

Stromberg, Chelsea

From: Debbie Bernardo <debbie.bernardo@gmail.com>
Sent: Thursday, March 17, 2022 12:21 PM
To: Stromberg, Chelsea
Subject: CC CU 22-00032

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Dear Ms Stromberg,

I am writing in response to your notice regarding the change request for 4239 Apache Plume Drive Large Daycare Conditional Use.

I do not see a problem with this as there is a shortage of daycare facility workers at some of the larger daycare facilities in the area and I support local businesses. I do not feel this will cause problems with traffic or noise in the neighborhood.

Thank you for the notice and a chance to comment on it.

--

Debbie Bernardo

Stromberg, Chelsea

From: Becky Goodman <beckyc1@comcast.net>
Sent: Thursday, March 24, 2022 10:28 PM
To: Stromberg, Chelsea
Subject: Developmental Proposal for 4239 Apache Plume Dr.

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Hi Chelsea,

I received a letter regarding a Developmental Proposal for 4239 Apache Plume Dr. and have reviewed the information provided online. (CPC CU 22-00032)

We have driven by the location and discussed the information provided with each other and believe that there would be minimal impact within our neighborhood if the size of this daycare was increased.

Thank you,
Mark and Becky Goodman
9172 Red Columbine Dr.
Colorado Springs, CO 80920
719-233-1172

Stromberg, Chelsea

From: Becky Goodman <beckyc1@comcast.net>
Sent: Thursday, March 24, 2022 10:28 PM
To: Stromberg, Chelsea
Subject: Developmental Proposal for 4239 Apache Plume Dr.

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Hi Chelsea,

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Thank you,
Mark and Becky Goodman
9172 Red Columbine Dr.
Colorado Springs, CO 80920
719-233-1172

From: AnnMarie Beaulieu
Sent: March 29, 2022
To: Chelsea Stromberg
Re: File Number CPC CU 22-00032

In 2002, after living in Colorado Springs for 10 years, my husband and I spent quite a bit of time choosing where we wanted to build our forever home. Apache Plume Drive seemed ideal: gorgeous panoramic mountain views, close to many of the amenities that were important to us, and near major roads that could take us quickly anywhere. The road wasn't a connector road and really, if you didn't live on the Drive, there was no reason for traffic to pass through. We paid our developer a hefty premium for the site. To be able to build our desired house within the zoning restrictions on lot coverage, we had to forego an extension in our dining room and completely redesign our deck. We did this willingly, with the understanding that the regulations were in effect to preserve the nature of the neighborhood. We didn't request that the rules be altered to accommodate us.

Fast forward 20 years to 2022. I have recently turned 65 years old and was looking forward to finally being able to enjoy crisp cool summer morning air, gardening in the raised bed that my husband built for me, listening to the birds I have lured to the yard and perhaps reading in the gazebo, a gift from my husband on my 50th birthday which has been sadly underused in the years prior to my retirement.

My visions of my future didn't include being within earshot of a dozen exuberant preschoolers released into a backyard with only 6 ft privacy fences to contain the noise of their "outdoor voices". Sound travels very well through the tunnel formed by the two rows of houses surrounding our backyards.

Ms Wren has requested that her neighborhood be altered to allow her commercial business within her house to expand. She states that she doesn't think that the changes she is requesting will have a negative impact on her neighbors. I disagree.

Ms Wren maintains a Facebook page for her home business named "Munchkinland Preschool"

<https://www.facebook.com/MunchkinlandPreschoolCS>

This announcement was made recently:



Send message Like

Hey Everyone!
We have decided to offer Summer Camp again this summer! Summer Camp will run June 13th through July 21 and you can choose from a Mon/Wed or Tue/Thur or you can choose all four days. We will be accepting 8 kids into each group. Camp will run 9am to 1pm daily and include Morning Snack and Lunch. Each week will have a different theme and all activities/stories/science/sensory/crafts will revolve around the theme of the week. These camps will be mostly outdoors and hands-on fun! Current families will get priority enrollment and then in early March I will offer it publicly to fill up the remaining spots. If you are interested or want more info, please let me know! I guarantee they will come home tired and ready for an afternoon nap!

This certainly isn't what I expected to have occur in a single family residential area. This year - 8 children, next year 12? The noise! The traffic!

Ms Wren states that this "will not interfere with (her neighbor's) peace and enjoyment of (their) property"? I disagree.

Ms. Wren states that there will be no negative impact on the value of surrounding properties. I disagree. I would not purchase a home that was located close to a preschool or a summer camp.

Ms. Wren states that the quality of life of her neighbors will not be impacted as "they are at work while the preschool is open". It is those same exact hours that I wished to enjoy my property! There are other retirees in the near neighborhood.

I can tell by looking at the many pictures included on the Facebook site just what a great preschool it is.

I am impressed that she provides such wonderful learning experiences for these little ones. It is apparent that she is dedicated to the endeavor. I am sure that the parents of her students are quite pleased with the individual attention she is able to provide with her current ratio of 1:6. She says that she is hoping to increase her capacity in order to help alleviate the lack of available childcare in the area. I propose that she could more effectively achieve her goal by opening a preschool in a commercial zone which could provide safety for the commuters, space for playing, and perhaps hire that “full-time assistant “ she mentions in her Project Statement.

The conditional use review criteria state that the Planning Commission may approve and/or modify a conditional use application in whole or in part only if all 3 findings are made:

1. The value and qualities of the neighborhood surrounding the conditional use are not substantially injured
2. The conditional use is consistent with the intent and purpose of the Zoning Code to promote public health, safety and general welfare
3. That the conditional use is consistent with the Comprehensive Plan of the City

This proposed change in the use of Ms. Wren’s residence will only benefit herself at the expense of the value and qualities of the neighborhood. I am concerned that an approval of this request will set a precedent for approval of further large childcare homes or perhaps other commercial activities.

I hate to be the old curmudgeon and I usually just ‘live and let live’, but I know that if I don’t stand up now, I will regret it. I’ve worked hard and deserve to enjoy my retirement in my own home.

I hope we can rely on the City Planners to preserve our neighborhood and deny this inappropriate request for a conditional use.

Please keep me apprised of when the Planning Meeting is to occur.

Thank you for your consideration,

AnnMarie Beaulieu

4199 Apache Plume Drive

Stromberg, Chelsea

From: Kjprudent <kjprudent@gmail.com>
Sent: Sunday, March 20, 2022 2:21 PM
To: Stromberg, Chelsea
Subject: Fwd: Proposal of Daycare Center in residential area

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Ms. Stromberg,

I forgot to include the file number which should have been included in the letter I just sent you. The file number is: CPC CU 22-00032. The property in question is at 4239 Apache Plume Drive. Thank you! Kathleen Donovan

Sent from my iPad

Begin forwarded message:

From: Kjprudent <kjprudent@gmail.com>
Date: March 20, 2022 at 2:16:18 PM MDT
To: Chelsea.Stromberg@coloradosprings.gov
Subject: Proposal of Daycare Center in residential area

Dear Ms. Stromberg,

I am writing this letter to inform you I am against the proposed Daycare Center in my neighborhood for the following reasons.

First, I am against it for safety reasons. I regularly leave my home early in the mornings and drive by the home in question. Due to the fact that many homeowners here choose to leave their cars parked on the street, it leaves little room for parents to safely drop off their children because of visibility issues. I, myself, have witnessed times when mothers have been unable to prevent their child crossing the street without them, going in between vehicles, preventing oncoming traffic from seeing them. The owner of the house in question regularly has 2 of their own vehicles on their driveway in the morning, allowing only for 1 space for additional cars. It seems to me, if 12 vehicles will be dropping children off, this may cause serious safety issues.

The second issue I have, is probable noise issues. When we all purchased our homes, and paid premium for our views, we intended to spend hours in our backyards enjoying nature, gardening, with peace and quiet. Now that I am retired and older, I spend many hours in my backyard and on my deck. I never would have bought my property knowing a daycare would be a few houses away. We all live in what we expected to be a residential neighborhood, not commercial. Twelve children playing in a backyard for many hours, especially in summer, will certainly be a real problem for many.

The third issue is property values. I believe any future buyers in our area would be very hesitant to purchase close to a Daycare Facility, in addition to the traffic issues twice a day that would entail for those living here. I certainly would have not purchased here if a daycare was so close.

Thank you for listening to my concerns. This is a major concern of mine right now, especially when there is very little peace to be found anywhere. I always thought my home would be a place of refuge in a hectic world.

Sincerely, Kathleen Donovan
4209 Apache Plume Drive

Sent from my iPad

Stromberg, Chelsea

From: E M <emyersaz@msn.com>
Sent: Monday, March 28, 2022 1:30 PM
To: Stromberg, Chelsea
Subject: File number CPC CU 22-00032

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Dear Chelsea,

I have attached 2 pictures of the driveway at 4239 Apache Plume Drive. The proposal states that there is plenty of spaces for parents to park. This is not the case many times and not today. The driveway has two vehicles already parked in the driveway. There is also a Jeep in front of the house which does not allow parents to park out front as well. If several parents come at the same time to pick up their children they will need to park in front of other homeowners' houses. Many homeowners in the neighborhood need to park out front. If their spots get taken then they park in front of someone else's house and so on. This will create further disruption to the neighborhood.

The proposal is for an increase in the number of children which will cause much more parking and traffic issues. Our homes are our sanctuaries not places for a larger business.

I do not want the city to increase the number of children for the daycare at 4239 Apache Plume Drive.

I have left several messages for a return call and also sent an email requesting a call. I would very much appreciate a call. My number is 719-205-3891.





Sincerely,
Esther Myers
4239 Bays Water Dr.
719-205-3891

Sent from my iPhone

Stromberg, Chelsea

From: Esther Myers <emyersaz@msn.com>
Sent: Thursday, March 24, 2022 5:27 PM
To: Stromberg, Chelsea
Subject: File number CPC CU 22-00032

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Dear Chelsea,

I am not for an increase in the number of children for the in-home daycare at 4239 Apache Plume Drive. I live on Bays Water Dr. which is already very busy with cut through traffic from the apartment complex at Brainard Dr. and Briargate Parkway.

The city had to recently put in a 4 way stop at Brainard Dr. and Bays Water Dr. because of the increased traffic at that intersection.

I have grandchildren who play out front and an increase in children for the daycare means more parents with cars coming through Bays Water Dr. to get to the daycare.

I do not live directly behind or beside this daycare but with more children will come MORE NOISE for any of those homeowners.

I am also concerned with setting a precedence that can lead to more residential home owners establishing a larger business in their homes.

I called today and left a message for a return call. My number is 719-205-3891.

Sincerely,
Esther Myers

Sent from my iPhone

Stromberg, Chelsea

From: Nichole Myers <nymyers@gmail.com>
Sent: Monday, March 28, 2022 7:57 PM
To: Stromberg, Chelsea
Subject: CPC CU 22-00032

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Ms. Stromberg,

I am opposed to this project as I work from home and I am concerned for the noise, parking and traffic. Also, as an educator, I am concerned that this person is not able to properly give each child the education a preschool does. In a preschool program there is a licensed educator, and two assistants for 12 children.

Please feel free to reach out to me with any questions.

Thank you for hearing my concerns.

Respectfully,

Nichole Myers

Stromberg, Chelsea

From: LYNN BEAULIEU <lpbmd@comcast.net>
Sent: Tuesday, March 29, 2022 3:11 PM
To: Stromberg, Chelsea
Subject: Comment on proposed childcare expansion 4239 Apache Plume Drive

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Ms Stromberg,

I would like to voice my objection to the expansion of the childcare facilities at 4239 Apache Plume Dr. I have lived here over twenty years, have finally retired and stabilized my mother and father in law's living situation. This was to be the first year that I could truly enjoy my backyard and garden, and now I am expected to contend with a dozen children playing outside in the noise tunnel that exists across all the odd numbered homes on the upper end of Apache Plume Dr. No! My wife and I selected this lot for the location on a non-through street with views from north of the Air Force Academy to south of Cheyenne Mountain. With city approval, or within guidelines, we have built extensively in the backyard; garden beds, pergola, deck and gazebo just to be able to go out and sit, enjoy the peace and quiet, and the views we paid so dearly for when we purchased the lot in 2001.

Why should a quasi-commercial activity upset my life when I am finally able to enjoy it? If there is such great demand for these services, surely there are vacant commercial properties which are available to meet those needs and more.

I am further worried that the acceptance of this activity will spawn many more attempts to move businesses into residential neighborhoods. If this is approved what next? Nail and hair salons, sales of bespoke compounded vitamins and minerals, multilevel marketing?

The current situation with a small number of children, cared for during the school day, during the school year, is enough for this neighborhood. Expansion should be done in a commercial area with adequate entry and exit routes, suitable parking and appropriate noise allowances, not in a residential area.

Thank you,

Lynn P Beaulieu, M.D.
4199 Apache Plume Drive