

On behalf of Guidepost A, LLC DBA Higher Ground Education, the site owner, and Brytar Companies, the developer, Carney Engineering, PLLC, the applicant's Engineering consultant is applying for a conditional use permit to repurpose an existing building at 6575 Oakwood Blvd., Colorado Springs, CO 80923 as an early childhood learning center.

Description

Since 2016, the building was operated by The Springs Funeral Services North as a funeral home. The goal is to make extensive interior investments, as well as improvements to the outside play areas to create a Guidepost Montessori School <https://www.guidepostmontessori.com/> to serve families with young children in the northern Colorado Springs area.

Interior improvements to the existing two-story 14,052 sf building include creation of classroom space and with supporting facilities such as restrooms, kitchen, and mechanical systems to support a Montessori daycare with a student population of approximately 190 students and 24 Staff.

Exterior improvements include:

- Construction of three age-appropriate secure playground areas.
- Relocation of the existing driveway access to Oakwood Boulevard to streamline vehicular ingress and egress.
- Restriping of asphalt parking to create a total of 46 parking spaces.
- Demolition of unnecessary existing paved surfaces to reduce impervious cover.
- Landscaping improvements including landscape buffers adjacent to anticipated residential areas.

Operating hours for the daycare are proposed to be 7am to 6pm.

While the total site is 5.79 acres in size, the application only includes the areas shown in color on the development plan. The area north and south of the subject area is anticipated to be developed for residential use; however, the residential development is not part of the proposed daycare.

Justification

The property is currently zoned for Office-Residential Use with Airport Overlay and has operated as a Funeral Home since 2016. Redevelopment of the property as a daycare is intended to support the Surrounding Neighborhood by providing childcare services close to their homes. The operation of a daycare on the subject property is not anticipated to enhance, rather than negatively impact, the value and qualities of the existing adjacent residential properties.

As stated in PlanCOS "Creating and recreating resilient neighborhoods will require attention to physical details, connectivity, and encouragement of mixed and integrated land uses." We believe the development of a daycare at the subject property provides a land use that will support the surrounding neighborhoods by creating an opportunity for childcare service that is conveniently located to the neighborhoods.

Additionally, the process of repurposing the subject property enhances the surrounding area through additional green space, landscaping and reduction of unnecessary pavement. It is the goal of the development to enhance the general welfare, health and safety of the public. Development of the proposed daycare represents a low-impact land use that is consistent with the City of Colorado Springs Comprehensive Plan.

Noteworthy Items

Items of interest identified in the pre-application meeting have been addressed in the following ways:

- Three access points were consolidated into one access off of Oakwood Blvd.
- The site is east I-25 and outside the Hillside Overlay area.
- The existing easements are shown on the development plan set. No new easements are proposed.
- A Drainage Letter is included.
- 15' landscape buffers are proposed along the north and south boundaries of the daycare.
- An ALTA survey is included, per Utilities' request.
- There are no new park, school, open space, or trail dedications.
- Site is outside the SIMD and BID boundary that Parks and Recreation and Cultural Services administers.