

Case No. 16PD060

Legal Description:

The west 5 feet of Lot 19 and all of Lot 20 of Block 8 of South Robbinsdale Addition, located in Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

RECEIVED

DEC 07 2016

Proposal for Final Planned Development

City of Rapid City Officials:

Harmony Childcare and Preschool LLC (SD Childcare Provider License #016597954) located at 606 East Indiana Street in Rapid City is requesting a final planned development to replace the conditional use permit previously approved on April 17th, 1995 to change the maximum number of children to be cared for by the facility from 28 to 30, for an exception to the minimum required parking and an exception to the maximum size business signage.

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Request # 1- Increase the maximum allowed number of children served:

We are requesting to increase the number of children served from 28 to 30. The South Dakota Department of Health and South Dakota Department of Childcare licensing has approved this location for the care of up to 30 children. Please see the attached letter from the South Dakota Department of Health dated 8/22/2016 from Charlotte R. Johnson, Health Facilities Surveyor with the Office of Health Protection.

The City of Rapid City requirements for a Child care center as outlined in section 17.50.150 mirror those for the State of South Dakota Child care licensing calling for 35 square feet of indoor space and 50 square feet of outdoor space per child.

State of South Dakota Regulations:

67:42:10:19. Physical standards for facility. The program's facility must contain not less than 35 square feet of play space indoors and 50 square feet of play space outdoors for each child present. Floor space used for permanent and stationery equipment and furniture, storage, halls, bathrooms, offices, and kitchens may not be included in the determination of usable play space for children. No more than half of the space occupied by cribs may be used in determining total square feet of play space.

Source: SL 1975, ch 16, § 1; transferred from § 67:14:19:34, 4 SDR 10, effective August 28, 1977; transferred from § 67:41:04:25, 7 SDR 66, 7 SDR 89, effective July 1, 1981; 12 SDR 209, effective July 6, 1986; 21 SDR 206, effective June 4, 1995; 39 SDR 220, effective June 27, 2013.

Our childcare center has an indoor square foot of 1,656 with usable square footage of 1,142 square feet which is more than the minimum required for 30 children (30 x 35 = 1,050) and outdoor fenced play area of 4,320 square feet which is more than the minimum required for 30 children (30 x 50 = 1,500) by both of the City and State minimum square foot requirements.

Request #2- Exception to the minimum required parking:

We are requesting an exception to the minimum required amount of 5 (3 for employees and 2 for clients) off street parking spaces to 2. This location has off street parking for two vehicles, as well as, a pull through that is not counted as parking that can be utilized for employee and/or pick up/drop off of child care clients. The hours of operation are between 6:30 and 5:30 and it is rare that more than any two or three 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. The employees currently utilize street parking and have done so as far back as 1995 with no known neighborhood issues or complaints.

Request # 3- Exception to the maximum size business signage:

We are requesting an exception to the maximum size business signage of 1' x 1' up to allow a business sign of up to 3' x 5'. This sign will not be illuminated and will fit within the style and appearance of the property and the neighborhood as a whole. The sign will be similar to other signs of childcare businesses in residential areas within Rapid City.

This location has been continuously serving Rapid City children for decades with no known neighborhood issues or complaints. We took control of this facility on October 3rd of this year and have been operating another licensed childcare facility in Rapid City since 2012. Our first and foremost 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.

Harmony Childcare and Preschool LLC

Brenda Showalter

Brenda Showalter

Scott Showalter

Scott Showalter

Front of Childcare center:



RECEIVED

Side view, side parking space:



RECEIVED

DEC 07 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

Back view, playground:



Site Plan

1" = 16'

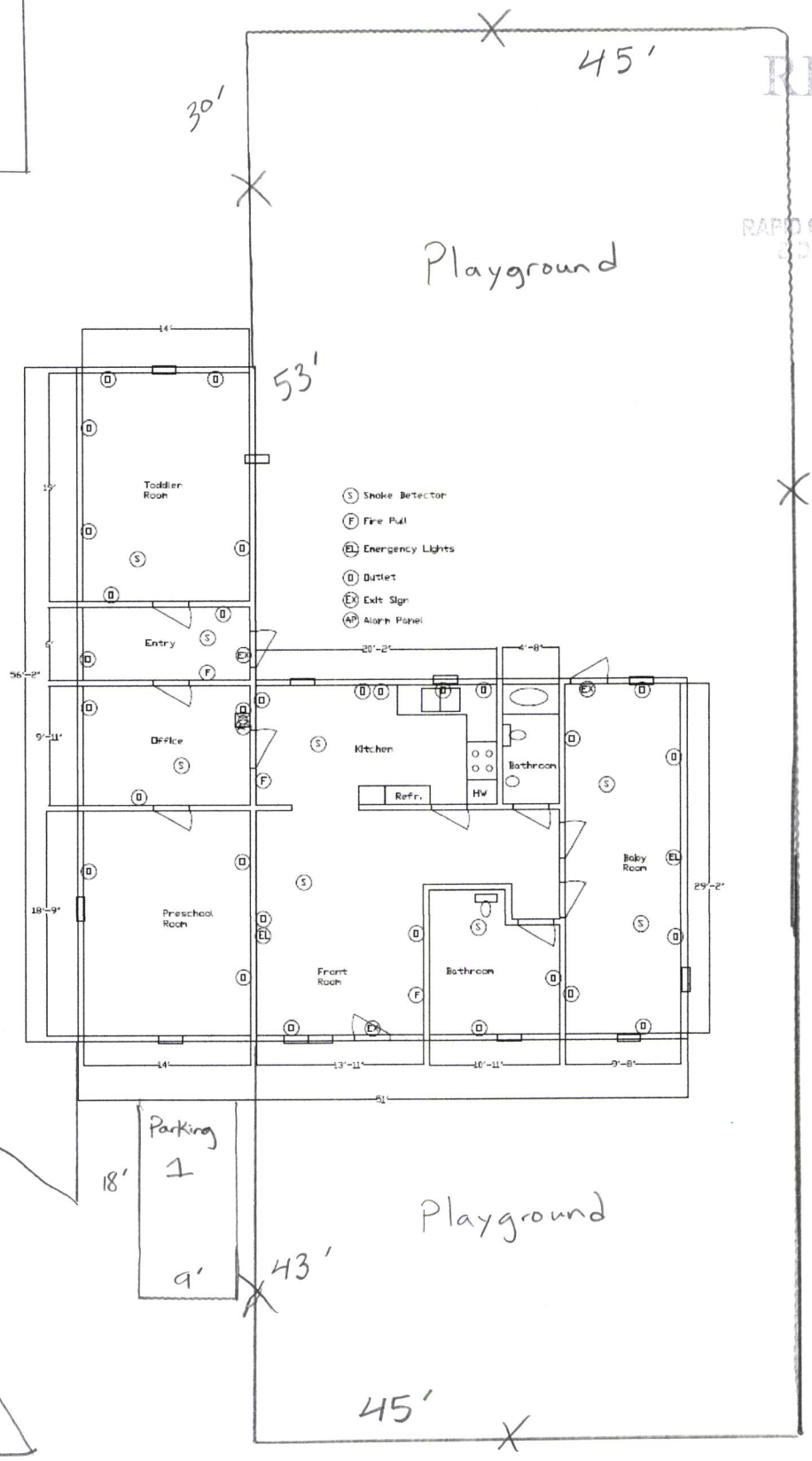
X = Fence



RECEIVED

DEC 07 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES



Parking 2
9' x 18'

Parking 1
18' x 9'

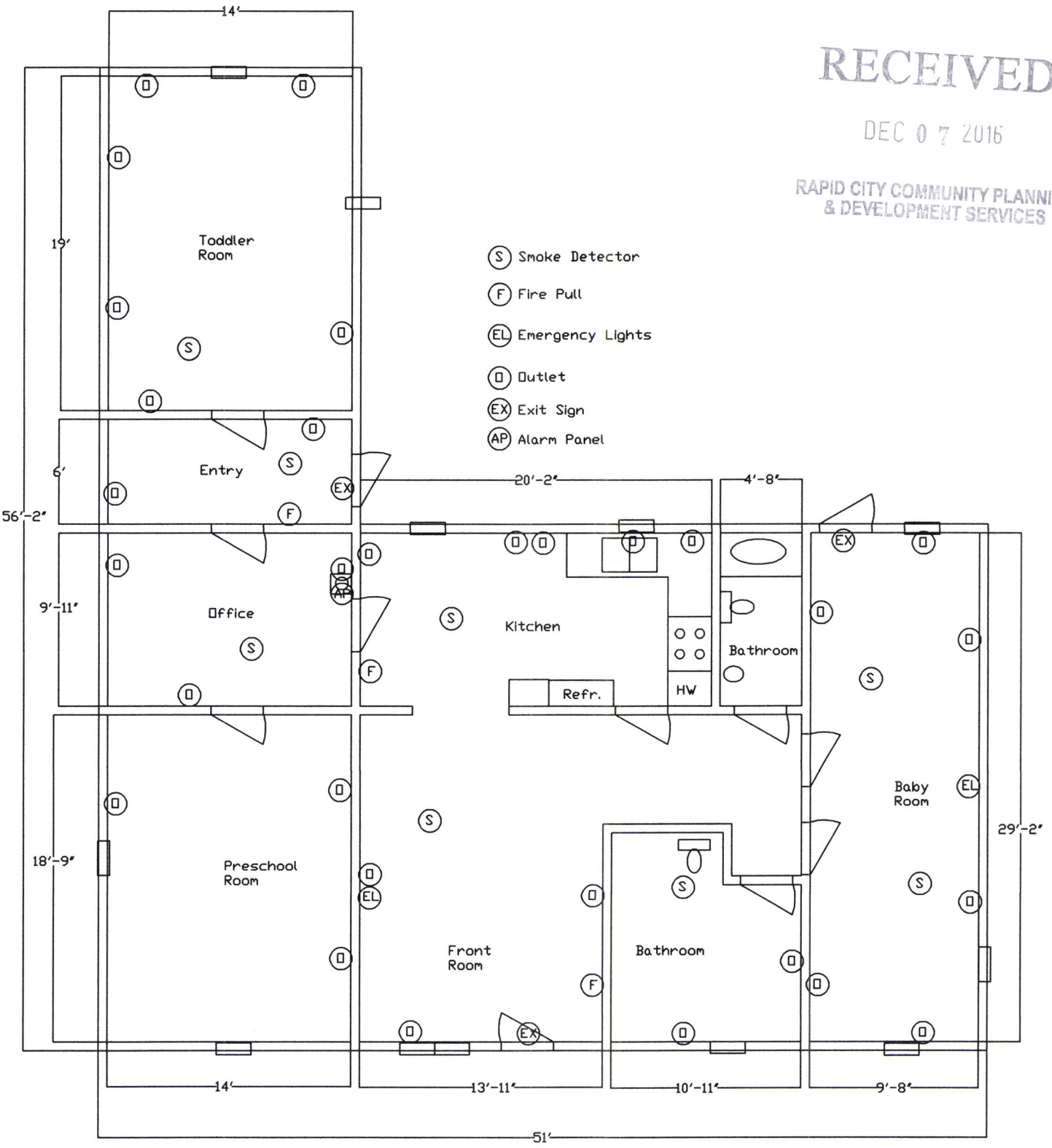
Playground

Playground

RECEIVED

DEC 07 2016

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES



Floor Plan
12/1/16

Harmony Daycare
606 E. Indiana St Rapid City SD
Branda Showalter-605-343-5137

Harmony

Childcare & Preschool LLC

343-5437

harmonychildcarellc.com

606 EAST INDIANA