

Case No. 19PD018

Legal Description:

Lot 7 of Mann Subdivision, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

FIT-N-FUN CHILDCARE CENTER

4-26-19

Department of Community Development
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

RECEIVED

APR 26 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

To Whom It May Concern:

My husband, Alan, and I are looking at adding on to our childcare center, Fit-n-Fun. Fit-n-Fun is currently 3000 sq. feet, which houses 98 kids. We would add on an additional 3000 square feet, hoping to bring in an additional 74 kids, including infants, toddlers, preschoolers, and after-school age.

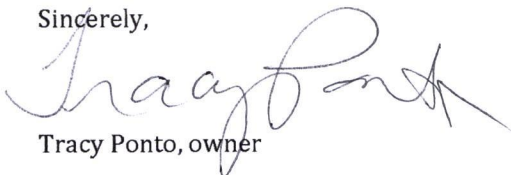
Fit-n-Fun is in the same building as our other business, Just Jymnastics. Our childcare kids get to utilize this 15,000 sq feet of fun, padded play space! We also have an outdoor play ground (5000 sq feet) that the childcare kids utilize on nice days. With the total number of kids after the expansion being 172 and Rapid City code stating that each child needs 70 sq. feet of indoor play space or 35 sq. feet of outdoor place space, we have well over the total amount needed.

The proposed space will be connected to our current childcare center and gymnastics facility. We currently have 15,000 square feet of gymnastics space, which requires 60 parking spaces based on 4 spaces/1000 square feet. After the addition is completed, our childcare would have 172 kids, plus 21 staff, which would require 39 parking spaces (.1/child plus 1/staff). Therefore we would be required to have 99 total spaces. After reviewing the new site plan proposed by FMG Engineering, we realized that we would be short the required number of parking spaces required by code; we will only be able to satisfy 93 of 99 spaces required. Due to the nature of our business though, kids are dropped off at various times and all of the school-age kids are picked up at their school by our staff and brought back to our facility. The only parking our childcare center uses is for drop-off and pick-up and we have designated parking spaces for drop-off and pick-up. The gymnastics facility and the childcare center also have different business hours, which means we can share parking spaces. Our gymnastics classes run Monday through Saturday from 4:00 pm to 9:00 pm with parents dropping off and picking up their kids from classes. Our childcare facility is open Monday through Friday from 6:30 am to 6:00 pm with pick-up times between 4:00 pm and 6:00 pm.

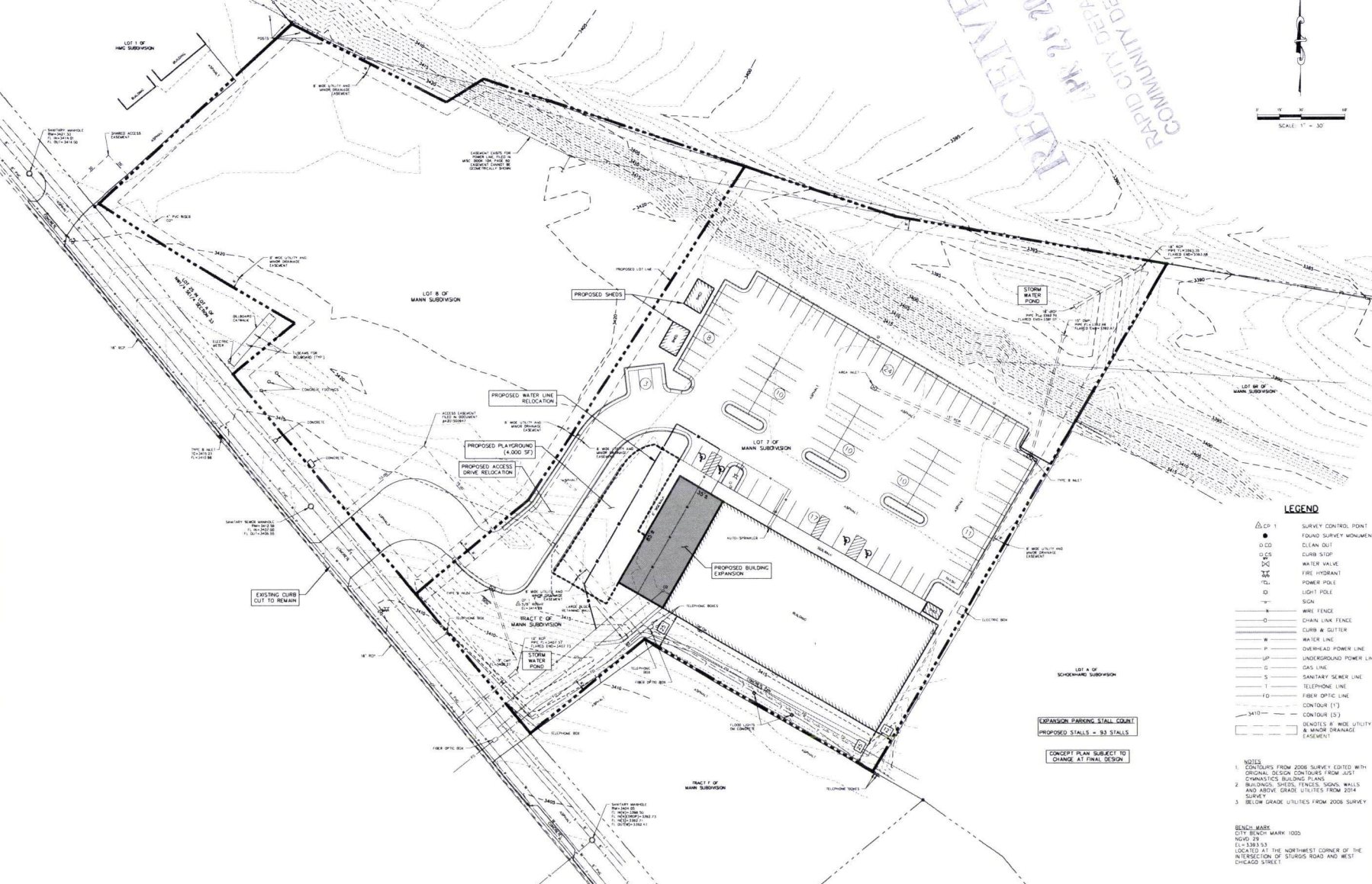
Once a year Just Jymnastics hosts a gymnastics competition on a Sunday. Fit-n-Fun is closed on Sunday's, so this does not pose a problem.

We are confident that this addition will be a great asset to parents in Rapid City and we look forward to working with you!

Sincerely,



Tracy Ponto, owner



RECEIVED
APR 29 2016
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

- LEGEND**
- △ CP 1 SURVEY CONTROL POINT
 - FOUND SURVEY MONUMENT
 - CD CLEAN CUT
 - CURB STOP
 - GWS WATER VALVE
 - FHC FIRE HYDRANT
 - PGL POWER POLE
 - LPI LIGHT POLE
 - SIGN
 - WIRE FENCE
 - CHAIN LINK FENCE
 - CURB & GUTTER
 - WATER LINE
 - P OVERHEAD POWER LINE
 - UP UNDERGROUND POWER LINE
 - GAS LINE
 - S SANITARY SEWER LINE
 - T TELEPHONE LINE
 - FO FIBER OPTIC LINE
 - CONTOUR (1')
 - CONTOUR (2')
 - DENOTES 8" WIDE UTILITY & MANHOLES DRAINAGE EASEMENT

- NOTES**
- CONTOURS FROM 2006 SURVEY EDITED WITH ORIGINAL DESIGN CONTOURS FROM JUST JYMNSTICS BUILDING PLANS
 - BUILDINGS, SHEDS, FENCES, SIGNS, WALLS AND ABOVE GRADE UTILITIES FROM 2014 SURVEY
 - BELOW GRADE UTILITIES FROM 2006 SURVEY

BENCH MARK
CITY BENCH MARK 1005
NGVD 29
E.L. 1393.53
LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF STURGS ROAD AND WEST CHICAGO STREET

EXPANSION PARKING STALL COUNT
PROPOSED STALLS = 93 STALLS

CONCEPT PLAN SUBJECT TO CHANGE AT FINAL DESIGN

CONTROL TABLE		ELEVATION	DESCRIPTION
NUMBER	NOV THING	EXISTING	
1	10000 10000	10000 0000	3414.29 3/8" BEAK
1005	8942 8922	10044 51 5	3393.53 CITY BM 1005

FMG, Inc.
3700 Sturgis Road
Rapid City, SD 57702-0317
(605) 342-4105 FAX (605) 342-4222

4-26-19

File Number:	8937.03
Location:	SECTION 33 12N, 87E, 80W
Surveyed By:	FMG
Date:	2006 & 2014
Designed By:	KJS
Checked By:	JDF

**JUST JYMNSTICS EXPANSION
(FIT-N-FUN)
LOT 7 OF MANN SUBDIVISION
RAPID CITY, SD**

Revision / Date	
Sheet Name	
EXPANSION CONCEPT PLAN	
Sheet Number:	