Case No. 19PD035

Legal Description:

Lots 1, 2, 3, 7 and 8 of Block 1 of Robbinsdale No. 10, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Westhills Village Cottages

Written Statement
Westhills Village Retirement Community is a nonprofit, continuing care community that provides gracious and secure retirement living in a pleasant environment. Westhills Village offers choices for independent senior living, assisted living and health care services. Its purpose is to enable residents to use their gifts fully and live their lives richly. Westhills ministers to the physical, mental, social and spiritual requirement of each individual. Westhills Village has a firm commitment to being innovative and maintaining the highest standards encourages meaningful and comfortable living with forfeiting privacy and dignity. The planned development will continue their mission.

Project includes:
- Three (3) duplexes consisting of:
  - Two (2) floor plan B
  - One (1) floor plan A
- Each unit will have:
  - 2 car garage
  - 2 bedrooms
  - 2 bathrooms
  - Open kitchen and dining space
- Slab on grade
- Wood construction
  - Rated common wall
- Residential sprinkler system. 13D.
- Drainage improvements
- Landscape
- Parking space for visitors
- New complex exterior sign located at 5th and Nebraska.
  - The existing complex sign located in the middle of the complex will be removed.

Wood panel sign
Permitted uses:
- Two family dwelling is a permitted use.

Area regulations:
- Meet all setback requirements. See the attached drawing sheets.

Land use Information:
- See the attached drawing sheets.

Height regulations:
- All new building structures are under the maximum 35 feet. See attached plans.

Landscaping:
- Meet requirements. See attached plans.

Signage:
- Building monument sign located at the corner of 5th and Nebraska. See the attached drawing sheets.
  - Sign will be lit from the ground.
  - The sign will be similar to the sign located at the corner of 5th and Texas

Exceptions requested:
- None

Parking accommodations during construction:
- To help elevate parking congestion during construction, the following with be implemented:
  - The owner is working on securing parking areas for contractor use close to the WHV campus.

Exterior finishes/ materials:
- Shingles- laminated asphalt shingles.
- Wood/ alum windows.
- Fiberglass exterior doors.
- Fiber cement lap and board and batten siding.
- Fiber cement trim.
- Veneer stone wainscot.