

Alcuran, Matthew

From: BJ Beals <bjbeals001@gmail.com>
Sent: Thursday, April 21, 2022 6:55 PM
To: Alcuran, Matthew
Subject: RE: Development Proposal Cardle Family Child Care FILE # CPC-CU 22-00063

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Mr. Alcuran,

I am vehemently against the expansion of Cardle Daycare. The clients often don't stop or even slow down when they round the corner to enter our cul-de-sac. I have had to ask parents to stop cursing at their children to get out of the vehicle, while I was enjoying a quiet morning, tending to my garden in the front yard. No parking space exists for even dropping off children.

The owner of the Daycare was already in business when she moved in. From day one cars ringed our cul-de-sac dropping off children. We were going to notify the HOA, but we wanted to be sure this was what she was doing because we wanted to be fair to her. Imagine my surprise that you are not asking my opinion on her having a daycare, but on her doubling the size of the daycare. This family was not looking for a place to call home but for a place to set up shop, and should have looked for a commercial location as do other large daycares.

If we all start businesses that involve servicing clientele, will we receive the same treatment as Cardle? We have lived here seventeen years, paid our taxes, and built a nice neighborhood. If we all start daycares with twelve children, will we be allowed to add to the traffic and noise, or does she have the right to do this because she applied first?

A daycare in a quiet neighborhood is a bad idea. A daycare in the bottleneck of a cul-de-sac should be a non-starter. I can write much more about the hazards, dangers, and inconveniences, but will keep this first letter concise.

Sincerely,

Betty J. Beals

Alcuran, Matthew

From: Dan O'keefe <danokeefe73@gmail.com>
Sent: Tuesday, April 12, 2022 4:30 PM
To: Alcuran, Matthew
Subject: Regarding File# CPC CU 22-00063

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Hi,

my family and I are neighbors of the address requesting the "Development Proposal" CPC CU 22-00063 and we have concerns with the expansion of this daycare as outlined below:

1. Since the Cardle Family Daycare has begun operating in our neighborhood it has caused issues with parking. This home is located in a cul de sac and so there is already very little street parking. There are now times of the day where we cannot get into or out of our driveway due to the excessive number of vehicles parked in front of the daycare driveway and overflowing to often block our driveway. This is occurring with 6 or less daycare children with up to 12 this would likely rise from an inconvenience which I and other neighbors have been aware of to a much larger issue. We would not be opposed to this if the daycare could make it policy and enforce that policy that people should not park within the street of the cul de sac which ultimately leads to blocking other people's driveways. If they cannot figure out how to resolve this then we are opposed.

2. Children play in the streets here as it is a Cul de sac and the increased traffic for a residential street increases the likelihood of an unfortunate accident as although the parents picking up their children have children some of them do not drive as though they care for other people's children. Perhaps the day care should have a talk with their patrons about respecting the neighborhood and speed limits.

These issues are not to say that we 100% opposed as they are great neighbors but there are issues that running a business in a culdesac is causing and we would like those to be considered as a manner of the daycares policy with their patrons as well as a mechanism for reporting or enforcement if these issues above continue or become a much greater problem then we are already experiencing.

Thank you for considering my concerns.

Alcuran, Matthew

From: MARK BEALS <mark.beals1@gmail.com>
Sent: Monday, April 11, 2022 3:15 PM
To: Council Members - DO NOT USE - OLD GROUP; Avila, Yolanda; Phil Benton; Alcuran, Matthew
Subject: Thank You, and Comments

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Ladies and Gentlemen,

Parking on Silverhawk has finally stopped, Thank You. I actually think somebody is prohibiting parking on Silverhawk so the heavy equipment can have access to build the eyesore of an apartment complex you authorized. See, it wasn't so hard, you actually can stop vagrant parking if you put your mind to it.

Now the Planning and Community Development Department wants my opinion as to whether the Daycare already cluttering my cul de sac should be allowed to double. With six clients, Cardle Family Child Care is already negatively impacting our cul de sac. Every morning the cars ring around our tiny street. My wife has had to admonish hurrying parents cursing at their children. I cannot imagine the chaos if her clientele doubles.

My complaint also comes from a common sense standpoint. While the owner of Cardel makes money out of her home, the rest of us must endure the impact. Is it really a great idea to run a business in the middle of a cul de sac? The covenants limit the types of business allowed in Soaring Eagles, I'm simply surprised that a Daycare of this size would not violate those rules.

I spoke to Ms. Avila once on the phone, and she actually said to me, "I think I've been fair to Soaring Eagles." I beg to differ, but this is her opportunity to back up what she has been saying. Six kids is more than enough for a Daycare on my cul de sac.

I realize you are probably tired of me playing the taxpayer card, but this is exactly what makes your decisions just or unjust. Having paid taxes for nearly two decades, my opinion on what should happen to my neighborhood is superseded by businesses like the owners of Apartments and Daycares.

Thanks for your consideration.

V/r

Mark Beals
(719) 217 8283

Alcuran, Matthew

From: Michelle Kersey <kerseym1@hotmail.com>
Sent: Monday, April 11, 2022 3:13 PM
To: Alcuran, Matthew
Subject: CPU CU 22-00063

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Matthew,

I have received a notice that a daycare operation in our neighborhood (2911 Poughkeepsie Dr) is requesting an increase from 6 kids to 12 kids. Supposedly we are not supposed to have business operations out of our homes according to our HOA but I have been told that daycare is different, not sure why that is. I have lived at my current address for over 17 years and don't feel that businesses in our neighborhood should be allowed. We are a single-family home area and bringing businesses into our housing area only brings down our property values plus adds to traffic on our residential streets that is unneeded as well. This could also possibly lead to a higher crime rate with the changing of customers that come to the daycare property.

I only live 6 or 7 houses down from this property and really am against the idea of them being able to run a daycare out of their home in the first place. It is a business and should be treated as such.

Sincerely,

Michelle Kersey
2991 Poughkeepsie Dr.
Colorado Springs, CO 80916

719-330-4981