

CITY PLANNING COMMISSION AGENDA

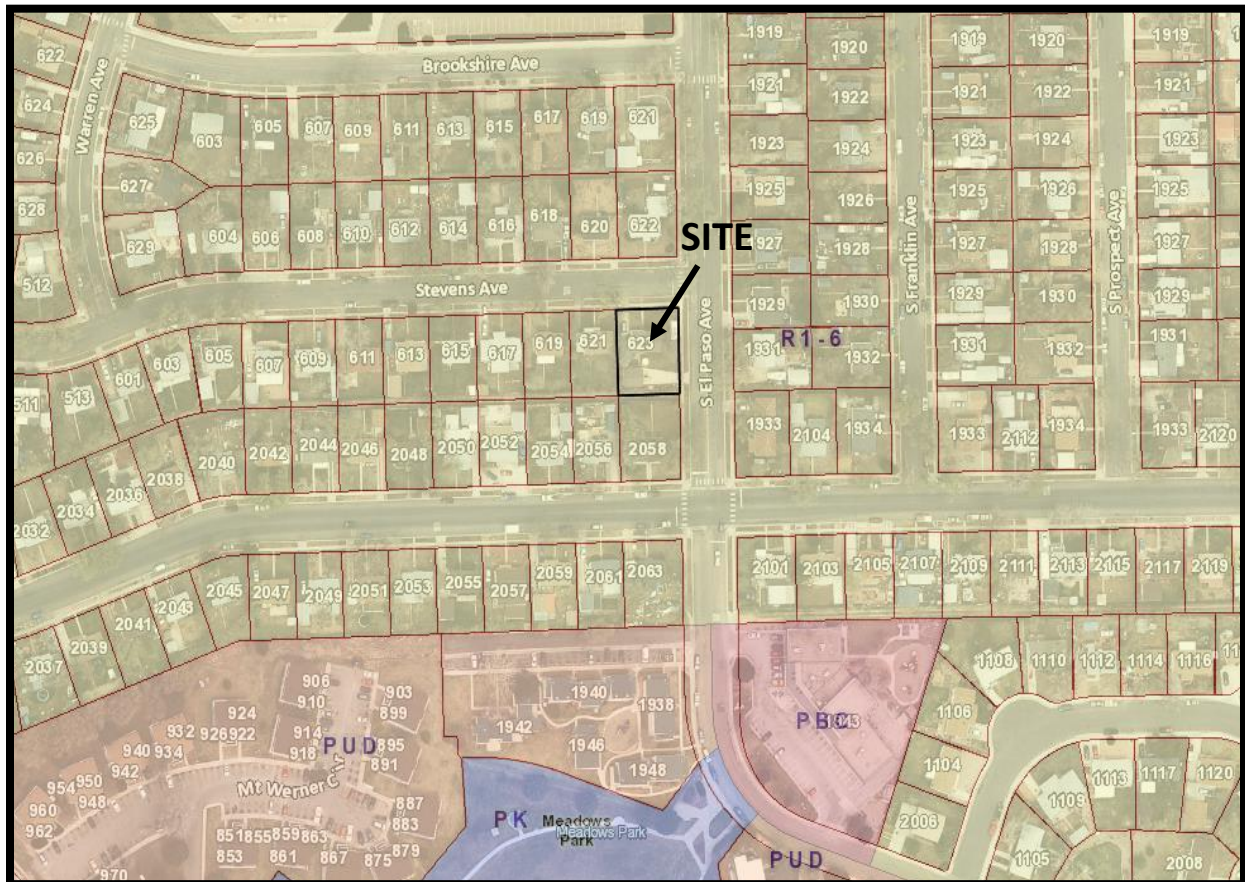
STAFF: RACHEL TEIXEIRA

FILE NO(S):
CPC CU 17-00044 – QUASI-JUDICIAL

PROJECT: LARGE DAYCARE HOME – 623 STEVENS AVENUE

APPLICANT: KELLY FUGATE

OWNER: KELLY FUGATE



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 (Single-Family Residential) zone district. A large daycare home allows a maximum of twelve (12) children. The property is approximately 7900 square feet and is addressed as 623 Stevens Avenue; located at the southeast corner of Stevens Avenue and South El Paso Avenue. The property currently is permitted through the City and the State of Colorado for a small home daycare which allows a maximum of six full-time children and two part-time children. **(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: 623 Stevens Avenue
2. Existing Zoning/Land Use: R-1 6000 (Single-Family Residential)/Single-Family Residence
3. Surrounding Zoning/Land Use:
North of Stevens Avenue, South, East and West of South El Paso Avenue: R-1 6000 (Single-Family Residential)/Single-Family Residences
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Reannexation of Southwest Annexation, October 1, 1980
6. Master Plan: No master plan.
7. Subdivision: Stratton Meadows Subdivision 2
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is improved with a 1,202 square foot single-family residence, 480 square foot detached garage, and 48 square foot shed structure. There are also two existing driveways and fencing around the property.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Standard public notification and posting process was used during the internal review. Staff noticed 302 property owners within a 1,000 foot buffer distance. City planning staff received an e-mail in support from Debra Jackson, of 1106 Mount Werner Circle. **(FIGURE 3)**

The property will be posted and mailing notification sent prior to the June 15th City Planning Commission meeting.

The conditional use application was sent to internal agencies for review and comment. City Fire was the only city review agency for this project and they have no objections.

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

1. Review Criteria / Design & Development Issues:

The applicant proposes to convert the existing small home daycare (6 full-time and 2 part-time children) into a large home daycare for up to 12 children. The property owner has been operating a licensed home daycare since 2000 as permitted in the R-1 6000 (Single-Family Residential) zone district. Per City Code Sections 7.2.302 and 7.3.105, a large home daycare allows daycare services for up to 12 children, and requires conditional use approval from the City Planning Commission. Children are dropped-off and picked-up at staggered times from Monday through Friday with no week or holiday care being provided. 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 pick-up and drop-off areas in front of the residence along Stevens Avenue and/or along South El Paso Avenue. There are three off-street parking spaces along Stevens Avenue, and three more off-street parking spaces along South El Paso Avenue. In addition, there are existing two driveways to allow for more parking and pick-up drop off areas. There is a fenced outdoor play area to the rear of the residence as required by the State.

2. Criteria for Granting a Conditional Use

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

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

3. 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.

4. Conformance with the Area's Master Plan:

There is no master plan for this area.

STAFF RECOMMENDATION:

CPC CU 16-00005 – CONDITIONAL USE

Approve the conditional use for a large daycare home at 623 Stevens Avenue based upon the findings that the Conditional Use request complies 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.