

STAFF REPORT

February 21, 2002

---

**No. 00UR025 - Review and Renewal of Use on Review to allow a Child Care Center**      **ITEM 33**

---

GENERAL INFORMATION:

PETITIONER	Sara and Blair Anhorn
REQUEST	<b>No. 00UR025 - Review and Renewal of Use on Review to allow a Child Care Center</b>
EXISTING LEGAL DESCRIPTION	South 156.52 feet of Lot C of the SW1/4 of the SE1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 Acres
LOCATION	2710 North Haines Avenue
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	General Commercial
South:	General Commercial
East:	General Commercial (PCD)
West:	Low Density Residential
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/29/2000
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Review and Renewal of Use on Review to allow a Child Care Center be approved with the following stipulations:

Fire Department Recommendations:

1. That all requirements of the Local and State Child Care regulations shall be continually met;

Urban Planning Division Recommendations:

2. The maximum number of children permitted in the facility shall be 53;
3. That Section 17.50.150, Child Care Centers, of the Rapid City Municipal Code shall be continually met;
4. That the Use on Review be shall be subject to renewal on a complaint basis;
5. That compliance with all stipulations of the original Use on Review (#1641) shall be

STAFF REPORT

February 21, 2002

---

**No. 00UR025 - Review and Renewal of Use on Review to allow a Child Care Center** **ITEM 33**

---

- continually met; and,
6. That the Use On Review approval shall expire if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: On December 4, 2000 the City Council approved a Use On Review to allow a Child Care Center on the subject property with thirty two stipulations. The stipulations of approval pertained to clearing the property of debris, removing underground fuel tanks, relocating the existing driveway approach, parking requirements, number of children, landscaping and Use On Review renewal.

STAFF REVIEW: Staff has reviewed this request and finds it in general compliance with all applicable regulations. The applicant has cleared the debris from the property and removed the underground fuel tanks. The existing driveway approach has been relocated to the southwest corner of the property and a shared access easement document has been recorded with the Pennington County Register of Deeds. The parking lot has been paved and based on the number of children the Child Care Center is licensed to care for and the number of staff required the applicant has sufficient parking stalls. Staff has verified that the Child Care Center currently has a license issued by the South Dakota Department of Social Services and that they are in compliance with all applicable State regulations. Currently, the two warehouses located to the east of the child care facility are vacant. The applicant should be aware that any proposed use of the warehouses will require a Major Amendment to the Use On Review. In addition, any future expansion of the Child Care Center will require a Major Amendment to the Use On Review. Staff is recommending that the Use On Review be approved on a permanent basis subject to review if complaints are received regarding lack of compliance with the City regulations or the stipulations of approval.

The Use On Review sign has been posted on the property. Staff has not received any calls regarding this request.