

CITY PLANNING COMMISSION AGENDA

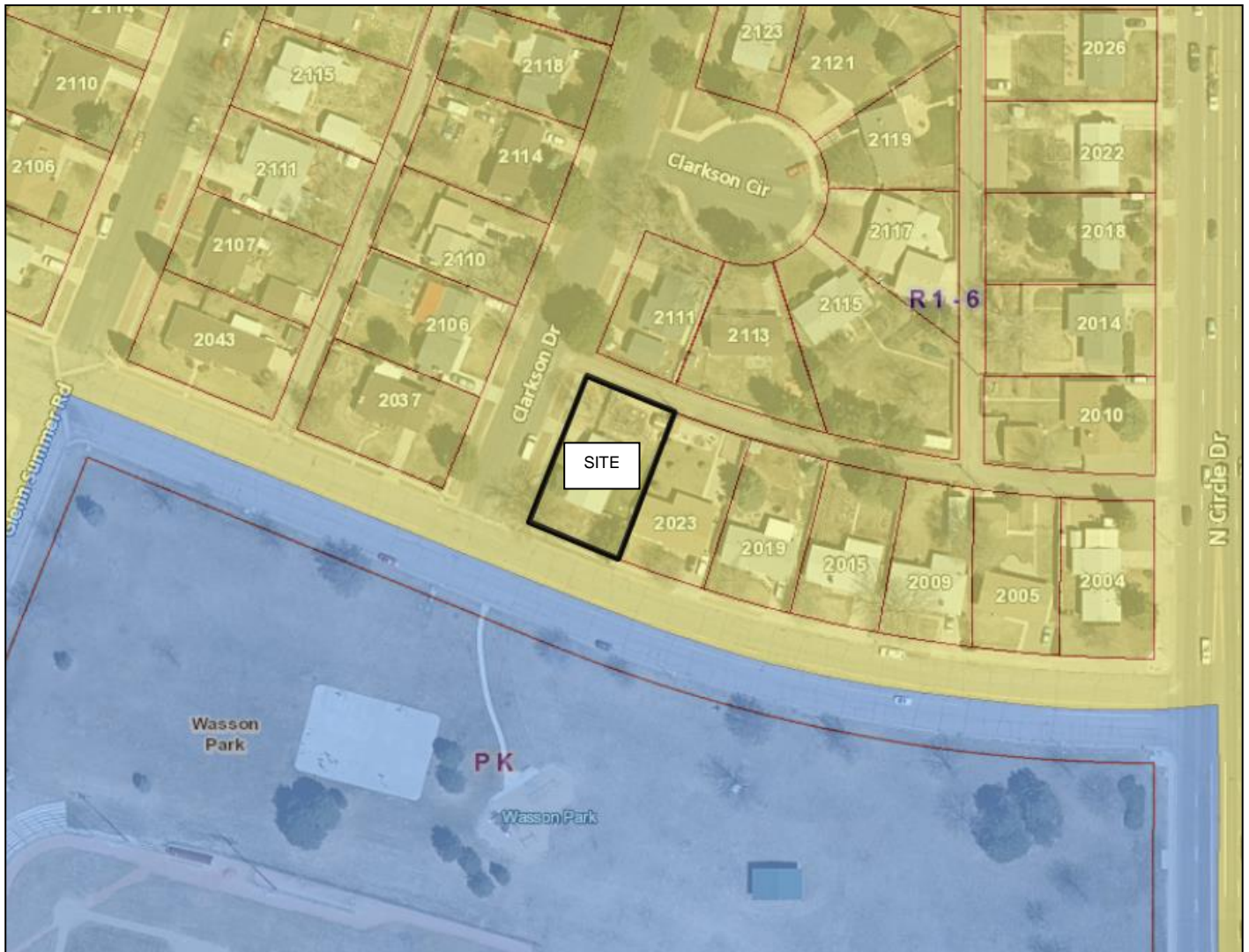
STAFF: CONRAD OLMEDO

FILE NO(S):
CPC CU 16-00081 – QUASI-JUDICIAL

PROJECT: LARGE CHILDCARE HOME – 2103 CLARKSON DRIVE

APPLICANT: REBEKKA KANZLER

OWNER: REBEKKA AND ROGER KANZLER



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 R1-6000 (Single-Family Residential), is 9,000 square feet in size, and is located at 2103 Clarkson Drive (**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:** 2103 Clarkson Drive
2. **Existing Zoning/Land Use:** R1-6000 (Single-Family Residential)/Existing single-family residence
3. **Surrounding Zoning/Land Use:** North: R1-6000/Existing single-family residence
South: PK/Wasson Park
East: R1-6000/Existing single-family residence
West: R1-6000/Existing single-family residence
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** The property was annexed in June 1951, as part of the Palmer Park District
6. **Master Plan/Designated Master Plan Land Use:** No master plan exists
7. **Subdivision:** Highland Park 3
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 55 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 one (1) public comment in opposition regarding noise and property devaluation (**FIGURE 3**), to which the applicant responded (**FIGURE 4**). No further public comment regarding the proposed project has been received by staff to date.

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

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 2103 Clarkson Drive. 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 the northeast corner of Clarkson Drive and Patrician Way. Parking for child drop-off and pick-up will be provided in front of the residence's public right-of-way. There is additional parking on a private driveway and gravel area towards the northwest corner of the property. Along the yard perimeter, there is a six (6)-foot high privacy fence that serves as screening. The site has a playground area with equipment on the north property line. Parents will escort children through the front gate and into the residence from the front door. Daycare operations will be conducted in the basement of the residence with playtime in the playground area outside.

Child care licensing is regulated, administered, and inspected by the State of Colorado Office of Early Childhood, Department of Human Services. For review of this application, staff conducted a search of the applicant, License ID: 105100-ECCP, and found no complaints on record.

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:

No master plan exists.

STAFF RECOMMENDATION:

CPC CU 16-00081 – CONDITIONAL USE

Approve the conditional use for 2103 Clarkson Drive, 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 subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Conditional Use:

1. Include permit file numbers on site plan: CPC CU 16-00081