Case No. 21UR034

Legal Description:

Tract 2 of Arches Addition, located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
October 28, 2021

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

RE: Conditional Use Permit – CC Health  
Mt Rushmore Rd, 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 Conditional Use Permit for a medical cannabis dispensary located at 2640 Mt Rushmore Rd, Arches Addition, 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 2,320 sq. ft. store in the existing Common Cents building on Tract 2 of Arches Addition. The existing facility provides all the services of a typical convenience store plus much more including a touchless carwash, vacuum stations, 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.

Previously Approved Building Use:
Convenience Store with Gas Sales and Pharmacy – 6,364 SF  
Car Wash – 2,833 SF

Proposed Building Use and Zoning:
See attached floorplan.  
The previously approved Pharmacy will be replaced by a Medical Cannabis Dispensary – 2,320 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, 11.5 parking spaces per 1,000 SFGFA for convenience store with gas sales, 5 parking spaces per 1,000 SFGFA for the pharmacy. A car wash is classified as a drive-through land use type requiring 3 spaces per drive through lane. Requiring a total of 41 spaces and 3 drive through lane spaces. We are providing 48 total parking spaces and 3 drive through lane spaces. Three handicap spaces are provided which is the amount required by code. Parking on site is in accordance with RC Code.

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 51,758 points are required. The existing landscape plan provides 51,960 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 20’ 8”.

Lot Coverage:
The size of the lot is 1.4 acres or 60,984 sq. ft. The existing building and car wash have a total area of 9,197 sq. ft., which equates to a lot coverage of approximately 15%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:
Site lighting locations will be in accordance with RC Code. Existing light poles located in the parking lot are provided for safety. The lights do 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 Mt. Rushmore Road and Cathedral 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 575 ft along Mt Rushmore Rd and Cathedral Dr. So the proposed 161 SF of signage is less than the 1,150 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 the conditional use permit. If there are any additional questions please do not hesitate to contact the office.
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<thead>
<tr>
<th>PROPERTY SQUARE FOOTAGE (1.4 ACRES)</th>
<th>80,984 SQ FT</th>
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<tbody>
<tr>
<td>STRUCTURE SQUARE FOOTAGE</td>
<td>9,328 SQ FT</td>
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<tr>
<td>LANDSCAPE POINTS REQUIRED</td>
<td>51.754 POINTS</td>
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**EXISTING LANDSCAPE POINTS**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>UNITS/POINTS GIVEN</th>
<th>TOTAL POINTS</th>
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<tr>
<td>GROUND COVER</td>
<td>17 1/2 10 pts / S.Y.</td>
<td>1,700 pts</td>
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<td>LARGE TREES</td>
<td>1 1/2 2,000 pts ea.</td>
<td>2,000 pts</td>
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<tr>
<td>SHRUBS</td>
<td>23 1/2 250 pts ea.</td>
<td>5,500 pts</td>
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<tr>
<td>MAINTAINED GRASS WITHIN ROW</td>
<td>1,280 1/10 pts / S.Y.</td>
<td>12,800 pts</td>
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**POINTS PROVIDED WITH CAR WASH PROJECT**

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>POINTS</th>
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<tbody>
<tr>
<td>SHRUBS</td>
<td>119 1/2 250 pts ea.</td>
</tr>
<tr>
<td>POINTS LOST DUE TO CONSTRUCTION OF CAR WASH</td>
<td>74 S.Y. 1/10 pts / S.Y.</td>
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**TOTAL POINTS PROVIDED** 51,960 pts.