Case No. 20UR020

Legal Description:

All of Block 6 and vacated E1/2 of street between Lot G of Oldfield Subdivision and Block 6 of Morningside Addition, all of Lot G and vacated west half of street, located in Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
The Dove Academy
1213 Harmony Heights Ln.
Rapid City, SD 57701
605-348-0670
thedoceanalysis7@gmail.com

The Dove Academy Vision:
The Dove Academy will minister to families in the form of childcare and educational needs of children -year round- with the highest standard of care, spiritual encouragement, as well as academic training.

Our Advantage:
The building is in-process of being certified to meet state daycare codes. The building meets public building construction codes as a church.
We will maintain a high standard of cleanliness using environmentally safe cleaning materials.
We will provide healthy, fresh, locally sourced meals to the children in our care. We believe nutrition is the start of a happy and balanced life. We will enroll in South Dakota’s food program for families that need some extra assistance in the financial area.
We will use a curriculum that is innovative and allows for the maximum engagement by staff which will result in maximum engagement by the child, leading to a fulfilling day for both, and sense of quality for the parent/guardian.
We will create an environment that is aesthetically pleasing and modern. This will create a sense of well-being in the staff and children. It will also give parents/guardians a secure feeling, knowing that their child is being cared for by people who have taken every detail into account.

Proprietary Information:
We have partnered with Nancy Morrison of Zion Lutheran, who has had many years in teaching young children at a local daycare center/preschool. We intend for her to be our primary Director for the facility.

Regulations:
We are in current correspondence with local and state offices to obtain proper licensure for staff and the building.

Facility/Equipment:
We intend to exclusively use the lower level of Dove Christian Center. It has walk-out double doors to the rear for easy access in and out of the building. This will serve as the daycare’s main entrance. There
are 4 classrooms and three bathrooms (commercial) in the lower level. There is also a full kitchen with 2 fridges, 2 stoves, a commercial sanitizing sink, plenty of storage and a laundry room.

We plan to set the classrooms up in an open learning style, for children to learn at their pace with their interests. There will be various stations in each classroom for learning of all types.

**Operational Needs:**

All utility needs will be covered in a lease with Dove Christian Center. We will purchase a 12 passenger van for travel for school drop offs and pickups, field trips, etc.

**Barriers:**

A new center is unproven. We will have to cultivate a sense of trust from the community. This starts with open enrollment nights and our advertising. We will also meet with leaders in the community and sell them on who we are and the concept of purposeful childcare.

The demand for childcare is high with the growth of Rapid City and surrounding areas. We offer a central location right off the interstate for an easy commute for miles in any direction.

We will be personally invested in making this business a success and will have direct oversight as manager and of the center. To retain and increase enrollments we will have advertising as a monthly budget item. We will host community nights and weekend family classes in order to better engage with the community.

**Ownership:**

Ownership is comprised as follows:

Good Father Farms, LLC (current South Dakota LLC) dba The Dove Academy.

We will also work with a local attorney and an accountant for legal and tax purposes.

**Management:**

Kellie will be the Program Manager.

Carl will oversee the business as a whole and assist in financial decisions.

Nancy Morrison will be the Director of the center.

**Personnel:**

We will seek to hire 5-10 teachers, classroom assistants, cooks, etc. Preference will be given to those already certified and trained as childcare workers, but the most important trait will be seeking is a passion for working with children. All applicants will all go through a rigorous hiring process including an interview with references, background check, fingerprint check, and orientation.

All employees will report directly to Nancy.

Kellie will handle all financials, advertising, and other various office tasks.
Security:

All personnel will be required to pass a background check and be fingerprinted per state law. We have monitored key fobs to access the building. Manager and/or Director will open and close the access points personally at the beginning and end of the day. We are currently looking into a full-building security system that would include cameras in each area for added protection.

Schedule:

The center will be open from 7 AM to 6 PM, Monday through Friday.

Service:

The Goal

We want to serve our community with providing exceptional child care. We believe the family unit is the backbone of a healthy society. We would like to work alongside parents/guardians to help grow strong, bright and respectable children.

Atmosphere

We will provide a clean and healthy atmosphere for children to learn and feel safe doing so.

Our curriculum is creativity centered and brings in elements from several well-known methods to allow each child to learn in a way that fits their learning style. Engaged and energized staff will lead to engaged children who thrive.

Energized Staff

Our staff will work appropriate hours and our ratio of child-to-staff will be kept low in order to reduce staff fatigue and improve the quality of care provided. We will energize staff with positive reinforcement, proper training and provide a work/life balance that is second to none.

(Examples: Premium Coffee Bar, Uniform Provided, “Partner with us rather than work for us”, family environment)

Target Market:

Our target market is parents with children 0-5 years of age. We believe that we will be highly attractive to both working households, as well as single parent households. We see ourselves as an added support for single parent households.

We will be state licensed and able to accept assistance for reduced rates to help alleviate financial burdens.

The market is only expanding with the addition of the growth of Ellsworth AFB, and housing communities in the area.
**Competition:**

The closest licensed center is the YMCA. They do have a fantastic program that lines closely with our values. We will be priced lower than them overall, yet still provide exceptional care for the children.

**Market Entry:**

We need apx. 60 days to become licensed by the state, to hire and train staff. We need time to complete minor building renovations if deemed necessary from state licensing, conduct open enrollment nights and advertise.

We believe August 1, 2020 is ideal.
the required play space as defined in subdivision 2. of this subsection if children are permitted to play outside.

D. Parking. Appropriate parking and unloading areas shall be provided for all child care centers. Criteria on which appropriateness is determined shall include:

1. Schedule of center operation;

2. Number of children served by the center;

3. Location of parking and unloading facilities relative to the structure and its entrances; and

4. Proximity of the center to major streets.

E. Continuing compliance. Compliance with any regulations cited herein is a continuing requirement of the ordinance codified herein applicable to all conditional use permits issued pursuant to the ordinance codified herein. Any child care center operating without an approved conditional use permits on the effective date of the ordinance codified herein is declared an illegal nonconforming use and shall comply with all requirements of the ordinance codified herein or cease operation. A conditional use may be subject to revocation pursuant to § 17.54.030.


* NOTES

We have a play set/area in rear of property, see sheet.

Current grant application being processed by the State.
For approval. 50 x 75fenced area.

* We are approved thru the State to hold 90 children

For care, however, we will max out at 50 for the program.

* Parking / drop off area will be at rear entrance in the

"drop off" area.

RECEIVED
April 14 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT