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,

[Signature]

Donovan Broberg, Architect
ARC International, Inc.