

## Responses to Neighbors Concerns Pertaining to my Large Home Childcare

I live at 4307 Moonbeam Dr. Colorado Springs, CO 80916 I currently have a family childcare licensed for 8 children. My hours of operation are Monday through Friday from 6:30 am until 5:00 pm. I have had this childcare for 6 years, with no complaints from any neighbors. The children are not dropped off or picked up at the same. The times vary and drop off and pickups are less than 5 minutes per child. I have not had any issues with traffic or parking in the 6 years I have obtained my childcare. My state representative is very confident I am complying with the required square footage both inside and outside of my home, as well as all of the policies and procedures required. My last state inspection was done August 2018 and she is ready to issue me a license for the large childcare.

On October 12, 2018 I received an email with some of my neighbors that have concerns with me obtaining a large family childcare. The large family would allow me to care for up to 12 children. The first concern was that we live on an extremely busy street, for this reason my neighbor disapproves. My children do not go on the busy street. The street I live on, and have my childcare is a regular residential area. There is not any more traffic than any other residential streets. My children that are in my care presently do not go play in the front yard. I have an enclosed back yard with a variety of outdoor activities for my children. I do not transport the children, nor do we have field trips. He also mentions this would not be a good fit for our neighborhood. I do not see how my childcare would not be a good fit. It is run inside my home, in my backyard and my hours of care are close to the hours where most of my neighborhood are working away from the home.

The second concern was that my home might be too small for a large family childcare. According to the state of Colorado the indoor floor space per child must be 35 square feet per child, and the outdoor play area must provide at least 75 square feet per child. I would need 420 square feet inside of my home to stay in compliance with the state. My home is over 1700 square feet. My back yard would require 900 square feet to remain in compliance. My back yard is well over 968 square feet. So, as you can see space would not be an issue for the maximum of 12 children to thrive in.

The third concern was if I was going to add on to my home. The answer is not. We are not planning on adding to our home. We just had our home painted, replaced our roof, along with some worn shingles, and we are very happy with the condition our home is in. The increase in traffic was mentioned. As stated before our neighborhood is not unlike any other residential area with normal daily traffic. My daycare children do not go outside the front near the traffic, nor do we take field trips. Parents arriving and departing to pick up their children do not do so all at once. I have a 2-car driveway, the space in front of my home and a space along the side of my home. This is where the parents would park to drop off and pick up their children. Parking would not interfere with any of my neighbors.

The last concern was speeds due to an apartment complex on the corner. I believe this complex has ample parking for the people that reside there. This person says they work really close with the nearby community center, as well as the Southeast Colorado regions to strengthen our neighborhoods. I have been in this neighborhood for 13 years and have never seen an accident due to speeding.

Upon conclusion a large childcare would not decrease value of the homes in my neighborhood. The conditional use would be in consistent with the intent and purpose of the

zoning codes as well as state regulations. The conditional use will remain consistent with the comprehensive plan of the city of Colorado Springs.

**Teixeira, Rachel**

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**From:** Teixeira, Rachel  
**Sent:** Thursday, November 15, 2018 8:34 AM  
**To:** 'rockybella1210@gmail.com'; 'kpduncan@comcast.net'; 'Rick Tisinger'; 'valarie79@msn.com'  
**Subject:** 4307 Moonbeam Drive Response  
**Attachments:** FIGURE 04 - RESPONSE.pdf

I have attached the response from the applicant. Please note that this project requires City Planning Commission approval. Public notification will be mailed out again once the project is scheduled for a hearing date.

Thank you,  
Rachel Teixeira