Case No. 22PD017

Legal Description:

Lot 6R and Lot 7 of Sale Barn Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Use of Commercial building at 940 Kennel Drive

The building located at 940 Kennel Drive has been purchased by the Firehouse Wine Cellars to do wine manufacturing. The current wine production located downtown Rapid City will be moved to this location. The winery tasting room and retail will continue operation as is in the downtown location.

The building at 940 Kennel Drive will house all wine production from bringing in grapes, bottles, etc to sending out completed and filled cases of wine. This entire process will be located entirely indoors. There will be four employees at this facility. We have no current plan to retail from this location. The current Farm Winery license that we have will encompass this new facility. It does give us the ability to retail wine from this new location. We are not planning on doing this but do not wish to give up the ability to in the future.
Kennel Drive Winery
Landscaping Plan

940 Kennel Dr is 2.23 acres in size and the existing building is 13,568 ft², as such 83,571 landscaping points are required. The submitted site plan identifies 12 large trees, 1 medium tree, and 4817 yd² of grass which equals 73,170 landscaping points. As it currently stands the site is deficient by 10,410 landscaping points. For reference, this is roughly equivalent to planting 6 large trees or adding an additional 1,041 yd² of grass.

I am asking to waive any additional landscaping requirements.

Please refer to the photos attached. Photo 1 depicts the Winery Building with trees and grass. The other photos depict the neighbor’s landscaping. You will see that there is almost no landscaping in this neighborhood. We are already the “poster child” of the neighborhood!

This is an existing building. The exterior of this building will remain completely unchanged. We are in no way removing any landscaping that exists.

Most of the lot is covered in concrete and asphalt for the large turn around needed for semi-truck traffic. It would be impractical to add landscaping in this area.

Due to the aforementioned, I am requesting any additional landscaping requirements be waived.

Thank you!

Bob Fuchs
Firehouse Wine Cellars
Firehouse Wine Cellars - 940 Kennel Drive

Entry

Office

Entry

8'6" Storage

19'-6"

14'

19-6"

15'

36'

48'

5'-6"

Computer Rm.

Entry

Refrigeration

Freezer

Cooler

Shop

Docking

Refrigeration

Raw Goods Storage

5,781 sq. ft.

Storage

13,568 sq. ft. Building

Docking

7,787 sq. ft.

Production

RECEIVED
MAR 18 2022
DID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT