



Rapid City Planning Commission

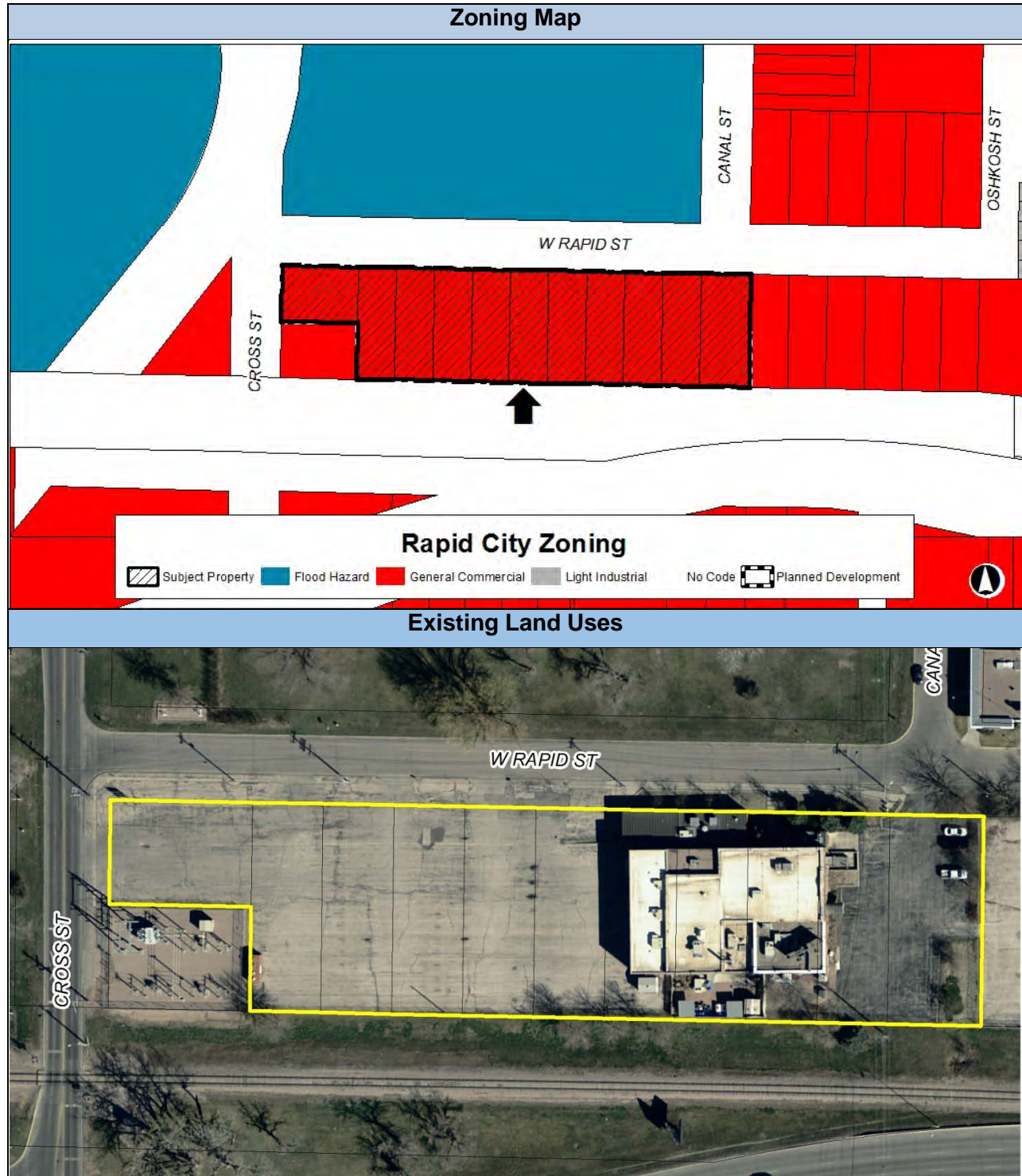
Planned Development Project Report

December 7, 2017

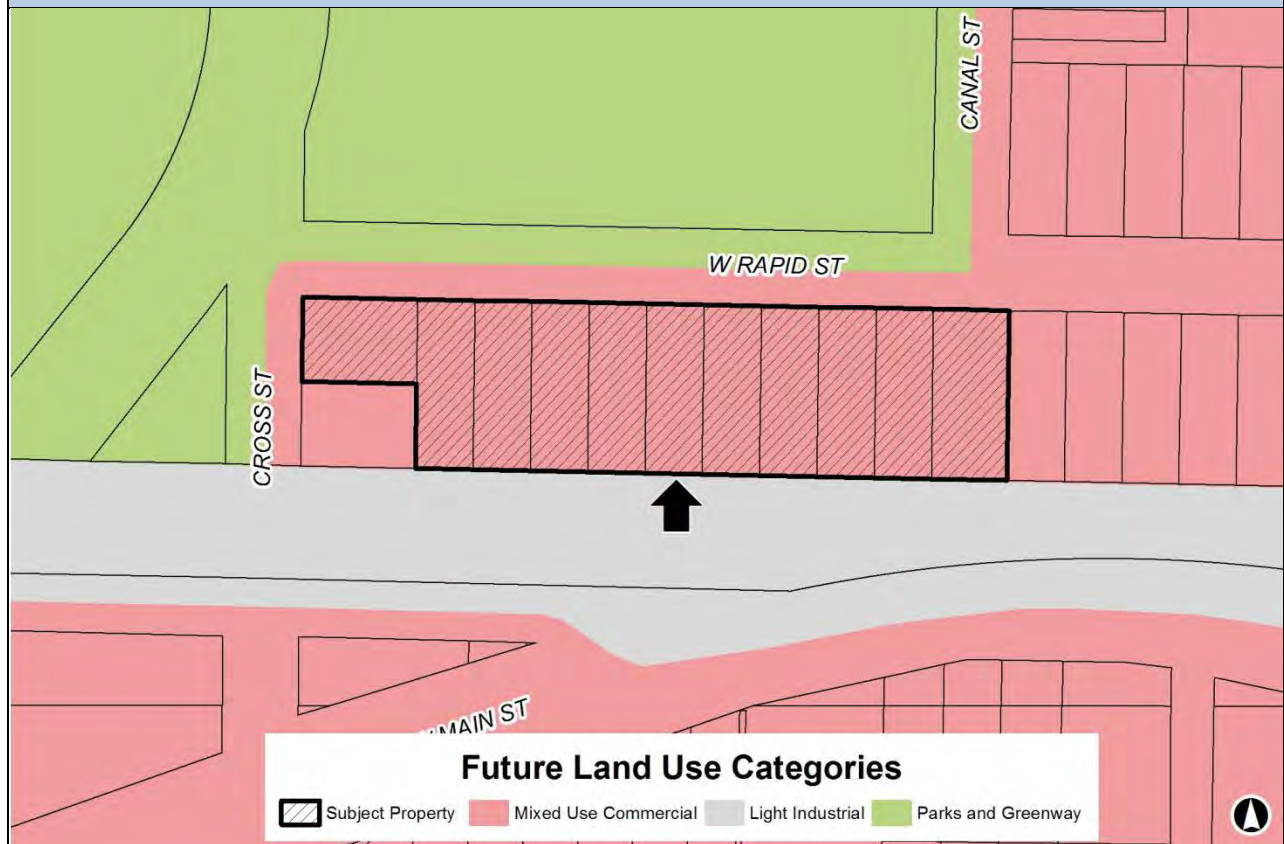
Item #4
Applicant Request(s)
Case # 17PD053 - Major Amendment to a Planned Development Overlay to allow a micro-brewery
Companion Case(s) #: N/A
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development Overlay to allow a micro-brewery be approved with the stipulations noted below.

Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development to allow a micro-brewery. In particular, the applicant is proposing to open “Dakota Point Brewing” in the existing Landstrom’s jewelry manufacturing facility which includes a mix of retail, service, offices, and restaurants. Phase I has been previously approved and consisted of a proposed limited service restaurant with an outdoor seating area, coffee shop with a drive through, retail, offices, and storage. Phase II secured parking for additional office, retail, and storage as well as a common area and the proposed microbrewery. The proposed microbrewery will be 1,864 square feet in size with initial production capacity of 350 to 500 barrels a year. The microbrewery will have a seating area for tasting and a 780 square foot outdoor patio located on the east side of the building. The proposed hours of operation are Monday thru Thursday from 2:00 p.m. to 10:00 p.m., Friday thru Saturday from 12:00 p.m. to 11:00 p.m., and Sunday from 12:00 p.m. to 9:00 p.m.</p>	
Development Review Team Contacts	
Applicant: Dakota Point Brewing, LLC	Planner: Fletcher Lacock
Property Owner: Landstrom’s Gold Creations	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	405 Canal Street, Suite 1200
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Lampert’s Addition No. 2
Land Area	1.94 acres, approximately 84,507 square feet
Existing Buildings	Mixed-use commercial building
Topography	Level
Access	Rapid Street, Cross Street, Canal Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	Federally Designated 500 Year Floodplain

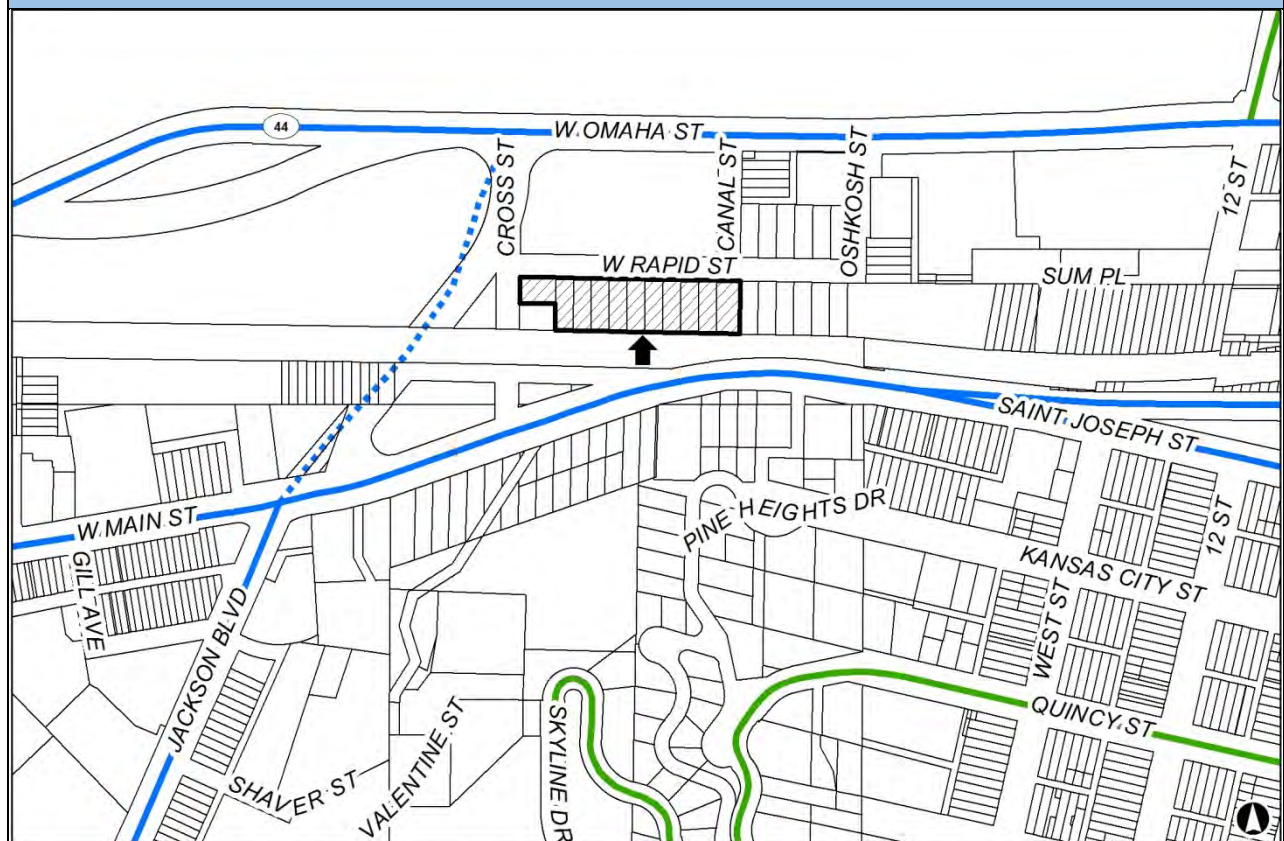
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Mixed-use commercial
Adjacent North	FHD	PG	Rapid City Parks
Adjacent South	GC	LI, MUC	Railroad Right-of-Way, Retail and Services
Adjacent East	GC	MUC	Surface parking lot
Adjacent West	GC, FHD	MUC, PG	Rapid City Parks



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

Subject Property
 Collector
 Principal arterial
 Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
17PD038	08/10/2017	Major Amendment to a Planned Development to expand commercial uses	Approved
17PD003	02/23/2017	Final Planned Development Overlay to allow a mixed-use development	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed/Existing
Lot Area		No minimum required	1.94 acres, approximately 84,507 sq ft
Lot Frontage		No minimum required	Approximately 690.02 feet
Maximum Building Heights		4 stories, 45 ft	2 stories, approximately 33 ft.
Maximum Density		75%	Approximately 18.4%
Minimum Building Setback:			
• Front		25 Ft to Rapid Street	0.7 ft (legal non-conforming)
• Rear		0 ft to south lot line	32.5 ft.
• Side		0 ft to east and west lot lines	104.9 ft to east, 230 ft to the west
• Street Side		25 ft to Cross Street	>300 ft.
Minimum Landscape Requirements:			
• # of landscape points		68,718	57,724
• # of landscape islands		2 required	0 proposed
Minimum Parking Requirements:			
• # of parking spaces		175+7 stacked spaces	Exception granted to allow 117+11 stacked spaces
• # of ADA spaces		6	5
Signage		Per RCMC	Per RCMC
Fencing		Per RCMC	None proposed

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	There are no conditions existing on this lot due to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is currently zoned General Commercial District. Offices, retail, service, coffee shops, drive through service, and restaurants are all permitted uses within the General Commercial District. A micro-brewery is identified as a conditional use.
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;	A total of 175 parking spaces are required for the proposed uses including the proposed micro-brewery. An Exception was previously granted to reduce the minimum required parking from 175 parking spaces to 117 parking spaces.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The mix of proposed offices, restaurant, coffee shop, and retail are identified as permitted uses in the General Commercial District. The proposed micro-brewery is identified as a conditional use. The applicant should be aware that an expansion of the micro-brewery or any conditional uses will require a Major Amendment to the Planned Development.


5. Any adverse impacts will be reasonably mitigated;	During review of the application, staff noted an existing on-premise roof sign located on the primary structure. Roof signs are not permitted in the City. The existing sign is considered legally non-conforming and may continue to advertise on-premise uses only. The sign may be altered for routine maintenance and changes to the sign face only.
6. The requested exception(s) 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.	Submitted plans show the redevelopment of an existing manufacturing facility with a mixed-use commercial center. As noted above, a previously approved Major Amendment to the Planned Development secured parking and landscaping for the proposed development including the micro-brewery.







Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.185 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an on-sale liquor establishment:	
Criteria	Findings
1. The request will not “adversely affect” the use of any place used for religious worship, school, park, playground, or similar use within (500) foot radius.	Properties to the north and west are developed with City parks. The property is located in an established commercial corridor between West Omaha Street and West Main Street. The proposed micro-brewery supports the Comprehensive Plan goal of promoting activity generating uses, near public spaces such as City parks, to promote visibility and pedestrian activity. It does not appear that the proposed micro-brewery will adversely affect the use of the park.
2. The requested use is “sufficiently buffered” with respect to residential areas so as not to “adversely affect” such areas.	The property is located in an established commercial corridor located between West Omaha Street and West Main Street. Residential uses are located south of the subject property and West Main Street provides a significant buffer between the uses. It does not appear that the proposed expansion of use will adversely affect any residential areas.
3. The proposed use will not create an undue concentration of similar uses, so as to cause “blight, deterioration, or substantially diminish or impair property values.”	“Lost Cabin” is a micro-brewery located approximately 260 feet to the northeast of the subject property. The proposed micro-brewery supports the redevelopment and reuse in the area of existing commercial buildings in an established commercial corridor. The proposed micro-brewery does not create an undue concentration.
4. The proposed use has been reviewed under Chapter 17.54.030(E) Criteria for Review.	See below

Staff has reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:	
1. The location, character and natural features of the property:	The property is located at 405 Canal Street and is developed with a 15,789 square foot mixed use commercial building. The property is the location of the former Landstrom’s jewelry manufacturing facility.
2. The location, character and design of adjacent buildings:	Properties to the north and west are zoned Flood Hazard District and are City park land. The property to the east is zoned General Commercial District and is paved with parking. West Main Street is located south of the property.

3. Proposed fencing, screening and landscaping:	The applicant is not proposing any fencing, screening or additional landscaping. As noted above, an Exception was previously granted to reduce the landscape points and to eliminate the requirement for landscape parking islands.
4. Proposed vegetation, topography and natural drainage:	The proposed micro-brewery will not have an impact on vegetation, topography or natural drainage.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Pedestrian and vehicular access is from West Rapid Street and Cross Street. As noted above, an Exception was previously granted to reduce the minimum required parking from 175 parking spaces to 117 parking spaces including the proposed micro-brewery.
6. Existing traffic and traffic to be generated by the proposed use:	An Exception was previously granted to waive the requirement to provide a Traffic Impact Study.
7. Proposed signs and lighting:	The applicant has indicated that wall signage will be provided on the west and east elevations of the existing structure. No electronic reader board signs are being proposed.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District and a micro-brewery is identified as a conditional use.
10. The overall density, yard, height and other requirements of the zone in which it is located:	As noted above, Exceptions have previously been granted to reduce the minimum required parking, reduce landscaping, and to waive landscaped parking islands.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	The property is located between West Omaha Street and West Main Street in an established commercial corridor. It does not appear that the proposed micro-brewery will have a negative impact on noise, odor, smoke, dust, air, and water pollution. The applicant has stated that water will be discharged to the sanitary sewer system and that spent grains will be recycled as livestock feed.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the micro-brewery will operate in compliance with the applicant's operations plan. An expansion of the micro-brewery will require a Major Amendment to the Planned Development.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
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:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
	BPG-3.1A Balanced Uses: The proposed micro-brewery continues the revitalization and reuse of an existing structure in a unique neighborhood in close proximity to City parks and two major commercial centers of the City

 A Vibrant, Livable Community	
LC-1.1A	Innovative Design: The proposed micro-brewery and existing development introduces a mix of uses into an existing structure, encouraging creativity and flexibility in the redevelopment of this existing neighborhood.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
N/A	N/A
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	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 planned development boundary. The requested Major Amendment to a Planned Development Overlay application 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	
Future Land Use Plan Designation(s):	Mixed-Use Commercial
Design Standards:	
GDP-MU1	Relationship of Uses: Activity generating uses, including restaurants and shops, should be concentrated near public spaces such as City parks, to promote visibility and pedestrian activity.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1C	Mixed Use Development: The proposed micro-brewery continues the development and adaptive reuse of an existing structure located within a primary corridor of the city and in close proximity to the Central Business District.

Findings
Staff has reviewed the Major Amendment to the Planned Development Overlay to allow a micro-brewery 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. The proposed micro-brewery continues the development and adaptive reuse of an existing structure located within a primary corridor of the city and in close proximity to the Central Business District. The mixed-use redevelopment of an existing structure encourages creativity, innovation, and provides flexibility which supports the goals of the adopted Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development Overlay to allow a micro-brewery be approved with the following stipulations:	
1.	Acknowledge the Exception to reduce the minimum required parking from 175 parking spaces to 117 parking spaces;
2.	Acknowledge the Exception to waive the required number of landscaping islands from 2 to 0, provided that a landscaping node around the proposed menu board be provided as shown on submitted plans in order to provide separation between the drive through lane and the parking lot. All landscaping shall be maintained in a live vegetative state and replaced when necessary;
3.	Acknowledge the Exception to reduce the required amount of landscaping points from 68,718 points to 57,724 points;
4.	All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
5.	This Major Amendment to a Planned Development shall allow for a micro-brewery and an outdoor patio on the property. The micro-brewery shall be operated in compliance with the submitted operations plan. Any expansion of the micro-brewery or patio area shall require a Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses or any use that results in an increase in parking shall require a Major Amendment to the Planned Development.



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)	
Case #17PD053	Major Amendment to a Planned Development Overlay to allow a micro-brewery
Companion Case(s)	N/A
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	ADA accessibility shall be maintained as necessary; and,
7.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.