

Case No. 19PD012

**Legal Description:**

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

March 29, 2019

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

**Re: Application for Major Amendment to Planned Development at 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 and have an approved Major Amendment to the Planned Development. The rezoning (to Office Commercial with the intent of using it for a Medical Office and Wellness Clinic) has been recently accomplished. The following items support the Major Amendment to the existing Planned Development:

We are providing the following items:

1. An Application for Development Review for the Major Amendment 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 site plan overlay of the property is provided using RapidMap aerial as a background to describe pertinent features. The project components are as follows:
  - a. The Building will accommodate office and support facilities for several medical and professional occupancies including physical therapy, medical practitioners, massage, cosmetic care, counseling and related uses;
    - i. The existing building includes approximately 7750 sf that will be remodeled/refinished for the above uses.
    - ii. A small expansion area of approximately 600 sf will be added on the east end;
    - iii. An interior mezzanine floor of 1250 sf will be added to accommodate some support spaces;
  - b. Parking requirements will be provided as follows:
    - i. The total occupancy will be 9600 sf. We are applying a rate of 5 spaces/1000 sf (higher than the minimum 4/1K for medical) to accommodate the various uses. This equates to 48 parking spaces required.
    - ii. The existing parking lot will provide for 70 spaces including 3 accessible parking spaces – 1 of which will accommodate a van.
    - iii. The entire parking lot will be sealed and re-stripped. Pavement markings for accessible parking and no park zones will be provided. Accessible parking spaces will be provided with appropriate signage.
  - c. Parking lot lighting – the existing parking lot has two light posts that appropriately light the parking lot. This lighting will be maintained.

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- i. Please note that a feature of the previous funeral home use was a group of 5 flag poles and lighting to highlight the military services. These flag poles and associated lighting will be removed. Please note that these flags/lights were frustrating to the closest residential neighbor to the south.
  - d. Signage: The 540 linear feet of frontage would allow up to 1080 sf of both site signage and building signage.
    - i. Existing landscape signage locations: all original approved signage locations will be maintained with new updated graphics describing on-site tenants. Some of these locations may not be used; We estimate that there is less than 100 sf of this type of signage.
    - ii. Building signage: Three areas of signage are being proposed on the building for display of on-site tenants:
      - 1. Up to 100 sf of signage on the northeast curved building façade.
      - 2. Up to 100 sf on the beam/columns of the porte-cochere.
      - 3. Up to 100 sf of signage on the northwest curved building façade.
  - e. Original re-circulating water features are being de-commissioned and will not be part of the future facility.
  - f.
- 4. The re-zoning to Office Commercial requires that a 6' screen/fence be provided along the property line adjacent to Medium Density Residential neighbors. This requirement would be required along the various conditions on the south boundary of the property. **This Major Amendment application is requesting an exception to the screen/fence along the entire south property line** because several conditions exist that make the fence non-functional for its intended purpose and may cause various hindrances to drainage and other potential safety issues.
  - a. The approximately 260 feet of the southern boundary at the two single family residences at the center portion of the site have a very steep traversing grade at the point where a fence would be located. A 6 foot fence would not function to screen neighboring views because the residential property continues to climb above the top of the potential screen wall. Also the western residence already has a screen fence built above on the plateau (where it functions appropriately);
    - i. The (potential new) Owner and the Design Team have met with one of the neighbors and discussed the option of adding some "tree-scape" at the property line to more appropriately buffer the view in lieu of a screen/fence. We intend to continue seeking this option to enhance the delineation between the two neighbors.
  - b. The approximately 300 feet of property line on the east portion of the site goes through a major drainage easement. Again, because of the elevations at the property line a 6 foot screen/fence would not function to screen anything from the neighboring residences. Furthermore, the fence could impede drainage and water flow when the basin fills and flows with water causing the fence to become submerged and possibly collect mud and debris on it, becoming a visual eyesore when water recedes.
  - c. The approximately 240 feet of property line on the west portion of the southern boundary includes 120 feet of 6 foot screen/fence built recently by the adjacent development. The remaining 120 feet along the extreme west portion of the

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- property line would only screen views of the Sheridan Lake Road ROW and a portion of the lower open green space on the lowest part of the 3808 SLR property;
5. The re-zoning to Office Commercial requires that a pedestrian sidewalk be provided along the property line at Holiday Lane. The Owner/Design team will seek a formal variance with Rapid City Engineering Department and the City Council to forego this requirement. We understand that the Planned Development and a future Building Permit would require the sidewalks unless the variance is granted. The following reasons are provided for requesting the variance for protecting the safety of the public:
    - a. Holiday Lane includes a public sidewalk continuously along the northern side of the street in the public ROW.
    - b. The approximately 100 feet of property line along Holiday Lane to the southeast of the driveway is narrow, includes a cable guardrail, and has a steep grade descending down to the drainage easement. A sidewalk at this area would invite the public into a potential dangerous area.
    - c. The approximately 60 feet of property line along Holiday Lane to the northwest could provide a sidewalk for pedestrians to connect from Sheridan Lake Road. The concern is that once they reach the driveway they would need to cross Holiday Lane to get to the other side of the street to continue on their path ... this crossing would not be at a safe location intended for crossing. It would be safer to encourage all pedestrian traffic to cross Holiday Lane at the intersection with Sheridan Lake Road, as is currently provided;
  6. The Design Team could supplement the attached application with additional clarification, photographs or drawings upon request.

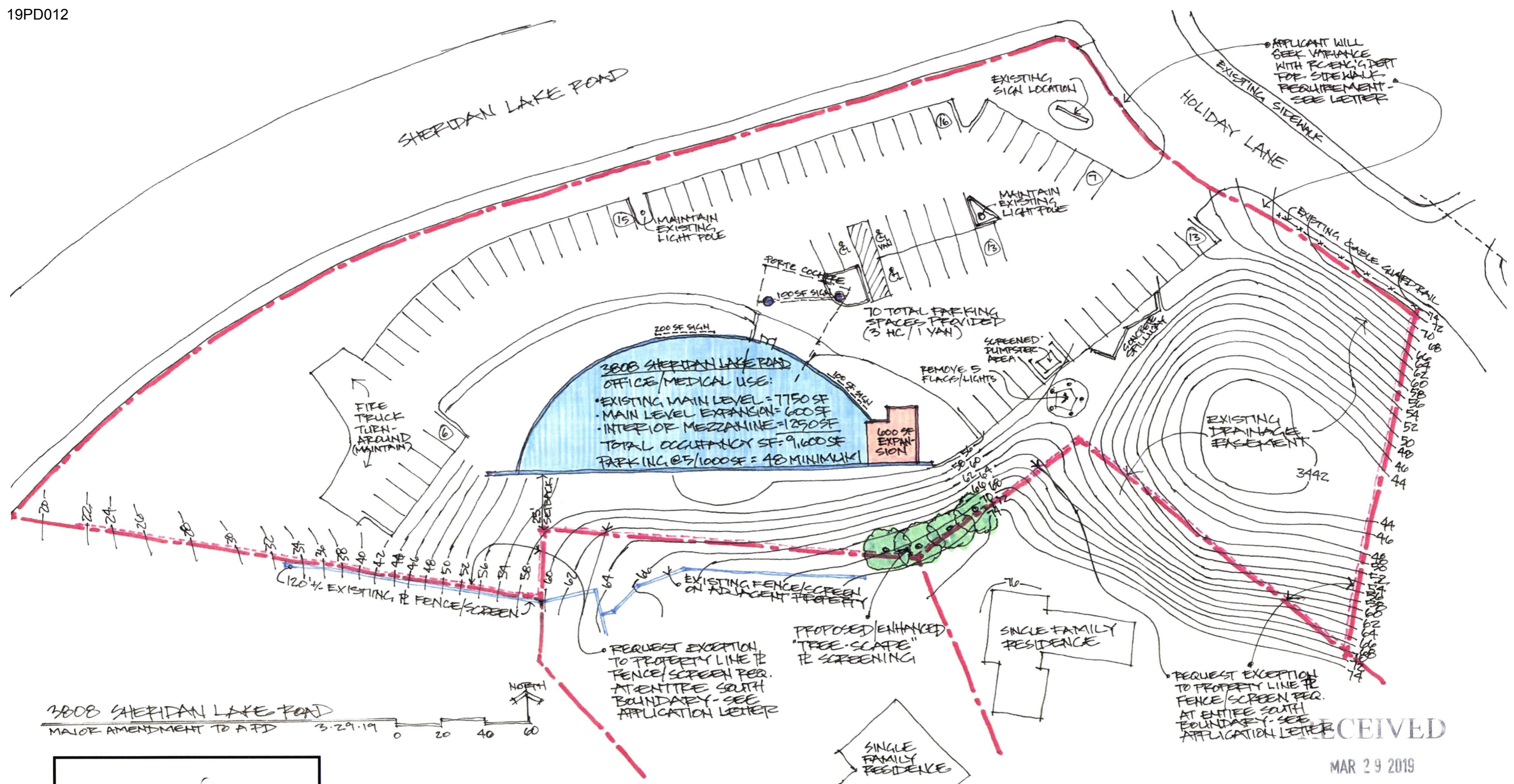
The future owner desires to invite nearby neighbors and facilitate an open house meeting at the property, explaining the purpose and intent of the re-zoning request, prior to the Planning Committee action. Please let me know if you should have any questions or desire any clarifications.

Sincerely,



Donovan Broberg, Architect  
**ARC International, Inc.**

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3808 SHERIDAN LAKE ROAD  
 MAJOR AMENDMENT TO A PD 3.29.19



REQUEST EXCEPTION TO PROPERTY LINE RE FENCE/SCREEN PER. AT ENTIRE SOUTH BOUNDARY - SEE APPLICATION LETTER

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