



Rapid City Planning Commission

Conditional Use Permit Project Report

July 9, 2020

Item #6
Applicant Request(s)
Case #20UR013 –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 the Light Industrial District. In particular, “Last Mile Brewing, LLC.” is proposing to open a micro-brewery located at 635 Creek Drive with no on-sale liquor proposed. The proposed micro-brewery will include manufacturing, retail, and a small tasting room for samples. The suite is approximately 1,200 square feet in size. The hours of operation for the tasting room will be initially Thursday thru Saturday in the afternoons and evenings. The applicant has indicated that the proposed facility is primarily for production for local distribution.</p>

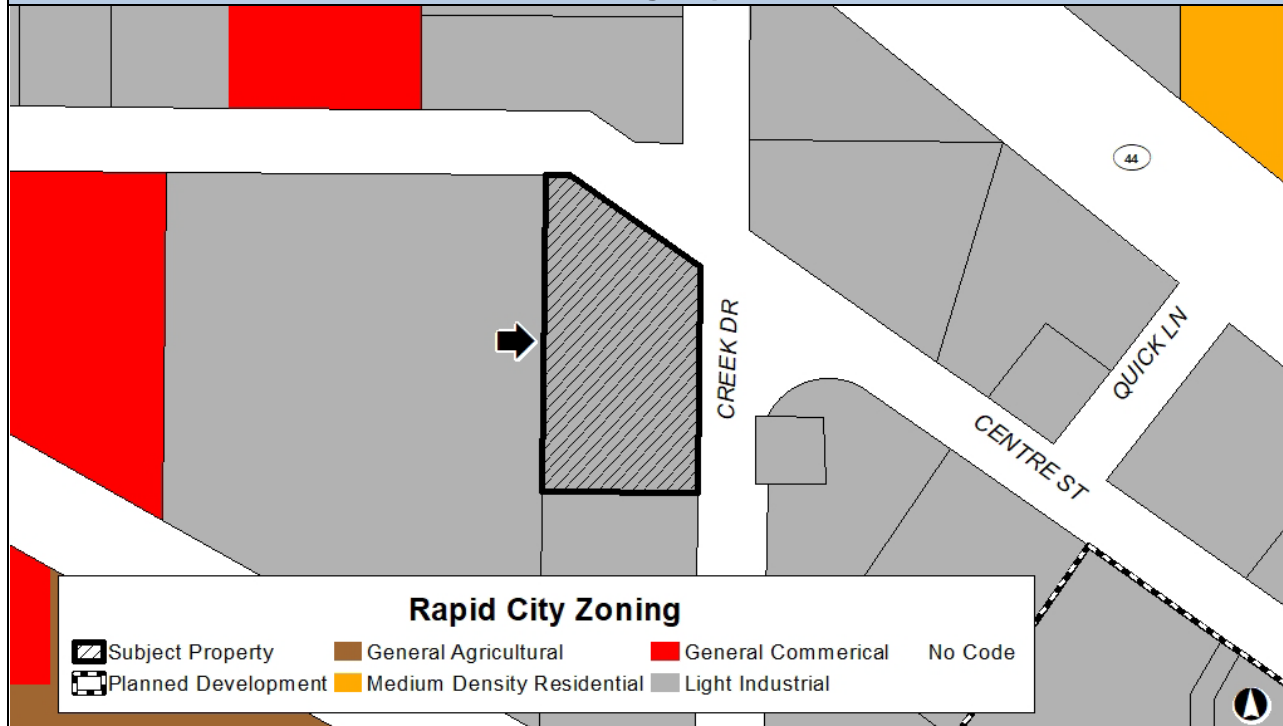
Applicant Information	Development Review Team Contacts
Applicant: Kent Bradley	Planner: Fletcher Lacock
Property Owner: Virginia Clark / Greg Nepstad	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	635 Creek Drive, Unit C
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Manor House Subdivision
Land Area	1.14 acres / 49,658 square feet
Existing Buildings	14,256 square feet
Topography	Rises in elevation from south to north approximately 8 feet
Access	Centre Street and Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy / MDU
Floodplain	N/A
Other	N/A

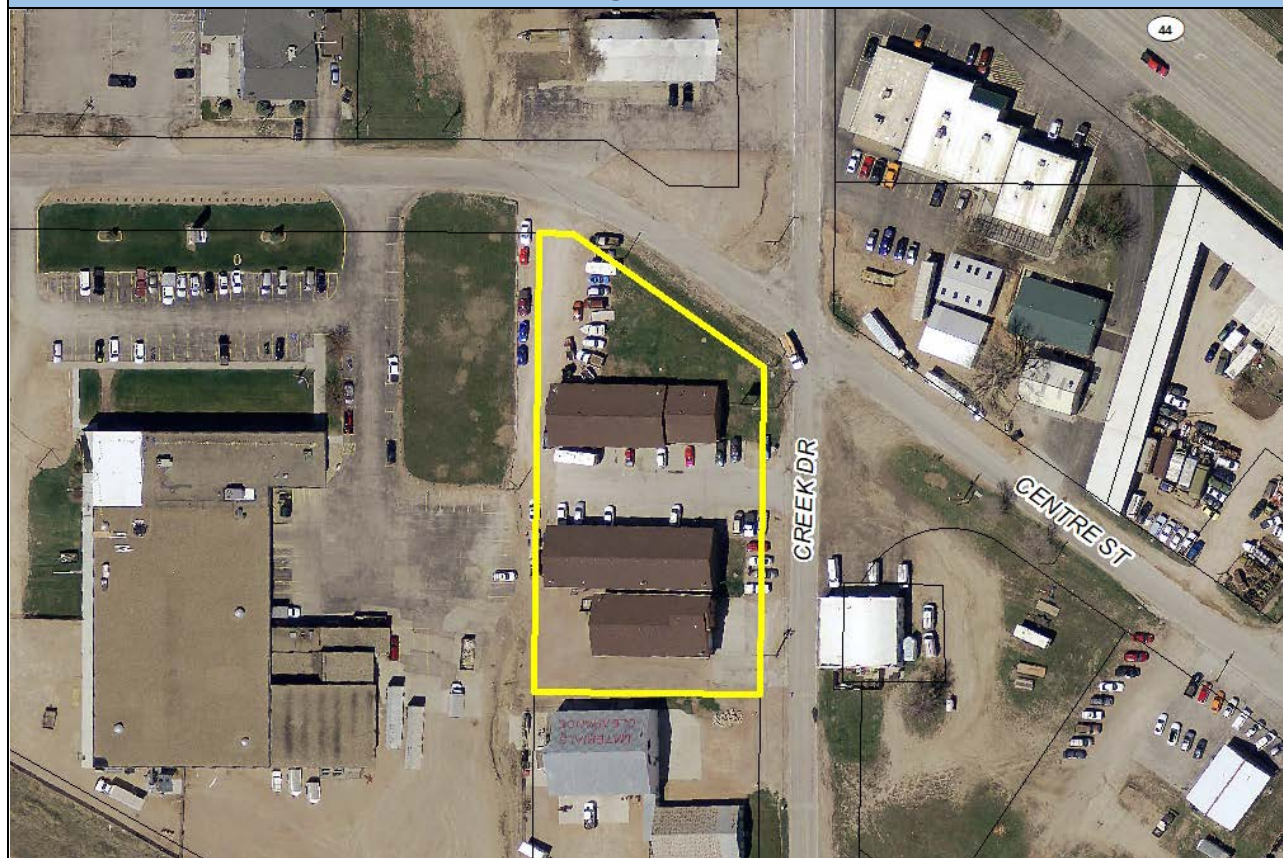
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Industrial buildings
Adjacent North	LI	LI	Industrial building
Adjacent South	LI	LI	Industrial building
Adjacent East	LI	LI	American Electric
Adjacent West	LI	LI	Commercial strip mall

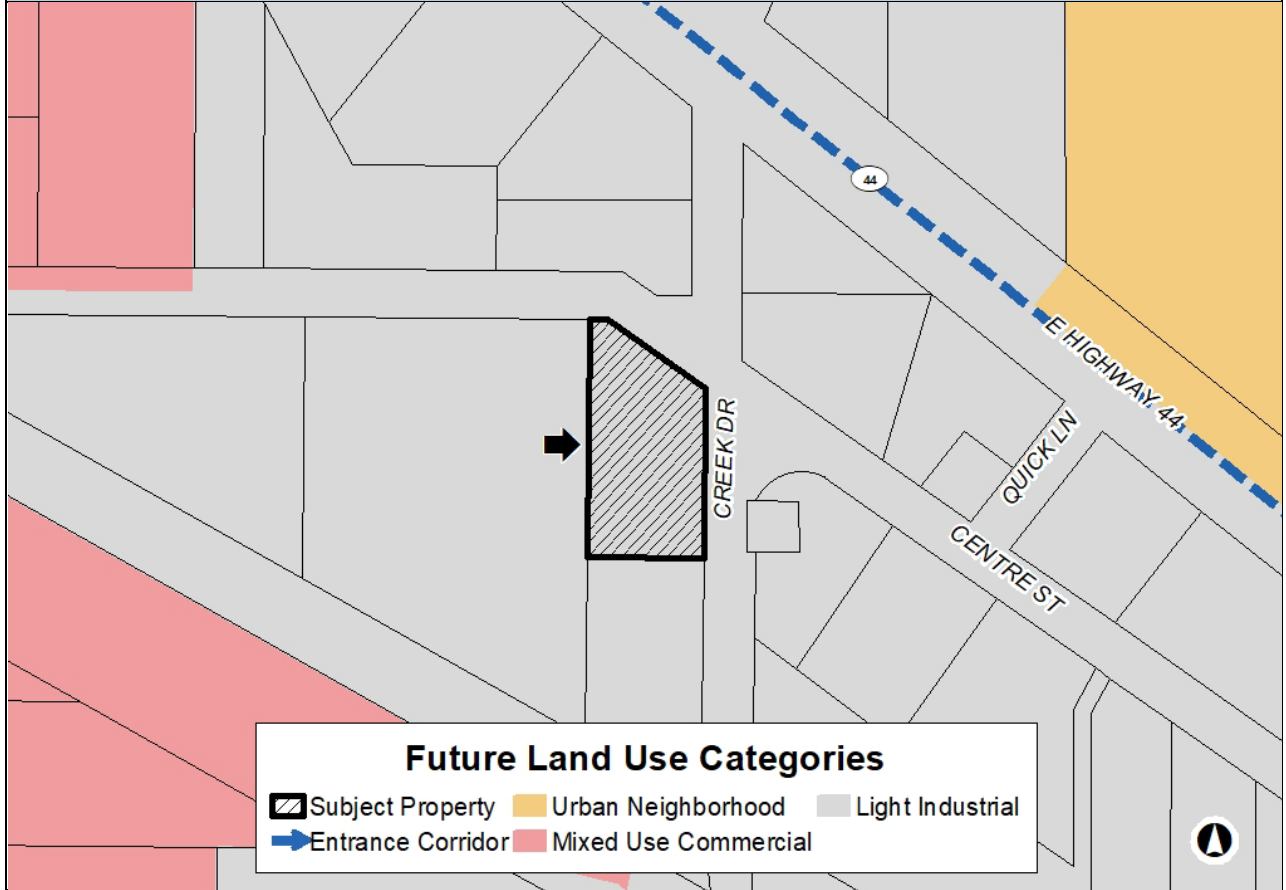
Zoning Map



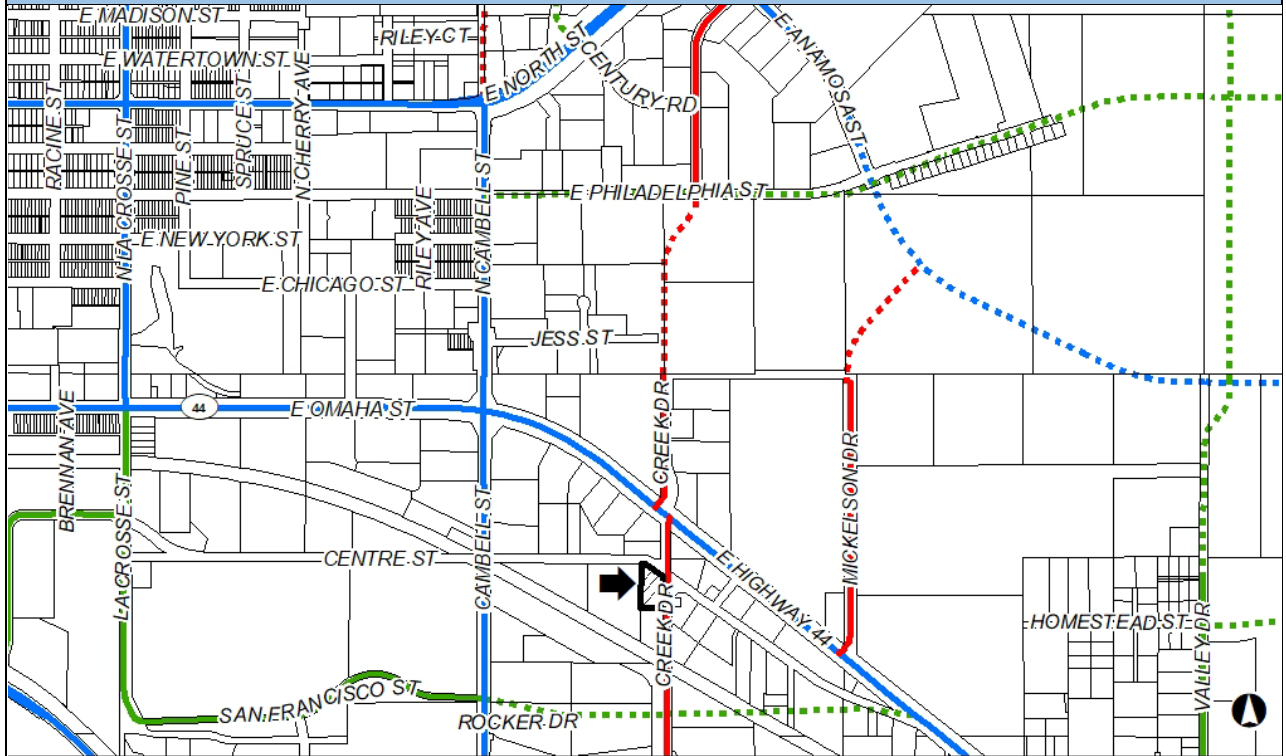
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










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	49,658 square feet	
Lot Frontage	N/A	429 feet	
Maximum Building Heights	4-stories / 45 feet	One-story	
Maximum Density	75%	60%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	Legal non-conforming 23 feet	
• Side	25 feet	26 feet	
• Street Side	25 feet	32 feet	
Minimum Landscape Requirements:			
• # of landscape points	35,402	Legal non-conforming 10,831	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	30	30	
• # of ADA spaces	2	1	
Signage	As per RCMC 17.50	Wall signage and a pole sign	
Fencing	As per RCMC 17.50.340	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 635 Creek Drive. The property is currently developed with three industrial structures measuring 14,256 square feet in size accumulatively. The tenants of the property include a landscaping company, upholstery, uniform store, and dent removal.
2. The location, character and design of adjacent buildings:	Adjacent properties are zoned Light Industrial District and are developed with industrial buildings.
3. Proposed fencing, screening and landscaping:	No fencing or screening is proposed. The existing landscaping is legal non-conforming. The proposed change in use is less than a 20% increase in capacity and does not require that landscaping be brought into compliance with Chapter 17.50.300 of the Rapid City Municipal Code.
4. Proposed vegetation, topography and natural drainage:	No structural changes to the subject property are proposed. The change in use does not require a drainage plan.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property is from Creek Drive and Centre Street. There are currently no sidewalks on either street. The proposed micro-brewery is less than a 20% increase in capacity which does not require that the approach from Centre Street be paved or sidewalks be provided.
6. Existing traffic and traffic to be generated by the proposed use:	Creek 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.
7. Proposed signs and lighting:	The applicant has indicated that window signage on the suite will be used. In addition, there is an existing pole sign located on the north side of the property. Motion lighting is used on the front of suites.

8. The availability of public utilities and services:	The site is serviced by Rapid City water and sewer. Prior to issuance of a Building Permit, the owner must contact City Water Reclamation Division for pretreatment and sewer discharge industrial monitoring requirements. In addition, utility or plumbing plans shall be provided to Public Works if additional infrastructure is required for compliance
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:	The side yard setback, parking, paving of access, and landscaping are legal non-conforming. The proposed change in use to a micro-brewery is less than a 20% increase in occupancy. The change in use does not require that the property be brought into compliance with Chapter 17.22 of the Rapid City Municipal Code.
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 1,200 square foot building in an industrial corridor. 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.

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 industrial corridor. 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 an established industrial corridor which has access to S.D. Highway 44. The location is conducive to the applicant's plans to implement production and local distribution.
	Economic Stability and Growth
EC-1.3A	Local Business Support: The proposed Conditional Use Permit supports the revitalization of an industrial corridor and the start 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:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1C	Employment Activities: The proposed Conditional Use Permit will continue to support the revitalization and adaptive re-use of an industrial corridor with access to S.D. Highway 44.

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 "Last Mile Brewing, LLC". The proposed micro-brewery supports the startup 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 S.D. Highway 44 for local distribution.	

Staff recommends that the Conditional Use Permit to allow a micro-brewery be approved with the following stipulation(s):	
1.	Prior to submittal of a building permit application, the owner shall contact City Water Reclamation Division for pretreatment and sewer discharge industrial monitoring requirements. In addition, utility or plumbing plans shall be provided to Public Works if additional infrastructure is required for compliance;
2.	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,
3.	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.*

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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.