

STAFF REPORT
August 7, 2008

No. 08UR010 - Conditional Use Permit to allow a child care center

ITEM 32

GENERAL INFORMATION:

APPLICANT/AGENT	Joni Packman
PROPERTY OWNER	First Church of God
REQUEST	No. 08UR010 - Conditional Use Permit to allow a child care center
EXISTING LEGAL DESCRIPTION	Lots 8 thru 21 of Block 8 of Northside Addition, Section 8, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.97 acres
LOCATION	706 E. Monroe Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	6/17/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a child care center be continued to the August 21, 2008 Planning Commission meeting.

GENERAL COMMENTS: The property is located at 706 East Monroe Street. The property is zoned Low Density Residential District. The property to the north is zoned Medium Density Residential with a Planned Development Designation. The adjacent properties to the south, east and west are zoned Low Density Residential District. A church is currently located on the property. The applicant is proposing to open a child care facility that will be located in the basement of the existing church.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following

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issues:

Parking: The stalls shown on the parking plan that was submitted with this application do not meet the size requirements of the Rapid City Municipal Code. In particular, the stalls shown on the plan that was submitted are not nine feet wide as required. In addition, an unloading zone was not shown on the plans and the seating capacity for the church was not submitted. In order for staff review this request, a complete parking plan identifying conforming stalls, an unloading zone, and the seating capacity of the church must be submitted for review and approval. As such, staff recommends the Conditional Use Permit to allow a child care center be continued to the August 21, 2008 Planning Commission meeting.

Play Area: Section 17.50.150 of the Rapid City Municipal Code requires that a minimum of 35 square feet of play space be provided per child. Play space shall not include floor space used for permanent and stationary equipment, storage, halls, bathrooms, offices and kitchens. No more than half of the space occupied by cribs shall be used in determining total square feet of play space. Also, a fenced-in area of not less than 50 square feet per child shall be provided. The applicant must submit the maximum number of children to be cared for to determine the required square footage of indoor and outdoor play area to be provided. As such, staff recommends the Conditional Use Permit to allow a child care center be continued to the August 21, 2008 Planning Commission meeting.

Sign Package: A sign package was not submitted with this application. In order for the applicant to display a sign on the property, a sign package must be submitted for review and approval. The sign package should include the design, color, location and elevations of the proposed sign. As such, staff recommends the Conditional Use Permit to allow a child care center be continued to the August 21, 2008 Planning Commission meeting.

Fire Code: The structure shall be fully fire sprinklered and fire alarmed detected. In addition, all applicable provisions of the current International Fire Code must be continually met.

Police Department: The Rapid City Police Department noted that the applicant may want to review the Register Sex Offender Map to determine if the site is an appropriate location for a child care facility.

Staff recommends the Conditional Use Permit to allow a child care center be continued to the August 21, 2008 Planning Commission meeting.