



Letter of Intent (Special Use)

Preschool Pathways, LLC | May 2025

This Packet is Being Submitted By: Kristen Trenary, Owner of Preschool Pathways, LLC
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Physical Address of the Site Plan: Crossroads Chapel
836 North Gate Blvd
Colorado Springs, CO 80921

Parcel Number: 6205000019
Zoning: RR-5
Size: 10.02 Acres

PCD File Number: AL2512

INTRODUCTION

The owner seeks a Special Use permit for a preschool business to operate in an existing church, providing necessary educational services to children of El Paso County. The preschool will operate Monday through Friday between the hours of 8:00am and 4:00pm. Between 15 and 30 children will be on the premises at one time. Before the state licensing representative grants a license for a Large Childcare Center, this Special Use permit must be approved. The existing well, septic, and utility services currently used by the church will also be used by the preschool. No new structures are proposed.

The preschool will be operating out of two classrooms. As determined by the code, the south classroom (436 square feet) will allow a maximum of 14 children, and the north classroom 529 square feet) will allow a maximum of 17 children, but the class will be capped at 16. Each classroom will be staffed by two qualified employees, and the ages of the children will range from 3 to 6.

The school will consist of six classes. On Mondays and Wednesdays, there will be one class in each classroom in the morning and one class in each classroom in the afternoon (four total classes). On Tuesdays and Thursdays, only the large classroom will be utilized. One class will meet in the morning and one in the afternoon (two total classes).

A fenced outdoor playground is shown on the site plan. The fence is 4' tall transparent chain link. A smattering of coniferous shrubs and trees exists to the northeast and another to the west, which will aid in buffering playground sound from the surrounding residences.

Most parents only have one child at the preschool. There will be two classrooms operating on Mondays and Wednesdays, one classroom operating on Tuesdays and Thursdays, and up to two classrooms operating on Fridays (used occasionally for make-up classes, but not every week). With two classes of 14-16 kids per classroom per day, this will add approximately 120 car trips on Mondays and Wednesday and 60 car trips on Tuesdays and Thursdays. Fridays will add an average of 30 car trips per week, if make-up classes are held approximately once per month.

Parents will be dropping off children for the morning classes at 8:30am and picking them up at 11:10am. Parents will drop off children for the afternoon classes at 12:15pm and pick them up at 3:05pm. Because of this schedule, there will be no more than about 30 car trips being made at one time.

This proposal complies with the definition found in LDC Section 1.15 for a Child Care Center.

This proposal also complies with the requirements of LDC Section 5.2.17, and will conform to state regulations set forth for Large Child Care Centers.

PROPOSAL

The application covered by this Letter of Intent includes a Special Use of a preschool/ childcare center on a lot zoned RR-5.

THE PLAN

No disturbance is proposed for this site. The church already has a sufficient parking lot on site (63 spaces), which will be used by the preschool during the week. Adequate utilities are already in place.

EXISTING AND PROPOSED FACILITIES

In addition to the building that the preschool will be leasing space from (3,575 square feet), there are two existing permanently permitted facilities (6,120 square feet) and one temporary facility (2,160 square feet) that the church has already scheduled for removal before the preschool opens. No proposed structures are included in this application. The only accessory structure that will be used by the preschool is the playground.

The temporary facility (2,160 square feet) that was indicated to be removed under PCD File No. PPR2135, is scheduled for removal on August 7th, 2025. Once the building is removed prior to the approval of this application, Road Impact Fees will be considered "a wash" between the removed buildings and the building proposed to be used for Preschool Pathways, as the building currently exists. Any future expansion, building permit, or change in use that is initiated may be subject to future Road Impact Fee assessment.

WAIVER REQUESTS

No waivers are requested as part of this plan.

TRANSPORTATION

The preschool will be accessed from an existing drive and parking lot via North Gate Blvd.

TRAFFIC

As stated in the introduction, the preschool is assumed to add about 120 additional trips per day at most, which will be spread out across the day. Only approximately 30 vehicles will be completing drop-offs or pickups at one time.

Per ECM Section B.1.2.D, this traffic load typically requires a traffic memorandum. However, Joe Sandstrom (Associate Engineer for the Department of Public Works) reached out to the City Traffic Engineer since North Gate Blvd is their roadway, and he confirmed that they will not be requiring a traffic study for this permit.

FACILITY ALLOWANCE AND APPLICABLE REVIEW PROCESSES (LDC 5.2.17)

This preschool shall not include any person required to register as a sex offender pursuant to C.R.S. § 18–3–412.5, and shall maintain compliance with any building codes, fire codes, and health codes based upon the occupancy classification and number of residents and necessary persons for care of the residents. Copies of any applicable current state or local certifications, licenses or permits for the preschool shall be maintained on the premises.

UTILITIES

Utilities for the site will include an existing individual well and existing onsite septic system. No connections to municipal water or sewer services are proposed. Colorado Springs Utilities provides gas and Mountain View Electric provides electricity. The preschool will utilize existing utilities already set up for the church.

OVERLAY ZONING

No overlay zoning applies to this site.

CRITERIA FOR APPROVAL

Special Use (LDC Section 5.3.2c)

The special use is generally consistent with the applicable Master Plan

The site is not in contradiction with the Master Plan. It will provide a service the County greatly needs.

The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area

The special use application is seen in harmony with the existing church's mission and the nearby neighborhoods. The nearest residential structure is located about 100 meters away from the proposed preschool center, directly to the north, accessed by a different road. A Presbyterian

church is located approximately 100 meters to the east. This church does not operate a licensed childcare center. No changes to the current configuration of the property will be necessary for the use.

The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner

No impacts to the public facilities will be noticed. The property is on well and septic and the current facilities and water allowances with the well should be sufficient for the noted special use. Water needs are limited to drinking water and bathrooms inside the existing building. A sufficient water supply has been acquired in terms of quantity, quality, and dependability, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code. The private water supply well exists and the State Engineer's Office has agreed that this water supply is adequate for the existing church's use for its congregation and this special use should not change that statement. The private wastewater septic system is required to comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.

The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access

Traffic generated at peak hours is anticipated to be less than the traffic already experienced during peak hours for the church's services

The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution

The proposed application complies with all local, state and federal laws and regulations. The proposed use will meet air, water, odor, and noise standards and should have no effect on property values as the use will be largely unnoticed. There will be no effect on wildlife or wetlands.

The special use will comply with not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County

The request for the special use is not detrimental to the health, safety and welfare of El Paso County residents and is an allowed use in the zone district.

The special use conforms or will conform to all other applicable County rules, regulations or ordinances; The application conforms with all applicable sections of Chapter 6 & 8 of the Land Development Code.