

STAFF REPORT

October 5, 2000

UOR #99UR038 - Use On Review to allow a Child Care Center

ITEM 2

GENERAL INFORMATION:

PETITIONER	Mary Schieckoff dba My Christian Daycare
REQUEST	UOR #99UR038 - Use On Review to allow a Child Care Center
LEGAL DESCRIPTION	Lot B, Block 1, Radio Towers Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .14 Acres
LOCATION	1402 East Saint Patrick Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Renewal of a Use On Review to allow a Child Care Center in the General Commercial Zoning District be approved with the following stipulations:

Urban Planning Division Recommendations:

1. That all provisions of Section 17.50.150, Child Care Centers, of the Rapid City Municipal Code shall be continually met;
2. That this Use on Review shall be subject to renewal in three (3) years; and,
3. That the Use on Review approval shall expire if the use has ceased for a period of two years.

GENERAL COMMENTS: On November 1, 1999, the City Council approved a Use on Review to allow a child care center on the above legally described property with twelve stipulations.

The approved Use On Review has allowed the applicant to locate a child care center within an existing structure located west of the intersection of St. Patrick Street and Campbell Street on St. Patrick Street. The child care center is known as "My Christian Daycare" and offers child

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care services to 20 children between the ages of three to twelve years. The hours of operation are from 6:00 a.m. to 6:00 p.m., Monday through Friday. There are currently three full-time employees operating the child care center.

STAFF REVIEW: Staff has reviewed the renewal for the child care center and has determined that all of the conditions of approval of the Use On Review are being met. A Certificate of Occupancy and State licensing from the Department of Social Services have been obtained. In addition, it appears the child care center is meeting all provisions of Section 17.50.150 of the Rapid City Municipal Code.

Staff has not received any comments or complaints regarding the facility during the review or in the last year. In addition, the applicant has posted a sign on the property indicating that the child care center is being reviewed. Staff finds the Use On Review is in compliance with all regulations and recommends that the Use On Review approval be extended for three years. If at the end of that three year period, staff determines that the use has been in continual compliance with all applicable standards, staff will recommend approval with no review period.