Special Review Use Narrative – Two Pines Early Learning, 461 Tyler Avenue

Submitted by Two Pines Early Learning LLC · November 2026

Applicant and property

Two Pines Early Learning LLC requests a Special Review Use (SRU) to operate a licensed child care center in the existing former preschool building at 461 Tyler Avenue, zoned Residential Estate (RE).

Item	Detail
Applicant / operator	Two Pines Early Learning LLC (Mitchell Bourne and Trevor Bourne)
Property owner after closing	461 Tyler Ave, LLC (Colorado), landlord to the operator
Current owner of record	Louisville Montessori School & Daycare Center, Inc. (property under contract)
Site address	461 Tyler Avenue, Louisville, CO 80027
Zoning	Residential Estate (RE)
Parcel size / building area	0.69 acres (approx. 30,000 sq ft) / 6,580 sq ft single-story building, built 1984, renovated 1999
Prior approval	SRU for a Montessori school, approved 1984; lapsed after 12+ months of inactivity (LMC 17.40.130.C)
Contact	Mitchell Bourne, 612-715-2623, mitchell@twopineslearning.com
Pre-application meeting	September 24, 2026, with Matt Post, Principal Planner

Description of the request

Two Pines will re-establish an early childhood education use in a building that was purpose-built and long used for a preschool, with a target opening of March 2027.

Item	Proposed
Type of business	Licensed child care center (early learning) for infants through preschool age
Licensing	Colorado Department of Human Services, Division of Early Care and Learning; Boulder County Public Health plan review in progress; child care health consultant: Child Health Connection
Hours of operation	Monday–Friday, 7:30 a.m.–5:30 p.m.; closed weekends and holidays
Licensed capacity	60 children (20 infant, 20 toddler, 20 preschool) across 3 classrooms
Staff	13 staff, including director and teachers; no more than 14 people on staff on site at any one time
Food service	Two snacks daily (AM and PM); no cooked meals
Arrival / departure	Drop-off approx. 7:30–9:15 a.m. and pick-up approx. 4:00–5:30 p.m., staggered by classroom; parents park and walk children in, as required by licensing
Parking	20-car lot between the building and Tyler Avenue, with a designated drop-off area along the building frontage beside the main entry; lot to be re-striped
Outdoor play	Existing play yard behind the building enclosed by a 6-ft cedar fence, plus an additional/renovated playground at the corner nearest Pine Street of approx. 1,250 sq ft (about 40 ft × 30 ft); existing play yard approx. 3,400 sq ft (scaled from site plan)
Building changes	Interior improvements only; no change to building footprint. Site work is limited to re-striping, the new playground (artificial turf, no new concrete), internal fences between play areas, and a new sign face on the existing sign

Because licensing requires parents to escort children into the building, drop-off works as short-term parking rather than a car line. Staggered arrivals spread trips across roughly 90 minutes at each end of the day.

Response to SRU criteria (LMC 17.40.100.A)

The proposal meets all five criteria because it returns the site to the use it was built for, with no change to the building footprint and site improvements aimed at parking, drop-off and pedestrian safety.

1. Consistency with the Comprehensive Plan and Title 17; not contrary to general welfare or economic prosperity

The 2026 Comprehensive Plan supports a range of neighborhood-serving uses that meet residents' daily needs. Child care is one of the most direct of these: it lets local parents work, and it keeps short trips local rather than sending families to neighboring cities.

The site held an approved SRU for a Montessori school from 1984 and was operated as a licensed preschool. The prior school reportedly served about 88 students, so the proposed 60-child center is a smaller operation than the site has supported before. Re-establishing that use is consistent with the intent of Title 17, which uses the SRU process to allow schools and child care centers in residential districts where impacts are managed. Boulder County has a well-documented shortage of licensed child care seats, especially for infants and toddlers. Adding 60 licensed seats, including 20 infant and 20 toddler seats, serves the general welfare of the city.

The 2026 Comprehensive Plan (adopted March 24, 2026) supports the use in several places. The Residential Low Density placetype, which describes Louisville's established single-family neighborhoods, lists schools and other Community Places as supporting land uses within a family-oriented neighborhood environment. The Plan also notes fewer young families and a declining population as challenges, and Goal LU 3 (Strategy LU 3.2) supports households with children. Local child care directly serves those families. The use also advances the Economic Vibrancy core value and Goal EV 1 (Strengthen and Sustain Small and Local Businesses). The proposed downcast, shielded lighting is consistent with Strategy LU 4.3 on Dark Sky–compliant lighting.

2. Economic stability, compatible with the surrounding area

The center will create 13 local jobs and return a vacant commercial-style building to active, maintained use. A vacant building is a greater risk to neighborhood stability than an operating, licensed, staffed facility.

The use is compatible with the residential character of Tyler Avenue. It operates only on weekdays during daytime hours, has no evening or weekend activity, and serves young children whose families are largely from the surrounding neighborhoods. The building's

existing scale and appearance will be kept; exterior work is limited to re-striping the lot, the new playground with internal fencing, and a non-illuminated sign face on the existing sign.

3. Adequate internal efficiency (residents, recreation, access, safety, drainage, utilities, grades, dust)

The existing building and site were designed and permitted for an educational use, and existing water, sewer and storm drainage service will be used. No new concrete or other paving is proposed. The new playground uses artificial turf over a permeable base, so drainage and grading are unchanged. Interior layout will meet CDHS and Boulder County Public Health requirements for classroom size, toilets, handwashing and diapering.

Recreation is provided on site in the existing play yard, enclosed by the existing 6-ft cedar fence. Internal fences will separate play areas by age group, and no new perimeter fencing is proposed. An additional/renovated playground is proposed at the corner nearest Pine Street, as shown on the site plan. The new playground adds approx. 1,250 sq ft (about 40 ft × 30 ft). With the existing play yard of approx. 3,400 sq ft, total outdoor space of about 4,650 sq ft will meet CDHS requirements for the number of children using it at one time. Building modifications will be permitted through the City's building permit process after SRU approval, with the Louisville Fire Protection District reviewing life safety, exiting and alarms.

4. External effects controlled (land use, traffic, signs, lighting, trash, landscaping)

- **Traffic:** Trips are concentrated in two windows and spread by staggered arrivals. All drop-off and pick-up will happen on site, not on Tyler Avenue. The site plan provides a 20-car lot with one-way circulation: vehicles enter from Tyler Avenue at the end nearest Pine Street and exit at the opposite end, and a designated drop-off area along the building frontage next to the main entry. The applicant will re-stripe the lot, marking parking spaces, the drop-off area and the pedestrian crossing, and accepts re-striping as a condition of approval. With 60 children and allowing for siblings, about 55 family vehicles arrive in each 90-minute window, roughly one every 1–2 minutes. With a typical stay of 5–10 minutes, about 3–6 family cars are in the lot at any one time. Parking demand is managed through the parking management plan below.
- **Noise:** Outdoor play is supervised, scheduled in set blocks during daytime hours, and limited to 9:00 a.m.–5:00 p.m., rotated by age group so no more than about 20–40 children are outside at once.

- **Lighting:** Existing exterior fixtures will be replaced in the same locations with downcast, shielded fixtures. No new light locations or pole lighting are proposed.
- **Signs:** The new sign will be mounted on the existing sign structure, will not be illuminated, and will meet LMC sign standards.
- **Trash:** Waste will be kept in the existing trash enclosure at the corner of the parking lot, shown on the site plan, with regular commercial pickup, scheduled outside peak drop-off times. Disposable diapers are bagged and stored per health department rules.
- **Landscaping:** The landscaped buffer along Tyler Avenue, perimeter plantings and native grass areas shown on the site plan will be maintained and repaired where needed.

Parking management plan. The existing 20-space lot may fall short of the current code requirement for a 60-child center. The applicant proposes the following measures to manage parking demand on site:

- **Staggered family arrival by classroom.** Each classroom is assigned a slightly staggered drop-off and pick-up window, communicated at enrollment and in the Parent Handbook. For example: infants 7:30–8:15, toddlers 8:00–8:45, preschool 8:30–9:15, with pick-up staggered in the same way from about 4:00–5:30 p.m. Families are fewer and spread out at any one time.
- **Staggered staff shifts.** Staff start and end times are staggered, so not all 13 staff are on site during peak drop-off and pick-up.
- **Reserved family spaces.** The spaces nearest the main entry are signed for short-term family drop-off and pick-up only.
- **Staff parking.** Some staff will park on street, outside the peak family windows where possible, leaving lot spaces for families.
- **Re-striping.** The lot will be re-striped to mark spaces, the drop-off area and the pedestrian crossing, as a condition of approval.
- **Prior use.** The same lot served the prior Montessori school, which reportedly had about 88 students, more than the 60 proposed.

The applicant will monitor parking once the center opens and adjust arrival windows and staff schedules if needed.

5. Pedestrian walks and separation from vehicles

The drop-off area sits directly against the walkway along the building frontage, so children step from the car onto the sidewalk and walk to the main entry without crossing the drive aisle. Families parking in the 20-car lot will cross one aisle, which will be striped as a pedestrian crossing. The play yard and new playground are behind the building, fully fenced, and have no frontage on the parking lot.

Responses to staff pre-application comments

Each comment from the September 24, 2026 meeting summary is addressed below.

Staff comment	Applicant response
Use determination: 1984 SRU has lapsed; new SRU required	Acknowledged. This application is a new SRU to re-establish the child care / school use.
SRU review criteria (LMC 17.40.100)	Addressed criterion by criterion in the section above.
Parking, pick-up and drop-off plan; re-stripe lot	Site plan shows the existing 20-car lot, no added spaces, and a designated drop-off area along the building frontage at the main entry. The applicant will re-stripe the lot, marking spaces, the drop-off area and the pedestrian crossing, and accepts re-striping as a condition of approval. The parking management plan under criterion 4 addresses the parking requirement, including staggered family arrival by classroom. A revised site plan showing the re-striped lot, parking spaces and drop-off area is included with this application.
Playground extent on site plan	Site plan shows the existing fenced play yard (6-ft cedar fence) and the additional/renovated playground at the corner nearest Pine Street, approx. 1,250 sq ft (about 40 ft × 30 ft).

Staff comment	Applicant response
Building permit for modifications	The applicant may submit the building permit application for interior improvements during SRU review, at its own risk, and acknowledges permits will be released only after SRU approval.
Fire and life safety referral	Emily Kircher of the Louisville Fire Protection District completed a walk-through of the building with the applicant on September 30, 2026. The applicant is in ongoing communication with the Fire District to resolve the items raised and obtain its approvals.
SRU fee	To be paid at online submittal.
Building codes	Plans for interior improvements will be prepared to the City's adopted building codes.
Impact fees	Applicant acknowledges impact fees may be assessed at building permit.
Adopted plans	Consistency with the Comprehensive Plan (2026) and Transportation Master Plan addressed under criteria 1 and 4. Housing, Sustainability and PROST plans: no conflict, as the use is non-residential and on an existing developed site.