

STAFF REPORT  
February 9, 2012

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**No. 12UR002 - Conditional Use Permit to allow a Child Care Center**

**ITEM 20**

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GENERAL INFORMATION:

APPLICANT	Gina Goodshield
AGENT	John Lushbough
PROPERTY OWNER	Westridge Plaza, LLC
REQUEST	<b>No. 12UR002 - Conditional Use Permit to allow a Child Care Center</b>
EXISTING LEGAL DESCRIPTION	Lot E and Lot F of Block 21 of Providence Addition located in Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .97 acres
LOCATION	2626 West Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	South Dakota National Guard
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	1/13/2012
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a Child Care Center be continued to the March 22, 2012 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: The applicant has requested a Conditional Use Permit to allow a Child Care Center in the General Commercial District. In particular, the applicant is requesting to operate a Child Care Center with 30 children and 8 staff. The applicant has indicated the Center will operate Monday through Friday, from 7:00 am to 6:00 pm.

The proposed Child Care Center is located in one suite of a four suite strip mall located at 2626 West Main Street in west-central Rapid City. Currently, the suite in consideration for the Child Care Center is vacant. InVision Optical Center, Tan World, and Great Clips are located in the adjacent suites on site. The applicant has indicated that the required fenced-in play area will be located on an adjacent parcel located to the northwest.

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STAFF REVIEW: Staff has reviewed the application for a Conditional Use Permit in a General Commercial District and has noted the following considerations:

During the initial review of the application, staff commented on several issues that required the applicant's attention prior to consideration by the Planning Commission, including the site plan, off-street parking, play area, loading and unloading zone, interior layout of spaces in the suite, and fire protection measures. Staff met with the applicant's agent on Monday, January 30, 2012 to discuss these issues. The applicant requested to continue consideration of the application to the March 22, 2012 Planning Commission meeting in order to address the issues identified by staff.

Notification Requirements: As of this writing, the required green cards and white receipts of the certified mailing have not been returned to Community Planning and Development Services. The sign has been posted on the property.