Case No. 21PD010

Legal Description:

Tract BR of Orchard Meadows, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 12, 2021

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

RE: Major Amendment to Final Planned Development – Common Cents – Highway 44
Orchard Meadows 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 Major Amendment to the Final Planned Development for the proposed building addition located at 3501 E. Highway 44, Orchard Meadow 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 convenient locations. Not only has Common Cents made a commitment to its customers but it also makes a commitment to the community by hosting 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 an expansion to the existing building is required. The new building expansion will add on approximately 4,760 sq. ft. and will serve as a Liquor Store and Casino. The existing facility provides all the services of a typical convenience store plus much more including a touchless carwash, vacuum stations, filling stations, and the Inferno restaurant. The Inferno restaurant is a full-service eatery specializing in personalized fired pizzas served in a casual dining environment. Common Cents is excited to begin construction of this building expansion and better serve its customers and the community of Rapid City.

Previously Approved Building Use:
Convenience Store – 7,869 SF
Inferno Restaurant – 4,311 SF with approximately 1,000 sf of seasonal, outdoor patio and seating area, On-sale Beer, Wine, and Liquor to compliment the dining services.
Drive through Carwash - 3,919 SF
Proposed Major Amendment Building Use and Zoning:
See attached floorplan.
Liquor Store (Off Sale) – 2,921 SF
Casino – 513 SF
Storage – 1,278 SF

The casino will be located on the west side of the building adjacent the liquor store. The casino will be open from 7 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 7 AM to midnight. The on-sale liquor license is for beer or wine tastings in the liquor store.

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 SFGA for convenience store with gas sales, 4 parking spaces per 1,000 SFGA for off sale liquor store, 10 spaces per 1,000 SFGA for casino, 11.0 spaces per 1,000 SFGA for Restaurant with table service. Also requiring 0.25 parking spaces per 1,000 SFGA for storage, and 6 spaces for a car wash with 2 drive thru lanes. Requiring a total of 161 spaces. We are asking for a reduction in parking of 3.7% and are providing 155 total parking spaces. Six handicap spaces are provided which is the amount required by code.

The reduction in parking is being requested with the justification that the 155 spaces provided will more than meet the needs for this site. This site’s uses vary and each use will have different hours of peak operation. Also many customers will visit more than one of the site’s uses, such as a convenient store customer will also stop by the liquor store.

With the expansion of the building one parking aisle on the west side of the building has been eliminated, however the remaining parking aisle on this side of the building has been widened and will allow plenty of room for traffic flow through the site.

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 with the building expansion 109,955 points are required. The proposed landscape plan provides 110,270 points exceeding the zoning code.

Sanitary Sewer, Water, and Storm Water:
Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements have been constructed and are already serving the existing site. Additional storm sewer constructed during this project will tie into these existing storm water improvements.

Building Height:
See attached section views of the building.

The building addition has a maximum height of 25’ 0”.

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Lot Coverage:
The size of the lot is 3.43 acres or 149,411 SF. The proposed building addition along with all of the existing structures has a total area of 20,811 SF, which equates to a lot coverage of approximately 14%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:
All proposed lighting is mounted to the proposed building addition and are in accordance with RC Code.

Access Approaches:
The site has two existing access approaches to Lytle Lane and one onto Elderberry Boulevard. None of the existing approaches are changed or modified as part of this project.

Signage:
See attached building elevations.

Major Building Mounted Signs to be added with the Major Amendment Include:
Building Wall Signs (Front/North side):
- Common Cents insignia with liquor sign: 1 x 35 SF
- Liquor Sign: 1 x 97 SF
- Casino Sign: 1 x 18 SF

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

Additional signage on building = 187 SF

Existing Signage Approved with Previous Planned Development:
Major Building Mounted Signs:
- Common Cents insignia: 2 x 63 SF = 126 SF
- Inferno insignia: 1 x 100 SF, 1 x 200 SF, 1 x 324 SF
- Canopy insignia (Exxon): 2 x 24 SF = 48 SF

Pole Mounted Signs:
- Insignia Sign with Gas Prices and LED Reader: 1 x 300 SF
- LED reader: 6’ x 7’ or 42 SF (included in overall SF)
- Inferno Pole Mounted Sign: 1 x 70 SF

Existing Signage on Building and Canopy = 798 SF

Total Signage on Building and Canopy = 985 SF
Total Pole Mounted Signage = 370 SF

The applicant is request additional signage of 187 SF to go along with the existing 798 SF of signage. This brings the site’s total signage to 985 SF. By code the site is allowed 2 SF of signage for every LF of frontage along a public road, this site contains a total frontage of 797’ along Highway 44 and Elderberry Boulevard. So the proposed 985 SF of signage is less than the 1,594 allowed by code.

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.
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