



YOUTH & FAMILY SERVICES

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**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Youth & Family Services (YFS) Child Development Center proposes to operate a child care program in the Daycare building on the Western Dakota Tech (WDT) property at 1524 Sedivy Lane in Rapid City, which is in a Light Industrial district. The child care services will be available to the public and will be partially subsidized by Early Head Start funds from the US Department of Health and Human Services. Hours of operation will be 6:30 a.m. till 6:00 p.m., Monday through Friday. All child care center ordinance and licensing requirements will be met in the design and operation of the program and the use of the designated facility.

The intention of YFS is to use the WDT Daycare building for several years as a temporary child care location until additional classroom space can be prepared at one of the YFS facilities. The current plan is to provide services to 40 children in the infant and toddler age ranges, which appears to be the area of greatest need. If family needs dictate, it may be necessary to provide services for infants through preschool age children at the WDT Daycare building. In that case, a total of 44 children would be served in the building. The configuration of services will fully comply with licensing requirements.

The WDT Daycare building has approximately 4000 square feet of useable interior space for the children. Considering the requirement of 35 square feet per child, the capacity of the building far exceeds our intended use. Similarly, based on the requirement of 50 square feet of fenced outdoor play area per child, the available exterior playground space (totaling 8,540 square feet) also exceeds the requirements for our intended use. Again, the configuration of services will fully comply with licensing requirements. See accompanying photos of exterior of the building and surrounding grounds.

Total staff count at the WDT Daycare building will be 13. The adjacent parking lot (west parking lot of the WDT Rushmore campus) has 104 spaces, and 8 are handicapped spaces. Children will be self-transported by the families, and a drop-off zone at the front of the Daycare building assists the safe arrival and departure of children. The main access to the west parking lot and the Daycare building is from Sedivy Lane. The south parking lot of the WDT Rushmore campus provides 252 parking spaces to serve the large Rushmore building (nearby to the Daycare building). Approximately 50% of the 97,000 sq. ft. Rushmore building is currently used for storage. It also houses a total of 19 employees and 86 students. Direct access to the south parking lot of the Rushmore site is available from St. Charles Street.

Although a small kitchen is present in the WDT Daycare building, YFS intends to transport food prepared in the commercial-grade kitchen at one of YFS' main facilities. Business signage at the WDT Daycare building will consist of one sign (up to 24 square feet, 3'X8') attached to the rear of the building facing Sedivy Lane (provides best visibility to public) and one sign (up to 8 square feet, 2'X4') posted on the building near the front entrance. Signage will consist of the YFS logo and the child care program name.

Thank you for your consideration of this conditional use request.

David Miller
Associate Executive Director

Services for youth & their families include:

Counseling • Crisis Intervention • Child Care • Education • Girls Incorporated • Head Start • Nutrition & Health • Parenting Programs • Prevention Programs • Recreation

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