

**CITY PLANNING COMMISSION AGENDA**

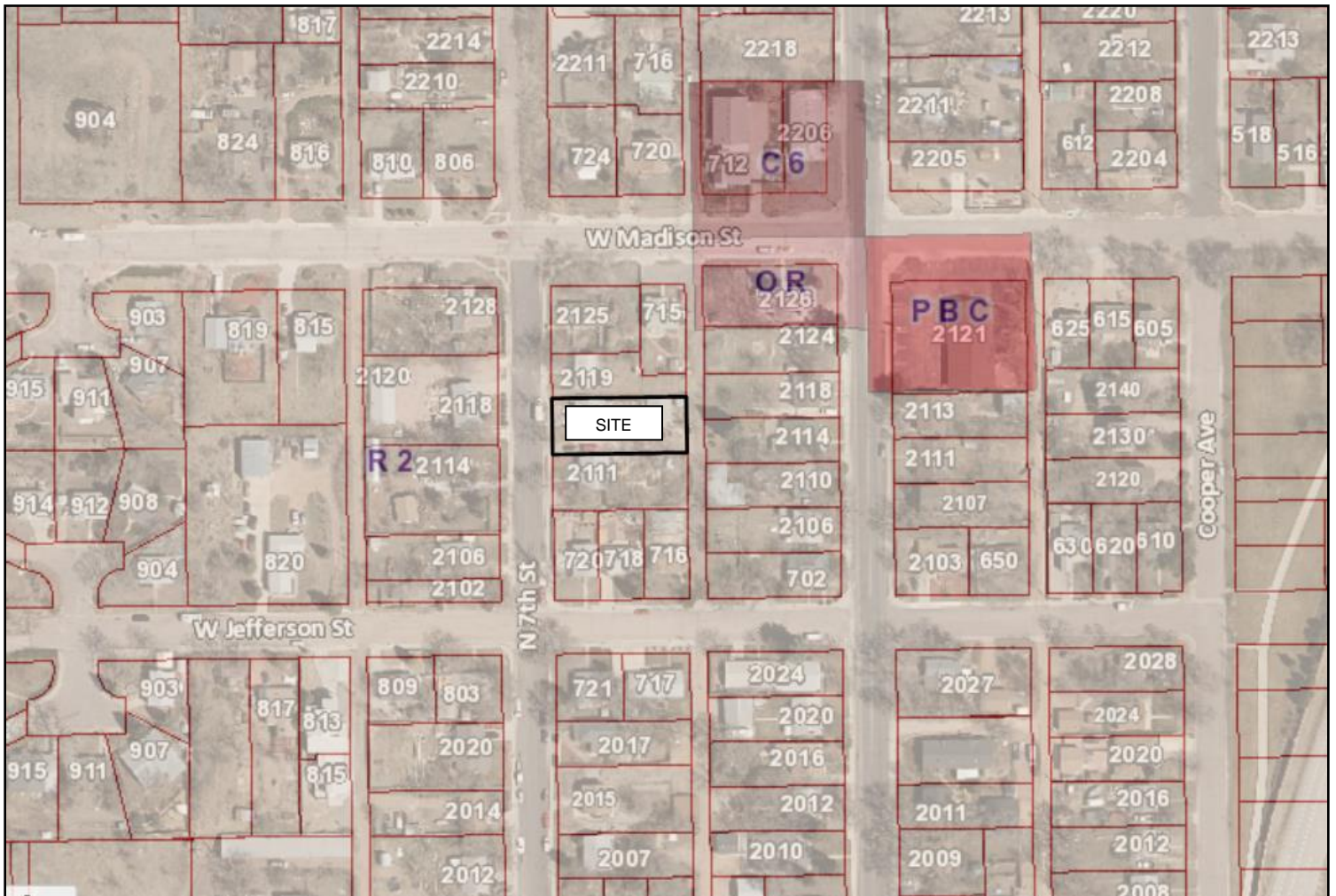
**STAFF: CONRAD OLMEDO**

**FILE NO(S):**  
**CPC CU 16-00105 – QUASI-JUDICIAL**

**PROJECT: LARGE CHILDCARE HOME – 2115 NORTH SEVENTH STREET**

**APPLICANT: HEIDI CLEARO, HEIDI'S CHILDCARE, LLC.**

**OWNER: HEIDI AND DANIEL CLEARO**



## **PROJECT SUMMARY:**

1. Project Description: This project includes an application for approval of a conditional use to allow a large daycare home for seven (7) to twelve (12) children. The property is zoned R2 (Two-Family Residential), is 9,375 square feet in size, and is located at 2115 North Seventh Street **(FIGURE 1)**.
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications, subject to the listed technical modifications.

## **BACKGROUND:**

1. Site Address: 2115 North Seventh Street
2. Existing Zoning/Land Use: R2 (Two-Family Residential)/Existing single-family residence
3. Surrounding Zoning/Land Use:  
North: R2 (Two-Family Residential)/Existing single-family residence  
South: R2 (Two-Family Residential)/Existing single-family residence  
East: R2 (Two-Family Residential)/Existing single-family residence  
West: R2 (Two-Family Residential)/Existing single-family residence
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: The property is part of the Roswell City Annexation; a plat from 1880.
6. Master Plan/Designated Master Plan Land Use: Mesa Springs Community Plan/Low Density (0 to 4 du/acre)
7. Subdivision: Roswell City Addition, Colorado Springs
8. Zoning Enforcement Action: None
9. Physical Characteristics: This site has an existing single-family residence.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public process involved with the review of this application included posting of the site and sending postcards to 97 surrounding property owners within a 500-foot radius of the subject property. There were two public noticing periods, the first being for internal review and the second for the public hearing. During internal review, staff received no public comment in opposition or in support of the request. The applicant provided a letter of support from a neighbor as part of the initial submittal **(FIGURE 3)**.

For project distribution, staff sent copies of the plan and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included City Fire Prevention, City Engineering, City Traffic, Police, CONO, and School District #11. All comments received from the review agencies have been addressed.

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

1. Review Criteria / Design & Development Issues

Background: The property in question is located in a developed residential neighborhood and the use will take place in an existing single-family residence at 2115 North Seventh Street. The site has an existing small daycare home, allowing six (6) full time and two (2) part time children, and approval of this request will allow an increase from seven (7) to twelve (12) children.

The site is located on North Seventh Street with West Madison Street to the north and West Jefferson Street to the south. Parking for child drop-off and pick-up will be provided in front of the residence's public right-of-way with an option to utilize the gravel driveway and exit through the public alley. Along the playground area perimeter there is a privacy fence that serves as screening. The playground area is immediately adjacent to the easterly face of the residence and buffered from the public alley by a detached garage. Parents will escort children into the daycare by entering through the front door of the residence. Daycare operations will be conducted in the residence with playtime in the playground area outside.

2. Conformance with the City Comprehensive Plan:

The proposed conditional use meets the following objective, policy, and strategy of the City Comprehensive Plan:

*Objective N 2: Enhance Neighborhoods*

The proposed conditional use will allow an existing single-family residence to have a licensed large daycare home which provides an additional service to the immediate community. The proposed use serves as an enhancement to the neighborhood by allowing local child care services to exist.

*Policy N 201: Protect Established and Stable Neighborhoods*

The proposed conditional use is in character with the existing single-family residence and is compatible with the surrounding single-family residential uses. The proposed use allows a licensed large daycare home to occur and does not compromise the existing neighborhood.

*Strategy N 201c: Evaluate Land Use Proposals Recognizing Anticipated Changes to Neighborhood Conditions*

The proposed conditional use is a land use that is compatible with the existing neighborhood. The proposed use allows for a service that may be lacking in the immediate neighborhood and is cohesive with the surrounding land uses.

*Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.*

The proposed conditional use provides an opportunity for local families to have local childcare services. This opportunity represents a mixture of land uses that are compatible and complimentary to one another.

3. Conformance with the City Infill Comprehensive Plan Supplement:

Staff finds that the proposed project substantially conforms to the City Infill Supplement Chapter:

*Creates Community Benefit*

The proposed conditional use increases the opportunity for the community to have access to daycare services and is a benefit because the use is a local neighborhood service.

*Location Efficiency*

This proposed use provides local childcare services within an existing neighborhood where families will be in close proximity.

4. Conformance with the Area's Master Plan:

The property is within the Mesa Springs Community Plan and has a land use designation of Low Density (0 to 4 du /acre). The request does not increase the density of units per acre and is a permitted use within the zone district. As such, the request is in conformance with the area master plan.

**STAFF RECOMMENDATION:**

**CPC CU 16-00105 – CONDITIONAL USE**

**Approve** the conditional use for 2115 North Seventh Street, based upon the finding that the conditional use complies with the three (3) criteria for granting of conditional uses and complies with the development plan criteria as set forth in City Code Section 7.5.502.