

**From:** [Diane Simmons](#)  
**To:** [Sandy Vossler](#)  
**Subject:** Id #18  
**Date:** Sunday, June 14, 2020 11:54:29 AM

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We live in this neighborhood and are opposed to additional development. Leave the few remaining open spaces open. We also don't need additional traffic when the town can't keep up with the needed infrastructure and repairs to roads and sidewalks. There are plenty of non-residential areas in town with empty office buildings and enough non-residential areas to build another daycare if it is needed.

Please keep the residential neighborhoods residential.

**From:** [CHARLES HANSEN](#)  
**To:** [Sandy Vossler](#)  
**Subject:** The Learning Experience Proposed Daycare The Meadows  
**Date:** Tuesday, September 08, 2020 1:21:27 PM

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Hello Sandy,

I tried dialing into the first two meetings but they were both canceled. I was able to listen in on the 3rd meeting but I could not participate due to work commitments.

I am against this proposal. The proposal is inappropriate for this area of the neighborhood. Harris Grove has long been known as one of the quiet parts of the Meadows.


The noise levels were not addressed. I am concerned that this center will be a constant nuisance. It was stated that the center will be open 12 hours a day, 5 days a week. At 200 yards I expect the noise levels to be beyond distracting to the point of intolerable. I live ~200 yards from this site. I work from home permanently and I am in sales. I work with large numbers and I live on the phone.

I understand that we are in the middle of a pandemic and virtual meetings were the only way to involve community members but cancelling the first two meetings and getting credit for them seems wrong. The lack of participation from the community members implies that many of the neighbors are not even aware of this proposal.

Some questions I would like answered:

- What type of day care is this proposed to be? There are many different models and this was not addressed.
- Types of students? Ages, numbers.
- Outdoor play frequency and duration.
- EXPECTED dB LEVELS.
- Where are we in the approval process?

Thanks,

Charles Hansen, 

**From:** [CHARLES HANSEN](#)  
**To:** [Sandy Vossler](#)  
**Subject:** RE: The Learning Experience Proposed Daycare The Meadows  
**Date:** Tuesday, October 06, 2020 3:41:12 PM

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Mrs. Vossler,

The links you provided below are not working for me. I would really like answers to my questions:

- What type of day care is this proposed to be? There are many different models and this was not addressed.
- Types of students? Ages, numbers.
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- EXPECTED dB LEVELS.

I spoke with the HOA and they were not even aware of this project so could not help.

Chuck

On 09/08/2020 3:31 PM Sandy Vossler <[svossler@crgov.com](mailto:svossler@crgov.com)> wrote:

Mr. Hansen,

Thank you for your comments on the proposal. I will make note of your concerns in the staff report to Planning Commission and Town Council. I will also forward your objection to the applicant.

I did want to clarify that first neighborhood meeting scheduled for March 17<sup>th</sup> was cancelled due to COVID19, the unfortunate timing of State mandated social distancing order and the determination at a local level what that order meant moving forward with public and neighborhood meetings. The 2<sup>nd</sup> neighborhood meeting was scheduled for 6-9-2020, and notices were sent out to all property owners within 500 feet of the property. That meeting had to be rescheduled to 6-17-2020, and notices were again sent to all property owners with the revised date and meeting information. Your name does appear on that mailing list for the revised notice, so it would be helpful to know if you did not receive that revised meeting notice, which would have been postmarked May 29, 2020.

I also wanted to provide you with additional information about this land use application. The applicant/owner has submitted a site development plan application that proposes the layout and design of the site. I do appreciate your concerns about the type of uses allowed on the property, however the permitted uses not the question that the Planning Commission and Town Council will be voting on.

As a Planned Development, the Meadows development plan and zoning has, from its inception, included properties zoned for commercial or office uses, such as this property, in proximity to residential neighborhoods. The Meadows zoning has been amended over the years, the latest being in 2003, and zoning on this property has remained commercial/office allowing daycare facilities. Planning Commission and Town Council will be considering whether the design of the site meets the site plan criteria in the Municipal Code (Section 17.38.010 at [https://library.municode.com/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.38SIDEPL\\_17.38.040SIDEPLREAPCR](https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.38SIDEPL_17.38.040SIDEPLREAPCR), if you'd like to review the criteria), but they won't be considering a rezoning of the property to change or eliminate the permitted uses.

As a non-residential use adjacent to residences, this plan must also meet the provisions of the Town's Residential/Non-Residential Interface Regulations found in Section 17.50.010 of the Code ([https://library.municode.com/co/castle\\_rock/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.50RENOINREQ](https://library.municode.com/co/castle_rock/codes/municipal_code?nodeId=TIT17ZO_CH17.50RENOINREQ)). The intent of the Interface regulations is to mitigate the impacts between residential and non-residential activities and land uses through buffers, screening and site design.

While this may not be the hoped-for answer, I did want to make certain that you had factual information. Please be assured that your comments will become part of the record through the staff reports to the Commission and Council. And lastly, you will have additional opportunities to comment on the project during the public comment portion of the Planning Commission and Town Council public hearings. The Commission is still meeting virtually, however at this time, you may attend the Town Council hearing either virtually or in-person. Please me know if you have any further questions, or would like to make additional comments. Regards, sandy

**SANDY VOSSLER, SENIOR PLANNER**

**TOWN OF CASTLE ROCK**

DEVELOPMENT SERVICES DEPARTMENT

720-733-3556

**COVID-19 UPDATES:** Find the latest COVID-19 updates from the Town and its government partners, including available community resources and information on how to Work With Us Online, at [CRgov.com/COVID](https://CRgov.com/COVID).

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**From:** CHARLES HANSEN [REDACTED]  
**Sent:** Tuesday, September 08, 2020 1:21 PM  
**To:** Sandy Vossler <SVossler@crgov.com>  
**Subject:** The Learning Experience Proposed Daycare The Meadows

Hello Sandy,

I tried dialing into the first two meetings but they were both canceled. I was able to listen in on the 3rd meeting but I could not participate due to work commitments.

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Thanks,

Charles Hansen, 4000 Kestrel Ct.

## Tara Vargish

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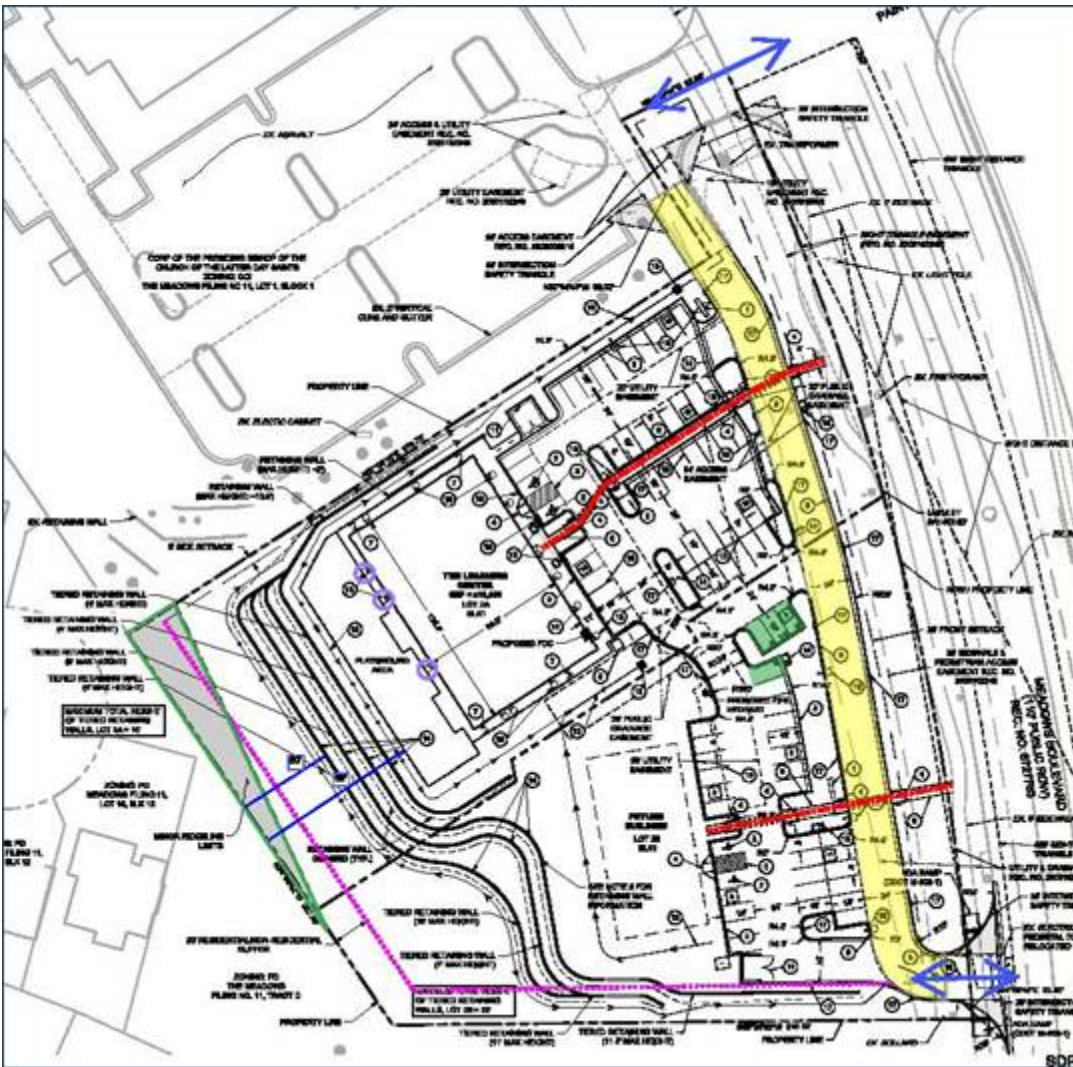
**From:** Tara Vargish  
**Sent:** Monday, November 16, 2020 4:49 PM  
**To:** Caryn Johnson; Town Council Direct  
**Cc:** Dave Corliss; Sandy Vossler  
**Subject:** RE: The Learning Experience Daycare  
**Attachments:** 5-FINAL with Revised Sheets.pdf

Hi Caryn,

Thank you for your question for a clearer image for the Learning Experience Daycare site. As this project will have a public hearing tomorrow night at Town Council, I have included all of Councilmembers on the response, and I will add this information to the agenda packet as well, so everyone has the same information.

Attached is the Site Development Plan that is also included as an attachment to the packet. Sheet 2 does not have the utilities shown, however it does have several call outs so it still may look busy. But that sheet, or the landscape sheet, page 5, may be easier to see the two access points and the parking lots.

In addition, the image below shows the two access points in blue arrows, the cross access driveway in yellow, the red lines indicate the pedestrian walkways through the parking lots, and on the very rear of the lot (left on this image), the Ridgeline area is shown in a gray triangle with green outline. There is no other Skyline/Ridgeline on this parcel. The required 20 ft buffer is show in that pinked dashed line along the rear property line also. I will have this on the powerpoint for tomorrow night.



Please let me know if you have any additional questions.

Thank you,

**Tara Vargish, PE**, Director Development Services  
**Town of Castle Rock**, Town Hall, 100 N. Wilcox St, Castle Rock, CO 80104  
direct 720.733.3582 mobile 720-473-2473 [tvargish@CRgov.com](mailto:tvargish@CRgov.com)

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**From:** Caryn Johnson <[CJohnson@crgov.com](mailto:CJohnson@crgov.com)>  
**Sent:** Monday, November 16, 2020 7:35 AM  
**To:** Tara Vargish <[TVargish@crgov.com](mailto:TVargish@crgov.com)>; Sandy Vossler <[SVossler@crgov.com](mailto:SVossler@crgov.com)>  
**Cc:** Dave Corliss <[DCorliss@crgov.com](mailto:DCorliss@crgov.com)>  
**Subject:** The Learning Experience Daycare

Tara or Sandy,



Can I get plans/drawings without all the utilities, etc. on them for The Learning Experience Daycare?  
I'm trying to better see the two access points and the parking. Also, can I get the Skyline/Ridgeline map overlaid on the site?

8. RES 2020-111 Resolution Approving Lot 2A & 2B, Block 1, The Meadows Filing No. 11, Parcel 8 and Parcel 9 Site Development Plan (The Learning Experience Daycare) [Located Southwest of Meadows Boulevard and Painthorse Drive]

Thank you,  
Caryn

Caryn Johnson  
Councilmember, District 5  
Town of Castle Rock  
[Cjohnson@crgov.com](mailto:Cjohnson@crgov.com)  
303.663.4403

Sent from my iPad