



## Request for Comments

Case Name: Prairie Learning Center  
Case Number: RCU2018-00041

September 26, 2018

The Adams County Planning Commission is requesting comments on the following request: **Major amendment to a conditional use permit to expand a child day care center in the Residential-1-C (R-1-C) zone district.**

This request is located at 1853 Monroe Street. The Assessor's Parcel Number is 0181333400011.

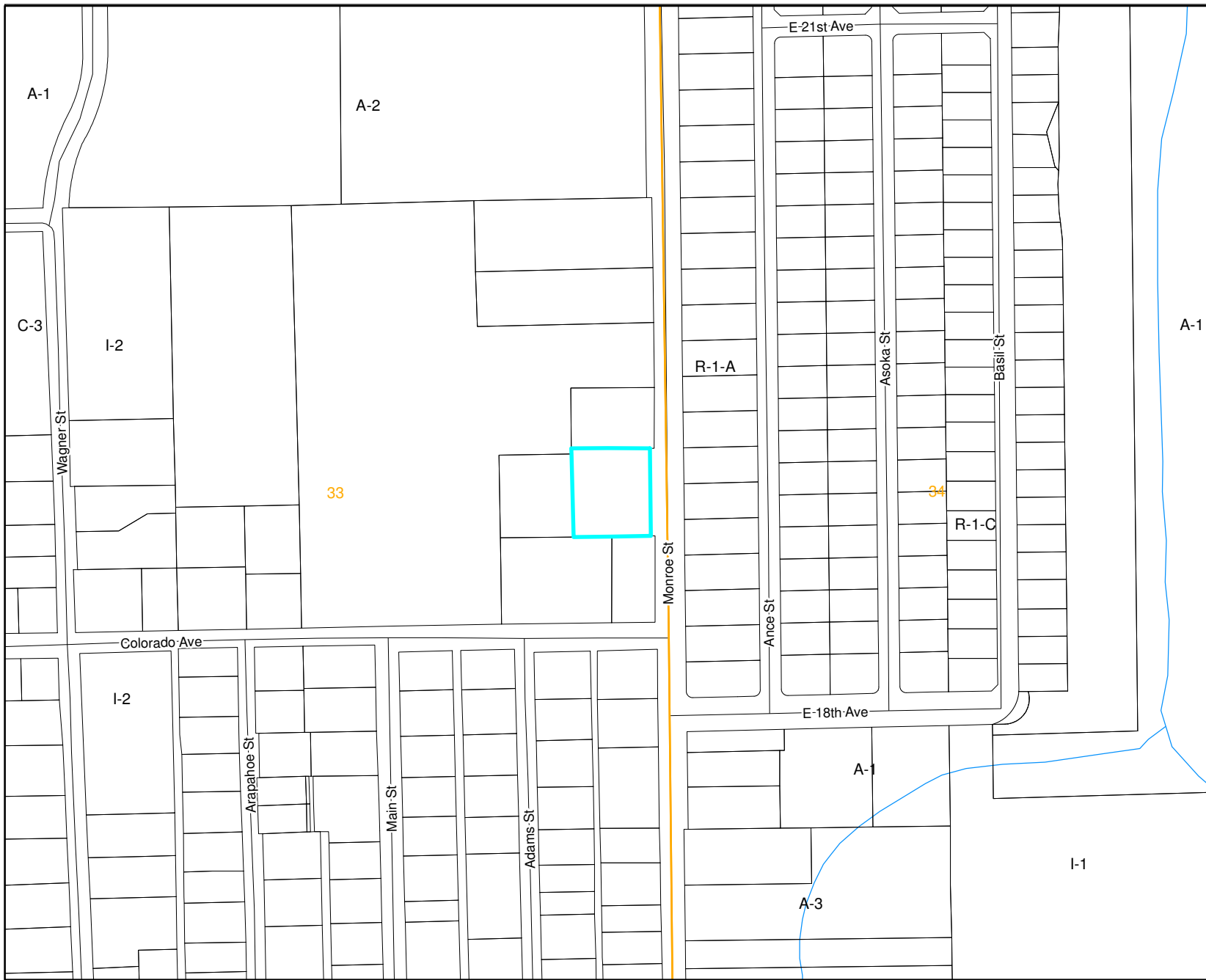
Applicant Information: Sumit Joseph  
23657 E. Ellsworth Avenue  
Aurora, CO 80018

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 10/18/2018 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).





Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Case Manager



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Prairie Learning Center**  
**RCU2018-00041**



For display purposes only.



**ADAMS COUNTY**  
 COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

## COMMUNITY NEED

The population along the I-70 Corridor is projected to experience a 100% increase from 13,205 to 26,203 people by year 2025. There are five towns making up the I-70 corridor, Watkins, Bennet, Strasburg, Byers, and Deer Trail. There is considerable growth in Bennett with over 500 homes being built this year 2018. There are plans for an additional subdivision to the west of the King Sooper's grocery store. There is also a new development planned by Brad Paul's Homes to be twice the size of the current Wolf Creek Run. This development is being required to build an Elementary school due to all the growth. Both Bennett and Strasburg schools are exceeding their capacities.

The Student Counts from Strasburg School District 31J shows an average of at least 5% increase in students each year. These numbers are consistent with the anticipation growth. In addition, parent work locations were identified by the Strasburg School District 31J with the majority of the parents working in Denver, Strasburg, and in Aurora. The remainder work in Bennett, Byers, and a couple in Lakewood. There are only 427 licensed childcare facilities along the I-70 corridor for over 700 children, with growth to be over 1,400 children with all the new growth. It is because of the increased demand for child care that Prairie Learning Center was established. As long as parents need to work, there is need for child care. The Center has experienced considerable growth in 2009, going from 30 children to 81 children enrolled. There is currently a waiting list for both preschool aged children and the toddlers. The current facility needs to be expanded to accommodate all the existing increase in families as well as the new growth along the entire I-70 corridor.

Even more critical is the fact the Discovery Time Preschool, which is associated with the Strasburg schools, is closing its door. This means that there are approximately another 24 children needing care. The plan expansion for Prairie Learning Center is a necessity.

Child care is critical support for working families as regular child care arrangements are associated with greater job stability and attention. The NACCRRRA (National Association of Child Care Resources and Referral Agencies) studies and the numbers along the I-70 Corridor support the fact that the demand for child care for working parents with children under age six was nearly doubled the available supply of licensed or regulated care for young children.

The creation of Prairie Learning Center, August of 2008 will help address this shortage for child care along the I-70 Corridor. There are currently 45 spaces for children two and a half to 16 years old and eight spaces for toddlers, age 12 months to 13 months. This Center offers more opportunity for the working parents being right next door to the Strasburg schools and close to home.

Prairie Learning Center is open 6 am to 6:30 pm, Monday through Friday and is closed only on the major Holidays. The Center is opened even when the schools are not, which allows parents the comfort of knowing they have a safe place for their child all year. The children are enrolled with complete medical history, immunization, parental contact information, and any special needs noted in their files.

The parents usually provide their own food for breakfast, snacks, and lunches. The Center provides milk and food for the child who arrives with no food from home. The school age children join the group around 3:30 pm. This time is for homework, playing, or reading to each other.

The curriculum for the preschoolers and toddlers emphasizes the alphabet, shapes, and colors. The implementation involves a theme subject for the week. All Activities and learning focus on this theme incorporating the alphabet, shapes, and colors. Along with the Qualistar philosophy of learning. The cooking activity will reflect the theme and color. Math, science, sharing, and interacting with each other are results of participating in the activity. Everything is again reinforced with the craft which usually results in a project the child has completed, and the child takes home.

The parents are informed of their child's activities, their development and improvements. The parents keep the teachers informed of what is happening with their child and the teachers try to augment learning in the school.

The Teacher's maintain their educational requirements with continued education courses and attending special child care conference throughout the year. The goal is to be current and to keep schooling interesting for the children. The center has been partnered with the Qualistar and Colorado Shines Rating System for the past several years. The Center is currently a three-star rated facility and is the only commercial preschool facility in the area outside of the two schools. Based on the need for childcare and current economy, the center needs to be expanded quickly.

The quickest way for immediate use is to utilize modular classrooms. This addition would be large enough to accommodate more toddlers. Not only on addition, a new building would be installed after removal of the existing garage.

The proposed plan has increased classroom space, increased the parking lot area, has plenty of landscaping, and with the new six ft fencing around the playground, provides increases safety for the children.

# CONDITIONAL USE PERMIT 1853 NORTH MONROE STREET

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M.,  
CITY OF STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 1



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Civil Engineering • Structural Engineering  
Land Planning • Construction Management

### LEGAL DESCRIPTION:

(FROM WARRANTY DEED 2018000011536)  
A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 33 WHICH IS 455.85 FEET, MORE OR LESS, DUE EAST OF THE NORTHEAST CORNER OF A TRACT OF GROUND WHICH HAS BEEN HERETOFORE CONVEYED BY O. E. BRINEY TO JOINT SCHOOL DISTRICT 31; THENCE SOUTH ALONG SAID EAST SECTION LINE 198 FEET TO A POINT; THENCE WEST 220 FEET TO A POINT; THENCE NORTH 198 FEET TO A POINT; THENCE EAST 220 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO IN DEEDS RECORDED NOVEMBER 13, 2006 UNDER RECEPTION NUMBER 2006000999548, AND RECORDED JULY 3, 2007 UNDER RECEPTION NUMBER 2007000063927, COUNTY OF ADAMS, STATE OF COLORADO.

### SITE DATA:

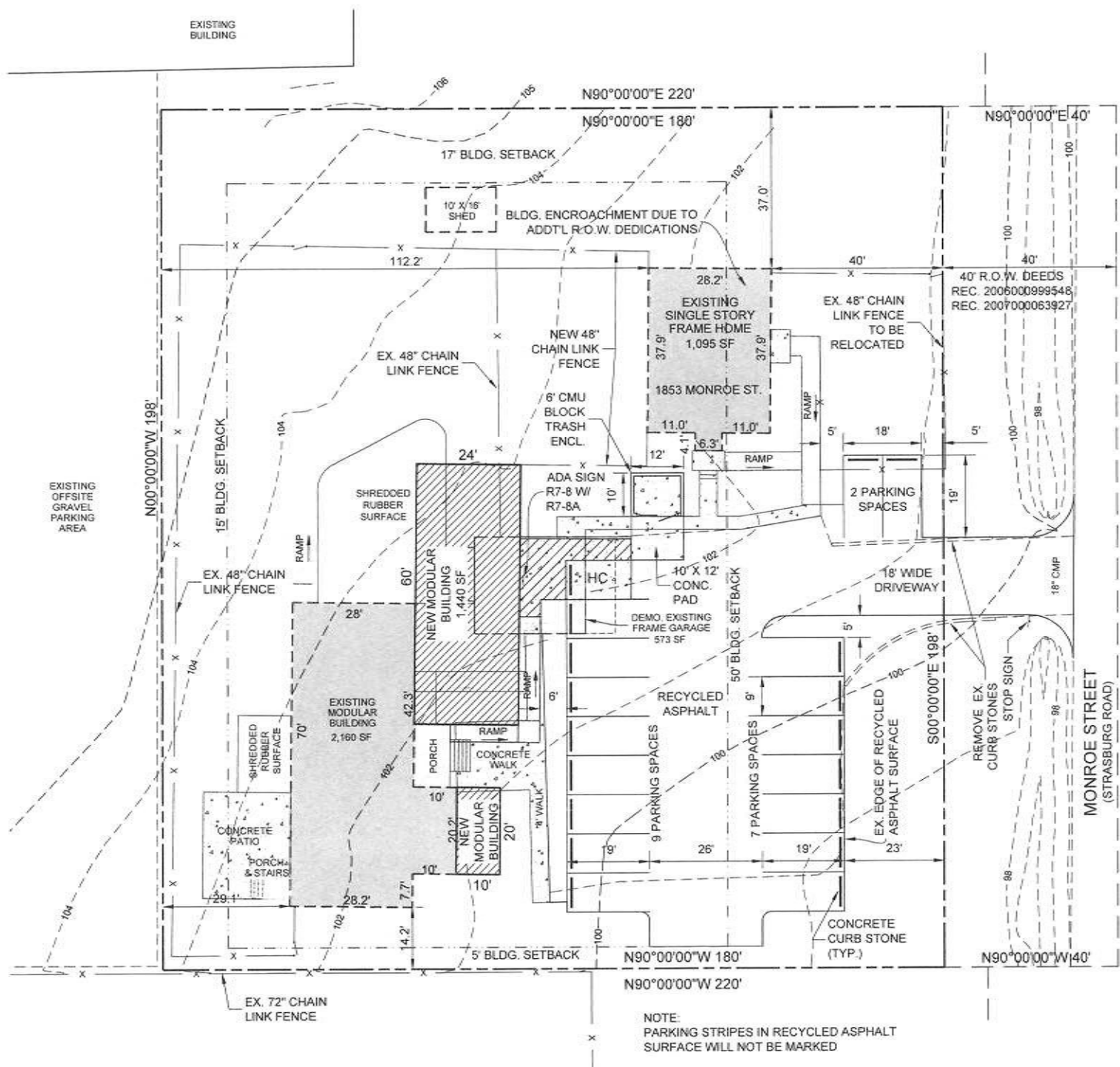
SITE AREA:	35,640 SF. OR 0.818 AC.	
ZONING	CURRENT R-1-C (CUP)	PROPOSED R-1-C (CUP)
LAND USE:	DAY CARE FACILITY	DAY CARE FACILITY
LAND COVERAGES		
BUILDING AREA:		
PRIMARY STRUCTURES	3,255 SF.	4,895 SF.
ACCESSORY STRUCTURES	733 SF.	160 SF.
TOTAL BUILDING AREA	3,988 SF. 11.19%	5,055 SF. 14.18%
HARD SURFACE AREA:	1,808 SF.	2,213 SF.
POROUS PAVEMENT AREA:	5,699 SF.	6,593 SF.
TOTAL PAVED AREAS:	7,477 SF. 20.98%	8,806 SF. 24.71%
LANDSCAPE AREA:	24,175 SF. 67.83%	21,779 SF. 61.11%
TOTAL	35,640 SF. 100.00%	35,640 SF. 100.00%
PARKING CALCULATION		
PROPOSED EMPLOYEES:	10	
PROPOSED CARE INDIVIDUALS:	48	

REQUIRED PARKING:  
1 SP. PER EMPLOYEE X 10 EMPLOYEES = 10 SPACES  
DROP OFF PARKING:  
48 INDIVIDUALS / 8 INDIVIDUALS PER SPACE (162 SF / SP.) = 6 SPACES

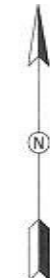
TOTAL REQUIRED PARKING: 16 SPACES (INCL. 1 ADA SPACE)  
PROVIDED PARKING SPACES: 18 SPACES (INCL. 1 ADA SPACE)

### AMENDMENT HISTORY

- STRASBURG JUNIOR ACADEMY CONDITIONAL USE PERMIT IN R-1-C ZONE DISTRICT, CASE NO. RCU2006-00033.
- PRAIRIE LEARNING CENTER, INC. CONDITIONAL USE PERMIT IN R-1-C ZONE DISTRICT, CASE NO. RCU2009-00030.



NOTE:  
PARKING STRIPES IN RECYCLED ASPHALT SURFACE WILL NOT BE MARKED



## SITE PLAN

SCALE: 1" = 20'

No.	Date	By	Revision Description
1			
2			
3			
4			
5			

### SHEET DATA

H. SCALE:	N/A
V. SCALE:	N/A
DRN. BY:	ADB
DSN. BY:	ADB
CHK. BY:	SFW
DATE:	08/08/18

1853 N. MONROE ST., STRASBURG, CO.

SITE PLAN

VICTOR JOSEPH