Case No. 17UR011

Legal Description:

Lot 6 and the unplatted portion of Block 9 less Lot H1 of Block 9 of Radio Towers Subdivision, located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County
May 10, 2017

This letter has been written to announce the intent of Restored Life Outreach to open a child care facility at 1601 Cambell Street Suite 1A in the suite directly south of our main Church facility.

We intend to run this as a State certified in-home child care. There will never be more than 20 children in the child care at any given time. The hours of operation planned are to be 24/7 so that we can service families who struggle getting child care because of having to work non-traditional hours. We also have the potential of aiding DSS/CPS with temporary emergency stays for children. We have visited with a contact from DSS/CPS and they are very excited about this possibility which could bring some relief to their organization.

We will have at least the State minimum staff and more as needed for children with extra needs, between 2 to 5 staff at a time.

Sincerely,

Kelly Patterson
Lead Pastor, Restored Life Outreach
Date: May 10, 2017

To: Fletcher @ City Planning

From: Darci McManigal

Re: Supporting documents for
Restored Life Outreach proposed
Daycare Center

Dear Fletcher:

Regarding your May 5, 2017 email to Victoria Blankenship, Day Care Director for the proposed new Center @ our 1601 Cambell St. Stripmall, I am sending the additional information that you requested. Following are the parking space requirements as outlined by the City:

PARKING REQUIREMENTS

MR. MOVIES = 23.1 PARKING SPACES

DAIRY QUEEN = 21.78 PARKING SPACES

RESTORED LIFE OUTREACH STE #3 = 6.15 (JUST YOUTH GROUP)

RESTORED LIFE OUTREACH STE #2 = 13.75 (CHURCH 55 SEATS)

RESTORED LIFE OUTREACH STE #1A = 3 FOR STAFF + 2 FOR CHILD CARE

TOTAL REQUIRED = 69.78 SPACES – 89 TOTAL PARKING SPACES AT STRIPMALL

I am additionally sending the other documents in a separate folder, except for the Letter of Intent from Restored Life Outreach. I will forward to you as soon as they send to me.

Thank you.

Darci McManigal
TO: CITY PLANNING DEPARTMENT

FROM: RESTORED LIFE OUTREACH – TENANT
B&O PARTNERSHIP – PROPERTY OWNER

RE: 1601 CAMBELL STREET, SUITE #1A, RAPID CITY, SD 57701
PROPOSED CHILD CARE FACILITY

RADIO TOWERS SUBDIVISION, BLOCK 9; LOT 6, UNPLATTED
PORTION OF BLOCK 9, LESS LOT H1.

LOT AREA: 1.190 ACRES = 51,836 SF
2015 TRAFFIC COUNT = 21,737
89 PARKING SPACES / 35,000 SF OF PAVEMENT

TOTAL BUILDING AREA = 11,190 SF;
SUITE #1 = 4,620 SF
SUITE 1A = 1,380 SF
SUITE #2 = 1,980 SF
SUITE #3 = 1,230 SF
SUITE #4 = 1,980 SF
11,190 SF

CURRENT TENANT, RESTORED LIFE OUTREACH CHURCH OF 1601 CAMBELL SUITE #2 (1,980 SF), WOULD LIKE TO EXPAND INTO ADJOINING SUITE #1A (1,380 SF) FOR THE PURPOSE OF PROVIDING A SAFE & NURTURING CHILD CARE CENTER WITH A FOCUS ON THE UNDERPRIVILEGED & MINORITY CHILDREN IN RAPID CITY, SD.

OUR CURRENT TENANTS IN THE STRIPMALL INCLUDE: MR MOVIES, SUITE #1 (4,620 SF), RESTORED LIFE OUTREACH, SUITE #2 (1,980 SF), RESTORED LIFE OUTREACH YOUTH MINISTRY, SUITE #3 (1,230 SF), AND DAIRY QUEEN, SUITE #4 (1,980 SF).

ATTACHED IS OUR APPLICATION FOR DEVELOPMENT REVIEW, ALONG WITH SUPPORTING PHOTOS, SITE PLANS, BUSINESS PLAN, AND SECURE PLAYGROUND AREA SKETCH. THE PROPOSED PLAYGROUND AREA IS LOCATED DIRECTLY BEHIND THE BUILDING, WITH ABSOLUTELY NO STREET OR PARKING LOT ACCESS. ACCESS TO THE PLAYGROUND IS LOCATED DIRECTLY OUT OF SUITE #1A BACK ENTRANCE, ALONG SIDEWALK TO FENCED IN PLAYGROUND. NO ACCESS NEEDED ACROSS PARKING LOTS OF DRIVEWAYS.

OWNER OF STRIPMALL IS VERY AGREEABLE TO ADDING THIS CHILD CARE FACILITY IN THEIR MALL, AS THEY HAVE HAD CURRENT TENANT, RESTORED LIFE OUTREACH AS AWESOME TENANTS THE LAST 5+ YEARS AND UNDERSTAND THEY ARE WILLING TO PROVIDE A SAFE AND NURTURING CHILD CARE FOR THE UNDERPRIVILEGED AND MINORITIES OF RAPID CITY, SD.

SIGNED

PAT VIDAL, POA FOR OWNER / PARTNER JOE GRAZIANO FOR B&O PARTNERSHIP
1601 CAMBELL STREET
REAR PARKING LOT

MR. MOVIES
SUITE #1
4,620 SF

POTENTIAL EXPANSION FOR RLO DAYCARE
SUITE #1A
1,380 SF

RESTORED LIFE OUTREACH CHURCH
SUITE #2
1,980 SF

RESTORED LIFE OUTREACH YOUTH
SUITE #3
1,230 SF

DAIRY QUEEN
SUITE #4
1,980 SF

FRONT PARKING LOT

1601 CAMELL STREET
- 6' high x 8' wide
- Great neighbor-friendly design is the same on both sides.
- Pressure-treated to protect against rot and termite infestation.
- Recommended fasteners are hot-dip galvanized screws or other fasteners manufactured for treated wood as required by building code.

**Dimensions:** 6' H x 8' W  
**Shipping Dimensions:** 96.0 H x 72.0 W x 1.25 D  
**Shipping Weight:** 75.0 lbs

**Specifications**

**Product Type:** Panel  
**Material:** Wood

**Thickness:** 2-3/4 inch  
**Special Features:** Pressure Treated Against Rot & Decay

**Overall Height:** 72 inch  
**Weight:** 75 pound

**Overall Width:** 96 inch  
**Color/Finish:** Green Treated

**Top Style:** Dog-Ear  
**Includes:** Panel only

**Installed Height:** 72 inch