Case No. 16PD025

Legal Description:

Property located in the SW1/4 of the NW1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Point of Beginning at the northeast corner of Tract 1 Less Lot H1 of the Waterslide Addition located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Thence, first course: curving to the left with an arc length of 274.31', with a radius of 893.17', with a chord bearing of N 74°34'24" E, with a chord length of 273.24'; Thence, second course: S 17°00'08" E, a distance of 25.26'; Thence, third course: curving to the right with an arc length of 67.03', with a radius of 474.82', with a chord bearing of S 11°41'22" E, with a chord length of 66.98'; Thence, fourth course: curving to the right with an arc length of 9.30', with a radius of 36.00', with a chord bearing of S 00°14'37" E, with a chord length of 9.28'; Thence, fifth course: S 07°09'28" W, a distance of 53.88'; Thence, sixth course: curving to the left with an arc length of 30.72', with a radius of 164.00', with a chord bearing of S 01°47'33" W, with a chord length of 30.67'; Thence, seventh course: S 03°34'23" E, a distance of 106.20'; Thence, eighth course: S 03°08'09" E, a distance of 7.51'; Thence, ninth course: S 41°25'37" W, a distance of 27.51'; Thence, tenth course: N 86°41'38" W, a distance of 448.03'; Thence, eleventh course: N 03°18'12" E, a distance of 215.32'; Thence, twelfth course: curving to the left with an arc length of 169.63', with a radius of 887.89', with a chord bearing of N 88°43'31" E, with a chord length of 169.38', to the said point of beginning
Robert Laroco  
Planner II  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial-Final Planned Development – Holiday Station Convenience Store – Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial-Final Planned Development for the proposed Holiday Station Convenience Store.

Included with this submittal are:

1. Application  
2. Vicinity Map  
3. Site Plan with lighting and signage  
4. Internal Circulation Plan Exhibit  
5. Building Elevations, including canopy and trash enclosure details  
6. Building Floor Plans  
7. Design Reports  
8. Traffic Impact Study

Project Background:

Holiday Stationstores is a privately-held, family owned business with its corporate headquarters located in Bloomington, Minnesota. In business since 1928, Holiday Stationstores have 500 locations in 10 states (Minnesota, Alaska, Idaho, Michigan, Montana, North Dakota, South Dakota, Washington, Wisconsin, and Wyoming) of which 356 are corporate stores and 144 are franchised. Through their many years of operating throughout the northern tier states, they have strived to earn a reputation with their customers for their excellent service, value priced products, quality operations, and safe facilities. Holiday Stationstores are the market leader in the Twin Cities and most other markets for these reasons.

The Holiday Stationstore will be built using modern design principles and incorporate style elements which will support and compliment the character of Buffalo Crossing. They design their Stationstores to be visually appealing, safe and inviting for the residents and visitors of Rapid City. Holiday looks forward to continuing to be part of, and serving the Rapid City community.

The new location will sit on 2.60 acres located at the intersection of Catron Blvd. and Healing Way. This new facility will provide all the services of a typical convenience store plus much more including a touchless carwash, vacuum stations, and filling stations. Holiday Station Stores 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 building will have two primary permitted uses:
Convenience Store – 6,255 SF
Drive through Carwash – 1,467 SF
The convenience store will be open 24 hours a day and operate 14 fueling stations under a covered, lit canopy.
The convenience store will offer off-sale beer, wine, and liquor.
Currently the property is zoned General Commercial with a Planned Development.

Carwash – Conditional Use Permit
As part of the proposed project, Holiday Stationstores is requesting approval of a conditional Use Permit for a
touch-free, rollover carwash. At 2.60 acres, and considering the proposed layout of the site, there is appropriate
room to effectively integrate a carwash into the plan. The proposed carwash makes up the west side of the
building opposite the access to Healing Way to prevent conflicts with cars entering and exiting the site as well as
internal site circulation. Stacking room for a minimum 8 cars is provided along the curb line providing 40 minutes
of vehicle hold time capacity. The concrete aprons located at both the entrance and exit will be heated to prevent
snow and ice build-up from effecting vehicles entering and exiting the wash.

Holiday believes that a carwash is an important feature and a needed service offering for their customers. They
would appreciate your approval of a Conditional Use Permit to include the proposed carwash in their site
development.

Parking Requirements:

See attached turning exhibit and parking plan found within the construction documents

Per Rapid City zoning code a total of 80 parking spaces are required for the convenience store with gas sales. The
proposed site plan provides a total of 84 spaces and 4 accessible spaces, exceeding the zoning code.

Turning movements through the site were evaluated to ensure access through the site, particularly for the large
fueling tanker trucks modeled with the WB – 44 turning template.

The carwash was also located to provide safe and convenient traffic circulation. The entrance to the car wash is
located on the west side of the building and will be constructed with a lane for stacking vehicles. The vehicles will
be able to stack along the west side of the building and the north side of the property, providing room for well
over 20 vehicles. The exit of the carwash is also oversized to allow vehicles to move out and away from the facility.

See attached Traffic Impact Analysis. The site and proposed uses are consistent with the assumptions found in the
approved Traffic Analysis.

Landscaping:

See the attached landscaping plan. Landscaping requirements were determined through the points system
established in the Rapid City Zoning Code. Per Rapid City Zoning Code 104,852 points are required. The proposed
site provides 106,930 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 public infrastructure. 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 22'0".
The canopy has a maximum height of 18'3".
The garbage enclosure has a maximum height of 6'0"

Lot Coverage:

The size of the lot will be 2.60 acres or 113,313 sqft the proposed building consists of 8,461 sqft resulting in a lot coverage of 7.5%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:

See attached lighting plan exhibit. The site will be well illuminated with LED lighting underneath the canopy and 13 x 16' area lights installed around the site.

Signage:

See attached building elevations and pylon sign exhibit.

Major Building Mounted Signs include (note: sign sizes are maximum and may be smaller):

Building Mounted Signs
Holiday insignia and logo: 3 x 62.9 sf = 189sf
Carwash: 2 x 27.6 sf = 55sf
Enter/Exit: 2 x 6.3 sf = 13sf

Canopy Mounted Signs
Holiday insignia and logo: 3 x 52.1 sf = 156sf

Pylon Sign
Holiday insignia and logo: 2 x 75.3 sf = 151sf
Fuel price: 2 x 52.7 sf = 105sf
Placard: 2 x 60.3 sf = 121sf
Electronic Message Center: 2 x 38.5 sf = 77sf

Total signage = 867 sf
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.