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8105 Engleton Ct.

Colorado Springs, CO 80920.

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Land Use Review City of Colorado Springs

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Project Narrative:

The City of Colorado Springs has permitted me to have a small daycare in my residence and I am licensed by the State of Colorado to do so. I have been in compliance and have consulted with the State of Colorado. Additionally, inspection of the residence is also conducted annually by the state. I currently care for six full-time children and two part-time children. My hours of operation are Monday - Friday from 7:00am-5:30pm. I am closed on weekends and all federal holidays.

There was a common concern about the increased traffic flow; however, parents drop off and pick up their children at staggered times so that there is low traffic congestion. At a maximum, parents take less than 5-10 minutes to load and unload their children into and out of the vehicle. At most, there have been only 2-3 vehicles parked at the residence simultaneously for drop-off/pick-up. If driving up the cul-de-sac or parking on neighboring properties is a concern for the safety of your children or whoever is outside at the time, a request can be made to have the cars restricted to my residence only as I have potentially 5 parking spaces available in front of my home to accommodate for. There are three parking spaces available on the curbside and two available on the immediate driveway.

Another request is to have parents directly park on my driveway instead of the street as that was also a concern for the safety of pedestrians. This can mitigate potential dangers with the drop-off/pick-up process. Driveways are large enough for parents to easily reverse and maneuver

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their way in and out of the street. Over the past few years that I have lived here and worked on my home childcare, there have been no major incidents of heavy traffic on the Mirage road.

As a courtesy to my neighbors, I do not take the children outside before 9:30 am. The children are never permitted outside unless in an enclosed space. I've had a small daycare in my current residence for over three years and there has never been a noise complaint. In addition, the state code 12 CCR 2509-8 requires an outdoor area must provide a minimum of seventy-five (75) square feet of space per child for a group of children using the total play area at any one time. The total play area must accommodate at least thirty-three percent (33%) of the licensed capacity of the center or a minimum of 1500 square feet, whichever is greater. The lot size of our house is 9,533 sq. ft. The space is large enough to hold all children playing in the backyard. Furthermore, I have two providers including myself that can rotate groups as well. For example, six children can be supervised for participating in indoor activities with one provider and the other six children participating in outdoor activities with the other provider.

The site is zoned R-6000/ DF (Single-Family Residential with design Flexibility Overlay) is .22 acres in size, and located at 8105 Engleton Court. Staff finds that the application is largely acceptable. In accordance with the history and safety of this residence, there has never been flooding and stormwater quality and storm water mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering department.

I've been working with children for over fifteen years now and I take tremendous pride in shaping young minds to better our future. I would like to obtain a large home daycare permit, so that I may care from seven (currently) to twelve full time children in the future. If I am granted a large home daycare permit, then I will change my license capacity with the State of Colorado. My hours and days of operation will stay the same and no changes will be made inside or outside of my residence.

Being permitted for a large daycare, would benefit the community in allowing me to provide more quality care for children. Right now there is a dire need for more full-time availability in licensed daycare residences.

Thank you for your time and consideration.

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