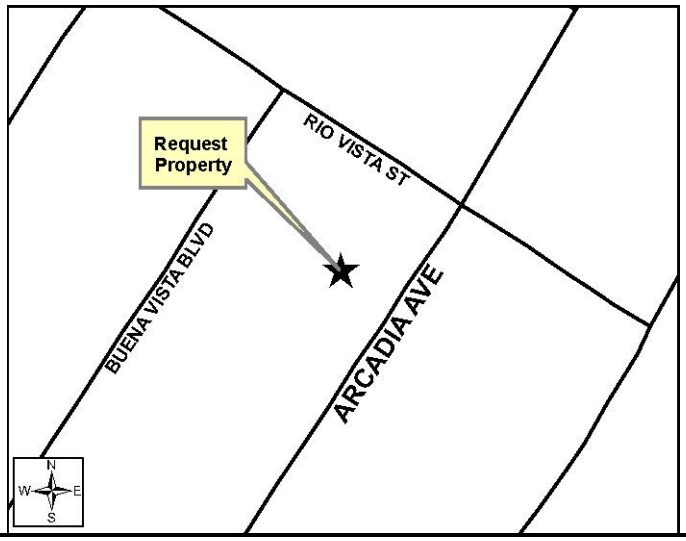
CASE NUMBER: 15SN0623
APPLICANT: Wilma Raucci

STAFF'S ANALYSIS AND RECOMMENDATION

CHESTERFIELD COUNTY, VIRGINIA
Magisterial District: **BERMUDA**



Planning Commission (CPC)
Public Hearing Date:
APRIL 21, 2015
CPC Time Remaining:
100 DAYS

Applicant's Contact:
WILMA RAUCCI
(804-382-2477)
Planning Department Case Manager:
RYAN RAMSEY (804-768-7592)

APPLICANT'S REQUEST

Conditional use to permit a family day-care home in a Residential (R-7) District.

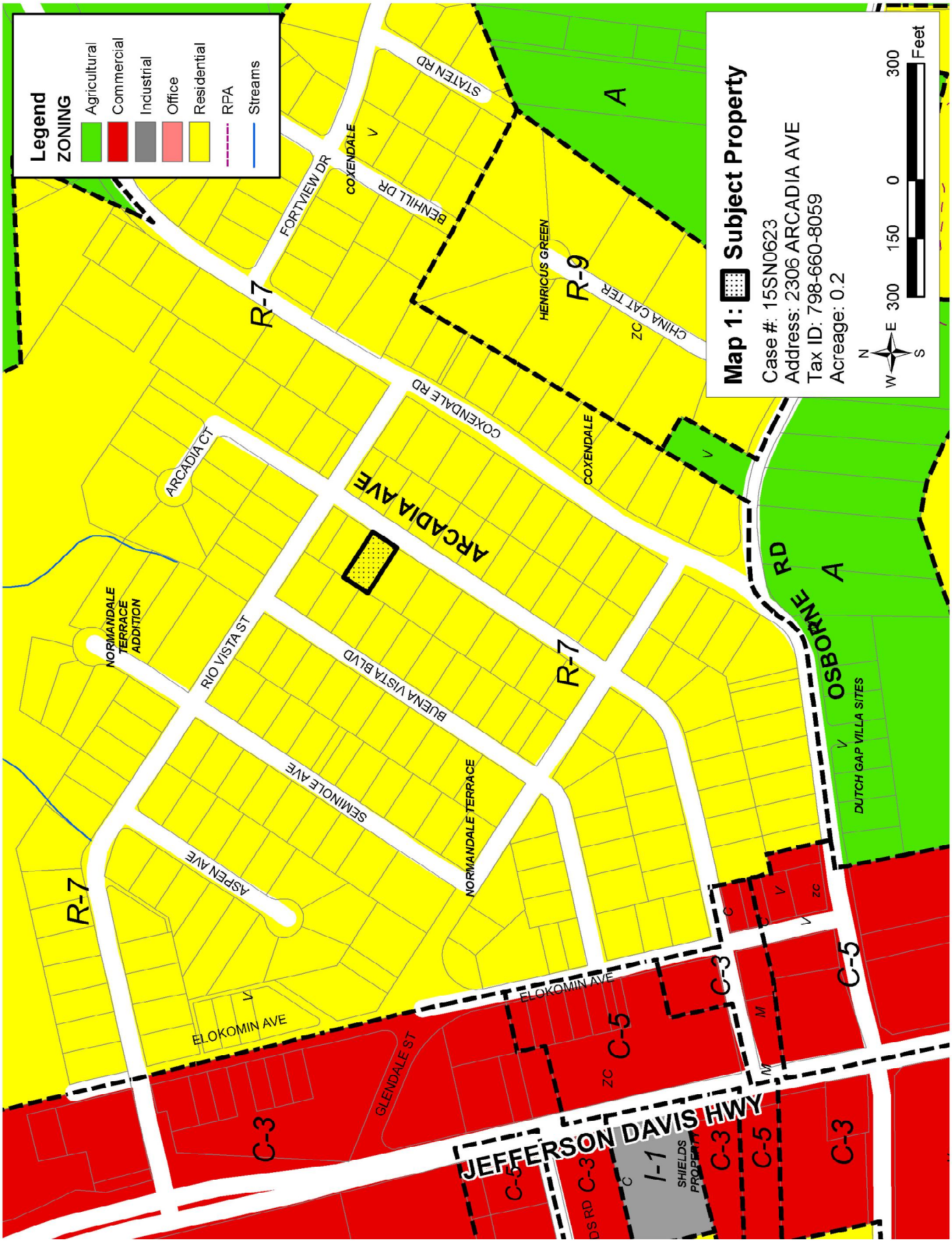
A family day-care home to allow the keeping of up to 12 children, incidental to a dwelling, is planned (Proffered Condition 4). The applicant has operated a licensed family day-care home on the property since 1992 without the requisite conditional use approval.

(NOTES: A. Conditions may be imposed or the property owner may proffer conditions.
B. Proffered conditions are located in Attachment 1)

RECOMMENDATION

STAFF	RECOMMEND APPROVAL • As conditioned, the use should be compatible with surrounding residential development • The residential character of the area will be maintained

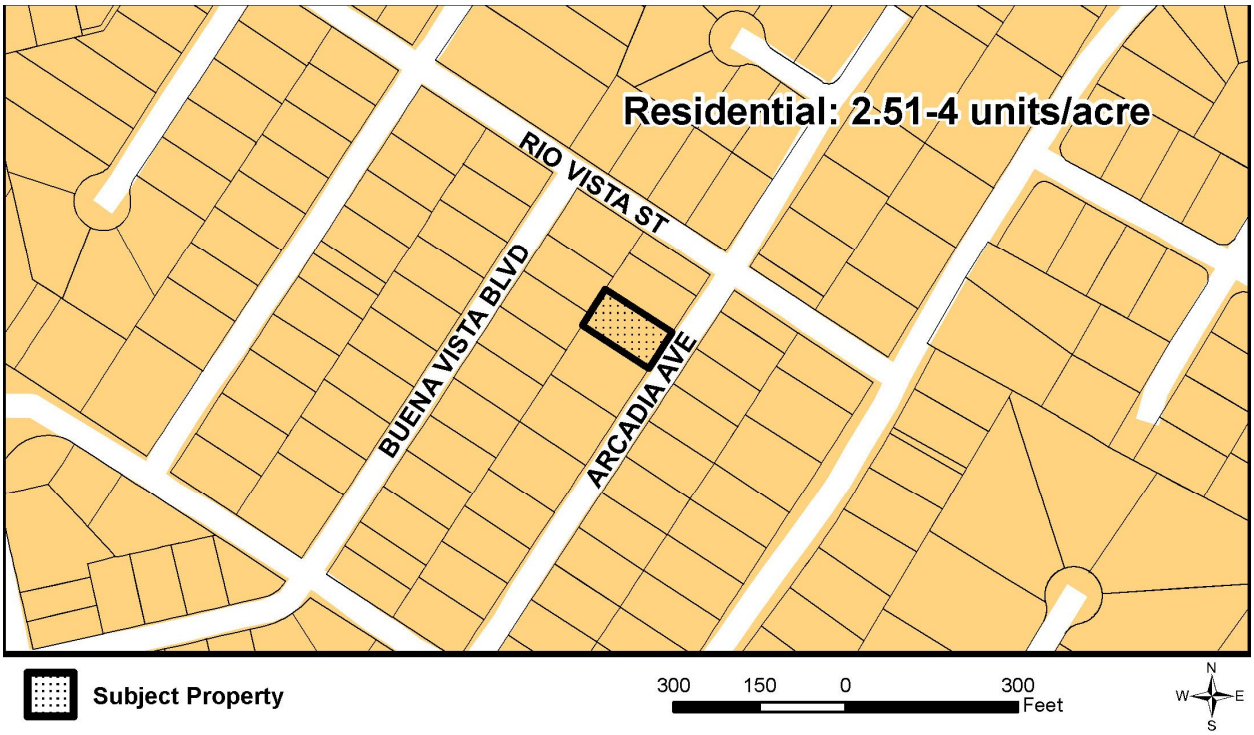
SUMMARY OF IDENTIFIED ISSUES	
Department	**Issue**
PLANNING	Except for equipment setbacks for outdoor play areas and employees, the proffered conditions ensure compliance with family day-care home standards established by the Planning Commission. • Equipment for Outdoor Play Areas – Equipment shall be located no closer than ten (10) feet to the side and rear property lines. The typical setback is fifteen (15) feet to the side and rear property lines. • Employees – Includes one (1) off-site employee, who does not reside on the premises. Typically, no off-site employees are permitted.
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-


Legend
ZONING
Agricultural
Commercial
Industrial
Office
Residential
RPA
Streams
Map 1: Subject Property
Case #: 15SN0623
Address: 2306 ARCADIA AVE
Tax ID: 798-660-8059
Acreage: 0.2
N
W
E
S
300
150
0
300
Feet
STATEN RD
FORTVIEW DR
COXENDALE
BENHILL DR
HENRICUS GREEN
CHINA CAT TER
R-9
A
R-7
COXENDALE RD
ARCADIA CT
ARCADIA AVE
NORMANDALE TERRACE ADDITION
RIO VISTA ST
BUENA VISTA BLVD
SEMINOLE AVE
NORMANDALE TERRACE
ASPEN AVE
ELOKOMIN AVE
GLENDALE ST
OSBORNE RD
DUTCH GAP VILLA SITES
JEFFERSON DAVIS HWY
C-3
C-5
I-1
SHIELDS PROPERTY

Map 2: Comprehensive Plan (<u>The Northern Jefferson Davis Plan</u>)

Classification: **RESIDENTIAL**

The designation suggests the property is appropriate for 2.51 to 4.0 dwellings per acre.



Map 3: Surrounding Land Uses & Development

PLANNING
Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

PROPOSAL

The Zoning Ordinance permits the keeping of a maximum of five (5) children at any one (1) time, exclusive of the occupants' children and any children who reside in the home, by right in a residential district. The applicant currently operates a State licensed family day care home for up to twelve (12) children. Approval of this request would permit the keeping of a maximum of twelve (12) children at any one (1) time, excluding the applicant's children and any children who reside in the home.

The following provides an overview of the conditions offered by the applicant to mitigate the impact of the use on area properties:

General Overview	
Requirements	**Details**
Non-Transferable	Use limited to applicant only *Proffered Condition 1*
Limitation on Size	No exterior additions or alterations to existing structure *Proffered Condition 2*
Signage	None permitted *Proffered Condition 3*
Number of Children	Maximum of twelve (12) *Proffered Condition 4*
Hours of Operation	Monday through Friday from 6 a.m. to 6 p.m. *Proffered Condition 5*
Time Limitation	Ten (10) years *Proffered Condition 6*
Fence and Outdoor Play Areas	• Fence around outdoor play and/or recreational equipment areas • Located in rear or side yard and no closer than ten (10) feet to rear or side property line *Proffered Condition 7*
Employees	No more than one (1) employee permitted, other than family member employees who reside on the premises *Proffered Condition 8*

PUBLIC FACILITIES

FIRE SERVICE
Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Dutch Gap Fire Station, Company Number 14
EMS Facility	The Bensley-Bermuda Volunteer Rescue Squad

This request will have minimal impact on Fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION
Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION
Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations	
Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT has no comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	**Size of Existing Line**	**Connection Required by County Code?**
Water	Yes	6"	Yes
Wastewater	No	NA	No

Additional Information:

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
1/30/15	Application submitted
3/12/15	Proffers were submitted
Community Meeting	
4/1/15	Community meeting is scheduled.

ATTACHMENT 1

PROFFERED CONDITIONS

1. Non-Transferable Ownership: This conditional use approval shall be granted to and for Wilma Raucci, exclusively, and shall not be transferable nor run with the land. (P)

2. Expansion of Use: There shall be no exterior additions or alterations to the existing structure to accommodate this use. (P)

3. Signage: There shall be no signs permitted to identify this use. (P)

4. Number of Children: This conditional use approval shall be limited to providing care, protection and guidance to a maximum of twelve (12) children, other than the applicant's own children, at any one time. (P)

5. Hours of Operation: Hours and days of operation shall be limited to Monday through Friday from 6 a.m. to 6 p.m. There shall be no Saturday or Sunday operation of this use. (P)

6. Time Limitation: This conditional use approval shall be granted for a period not to exceed ten (10) years from the date of approval. (P)

7. Fenced Outdoor Play Areas: Any outdoor play area and/or recreational equipment utilized by the family day-care home shall be located in the side or rear yard of the property. Outdoor play and/or recreational equipment areas shall have perimeter fencing of at least four feet in height, installed around the equipment or play area. Equipment for outdoor play areas shall be located no closer than ten (10) feet to the side or rear property lines. (P)

8. Employees: No more than one (1) employee shall be permitted to work on the premises, other than family member employees that live on the premises. (P)