Case No. 18PD038

Legal Description:

Lots 3, 4, 10, 11 and 12 of Tract 3 of Discovery Subdivision, located in the NE1/4 of the SE1/4 and the SE1/4 of the NE1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
December 28, 2018

Ms. Vicki Fisher
Community Planning & Development Services – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Common Cents – Elk Vale Road
Discovery Subdivision, Rapid City, South Dakota

Dear Ms. Fisher:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for the proposed building development located on Lots 3, 4, 10, 11, and 12, Discovery Subdivision, Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevations
5. Building Floor Plan
6. Turning Movements Exhibits
7. Preliminary Design Reports

Project Background:
Common Cents Convenience Stores, through dedication to customer service and a commitment to the community, have become a staple within the City of Rapid City and that success has allowed the company to expand through much of the Mountain West. By emphasizing a commitment to exceeding their customers’ expectations and by guaranteeing exceptional friendliness, clean stores and fast service the Common Cents brand has been able to successfully serve the city with 7 other convenient locations. Not only has Common Cents made a commitment to its customers but it also makes a commitment to the community by holding annual charity golf tournaments and the Bowl for Kids’ Sake event in order to raise money and awareness to support organizations such as Big Brothers, Big Sisters of the Black Hills, The Shriners, American Legion Baseball and the United Way.

As the City of Rapid City has grown so too has Common Cents and in order to maintain the high levels of service to the community new stores are required, such as the one proposed at Discovery Subdivision. The new location will sit on 11.39 acres located southwest of the intersection of Mall Drive and Elk Vale Road. This new facility will provide all the services of a truck stop and typical convenience store for locals and the traveling public plus much more including gasoline and diesel filling stations, an off sale liquor store, and a casino. A future restaurant will be developed as a second phase to the planned development. Common Cents is excited to begin construction of this new facility and better serve its customers and the community of Rapid City.

Building Use and Zoning:
See attached floorplan. The proposed Common Cents building is 15,307 SF gross and will have one primary permitted use:
Convenience Store with Gas Sales – 8,989 SF

In addition to the permitted uses it is proposed to that the following conditional uses be approved:
Off-sale Beer, Wine and Liquor Store – 2,557 SF
Casino – 607 SF

The casino will be located on the west side of the building adjacent the liquor store. The casino will be open from 6 AM to midnight. A malt beverage license is included with a video lottery license and doesn’t need to be separately applied for. Therefore a customer can drink a malt beverage in the casino, but the casino will not be serving liquor. The maximum number of video lottery machines in the casino will be 10, which is a state limit.

The liquor store will be open from 6 AM to midnight. The on-sale liquor license is for beer or wine tastings in the liquor store.

The convenience store will be open 24 hours a day and operate 20 passenger vehicle and 5 truck fueling stations under covered, lit canopies.

The future restaurant building will have one primary permitted use:
Restaurant (Phase 2, Future installation) – 5,600 SF

The property is zoned General Commercial and designated as a Planned Development.

Parking Requirements:
See attached site layout. Per Rapid City zoning code, 11.5 parking spaces per 1,000 SFGFA for convenience store with gas sales, 4 parking spaces per 1,000 SFGFA for off sale liquor store, and 10 spaces per 1,000 SFGFA for casino. Also requiring 0.25 parking spaces per 1,000 SFGA for storage. Requiring a total of 182 spaces. We are providing 219 total parking spaces. Six handicap spaces are provided which is the amount required by code.

No exceptions to the parking code are requested.

Turning movements through the site were evaluated to ensure access through the site, particularly for semi-trucks modeled with the WB –67 turning template. See attached turning exhibit.

Landscaping:
See attached landscaping plan. Landscaping requirements were determined through the points system established in the Rapid City Zoning Code. Per Rapid City Zoning Code 476,010 points are required. The proposed site provides 476,125 points exceeding the zoning code.

Sanitary Sewer, Water, and Storm Water:
See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements were also constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

Building Height:
See attached section views of the building, canopy and garbage enclosure.

The convenience store has a maximum height of 31’ 3”.
The canopy has a maximum height of 22’.
The garbage enclosure has a maximum height of 5’ 8”.
The maximum height of the restaurant will be determined in phase 2.
Lot Coverage:
The size of the lot is 11.39 acres or 496,148 SF. The proposed building has a floor area of 15,307 SF, which equates to a lot coverage of approximately 3.1%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:
Site lighting locations have been shown on the attached lighting exhibit and are in accordance with RC Code.

Access Approaches:
The site has two existing access approaches to Elk Vale Road. Both are 40 feet wide. An exception to the design standards is being requested to widen the existing approach on Lot 10 to 50 feet and on Lot 11 to 60 feet.

A request for exception to Rapid City design standard form and justification letter has been submitted to Rapid City Engineering.

Signage:
See attached building elevations and pole sign exhibit.

Pole Mounted Signs (Southeast corner of site) – maximum height of 60’ 0”:
- Exxon insignia: 1 x 140 SF
- Common Cents sign: 1 x 140 SF
- Gas Prices and LED reader (LED height = 89”): 1 x 491 SF

Major Building Mounted Signs include:
Building Wall Signs (Front/South side):
- Common Cents insignia: 1 x 43 SF
- Common Cents sign: 1 x 70 SF
- Common Cents insignia with liquor sign: 1 x 35 SF
- Common Cents insignia with deli sign: 2 x 30 SF = 60 SF
- Liquor sign: 1 x 97 SF

Building Wall Signs (Rear/North side):
- Common Cents insignia: 1 x 12 SF
- Common Cents sign: 1 x 70 SF
- Liquor sign: 1 x 97 SF

Building Wall Signs (West side):
- Common Cents sign: 1 x 70 SF
- Common Cents insignia with casino sign: 1 x 37 SF

Building Wall Signs (East side):
- Common Cents sign: 1 x 70 SF
- Common Cents insignia with deli sign: 1 x 30 SF

Canopy insignia (Exxon) 2 x 24 SF = 48 SF

Total signage on building and canopy = 739 SF
Total pole mounted signage = 771 SF

The applicant is requesting that 739 SF of building and canopy signage and 771 SF of pole mounted signage be permitted on site. The maximum area for on-premises pole signs and wall signs is 1,476 SF (2 SF / lineal foot x 738 feet Elk Vale Rd frontage). The size of the proposed building, canopy and pole signs are under the maximum amount.
The maximum height of an on-premises ground sign is 45 feet. The applicant is requesting an exception to allow for a pole sign with a maximum height of 60 feet.

The maximum area of an on-premises electronic message sign is 60 SF. The applicant is requesting an exception to allow for an electronic message sign (gas prices and LED reader) with a maximum size of 491 SF.

**Color and Outside Finish:**
The exterior of building will be a combination of brick veneer, SmartSide lap siding and trim, stone veneer, prefinished metal parapet, and metal panels. See attached elevation views for details.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval and of the final planned development. If there are any additional questions please do not hesitate to contact the office.

Sincerely,
KTM Design Solutions, Inc.

[Signature]

Mike Stetson

Enclosures
Exxon / Common Cents 140SF Hi-Rise

Exxon - Flex Face 140SF Sign (by Federal Heath)
Common Cents - Flex Face 140SF Sign (by Federal Heath)
Sunshine 11'-6"x42'-8" Price Sign.
(Unit will ship direct from Sunshine to Location)
Support Structure - Pipes, Cross Beam, Stubs, etc. (by Federal Heath)

Preliminary Concept Design. Final Structure to be Designed by Licensed Qualified Engineer