

Zoning Project - Little Explorers Daycare  
File Number CPC CU 22-00071

I would like to address the neighborhood concerns in this letter. I will state the concern brought up by a citizen and then follow it with my response.

1. Good bye to peace and quiet. I am currently a Licensed in-home daycare provider. As of now I am zoned and licensed to have 6 kids under the age of 5, plus 2 school agers (8 total already approved) This new zoning approval is for up to 12, but according to the state license department I would only be allowed 8 unless I hire someone. At this time I have no plan to do so. Thus, it would be no different as far as noise would go if you lived near a large family. We are a family friendly neighborhood. I hear kiddos and dogs barking all the time. I also back up to Cottonwood creek and have quite a large open space behind me. Only my immediate neighbors would even hear 8 kids playing. I run a structured program and the kids are taught to be respectful and not obnoxious citizens. I think the word daycare sounds scary. Like it will be living next to an elementary school. 8 kiddos is just like living next to a large, loving family in the neighborhood.
2. The neighborhood is meant for single family homes. This home is not changing into a commercial building. It will remain a single family home.
3. Vehicular traffic and parking will be impacted. I have several families with multiple children enrolled at this time and have for several years. It really isn't 8 families dropping off, it is about 5. This really is not very different then when my teens have friends over as far as traffic goes. I am also very lucky to live on a corner lot with a 3 car garage. Parking will be in my driveway or I have about 140 feet of space for parking from my driveway to the corner with no other neighbors being affected. The parents are always in a hurry to get to work or to get home so they are not here for long. Maybe 5 minutes at most. Also, the drop off/pick up times are staggered, they do not all show up at once.
4. What will their backyard look like after they implement all the playground structures? I currently have enough ample space in my backyard. Being on a corner lot allows for that. I have had play structures in my yard for the last 7 years that I have been a licensed daycare already. It just looks like a home with toddlers living there. I will NOT be getting large playground equipment installed as I will only be watching toddlers and they love a playhouse, a few slides, trikes, and a water table.
5. Home values will be impacted negatively. Again this will remain a single family home, not a commercial building. I am not sure why watching 8 kids in my home 9.5 hours a day M-F would change the value of my home? I purchased this home 10 years ago and according to the realtor we talked to last year it has more than doubled in value since then. Having an in home daycare has nothing to do with the value of the home. I keep it well maintained and a safe environment for the kids. I am not letting it get run down, or no one would want their kids in my care.

6. They may claim the hour of operation will be 7am-4:30pm, but I seriously doubt they will adhere to the hours. OH YES I DO! I have a life and kids of my own to deal with in the evenings. My own family time is sacred and I cherish it. My families incur a severe late fee if they are late to deter tardiness. The daycare families are mostly teachers so they are done working by 3:15. Getting here by 4:30 is not a problem for them. If they are not teachers they work from home. So again, not a problem getting here on time. By 4:30 I have been working for 9.5 hours watching toddlers. The parents are considerate of my time or they are asked to find childcare somewhere else, that is open longer hours. Several years ago I had a family ask if I could stay open until 5. I said no I cannot not. They found care elsewhere. That is how strict I am to the hours.