

Lange, Peter C

From: bvandoren01 <bvandoren01@comcast.net>
Sent: Monday, March 6, 2023 11:24 PM
To: Lange, Peter C
Cc: Jeanette Van Doren
Subject: CUPD-22-0015

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TO: Peter Lange
DATE: March 6, 2023

SUBJECT: CUPD-22-0015

We live in the neighborhood that will be negatively impacted by notice CUPD-22-0015, a proposal to further expand the approved day care facility at 50 Mikado Drive. We are very concerned. That property is half a block away from Rockrimmon Elementary School. They are asking to be allowed up to 12 children rather than the current 6, including children up to the state maximum age of 18.

We know this area very well. Our daughter went to Rockrimmon Elementary, one of us coached classes there, and it was our precinct voting location. Long ago, we considered buying property across the street from the school, but our realtor discouraged us because of the congestion at that location. It is a narrow street that ends in the school's extremely small parking lot that serves as the turnaround for traffic. Twice a day or more, the street and that tiny lot are clogged with auto traffic, school buses and children walking to or from the school. It has been a jam-up in that area for more than 50 years; adding any vehicles or children would multiply the already considerable risk of an accident excessively. At the end of the school day, cars are lining the street well past the area of 50 Mikado. The increased foot and auto traffic of both the day care facility and the school would mingle and increase the risk of serious accidents. It is disturbing that this application does not address the safety of the children. Apparently the only consideration is more business for the day care facility.

The subject notice came to us from CONO because of our connection to our Golden Hills HOA. We are concerned because children from our neighborhood go to this school – the 1,000-ft limit of notification is sorely inadequate because almost all the impacted school children and their families live considerably further away.

Please consider what a significant safety risk any expansion of this day care facility represents.

Regards,

Edmond and Jeanette Van Doren
6565 Bull Hill Court
719-338-3090

Lange, Peter C

From: Sue Malone <malonecic@comcast.net>
Sent: Monday, March 6, 2023 5:45 PM
To: Lange, Peter C
Cc: 'Diversified Association Management'
Subject: RE: CUPD-22-0015 (50 Mikado Drive) Response to Comment letter

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Mr. Lange, I want you to know that today, at about 12:10 in the early afternoon, I was almost T-boned by someone coming out of the so-called “child care” center. I was heading in an easterly direction to exit out of Mikado Drive. As I approached the area of the child care center, I cautiously slowed down and glanced up towards the cul-de-sac. I noted that there were three cars parked in the so-called “dedicated” parking places, a fourth car parked in the driveway of the child care center, and a fifth car driving out of the cul-de-sac. THIS WAS SHORTLY AFTER NOON IN THE MIDDLE OF THE DAY. The fifth car came barreling down the slope and proceeded into Mikado Drive without even stopping, evincing the behavior I have previously described to you of school parents driving on this street: they have a single-minded self-centered goal to get their precious children to and from school and seem to treat our neighborhood as a troublesome nuisance in the way of them accomplishing their goal as fast as they can so they can dash off to work or home or wherever they go. They are always in a hurry. They always travel faster than those of us who live here. They have little or no regard for our street and neighborhood. I quickly swerved to the right, and the driver of the car belatedly took note that, oh!, oops!, there was someone else on the street she “owned”, and she finally hit the brakes. Her car was about halfway into the street when she finally halted, and I had narrowly avoided being T-boned.

Several issues to note here:

[1] THIS IS FOR JUST 6 CHILDREN. 12 children will be a disaster in the making, and I repeat my warning in my earlier comments against allowing this child care center that there is no doubt whatsoever that sooner or later, there will be crashes at this junction point. Should our crashed residents include your Planning Department when we sue for liability damages? Consider yourself on notice that one or more crashes at this spot are inevitable should you allow this to go forward, and you will be partly to blame if you allow this usage.

[2] The applicant for the child care license blithely asserts that there will only be a few cars in the morning for drop-off and in the afternoon for pick-up, both during narrowly circumscribed times. THIS IS NOT TRUE. I regularly see multiple vehicles parked on the cul-de-sac and entering and exiting at all hours of the day. AND THIS IS FOR JUST 6 CHILDREN. If there were 12 children there, the “parking lot” would be full and the traffic in and out doubled.

[3] The applicant for the child care license called the spaces for parking on the cul-de-sac “dedicated” parking spaces. But they were not dedicated for her exclusive use for a private commercial business. The houses on the cul-de-sac are placed in such a way that they have no front-lawn on-street parking places in front of them, as do all the houses on the flatter and straighter Mikado Drive. They also have exceedingly steep driveways, making parking on their driveways quite hazardous, and impossible during icy conditions. I suspect that the developers made space for that handful of parking places on the cul-de-sac as an alternative for the lack of front-of-house on-street parking that other houses in the development had. The child care owner intends to hog all of these parking places to line her own pockets, to hell with the neighbors. While the HOA forbids the permanent parking of cars on the streets, there are always daily needs for short-term parking for all residents: a place for the plumber to park making a house call, a place for moving vans or U-Hauls to park for people moving, a place for multiple attendees to park for your three-year-old’s afternoon birthday party, a place for a couple of friends to park to stop by for coffee, a place for the landscape company to park their trucks, room for the garbage trucks to pick up garbage (how are they going to turn around when all those “dedicated” parking places are permanently taken up?), and the list goes on. These neighbors on the cul-de-sac – even

the ones who right now might think the child care center will be no problem – are going to be singing a different tune when they realize there is no place for their adult children to park the car by their houses for a visit, or when they go to sell their houses and potential buyers notice all the parked cars crowding the cul-de-sac and say “no thanks”, thereby lowering the market value of these houses, and indirectly the market value of all of our houses in this HOA area. AND THIS IS FOR JUST 6 CHILDREN.

[4] I am now in my 70s. In my younger years, I occasionally took care of other peoples’ children, no more than a couple at a time and no more than short-term. Anyone who has done this knows that working parents are a nightmare: they arrive too early or too late, they are always in a hurry to dump the kids and get to work, children who were supposed to be picked up at 4:30 were sometimes still languishing tired and hungry and crying in my house as late as 6:30 or 7:00 PM, when the working parent hurries in, all “oh dear, I’m so sorry, but...” I guarantee you that the traffic will be constant and scattered throughout the day. I only ever took care of a couple of extra kids. Right now there are 6 kids up there, and there is already a noticeable impact. 12 CHILDREN WILL BE A NIGHTMARE FOR THIS STREET.

I read the letters from other residents on your website and note that the number of NO letters seems to be roughly 97% or more, and that at least one “OK by me” letter-writer changed her mind after reflection. PLEASE, PLEASE LISTEN TO US! This is no place for a child care center. This homeowner is abusing her ownership in this HOA. They only recently purchased the house, and I am speculating that they probably purchased it with the express purpose of turning it into a child care center, eyeing the so-called “dedicated parking” as something she could just take over for her own. They knew, or should have known, what the covenants said. They didn’t care. They are abusing everyone in this neighborhood to line their own pockets. They went ahead and set up the child care center for 6 children, wholly without permission or notice or request. They didn’t care. They are ramming this down our throats. I can’t imagine that they would want to pursue this after seeing letter after letter after letter of residents and neighbors vehemently opposed to a child care center in our midst. They are not behaving as the friendly, caring and belonging folks they are making themselves out to be. They need to take a deep breath and reconsider this whole travesty, and stop it themselves.

The Planning Department needs to deny this request to turn the child care center into a center for 12. Then the HOA needs to sue the owners of the existing child care center for 6 kids to cease and desist and to remove the existing child care center from this HOA.

Sue M. Malone

148 West Mikado Drive
Colorado Springs CO 80919
719-598-4310
smalone@alum.vassar.edu

From: Lange, Peter C <Peter.Lange@coloradosprings.gov>
Sent: Monday, February 27, 2023 11:52 AM
Subject: RE: CUPD-22-0015 (50 Mikado Drive) Response to Comment letter

Hello,

One thing missing from the email I sent out this morning would be the meeting time. To clarify, the meeting will be held on March 8, 2023, the meeting time is 9:00 AM, and the location is 2880 International Circle, Hearing Room 2nd floor.

From: Lange, Peter C
Sent: Monday, February 27, 2023 7:42 AM
Subject: RE: CUPD-22-0015 (50 Mikado Drive) Response to Comment letter
Importance: High

Good morning everyone,

I hope you all had a nice weekend.

The public notices for the public hearing are being distributed and it looks like the date/time may be missing from the notices. I wanted to inform you all the hearing will be held on **March 8, 2023 at 2880 International Circle, Hearing Room 2nd Floor**. If you all aren't able to attend in person and would still like to participate, the City does have a phone number call-in feature. Provided below is the information to call in.

Phone number: 1 720-617-3426

Conference ID: 503 838 788 #

Should you all have any questions, please let me know.



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

Links:

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

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From: Lange, Peter C
Sent: Tuesday, January 10, 2023 2:03 PM
Subject: CUPD-22-0015 (50 Mikado Drive) Response to Comment letter

Hello,

Thank you for providing comments pertaining to the Conditional Use Development Plan application located at 50 Mikado Drive. I would like to make it clear that City staff noticed the application correctly and this is a Conditional Use Development Plan application rather than a Rezone which was referred to in a few of the comment letters that I received.

Attached is a response to comment letter which was drafted by the applicant and it addresses the primary concerns received during the public comment period.

This application has not yet been scheduled for a public hearing, but staff is targeting a potential hearing in the next month or so. You all will receive another public notice and a poster will be placed on the project site once a public hearing date has been finalized.

Should you have any comments about the attached letter, please let me know.



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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