

Project Statement for Conditional Use

4239 Apache Plume Drive, Colorado Springs, CO 80920

Description: We are applying for a rezoning variance for our property, where we are currently zoned for a regular-sized State Licensed Family Childcare Home. Instead of the regular 6 full-time children with two part time children, we would like to expand our capacity and rezone for a “Large Family Childcare License” to have 7 to 12 children ages (0 to 12yrs) present. With this licensed capacity increase, we would be able to care for 8 (9 once I qualify for an experienced license in 2023) children with one licensed provider or up to 12 if I hire a full-time assistant. My business hours are 7am to 4pm and I run a full-day preschool program. I have been asked to increase my capacity by the Office of Early Childhood as well as Joint Initiatives (Our local early childhood council) because El Paso County is currently experiencing a major childcare crisis in licensed childcare especially in the 0 to 5yr old age group.

Justification: There would be no changes made to the size of my home or any new structure or building erected to increase capacity, as my home is already large enough to accommodate the additional children. I already have a 6 ft privacy cedar fence surrounding the entire play area. I have a walk-out basement and have all the necessary fire safety rules in place in case of a necessary evacuation. There would be no need to do anything that would require grading, setbacks, worry about building heights or area, drainage, traffic control, stormwater issues. I have attached a parking drawing so you can see the parking spaces and driveway available and necessary to eliminate any traffic issues for the neighborhood. There will be no new parking stalls added, no new waste removal areas, no loading/unloading areas, no need to add in additional landscape areas or buffers. This is a privatized home business which doesn't cause any necessity to add in ADA features, additional bike or pedestrian paths, and no additional transit facilities or circulation. This rezoning will not require any additional utilities run to the home or need to connect to any surrounding properties. There will be no increased impact on the existing roads and intersections so no improvements should need to be made to assist with pedestrian and vehicle traffic or emergency vehicle or any burden placed upon public safety. Other than a few extra kids playing at recess time, I do not expect to place any burden upon any neighboring properties and as stated above, already have the privacy fence erected near the outdoor play area. I am only open during the typical workday, and not on weekends or nights. There will be no additional odors or light projecting from our home. Other than possibly putting up some additional shade features, (such as sails, canopies or possibly a wooden structure for shade) in my backyard to protect the children from UV rays, I do not plan to build anything. This will still be a residential home, in a residential zone and I'm not trying to build any new “commercial” building.

I do not expect to have any negative impact on the value of surrounding properties or the quality of life of my neighbors, most of whom are at work while my home preschool is open. This should help improve public safety and general welfare as there is a major childcare crisis currently going on in El Paso County and this will help alleviate the “childcare desert” that exists in 80920 and surrounding areas in northern El Paso County.

All of the adjoining property owners know I have the licensed childcare home and we have no issues with any of the neighbors due to excessive noise or parking issues, etc. I plan to continue to have good relationships with my neighbors and to not interfere with anyone's peace or enjoyment of their own property.

Issues: None brought up during the pre-application process.

PROJECT STATEMENT