

**CITY PLANNING COMMISSION AGENDA**

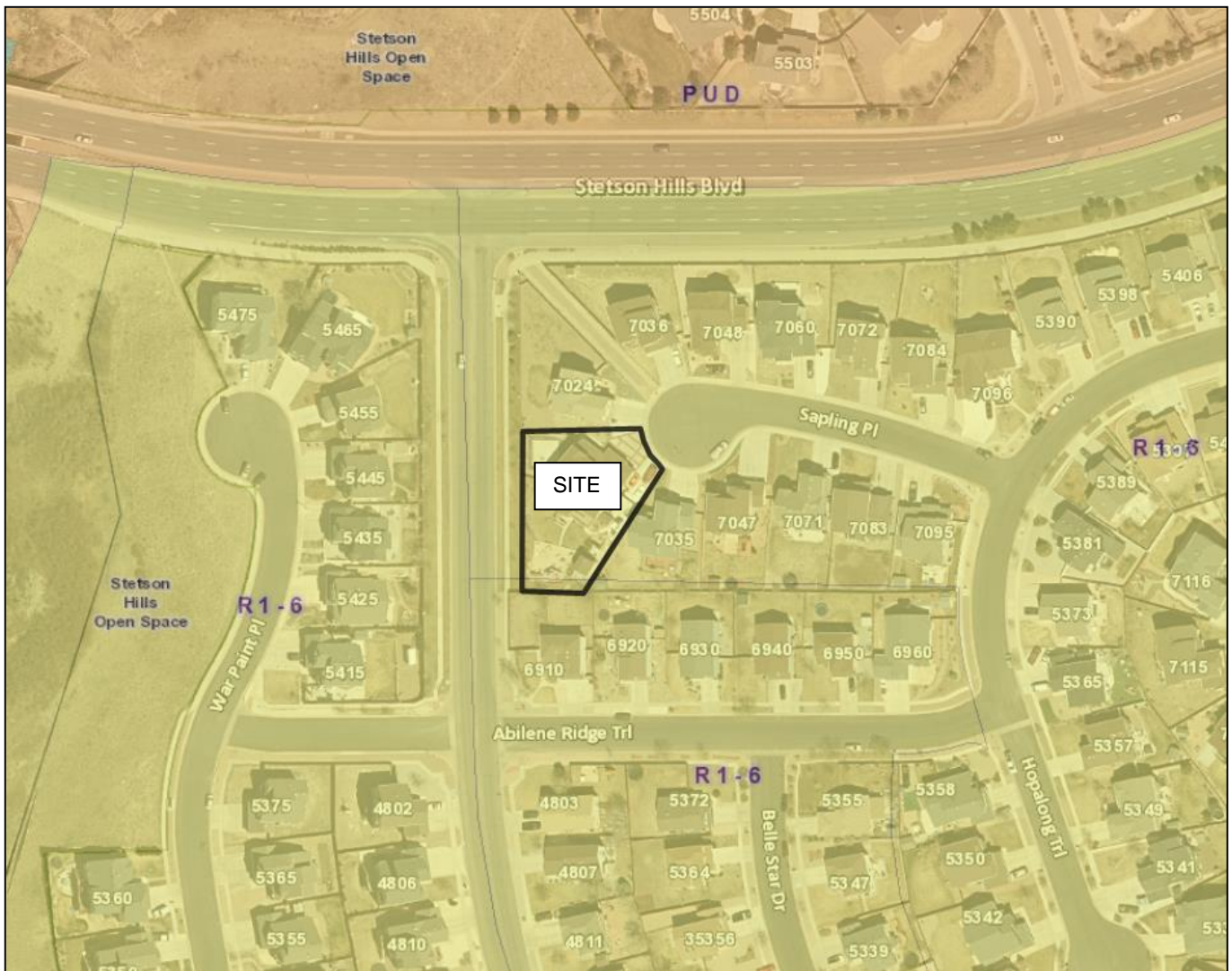
**STAFF: CONRAD OLMEDO**

**FILE NO(S):**  
**CPC CU 16-00078 – QUASI-JUDICIAL**

**PROJECT: ERIN'S THINKING PATCH – 7023 SAPLING PLACE**

**APPLICANT: ERIN HATFIELD**

**OWNER: GREGORY AND ERIN HATFIELD**



## **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) with DF/AO (Design Flexibility and an Airport Overlay), is 15,438 square feet in size, and is located at 7023 Sapling Place (**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: 7023 Sapling Place
2. Existing Zoning/Land Use: R1-6000 (Single-Family Residential) with DF/AO (Design Flexibility and an Airport Overlay)/Existing single-family residence
3. Surrounding Zoning/Land Use: North: R1-6000 with DF/AO/Existing single-family residence  
South: R1-6000 with DF/AO/Existing single-family residence  
East: R1-6000 with DF/AO/Existing single-family residence  
West: R1-6000 with DF/AO/Existing single-family residence
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: The property was annexed in June 1984, as part of the Stetson Hills Addition No. 2
6. Master Plan/Designated Master Plan Land Use: Stetson Hills/Residential 3.5-4.99 DU/AC
7. Subdivision: Stetson Hills Subdivision Filing No. 30
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 75 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 regarding general zoning and land use entitlements, to which the applicant and staff responded to by providing project and land use informational background (**FIGURE 3**). No additional 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, Falcon School District #49, and Colorado Springs Airport.

## **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 7023 Sapling Place. 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 towards the end of a cul-de-sac where parking for child drop-off and pick-up will be provided immediately in front of the residence or on the public right-of-way. Parents will be using the front door of the house as they come in and sign their children in and out. The site has an existing playground with equipment where children will play. Along the property line there is a six (6)-foot high privacy fence and landscaping material along the property perimeter that serves as screening. Daycare operations will be conducted in the main level of the residence with napping in the basement and playtime in the deck and 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: 102894-DCH, and found no complaints on record.

As part of the internal review process, Colorado Springs Utilities indicated that there is existing landscaping and a shed within a variable sanitary sewer easement on the property, where there is an existing 8-inch wastewater line. Upon discussion with the applicant and further research, it was noted that the shed on the property was approved by the City and did receive entitlements for construction in 2008 (Permit #G59327). Re-review of the building permit indicates that original approval from 2008 was done in error because it approved the detached shed within the variable sanitary sewer easement (**FIGURE 4**). To address concerns of impacts caused by landscaping and the shed within the variable sanitary sewer easement, Technical and Informational Modification No. 2 has been added to this request.

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 proposed project does not increase density beyond that as indicated in the master plan. Staff finds the proposed project to be in conformance with the overall intention of the master plan.

**STAFF RECOMMENDATION:**

**CPC CU 16-00078 – CONDITIONAL USE**

**Approve** the conditional use for 7032 Sapling Place, 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 16-00078
2. Resolve encroachment issues with Colorado Springs Utilities regarding existing accessory structures and landscaping in the variable sanitary sewer easement.