



Mountain Tots Preschool
236 W. 3rd Street | PO Box 333
Eagle, CO 81631
(970) 328-2300
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www.mountaintotspreschool.com

SPECIAL USE PERMIT REQUEST

Mountain Tots Preschool has been on the search for a permanent new home, for the last several years. We have explored several options, connected, and networked with multiple County and Town employees. This past May our landlord more than double the monthly rent we pay for our current location at 236 W 3rd Street, that we have occupied since 1974. For the economic viability and longevity of the school, it's prudent we find a new, permanent location where Mountain Tots will flourish and continue to provide a crucial service to the community.

We have entered a contract with Scott and Courtney Bennett to purchase their property at 641 McIntire in Eagle. Scott and Courtney are in the process of building a new home and we've been able to agree on an extended closing date. This allows us time to get our financing in order with the USDA, as well as apply for any grants available and submit for a Special Use Permit.

The property at 641 gives us enough square footage to continue to operate the preschool for 30 fulltime spots every day. There is great outdoor space, and the detached garage gives us the storage and office space our Director. The green house on the property will remain and gives the kids a great opportunity to learn and grow their own food. The proximity to the Eagle Town Park and Library ensured children at Mountain Tots Preschool may continue to benefit from these tremendous resources. The Mountain Tots Board has toured and evaluated countless properties, both commercial and residential over the past several years and in our pursuit to find a new home for the preschool. 641 McIntire is the culmination of our exhaustive search.

We are attaching a copy of the signed contract along with a letter from the Bennetts that is notarized advising their consent for the special use permit, given that the closing on property is successfully executed to Mountain Tots Preschool. If the sale of their property to Mountain Tots does not close, the special use permit for 641 McIntire St will be withdrawn.

Mountain Tots is a longstanding preschool in the Town of Eagle, and year over year we provide childcare to 50 plus families in our Town.

We feel strongly that by granting Mountain Tots Preschool this Special Use Permit, it aligns with Goals & Policies of the Comprehensive Plan concept that is supported by the Town's Vision. Specifically:

1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.

-2.11. Encourage childcare and infant care facilities in commercial, mixed use and residential neighborhoods as appropriate

The proximity of 641 McIntire also aligns with the redevelopment plans of West End and integrating and connecting the community and Town of Eagle.



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We also believe under the Code of Ordinances for the Town of Eagle; Childcare centers qualify for special use under Section 4.04.060.

We have also included several articles and resources that talk about the shortage and issues with earlier childhood education in the state and in our valley. All great reasons, why it is so prudent for the Town to approve Special Use Permit for the Mountain Tots to make 641 McIntire our permanent home.

We greatly appreciate your consideration for granting a Special Use permit for Mountain Tots Preschool to make 641 McIntire Street our permanent home.