

# Project Statement for Conditional Use Development Plan

50 Mikado Drive East, Colorado Springs, CO 80919

November 15, 2022

Stacie Warren

Parcel Number: 6307302051

Project Title: Waldorf Sunflower House Large Home Childcare Licence

File Number: 11885083

Childcare License Number: 1757045, small childcare home license initiated July, 2021; with large childcare home license in progress pending City Planning approval

**Description:** I am applying for a Conditional Use Development Plan for my property, where I have been zoned for a regular-sized State Licensed Family Childcare Home since August 2022. Instead of the six full-time children with two part-time children limit of a Small Childcare Home License, I would like to expand the capacity for a Large Family Childcare License, which allows up to twelve children ages 30 months to seven years old. With this licensed capacity increase, we would be able to care for up to twelve children with one full-time, non-resident assistant.

My business hours are 8:00 am to 3:30 pm., which is during regular work weekdays and closed for weekends, weeknights, and holidays. Colorado is currently experiencing a licensed childcare shortage, and according to [childcaresdeserts.org](http://childcaresdeserts.org) my neighborhood is located within a childcare desert, meaning there are not enough licensed early childhood childcare facilities in this area to meet the number of children ages newborn to five years old in need of care. All of my Large Family Childcare Licensing criteria has been met with the exception of the approval of the Conditional Use Development Plan.

**Justification:** There will be no changes made to the size of my home nor any new structure or building erected to increase capacity, as my home is already large enough to accommodate additional children. The classroom is on the main level of our house in the front living room and formal dining room area, as well as in the kitchen and sunroom. All included, there is approximately 800 square feet of indoor space designated for the children that has been approved by the Colorado Department of Early Childhood licensing agency. The children's indoor space has multiple emergency evacuation routes.

I have a six-foot privacy cedar privacy fence surrounding the entire outdoor play area, which is 2,290 square feet of space. There is no need to do anything that requires grading, setbacks, or addressing building heights or areas. There is also no need to add additional landscape areas or buffers. This is a privatized home business within a residential area which does not cause a necessity to add ADA features, additional bike or pedestrian paths, nor additional transit facilities or circulation. This Conditional Use Development Plan will not require any additional utilities installed to the home nor need to connect to any surrounding properties. There will be no increased impact on the existing roads and intersections, so no improvements should need to be made to assist with pedestrian and vehicle or emergency traffic. Nor will there be any burden placed on public safety. We will continue to reside at this home as well as use it for the home-based childcare.

We play outside at recess, however, the privacy fence and ad placing permanent play structures at least five feet from the neighboring fence line, buffers extra noise from play. In addition, learning to be respectful towards our neighbors is a constant in our early childhood curriculum. We are open only during a typical workday and are closed during evenings and holidays when families are typically off from work. In addition, Rockrimmon Elementary School at the end of our street starts later than we do at 8:45 am and dismisses later than we do at 3:50 pm, so our incoming and outgoing traffic do not coincide.

To further diminish impact on neighborhood traffic, I stagger drop-off and pick-up times for my families. Two to three families drop off within a 10-minute period, beginning at 8:00 am and ending at 8:40 am. Depending on the weekday, three to four children leave at noon each day, giving the remaining families 10-minute windows to pick up between 3:00 pm and 3:30 pm. Two of my families carpool together and another family living immediately next door to me walks their child to and from school. This reduces congestion on our cul-de-sac as well as into and out of our neighborhood. In addition, we live on a dead-end street, with our home located 0.2 of a mile into our subdivision off of Rockrimmon Blvd., so my families come into the subdivision and leave the subdivision without the need to access any other area of Raven Hills community.

As far as parking is concerned, I have a wide driveway that accommodates up to five vehicles and live on a cul-de-sac that has seven open, non-dedicated parking spaces for overflow parking in the rare case it is needed. Parents are parked between three to five minutes during routine pick-up and drop-off times.

There will be no additional lights or outdoor odors projecting from our home due to the childcare. We currently use umbrellas for shade to protect the children and my family from UV rays, closing them when not in use. We may install one or two shade sails at a later time but have no such current plans at this time. Other than that, there will be no play structure that is taller than our privacy fence.

I do not anticipate having any negative impact on the value of surrounding properties or the quality of life of my neighbors, most of whom are at work while my childcare program is operating. This childcare should help improve public safety and general welfare as this provides a desperately needed service to families in our area. In addition, childcare regulations require the premises to be kept in clean, safe condition. I reinvest into landscaping to keep our property attractive and well-kept.

All of my adjoining property owners are aware of my childcare program and have no complaints of noise or traffic and parking issues, etc. It is a major goal to maintain healthy, respectful relationships with my neighbors and not to detract from anyone's peace or enjoyment of their own property. I have checked in with my neighbors on multiple occasions to ensure the children pose no interference with the quality of their daily life.

**Issues:** No complaints prior to nor brought up during the pre-application process.