

Case No. 18PD016

Legal Description:

Lot 1 thru 20 of Block 1 of Robbinsdale Addition, located in Section 7, T1N, R8E, BHM,
Rapid City, Pennington County, South Dakota



Proposal: Little Nest Preschool Expansion to Little Nest Child Care Learning Center Location
Little Nest Child Care Learning Center LLC
301 East St Patrick Street, Section GH
Rapid City, SD 57701
Jessica Castleberry
605.430.4268 Ext 3

Business History and Proposal:

Little Nest Preschool opened in 2010 as an in-home registered daycare with 12 students. In 2014 we moved to our first licensed commercial child care location with a capacity of 40 students at 3459 Jet Drive. We expanded in 2017 to a second location at 2220 5th Street to provide excellent care and education for an additional 30 students. We are looking to expand our services and open Little Nest Child Care Learning Center for children ages six weeks to twelve years with a capacity of 81 students in the Robbinsdale area on St. Patrick Street. In Rapid City, expectant mothers are often placed on waiting lists months before their child is born. We will help fill a need of providing high standard options for infants and toddlers living and moving into our community. We will feature a large, state of the art indoor play space, modeled after children’s museum structure (see photos attached). We also have a transport van to accommodate frequent field trips to area parks. The indoor classroom space (not including office area, bathrooms, or kitchen) is 5689 sq. feet. With only enrolling 81 students, we will be able to create a premiere indoor play space to ensure students achieve developmental milestones and enjoy plenty of physical activity year-round.

- **Students:** 81 children, ages 6 weeks and up
- **Employees:** 10 employees total, 8 full time, 2 part time
- **Benefit:** Full-time education and care for children, infants through age twelve, Monday-Friday, 6:45 am-5:30 pm. This creates a community child care center for families who can have all their children attending the same facility.
- **Fire Department:** Location has approval from the Rapid City Fire Department (contact Assistant Fire Chief Tim Behlings) for planned fire sprinkler installation (contact Rich Broderick, Hydraulic Solutions, 605-391-3677)
- **Indoor Play Space:** 5689 square feet of indoor play space to more than accommodate 81 students. We will have ample classroom and indoor play space, in a bright, spacious building with a lot of natural sunlight. Because we will have more than enough classroom space, we’ll be able to furnish the indoor play area with state of the art equipment, which will be beneficial to students on days either too hot or too cold to go outside. This will ensure they are receiving the gross motor opportunities they need to develop and thrive.
- **Outdoor Play Space:** No outdoor play space currently. The indoor play space requirements exceed the city and state standard for indoor play space per student.
- **Parking:** We have a parking requirement of 18 spaces to accommodate 10 staff members and 81 students. Three parallel parking spaces to the north will be provided for student drop off directly in front of the building marked with a sign stating, “Student Loading/Unloading Zone,” and eight

additional spaces will be provided for students in the main parking lot to prevent students from having to cross any streets. There is also one additional ADA van accessible parking space. Parking spaces in the rear south east lot will be utilized for staff members.

- **Security:** Building will have auto-lock door security system installed that is monitored and controlled from the inside of the building to prevent unauthorized access.
- **Signage:** We are working with the landlord to use current signage to enable us to advertise this location as Little Nest Child Care Learning Center. We will apply for a sign permit that complies with current code.
- **Landscaping:** We will keep landscaping as it is now, in excellent condition, and without any changes.
- **Other businesses located in the same complex**

The child care will be bordered by a hair salon in suite 401 and a barber shop in suite 405 located directly to the east. There is a chiropractor 315 A next door to the west, followed by a tanning salon in 315, a martial arts studio proposed for 311 and 313, a second hand store in 307 and 309, and at the far west end there is a small engine repair shop in 301 A.

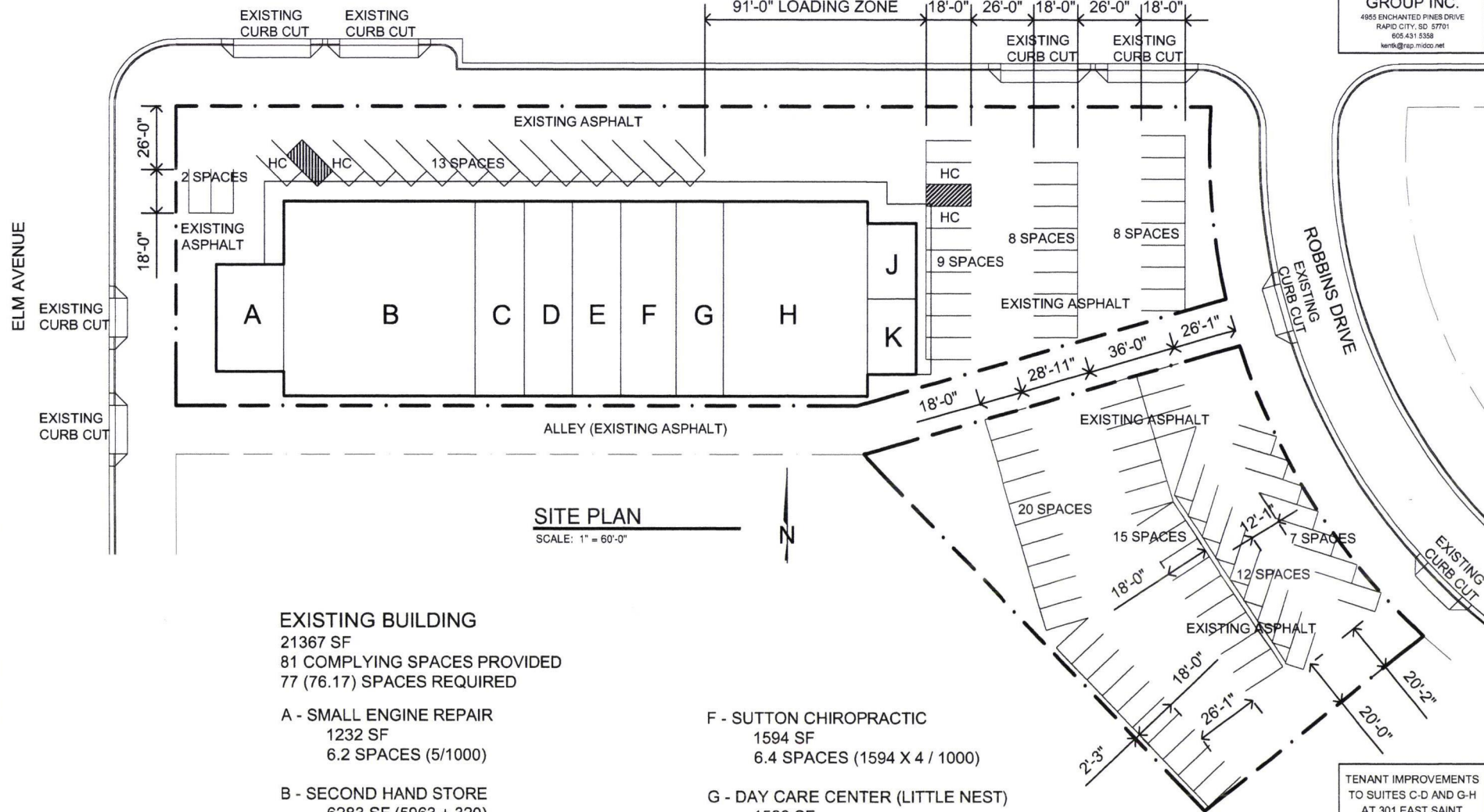
A little more about us:

Little Nest Child Care Learning Center is unique in many ways. It is a Limited Liability Company, and follows a strict business structure. We are involved in our community and encourage our employees to participate on local boards of directors and leadership development programs. We provide tuition reimbursement for all staff to pursue continuing education. We are also very involved in early childhood education advocacy on a local, state, and federal level. We provide reliable, quality learning environments for children, so parents can go to work each day and focus, which supports the entire workforce. One of the biggest challenges facing the economic growth of Rapid City is having enough care and educational facilities for young children that parents can trust.

We are committed to maintaining neighborhoods in the heart of Rapid City. Rather than new construction at a location on the edge of town, we want to revitalize this centrally situated building to provide a conveniently located, distinguished program for working families.

Our owner Jessica Castleberry graduated from the prestigious Goldman Sachs 10,000 Small Businesses program in 2017, and Jessica has been selected as the South Dakota Small Business Administration Woman Owned Business of the Year for 2018.

Our main vision is that Little Nest Child Care and Learning Center will set the standard for all early childhood education facilities in our community. Little Nest Child Care and Learning Center will continue to create a culture that supports employee growth, leadership development, and financial security. Our biggest goal is that after our families leave us, they feel like they made a worthwhile investment, that their child enjoyed their time with us, and they will recommend us to close family and friends as they have for the past eight years. We have changed our motto from "Strong Sparrows Start in Little Nests" to "Raise Your Expectations!" a philosophy to which we are dedicated.



EXISTING BUILDING

21367 SF
81 COMPLYING SPACES PROVIDED
77 (76.17) SPACES REQUIRED

A - SMALL ENGINE REPAIR

1232 SF
6.2 SPACES (5/1000)

B - SECOND HAND STORE

6283 SF ($5963 + 320$)
17.9 SPACES ($5963 \times 3 / 1000$)
0.1 SPACES ($320 \times 0.25 / 1000$)

C - RECREATION CENTER (MARSHAL ARTS)

1569 SF
6.3 SPACES (1569 X 4 / 1000)

D - RECREATION CENTER (MARSHAL ARTS)

1557 SF
6.23 SPACES (1557 X 4 / 1000)

E - SERVICES (VACANT)

1567 SF
7.84 SPACES (1567 X 5 / 1000)

F - SUTTON CHIROPRACTIC

1594 SF
6.4 SPACES (1594 X 4 / 1000)

G - DAY CARE CENTER (LITTLE NEST)

1583 SF
10 SPACES (0.1 X 100 KIDS)

H - DAY CARE CENTER (LITTLE NEST)

4742 SF
9 SPACES (8-10 EMPLOYEES)

J - HAIR SOLON (CAROL'S STYLING)

620 SF
3.1 SPACES (620 X 5 / 1000)

K - BARBER (A-1 BARBERSHOP)

620 SF
3.1 SPACES (620 X 5 / 1000)

TENANT IMPROVEMENTS
TO SUITES C-D AND G-H
AT 301 EAST SAINT
PATRICK STREET
RAPID CITY, SD

SITE PLAN

SHEET DATE: 4.10.18

PROJECT NO:	1806
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A1

SCALE: AS NOTED
PROJECT DATE: 4.10.18
SHEET SIZE: 11" X 17"

RECEIVED

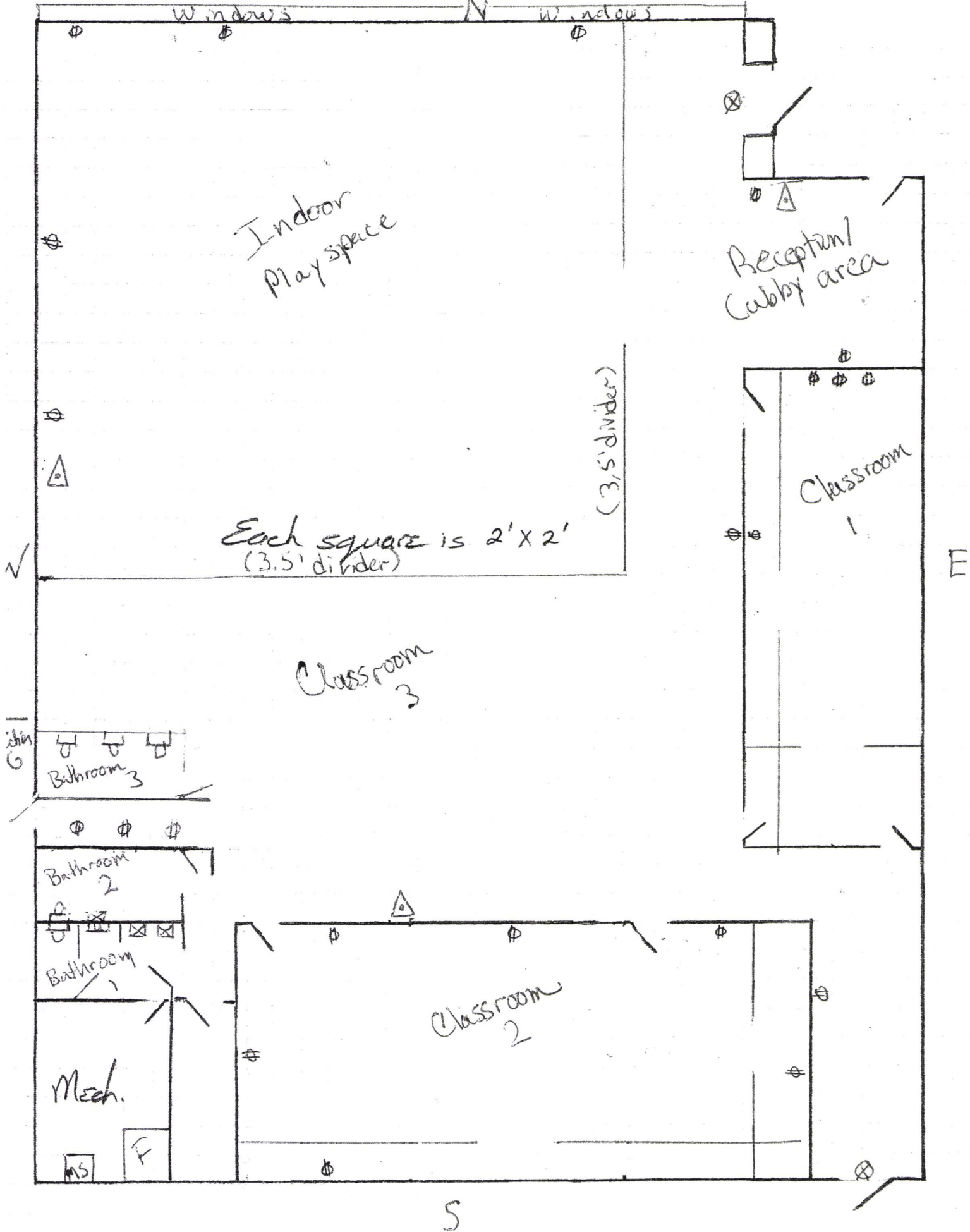
APR 12 2018

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



RECEIVED
APR 12 2018
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

301 E. St. Patrick (H)



301 E. St Patrick
Rapid City, SD 57701
Little Nest Child Care and
Learning Center

Jessica Castleberry
605.430.4268 ext 3

Section (G)

W

△ Fire extinguisher

⊠ Refrigerator

⊞ Furnace

⊞ Washer

⊞ Dryer

⊞ Toilet

⊞ Dishwasher

⊞ Water Heater

⊞ Sink

⊞ Outlet

⊞ Window

⊞ Lighted Exit
Sign

⊞ Three Compart-
ment Sink

⊞ Urinal

⊞ Map Sink

