

STAFF REPORT

March 6, 2003

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**No. 03UR003 - Major Amendment to a Conditional Use Permit to allow an expansion of an existing private school**      **ITEM 44**

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GENERAL INFORMATION:

PETITIONER	Janell G. Jewett for Children's House Montessori School
REQUEST	<b>No. 03UR003 - Major Amendment to a Conditional Use Permit to allow an expansion of an existing private school</b>
EXISTING LEGAL DESCRIPTION	Lots 3, 4, and 9, Block 2, CD Rounds Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .93 acres
LOCATION	3520 West Main Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Development Designation
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/07/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the major amendment to a Conditional Use Permit to allow an expansion of an existing private school be continued to the March 27, 2003 Planning Commission Meeting allow the applicant time to submit additional information.

GENERAL COMMENTS: The applicant is proposing to expand an existing private school by 2,076 square feet, in order to expand the number of students they can currently enroll. There is an existing 2,300 square foot structure on the site. A private school is currently operating on this property. In addition, there is a 576 square foot detached garage which is also being used as supplemental space for the private school. The proposed 2,076 square foot addition will connect the main structure and the detached garage, while adding additional space onto the garage. The structures are located on a lot that is 160 feet by 360

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feet, which results in approximately 57,859 square feet of lot area.

The original Use On Review was approved by the City of Rapid City on June 5, 1995 with six stipulations:

1. That a maximum number of 70 children shall be enrolled in the school;
2. That the hours of operation shall be from 7:30 a.m. to 5:30 p.m.
3. That a four foot fence shall be constructed around the rear 200 feet of the property;
4. That the Parking and Landscape Ordinance shall be met;
5. That the adequacy of the sanitary sewer system shall be evaluated before the issuance of a building permit; and,
6. That the provisions of Section 17.50.150 of the Municipal Code shall be continually met.

The applicant is also proposing to increase the maximum number of students to be enrolled at the school to 100. In addition, a minimal amendment was approved August 11, 1995 to reconfigure the parking area of the private school.

**STAFF REVIEW:** Staff has reviewed the proposed Major Amendment to the Conditional Use Permit and has noted the following issues:

**Students:** Additional information concerning the ages of the students, and the hours of enrollment will be needed to determine the parking requirements for the proposed expansion. In addition, a determination of any type of child care being operated on the site will need to be submitted for review and approval prior to Planning Commission approval. An interior site plan showing the areas for student activity and the approximate locations for each grade will also need to be submitted in order to determine the required outdoor play area.

**Fire Hydrants:** The Fire Department has indicated that a revised site plan showing an on-site fire hydrant must be submitted for review and approval prior to Planning Commission approval. Due to the fact, that the building sits on the site more than 150 feet away from the existing roadway additional measures need to be taken to ensure the safety of the students. Due to the distance of the proposed site from the existing roadway, a revised site plan may need to be submitted showing a proper turn around for emergency vehicles.

**Sanitary Sewer System:** A revised site plan showing additional information stating the additional occupancy load will need to be submitted for review and approval prior to Planning Commission approval in order to determine adequate sanitary sewer capacity. Additional information evaluating the current sanitary sewer system in order to determine if it is adequate for the anticipated use will need to be submitted for review and approval.

Staff is recommending that the request be continued to the March 27, 2003 Planning Commission meeting to allow the applicant time to submit additional information. As of this writing, the receipts from the certified mailings have not been returned. The Conditional Use Permit sign has been posted on the property. Staff has not received any calls or inquiries

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regarding this request at the time of this writing.