

CITY PLANNING COMMISSION AGENDA

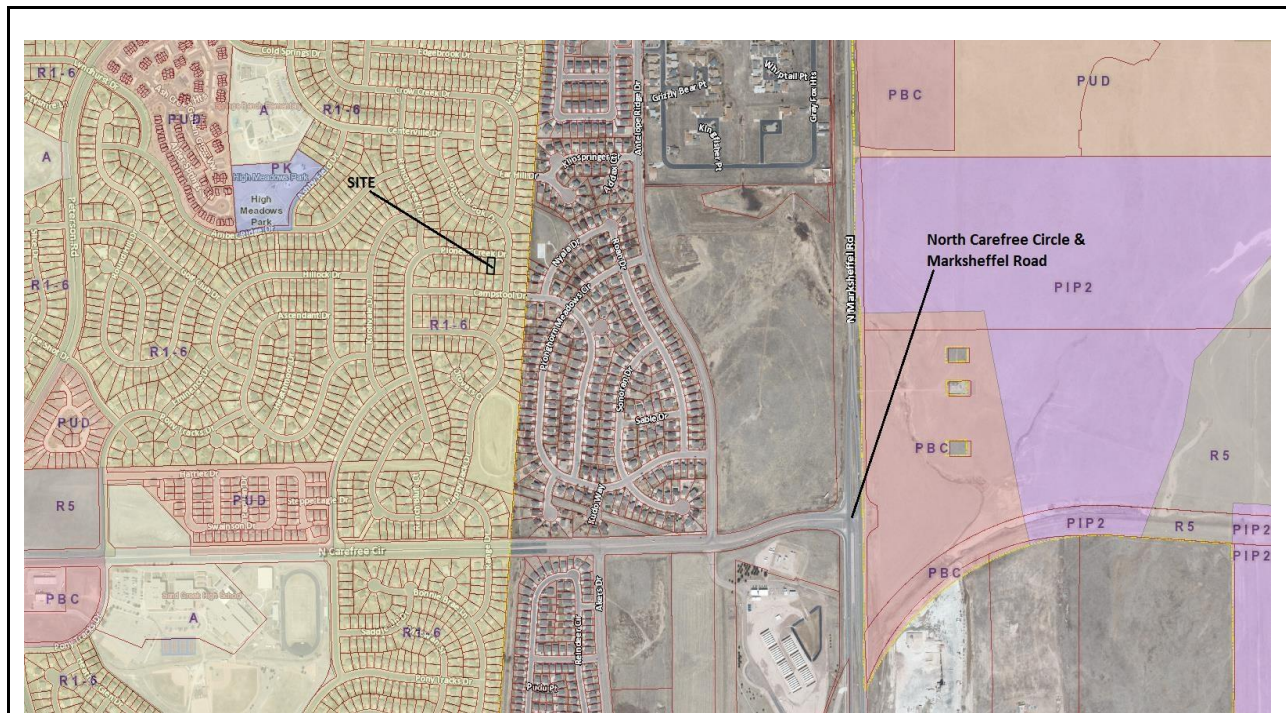
STAFF: MICHAEL MCCONNELL

FILE NO(S):
CPC CU 18-00047 – QUASI-JUDICIAL

PROJECT: JENN'S LEARNING CENTER

APPLICANT: JENNIFER PURCELL

OWNER: JENNIFER PURCELL



PROJECT SUMMARY:

1. Project Description: This is a request for a conditional use to allow a large home daycare at 4379 Pioneer Creek Drive. Currently the applicant operates a State licensed small home daycare which allows up to six full-time and 2 part-time children on site. A large home daycare would allow the applicant to accommodate up to 12 full or part-time children on site. The property is 5,610 square feet in size and is addressed at 4379 Pioneer Creek Drive.
2. Applicant's Project Statement: **(FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the Conditional Use application.

BACKGROUND:

1. Site Address: 4379 Pioneer Creek Drive
2. Existing Zoning/Land Use: **R1-6000 Single-Family Residential, Single-Family Home**
3. Surrounding Zoning/Land Use: North: R1-6000 Single-Family Residential, Single-Family Home
South: R1-6000 Single-Family Residential, Single-Family Home
East: R1-6000 Single-Family Residential, Single-Family Home
West: R1-6000 Single-Family Residential, Single-Family Home
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: This property was annexed as part of the Springs Ranch Addition on October 1st 1984.
6. Master Plan/Designated Master Plan Land Use: Springs Ranch Master Plan
7. Subdivision: North Ranch at Springs Ranch Filing Number 5 recorded on April 26th 2002
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is improved with a 2-story home with a 2 story 1,352 square foot footprint. Generally flat with minimal sloping to the road.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 399 property owners on two occasions: once during the initial review of the project and a separate mailing was sent out prior to the City Planning Commission meeting. During these posting periods no comments were received by staff.

Staff sent copies of the plans and supporting documents to the Colorado Springs Fire Department per standard department policy for Large Home Daycare submittals and received no disapproved comments.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria/Design & Development Issues:
Conditional Use Development Plan (Figure 2)
The applicant is proposing to convert the existing small home daycare (6 full-time and 2 part-time children) into a large home daycare (up to 12 full-time children) with hours of operation from 7am to 5pm Monday through Friday. The daycare will be closed weekends and Federal holidays. As observed by staff on two separate occasions, the pickup times are typically staggered resulting in no traffic congestion or parking issues at the site with most pickups occurring in the driveway of the home though there is ample street parking within the immediate vicinity of the home.

The applicant has operated a small home daycare for over 3 years without complaint from the neighbors and does not take the children outside before 9:30 am. It is the applicant's intent to care for 8 full-time children on site and there is no intention at this time to exceed that number.

Staff finds that the conditional use is in conformance with City Code criteria for approval of a conditional use development plan. The conversion of a small home daycare to a large home daycare will not injure the value and quality of the surrounding neighborhood. The site is surrounded by single-family residential land use in the Single-Family Residential (R-1 6000) zone district. The proposed use is compatible with the surrounding single-family residential neighborhood. The large home daycare use and conditional use site plan does conform to goals and policies of the City Comprehensive Plan. This project provides a service for the greater vicinity and is also compatible with the residential neighborhood.
2. Conformance with the City Comprehensive Plan:
The project maintains the intent of the Comprehensive Plan by preserving the principle use of the home as a single family residential structure and enhances the neighborhood by providing this essential service where area residents can utilize it.

Objective LU 3: *Develop a mix of interdependent, compatible and mutually supportive land uses*

Allowing home based business including daycare services will support families that currently live in this and the surrounding neighborhoods with affordable care for their children. Also by allowing these types of home based business in residential areas puts more eyes on the street potentially impacting neighborhood crime rates in a positive manner.

Strategy LU 602a: Identify supportive land uses

As the principal use of the property will continue to be residential a large home daycare will be a supportive land use.

Policy N 201c: Evaluate land use proposals recognizing anticipated changes to neighborhood conditions

As this and other east-side neighborhoods have been developed and evolved more and more families are moving to the area and need affordable childcare close to home. Allowing home daycares of this type will support the families who live in the neighborhood.

3. Conformance with the Area's Master Plan: The Springs Ranch Master Plan for this area is implemented by having 85% or more of the properties developed.

STAFF RECOMMENDATION:

CPC CU 18-00047 – CONDITIONAL USE

Approve the conditional use for a large home daycare at 4379 Pioneer Creek Drive, based on the findings that this project complies with the review criteria for a development plan in City Code Section 7.5.502(E) and the criteria for granting a conditional use in City Code Section 7.5.704.