

Teixeira, Rachel

From: Irmgard von der Gathen <ivondergathen@comcast.net>
Sent: Monday, September 17, 2018 3:53 PM
To: Teixeira, Rachel
Subject: 9 Upland Road

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Hello Mrs. Teixeira,

We object strongly to any rezoning or other permits for the establishment of a private school in this residential neighborhood.

I am a loss as to why the Montessori School should fall under a "*Necessary Human Service*" since it is a **luxury** that only people of a certain income groups can afford. Public schools are a necessity, but Montessori schools are an expensive option! Their fees range from \$ 400 a months to \$ 11,000 per school year!

Therefore this permit should definitely not be granted under the guise of a "Day Care Center" which it obviously is NOT!

My husband I are also wondering as to why this special permit is still being pursued with so may neighbors objecting. It was clear that the only 2 letters in support came from people who have children enrolled in the school and come from other neighborhoods to transport their children here, causing the additional traffic impact.

The additional traffic generated by 12 cars coming daily to drop off and pick up children will create a big problem and encumber traffic on narrow Upland Road which feeds already six other streets, namely Midland, Thayer, Alta Vista, Leaming, Sanford, as well as Plainview and West Point.

There are no children in Broadmoor Heights that attend this school. That means that all traffic to bring the children comes from other neighborhoods. 12 cars coming means slamming doors twice for drop off and twice for pick up, that is 48 times car door slamming creating additional noise for immediate neighbors who moved to this neighborhood for its quit serenity.

Again, we object strongly to any rezoning or other permits for the establishment of a private school in this residential neighborhood.

Mr. and Mrs. Paul and Irmgard von der Gathen

7 Thayer Road

Teixeira, Rachel

From: johnst21@comcast.net
Sent: Tuesday, September 18, 2018 9:28 AM
To: Teixeira, Rachel
Subject: 9 Upland Rd. CPC CU17-00045 development proposal

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Dear Ms. Teixeira,

We are once again writing to express our opposition to a day care expansion at 9 Upland Rd. We agree with all of the other neighbors who mention zoning, traffic, narrow passageway on Upland, icy conditions in the Winter, home depreciation, opening up our residential neighborhood to other businesses, etc.

From our last meeting it is clear that the great majority of the neighborhood was against this project, yes Sarah has a few supporters and that's positive, but after reviewing the last written responses, most of her support comes from her customers point of view and don't live in Broadmoor Heights. We want to keep our neighborhood a single family, residential area. This project opens the way for other businesses. This is not personal. We love children, dogs, and all the wildlife and natural beauty of the foothills. This project has the potential to devalue our neighborhood and the surrounding areas.

Thank you in advance for your attention to this matter. Charlie and Stephanie Johnston
21 Upland Rd.

Teixeira, Rachel

From: Markel, Kim <kim@markellawfirm.com>
Sent: Tuesday, September 11, 2018 12:49 PM
To: Teixeira, Rachel
Subject: CPC CU 17-00045/9 Upland Road

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Ms. Teixeira:

I represent Barbara Cooper who is an owner of 11 Thayer. My client strongly opposes the application and requests it be denied.

Thank you.

Kimberly A. Markel
Markel Law Firm, PLLC
106 Old Town Blvd. S.
Argyle, Texas 76226
Phone: (940) 240-1031
Email: kim@markellawfirm.com



MARKEL LAW FIRM

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Teixeira, Rachel

From: RACHEL ROCKS <rachrocks@mac.com>
Sent: Tuesday, September 18, 2018 2:28 PM
To: Teixeira, Rachel; Sunderlin, Katie
Subject: Opposing Large Home Day Care on 9 Upland Road

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As written upon the first notification of this proposal, I oppose a large daycare in this residential area. I am unable to attend the upcoming meeting. I reside at 29 Leaming Road just up the hill from the proposed site.

We are zoned for residential and not for commercial businesses. Our streets are too narrow to support additional traffic and adding more traffic and parked cars on a downhill stretch beyond a blind curve poses a safety risk to neighbors and anyone in the neighborhood. There are no sidewalks and only a 2 lane road with no shoulder.

Homes were purchased in a residential area because we wanted this—to be away from commercial entities bringing in more traffic and people to our neighborhood.

Roads in winter are rarely plowed and this will be an increased risk with the snow and ice on a downhill stretch with a curve creating an even more dangerous situation.

There is also concern as we frequently have mountain lion and bear in the neighborhood. Also there is the potential for increased noise with additional children outside.

Please deny the request for this expansion.

Sincerely,

Rachel Rocks
29 Leaming Road
719-233-0100

Teixeira, Rachel

From: Jim and Cheryl Strang <jcstrang@live.com>
Sent: Tuesday, September 18, 2018 8:24 PM
To: Teixeira, Rachel
Subject: Fw: File # CPC CU 17-00045

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From: Jim and Cheryl Strang <jcstrang@live.com>
Sent: Tuesday, September 18, 2018 7:32 PM
To: Jim and Cheryl Strang
Subject: Re: File # CPC CU 17-00045

Ms. Teixeira,

Enclosed is a previous correspondence to you concerning the proposed conditional use permit request at 9 Upland Rd. None of the concerns have been addressed. We are still VERY MUCH Opposed to this permit. I will be at work on Sept. 20 , & will not be able to attend a daytime meeting downtown.

To push this further is like sacrificing the safety of the children for someones financial gain.

Respectfully,

Dr. & Mrs. James Strang

2 Upland Rd. 80906

From: Jim and Cheryl Strang <jcstrang@live.com>
Sent: Wednesday, May 10, 2017 4:58 PM
To: rteixeira@springsgov.com
Subject: File # CPC CU 17-00045

Ms. Teixeira,

We received the notice from your office of the request for a conditional use to allow a large home daycare for 7-12 children of the Single-Family Residential Property at 9 Upland Rd.

As residents of the neighborhood, we have several concerns which require consideration. These topics ultimately address the SAFETY of the families & children using this daycare business, as well as the SAFETY of the neighbors, visitors, and the value and quality of the conditional use to the neighborhood.

1) Upland Road is a residential road serving a neighborhood. Not a road designed for traffic coming and going to a registered and operating business facility.

2) The intersecting roads at the property of issue are also residential roads (Westpointe & Plainview). The Single-Family Residential Property at 9 Upland Rd. is located in-between a blind curve and a 4 way intersection.

3) There are no sidewalks in the area.

4) None of the above named streets are marked with either dividing center lines, or painted street parking spaces. Further, the resident is already parking cars in the yard and cannot meet the requirements, within their driveway, whether parking or dropping off, to meet the projected increased traffic.

5) Currently the traffic on the above roads is not limited to one side of the road or the other, therefore the normal traffic typically takes (as a habit) "their side of the middle or more of the road". This is a safety concern for all people in the area.

6) Concurrently, in this residential area , just as in front of #9 Upland Rd. there are neither CAUTION signs , nor PEDESTRIAN CROSSING SIGNS.

7) Driving down Upland Rd. from the top of the hill, # 9 Upland Rd. is approached after a " limited sight distance curve". With the limited parking space of the driveway this will cause increase traffic congestion in the neighborhood.

The logistical reality of the private driveway connected to the home is that there will not be adequate space for 12 cars with both adults & children to enter , unload & load, and simultaneously back out into Upland Rd. Therefore some will simply use Upland Road as both a parking spot & place to move the children in & out of their cars. Yes, some will choose to park across the street, they will walk or carry the children across the street (without a crosswalk).

The Applicant stated in her letter to the Planner that she is already exceeded her limit of students based upon her existing permit. She may not be providing care to more than 6 children at one time, but having 10 children enrolled in a program is crossing the line of ethical business. Further, if the applicant wishes to enlarge her business, she should do so in an area that will not cause harm to a neighborhood and allow her to maximize her ability. This request for a "conditional use" is also in violation of the Review Criteria of Page 5 of the Development Plan, Conditional Use and Use Variance Submittal Checklist.

There seems to be two questions that simply need to be addressed, "How will the patrons of the DAYCARE be controlled (required) to only use the driveway of #9 Upland Rd. to unload & load the children, while not blocking the traffic flow on Upland Rd.?" Secondly, considering the fact of recent tragic DRIVER/PEDESTRIAN accidents in Designated School Crosswalks, " Who will be monitoring the traffic flow on Upland Rd. while the children are being moved from the cars to the school?" Please see recent articles in The Gazette Jan.13, Jan. 27, & Feb. 2, 2017 of Colorado Springs children struck by cars while in designated crosswalks resulting in critical injuries or death.

Lastly, considering the nature of our Forrest /Hillside neighborhood, how will all of these children be evacuated in the event of a fire similar to the Waldo Canyon fire? I well remember trying to get to our daughter's home just off Woodmen Rd. & not being allowed to enter the neighborhood to help evacuate during the fire.

It should be evident , MS. Teixeira, that these safety concerns will need to be satisfied by the Principals of the DAYCARE & the Planning & Community Development Department.

Additionally, do you recommend a Community (80906) NEEDS ASSESSMENT Survey for this type of request. This information could be helpful to the community in this case as well as in future requests.

Respectfully submitted,

Dr. & Mrs. James M. Strang, Jr.

Teixeira, Rachel

From: tldefoe@aol.com
Sent: Sunday, September 9, 2018 11:05 AM
To: Teixeira, Rachel
Subject: 9 Upland Rd

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My name is Terri DeFoe and I have a home around the corner from 9 Upland Rd, I am at 8 Thayer Rd.

I am very much opposed to the rezoning of 9 Upland Road to allow for a large daycare. This area is zoned R/HS and when we purchased our house last fall that was one thing we were very much aware of. We wanted to live in a quiet neighborhood where we could walk the dogs and be outside without a lot of traffic.

By changing the zoning on this property you could very well be doubling the amount of traffic we will experience as she is wanting to double the number of children she has onsite.

There is also the question of our property values, how does this help our neighborhood maintain its property values and/or help our neighborhood in general. I understand both of her neighbors have opposed this request and they are the ones who live with the traffic and disruption on a daily basis.

And with that being said...was there a reason her supporters needed to bully and try and intimidate two elderly gentlemen who opposed this? There was no reason for them to be rude or disrespectful to her neighbors.

In finishing, again we are very much opposed to this rezoning as we are a quiet, peaceful neighborhood and we would all like to keep it that way.

Respectfully,

Terri DeFoe
8 Thayer Rd.