Case No. 20UR014

Legal Description:

Lots 2 thru 6 of Block 3 of Marcoe Heights #1 Subdivision, located in Section 32, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT

June 20, 2020

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF RAPID
300 6th Street, RC, SD 57701

To Whom it may concern:

Greetings!

We hope this letter finds you in good health. We the undersigned are writing in goodwill for the approval of our application for a conditional use permit of our business, “Every Child is Special, LLC”. The said business is intended:

- As a switch from a church to a commercial facility specifically as a childcare center (see attached facility in formation).
- As a daycare facility that is for profit and will cater to preschoolers, school age, and out of school activities. Consequently, prospect for special education in the future.
- To employ 12-15 staff that will follow proper staffing ratio in accordance with Department of Childcare Services guidelines.
- Facility will be operational from 6A-6P with drop off and pickup area will be at the upper level parking. It will offer care to up to 125 children between the ages of 2-13 years old desing playgrounds/ play area / outdoor play space which will accommodate children who will take turns on defined schedules in utilizing the play space.
- A facility that will cater to all clients from all walk of life, private paying or state assisted.
- As a facility will be equipped with a new sprinkler system prior to operation. Inspection was conducted by a staff from Rapid Fire last May 7.2020
- As a facility with outdoor play space, classrooms, bathrooms, kitchen, in accordance with the Department of Child Care Services guidelines. A Licensing Specialist from CCS came to visit facility last March 25, 2020 and gave recommendations, and verbalized potential of the facility for its intent.
- Lastly, to serve the community through childcare services especially at the Westside, due to lack of childcare facilities from the area.

We are looking for a favorable response anent the request. Thank you and more power.

Sincerely;

ALFRED WALDO       RYAN ZENS
Facility Information

- Address: 4703 South Canyon Dr., Rapid City, 57702
- Commercial type: First Presbyterian Church
- Building Year: 1950
- Property Sq. Footage: 14500
- Foundation: Block
- Construction: Masonry, Wood frame, Master
- Exterior Walls: Block, Wood
- Parking: Asphalt/ Off- Street; 46 restriped Parking Space- including 4 disabled parking lot
  - *Upper Parking Area
  - *Lower Parking Area
- Ceiling height: 8-11 feet; 16-20 feet, Varies on each room
- Exterior Entrance/Exits
  - *Mainfloor - 2
  - *Basement - 2
- 4 Fire Exits
- Fire Suppression System & Fire Monitoring– In Progress
- Number of Rooms
  - *Basement: 6 classrooms, 2 offices, 2 restrooms, 1 dining area, 1 kitchen, 3 supply room, 2 mechanical rooms
  - *Mainfloor – stage/altar, Nave, 1 mother-infant room, 1 side room, mezzanine, 2 restrooms, receiving area.