

Case No. 19RZ001

Legal Description:

Lot 5 Revised of Sandstone Ridge Subdivision, located in Section 15, T1N, R7E, BHM,
Rapid City, Pennington County, South Dakota

January 25, 2019

City of Rapid City
Department of Community Development
300 Sixth Street
Rapid City, SD 57701

Re: Application for Development Review for Rezoning 3808 Sheridan Lake Road

To Whom It May Concern:

ARC International is making this application on behalf of Yeshua, LLC, who is a potential buyer of the property at 3808 Sheridan Lake Road which is being sold by Serenity Springs Partners, LLC. A condition of the sale is that it can be successfully re-zoned from Medium Density Residential (with an approved Funeral Chapel use) to Office Commercial with the intent of using it for a Medical Office and Wellness Clinic. If the property is successfully re-zoned, it will be designed and renovated for these purposes.

We are providing the following items:

1. An Application for Development Review for the Re-zoning request. This document has been signed by Michael W. Carlsen, a member of the current property ownership group, Serenity Springs Partners, LLC.
2. A check for \$250.
3. A vicinity map captured off of RapidMap with the property area highlighted and parcel data/information shown.
4. A site plan from the original development documents (circa 2004) with several highlights as follows:
 - a. Building setback from the property line varies – the shortest dimension is 25.5 feet from a point along the south property boundary. Minimum building setback dimensions are not intended to change in the future.
 - b. The existing building footprint is 7750 sf. The future proposed use will include a small addition to grow the building to approximately 8200 sf.
 - c. Existing parking lot includes 70 parking spaces. The future uses of medical office/clinic/wellness will require less than 70 spaces based off the Rapid City parking ordinance. The future uses intend to maintain the 70 existing parking spaces.

The future owner desires to invite nearby neighbors and facilitate an open house meeting at the property, explaining the purpose and intent of the re-zoning request, prior to the Planning Committee action. Please let me know if you should have any questions or desire any clarifications.

Sincerely,



Donovan Broberg, Architect
ARC International, Inc.

RECEIVED

JAN 25 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

ARC HITECTURE
INTERNATIONAL



- LEGEND**
- Sanitary Sewer Manhole
 - Sanitary Sewer Line
 - Storm Sewer Manhole
 - Water Main
 - Fire Hydrant
 - Water Valve
 - Light Pole
 - Found Survey Monument as noted
 - Denotes no direct vehicular access

Utility Easement - 10' on the 1985/87 680 of all lot lines.
Record Lot Information per Book 28, Page 240.
Underlying topographical features were mapped in June of 2000.

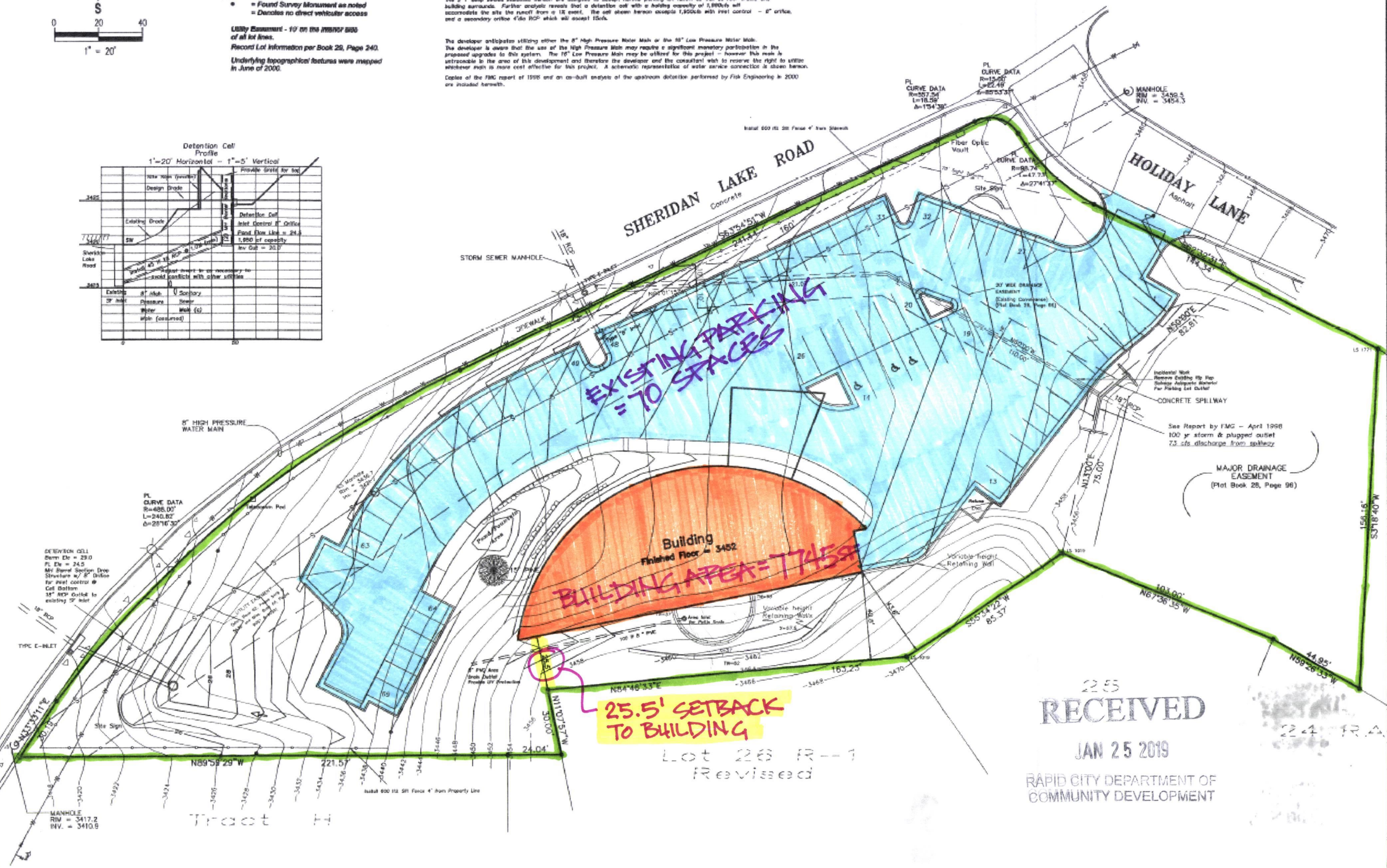
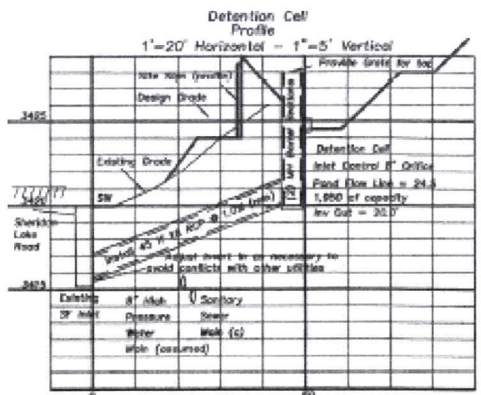
ENGINEERS'S NOTES

Drainage analysis reveals that the 73 cfs discharge realized under a "100 year storm" and a plugged outlet will spill onto the proposed parking area. The easterly portion of the parking lot will carry 48 cfs with the surplus discharge spilling over the edge of the proposed parking. The westerly portion of the parking lot will carry 25 cfs and the balance of the surplus discharge will continue the street flow. IT IS IMPORTANT TO NOTE THAT THESE FLOWS WILL ONLY BE REALIZED UNDER "WORSE THAN DESIGN STORM EVENTS".

The 2' deep series indicated herein are designed to accept normal parking lot runoff as well as roof drains and building overflows. Further analysis reveals that a detention cell with a holding capacity of 3,000 cfs will accommodate the site the runoff from a 1% event. The cell shown herein occupies 1,500 cfs with inlet control - 6" orifice, and a secondary orifice 4' dia RCP which will accept 15 cfs.

The developer anticipates utilizing either the 8" High Pressure Water Main or the 16" Low Pressure Water Main. The developer is aware that the use of the High Pressure Main may require a significant monetary participation in the proposed upgrades to this system. The 16" Low Pressure Main may be utilized for this project - however this main is unsuitable in the area of this development and therefore the developer and the consultant wish to reserve the right to utilize whichever main is more cost effective for this project. A schematic representation of water service connection is shown herein.

Copies of the FMG report of 1998 and an as-built analysis of the upstream detention performed by Fish Engineering in 2000 are included herewith.



TOPOGRAPHIC MAP AND SITE PLAN
LOT 5 REVISED OF SANDSTONE RIDGE SUBDIVISION
ROOKS FUNERAL HOME
RAPID CITY, SOUTH DAKOTA

1022 Main Street
P.O. Box 8154
Rapid City, South Dakota
57709
(605) 346-1536
(605) 341-1112 (fx)

Fisk Land Surveying
& Consulting
Engineers, Inc.



Surveyed by:	RWF
Drawn by:	RWF, LAR
Checked by:	WF/R
Revisions	11/16/04 9/24/04 11/18/04 10/14/04 12/14/04 10/22/04
Project No.	04-09-03