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CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

January 21, 2016

Mr. Robert Laroco
Planner II
300 Sixth Street
Rapid City, SD 57701

RE: Initial-Final Planned Development – Common Cents Convenience Store – Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for an Initial-Final Planned Development for the proposed Common Cents Convenience Store.

Included with this submittal are:

- 1- Application
- 2- Vicinity Map
- 3- Site Plan with lighting, signage and phasing
- 4- Internal Circulation Plan Exhibit
- 5- Building Elevations, including awning details and garbage screen
- 6- Construction Plans
- 7- Building Floor Plans
- 8- Design Reports
- 9- Traffic Impact Study

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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 6 other convenient locations.

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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. In order to maintain the high levels of service to the community, new stores are required, such as the one proposed at Orchard Meadows. The new location will sit on 3.42 acres located at the intersection of Elk Vale Road and Highway 44. This new facility will provide all the services of a typical convenience store plus much more, including a touchless carwash, vacuum stations, filling stations, and the new Inferno restaurant. The Inferno restaurant is a full service eatery specializing in personalized fired pizzas served in a casual dining environment. Common Cents is excited to begin construction of this new facility and better serve its customers and the community of Rapid City.

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Building Use and Zoning:

See attached floorplan. The proposed building will have two primary permitted uses:

- Convenience Store – 7,863 sq ft
- Inferno Restaurant – 4,242 sq ft with approx. 1,000 sq ft of seasonal outdoor patio and seating area

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In addition to the permitted uses it is proposed to that the following conditional uses be approved:

- Drive through Carwash (Phase 2, Future installation) - 3,080 sq ft
- On-sale Beer, Wine and Liquor within the Inferno Restaurant to compliment the dining services

The convenience store will be open 24 hours a day and operate 8 fueling stations under a covered, lit canopy. The restaurant will be open daily from 11:00AM to 11:00PM.

Currently the property is zoned General Commercial with a portion of property designated as a Planned Development.

Parking Requirements:

See attached turning exhibit and parking plan found within the construction documents

Per Rapid City zoning code, a total of 139 parking spaces are required: 48 spaces for the restaurant and 91 for the convenience store with gas sales. The proposed site plan provides a total of 144 spaces and 6 accessible spaces, exceeding the zoning code.

Turning movements through the site were evaluated to ensure access through the site, particularly for the large fueling tanker trucks modeled with the WB –W120D turning template.

The carwash was also located to provide safe and convenient traffic circulation. The entrance to the car wash is located in northwest corner of the property and will be constructed with two lanes for stacking vehicles. The vehicles will be able to stack along the entire frontage of the property, providing room for well over 30 vehicles. The exit of the carwash is also oversized to allow vehicles to move out and away from the facility. The sidewalk and parking spaces located adjacent to the carwash facility have been

intentionally oversized to allow the installation of overhead vacuum stations. The carwash will be constructed with the future phase 2 of the project and will very closely match the one currently in operation at the Sheridan Lake Common Cents facility (see attached photo).

Refer to attached Traffic Impact Analysis. The site and proposed uses are consistent with the assumptions found in the approved Traffic Analysis.

Landscaping:

See the attached landscaping plan. Landscaping requirements were determined through the points system established in the Rapid City Zoning Code. Per Rapid City Zoning Code 117,512 points are required. The proposed site provides 117,520 points, exceeding the zoning code.

Sanitary Sewer, Water, and Storm Water:

See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. 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.

Building Height:

See attached section views of the building, canopy and garbage enclosure.

The convenience store has a maximum height of 31'3".

The canopy has a maximum height of 19'6".

The garbage enclosure has a maximum height of 5'11".

The carwash will have a maximum height of not more than 31'3" and will be determined in phase 2.

Lot Coverage:

The size of the lot will be 3.42 acres or 149,164 sq ft when fully constructed with the carwash. The first phase is located on 3.00 acres or 130,680 sq ft. The first phase of construction will include full buildout of the 12,105 sq ft Common Cents and Inferno Building creating a lot coverage of 9.2%. When the 3,080 sq ft carwash facility is constructed the lot coverage increases to 10.2%. Rapid City zoning code allows for maximum lot coverage of 75%.

Lighting:

See attached lighting plan exhibit. The site will be well illuminated with 8 wall mounted lights on the main building, LED lighting underneath the canopy and 10 x 20' area lights installed around the site.

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Signage:

See attached building elevations and pole sign exhibit.

Major Building Mounted Signs include (note: sign sizes are maximum and may be smaller):

- Common Cents insignia: 2 x 63 sq ft = 126 sq ft
- Inferno insignia: 1 x 100 sq ft
1 x 200 sq ft
1 x 324 sq ft
- Canopy insignia (Exxon): 2 x 24 sq ft = 48 sq ft

Pole Mounted Signs:

- Insignia Sign with Gas Prices and LED reader: 1 x 300 sq ft (max.)
- LED reader: 6' x 7' or 42 sq ft (included in overall sq ft)
- Inferno Pole Mounted Sign: 1 x 70 sq ft

Total Signage on Building and Canopy = 798 sq ft

Total Pole Mounted Signage = 370 sq ft

The applicant is requesting that 798 sq ft of building and canopy signage and 370 sq ft of Pole Mounted Signage be permitted on site.

Color and Outside Finish:

The exterior of building will be a combination of stone veneer, face brick, prefinished metal parapet, smartside trim, architectural stone and stone wainscot. See attached elevation views for details.

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

Thank you for your assistance in this matter.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.

Kyle Treloar

Enclosures

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