

Serrano, Ana G

From: Amber Gipson <alynn5498@gmail.com>
Sent: Saturday, February 8, 2020 2:02 PM
To: Serrano, Ana G
Subject: Proposed Daycare 5975 Faxon Court

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Regarding CPC CU 20-00016 proposing a 12 person daycare at 5975 Faxon Court, we would strongly oppose approval of this development. Faxon court was poorly planned when it comes to parking and traffic. On street parking is full as there are very few spots available. Additionally the onstreet parking makes navigating the street very tight. Adding an additional traffic flow morning and night will cause major issues for homeowners trying to access their properties. We also have several individuals who require medical transportation and delaying or blocking access to those vehicles could have severe consequences.

There will be a huge increase in the problem we already have with double parking and blocking driveways as the available parking is not adequate. Let us be clear we will call police and tow, if this is approved, as many times a day as needed.

Noise is also an issue in that people coming and going at all hours of the day. In home daycares tend to have different/More flexible hours than a regular daycare facility which means there's more leniency for people to show up at 6 AM and leave late at night. Unfortunately, people are generally inconsiderate and are not respectful of the neighborhood especially when they don't live in it.

The other concern we have is for safety. There are no play areas in our cul de sac except for the street. Increasing children in the neighborhood increases the risk of them being hit by a car. It's already a situation where we are driving 2 miles an hour because we cannot see kids running in the street between the parked cars. Not to mention those who refuse to get out of the street.

This is a terrible idea for this neighborhood and we do not support this project at all.

Thank you

Amber and Jimmie Pine

Serrano, Ana G

From: Charles Gingrich <gforce413@hotmail.com>
Sent: Sunday, February 9, 2020 7:31 AM
To: Serrano, Ana G
Subject: Development Proposal

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File Number CPC CU 20-0016

We have lived down the street from this residence for about 13 years, so we want to thank you for letting us know about the development proposal for 5975 Faxon Court.

However we do have concerns. Our neighborhood already has parking issues. This residence is on the end of a cul-de-sac and they themselves have 5 cars to park, with no garage space. Our mailbox is right by this residence and most of the time they have so many vehicles parked in their driveway, because there is no where else to park, we have to walk in the street to get our mail. Why the mailman hasn't complained, I am not sure. There are 4 houses between us and this residence. With the 5 cars that these people own there is a total of 14 cars that try to park on our side of the street. There is the same situation on the other side of the street. NO WHERE TO PARK! We have come home with our driveway blocked. Quite frankly, we are strongly opposed to the added traffic or parking issues a day care would add to the problem.

Sincerely,
Residents of 6065 Faxon Court

Serrano, Ana G

From: Heidi Carey <carey0n@yahoo.com>
Sent: Tuesday, February 4, 2020 12:43 PM
To: Serrano, Ana G
Subject: File # CPC CU 20-00016

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To All It May Concern,

I have reviewed the project description items on the city's website for the proposed Large Daycare Home for 12 Children on Faxon Ct. I recommend that someone from the city planner's office drive down this court. I am very opposed to this project for several reasons.

The location is on a narrow, short cul-de-sac. The lot sizes are quite small and many residents park on the street; thus creating one-way traffic. Additional traffic will put the children who reside in the cul-de-sac at greater risk. Congestion will not only be a significant problem but a safety hazard as well.

I was a licensed in home daycare provider for 9 years. After viewing the plans and researching the structure, I firmly believe that 12 children cannot be safely accommodated in the home. For good reasons, in home child care should follow limits regarding number of children based on square footage.

Also I am concerned about the increase in noise that will affect the neighborhood. Finally, the issues mentioned above will affect the property values of those who own homes in the area.

Again, because of the aforementioned reasons, I am opposed to the project of
File Number: CPC CU 20-00016.

Thank you for providing a forum for input.

Sincerely,

Heidi Carey
5285 Renault Ct80922

Serrano, Ana G

From: Julie Beidler <julieb9@hotmail.com>
Sent: Saturday, February 8, 2020 2:39 PM
To: Serrano, Ana G
Subject: Development Project at 5975 Faxon Court - File #: CPC CU 20-00016

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Ms. Serrano,

We received notification of a potential development project at 5975 Faxon (Faxton) Court, Colorado Springs, CO 80922. My husband and I reside at 5925 Faxon Court, so we live in the dead-end circle of this cul-de-sac.

We are opposed to this potential twelve child daycare center. As you can see from the project map contained on our notice, this is a small street, not a through street, but a cul-de-sac. There is very limited parking. When we moved onto this street several years ago, many of our neighbors had small children. Now these children are driving and have their own cars. Several of our neighbors own 4 or more vehicles which requires them to park either blocking sidewalks and/or parking along the curbs and, frankly, in the middle of the street (in the dead-end circle of the street).

I cannot imagine adding a business to this residential street that would add an additional potential of twelve more cars that would be entering and exiting our street at the same time the residents would be leaving and returning from work. I can assume these vehicles will be turning around in the dead-end circle portion of our street. Further, I am not sure where these clients would park their vehicles while dropping off and picking up their children. I oppose this additional traffic to our small, already crowded street.

On the late afternoon of Friday, February 7, 2020, as my husband and I were leaving our house and drove past 5975 Faxon Court, we noticed that they had 4 vehicles parked in their driveway, two of which were blocking the sidewalk. Again, I am not sure where their clients will park when they do not appear to have the space to accommodate these extra vehicles.

If you have any questions for me, please feel free to reply to my e-mail.

Thank you.

Julie and Robert Beidler
5925 Faxon Court

Serrano, Ana G

From: StubbyKaye24 <StubbyKaye24@protonmail.com>
Sent: Wednesday, February 5, 2020 4:40 PM
To: Serrano, Ana G
Subject: CPC CU 20-00016

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Ana,
I have lived on Faxon Court since May of 1996. Currently there are families living in each of the 23 single residences on Faxon Court West of Anna Lee Way. Each residence has a minimum of two vehicles (some have more) and in recent years on-street parking has been an issue. Some of the residents have resorted to parking vehicles on Anna Lee Way due to lack of parking space on Faxon Court. Delivery truck drivers often have to backup to return to Anna Lee Way because there is not enough room at the end of the cul-de-sac to turn around safely.

The mail carriers serving this area have complained about residents blocking the mailboxes making delivery a frequent problem. At different times of the day there are four vehicles (including a commercial pickup truck) parked on the driveway at 5975 Faxon Court. Two of these four vehicles block the sidewalk and residents have to walk in the street to reach the mailboxes.

A large daycare home for twelve children will just exacerbate an already irritating parking situation on Faxon Court.

Thank you in advance for allowing residents to comment on this proposed development.

Sent with [ProtonMail](#) Secure Email.

Serrano, Ana G

From: troseb@juno.com
Sent: Monday, February 10, 2020 8:52 PM
To: Serrano, Ana G
Subject: CPC CU 20-00016

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Gaby Serrano,

I received a green notice in the mail notifying me of a potential development project near my home on Faxon Court. The request is for a Large Daycare at 5975 Faxon Court. I am concerned about having more traffic on our already congested street. A lot of cars park on both sides of our street and there is really no extra parking. If the daycare allows more children and thus brings in a larger number of vehicles for drop off and pick up times, would that make it harder for residents to get in and out?

Thank you for your time,
Tiffany Brown