

Dec 20, 2020
City of Colorado Springs
Land User Review
30 S. Nevada Ave., Suite 710
Colorado Springs, Co 80903

ATTN: Matthew Alcuran, Planner

RE: Large Daycare Zoning Request - CPC CU 20-00121 - Responses

Dear Matthew,

Here are the responses to the comments you received via mail/e-mail.

Brandon (3910 Thundercloud Dr)

Right now, we have an existing daycare of 6 children with 2 before and after school all approved by the zoning board of Colorado Springs and the State Daycare licensing requirements. This daycare has been in business for 3 years now. Adding an additional 4 kids (our plan) does not affect any of the current zoning of our neighborhood. In reference to increased traffic. At best, the increased traffic would only amount to 4 additional cars. In response to icy roads. I have lived in this neighborhood for almost 17 years and while I agree that the winter/cold season can make road slippery and icy at times I cannot recall any accidents with the exception of a garbage truck flipping on its side at Contrails and Thundercloud. In this day and age of home deliveries with Amazon/UPS I don't feel that 3-4 additional cars will make this a problem. All of our parents have car insurance.

Unknown Respondent:

We have in the past and more recently obtained quotes to improve the appearance of the property and address the items that need to be fixed. Within the next 2 months we will be relandscaping the entire front yard and replacing siding on the entire house it will and with the improvements it will only make the neighborhood look better.

Vicksta (8745 Contrails Dr)

We have in the past and more recently obtained quotes to improve the appearance of the property and address the items that need to be fixed. Within the next 2 months we will be relandscaping the entire front yard and with the additional landscaping improvements, it will only make the neighborhood look better. Number of cars. Based on the times that the parents come by (staggered) I do not feel we would encroach on the privacy of any of our neighbors.

Addressing the size of the daycare.

Right now, we have an existing daycare of 6 children with 2 before and after school all approved by the zoning board of Colorado Springs and the State Daycare licensing requirements. This is considered a large home daycare and it is not a commercial daycare. This daycare has been in business for 3 years now. Adding an additional 4 kids (our plan) does not affect any of the current zoning of our neighborhood. We have talked to the county recorder and based on our conversation our change in daycare size does not violate any covenant rules.

Sincerely,

Debi Logan

Debi Logan – Grandmas Garden Daycare

APPLICANT RESPONSE