

**From:** Foxx, Drew  
**Sent:** Friday, February 25, 2022 2:19 PM  
**To:** Robert Wallace  
**Subject:** RE: 8105 Engleton court CPC CU 22-00022

Hey Robert,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made.

There has not been any information for employee parking at this point and City Planning will be requesting more clarity on how many employees will be working at this location and where they will be allowed to park. Designated arrival and drop-off times for children, including where the parents will be parking will be requested as well. I will be keeping all public commentators updated as this process proceeds. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**

*Planner II*

**Office:** (719) 385-5773 / **Main:** (719) 385-5905

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

*Weblinks*

*[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)*

---

**From:** Robert Wallace <[robertwallace04@gmail.com](mailto:robertwallace04@gmail.com)>

**Sent:** Thursday, February 24, 2022 7:59 PM

**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>

**Subject:** 8105 Engleton court CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello Mr Foxx,

**PUBLIC COMMENT**

We live at 8125 Engleton Ct, Colorado Springs, CO 80920.

I want to ask question, where are their employees going to park? Is there a shuttle service they are using to pick them up from the mall parking lot down the street? Or perhaps they can park up the street at the doctors office? Those are commercial areas for parking. Mirage isn't an option, it's too dangerous.

We have a small street, 10 houses. Kids play in the street and dogs run around, it's already being used. There are lease options for rental space where parking isn't an issue. Our street is where we have bbqs and get together where one persons out talking to one another and the next neighbor comes out and we get to being neighbors. Let's keep the neighborhood a neighborhood and not a commercial parking lot.

I'm not convinced that increasing our traffic on our street, with parked cars, and loitering is worth it so the Dang Family can save on rent and parking where lease options are available.

Sincerely

Robert and Rori Wallace

8125 Engleton Ct, Colorado Springs, CO 80920.

**From:** alden@inebraska.com  
**Sent:** Friday, February 25, 2022 2:13 PM  
**To:** Foxx, Drew  
**Subject:** file number CPC CU 22-00022 proposed expanded daycare

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Drew Foxx,

I forgot to sign my email I sent to you from [alden@inebraska.com](mailto:alden@inebraska.com) .

Regards,

Roger Karr

2342 Elite Terrace

Colorado Springs, CO. 80920

402-429-0776

**From:** Foxx, Drew  
**Sent:** Friday, February 25, 2022 2:02 PM  
**To:** alden@inebraska.com  
**Subject:** RE: File number CPC CU 22-00022 large daycare

Hello,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,

Drew Foxx (he/him)  
Planner II  
Office: (719) 385-5773 / Main: (719) 385-5905 Email [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

Land Use Review  
City Administration Building  
City of Colorado Springs  
30 S Nevada Ave. STE 701  
Colorado Springs, CO 80903  
Weblinks  
[Meeting Request](#) | [Track My Plan](#) | [GIS](#) | [Parcel Info](#) | [Development Applications](#)

-----Original Message-----  
From: [alden@inebraska.com](mailto:alden@inebraska.com) <[alden@inebraska.com](mailto:alden@inebraska.com)>  
Sent: Friday, February 25, 2022 1:53 PM  
To: Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
Subject: File number CPC CU 22-00022 large daycare

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Drew Foxx,

I am responding to a flier I got in the mail referencing a proposed large daycare. My home is on a hill above the property at 8105 Engleton Court. As it is, when the kids are playing in the back yard there is ALOT of noise as would be expected with playing children. This is a average home with a smaller lot. In this case more children in the small back yard would not be a good thing! Also, there is quite a bit of

**PUBLIC COMMENT**

added traffic when the the children are being dropped off and picked up. We have witnessed several close calls with other vehicles turning on and off of Engleton Ct. and Mirage. The house is on a corner and there seems to be a bit of confusion with drivers on who's turning when and where.

Last but not least this is zoned RESIDENTIAL ! The daycare is turning this property into a commercial endeavor. This also opens the door for some other small businesses in a RESIDENTIAL neighborhood. If the daycare wants to expand then get a commercial property and have at it.

If you could see what we see their yard is already crowded. Any more children would be a lot harder to supervise which then becomes a safety concern. My wife and I are against any expansion to this daycare. There is already too much noise, a lot more traffic and a yard that can't handle any more children safely. Again this is a residential neighborhood. Let's keep it that way!

**From:** Foxx, Drew  
**Sent:** Friday, February 25, 2022 1:57 PM  
**To:** Ann Brady  
**Subject:** RE: CPC CU 22-00022

Hey Ann,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Ann Brady <[annb412@gmail.com](mailto:annb412@gmail.com)>  
**Sent:** Thursday, February 24, 2022 10:02 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

RE: 8105 ENGLETON CT.

COLORADO SPRINGS, CO 80920

LARGE HOME DAYCARE

**PUBLIC COMMENT**

Dear Mr. Foxx,

We are opposed to the large home daycare for the following reasons:

- The extra traffic a large daycare will bring to the area.
- The extra noise from up to 12 children yelling and playing outside. This currently is a quiet neighborhood.
- Safety concerns:
  - o The house is located on the corner, next to Mirage, which is a very busy street.
  - o Traffic will be congested due to parents stopping in front of the house to drop off children.
  - o Since the street is a cul-de-sac, there will be congestion from either cars turning around in the cul-de-sac or pulling in and backing out of private driveways.
  - o There will be increased potential for accidents while cars are slowing & perhaps stopping while waiting to turn the corner onto Engleton Ct. and/or waiting for parents in other cars to pull away after dropping off/picking up kids.
  - o Since there is potential for 12 cars to be arriving at the house at the same time, there isn't sufficient room for street parking while dropping off children should they all arrive at the same time – which is possible.
- This is a family neighborhood not a business area. A daycare this size should be in a business area.
- The houses in this neighborhood do not have enough square footage for up to 12 children and is a lot of kids to have concentrated in one house. The back yard for that home is not that large.
- Concerned that having a large daycare in the area will lower home values in the area.
- Having a large daycare in the neighborhood is a negative, not a positive.

Please block the request to have a large home daycare in our neighborhood.

Thank you,  
Ed and Ann Brady

**From:** Foxx, Drew  
**Sent:** Friday, February 25, 2022 12:20 PM  
**To:** Bruce Carlson  
**Subject:** RE: File Number CPC CU 22-00022 = Large Daycare Facility at 8105 Engleton Court

Hey Bruce,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**

*Planner II*

**Office:** (719) 385-5773 / **Main:** (719) 385-5905

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#)

[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Bruce Carlson <[abcarlson@att.net](mailto:abcarlson@att.net)>  
**Sent:** Friday, February 25, 2022 11:56 AM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** File Number CPC CU 22-00022 = Large Daycare Facility at 8105 Engleton Court

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Mr. Foxx,

We wish to object to the proposed expanded childcare plan proposed by our neighbors at 8105 Engleton Court. Specifically, there are already problems with the drop-off/pickup of children at the site. We have experienced issues during the evening pickup time.

The house is on the corner, and the Dang's park a minivan directly in front of their house. Because of this, when people come to pick up their children, they cannot just stop at the curb in front of the

**PUBLIC COMMENT**

house. They must pull past the minivan and attempt to angle in toward the driveway. This leaves the rear of the vehicle in the traffic lane going up Engleton Court. Since the house is directly on the corner, this sometimes results in us having to stop right at the corner of Engleton Court and Mirage Drive when coming home in the evening from westbound Mirage. This creates a traffic hazard on Mirage Drive.

Mirage Drive is posted as 35 MPH, but because westbound Mirage comes down a steep hill just before Engleton Court, many people are exceeding the speed limit by the time they arrive at the intersection thus increasing the danger.

Therefore, we cannot support their proposed childcare expansion.

Bruce and Ashley Carlson  
8155 Engleton Court  
Colorado Springs, CO 80920  
[abcarlson@att.net](mailto:abcarlson@att.net)

**From:** Foxx, Drew  
**Sent:** Friday, February 25, 2022 12:18 PM  
**To:** Chantelle  
**Subject:** RE: 8105 Engleton Ct Daycare

Chantelle,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Chantelle <[brookey44@gmail.com](mailto:brookey44@gmail.com)>  
**Sent:** Friday, February 25, 2022 8:51 AM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** 8105 Engleton Ct Daycare

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

To Whom It May Concern,

I'm writing to you today regarding our concerns for the proposed large daycare located at 8105 Engleton Ct. Colorado Springs, CO 80920. We are concerned about the increase in noise and traffic on our culdesac. We have small children and this increase in traffic is concerning. We've already seen a dramatic increase in the traffic coming into the culdesac to turn around after dropping off kids. We are also concerned about parking as it is located at the entrance to the street. Any increase in traffic over what we are already experiencing is unreasonable.

We feel that this size of business shouldn't be located on a small residential street.

**PUBLIC COMMENT**

Thank you for hearing our concerns,

Jonathan and Chantelle Sharketti  
8140 Engleton Ct.  
Colorado Springs, CO 80920

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 3:11 PM  
**To:** Lee Cole  
**Cc:** Cheryl Cole  
**Subject:** RE: File # CPC CU 22-00022, 8105 Engleton Court

Hello,

Thank you for communicating your support. Your email will be saved for record retention in support of the proposed conditional use (large daycare).



**Drew Foxx (he/him)**

*Planner II*

**Office:** (719) 385-5773 / **Main:** (719) 385-5905

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Lee Cole <[leevcole@gmail.com](mailto:leevcole@gmail.com)>  
**Sent:** Monday, February 14, 2022 7:22 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Cc:** Cheryl Cole <[cherylcole1021@gmail.com](mailto:cherylcole1021@gmail.com)>  
**Subject:** File # CPC CU 22-00022, 8105 Engleton Court

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Mr. Foxx and to others to Whom it May Concern:

Thank you for allowing me to respond to the Development Proposal at 8105 Engleton Court, Colorado Springs, Colorado (Your File Number CPC CU 22-00022).

My wife, Cheryl, and I reside at a neighboring property: 2435 Mirage Drive, Colorado Springs, CO 80920.

We are **in support** of this project proposing a large daycare. The property is large enough to expand to 12 children on site at one time. The hours of operation are well within the hours that the neighborhood is active and the proposed activities will not provide any undue burden on the existing infrastructure. The rear fenced yard is well maintained and, in our opinion, will provide a nice place for the children to play.

Although all of our children are adults living in other cities, we know that the daycare service provided by these homeowners is one that is important to the families with children in our neighborhood. In our

**PUBLIC COMMENT**

view, these neighbors have a proven track record due to their current operations as a small home daycare licensed by the state.

For these reasons, we are in support of this Development Proposal.

Sincerely,

Lee & Cheryl Cole  
Cell: (720) 545-4072

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 3:12 PM  
**To:** Serene Dental Hygiene  
**Subject:** RE: Childcare Zoning Engleton Court

Hello,

Thank you for communicating your support. Your email will be saved for record retention in support of the proposed conditional use (large daycare).



**Drew Foxx (he/him)**  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Serene Dental Hygiene <[lorik.sdh@gmail.com](mailto:lorik.sdh@gmail.com)>  
**Sent:** Thursday, February 17, 2022 3:38 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** Childcare Zoning Engleton Court

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I was told to send my reply to you on my thoughts for the change in small child care business to large childcare business at 8105 Engleton Court. I am not opposed to this change. The owner is very responsible with the children and keeps them in the house or in the fenced yard. They are responsible and quiet. I'm sure we can make requests about the parking and turning around on the street issues if they arise. The house next door has a piano teaching business and has multiple cars parked on the street for 30 minutes at a time and no one is complaining about that! I think it would be ridiculous not to allow the larger childcare business.

**Lori Kinzer, RDH**  
***Serene Dental Hygiene, PLLC***  
***719-290-9804***

**PUBLIC COMMENT**

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 3:12 PM  
**To:** KEITH NESS  
**Subject:** RE: File #CPC CU 22-00022

Hello,

Thank you for communicating your support. Your email will be saved for record retention in support of the proposed conditional use (large daycare).



**Drew Foxx** (he/him)  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** KEITH NESS <[keithness@comcast.net](mailto:keithness@comcast.net)>  
**Sent:** Thursday, February 17, 2022 10:51 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** File #CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

I live directly across the street from the referenced address and see no problems with the changes to the daycare

Keith Ness

**PUBLIC COMMENT**

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 2:40 PM  
**To:** Jane Hammoud  
**Subject:** RE: CPC CU 22-00022 Day care expansion

Jane,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#)   [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Jane Hammoud <[jane.hammoud@gmail.com](mailto:jane.hammoud@gmail.com)>  
**Sent:** Friday, February 18, 2022 5:18 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** CPC CU 22-00022 Day care expansion

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Mr Foxx:

I live on a street adjacent to this project, however here are my concerns. I would not want this project on my street and feel that approval of this project might encourage similar development on ours. I would not want this size of a day care on my street. Engleton Ct is a cul de sac and there is currently very little parking on that street. Doubling the number of cars parking and dropping off children would overwhelm the available street parking, which is already limited because of the way the driveways go into the street. Plus there is already one other home on the street which provides individual services to people and they are parking on the street. Parents can't just let a child run in - they generally must take the child to the door, hence the need to park the car. To claim that this would not happen at similar times when the main purpose for childcare is working parents is optimistic at best. The home is on the corner of Mirage and there is no real place for a car to wait for a space to park on Engleton, without sitting on Mirage, which has had a significant increase in traffic in the past 5 years. Although the

**PUBLIC COMMENT**

applicant states her spouse would be the other provider, there is a good chance that this would not last and another provider would then have to park on the street as well.

I know the community needs child care, but I don't believe that adding 6 more slots to this home is a solution. I wish this provider well and hope she can continue to be successful at the level she is now providing.

Jane Hammoud

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 2:37 PM  
**To:** Jacquelyn Alford  
**Subject:** RE: Planning Development/Proposal 8105 Engleton Court

Hello Jacquelyn,

Thank you for communicating your concerns and mentioning the covenant of your subdivision. I will have you know that the City does not uphold covenants and it is the responsibility of the homeowner to adhere to the covenants set forth on their property. If the homeowner chooses not to abide by their covenant, then then matter shall be handled civilly. Certainly however, your objection has been received and taken into consideration. I will be forwarding your concerns and information provided to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns as well (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. This does not mean that an approval is certain, but I am only informing you of what to expect if an approval is made. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**

*Planner II*

**Office:** (719) 385-5773 / **Main:** (719) 385-5905

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#)

[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Jacquelyn Alford <[jacquelynhalford@yahoo.com](mailto:jacquelynhalford@yahoo.com)>  
**Sent:** Sunday, February 20, 2022 11:34 AM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** Planning Development/Proposal 8105 Engleton Court

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Mr. Foxx,

I am writing this letter to express my concerns with the expansion of an already “unauthorized” business operating within my Subdivision. The Engleton Court Subdivision is governed by a Declaration of Conditions, Covenants, Restrictions and Easements for Trafalger

**PUBLIC COMMENT**

Point Filing No. 1, filed with the El Paso County Clerk and Recorder on September 15, 1992. The purpose of the Declaration [Covenant] is "...to protect the Subdivision's quality residential living environment and also to protect its desirability, attractiveness and value."

The Covenant states, "the Subdivision is hereby subjected to the following easements, covenants, restrictions and conditions, all of which shall run with the Subdivision and shall be binding upon all parties having or acquiring any rights, title or interest in it or any part thereof, and shall inure to the benefit of each Owner thereof."

Specifically, Article I, Section 101, Property Uses states "All Lots and Building Sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any purposes other than for a single-family dwelling. No business, profession of other activity conducted for gain shall be carried on or within any Lot or Building Site."

The Dang family has already established a day-care business in violation of the Covenant. They have done this without consulting any Subdivision homeowners. Now they want to expand their business and again, have not consulted with any neighbors.

The use of this residence as a business creates a traffic hazard when parents drop off and pick up their children by congesting and restricting the entrance to the Engleton Court cul-de-sac. The Dang residence is located on the corner of Engleton Court and Mirage Drive and the Dangs routinely park their vehicles on the street rather than their driveway. Therefore, customers must park in front of other homes or sometimes they double park. This is not safe and the Dangs have never proposed any type of mitigation measures. I have attempted to contact the Dangs with respect to this issue and they haven't responded.

Even with the current size of their business, I have observed their customers illegally making U-turns or three-point turns in front of their residence. I am also opposed to their customers driving to the top of the cul-de-sac to turn around as the increase in traffic will make the Subdivision less safe, especially for those families with small children. Families chose to live here on a cul-de-sac because of the low traffic flow.

Additionally, I have a safety concern due to the fact the cul-de-sac is on a hill and not serviced by city snowplows. After a snowstorm, our road becomes snow-packed and icy, especially at the bottom of the hill where the Dangs live. For those not familiar with this particular condition, stopping conditions can be very deceiving. Needless to say, not being able to stop your car in a place where multiple cars are dropping off / picking up children is not a safe situation.

Finally, I have a concern with the noise associated with the type of business being conducted in a residential neighborhood.

Sincerely,

Jacquelyn H. Alford  
8135 Engleton Court

**PUBLIC COMMENT**

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 2:30 PM  
**To:** Lydia Edwards  
**Subject:** RE: Comments on Development Proposal - File No. CPC CU 22-00022

Lydia,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Additionally, Traffic has been involved with the review of this conditional use. I encourage you to reach out to them regarding your concerns (P: 719-385-5908). Please ensure that you reference either the subject address or city file number. Prior to any approval being made you will receive instructions from me on how to make an appeal. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx (he/him)**

*Planner II*

**Office:** (719) 385-5773 / **Main:** (719) 385-5905

**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

*Weblinks*

*[Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)*

---

**From:** Lydia Edwards <[nathanandlydia@gmail.com](mailto:nathanandlydia@gmail.com)>  
**Sent:** Sunday, February 20, 2022 2:21 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** Comments on Development Proposal - File No. CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Comments on Development Proposal – File No. CPC CU 22-00022

Large Home Daycare proposed at

**PUBLIC COMMENT**

8105 Engleton Court  
Colorado Springs CO 80920

We have concerns about the project proposal to have a large home-based day care at the proposed address. In particular 3 major concerns:

**1. Egress in the case of an emergency**

With the current house at the proposed location, there is concern of egress in the case of an emergency with 12 additional children. When cars are parked on the street, the entry to Engleton Court is reduced to a single lane of traffic. The proposed development location is the only way in and out of our road so in the event of an emergency (fire, medical, or wildland fire in Rampart park) access or egress will be blocked. A plan for people egress at the development location house (into Rampart park or on Engleton Court) and a safe meeting location has not been specified with the development proposal. Considering increases in traffic as described below, we would like an emergency plan to be specified.

**2. Significant increase in traffic to our cul-de-sac**

Presently, with the current small home-based day care at the proposed site there has been an increase in traffic in our cul-de-sac during the pickup and drop-off times. This has meant that during those times it has been more difficult to turn off of Mirage Drive onto Engleton Court out of caution for the additional vehicles or children exiting the home care location. There is concern of causing a backup on Mirage Drive during this time as well. In addition, Engleton Court has 4 homes with younger children who regularly play on the sidewalks and sometimes in the safety of a cul-de-sac. We moved to this neighborhood because of low-traffic. Increased traffic on Engleton Court would add safety concerns for the existing households as well as the 12 children in the day care.

**3. Parking concerns for drop off and pickup**

As is, our neighborhood cul-de-sac on Engleton Court is a minimum of 50 feet street width where most of the edges are occupied by driveways. This limits the number of on street parking spots that do not block driveways. Many of the current residents also utilize the street for parking of extra vehicles. Mirage Drive as the main road adjacent to the proposed site, does not have street parking. This means there is only about 3 parking spaces in the vicinity of the home on average which includes non-driveway locations in front of the proposed location, and in-front of two other houses (which may be used by those homeowners).

Thank you for the opportunity to provide comment on this development proposal.

**Nathan and Lydia Edwards**  
8160 Engleton Ct  
Colorado Springs, CO 80920  
[nathanandlydia@gmail.com](mailto:nathanandlydia@gmail.com)

719-694-0416 (Home)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 2:23 PM  
**To:** Denise Kirby; darrellek  
**Subject:** RE: CPC CU 22-00022

Hey Denise,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Prior to any approval being made you will receive instructions from me on how to make an appeal. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx** (he/him)  
*Planner II*  
**Office:** (719) 385-5773 / **Main:** (719) 385-5905  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#)   [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Denise Kirby <[dkirby96@gmail.com](mailto:dkirby96@gmail.com)>  
**Sent:** Tuesday, February 22, 2022 10:37 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>; darrellek <[darrellek@gmail.com](mailto:darrellek@gmail.com)>  
**Subject:** CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good evening,

We would like to voice our concerns about the proposed large daycare at the corner of Mirage and Engleton Ct. They presently have a small daycare and it already presents a problem. We live on a culdesac and there are only 12 homes on the street. There are already traffic flow problems at the street entrance of Engleton Ct. and there are frequently cars going up in the culdesac to turn around. There is a bottlenecking of cars from cars parked in the road to unload children, car doors open to get children out, and sometimes there are children placed on the street while a sibling is being taken out of the car. This is so dangerous as we have already had several encounters where we have turned right onto Engleton Ct. and there was a car door open and/or a parent or child was standing in the road. If this proposal were to take place there would be additional traffic and this would present a much bigger problem than it already is. Engleton Ct. is a very small street and the amount of traffic we already get is concerning. We paid extra when we purchased our home on a culdesac so we had no traffic, privacy,

**PUBLIC COMMENT**

and a quiet area to live and raise our kids in. This proposal would also present concerns for our property values and due to the amount of additional traffic the safety of our own children.

Thank you for hearing our concerns on this matter,

Darrell and Denise Kirby  
8150 Engleton Ct.  
941-773-2240

**From:** Foxx, Drew  
**Sent:** Wednesday, February 23, 2022 2:22 PM  
**To:** Cindy Waytashek  
**Subject:** RE: File number CPC CU 22-00022

Hey Cindy,

Thank you for communicating your concerns. Your objection has been received and taken into consideration. I will be forwarding it to the applicant as part of their review letter. The property owner will be given the opportunity to respond to your objection in the coming days. Prior to any approval being made you will receive instructions from me on how to make an appeal. During this time, please let me know if you have any additional questions or concerns.

Thank you,



**Drew Foxx** (he/him)  
*Planner 1*  
**Phone** (719) 385-5773  
**Email** [Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)

---

[Weblinks](#) / [Meeting Request](#) / [Track My Plan](#) / [GIS](#) / [Parcel Info](#) / [Development Applications](#)

---

**From:** Cindy Waytashek <[cwaytashek@hotmail.com](mailto:cwaytashek@hotmail.com)>  
**Sent:** Sunday, February 20, 2022 4:56 PM  
**To:** Foxx, Drew <[Drew.Foxx@coloradosprings.gov](mailto:Drew.Foxx@coloradosprings.gov)>  
**Subject:** File number CPC CU 22-00022

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi Drew,

I object to the development proposal. I am one of the first property owners on this street. There were covenants that we agreed to and I have adhered to since living here. One is that no businesses are supposed to be operated from the homes. The Dang's did not consult with anyone before they opened their business nor for this expansion.

While they are very good neighbors, the parents they serve are not. They continually block access to the mailbox and park in front of my part of my driveway. Just last week, they parked across both sides of my driveway dead center preventing me from exiting my home. Yes, it was a short period, but it can take up to 10 min to load kids. I had to drive on my grass/snow to exit my home in order to make an appt. Not a good situation as it is and increasing traffic is not ideal. I've taken my kids to in home daycare and I've always parked in their driveway, first because it's safer and second to not block neighbors.

**PUBLIC COMMENT**

This is a cul-de-sac. I selected this street because traffic should be low. I still have young children under 10. If you allow this project, please put a condition that they park on Mirage or only in their drive when picking up and dropping off. They should not have to drive the entire cul-de-sac when this is a corner home.

Sincerely,  
Cindy Waytashek  
719-896-1002

Sent from [Mail](#) for Windows