

## Conditional Use Permit Application

S. Colleges and universities subject to, but not limited to, the following considerations:

1. Site Plan in accordance with Section 17.54.030(A)1.
2. An operational plan to include but not limited to:
  - a. General description of course of study (eliminated as requirement)
  - b. Hours of operation: The specific hours of operation have yet to be determined. The hours of classroom operation will be primarily from 8:00a.m to 4:00pm on weekdays. Some evening classes (6:00 to 9:00pm) will be conducted; however, they will be conducted such that they will not conflict with other planned uses of the facility. .
  - c. Maximum number of students, faculty and other employees: Plans for the initial years are for a maximum of two (2) faculties; one (1) part time Secretary; one (1) part time Administrator, and one (1) Director of Institutional Relations, who will principally work off-site. JWC is projecting a maximum of 100 (100) students within 5 years at which time this property will no longer provide adequate space. Anticipating this JWC will have investigated other for a permanent campus.
  - d. Outdoor activities operational plan: No outdoor activities are planned. Students may opt to use the grass area as a place to study during fair weather.
  - e. Student housing plan, if applicable: JWC does not plan to provide student housing. That will be the responsibility of the students and their parents. It is noted that the property is surrounded by apartments that would provide housing opportunities for students.
  - f. Retail component, if applicable: No retail components are planned or anticipated.
  - g. A development phasing program: None is anticipated at this time; however, it is expected that as enrollment increases, needs will be evaluated.
  - h. Description of proposed land uses: All principle activity would be confined to indoor classroom activities that would include parking private autos owned by the students and faculty. There might be the occasional use of outside areas for student study or classroom presentations when weather permits.
  - i. The impact on the neighborhood of noise, smoke, dust, air and water pollution and the degree to which equipment or other methods will mitigate any probable adverse impacts of the proposed use on existing adjacent uses. No such impact as listed is anticipated.

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3. Traffic and transportation analysis to include but not limited to:
  - a. Existing traffic flow and projected traffic generated by the proposed use: The student and faculty population will be such that little to no traffic increase is anticipated. This is already an area of increased traffic flow when the public schools in the immediate area begin and end at specific times each day.
  - b. Proposed pedestrian and vehicular access: No changes are anticipated from access patterns of the church that previously occupied the property.
  - c. Public transportation options: Rapid City Transit stops are located within walking distance of the property on Soo San Drive.
  - d. Existing and proposed street network: No change is anticipated. Street and sidewalk access is adequate.
  - e. Circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons: Parking is already marked off for 45 autos which are much more than is anticipated for student and faculty needs including bicycles, etc. The building is 100% handicap accessible.
4. Development Engineering documents as required:
  - a. Domestic and fire supply and demand requirements (estimated): No changes from that already in existence for property.
  - b. Sanitary sewer flow estimate: No changes from existing property use.
  - c. Storm water analysis and flow: No changes from existing property use.

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