

Lange, Peter C

From: Lange, Peter C
Sent: Tuesday, July 12, 2022 9:08 AM
To: Gene Widmer
Subject: RE: 8475 Meadow Wing Circle Daycare (file # CPC CU 22-00054)

Understood and thank you for the input. The applicant has been operating the daycare since August 2017, and they will continue to implement measures to mitigate potential impacts to the neighborhood (i.e. staggered drop-offs/pick-up times, designated outdoor time, etc).

Staff does not assess property values as part of the application process as it is not a listed review criteria in the City code.

Have a great day.



Peter Lange
Planner II – Central Team
Land Use Review
City of Colorado Springs
Office: (719) 385-2229
Email: Peter.Lange@coloradosprings.gov

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From: Gene Widmer <ghwidmer@gmail.com>
Sent: Tuesday, July 12, 2022 7:43 AM
To: Lange, Peter C <Peter.Lange@coloradosprings.gov>
Subject: Re: 8475 Meadow Wing Circle Daycare (file # CPC CU 22-00054)

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Peter,

I respectfully disagree with everything you stated. There is no six foot fence. You cannot mitigate the noise nuisance during daytime hours, you cannot enforce staggered drop off hours, and it will effect property values. I, like many others, would not consider living next to a day care center.

Thank you,
Gene and Lynda Widmer

Sent from iPhone by Gene Widmer

On Jul 11, 2022, at 9:00 AM, Lange, Peter C <Peter.Lange@coloradosprings.gov> wrote:

Morning Gene,

Thank you for your comments pertaining to the project located at 8475 Meadow Wing Circle. My responses to your comments are provided in red text. Have a great day.

Traffic will become an issue on the two cul-de-sacs adjacent to the daycare location. With potentially twelve vehicles dropping off and picking up young children during morning and evening hours, there will be vehicles traveling down the cul-de-sacs to turn around. Alternatively, traffic congestion will result if twelve cars are lined up to turn around using the driveway of the daycare. To avoid that situation, people will resort to dropping their children off across from the mailboxes on Tahoe Rim Drive. Also, small children can climb a four foot fence, which can also present a dangerous situation along Tahoe Rim Drive. These are potential safety issues that should be taken into consideration. **The applicant currently has and will continue to have staggered drop-off and pick-up times to minimize potential traffic impacts. Parents arriving and departing with their children will park their vehicles in the two car-driveway and the daycare will have staggered drop off times from 7:00 AM to 8:00 AM and staggered pickup times from 3:00 PM to 5:00 PM to minimize parking or circulation impacts. Children will not be permitted to play in the front yard of the property, but rather, only in the backyard which has an existing six-foot tall fence which will prevent children from climbing over the fence.**

Twelve children at play will create a noise nuisance for the neighbors in the immediate vicinity. In addition, some neighbors will consider the playground equipment to be an eyesore and not consistent with the other visual amenities of the neighborhood. The traffic congestion, safety concerns, increased noise, and visual issues will combine to reduce property values near the proposed land use change. **The applicant currently has and will continue to have staggered drop-off and pick-up times to minimize potential traffic impacts. Parents arriving and departing with their children will park their vehicles in the two car-driveway and the daycare will have staggered drop off times from 7:00 AM to 8:00 AM and staggered pickup times from 3:00 PM to 5:00 PM to minimize parking or circulation impacts. Visual impacts will be minimal as the side and rear yard have a six-foot tall fence which will minimize the views of the existing play equipment and the applicant is not proposing any additional play equipment at this time. In regards to noise, the applicant has designated times for the children to utilize the play area in order to minimize noise impacts to the surrounding community. The designated outdoor times will be from 9:00 AM to 5:00 PM.**

I am also concerned about the precedent that this establishes. What other home businesses might be encouraged to apply for a change in use? I am not sure what would be allowed with a special review or variance, but any change from strictly a residential use could be potentially detrimental to the integrity of the neighborhood. **The applicant is not requesting a change of use. Section 7.3 of the Banning Lewis Ranch CC&Rs identifies that "a child daycare facility within a residence does not comply with the CC&R requirements but may nevertheless be allowed in circumstances if a variance for such use is considered**

advisable by the CEC or the Operating District". The applicant applied for a Variance with the Banning Lewis Ranch Metro District and the request for a home daycare was approved in September 2017.



Peter Lange
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 *Please consider the environment before printing this e-mail.*

From: Gene Widmer <ghwidmer@gmail.com>
Sent: Thursday, July 7, 2022 7:06 PM
To: Lange, Peter C <Peter.Lange@coloradosprings.gov>
Subject: 8475 Meadow Wing Circle Daycare (file # CPC CU 22-00054)

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We wish to protest the expanded daycare use of the property for the following reasons.

Traffic will become an issue on the two cul-de-sacs adjacent to the daycare location. With potentially twelve vehicles dropping off and picking up young children during morning and evening hours, there will be vehicles traveling down the cul-de-sacs to turn around. Alternatively, traffic congestion will result if twelve cars are lined up to turn around using the driveway of the daycare. To avoid that situation, people will resort to dropping their children off across from the mailboxes on Tahoe Rim Drive. Also, small children can climb a four foot fence, which can also present a dangerous situation along Tahoe Rim Drive. These are potential safety issues that should be taken into consideration.

Twelve children at play will create a noise nuisance for the neighbors in the immediate vicinity. In addition, some neighbors will consider the playground equipment to be an eyesore and not consistent with the other visual amenities of the neighborhood. The traffic congestion, safety concerns, increased noise, and visual issues will combine to reduce property values near the proposed land use change.

I am also concerned about the precedent that this establishes. What other home businesses might be encouraged to apply for a change in use? I am not sure what would be allowed with a special review or

variance, but any change from strictly a residential use could be potentially detrimental to the integrity of the neighborhood.

Having worked as certified real estate appraiser and as a land use and transportation planner, I have some experience with these types of land use changes and there unintended consequences. Any potential home buyer will weigh these considerations in deciding where to buy a house.

Thank you for considering our comments.

Sincerely,

Gene and Lynda Widmer
8595 Meadow Wing Circle

Sent from [Mail](#) for Windows