,568 square feet in size. A 7,787 square-foot portion of the building is proposed to be used for manufacturing whereas the remaining 5,781 square feet are to be used for storage.</p> <p><u>Parking:</u> The proposed use requires that a minimum of 18 parking spaces be provided with one of the spaces being an ADA van accessible. The applicant's site plan identifies 19 spaces as required and is designed in compliance with the City's Parking Regulations.</p> <p><u>Landscaping:</u> The change in use requires that a minimum of 83,571 landscaping points be provided. The applicant's site plan identifies 43,350 square feet of grass, 12 large trees, and one medium tree. The site plan indicates 73,161 landscaping points have been provided, thus deficient by 10,410 points. Reducing the landscaping requirements for an industrial property where no hardships exist would set a precedent for future projects within this area and ultimately would lessen the visual appearance of the site.</p> <p><u>Signage:</u> An existing ground-mounted sign is located in the northeast corner of the property; the sign face will be changed to advertise the proposed use.</p>
6. The requested Exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	As noted previously the applicant is requesting an Exception to reduce the amount of landscaping required. Granting an Exception to reduce the landscaping points required does not meet the objectives of the Zoning Ordinance.

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>
<b>In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:</b>

<b>Comprehensive Plan Conformance – Core Values Chapters</b>
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 <b>A Balanced Pattern of Growth</b>	
BPG-3.1A	<b>Balance of Uses:</b> A food distributor and supplier has existed at the property for several years. The applicant is proposing to redevelop the property for wine manufacturing.
 <b>A Vibrant, Livable Community</b>	
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> The proposed building is a redevelopment project located in an area with existing infrastructure.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The property is located south of Highway 44 which is classified as Principal Arterial Street and east of Creek Drive which is classified as a Minor Arterial Street on the City's Major Street Plan.
 <b>Economic Stability and Growth</b>	
EC-1.3A:	<b>Local Business Support:</b> The redevelopment project supports the expansion of a local business.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> Public Input Opportunities: The proposed Major Amendment to a Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	Light Industrial
<b>Design Standards:</b>	
GDP-EA1:	<b>Parking Location and Screening:</b> The visual impact of parking and loading is minimized by being located at the rear of the building away from the primary street frontage of Centre Street.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	Southeast Connector
<b>Neighborhood Goal/Policy:</b>	
N/A	

<b>Findings</b>
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Staff has reviewed the Major Amendment to the Planned Development Overlay pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
<b>Staff recommends that the Major Amendment to a Planned Development to allow wine manufacturing to be approved with the following stipulations;</b>	
1.	A minimum of 18 parking spaces shall be provided with one of the spaces being ADA “van” accessible. In addition, parking shall be designed in compliance with the City’s Parking Regulations;
2.	A minimum of <b>83,571</b> landscaping points shall be provided. All landscaping shall be designed in compliance with the City’s Landscaping Regulations;
3.	All signage shall continually conform to the Sign Code. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each sign; and,
4.	The Major Amendment to the Planned Development Overlay shall allow for wine manufacturing. Any change in use or expansion of use that is permitted in the Light Industrial District shall require the review and approval of a Building Permit contingent that sufficient parking is provided. Any change in use or expansion of use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.



## Rapid City Community Planning & Development Services

### Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
<b>Case # 22PD017</b>	Major Amendment to Planned Development Overlay to allow wine manufacturing
<b>Companion Case(s)</b>	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
4.	All requirements of the currently adopted Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
7.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Amendment;
8.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.