

**CITY PLANNING COMMISSION AGENDA**

**STAFF: RACHEL TEIXEIRA**

**FILE NO(S):**  
**CPC CU 16-00005 – QUASI-JUDICIAL**

**PROJECT:** LARGE DAYCARE HOME – 4181 KNOLLVALE DRIVE  
**APPLICANT:** SARITA LEWIS  
**OWNER:** SARITA AND ALEX LEXIS



**PROJECT SUMMARY:**

1. **Project Description:** This project is a request for a conditional use to allow a large home daycare in the R-1 6000/AO/DF (Single-Family Residential with Airport and Design Flexibility Overlays) zone district. A large daycare home allows a maximum of twelve (12) children. The site is addressed as 4181 Knollvale Drive, southeast of Hillock Drive and Knollvale Drive. The property currently has a home daycare which allows a maximum of six children full-time and two children part-time. **(FIGURE 1)**
2. **Applicant's Project Statement:** **(FIGURE 2)**
3. **Planning and Development Department's Recommendation:** Staff recommends approval of the conditional use application.

**BACKGROUND:**

1. Site Address: 4181 Knollvale Drive
2. Existing Zoning/Land Use: R-1 6000/AO/DF (Single-Family Residential with Airport and Design Flexibility Overlays)/ Single-Family Residence
3. Surrounding Zoning/Land Use:  
North, South, East and West of Knollvale Drive: R-1 6000/AO/DF (Single-Family Residential with Airport and Design Flexibility Overlays)/ Single-Family Residence
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Springs Ranch Addition, October 1, 1984
6. Master Plan: Springs Ranch Master Plan (Implemented)/Single-Family
7. Subdivision: North Range at Springs Ranch Filing No. 4
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property has an existing 1,242 square feet single family residence with a driveway. There is an existing wood fence surrounding the sides and rear of the property.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Standard public notification and posting process was used during the internal review. Staff noticed 155 property owners within a 500 foot buffer distance. City planning staff received no written correspondence either in support or opposition to the request.

The property will be posted and mailing notification sent prior to the March 17<sup>th</sup> City Planning Commission meeting.

The conditional use application was sent to the internal agencies for review and comment. Review agencies for this project included Traffic Engineering, City Engineering, and Fire Prevention and their review comments have been addressed.

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

1. Review Criteria / Design & Development Issues:

The applicant proposes to convert an existing home daycare into a large home daycare (up to 12 children) in an existing single family residence. The property owner has been operating a licensed home daycare for over three years as allowed in the R-1 6000 zone. Per City Code Sections 7.2.302 and 7.3.105, a large home daycare allows daycare services for up to 12 children and 24-hour care is prohibited. The large daycare facility is subject to Pikes Peak Regional Building Code and Fire Code requirements. It must also meet the State of Colorado regulations.

The development plan illustrates the parent(s) pick-up and drop-off areas in front of the residence (either in the driveway or along Knollvale Drive) and in the rear of the property is the outdoor play area for the children. The State requires separate child care licensing for the large home daycare.

2. Criteria for Granting a Conditional Use

To approve the conditional use all of the three review criteria must be satisfied.

##### **A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.**

Planning Staff finds that the conditional use will not injure the value and quality of the surrounding neighborhood. In fact, the site is surrounded by single-family residential land use in the Single-Family Residential (R-1 6000) zone. The proposed use is compatible with the surrounding single-family residential neighborhood.

##### **B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.**

The request is for the expansion of an existing home daycare into a large home daycare which will be consistent with the intent and purpose of the Zoning Code in order to promote public health, safety and general welfare. The proposed use will occupy an existing single-family residence that already operates as a licensed home daycare (6 full time + 2 part time children).

**C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.**

The proposed 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 2020 Land Use Map designates the site as General Residential. There are Comprehensive Plan objectives and strategies that support the proposal, including:

**Objective N 2: Enhance Neighborhoods**

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

Policy N 201: Protect Established and Stable Neighborhoods

Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.

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

Evaluate land use proposals in existing, stable neighborhoods on the basis of projected changes in scale, traffic patterns, intensity of use, pedestrian orientation, and relationship of the site to adjacent development.

3. Conformance with the Area's Master Plan:

This development is part of the Springs Ranch Master Plan. This master plan is already implemented and does not have to be amended since it is designated as single-family residential.

**STAFF RECOMMENDATION:**

**CPC CU 16-00005 – CONDITIONAL USE**

**Approve** the conditional use for a large daycare home at 4181 Knollvale Drive based upon the findings that the Conditional Use request does comply with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and the development plan review criteria in City Code Section 7.5.502.E.