Case No. 21PD042

Legal Description:

Tract AR of Orchard Meadows, located in Section 09, T1N, R8E, 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: Final Planned Development – CC Health – Highway 44
Orchard Meadows 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 2421 Elderberry Blvd, 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 Tract AR of Orchard Meadows. This lot is adjacent to the existing Common Cents convenient store, liquor store, casino, carwash and Inferno restaurant. 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.
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 = 2.69± ACRES
  MAXIMUM PERMISSIBLE = 75%
  TOTAL BUILDING = 2,654 SF±
  PROPOSED = 2,330 SF
LANDSCAPING REQUIREMENTS:
  LOT AREA – BUILDING AREA = POINTS REQUIRED
  POINTS REQUIRED = 114,760
  POINTS PROVIDED = 114,830
STREET CLASSIFICATION:
  HIGHWAY 44 – MAJOR ARTERIAL
  ELK VALLE RD – MAJOR ARTERIAL
  LYTLE LN – LOCAL STREET
PARKING SUMMARY:
  BUILDING
    RETAIL SALES = 2,516± SF
    3 SPACES PER 1,000 SF
      = 13 SPACES
  TOTAL PARKING REQUIRED = 13 SPACES
  TOTAL PARKING PROVIDED = 14 SPACES
  TOTAL HANDICAPPED REQUIRED = 2 STALLS
  TOTAL HANDICAPPED PROVIDED = 2 STALLS

RECEIVED
OCT 29 2021
Rapid City Department of Community Development
Preliminary Plan Only
FOR REVIEW ONLY
# PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>DECIDUOUS TREES</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
<th>NOTES/SPACING</th>
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<tr>
<td>2 TR</td>
<td><strong>HARVEST GOLD LINDEN</strong></td>
<td><strong>Tilia X mongolica &quot;Harvest Gold&quot;</strong></td>
<td>2.5&quot; CAL</td>
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<td>3 OS</td>
<td><strong>NORTHERN ACCLAM HONEYLOCUST</strong></td>
<td><strong>Celtis occidentalis</strong></td>
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<td>2 MALUS</td>
<td><strong>SPRING SNOW CRAB</strong></td>
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<tr>
<th>PERENNIALS</th>
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<td><strong>Calamagrostis X acutiflora &quot;Karl Forester&quot;</strong></td>
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<td>12 SHZ</td>
<td><strong>PRAIRIE DROPSEED</strong></td>
<td><strong>Sporobolus heterolepis</strong></td>
<td>1 GAL</td>
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**TOTAL:** 114,830 POINTS