

STAFF REPORT

March 27, 2003

No. 03UR003 - Major Amendment to a Conditional Use Permit to allow an expansion of an existing private school **ITEM 37**

GENERAL INFORMATION:

PETITIONER	Janell G. Jewett for Children's House Montessori School
REQUEST	No. 03UR003 - Major Amendment to a Conditional Use Permit to allow an expansion of an existing private school
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 **approved with the following stipulations:**

Engineering Division Recommendations:

1. **The applicant shall submit a plan showing the hydrant installation drafted by a licensed engineer prior to issuance of a building permit;**

Building Inspection Division:

2. **Obtain a building permit prior to any construction at the site;**

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Fire Department Recommendations:

3. The installing contractor shall confirm, working with the water department, the gallons per minute (gpm) flow before the system is installed with new flow data that is six months or newer. This data shall be obtained from the nearest water source;
4. When required by the Uniform Fire Code Section 1007 and/or the Building Code, an approved manual, automatic, or manual and automatic fire alarm system shall be designed and installed as per NFPA 72, National Fire Alarm Code. When an occupant wishes to install a fire alarm system, but is not required to do so, it shall be installed as per NFPA 72, National Fire Alarm Code. A fire alarm system is required for the facility. The applicant shall assure proper continuation of the fire alarm system at all times;

Urban Planning Division Recommendations:

5. That a maximum number of children at any time shall not exceed 100 children;
6. That the hours of operation shall be from 7:30 a.m. to 5:30 p.m.; and
7. That the Parking and Landscape Ordinance shall be continually met.

GENERAL COMMENTS: The applicant is proposing to expand an existing private school by 2,076 square feet, in order to increase the number of students they can serve. An existing 2,300 square foot structure is located 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 feet, resulting in approximately 57,859 square feet of lot area.

The proposed phase one expansion would add 1,008 square feet of classroom space for children ages 6-11 years of age. Phase two incorporates an additional 1,968 square feet of floor area to be used as a gymnasium.

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.

Stipulation 1 states that the maximum number of children enrolled at the school is 70. However, the applicant is also proposing to increase the maximum number of students to be enrolled at the school to 100. In addition to the original Use On Review, a minimal

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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. **The applicant submitted additional information on February 25, 2003 stating that there are no child care facilities located at the site; all activities at the site are educational. The main building at the site is approved to allow 56 children to be taught at one time in the building. The main building operates with children 3 years old to 6 years old. The children in this portion of the program are only in the building for three hours. There are three different classes for pre-school aged children which occur three or five days a week. The hours for these classes are between 8:15 a.m. and 11:15 a.m., 8:30 a.m. and 11:30 a.m., and 12:15 p.m. and 3:15 p.m.**

The accessory building which is detached is currently approved for 14 children. The accessory building is the location for the education facilities for children ages 6 to 11. The proposed request is to add 30 children to this facility. This facility meets between the hours of 8:00 a.m. and 3:00 p.m.

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 is located 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. **The applicant has submitted a revised site plan showing an on-site fire hydrant. This proposed Fire Hydrant location has been reviewed and approved by the Fire Department. In addition, the applicant has submitted a revised site plan showing an emergency vehicle turn around at the end of the site. This hammerhead turn-around has been reviewed and approved by the Fire Department.**

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. **The Engineering Division has reviewed the sanitary sewer system, and notified the applicant that the sewer system appears to have the ability to be re-used. However,**

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the Engineering Division would encourage the applicant to install a new sanitary sewer line to the site. The applicant still needs to verify that the sanitary sewer construction will be adequate for the expanded use, and all Building Codes must be met at all times.

Traffic Circulation: City Staff has reviewed the traffic patterns at the location of the educational facility. Currently, there are 18,700 Average Daily Trips (ADT) on West Main Street between Sturgis Road and Soo San Drive. Of the 18,700 ADT, approximately 55 percent of the trips turn south onto Soo San Drive and the remaining 45 percent continue west onto West Main Street. The Average Daily Trips on West Main, west of Soo San Drive is 8,500.

A four lane facility, similar to West Main Street between Sturgis Road and Soo San Drive, has the capacity to carry up to 30,000 vehicles a day. While a two lane minor arterial with a center turn lane, similar to that portion of West Main Street located west of Soo San Drive has the ability to carry 10,000 to 15,000 vehicles per day.

Based on the existing use of the preschool facility, there are an estimated 70 trips per weekday. The proposed addition would generate an additional 30 trips for a total of 100 ADT per weekday. However, it appears that the existing average daily trips on West Main Street is within the maximum amount of trips for this type of road. In addition, to alleviate some congestion at the site, the applicant staggers the start times and ending times of the educational programs to reduce the number of cars at the site at any one point of time.

Staff is recommending that the request be **approved with the previously stated stipulations**. As of this writing, the receipts from the certified mailings have been returned. The Conditional Use Permit sign has been posted on the property. Staff has received calls or inquiries regarding this request at the time of this writing.