Case No. 22UR003

Legal Description:
The south 85 feet of Lot 19 and 21 of Block 84 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Vita Sana Olive Oil Company
Conditional Use Permit-Wine License

Description of Request

Vita Sana Olive Oil Company is requesting a conditional use permit to allow for the Retail On-Off Sale of wine in its new location in downtown Rapid City at 628 St. Joseph St., Rapid City, SD 57701.

Background

Vita Sana Olive Oil Company opened its doors in downtown Rapid City July 2013 selling the freshest extra virgin olive oil (EVOO) and tasty Modena Italy Balsamic Vinegars. This is accomplished through a tasting bar format, where our customers can visit and taste one or all 50 of our in-house flavors before making a purchase. We also have a gourmet section, offering pastas, spices, jams, and other all natural gourmet products. Our EVOOs are sourced from artisan farmers in the Northern and southern hemispheres. In the northern hemisphere we source from California, Greece, Spain, Italy, and Portugal. From the southern hemisphere we source from Chile, Australia, South Africa, and Peru. This approach allows us to continually possess the freshest EVOO as the southern and northern hemisphere harvest seasons are six (6) months apart. Six (6) years ago we expanded our selection to provide high-end wine varietals from each of the regions where we source our EVOOs to provide our customers the convenience and expertise to pair wine and food.

Goal

To obtain a conditional use permit for our existing on-off Sale Wine license for our new store location directly across the street from our current location at 628 St. Joseph Street to allow customers to taste(sample), purchase bottles for home consumption, and to host in-store training and tasting events.

Details

The goal is to move our two (2) wine racks to our new space at 628 St. Joseph Street in unoccupied space to display and merchandise bottles of wine. Façade signage will remain what it currently is at 627 St. Joseph St. and just move it to our new store front. Products can be delivered to the back of the building in the alley. Trash receptacles are located in the back of the building in the alley way and will service for both recycling and landfill materials. We do not anticipate adding any refrigeration equipment at this time, although a small cooler may be added at a later date to chill wine to appropriate consumption temperature. There will be 4 new light fixtures added to the sales floor to allow for ample lighting. No changes to the mechanical systems are required. Photos 1- will showcase the alley, backdoor, trash receptacles, retail floor and front façade of the property. Attachment 2 depicts the proposed sales floor with proposed location for the wine display racks. Attachment 3 reflects the measurements hand drawn in the absence of an actual blueprint.