Case No. 22UR015

Legal Description:

Lot 2 of Block 8 of Western Heights Subdivision, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Description of Request for Proposed Use of 4021 Range Road

Original Date: May 25, 2022

Amended Date: June 15, 2022

The applicant, Children’s House Montessori (CHM), is proposing to use the property located at 4021 Range Road, Rapid City, SD 57702 for preschool and Kindergarten classes for children ages 3 to 6 years old. The hours of operation for staff would be from 7:30am to 3:30pm Monday through Friday.

The school schedule looks like this:

Monday-Friday Mornings 8:15-11:15 am – 10 Students ages 3 and 4 years old
Tues, Wed, and Thurs Mornings 8:30-11:30 am – 10 students ages 3 and 4 years old
Monday-Friday Full Day Preschool 8:30-2:45 pm – 20 Students ages 4 and 5 years old
Monday-Friday Kindergarten 8:15-3:00 pm – 20 students of kindergarten ages 5 and 6 years old

The proposed location would be used to teach a maximum of 62 students during peak times of Tuesday, Wednesday, and Thursday mornings with a total of 8 staff members including teachers and office staff.

Outdoor Play Area

The main outdoor play area will be on the north side of the property. It will be expanded for a total of 4,587 square feet to serve a maximum 91 students at one time (see site plan). This area will start at the 25 foot setback on the north lawn and extend through the trees and a portion of what is now the parking area. This area will be fenced with 52 inch tall fence. We will not use this play area during the Range Road peak traffic hours related to Stevens High School 7:30am and 3:30 pm Monday through Friday. No permanent playground equipment will be placed within 35 feet of the front property line and 8 feet of the side yard.

In addition, there is an existing outdoor play area of 1,280 square feet located to southeast of the building. This area will be eliminated and returned to handicap parking spaces.

Classroom Space

Classroom #1
Currently an office area exists in the southwest corner of main classroom area. We are proposing removing the walls to combine this room with Classroom 1 creating 1970 square feet of open classroom space. This area also features a raised platform stage which we will remove to extend the classroom area.
Classroom #2
Classroom #2 will remain with the addition of a larger exit door opening on the southwest side of the classroom.

ADA Compliance
A ramp will be installed at the second exit door from Classroom #1 to ensure ADA compliance. Two handicap parking spaces will be created.

Signs
Two signs currently exist on the property approximately 7 feet wide and 5 feet tall. One near the front of the building and one in the front lawn area. There are flood lights that exist to illuminate each of the signs. The sign size would not be altered and no additional lighting would be added, just the design would change to the Children’s House Montessori logo and relevant information.