

Teixeira, Rachel

From: abradb6701@gmail.com
Sent: Tuesday, May 09, 2017 10:23 PM
To: Teixeira, Rachel
Subject: File No.: CPC CU 17-00045

The peace of mind of every resident who has to travel by, hear or see the proposed day care has already been seriously compromised.

Today, May 9, I had to move past the far left edge of the street to go around a vehicle standing in the middle of the street waiting for entrance to said address.

Upland Rd. is not a spacious street. Yard crews, garbage trucks take up half of the street. Deer graze and frequently cross back and forth necessitating watchful driving, and, space to avoid any mishaps with the deer. Having parents occupied with small children driving to and from this home for two different drop-off and pick-up schedules, stopping in the middle of the street, means that disengaged drivers will now be another concern to the elderly, mostly retired, empty nester homeowners who reside on Upland Rd.

We moved to Upland Rd. for its' quietness, peacefulness, lack of outside traffic rather than a lot in Briargate. We want and need our solitude, peace of mind, and right to a quality of life.

Thank you.

Dorothy-John Bradberry
19 Upland Rd.

Sent from my iPad

Teixeira, Rachel

From: Calvin Owens <rangerowens@gmail.com>
Sent: Tuesday, May 09, 2017 9:06 AM
To: Teixeira, Rachel
Subject: Sara Forrest, owner of 9 Upland Road

Rachel,

I would like to start off by saying thanks for what you do, as a resident of 5 Chase lane just down the hill from Sara Forrest we have noticed in the past children being louder than most of the dogs in the neighbor hood this is often late and into the night. We always wonder why this was and assumed that it was just the neighbor children being kids. I moved away from North Carolina and purchased our home in the Broadmoor area just to have the tranquil peace and enjoy the beauty of the Broadmoor residents. By having an exception to Sara Forrest having a daycare in the neighborhood is not only WRONG but the honestly a infringement to WHY I and others moved here. This is total crazy to think someone wants to earn income by having a daycare in very prestigious area and honestly there are daycare's just 1 to 1.5 miles away and is not a safety hazard with traffic and inclement weather. Please consider a NO to Sara and respect the area residents

--

V/R

Earl C Owens

“People sleep peaceably in their beds at night only because rough men stand ready to do violence on their behalf.”
– George Orwell

Teixeira, Rachel

From: Cathy <bcsteuber@yahoo.com>
Sent: Tuesday, May 09, 2017 3:40 PM
To: Teixeira, Rachel
Subject: Conditional Use Permit

Re: CPC CU17-00045
9 Upland Rd. Broadmoor Heights
Conditional use permit for day care

My husband and I live at 15 Leaming Rd.

We object to this request for several reasons:

1. It is against the covenants for Broadmoor Heights properties.
2. It sets a precedence for other property owners to run businesses from their homes.

Thank you for your consideration in this matter.

Cathy Steuber
562-243-7152

Sent from my iPhone

Teixeira, Rachel

From: Charles Johnston <johnst21@comcast.net>
Sent: Monday, May 08, 2017 3:47 PM
To: Teixeira, Rachel
Subject: FILE NO:CPC CU 17-00045

Dear Madam, I am writing this eMail to officially complain about the above application for a large home daycare center located at 9 Upland Rd..We reside at 21 Upland Rd. and have resided here for twenty years, we think this is an ideal residential neighborhood, in a rare foothills setting. We believe that if approved this daycare center will add traffic and noise to the neighborhood. We also know that the residence located at 9 Upland Rd. has virtually no outdoor space for youngsters to play outside.

We have spoken to a number of our neighbors and they agree that we all would like to keep this as a strictly residential neighborhood.

Thank you for consideration in this matter.

Mr. and Mrs. Charles D. Johnston 719-578-8583

Teixeira, Rachel

From: Craig Reed <cwraigreed@gmail.com>
Sent: Tuesday, May 09, 2017 11:30 AM
To: Teixeira, Rachel; Skorman, Richard
Cc: Craig Reed
Subject: Fwd: Conditional Use Request 9 Upland Road

May 9, 2017

Rachel Teixeira
30 S. Nevada, Suite 105
Colorado Springs, CO 80901-1575

Rachel:

Thank you for sharing the Internal Review Public Notice for the conditional use request to allow a large home daycare at 9 Upland Road.

Our neighbor, Ms. Ashley Hunter, 4 Alto Vista, and Michele Mitchel/Juanita Ortiz of 33 Alta Vista, has also asked that we include them in our writing to you on her their behalf as well.

We live on 24 Upland Road, less than .1 tenths of a mile from 9 Upland. We have lived at this address for 15 years. We are fortunate to live in a residential area free of any business establishments and want to keep it that way. This no doubt is a positive factor in the value of the properties in this area. Allowing business to develop and escalate is truly a detriment to these property values. It is also our understanding that the restriction in our subdivision state that the properties in this subdivision can only be used for Private residences only.

Our concerns regarding the approval of this request are numerous.

1. Once one business is established, there is no protection going forward that this does not set a precedent for future business's to follow. We would not want to see this happen. Once one business is established and than others follow- the character and value of the neighborhood is changed forever.
2. In fact, in reading the documents provided, I was very surprised to see that Sarah Forrest had already received a Permanent Child Care License issued to her by the State of Colorado. So she has already been conducting a business since that date, September 9th, 2016. How can this license be issued without public notice and her not following the due process which she is not following to expand this already established school? I would like to know the answer to this question.
3. Our further concerns are;
 - a. Doubling the size of her school to 12 students, would only add to the overburden the street capacity is already experiencing. Contrary to what she has stated that Upland is "not a major thoroughfare" this is simply not true. It is the main street where everyone in the Broadmoor Heights Subdivision use. The street is a winding

street, with many blindspots. This traffic congestion is further worsened by how the time of when the school begins, 8:30 AM. This timing coincides with the morning traffic of all the neighborhood going to work. Also, Ms. Forest also stated that drop off and pick-up times are staggered. This is really a mute point, in that 6 cars staggered in a 15 minute period is simply unreasonable and unmanageable.

b. This further congestion is not safe. The winters are especially bad, as this street does not receive normal sunlight, the roads are not cleared immediately further adding to this safety issue. We do not need another 12 cars in this area further adding to the congestion.

c. This variance will be a detriment to the public welfare of the neighborhood, and is injurious to the property of the owners in the neighborhood.

4. Lastly, as stated in your plan review criteria, " that such variance is necessary for the preservation and enjoyment of a property right of the petitioner". This variance is not at all necessary for 9 Upland. It is a self-serving request to allow an existing business, (which as state earlier, we question how was allowed to begin with without public input), only to expand. To state that it is necessary to further enrich the education experience of the children, again is not a factor in how such expansion of a business impacts *permanently* a neighborhood.

5. Additionally, Ms. Hunter currently has her house on the market and is already receiving concern inquiries from potential buyers, what the consequence could be of this variance. So, we are already seeing this request potentially affecting home values.

If this request was to be granted, the obvious question than is, can it expand again, can the hours be expanded to afternoon or evening. It just doesn't end- and it should not have been allowed to begin with.

As homeowners of 24 Upland and 4 Alto Vista, we oppose this variance request for 9 Upland Road.

Thank you,

Craig and Cathy Reed
cwcraigreed@gmail.com

Teixeira, Rachel

From: debepi@comcast.net
Sent: Tuesday, May 09, 2017 9:02 AM
To: Teixeira, Rachel
Subject: 9 Upland Road

We live at 17 Leaming Road and are against allowing a business at 9 Upland Road. We would not have moved into the Broadmoor Heights neighborhood if the covenants had allowed businesses. Please adhere to the covenants as stated.
Beverly and Denis Pirio

Sent from my iPhone

Teixeira, Rachel

From: Ed Sullivan <efsulli@comcast.net>
Sent: Monday, May 08, 2017 12:06 PM
To: Teixeira, Rachel
Subject: File no. Cpc cu 17-00045 9 Upland road

Reviewing Planner, Rachel Teixeira.

Please refuse the request for a Day Care commercial operation at 9 Upland Road. This is an existing residential area. The property is currently zoned R/HS single family residential and should stay that way. The damage to the neighborhood and quality of life from increased noise, traffic, and a very significant reduction in our property values would be completely unacceptable. There are more than enough commercial areas in Colorado Springs to locate their business with out destroying our beautiful quiet neighborhood. As a residents we are counting on Planning and community development department to protect us from this inappropriate request. Thank you for your consideration.

Sincerely

Ed Sullivan
11 midland road
Colorado Springs, Colorado 80906

Sent from my iPhone

Teixeira, Rachel

From: Ellen <easulli@comcast.net>
Sent: Monday, May 08, 2017 12:28 PM
To: Teixeira, Rachel
Subject: File No. CPC CU 17-00045

Dear Ms Teixeira

We are totally opposed to any commercial property being established in our neighborhood. This is a neighborhood that has been zoned residential and we are counting on the Zoning Commission and City Planners keeping it that way.

Ellen Sullivan
11 Midland Rd
CO Springs, CO. 80906

Sent from my iPhone

Teixeira, Rachel

From: Eric Odens <eodens@yahoo.com>
Sent: Tuesday, May 09, 2017 11:01 AM
To: Teixeira, Rachel
Subject: Application for daycare on upland road

I don't want to see any daycare operators in this residential neighborhood. Streets are narrow, curvy, steep (and sometimes icy) and generally not suitable for heavy traffic.

Thanks

Eric Odens

Mckay road

Sent from my iPad

Teixeira, Rachel

From: Frank Warner <frankwarner6@gmail.com>
Sent: Wednesday, May 10, 2017 10:48 PM
To: Teixeira, Rachel
Subject: Sarah Forrest - Large Home Daycare

I live at 7 Upland Rd next to Sarah Forrest. I believe she is an excellent teacher and have no problem with her teaching up to 12 children. I haven't notice any traffic problems.

Frank Warner

Teixeira, Rachel

From: garykarbo@gmail.com
Sent: Monday, May 08, 2017 6:21 PM
To: Teixeira, Rachel
Subject: 9 Upland Rd

My wife and I are against any commercialization here in Broadmoor Heights. We moved here for the peace and quiet that only the Broadmoor offers. We don't need a childcare operation in this lovely residential neighborhood.

Thank you.

Gary Karbousky
2 Thayer Rd
Colorado Springs

Sent from my iPhone

Teixeira, Rachel

From: Hunter Lewis <hunter@billstoolrental.com>
Sent: Thursday, May 18, 2017 9:50 AM
To: Teixeira, Rachel
Subject: Re: Broadmoor Montessori International

Good Morning Rachael,

My name is Hunter Lewis. I am writing you regarding my thoughts on the expansion on Broadmoor Montessori International on Upland Rd. I live around the corner at 6 Midland Rd. I am 36 years old and my wife is 32. I am a small business owner and have lived around the broadmoor area since I was about 12.

I have heard that there has been some push back from other residents in our neighborhood. This is both surprising and somewhat disenchanting to me. We are probably some of the youngest residents in a neighborhood full of "old broadmoor" folks. It is a generation with very different and closed-minded views on anything resembling change. We are friends with many of our neighbors and have good relationships with them (most of whom are 60 or older), but some have a mentality that is archaic...we are talking about folks that refuse to use the internet or a cell phone and wait by the window for the mail truck to drive by even though they complain that "all they get is junk" but it gives them something to do.

Herein lies the problem with these people objecting to Sarah's Montessori. I drive by her house at least once almost every day, and I have never seen children running around outside, causing problems, or causing any kind of disturbance whatsoever. I wouldn't even know that she had a boutique preschool there if she hadn't told us about it. I am guessing that the complaints from some of our older neighbors only came up after she did the right thing and applied publicly for the expansion. I would be willing to bet the city never received any complaints before the notice was sent out, but just like waiting for the mail...pushing back against her proposed expansion gives them something to do.

We live in a wonderful area and a wonderful neighborhood, but a good portion of the neighborhood is long overdue for a face lift. These neighbors that are complaining about a small preschool in the area are the same ones that won't conduct fire mitigation on their properties and haven't for 20 years. In another 20 years, many of these folks will either be in assisted living or gone. There are a handful of younger people that have moved into the area since 2012 when we did. They are infrequent, but someone is going to have to refill the neighborhood as the sun sets on the oldest generation, and it would be a disservice to such a great area to make it appear that young couples and families with young children aren't welcome. We now have a 2 month old daughter. She is not enrolled at Sarah's Montessori, and I am not trying to champion her program just because we know her. But I do think that it would be a great addition to our community and serve as another positive reason for young families to look at our neighborhood for their next home as the generations roll over.

If you have additional questions for me or would like to discuss any of what I said further, I would more than welcome it. You can reach me by phone at 719-930-4909

Warm Regards,

Hunter Lewis

Teixeira, Rachel

From: Irmgard von der Gathen <ivondergathen@comcast.net>
Sent: Tuesday, May 09, 2017 11:05 AM
To: Teixeira, Rachel
Subject: CPC CU 17-00045

I am herewith filing my strong objections to the rezoning at 9 Thayer Road:
First of all Broadmoor Heights has covenants disallowing rezoning for commercial use. Has everyone overlooked this? Also, why the short notice giving residents less than a week to respond?
Upland Road is a narrow 2 way street which does not allow for parking. If cars are parked it becomes a oneway street.
I live on Thayer Road and travel Upland daily. To have 10 or more cars come twice daily and park to drop off and pick up the kids would greatly encumber traffic for residents going each way. Upland Road is the access Road to Midland Road, Thayer Road, Alta Vista, Leaming and Sanford, as well as Plainview and West Point and is well worn by constant traffic. (Actually it is full of potholes.)
There is practically no parking at the house. If someone parks in the driveway, (at the most 2 cars can be accommodated) then they would have to back out into Upland Road which can be very hazardous given the constant traffic and obstruction by other parked cars.
This simple is unfeasible and would create dangerous traffic problems.

Thanks much,
Mrs. I. von der Gathen
7 Thayer Road
634-0445

Teixeira, Rachel

From: Jack Rocks <Jack.Rocks@comcast.net>
Sent: Tuesday, May 09, 2017 4:35 PM
To: Teixeira, Rachel
Subject: FILE NO:CPC CU 17-00045, 9 Upland Road

Dear Sir or Madam:

I live in the neighborhood where this proposed daycare is located. This property is zoned for residential and the covenants for the area do not allow for a business of this nature to be operated. I believe granting this request will be a dangerous precedence for the neighborhood. It will create extra traffic and potential dangerous traffic situations. I request that you deny the application.

Sincerely,

Jack Rocks

Teixeira, Rachel

From: Jennifer Boardman <jennifer.boardman@gmail.com>
Sent: Thursday, May 18, 2017 10:37 AM
To: Teixeira, Rachel
Cc: Sarah Forrest
Subject: Support for Sarah Forrest, Broadmoor MI
Attachments: Support for Sarah Forrest.pdf

Dear Ms. Teixeira,

Please find my letter of support for Sarah Forrest and Broadmoor Montessori International attached. Please let me know if I can help in any other way.

Thank you,
Jennifer Boardman

Jennifer L. Boardman

70 Lambrig Way • Colorado Springs, CO 80906 • Phone: 757-903-5171
E-Mail: jennifer.boardman@gmail.com



Date: May 17, 2017

Rachel Teixeira
Planner II
Land Use Review Division
30 S. Nevada Avenue, Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575

Dear Ms. Teixeira:

The purpose of this letter is to provide support for Sarah Forrest and Broadmoor Montessori International. Ms. Forrest's preschool has been a great blessing for our family during our transition to Colorado Springs this year. Broadmoor Montessori is a great asset to the community providing a small, safe, caring environment for young children to learn and grow. Finally, because it is such a small program, the preschool does not create any inconvenience to the surrounding area and will go largely unnoticed unless people are looking for something to complain about.

My children, Nate (4 years old) and Heidi (3 years old) started attending Broadmoor Montessori in February when we moved to Colorado Springs from Fort Bragg, North Carolina. Ms. Forrest welcomed my children warmly and helped immensely with our transition. I was attracted to this program for its small size, Montessori approach, and Ms. Forrest's excellent classroom set-up and outdoor play space. At Broadmoor Montessori my children receive personal attention that they would not have in a big preschool setting. They are free to explore their own interests while still following rules and procedures. An example of this personal attention and freedom to explore occurred last week. My daughter, Heidi, loves to find earthworms. While they were playing outside Ms. Forrest came alongside Heidi, talked to her about worms and helped her find some. This would not be possible in a large preschool with more children or a strict schedule. In our short time here, Broadmoor Montessori has truly enriched our lives.

It has been brought to my attention that some neighbors are concerned about traffic that the preschool might bring to the neighborhood. As I mentioned in the previous paragraph, this is a very small program and I do not believe I have ever seen more than three cars in the driveway during drop-off or pick-up. I am sure the preschool does not cause any more traffic than Cheyenne Mountain Zoo that is just over a mile away. Additionally, there are landscaping trucks and construction trucks parked along Upland Road daily causing far more traffic than a few vehicles dropping their children off at preschool. Finally, the preschool operates for only four hours a day and those four hours are not during high traffic times.

I am so thankful that we found Broadmoor Montessori International when we did because my children love learning there. I know that they are safe and cared for while they are there and it gives me a chance to focus on homeschooling my older two children. Broadmoor Montessori and Ms. Forrest are a great asset to Colorado Springs and the Old Broadmoor Neighborhood. We look forward to the next several years of learning and growing with her.

Sincerely,


Jennifer L. Boardman, MPP

Teixeira, Rachel

From: Jim and Cheryl Strang <jcstrang@live.com>
Sent: Wednesday, May 10, 2017 4:58 PM
To: Teixeira, Rachel
Subject: File # CPC CU 17-00045

Ms. Teixeira,

We received the notice from your office of the request for a conditional use to allow a large home daycare for 7-12 children of the Single-Family Residential Property at 9 Upland Rd.

As residents of the neighborhood, we have several concerns which require consideration. These topics ultimately address the SAFETY of the families & children using this daycare business, as well as the SAFETY of the neighbors, visitors, and the value and quality of the conditional use to the neighborhood.

- 1) Upland Road is a residential road serving a neighborhood. Not a road designed for traffic coming and going to a registered and operating business facility.
- 2) The intersecting roads at the property of issue are also residential roads (Westpointe & Plainview). The Single-Family Residential Property at 9 Upland Rd. is located in-between a blind curve and a 4 way intersection.
- 3) There are no sidewalks in the area.
- 4) None of the above named streets are marked with either dividing center lines, or painted street parking spaces. Further, the resident is already parking cars in the yard and cannot meet the requirements, within their driveway, whether parking or dropping off, to meet the projected increased traffic.
- 5) Currently the traffic on the above roads is not limited to one side of the road or the other, therefore the normal traffic typically takes (as a habit) "their side of the middle or more of the road". This is a safety concern for all people in the area.
- 6) Concurrently, in this residential area , just as in front of #9 Upland Rd. there are neither CAUTION signs , nor PEDESTRIAN CROSSING SIGNS.
- 7) Driving down Upland Rd. from the top of the hill, # 9 Upland Rd. is approached after a " limited sight distance curve". With the limited parking space of the driveway this will cause increase traffic congestion in the neighborhood.

The logistical reality of the private driveway connected to the home is that there will not be adequate space for 12 cars with both adults & children to enter , unload & load, and simultaneously back out into Upland Rd. Therefore some will simply use Upland Road as both a parking spot & place to move the children in & out of their cars. Yes, some will choose to park across the street, they will walk or carry the children across the street (without a crosswalk).

The Applicant stated in her letter to the Planner that she is already exceeded her limit of students based upon her existing permit. She may not be providing care to more than 6 children at one time, but having 10 children enrolled in a program is crossing the line of ethical business. Further, if the applicant wishes to enlarge her business, she should do so in an area that will not cause harm to a neighborhood and allow her to maximize her ability. This request for a "conditional use" is also in violation of the Review Criteria of Page 5 of the Development Plan, Conditional Use and Use Variance Submittal Checklist.

There seems to be two questions that simply need to be addressed, "How will the patrons of the DAYCARE be controlled (required) to only use the driveway of #9 Upland Rd. to unload & load the children, while not blocking the traffic flow on Upland Rd.?" Secondly, considering the fact of recent tragic DRIVER/PEDESTRIAN accidents in Designated School Crosswalks, " Who will be monitoring the traffic flow on Upland Rd. while the children are being moved from the cars to the school?" Please see recent articles in The Gazette Jan.13, Jan. 27, & Feb. 2, 2017 of Colorado Springs children struck by cars while in designated crosswalks resulting in critical injuries or death.

Lastly, considering the nature of our Forrest /Hillside neighborhood, how will all of these children be evacuated in the event of a fire similar to the Waldo Canyon fire? I well remember trying to get to our daughter's home just off Woodmen Rd. & not being allowed to enter the neighborhood to help evacuate during the fire.

It should be evident , MS. Teixeira, that these safety concerns will need to be satisfied by the Principals of the DAYCARE & the Planning & Community Development Department.

Additionally, do you recommend a Community (80906) NEEDS ASSESSMENT Survey for this type of request. This information could be helpful to the community in this case as well as in future requests.

Respectfully submitted,

Dr. & Mrs. James M. Strang, Jr.

Teixeira, Rachel

From: Jim Young <jamescyoung@qwestoffice.net>
Sent: Tuesday, May 09, 2017 5:53 PM
To: Teixeira, Rachel
Subject: File no. CPC cu 17-00045 9 Upland Road

We would like to echo the opinions of many in our neighborhood objecting to the recent proposal to establish a large day care center at 9 Upland Road in our single-family residential zone. We agree that this establishment risks damaging the quality of life in our area due to increased noise and traffic, thereby affecting not only our day to day lives but also our property values. As an aside, it is our understanding that this proposed establishment would represent a violation of the deed restrictions in this subdivided area. If all else fails, we expect that the neighborhood would go to court to enforce these legal restrictions. It seems a shame, however, that the neighboring landowners should have to go to the time, effort and expense to enforce these deed restrictions. We should be able to rely on the city zoning regulations to protect us from this sort of incompatible threat to our residential environment.

Thank you for your consideration of this important matter.

Jim and Ann Young
3 Upland Road
Colorado Springs, CO 80906

Teixeira, Rachel

From: JudySell@aol.com
Sent: Thursday, May 18, 2017 7:56 AM
To: Teixeira, Rachel
Cc: judysell@aol.com
Subject: CPC CU 17-0045

Ms. Teixeira, I emailed you in response to the notice regarding the file # above, strongly opposed to the request to allow a large home day care center on Upland Road. I have not heard back from you, and am writing to be sure you received my email. also, if there is a further update on this situation , please let me know that as well.

Thank you.

Judith Sellers
2 Midland Road 80906

Teixeira, Rachel

From: Kristin Farrell <kewfarrell@gmail.com>
Sent: Tuesday, May 09, 2017 11:45 AM
To: Teixeira, Rachel
Subject: 9 Upland Rd -proposed daycare

Dear Ms. Teixeira,

It has come to my attention that Sara Forrest of 9 Upland Rd has submitted a request to open up a daycare in her home. She would like to have as many as 12 children enrolled.

I live at 12 West Point Rd which is only 3 houses away from Mrs. Forrest's residence. This is an extremely quiet RESIDENTIAL area. The main reason we chose to purchase a house in this area was because it was such a private, quiet neighborhood. If the city were to grant Mrs. Forrest her request it would change the dynamics of this neighborhood greatly. I do not want the extra cars at pick up and drop off times nor do I want the extra noise. By law, the children would be required to outside for a set amount of time each day, a couple of times a day.

While I applaud her wanting to work with children I must highly object to a business opening up in my neighborhood, a neighborhood which is zoned to be strictly residential.

I hope the city is taking into consideration how upset the neighbors are in learning about her intent and I would hope that the city would keep the zoning as is-which is for residential homes only.

Thank you for your time,

Kristin Farrell

Sent from my iPhone

Teixeira, Rachel

From: Marien Rodriguez <marienrodriguez19@gmail.com>
Sent: Wednesday, May 10, 2017 6:07 PM
To: Teixeira, Rachel
Subject: Broadmoor Montessori

Hi Rachel,

I am writing to submit my comments about the conditional use permit for Broadmoor Montessori. My daughter attends the class and we live in the Broadmoor neighborhood. We love the class and think it is a valuable addition to the community.

I hear some of the neighbors have concerns about how having a few more kids in the fall will affect the traffic. I am sure you know but the driveway is large and can fit more than 4 cars at a time, but that is not even an issue because Sarah is scheduling drop off and pick up in 15 minute intervals so that it there is no jam. I suggest you go during a drop off and/or a pick up to see that it is calm and quiet. These are a few Montessori trained kids with their professional parents dropping off for short hours of class four days a week, not a busy daycare or elementary school.

Thank you for your time,

--

Marien Rodriguez

* In controversy the instant we feel anger we have already ceased striving for the truth, and begun striving for ourselves. - Siddhartha Budda

Teixeira, Rachel

From: RACHEL ROCKS <rachrocks@mac.com>
Sent: Tuesday, May 09, 2017 7:29 AM
To: Teixeira, Rachel
Subject: Concerns and Opposing Conditional Use of 9 Upland Road

Good Morning Ms. Teixeira,

I have seen the Public Notice at 9 Upland Road and understand the owner there is seeking approval of a commercial day care business for up to 12 children. I had noticed a day care sign in the past with increased cars, traffic and safety issues at the address and am glad this is receiving formal review.

I am a resident of Broadmoor Heights for 18 years and live less than a mile from the proposed address. I drive past the proposed location every day in addition to walking past it at times.

I oppose approval on the following basis:

1. We are a residential community and from my understanding covenants and zoning are for residential only and not commercial. It would change the fundamental character of the neighborhood and set a precedent for further commercial activity.
2. **SAFETY:** This is a major concern! 9 Upland is just below a blind curve. Upland Road is very narrow. 2 vehicles can barely pass each other. If there are cars parked on the street, a vehicle has to merge into the oncoming traffic lane to pass the parked vehicle. If parents are dropping off children it will create a dangerous situation not only for them but for other residents traveling down the street as customers enter and exit their vehicles.

I travel down Upland every day and it is very dangerous when people are just walking in this area and when vehicles are parked (especially garbage trucks). Literally you have to go in the other lane, blindly, hoping there isn't a vehicle coming down. Also, in the winter, the downhill slope and curve of the street in this area make it very dangerous without people or cars on the street. I have seen the mailboxes in the area suffer damage and have seen many cars abandoned that could not make it up the hill due to the ice and snow. My car has on multiple times, lost traction in the area. If cars lose their momentum going uphill due to people crossing the street or cars parked on the road, those cars may get stuck, creating a larger problem. The snowplow typically only does one pass, maybe 2 on Upland but the accumulation of ice and snow will add to the safety concern for residents and children as there would only be one lane for vehicles to pass. More people and cars will only add to the dangerous situation. (We do seem to get more snow and ice in the neighborhood as opposed to most of Colorado Springs due to our higher elevation.)

3. **Increased Traffic:** This speaks to both safety and changes to the neighborhood. The area would become congested with cars, parents and children. Just yesterday I witnessed a car trying to back out of the driveway on Upland Road and wondered how this would add to congestion and decreased safety if there are multiple cars coming and going as they drop and pick up children. There isn't a lot of room for vehicles to park, persons to exit, and then turn around and leave the area. The streets and homes are designed as a residential community—not commercial.

We are a quiet, residential neighborhood. For the safety of all, please do not approve a commercial business around our homes.

Thank you for your time,

Rachel Rocks
29 Leaming Road

Teixeira, Rachel

From: Robert Steuber <bcsteuber@icloud.com>
Sent: Tuesday, May 09, 2017 4:40 PM
To: Teixeira, Rachel
Subject: Conditional use permit CPC CU17 00045 9 Upland

Rachel

Thank you for returning my phone call pertaining to the request for a conditional use permit at 9 Upland. I'm concerned about this application to expand the size of the current day care to 12 children. It is my understanding that the current permit is for a smaller amount of children for only education. I question the ability of one adult to teach and supervise up to 12 children in an educational environment. It sounds to me the home is being used for more of a day care center.

In addition, I'm concerned about the additional cars coming into an established neighborhood bring their children to someone's home.

Finally, the covenants of the neighborhood does not allow someone to establish a business. If this permit is approved it could lead to other applications.

Thank you again for returning my call. I would appreciate you considering my concerns.

Sincerely
Bob Steuber
15 Leaming Rd
Colorado Springs

Sent from my iPad

Teixeira, Rachel

From: Savannah Gore <dream2be@gmail.com>
Sent: Monday, May 15, 2017 3:22 PM
To: Teixeira, Rachel
Subject: Conditional Use Permit for Sarah Forrest

Hi Rachel,

I'm writing to express my support for granting Sarah Forrest a conditional use permit to allow 8-12 kids to attend her in-home daycare/preschool, Broadmoor Montessori International at 9 Upland Road.

I currently take my son to her preschool program three times a week for two hours at a time. He's been attending her school since February. As a paying customer of her program for a number of months, I have been able to observe how the school is run and I can address some situations that may concern the neighbors, such as drop off crowding and noise during recess.

I have never had a traffic problem during drop off. Sarah has a spacious driveway, and up to four cars can easily pull into it without blocking each other. However, it's rarely at capacity. Parents drop off their kids between 8:30 and 9am, and usually only one or two parents are there at any given time. On the rare occasion that a parent parks on the street for drop off, it's usually only for 5-10 minutes and does not block the road nearly as much as the service vehicles I see regularly parked on the street. Sarah has recently requested that we not park on the street out of respect for the neighbors, and this has not been a problem. No one has ever had to wait for a space to open up in the driveway or had to park on the street because there wasn't room.

Sarah has two beautifully furnished classrooms and the children spend the majority of the school day there. She also has a small gated front porch/courtyard area where the kids come during drop off and a small gated area in the back yard where they play during recess. The children enjoy playing in these areas and have never been excessively loud during the times I have observed. I would say the noise level is what you would expect from any group of children playing in a backyard, and given the spaciousness of Sarah's yard and the adjoining lots, with lots of tree and brush growth in between, I doubt the sound carries much to the neighbors. They are far less of a disturbance than say, a barking dog. Furthermore, since both of the areas are gated, neighbors don't need to worry about children leaving the play areas and getting into their yards or running into the road.

Honestly, I don't believe that Sarah's school is any more of an imposition on her neighbors than an average family living in the neighborhood is, and I don't believe that allowing her to add a few more students would change things. Her school is very low profile and most of the neighbors were completely unaware that she had her school before applying for this permit. Sarah is a very considerate and conscientious person, and I am confident she will continue to run her school with the same professionalism and respect for the community she has always exhibited.

On a personal note, Sarah has a beautiful set up and a a unique program that I highly value. I looked at a number of other options, and there is really nothing else out there in Colorado Springs that has all the qualities of Broadmoor Montessori International -qualities that I find important and were the reasons I chose this program over other available options. I'm sure I am not alone in recognizing the special characteristics of this school, and that the parents of the other students also selected it for similar reasons. Her school is an asset to the community and I want her business to thrive so that my son and the other children at the school can continue to benefit from it. Neither Sarah nor the parents, including myself, want the school to become too large, like a commercial daycare center, as the small number of children is one of the appeals of the school. However,

granting her the conditional use permit will allow her to expand the program just enough so that it is more financially stable, while also remaining small enough so that each student continues to receive the one-on-one attention and care critical to the school's successful program.

Please feel free to email me or call me if you would like any more information about my experience with Broadmoor Montessori International and Sarah Forrest as you weigh your decision on granting the conditional use permit.

Savannah Marriott

dream2be@gmail.com

623-340-4282

Teixeira, Rachel

From: Stephanie Springer <stephaniespringer@rocketmail.com>
Sent: Friday, May 12, 2017 12:02 PM
To: Teixeira, Rachel
Subject: Conditional use permit for 8 -12 children

Hi Rachel,

I am writing in support of Sarah Forrest, MS, MLA the owner and director of Broadmoor Montessori International. My daughter Clio has attended since she was 18 months old beginning last fall. My daughter loves going BMI two days a week; I continue to be impressed with Sarah's professionalism, creativity, insights, and structure. I am fully in support of the conditional use permit granting eligibility for 8 to 12 children to attend. Whatever concerns the neighborhood may have, I am confident Sarah can meet these challenges with grace and respect.

Thank you for your consideration,

Stephanie Springer
(729)287-1600

Sent from my iPhone

Teixeira, Rachel

From: Vania Plata <platavania@gmail.com>
Sent: Wednesday, May 10, 2017 6:07 PM
To: Teixeira, Rachel
Subject: 9 upland rd.

Hello Rachel,

I am reaching out to you regarding Broadmoor Montessori School. I believe this school is a wonderful asset to our community. It's a wonderful educational program for our children. I believe most of the children are over the age of 2 and under the age of 6. There is a shortage of Montessori Schools in Colorado Springs and having this is a big step for education for our children. Thank you.

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Thank you,

Vania McShea
719-216-6501