



Wyss Associates, Inc.

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May 15, 2003

No. PW052703-12

Rapid City Public Works Department
City Administration Building
Rapid City, SD, 57701

Public Works Department Member-

Please consider this our request to begin the hearing process for a **Special Exception to the 40 Unit Rule** to allow a total of 68 units to be served by the connection to Alta Vista Drive. There are currently 55 units allowed at this time. A connection from Alta Vista drive to 5th Street is linked by Annamaria Drive currently.

We feel we require special consideration in that 24 of the units provided of the 68 would be housing for retired persons residing at our "Villas at West Hills" project. Residents at the Villas would be capable persons who would be living in an area close to the amenities provided by West Hills Village. The density of occupancy will be minimal; in fact, some of the units will be single occupancy. The units will be sprinkled with overhead fire suppression, and there will be an emergency communication response network in place. Transit would be provided to and from the Villas as a courtesy, and Westhills Court is a private street maintained by West Hills Village, said transit would limit the number of personal vehicles used by residents. Persons living at the Villas would not typically use the existing circulation infrastructure at peak times (7AM-9AM, 4-5 PM) due to the fact that they would be enjoying retirement.

We are currently under construction of three townhomes (Cottages E, F, & G as displayed on Sheets MA1 and MA2 that are attached to this letter. Due to increased interest in need for additional units, we are considering construction of the balance of townhomes (Cottages A, B, C, D, H, & I) and have requested a Major Amendment to our Planned Development to begin the process.

We would like you to consider us for the Special Exception, considering these issues. We would be delighted to discuss the request in more detail at your convenience. Please do not hesitate to contact us with questions regarding this matter.

Sincerely,

Eirik Heikes, Project Manager
Wyss Associates, Inc.