

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 6<sup>th</sup> 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 information).
- 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.



