

Case No. 21PD041

**Legal Description:**

Lot 5R2 of Tract 3 of Discovery Subdivision, located in Section 28, T2N, R8E, 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

**RE:** Final Planned Development – CC Health  
 Discovery 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 Final Planned Development for a medical cannabis dispensary located at 1624 Discovery Circle, 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 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 2,516 sq. ft. building on Lot 5R2 of Tract 3 of Discovery Subdivision. This lot is adjacent to the existing Common Cents convenient store, liquor store, casino, and carwash. The medical cannabis dispensary will provide another great service that compliments the wide array of Common Cents services. Common Cents is excited to begin construction of this building and better serve its customers and the community of Rapid City.

**Proposed Building Use and Zoning:**

See attached floorplan.

Medical Cannabis Dispensary– 2,516 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 final planned development.

The property is zoned General Commercial and designated as a Planned Development.

**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 2,516 sq. ft, the required parking is 13 spaces. The proposed site plan provides 14 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 82,911 points are required. The proposed landscape plan provides 83,070 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. 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. 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 has a maximum height of 25' 0".

**Lot Coverage:**

The size of the lot is 1.96 acres or 85,565 sq. ft. The proposed building has a total area of 2,516 sq. ft, which equates to a lot coverage of approximately 2.9%. 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:**

A proposed approach onto Discovery Circle will be constructed.

**Signage:**

See attached building elevations.

Building Wall Signs (Front/Northwest 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 555 ft along Discovery Circle and the I-90 west bound on ramp. So the proposed 161 SF of signage is less than the 1,110 SF 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.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval and of the final planned development. If there are any additional questions please do not hesitate to contact the office.

**SITE LAYOUT NOTES**

ZONING: GENERAL COMMERCIAL (GC)

**MINIMUM SETBACKS:**

FRONT = 25'  
SIDE = 0'  
BACK = 0'

**BUILDING HEIGHT**

MAXIMUM PERMISSIBLE = 35' OR THREE STORIES  
PROPOSED = 25', ONE STORY

**LOT COVERAGE**

LOT AREA = 1.96± ACRES  
MAXIMUM PERMISSIBLE = 75%  
TOTAL BUILDING = 2,516 SF±  
PROPOSED = 2.9%

**LANDSCAPING REQUIREMENTS:**

LOT AREA - BUILDING AREA = POINTS REQUIRED  
POINTS REQUIRED = 83,049  
POINTS PROVIDED = 83,070

**STREET CLASSIFICATION:**

DISCOVERY CIRCLE - LOCAL STREET  
I-90 - MAJOR ARTERIAL

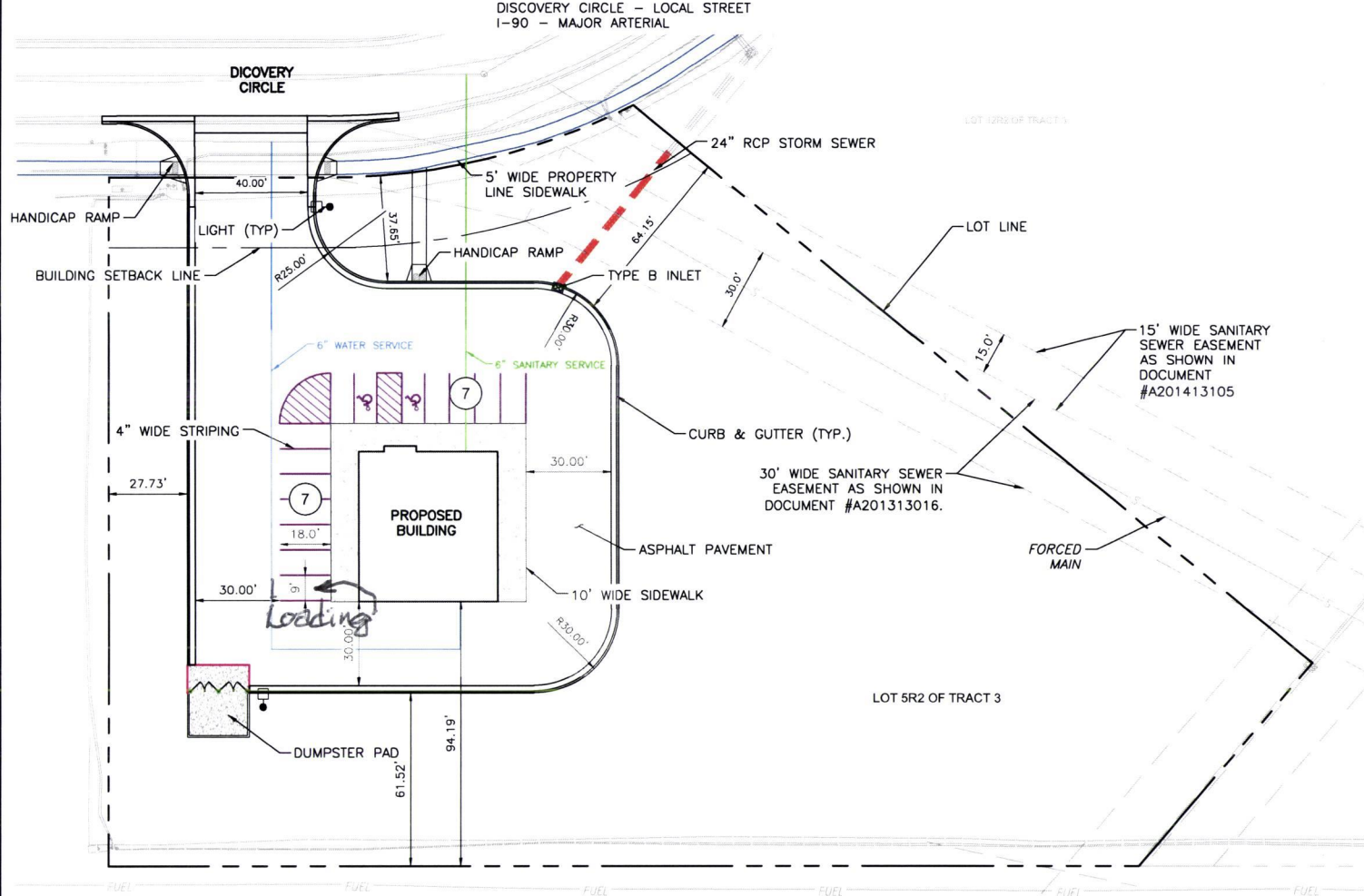
**PARKING SUMMARY:**

**BUILDING:**

RETAIL SALES = 2,516± SF  
5 SPACES PER 1,000 SF  
= 13 SPACES

TOTAL PARKING REQUIRED = 13 SPACES  
TOTAL PARKING PROVIDED = 14 SPACES

TOTAL HANDICAPPED REQUIRED = 1 STALL  
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.

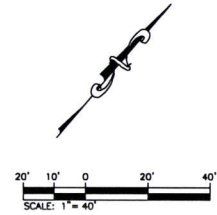
Engineering Reviewer \_\_\_\_\_ Date \_\_\_\_\_

COMMENTS \_\_\_\_\_

OCTOBER 2021

Drawn By: \_\_\_\_\_  
Designed By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_  
11' x 17' PLAN SET KTM

1624 DISCOVERY CIRCLE  
MEDICAL CANNABIS ESTABLISHMENT  
RAPID CITY, SOUTH DAKOTA



**PRELIMINARY  
FOR REVIEW ONLY**

SITE PLAN

1624 S. 13th Street, Suite 200, Rapid City, SD 57701  
Phone: (605) 343-1111  
www.ktm-engineering.com  
CITY ENGINEERING & LAND SURVEYING  
LAND SURVEYING  
CONSTRUCTION MANAGEMENT

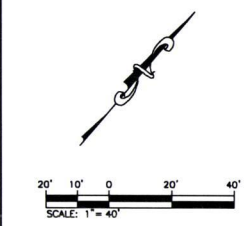
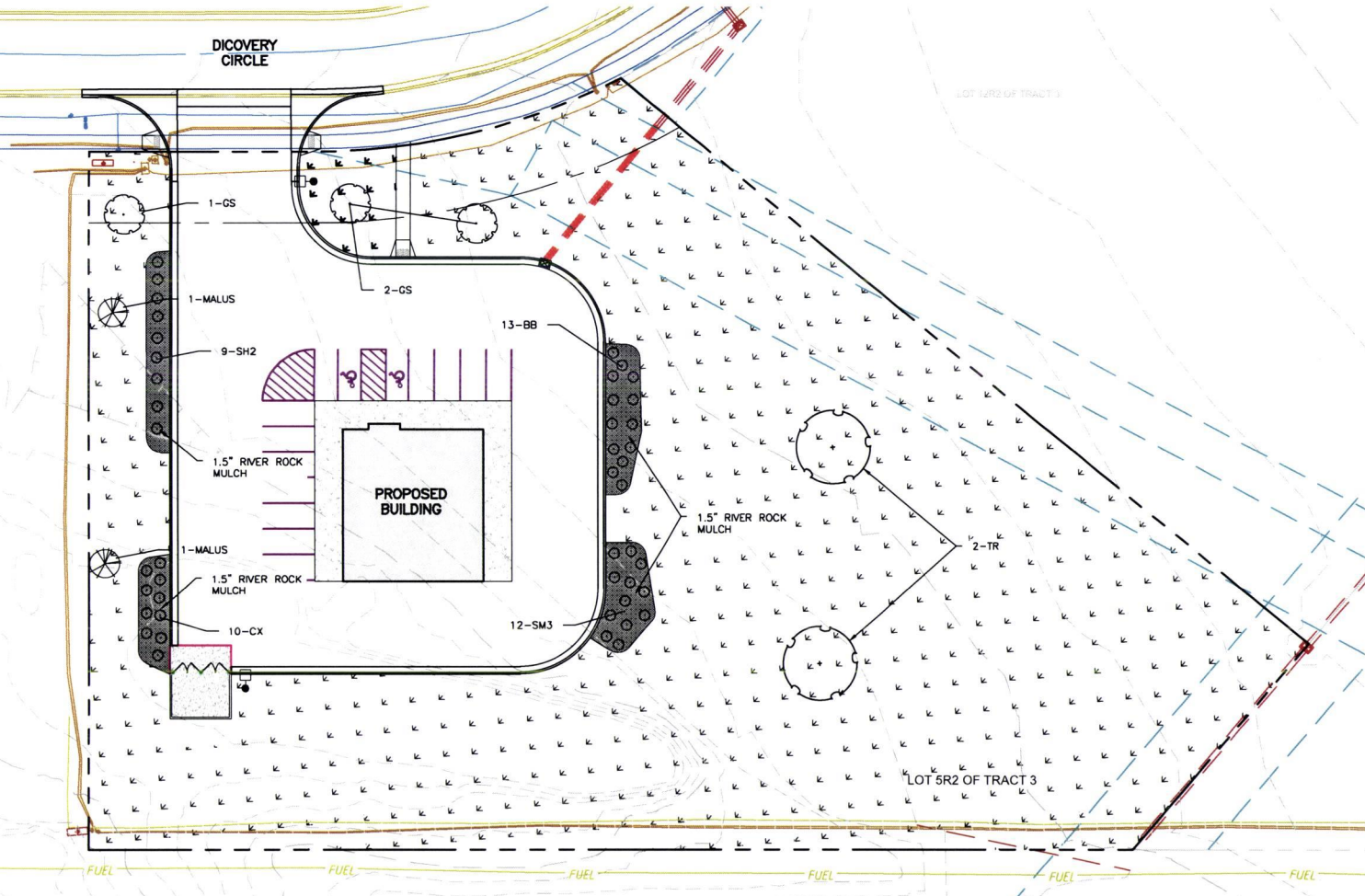
**KTM**  
DESIGN SOLUTIONS, INC.

SHEET NO.  
**2**

DEVELOPED PROPERTY S.F.		85,565 S.F.
STRUCTURE S.F.		2,516 S.F.
LANDSCAPE POINTS REQUIRED		83,049 POINTS
DESCRIPTION	UNITS/PTS GIVEN	
TURF AREA	6,407 S.Y. @ 10 PTS/S.Y.	64,070
LARGE TREES	2 @2000 PTS EA.	4,000
MEDIUM TREES	3 @1000 PTS EA.	3,000
SMALL TREES	2 @500 PTS EA.	1,000
SHRUBS	44 @250 PTS EA.	11,000
TOTAL		83,070 POINTS

PLANTING SCHEDULE

DECIDUOUS TREES					
QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
2	TR	HARVEST GOLD LINDEN	TILIA X MONGOLIA 'HARVEST GOLD'	2.0" CAL.	SPECIMEN, B&B
3	GS	NORTHERN ACCLAIM HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HARVE'	2.0" CAL.	SPECIMEN, B&B
2	MALUS	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2.0" CAL.	SPECIMEN, B&B
DECIDUOUS SHRUBS					
13	BB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	2 GAL.	
12	SM3	GOLDMOUND SPIREA	SPIRAEA 'GOLDMOUND'	2 GAL.	
PERENNIALS					
10	CX	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL.	
9	SH2	PRAIRIE DROPS EED	SPOROBOLUS HETEROLEPIS	1 GAL.	



**LEGEND**

SEEDED GRASS

1.5" RIVER ROCK MULCH

Engineering Reviewer \_\_\_\_\_ Date \_\_\_\_\_

COMMENTS \_\_\_\_\_

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FOR REVIEW ONLY**

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COMMENTS \_\_\_\_\_

OCTOBER 2021

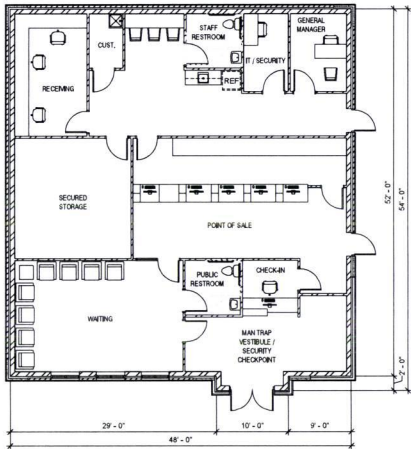
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Checked By: Survey  
Designed By: MS  
Drawn By: Survey  
11" x 17" PLAN SET

LANDSCAPING PLAN

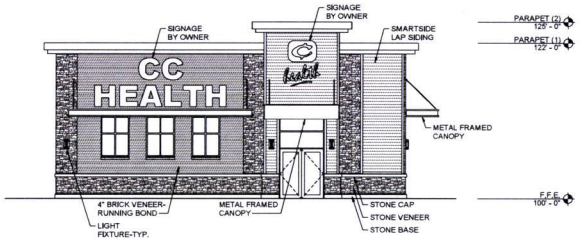
1624 DISCOVERY CIRCLE  
MEDICAL CANNABIS ESTABLISHMENT  
RAPID CITY, SOUTH DAKOTA

624 12 4th Street, Suite 201 • Rapid City, SD 57701  
PHONE: (605) 342-0000 • FAX: (605) 342-7158  
C/O: FRANKLIN, J. AND SONS  
DESIGN SOLUTIONS, INC.  
AND CONSTRUCTION ADMINISTRATION

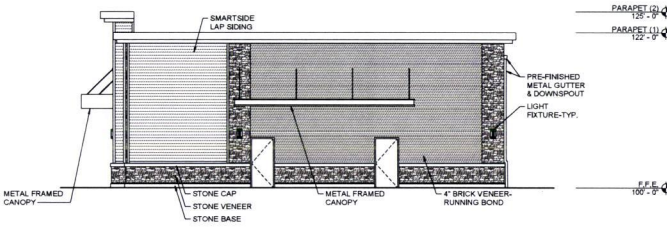
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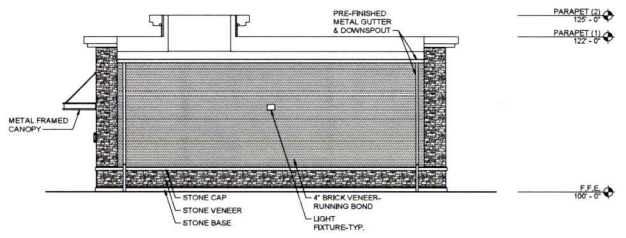
FLOOR PLAN



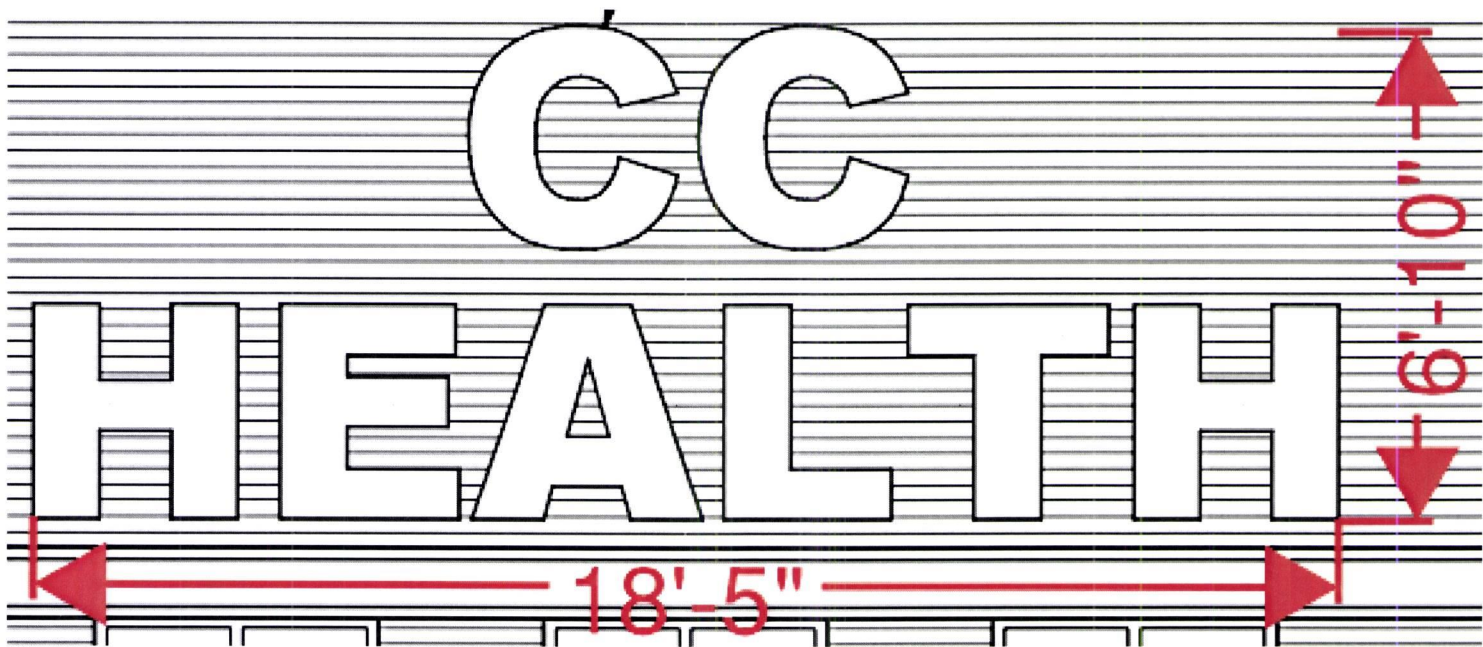
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



CC Health Signage  
Medical Cannabis Establishment