



Rapid City Planning Commission

Conditional Use Permit Project Report

January 23, 2020

Item #4
Applicant Request(s)
Case #19UR025 –Conditional Use Permit to allow a micro-brewery
Companion Case(s) # N/A

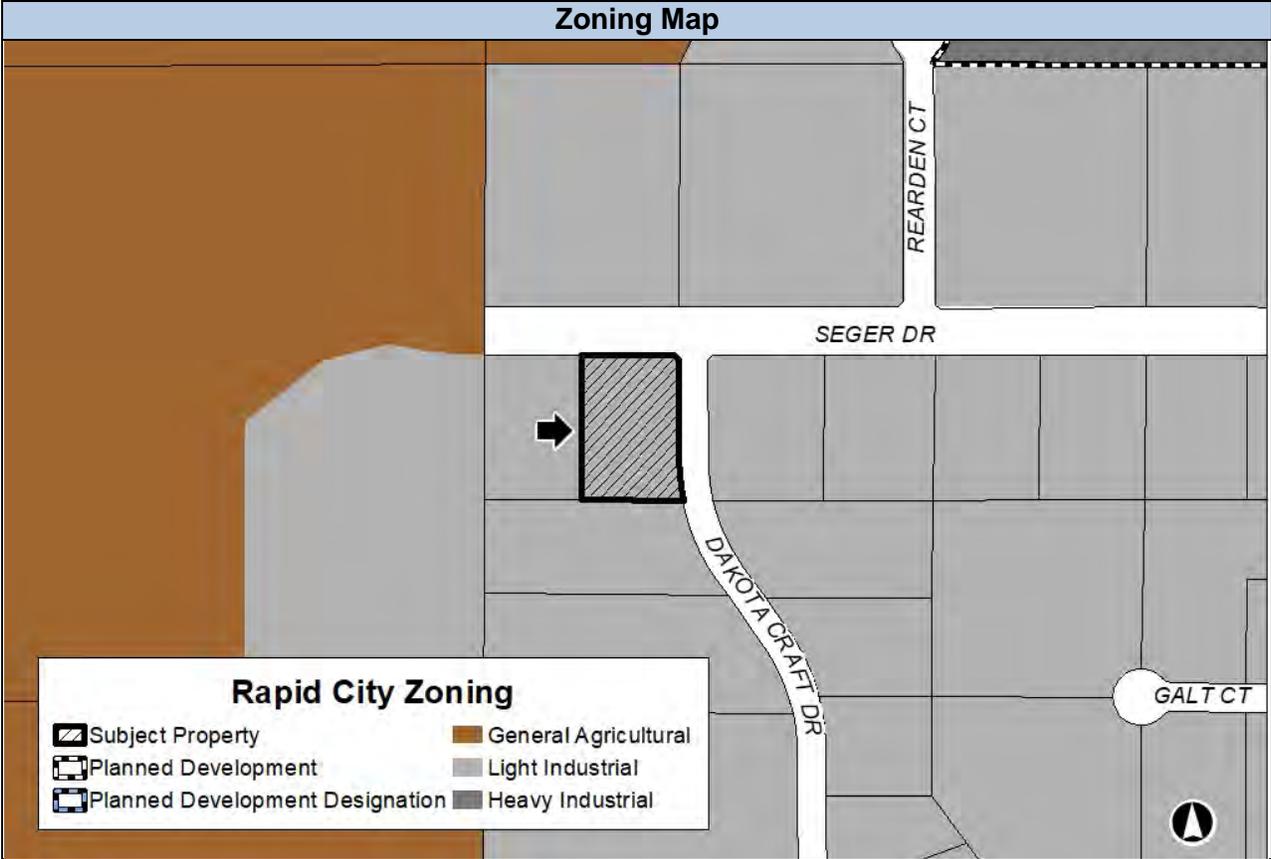
Development Review Team Recommendation(s)
Staff recommends approval with stipulation(s) as noted below.

Project Summary Brief
<p>The applicant has submitted a Conditional Use Permit to allow a micro-brewery. In particular, “Lost Cabin Beer Co.” is proposing to open a micro-brewery located at 2441 Dakota Craft Drive to expand warehouse, administrative, and manufacturing operations. The 14,000 square foot facility will allow the applicant to manufacture and package beer for local and regional distribution. The applicant is proposing to construct a pre-fabricated walk-in cooler measuring 30 feet by 40 feet south of the existing structure. A restaurant or on-sale liquor is not permitted in the Light Industrial District.</p>

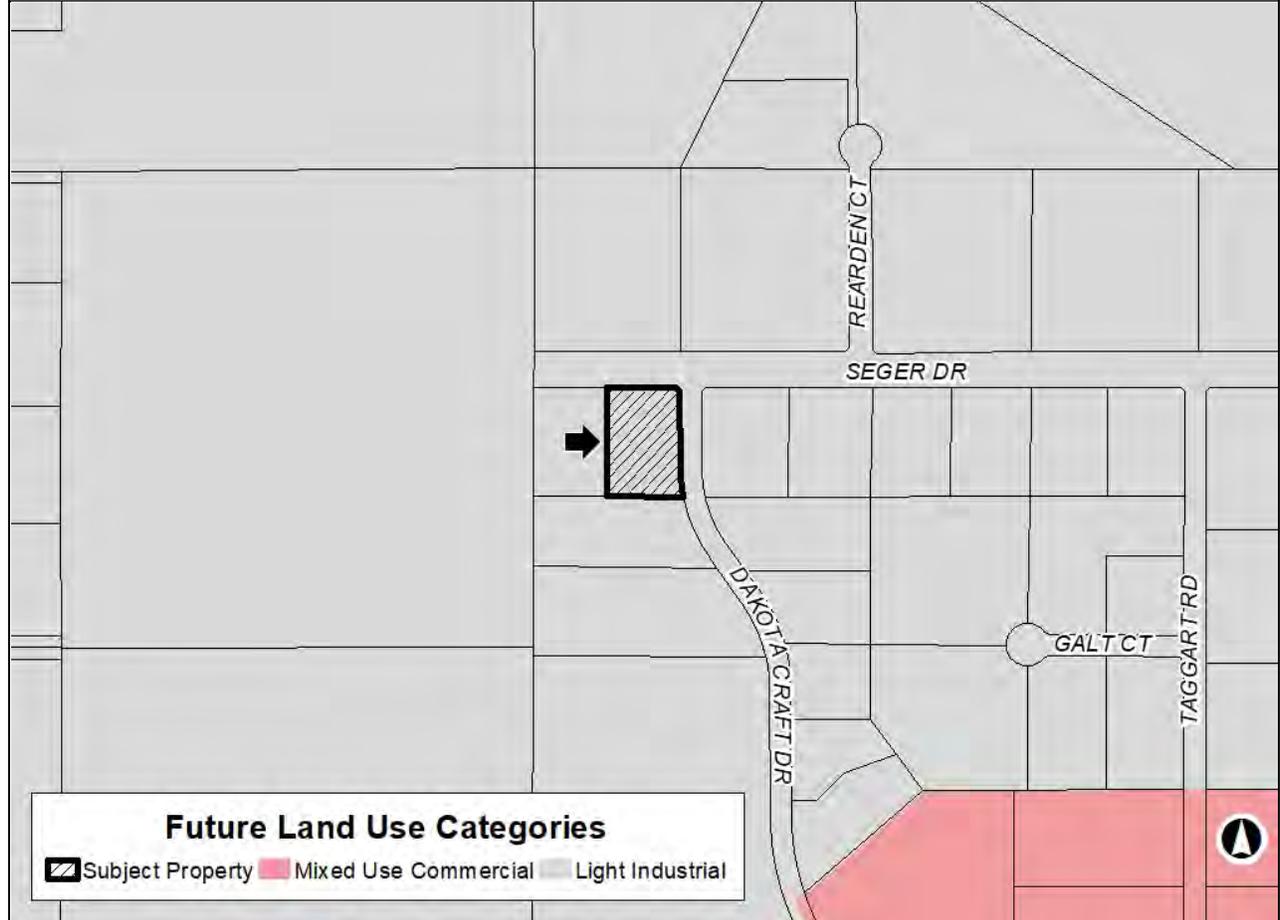
Applicant Information	Development Review Team Contacts
Applicant: LC Beer, LLC	Planner: Fletcher Lacock
Property Owner: Gikling and Meier, LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2441 Dakota Craft Drive
Neighborhood	Northeast Neighborhood Area
Subdivision	I-90 Heartland Business Park
Land Area	1.38 acres / 60,112 square feet
Existing Buildings	13,421 square feet
Topography	Level
Access	Dakota Craft Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Industrial building
Adjacent North	LI	LI	Void of structural development
Adjacent South	LI	LI	Industrial building
Adjacent East	LI	LI	Void of structural development
Adjacent West	LI	LI	Industrial building



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property (hatched box)
- Minor arterial (red line)
- Principal arterial (blue line)
- Collector (green line)
- Proposed collector (purple line)
- Proposed minor arterial (dotted red line)
- Rapid City Limits (yellow dashed line)
- Box Elder Limits (purple dashed line)

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	60,112 square feet	
Lot Frontage	N/A	505 feet	
Maximum Building Heights	4-stories / 45 feet	One-story	
Maximum Density	75%	56%	
Minimum Building Setback:			
• Front	25 feet	79 feet	
• Rear	25 feet	25 foot	
• Side	25 feet	60 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	47,300	47,500	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	29	29	
• # of ADA spaces	2	2	
Signage	582 square feet	New wall sign proposed	
Fencing	N/A	No fencing proposed	

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 2441 Dakota Craft Drive. The property is currently developed with a warehouse building measuring 14,000 square feet in size.
2. The location, character and design of adjacent buildings:	Adjacent properties are zoned Light Industrial District and are either void of structural development or developed with industrial buildings.
3. Proposed fencing, screening and landscaping:	The site plan identifies that the landscaping is in compliance. However, it appears that some of the landscaping has not been maintained and must be replaced. As such, prior to issuance of a Building Permit for the new structure, a revised landscape plan must be submitted demonstrating that the landscaping is in compliance with the Zoning Ordinance.
4. Proposed vegetation, topography and natural drainage:	The applicant is proposing to construct a pre-fabricated walk-in cooler measuring 30 feet by 40 feet. A Building Permit must be submitted for the proposed addition in compliance with the requirements of the Zoning Ordinance, Building Code, Fire Code, and Infrastructure Design Criteria Manual.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	There is no sidewalk located along Dakota Craft Drive or Seger Drive. The applicant should be aware that upon submittal of a Building Permit, the site plan must include sidewalks or a Variance must be approved by the City Council. In addition, upon submittal of a Building Permit, the applicant must provide a parking plan showing the dimensions and striping of existing parking.
6. Existing traffic and traffic to be generated by the proposed use:	Seger Drive is classified as a Minor Arterial Street on the City's Major Street Plan, suitable for accommodating the traffic volumes associated with industrial development. Dakota Craft Drive is classified as an industrial street.

7. Proposed signs and lighting:	The applicant has submitted a rendering of a proposed wall sign. As previously noted, the facility is strictly intended for production and distribution.
8. The availability of public utilities and services:	The site is serviced by Rapid City water and sewer. Public Works has not noted any issues with the utility capacity or service for the site.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The Rapid City Comprehensive Plan shows the property as appropriate for Light Industrial development. A micro-brewery is identified as a conditional use in the Light Industrial District intended for the production and distribution of beer. The applicant is aware that a restaurant or bar is not permitted in the Light Industrial District in conjunction with a micro-brewery. However, a tasting room and gift shop would be permitted.
10. The overall density, yard, height and other requirements of the zone in which it is located:	It appears that the existing and proposed structures are in compliance with area regulations for the Light Industrial District. As noted above, upon submittal of a Building Permit, a parking plan and landscape plan must be submitted.
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 proposed micro-brewery will be located within a 14,000 square foot warehouse with a new 1,200 square foot walk-in cooler. It does not appear that the proposed micro-brewery will have a negative impact on the area.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The Light Industrial District is the appropriate district for a micro-brewery for production and distribution of beer. The street network is constructed for access to U.S. Interstate 90 and heavier truck traffic.

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 supports a mix of uses and supports the growth of a local business.
	A Vibrant, Livable Community
LC-3.2B	Adaptive Reuse: The proposed micro-brewery will be located in an existing warehouse. The proposed use is an adaptive reuse of an existing building supporting the growth of an industrial corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1D	Coordinated Land Use and Transportation Planning: The subject property is located in a growing industrial corridor which has access to U.S. Interstate 90. The location is conducive to the applicant's plans to grow local and regional

	distribution.
	Economic Stability and Growth
EC-1.3A	Local Business Support: As noted above, “Lost Cabin Beer Co” is an established local brewery with plans to expand production for local and regional distribution. The proposed Conditional Use Permit supports the growth and expansion of a local business.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the property boundary. The requested Conditional Use Permit 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):	Light Industrial
Design Standards:	
N/A	The proposed micro-brewery is identified as a Conditional Use in the Light Industrial District. The Light Industrial designation supports production and distribution as a primary use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1C	Employment Activities: The proposed Conditional Use Permit will continue to support the growth and expansion of an industrial corridor with access to U.S. Interstate 90.

Findings	
Staff has reviewed the Conditional Use Permit to allow a micro-brewery pursuant to Chapter 17.21, Chapter 17.54.030(E), and Chapter 17.50.185 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to open a beer production and distribution facility for “Lost Cabin Beer Co.” The proposed micro-brewery supports the growth and expansion of a local business. The Light Industrial District is the appropriate location for a micro-brewery. The subject property is ideally located with access to U.S. Interstate 90 for local and regional distribution.	

Staff recommends that the Conditional Use Permit to allow a micro-brewery be approved with the following stipulation(s):	
1.	Upon submittal of a Building Permit, a landscape plan and a parking plan shall be submitted for review and approval;
2.	Upon submittal of a Building Permit, a site plan shall be submitted showing sidewalks or approval of a Variance from City Council shall be submitted;
3.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) message centers are being approved as a part of this Conditional Use Permit. The inclusion of any LED message centers shall require a Major Amendment to the Conditional Use Permit. A sign permit shall be obtained for

	each sign; and,
4.	The Conditional Use Permit shall allow a micro-brewery. No on-sale liquor establishment or restaurant is permitted. The applicant shall be in compliance with the operations plan at all times. Any expansion to the micro-brewery shall require an Amendment to the Conditional Use Permit pursuant to Chapter 17.54.030 of the Rapid City Municipal Code. Any change in use that is a permitted use in the Light Industrial District shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Light Industrial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.



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)	
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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.	All provisions of the Light Industrial District shall continually be met;
3.	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,
4.	All applicable provisions of the adopted International Fire Code shall continually be met.