

Property Overview Proposal

for addresses 2710, 2712 and 2714 North Haines Avenue
Rapid City, SD 57701
Pennington County

Specialized Enterprises LLC is proposing a change in use of the property 2710 North Haines Avenue. It will now become a child care center operated by Friends Forever Child Care Inc. with 55-60 children operating 24 hours a day 6 days a week. We will serve children from 4 week to 14 years old. We will employ 12-15 full time and 2-5 part time staff members. This facility will be remodeled to a high-tech child care center. This will include a security and camera system with remote access to the video system for parents to view facility and children from remote locations to monitor the care of their children as well as owners to monitor employees performance. All information will be recorded on tape for future reference. This includes all areas of the facility as well as entrances, exits and outdoor play area.

The property we are proposing, 2710 North Haines Avenue has three buildings on it. Each building has it's own address of 2710, 2712, and 2714. From this point on, we will refer to them by address as indicated on the site plan.

Clean up of property will begin immediately upon use on review approval.

Proposed play area is located on the south side building at 2710 with a 8 foot chain length fence surrounding entire play area. This play area will be filled with pea rock 9 inches deep. There will be swings, sandbox, small Little Tikes play house and other outside play equipment.

Power, gas, phone, and water lines enter the property on NW corner then enter building on north side as indicated on site plan.

Sewer exits building on SW side and continues straight west to the main lines.

Nearest fire hydrant for property is located across Haines Avenue approximately 200 feet south of 2710 property.

Handicapped access is located on the south side of the building as indicated on site plan.

Landscaping plans will be submitted when we apply for the building permit.

There will be little to no traffic to and from 2712 and 2714 North Haines Avenue. There is no entrance directly to the street from either building location as indicated on site plan.

Traffic in and out of 2710 will not impact the normal flow of traffic currently on Haines Avenue.

At this time, we do not have plans for 2712 or 2714 North Haines Avenue due to the future expansion of the building 2710 North Haines Avenue in 2-5 years.

In approximately 2-5 years, we are planning an expansion of the building 2710. Which will necessitate the removal of the building 2712. Main entrance of 2714 will be moved to north side of building at that time. It is currently on the south side of building.

Electricity for 2712 and 2714 is only 110 volt AC for lighting purposes. We have no intentions to putting utilities in these buildings.

Currently, the adjacent lot on the north side of 2710, 2712, and 2714 is developed with K & K Sheet Metal while the adjacent lots on south and east sides are undeveloped at this time. This area is zoned for commercial uses.

We currently have bids from two local general commercial contractors on the renovation project of 2710. We are prepared to move ahead with this project as soon as use on review is approved and building permits are issued.

7/27/00 PLANNING COMMISSION MEETING
REVISED RECOMMENDATION – ITEM #34 (00UR025)

Attached is a revised site plan, floor plan, and letter from the applicant regarding the Staff Report contained in the July 27, 2000 Planning Commission packet. Based upon this revised information, Staff is recommending the following changes (**shown in bold type**) to the Staff Recommendation contained in the Staff Report:

25. The maximum number of children to be cared for at this facility shall be **fifty-four (54)** unless a lesser number is set by the State of South Dakota. In the event the State license allows a lesser number of children then this State-identified threshold shall be the maximum number of children.

Amendment to Original Property Overview

for Friends Forever Daycare Inc.
2710, 2712, 2714 North Haines Ave.
July 23, 2000

The walkway in front of the parking places will a raised sidewalk.

The fire hydrants within 500 feet on the east side of Haines Ave. are located 42 feet to the north of 2710 with no driveways between fire hydrant and 2710 property. The other one is located 310 feet to the south of 2710.

At this time, we don't believe the tree service will not fit into the operation plan of the day care and will probably be vacating within approximately 60 days. At a minimum, ALL debris will be cleaned up and removed as requested by City Planning. No vehicles larger than pick-up trucks will be allowed and no large equipment will used on the property. Vehicle and equipment storage will not be allowed outside. In addition, no timber will be stored or brought on site.

The total number of staff per shift will not exceed 5 full time personal. We will be running a 24 hour daycare facility with the total number of staff per evening and night time shift will be less than the daytime shift. I expect to utilize 4 full time staff personal on evening shift and 2-3 full time staff personal on the night time shift. The shift changed will be on a rotational basis so entire shift will not change at the same time.

A curb will be installed to prevent vehicle access to 2712 and 2714 as indicated on the site plan.

The three parking stalls adjacent to the play area will be utilized for staff parking only with the exception to the handicap parking spot.

Parking lights will be installed on outside of building on North, South and West as indicated on the site plan.

A revised floor plan has been prepared and summated to allow the total number of children to be cared for to increase to at least 55 children.

The play area will be operated on a rotating basis so not all children will be on playground at the same time. There will not be more than 15-20 children in play area at a time.

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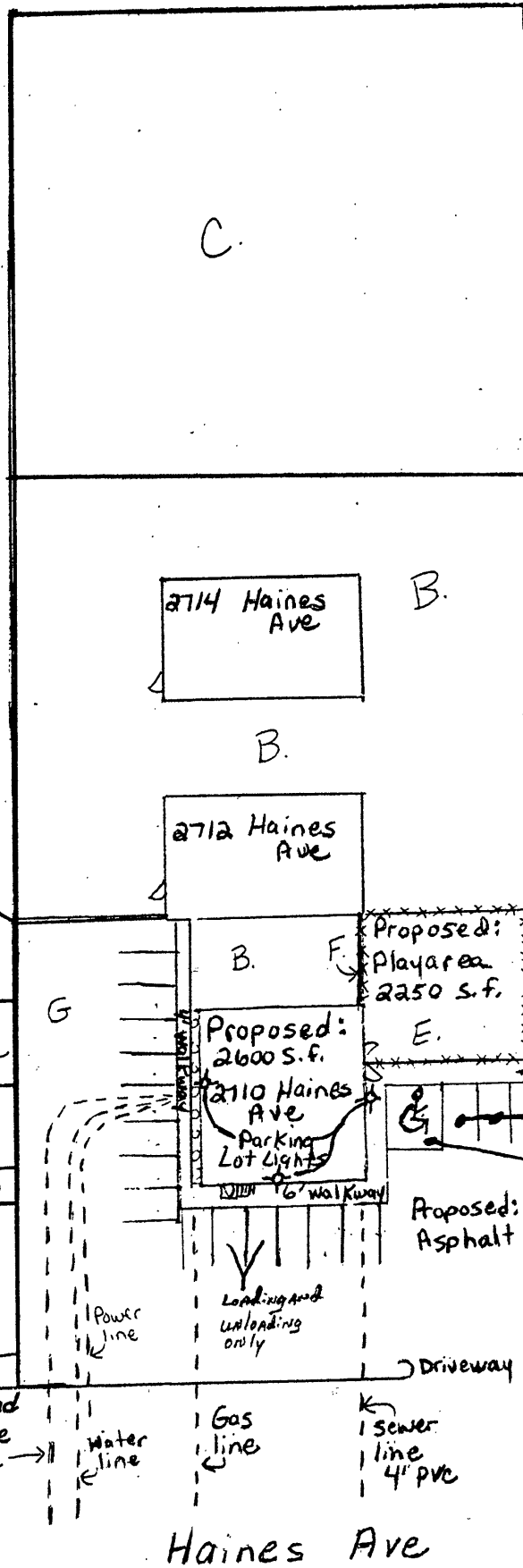
JUL 24 2000

Rapid City
Planning Department

Site Plan

Scale: 1" = 50'

1 X 1



Landscape Schedule	
QTY	TYPE
11	A Juniper
	B Lawn
	C Undeveloped area
***	D 8' Chain Linked Fence
	E Pee Rock
	F 3' retaining wall
	G Proposed Asphalt

Property Owner:
Specialized Enterprise LLC

Business Owner:
Friends Forever Inc

SWG Date: July 19, 2000

Fire Hydrant 42 ft from
property line East side of Road

Phone line →

Water line ←

Gas line ↓

1 sewer line
4" PVC ←

Proposed:
Play area
2250 S.F.

Proposed:
2600 S.F.

2110 Haines Ave
Parking
Lot Lights

6' walkway

Proposed:
Asphalt

Driveway

raised sidewalk

Staff parking only

Handicap parking

Fire Hydrant 310' South
at the corner of Mall Drive
and Haines Ave East side of road

Haines Ave

CITY OF RAPID CITY
Rapid City, South Dakota

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Planning Department

