

5/3/2022

Kevin Kudrna
8475 Meadow Wing Circle
Colorado Springs, Co 80927
719-205-6478

Subject: Operational Review Letter for Large Daycare Request

Request approval for Large Daycare Conditional Use Permit. We have operated a home childcare center at 8475 Meadow Wing Circle since August, 2017, and maintain active state license #1672841, effective 9/3/2015. We are currently allowed to have up to 7 full-time children in the center, dependent upon the age group makeup of the children. There are presently 7 full-time children enrolled in the center. There is one full-time staff member, Courtney Kudrna, and I am a designated substitute. With the large license, we will hire one additional full-time staff member.

Operational hours are Monday through Thursday 7am to 5pm and Friday 7am to 4pm. For drop-off and pickup, parents pull into our driveway and enter the home through our garage, with staggering arrival times in the morning between 7-8am and afternoon between 3-5pm. Our operating hours and days ensure that we don't cause disruption to our surrounding neighborhood as residents are leaving for work and coming home from work when we are open. We ensure minimal noise impact when outside and are acutely aware of respecting our neighborhood's right to peace and quiet. We have had zero neighbor complaints in our 4 ½ years of operation. The Banning Lewis Ranch Metro District Variance Committee granted a home child care variance on 9/5/2017.

Included with this letter are the interior floor plan, lot configuration, and picture of back yard fencing. The home's total square footage is 4922 sq ft. The main level of the home is used for serving child care meals and the flex room is used as a transitional play room. The basement has a large 595 sq ft child care center where children spend most of the day with an attached full bathroom and unfinished storage/utility area closed off by a door. The upper level is our family's living area. The drawing of the backyard on our 8880 sq ft lot shows a large concrete patio play area, a large grass play area, and shed for toys. The backyard is fully fenced in, and gaps between the fencing is closed off by HOA-approved metal fencing material. The aerial photo shows the yard configuration minus the shed, added concrete patio area, and a large covered gazebo.

Please let me know if you have any additional questions and advise next steps to complete the process.

Sincerely,

Kevin Kudrna
719-205-6478

CPC CU 22-00054