



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: May 8, 2020

Item: Special Use Permit 2020-25 – Spiral Brewery Rooftop Expansion– 111 2nd Street East

Planning Commission Action Requested:

The Planning Commission is asked to hold a public hearing and review the Special Use Permit (SUP) request of Spiral Brewery to expand a brewery with taproom by adding a rooftop deck.

Background Information:

The applicants are proposing to develop some rooftop seating for the brewery taproom that was approved in 2017. The one-level building was built in 1863 and is about 4,500 Sf in size. About half of the building is used for retail sales and half for production and storage. The rooftop seating area will be about 400-500 Sf.

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. The use of a brewery with taproom is allowed by Special Use Permit, with the following requirements: A minimum floor area of 20 percent be devoted to retail sales and a brewery production and distribution area up to 7,500 square feet.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Existing Use	Zoning	Comp Plan
North	Substation	C-3	Mixed Use
East	Retail / mixed use	C-3	Mixed Use
West	Retail/ mixed use	C-3	Mixed Use
South	Retail/ mixed use	C-3	Mixed Use

Special Use Permit Review

The purpose of reviewing a brewery with taproom as a special use permit is to assure they will be operated within the nature of the area since they include a manufacturing component. The use was originally approved in 2017 and has operated without any known issues. The proposed rooftop seating will not change the operation of the facility other than add additional seasonal seating on the back portion of the roof.

Hours of Operation

The city's Liquor Licensing Ordinance and State Statutes regulate hours of operation. A brewery with taproom can operate similar to other on/ off sale establishments. The applicants anticipate the following schedule:

The rooftop seating area is planned to be utilized Wednesday-Sunday from noon to as late as 11pm on Fridays and Saturdays.

Parking

Existing buildings/ uses downtown are exempt from parking requirements. Additional parking must be provided or an exemption granted for restaurant, tavern, or lounge conversions. This exemption was granted in 2017 for the business due to a parking study that showed there was ample parking available for the business in area parking spaces.

Since that time, the area parking capacity has been expanded significantly with the addition of a parking ramp. In addition, the rooftop seating is seasonal, weather dependent, and largely optional seating for existing customers.

Building improvements

Proposed building improvements include rooftop deck, railings, and exterior stairways for emergency egress. One small stairway is proposed between the roofs of Spiral Brewery and the Meyer building. There will be some improvements to the existing stairway from the roof of the Meyer building to the ground. The emergency egress stairways are reviewed and approved through the Building Safety Department.

The Heritage Preservation Commission will review the proposal at their June 16th meeting.

Notice

Notice was sent to property owners within 350-feet of the subject property. No comments have been received at this time.

Recommendation

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

- 1) Operate in compliance with applicable city codes including noise and hours of operation.
- 2) Receive an updated Liquor License for the proposed rooftop seating from the city of Hastings along with any applicable health department requirements.
- 3) HPC and Building Safety Department review and approval of proposed improvements.

- 4) 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







