Case No. 18PD015

Legal Description:

The SE1/4 of the SW1/4; the SW1/4 of the SE1/4 less Lot A, less Lot H1 and less right-of-way; the NE1/4 of the SE1/4; the NW1/4 of the SE1/4 less Lot A and less Lot H1; the SW1/4 of the NE1/4 less right-of-way, located in Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
April 11, 2018

Ms. Vicki Fisher
Community Planning & Development Services
City of Rapid City
300 6th Street
Rapid City, SD 57701

Re: Major Amendment to Planned Development
Good Samaritan Society Skilled Nursing Facility
St. Martin Village
Rapid City, South Dakota

Dear Ms. Fisher:

Please accept this letter as the Letter of Intent for Phase 4 for the development of the Good Samaritan St. Martin Village Senior Living Campus. The following is an outline of the key points of Phase 4 of the development of the St. Martin Campus.

Phase 1: Included the roads and utility infrastructure and the start of the twin homes. This work has been completed. Twin home construction is on-going.

Phase 2: Included 32 assisted living units and 42 senior apartments. This work has been completed.

Phase 3: Included 30 skilled nursing beds and support spaces for the skilled nursing facility. The design and submittal included the future Phase 4 development.

PHASE 4:

Phase 4 will be the addition of another 30 skilled nursing beds, as was previously identified in the Final Development Plan Application under Phase 3.

Parking: An additional 46 parking spaces will be added to the existing development in Phase 4. Ordinance requires the addition of 15 spaces for this phase. For the entire development (all four phases), a total of 97 parking spaces are required per City parking standards, and 199 total spaces are being provided in all four phases.

Site Landscape Design: The new landscaping adjacent to Phase 4 will be similar in character to the landscaping installed in previous phases. All landscaping will meet City of Rapid City requirements.

Street & Access Design: The employee parking area and service area at the west side of the Phase 4 development will be accessed by the existing paved access drive.
Signs: The existing signage for the development will remain. An additional sign identifying the employee parking and deliveries will be added to the west access drive. This sign will be similar to the staff/delivery sign at the existing eastern most entrance.

The above, along with the submitted drawings, represents the intention of the development of Phase 4 at the St. Martin Village Senior Housing Campus.

Sincerely,

[Signature]

Greg Amble
Director, Construction & Design
The Evangelical Lutheran Good Samaritan Society

RECEIVED

APR 12 2018
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT