Case No. 21UR035

Legal Description:

Lot 16 of Block 84 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Required Information for Conditional Use Permit Application for 631 Main Street For Use As A Medical Cannabis Facility

Submitted By: TG IAM 508 LLC, Michael Haeder – Member

Date: 10/29/2021

Statement of Proposed/Intended Use: The proposed and intended use is for retail of sales of medical cannabis at 631 Main Street in Rapid City, SD, if a license from the State of South Dakota is granted for the same.

Operational Plan: The owner shall conduct medical cannabis sales in accordance with codes of conduct, ordinances, all applicable laws and administrative rules promulgated by the City of Rapid City and the State of South Dakota, and Pennington County, as they are brought into existence and as they change from time to time.

The facility will operate on the main floor of 631 Main Street from Monday through Saturday for a period of 8 hours each day except the facility will close at 3PM from Memorial Day through Labor day on any Thursdays during that period of time so as to not conflict with Rapid City’s “Summer Nights” music schedule. Actual operating hours will be in conformance with hours allowed by City of Rapid City and if no rules are provided, the facility will elect to open between the hours of 9AM and Noon and close between the hours of 5PM to 8PM.

The facility will employ not less than 3 people who will work together in a cohesive and congruent manner to ensure safety, security, and soundness for all parties, including but not limited to, customers, employees, the general public, as well as vendors. All employees will undergo background checks.
The site includes 2 concrete safes on the main floor have steel doors and are well suited for daily storage of cannabis products as well as cash. The safes will be retrofitted on an as-needed basis to provide a deterrent to petty and grand theft.

Additional security measures will be taken to ensure compliance with all state laws and will include but not be limited to indoor and outdoor security camera systems with the appropriate number of frames/second and data storage for storing 90+ days of footage. Security personnel will be on-site during all hours of operation and the facility with have secured, gated, directional access allowing patrons to enter one 631 Main street and exit on 7th street, or whatever traffic flow is best recommend by the City of Rapid City and Rapid City Fire Department.

The facility will at all times be in compliance with South Dakota State Administrative Rules 44:90 for Medical Cannabis.

**Site Plan Details:** See attached site plan. No exterior lighting is requested at this time. Pedestrian signage will be a painted wood oval sign that had previously been in use at this location that measures 38.5" tall and 28.5" wide. This sign will hang at the northwest corner of the property from mounting hardware that currently exists on that corner. See attached signage plan. All utilities are currently on-site and operational. Since the property is in the central business district, no fencing and retaining wall location, retention or detention of surface water, etc., is not applicable.

**Parking Plan:** Parking will be on-street parking as provided by the City of Rapid City in the CBD.

**Loading and Unloading Dock Area Plans:** Not applicable as the facility will not have loading or unloading docks. Cannabis will be delivered by
vendors using best practices and street level parking. The physical volume of product is anticipated to be minimal on a relative basis compared to other retail vendors such as clothing or furniture stores.

**Internal Traffic Circulation:** Not relevant to this site as it is located in the CBD of Rapid City.

**Landscaping Plan:** Not relevant to this site as it is located in the CBD of Rapid City.

**Fencing and Retaining Wall Plans:** Not relevant to this site as it is located in the CBD of Rapid City.
Dumpster and Mechanical Equipment Plans: Minimal waste is anticipated from retail operations and will likely mostly pertain to plastic packaging and cardboard. No special mechanical equipment is anticipated aside from air filtration systems necessary to comply with State odor management administrative rules. A dumpster will be to the south in the alley as depicted in the site plan.

Structural Elevation Plans: The site is already built and has been in Rapid City since 1914. No plans aside from site plan are relevant to this conditional use permit application. Additional physical information regarding the exterior, height, etc., can be found at www.property.pennco.org. Only main floor sales will occur on-site. There is no current residential use on-site and only professional office will exist above the retail sales area.

Building Setbacks: Not relevant to this site as it is located in the CBD of Rapid City.

Approach Locations: Customers/Patients will enter through 631 Main street front door. Any approach locations that are the topic of traffic patterns are not relevant to this site as it is located in the CBD of Rapid City.

Enclosure: All medical cannabis establishment uses will be wholly contained within an enclosed structure.

Waste Management: As stated above, waste is estimated to be very minimal as it is a costly expense. Waste management will be in accordance with the Administrative Rules of the State of South Dakota. It is anticipated that any cannabis product that becomes waste will be mixed into organic waste rendering it unusable and unable to be reclaimed for use, or whatever is mandated by the State of SD.
Odor Management: The product will be positioned in the sales area or in the vaults, after hours. Odor management will be obtained by way of air filtering units and said units will be installed on an as-needed basis to achieve the level of odor management that is reasonable for the CBD, much like the hookah lounges and cigar bar that both exist within 500 feet of this site. It should be stated that no residential units exist inside this site or the immediately adjacent site to the east, which is the only building that physically touches 631 Main Street. Furthermore, the air handling unit that serves the sales floor is exclusive to that space and is a rooftop heat pump separate from other HVAC units that handle air for the waiting-area/gallery or the upstairs offices. Given the ductwork already in place for the sales area, filtration systems will be able to mitigate odor issues with relative simplicity.

Survey: This survey is not required by the Director per City of Rapid City staff.

This information has been filled out to the best of my knowledge and in good faith.

Thank you for your consideration.

TG IAM 508, LLC – Michael Haeder, Member
SITE PLAN

LEGAL DESCRIPTION: LOT 16 OF BLOCK 84 OF ORIGINAL TOWN OF RAPID CITY
NW1/4 OF NW1/4 SECTION 1, T1N, R7E, BHM.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.

ADDRESS: 631 MAIN STREET

DATE: 10-17-2021
SCALE: 1" = 30'
JOB NO: 2021-110

I, Ronald D. Davis, Registered Land Surveyor No. 3095 of the State of South Dakota, do hereby certify that the measurements shown hereon were done by me or under my direct supervision. The purpose of this initial drawing is to allow the owners of this building time to prepare a working drawing for a conditional use permit for the City of Rapid City.

DAVIS ENGINEERING INC.—1060 KINGS ROAD—RAPID CITY, SD —605-341-3095
Front / North Face of building. Entire building measures 25' wide x 140' long x 32' tall. The hanger for the sign is visible in the photo on the NW corner of the building 10-12' above the sidewalk.
Signage and Lighting Plan: A painted wooden pedestrian sign that measures less than 8 square feet will re-painted and placed upon the existing hardware where it once hung as the President’s Information Center. The sign depicted below measures 38.5” tall by 28.5” wide with additional ribbon ornamentation that increases the total area by less than 9 square inches on either side.

The sign will hang approximately 10’ off the ground and have a SE to NW orientation. No exterior lights are requested at this time. Interior lighting will be typical retail lighting that is commensurate with retail activities. In the actual retail area, the windows will be secured with no viewing possible from the street level so as to make the sales activities discreet and to further deter violent and non-violent theft.