

# **MS. AMY'S TOT ACADEMY USE BY SPECIAL REVIEW FOR A LARGE IN-HOME DAYCARE**

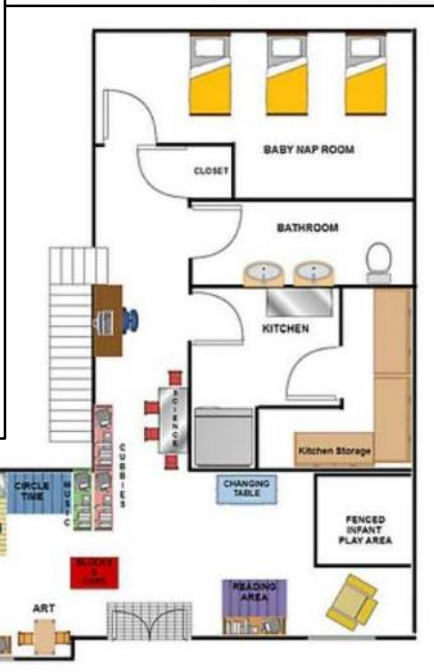
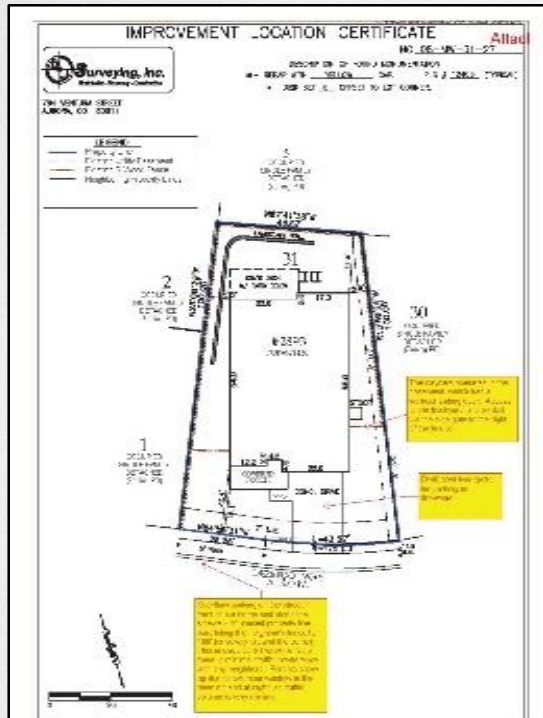
PLANNING COMMISSION  
AUGUST 13, 2020



# VICINITY MAP



# USE BY SPECIAL REVIEW



## KEY ELEMENTS:

- ✓ USE BY RIGHT ALLOWS IN-HOME DAYCARE FOR 6 CHILDREN
- ✓ USE BY SPECIAL REVIEW ALLOWS IN-HOME DAYCARE FOR 12 CHILDREN
- ✓ MEETS PARKING REQUIREMENTS
- ✓ MEETS FIRE CODE
- ✓ NO CHANGE TO INSIDE OR OUTDOOR SPACE
- ✓ NO OFFSITE IMPROVEMENTS

## MITIGATION MEASURES:

- ✓ 2-HOUR PICK UP AND DROP OFF WINDOW
- ✓ OUTDOOR ACTIVITY LIMITED TO REAR YARD AND 1-HOUR AT MIDDAY
- ✓ SEPARATE ENTRANCE TO DAYCARE WITH DIRECT ACCESS TO OUTDOOR PLAY AREA
- ✓ OPEN M-F 7:30 AM – 6:00 PM
- ✓ CLOSED WEEKENDS

# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision 2020 and 2030 Comprehensive Master plan
- Meets the requirements of the Meadows PD Zoning
- Complies with Municipal Code Sections 17.38.040 and 17.39.010

## RECOMMENDATION

Staff recommends approval of the Use by Special Review for a large in-home daycare.

# PROPOSED MOTION

*“I move to recommend approval of the Use by Special Review to allow a large in-home daycare, known as Ms. Amy’s Tot Academy, owned and operated by Taylor and Amy Lewison, in their residence located at 2893 Deerfoot Way, Castle Rock, CO.”*



# QUESTIONS & DISCUSSION