



**Planning Commission Memorandum**

**To:** Planning Commission  
**From:** John Hinzman, Community Development Director  
**Date:** October 23, 2017  
**Item:** Special Use Permit 2017-42 – Spiral Brewery Parking – 111 2<sup>nd</sup> Street East

**PLANNING COMMISSION ACTION REQUESTED:**

Hold a public hearing and review the Special Use Permit (SUP) request of Spiral Brewery to provide an exemption from additional parking requirements triggered by the conversion of existing building space into a bar, restaurant, or tavern.

**BACKGROUND**

**Background Information:**

Spiral plans to operate a brewery tap room at 111 East 2<sup>nd</sup> Street. The SUP for parking exemption is consistent with a recent ordinance amendment adopted on October 2, 2017. The one-level building was built in 1863 and is about 4,500 Sf in size. About half of the building will be used for retail sales and half for production and storage. The proposed location recently housed Marthaler Photography.

**Comprehensive Plan Classification**

The 2030 Comprehensive Plan designates the property as mixed use.

**Zoning Classification**

The subject property is zoned C-3 Community Regional Commerce. A SUP for operation of a brewery tap room was approved by the City Council on September 18, 2017.

**Adjacent Zoning and Land Use**

The following land uses about the property:

<b>Direction</b>	<b>Existing Use</b>	<b>Zoning</b>	<b>Comp Plan</b>
North	Substation	C-3	Mixed Use
East	Meyer Company/ mixed use	C-3	Mixed Use
West	Retail (boutique/ wigs) mixed use	C-3	Mixed Use
South	Retail/ mixed use	C-3	Mixed Use

## **Public Notice**

Notification of the SUP was sent to all property owners within 350 feet of the property. No comments have been received at this time.

## **SPECIAL USE PERMIT REVIEW**

### **Ordinance Requirement**

City Code Chapter 155.09, Subd. F.6 – Minimum and Maximum Off-Street Parking Requirements deems existing buildings and uses in operation prior to 2003 to be in conformance with current parking requirements. City Code Chapter 155.30, Subd. C.3 – C-3 Special Uses, provides for an exemption to additional parking requirements for the conversion of existing building space of not greater than 10,000 s.f. into a restaurant tavern, or lounge.

### **SUP Review Criteria**

City Code Chapter 30.02, Subd. E.2 – Board of Adjustment and Appeals - Special Use Permits outlines specific rules and review criteria for the issuance of SUPs, including:

- **Ingress and Egress\Off-Street Parking and Loading** – The proposed use will not change pedestrian or automotive ingress and egress. The site does not contain any private parking areas. Pedestrian access will be via an entrance to 2<sup>nd</sup> Street.
- **Refuse and Service Areas** – An existing refuse area located along the alley north of the building will be utilized. Garbage and recycling will be placed in bins and stored at the back of the production space at the rear of the building and moved to the dumpsters as needed. Spent grain will be stored temporarily in large Rubbermaid trash cans with lids in the building behind the production space, near the garage door for a maximum of 2 days.
- **Utilities** – The site utilizes an existing building with utility services. Proposed changes in operation will not substantially affect utility capacity.
- **Screening and Buffering** – All uses will be contained within the existing building.
- **Signs and Exterior Lighting** – Any signage will be approved via an administrative permit at a later date. All signage and lighting are subject to historic district requirements.
- **Required Yard and Open Space** – The existing building is located downtown and contains a small area of yard and open space adjacent to the alley north of the building.
- **General Compatibility with Adjacent Properties and the Surrounding Area** – The property is located in a mixed use area of downtown containing retail, restaurant, and residential uses. No outdoor customer facilities are proposed at this time. The impact of the facility should be similar to other bars and restaurants in the vicinity. Retail hours for the tap room will most likely be from noon-10pm Wednesday or Thursday through Sunday (it might vary an hour one way or the other depending on the day). Manufacturing\brewing would take place on Monday or Tuesday morning and be of low intensity.

### **Parking Demand Calculation**

Applying general parking standards to the proposed use would generate a parking need of 35 parking spaces. The former use of the facility as retail generated a parking need of 23 spaces, with all spaces grandfathered in due to its existence prior to 2003. The net increase of parking demand would be 12 spaces.

### **Analysis of Parking Demand Increase**

A Downtown Parking Study was conducted earlier in 2017 to determine the following:

- Inventory of available public and private parking.
- Parking usage during various time periods and days of the week.
- Areas of higher concentration of use.

The study concluded that parking is generally available in downtown and within specific high volume areas such as 2<sup>nd</sup> Street and the main downtown parking lots. The report was presented to Planning Commission, Planning Committee, and the Downtown Business Association. The proposed demand increase of 12 parking spaces is not anticipated to have a significant effect on the availability of parking in the vicinity.

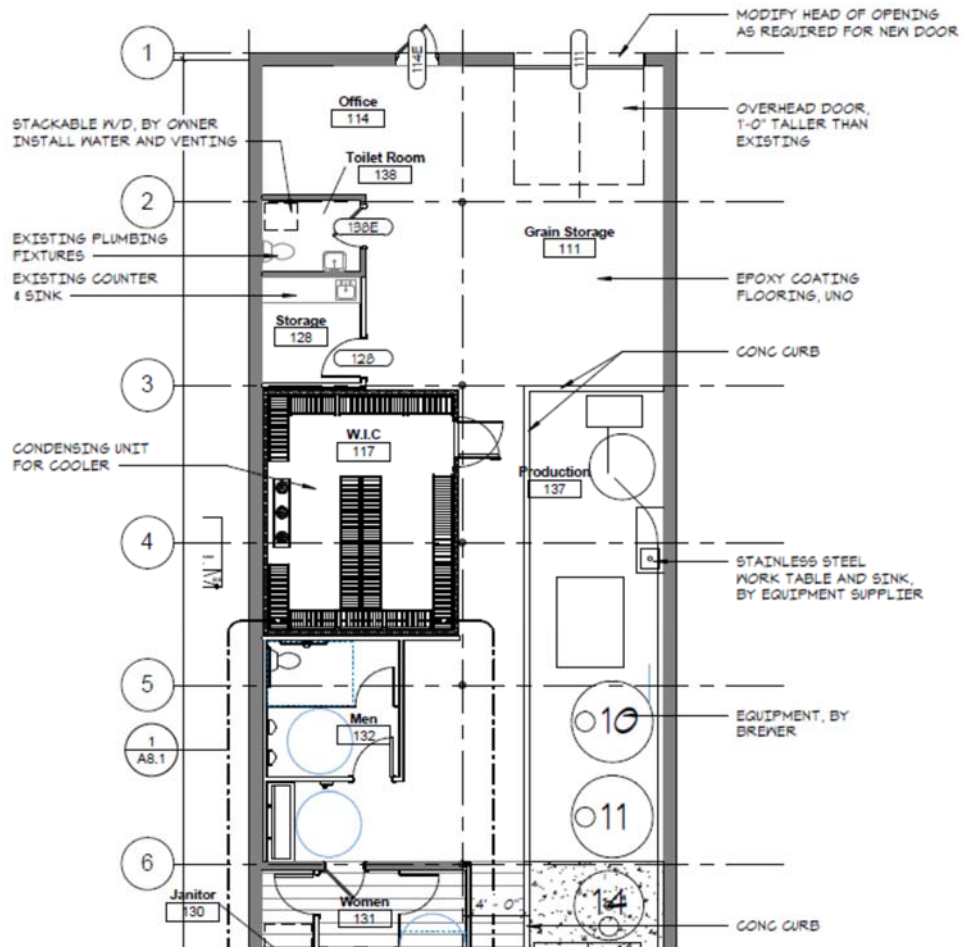
### **Recommendation**

Staff recommends approval of the request as presented, subject to the following conditions:

- 1) The site does not contain the ability to provide off-street parking areas.
- 2) The demand increase of 12 parking spaces can be accommodated through existing parking based on the 2017 Downtown Parking Study.
- 3) Operate in compliance with applicable city codes including noise and hours of operation.
- 4) Approval is subject to receiving a valid Liquor License for all proposed activities from the city of Hastings along with any applicable health department requirements.
- 5) Approval is subject to a one year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

### **Attachments:**

- Aerial Map
- Proposed floor plan
- Photographs





rachel marthaler  
PHOTOGRAPHY

HAIR DESIGN

BOUQUIN  
GIFTS  
MR MADE

Nature  
Home

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SPIRAL  
BREWERY

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