

Case No. 21UR032

Legal Description:

Lot 2 of Red Cliff Terrace, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



KTM DESIGN SOLUTIONS, INC.
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 Rapid City, SD 57701
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October 28, 2021

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

RECEIVED

OCT 29 2021

RE: Conditional Use Permit – CC Health
 Canyon Lake Dr, Rapid City, South Dakota

RAPID CITY DEPARTMENT OF
 COMMUNITY DEVELOPMENT

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 Conditional Use Permit for a medical cannabis dispensary located at 4260 Canyon Lake Dr, Red Cliff Terrace 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

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 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 a medical cannabis dispensary is proposed. The medical cannabis dispensary is proposed as a 2,750 sq. ft. store in an existing building on Lot 2 of Red Cliff Terrace Subdivision. This is across the street of an existing Common Cents facility that provides all the services of a typical convenience store plus much more including a touchless carwash and filling stations. The medical cannabis dispensary will provide another great service that compliments the wide array of Common Cents services. Common Cents is excited to begin operation of this business and better serve its customers and the community of Rapid City.

Proposed Building Use and Zoning:

See attached floorplan.

Medical Cannabis Dispensary– 2,750 SF

The medical cannabis dispensary will be open from 8 AM to 10 PM. The structure will wholly contain all medical cannabis establishment uses as proposed as part of this conditional use permit.

The property is zoned General Commercial.

Setbacks:

See the attached site plans enclosed with this application. Minimum setbacks per development regulations defined by the municipal zoning ordinance will be maintained.

Parking Requirements:

See attached site layout. Per Rapid City zoning code, 5.0 parking spaces per 1,000 SFGFA for a retail service store. Based on a proposed building size of 2,750 sq. ft, the required parking is 14 spaces. The proposed site plan provides 20 spaces. One handicap space is required by code and two handicap spaces are provided.

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 20,337 points are required. The proposed landscape plan provides 20,500 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 City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. The proposed medical cannabis dispensary will utilize the same services that serve the existing building.

Building Height:

See attached section views of the building.

The existing building has a maximum height of 14' 0".

Lot Coverage:

The size of the lot is 0.53 acres or 23,086 sq. ft. The existing building has a total area of 2,750 sq. ft., which equates to a lot coverage of approximately 11.9%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:

Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building-mounted with some light poles located in the parking lot to provide for safety. Lights will not project onto neighboring properties or public right-of-way. The entry point will have sufficient lighting for observers to see and cameras to record, any activity within ten feet of the entrance per SDCL 44:90:04:05.

Workplace Safety Plan:

A workplace safety plan will be implemented to cover personal protective equipment, hazard assessment, safe equipment operation, property application of agricultural chemicals, ladder use, and hazard communication.

Security Plan:

A security plan that includes locations of alarm sensors, cameras, exterior lights, doors, and windows. The security plan will detail how alarms and cameras will be monitored. Security cameras will be placed at each exterior door to allow identification of persons entering or exiting the premise. Camera footage will be stored for 90 days within a secure, locked room and meet the requirements per SDCL 44:90:04:09. Security cameras will meet the requirements in SDCL 44:90:04:06 through 44:90:04:10, including recording and alarm requirements.

Odor Control Plan:

The medical cannabis dispensary will have an odor control plan so that the odor from cannabis cannot be detected at the property line or any adjoining properties. The odor control plan will include three different components: building

pressure, HVAC equipment, and infiltration. See attached odor control measures summary from Climate Control Systems & Service.

Waste Management Plan:

The medical cannabis dispensary will have a waste management plan that includes a procedure for grinding the cannabis waste unrecognizable and unfit for use and mixing the waste with at least 50 percent other waste. Security measures will be implemented to prevent theft and tampering of the cannabis waste. A description of how the waste will be hauled from the premises will be included. A wastewater pretreatment system will be implemented if the establishment qualifies as an industrial user.

Access Approaches:

The site has two existing access approaches onto Jackson Blvd and Canyon Lake Drive. This project does not alter the existing approaches in any way.

Signage:

See attached building elevations.

Building Wall Signs (Front/East side):

CC insignia with health sign: 1 x 35 SF

CC Health Sign: 1 x 126 SF

Total Signage on Building = 161 SF

The applicant is requesting signage of 161 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 340 ft along Jackson Blvd and Canyon Lake Dr. So the proposed 161 SF of signage is less than the 680 SF allowed by code.

Color and Outside Finish:

The exterior of building will be a combination of brick 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 conditional use permit. If there are any additional questions please do not hesitate to contact the office.

BUILDING DATA:**BUILDING AREA:**

MEDICAL CANNABIS DISPENSARY = 2,750± SF

ZONING: GC GENERAL COMMERCIAL

FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 0'
 REAR YARD SETBACK: 30'
 MAXIMUM HEIGHT: 45'

LOT COVERAGE

LOT AREA = 0.53± ACRES
 MAXIMUM PERMISSIBLE = 75%
 TOTAL BUILDING = 2,750 SF±
 PROPOSED = 11.9%

LANDSCAPING REQUIREMENTS:

LOT AREA - BUILDING AREA = POINTS REQUIRED
 POINTS REQUIRED = 20,337
 POINTS PROVIDED = 20,500

STREET CLASSIFICATION:

JACKSON BLVD - MAJOR ARTERIAL
 CANYON LAKE DR - MINOR ARTERIAL

PARKING SUMMARY:

RETAIL = 2,750± SF
5 SPACES PER 1,000 SF
 = 14 SPACES

TOTAL PARKING REQUIRED = 14 STALLS
 TOTAL PARKING PROVIDED = 20 STALLS

TOTAL HANDICAPPED REQUIRED = 1 STALLS
 TOTAL HANDICAPPED PROVIDED = 2 STALLS

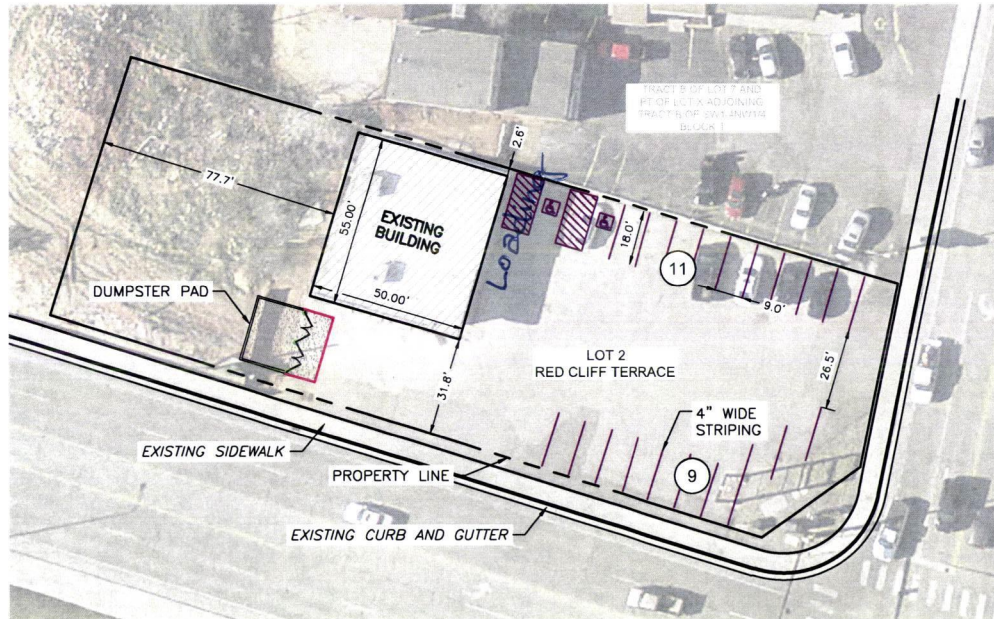
CITY OF RAPID CITY
 Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the Engineer of Record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____

COMMENTS _____

OCTOBER 2021

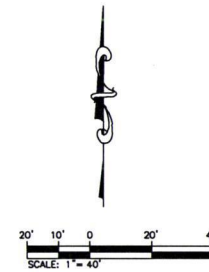
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 Checked By: EWA
 21-1222 ERM MS
 11" X 17" PLAN SET
 SECTIONS



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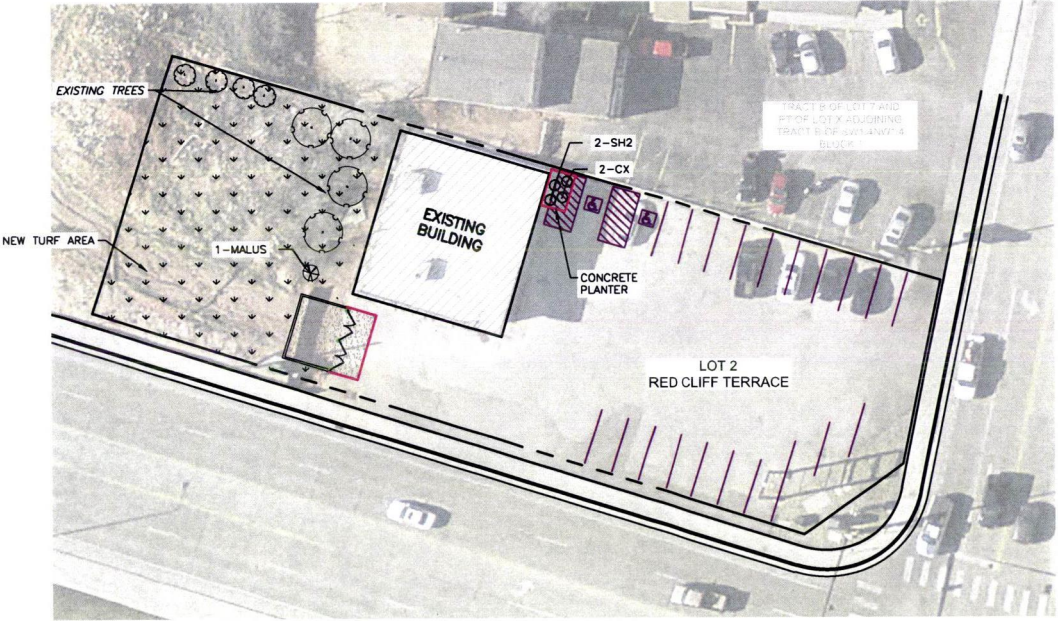
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 FOR REVIEW ONLY**

SITE PLAN

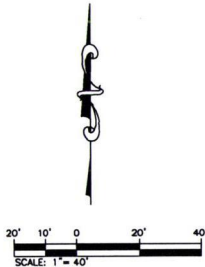
21UR032

DEVELOPED PROPERTY S.F.	23,086 S.F.	
STRUCTURE S.F.	2,750 S.F.	
LANDSCAPE POINTS REQUIRED	20,336 POINTS	
DESCRIPTION	UNITS/PTS GIVEN	
TURF AREA	6,259 S.Y. @ 10 PTS/S.Y.	6,954
LARGE TREES (EXISTING)	4 @2000 PTS EA.	8,000
MEDIUM TREES (EXISTING)	4 @1000 PTS EA.	4,000
SMALL TREES	1 @500 PTS EA.	500
SHRUBS	4 @250 PTS EA.	1,000
TOTAL		20,454 POINTS

PLANTING SCHEDULE					
DECIDUOUS TREES					
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
0	TR	HARVEST GOLD LINDEN	TILIA X MONGOLIA 'HARVEST GOLD'	2.0" CAL.	SPECIMEN, B&B
0	GS	NORTHERN ACCLAIM HONEYLOCUST	GLEDTISIA TRIACANTHOS VAR. INERMIS 'HARVE'	2.0" CAL.	SPECIMEN, B&B
1	MALUS	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2.0" CAL.	SPECIMEN, B&B
PERENNIALS					
2	CX	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL.	
2	SH2	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL.	



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Engineering Reviewer _____ Date _____

COMMENTS _____

LEGEND

SEEDED GRASS

LANDSCAPE PLAN

4260 CANYON LAKE DRIVE
MEDICAL CANNABIS ESTABLISHMENT
RAPID CITY, SOUTH DAKOTA

623 1/2 W. Street, Suite 201, Rapid City, SD 57701
Phone: (605) 791-5866 | Fax: (605) 791-5863
CIVIL ENGINEERING AND SURVEYING
AND PLANNING | PROJECT MANAGEMENT
RESOLUTION SOLUTIONS INC.

KTM
RESOLUTION SOLUTIONS INC.

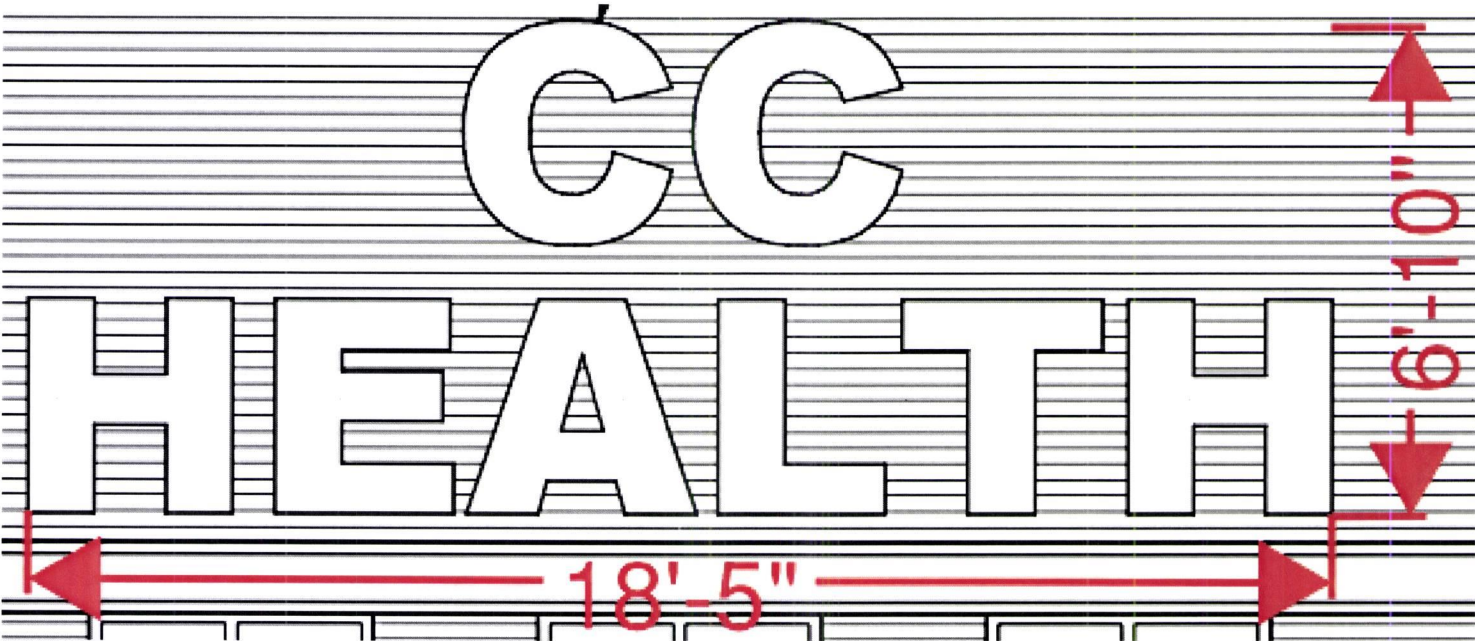
SHEET NO.
C-02

PRELIMINARY
FOR REVIEW ONLY

OCTOBER 2021

Drawn By: _____
Checked By: _____
Designed By: _____
21-1227 E04 MS
11" X 17" PLAN SET
10/2020

REVISIONS



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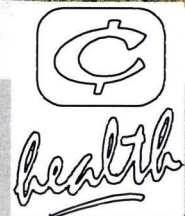
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DAPID CITY DEPARTMENT OF
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CC Health Signage
Medical Cannabis Establishment



14' High



CC
HEALTH

CC Health - 4260 Canyon Lake Drive
Medical Cannabis Establishment
Elevation View
Conditional Use Permit
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