

Anthony Harper

8139 Glory Dr.

Colorado Springs, CO 80924

License # 1757052

Mr. Cooper,

I do not believe this would be in the best interest of the people in this neighborhood. The street we live on Glory Dr is a very narrow road and I have noticed that the area of this house to be very congested at times for pick up and drop off as they are operating as a small daycare right now, too much traffic and a chance of kids getting hit by cars. Also I believe that this would bring the value down on the houses around the daycare.

VR,

Shannon Marsh

Response: Glory Dr. can support parking on both sides and still allow cars to go down the center of the road. I would not describe this as narrow. Our neighbor likely did not state a specific time when pick up and drop off occurs, because they are unable to support this claim. During the week of 16 -26 April when we posted the signage on our house about the zoning change, the two homes directly across the street at 8140 and 8152 Glory Dr. recently sold their homes and had two moving trucks during the week of 17-24 April. There may have been some confusion about what caused the congestion on our street. Our daycare does not increase risk to children in the neighborhood. Pick up and drop off can be completed in under 5 mins per family. Home values in our area have gone up well over \$100K in the last year. Our home has increased over \$200K in the last two years since we bought the house. Our daycare has not lowered the home values in the area. However, a case could be made that our daycare has increased the home values in the area since we opened in 2021.

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Hi Austin,

We received the notification about the Black Forest Montessori changing to a large daycare. Going from 8 to 12 children which it may mean increasing to a maximum of 4 more cars driving into the area for drop off and pick up seem to have little effect to disturbances. Currently you barely notice the cars since they park in the driveway and in front of the house and rarely you see 2 cars picking up or drop off. So the impact is minimal and we SUPPORT this development.

Thanks

Response: Agree with neighbor's comments. Four more cars parking for 5-10 minutes will not impact traffic on our street.

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In regard to the Black Forest Montessori Large Daycare that is located near our home, we have no objections to the size increase. There is such a need for daycare and/or childcare services, that we believe this is helpful for the community.

Thank you and take care,

Mandy Bryan

8411 Wayne Court

Colorado Springs, CO. 80924

Response: Agree with neighbor's comments. There is an urgent need for additional childcare services in Colorado Springs.

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Good morning,

I am writing to you in regards to the above file number. I am a resident on Glory Drive and would like further information as to how having a large daycare business will impact the residents living on this street/in this neighborhood. Increased traffic and congestion in a growing residential area does not seem to be in the best interest of the home owners.

Any additional information you can provide would be greatly appreciated.

Best,

Dawna Newman

719.219.5687

8091 Glory Dr.

Colorado Springs, CO

80924

Response: There are no new homes being built on Glory Dr. or in our immediate community for that matter. Our street is not growing. Neighbors moving in and moving out are to be expected in any community. Glory Dr. is approximately four cars wide, which is not a small street.

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Mr. Cooper,

I received a flyer in the mail requesting comment for a large daycare application in my neighborhood that would be located at 8139 Glory Drive, Colorado Springs 80924. We appreciate the City's notification process; this house is actually next door to my own home at 8127 Glory Drive. My family has no objection whatsoever to our neighbor increasing the size of their daycare operation. They have always been quiet and respectful. Most people would not even realize that the house is being used as a daycare if they were otherwise unaware.

Thank-you,

Brian Evans

303-332-5257

Response: Agree with neighbor's comments. Our daycare is not loud and is respectful of our neighbors.

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Good afternoon Mr. Cooper,

I received your letter in the mail about the Black Forest Montessori Large Daycare. I wanted to reach out to you to let you know as a neighbor, I do not have any concerns for this in home daycare and I am in full support of it.

Please let me know if you need anything else.

Thank you,

Ashley

Response: Agree with neighbor's comments. Our daycare is supported by much of the community. We notified our neighbors on our Cumbre Vista Facebook group. We had several interested families and positive comments that responded. Only one individual was concerned we were building a commercial facility in a residential neighborhood. After clarifying that we are not building a commercial daycare facility, he had no further issues with the large home daycare.