April 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0209

Clover Hill Assembly of God

Matoaca Magisterial District
12320 Bailey Bridge Road

REQUEST: Conditional Use to permit a private school and child care center in an Agricultural (A) District.

PROPOSED LAND USE:

A private school and child care facility are currently operated on-site in conjunction with a church use.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed private school and child care uses would have no greater impact upon existing and anticipated area residential development than does the permitted church or public school uses.

B. The proffered conditions address land use compatibility issues between the proposed uses and area residential development.

C. Similar facilities, located adjacent to residential areas, have been approved throughout the County with no apparent adverse impact on the residential uses.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.

B. IT SHOULD BE NOTED THAT PROFFERED CONDITIONS WERE NOT SUBMITTED AT THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO REVIEW THE PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

1. Except where the requirements of the underlying Agricultural (A) zoning are more restrictive, any new development for school or child care use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas, excluding buffer requirements. (P)

2. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, outdoor play fields, courts, swimming pools and similar active recreational facilities shall be located a minimum of 100 feet from any proposed or existing single family residential lot line and a minimum of fifty (50) feet from any existing or proposed public road. Nothing herein shall prevent development of indoor facilities and/or parking within the 100 foot setback. Within the 100 foot setback and fifty (50) foot setbacks, a fifty (50) foot buffer shall be provided along the perimeter of all active recreational facilities except where adjacent to any existing or proposed public roads. These buffers shall conform to the requirements of the Zoning Ordinance for fifty (50) foot buffers. These buffers and setbacks may be modified by the Planning Commission at the time of plan review. (P)

3. Any playground area (i.e., areas accommodating swings, jungle gyms or similar such facilities) shall be located a minimum of forty (40) feet from all property lines. A forty (40) foot buffer shall be provided along the perimeter of these recreational facilities except where adjacent to any existing or proposed public roads. These buffers shall conform to the requirements of the Zoning Ordinance for fifty (50) foot buffers. These setbacks and buffers may be modified by the Planning Commission at the time of plan review. (P)

4. Any private school or child care use shall be conducted in association with church or other places of worship use on the property. (P)

5. Direct vehicular access from the property to Bailey Bridge Road shall be limited to one (1) entrance/exit. The exact location of this entrance/exit shall be approved by the Transportation Department. (T)

6. Left and right turn lanes shall be constructed along Bailey Bridge Road at the approved entrance/exit based on Transportation Department standards. The developer shall dedicate, free and unrestricted to and for the benefit of Chesterfield County, any additional right-of-way (or easements) required for these improvements. Prior to any site plan approval, a phasing plan for these improvements shall be submitted to and approved by the Transportation Department. (T)

GENERAL INFORMATION

Location:

North line of Bailey Bridge Road, west of Route 288, and known as 12320 Bailey Bridge Road. Tax IDs 738-674-1979-Part of 00001 and Part of 00002. (Sheet 16)

Existing Zoning:

A

Size:

4.0 acres

Existing Land Use:

Church, Private School and Child Care Facility

Adjacent Zoning and Land Use:

North, South, East and West – A; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch public water line extending along the south side of Bailey Bridge Road opposite this site. An eight (8) inch water line extends across Bailey Bridge Road from the existing sixteen (16) inch line to serve the request site. The existing church building is connected to the public water system. Use of public water is required by County Code.

Public Wastewater System:

There is an existing forty-eight (48) inch wastewater trunk line extending along the boundary of the property with Swift Creek. An eight (8) inch wastewater collector line extends from the existing trunk line to serve the request site. The existing church building is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The entire property drains to Swift Creek which is the northern property line of the parcels. There are currently no on- or off-site drainage or erosion problems and none are anticipated after development. The request property is already developed and therefore there should be no additional impact with the request.

Water Quality:

Swift Creek is a perennial stream and, as such, is subject to a 100 foot conservation area inside of which there are very limited uses. There is also a very large 100 year flood plain located along the northern property line.

PUBLIC FACILITIES

Fire Service:

The Clover Hill Fire Station, Company Number 7, provides fire protection and emergency medical service. This request will have minimal impact fire and EMS. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Transportation:

The subject property is four (4) acres located on the north side of Bailey Bridge Road just west of Route 288. The applicant is requesting a Conditional Use to permit a private school and childcare center in an Agricultural (A) district.

This request will not limit the number of students in the school or childcare center; therefore, it is difficult to anticipate traffic generation. Based on trip rates for a private school with 100 students, development could generate approximately 250 average daily trips (ADT). Traffic generated by this development will be distributed along Bailey Bridge Road, which had a 2005 traffic count of 12,144 vehicles per day between Manchester High School and Claypoint Road. Based on the current volume of traffic it carries during peak hours, Bailey Bridge Road is at capacity. (Level of Service E)

Bailey Bridge Road is identified as a major arterial on the Thoroughfare Plan with a recommended right-of-way width of ninety (90) feet. In conjunction with their last expansion, the church dedicated forty-five (45) feet of right-of-way, measured from the centerline of the road, in accordance with the Plan.

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). The applicant has proffered to limit direct access from the property to Bailey Bridge Road to one (1) entrance/exit. (Proffered Condition 5)

The traffic impact of this development must be addressed. The applicant has proffered to construct additional pavement along Bailey Bridge Road to provide right and left turn lanes at the site access and dedicate any additional right of way required for these improvements (Proffered Condition 6). Included in the VDOT Six-Year Improvement Program is a project to reconstruct Bailey Bridge Road as a two-lane road from Claypoint Road to Manchester High School. Preliminary plans have been developed; however, the project is not anticipated to begin until Spring 2010. Proffered Condition 6 requires a phasing plan for the turn lane improvements to be submitted to and approved by the Transportation Department so that the developer's improvements can be coordinated with the VDOT project.

Shoulder improvements along Bailey Bridge Road between Deer Run Drive and Spring Run Road were recently completed, and the county is managing two (2) other safety projects on Bailey Bridge Road. The first project will improve the curve west of Spring Trace Subdivision and the second will improve the curve just west of Bayhill Pointe Subdivision. Plans have been developed and it is expected that these two projects will be under construction in summer 2006.

At time of site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for residential use of 2.2 units per acre or less. The Plan is currently being revised. The draft Plan, as recommended by the Planning Department, suggests the request property is appropriate for residential use of 2.2 units per acre or less, places of worship, schools, parks and other similar public and semi-public facilities.

Area Development Trends:

Area properties are zoned agriculturally and are occupied by single family residences on acreage parcels or are vacant. It is anticipated that residential zoning and land use patterns will continue in the area consistent with densities suggested by the Plan.

Site Design:

The request site has been developed as a church with associated parking facilities. The applicant intends to allow the existing facilities to be used to accommodate the private school

and day care uses. Proffered Condition 1 would require any new development for school or child care use to conform to the development standards of the Ordinance for commercial uses in Emerging Growth Areas except where the underlying zoning requirements are more restrictive. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. The standards address access, landscaping, setbacks, parking, signs, buffers, utilities and screening for developments.

Uses:

Private schools and child care uses have routinely been considered accessory to church use. Proffered Condition 4 ensures that such use is operated in conjunction with a church and not as a principal use.

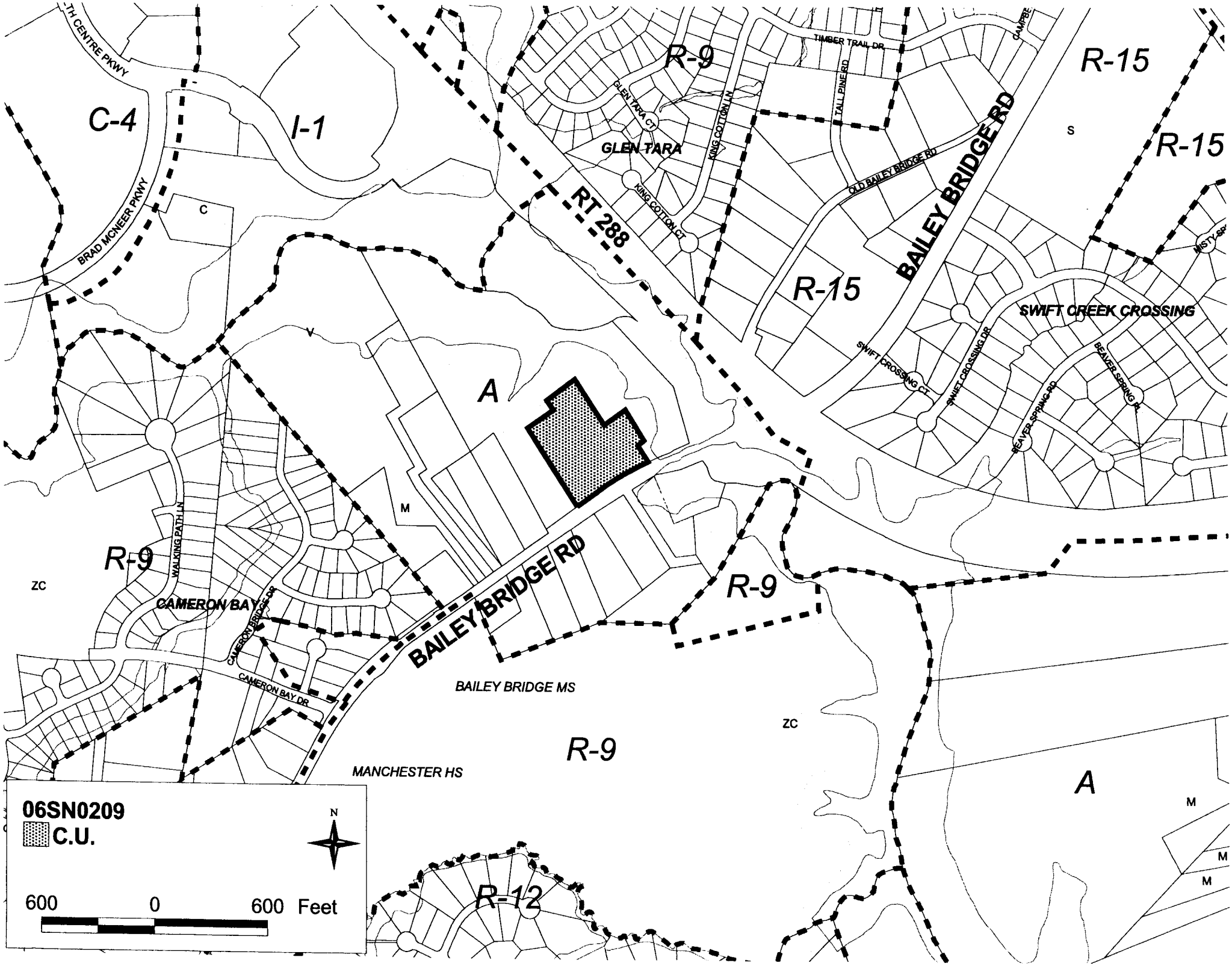
Buffers and Screening:

Any proposed outdoor recreational facilities and playgrounds associated with the private school or child care use should be set back from adjacent residential development and public roads. (Proffered Conditions 2 and 3)

CONCLUSIONS

A private school and child care use are proposed on the property in association with an existing church. These uses would have no greater impact upon existing and anticipated area residential development than does the permitted church or public school uses. In addition, the proffered conditions address land use compatibility issues between the proposed uses and area residential development. Similar facilities, located adjacent to residential areas, have been approved throughout the County, with no apparent adverse impact on residential uses. The proffered conditions are similar to those imposed on similarly situated facilities.

Given these considerations, approval of this request is recommended.



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BEAVER SPRING RD
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