Case No. 16PD040

**Legal Description:**

Lot 1 in Block 17 of Big Sky Subdivision, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
City of Rapid City Officials:

Final Planned Development Overlay Proposal 16PD040 filed on 7/29/2016 to allow a daycare in a Low Density Residential - Big Sky Subdivision at 4804 Elmer Street with a request for the following two exceptions:

1. *Reduce the required setback of the fenced backyard play area from 25 feet to 0 feet.* Children are supervised at all times by an adult caregiver(s) and this use has been utilized in the intended manner by the existing child care operations with no known issues since June 1st 2015.

2. *Reduce the minimum required parking.* This location has a two car garage, as well as, a two car driveway which can comfortably fit four that can be utilized for occupant, employee and/or pick up/drop off of child care clients. In rare instances, off street parking could be used on a temporary basis in the event of any overflow in pick up/drop off or occupant parking. The hours of operation is between 6:30 and 5:30 and it is rare that more than one or two clients are being picked up or dropped off at the same time as schedules vary amongst our clients. Currently, the drop-off times vary between 6:30 through 9:30 AM and pick up varies between 3:00 and 5:30 PM. To prevent any potential traffic congestion, we could limit drop off/pick up of clients to 5 minutes and/or make any other suitable accommodation. One occupant of the home works offsite during the days and most of the times that the center is operating and will this will lessen any potential parking congestion.

In addition, the following requirements will be added before operation of the center and after your above requested approval:

A. Fire sprinkler system as required by the Rapid City Fire Department.
B. French doors to replace sliding back doors as required by the State of SD.
C. Self-closing outlet covers as required by the State of SD.
D. Kitchen Island with retractable gates as required by the State of SD.

We have been operating our existing 12 child neighborhood daycare (SD State License 016598142) at this location since June 1st of 2015. Your approval is one of the steps in the licensing process with the SD State office of Child care licensing. We currently serve 12 children and are seeking to fill neighborhood demand and increase the number of children served to 20. The amount of children served will never be more than 20. The entire ground level first floor of the location (1,141 sq. ft.) will be utilized for the daycare center. We provide an outdoor fully fenced (48 inches) play area with a total of 4,056 square feet.

Our first goal is to provide a safe and nurturing environment for our clients while operating in a safe manner for the neighborhood as a whole. I thank you in advance for your consideration in this matter. Have a great day.

Brenda Showalter  
Scott Showalter
Front of location:

Front, side view:

Fenced backyard:
PLOT PLAN
FOR LOT 1 OF BLOCK 17
OF BIGSKY SUBDIVISION,
RAPID CITY,
PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1' = 20'

RECEIVED
JUL 29 2016
Rapid City Community Planning
& Development Services