

CASE NUMBER: 20SN0520
APPLICANT: Joni Chrystle Roberts

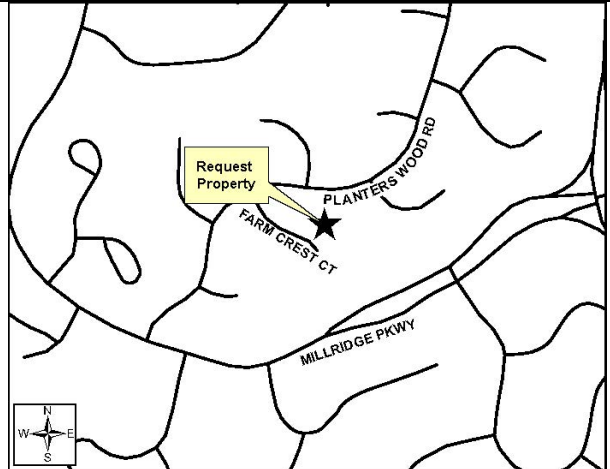


CHESTERFIELD COUNTY, VIRGINIA
CLOVER HILL DISTRICT

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Planning Commission (CPC) Hearing:
DECEMBER 17, 2019
CPC Time Remaining:
100 DAYS

Applicant's Contact:
JONI C. ROBERTS (804-744-9559)
Planning Department Case Manager:
TYLER WALTER (804-318-8893)



0.2 Acre – 13304 Farm Crest Ct.

REQUEST

Renewal of previous case (Case 14SN0517) for a conditional use to permit a family day-care home in a Residential (R-7) District.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Proffered conditions are located in Attachment 1.

SUMMARY

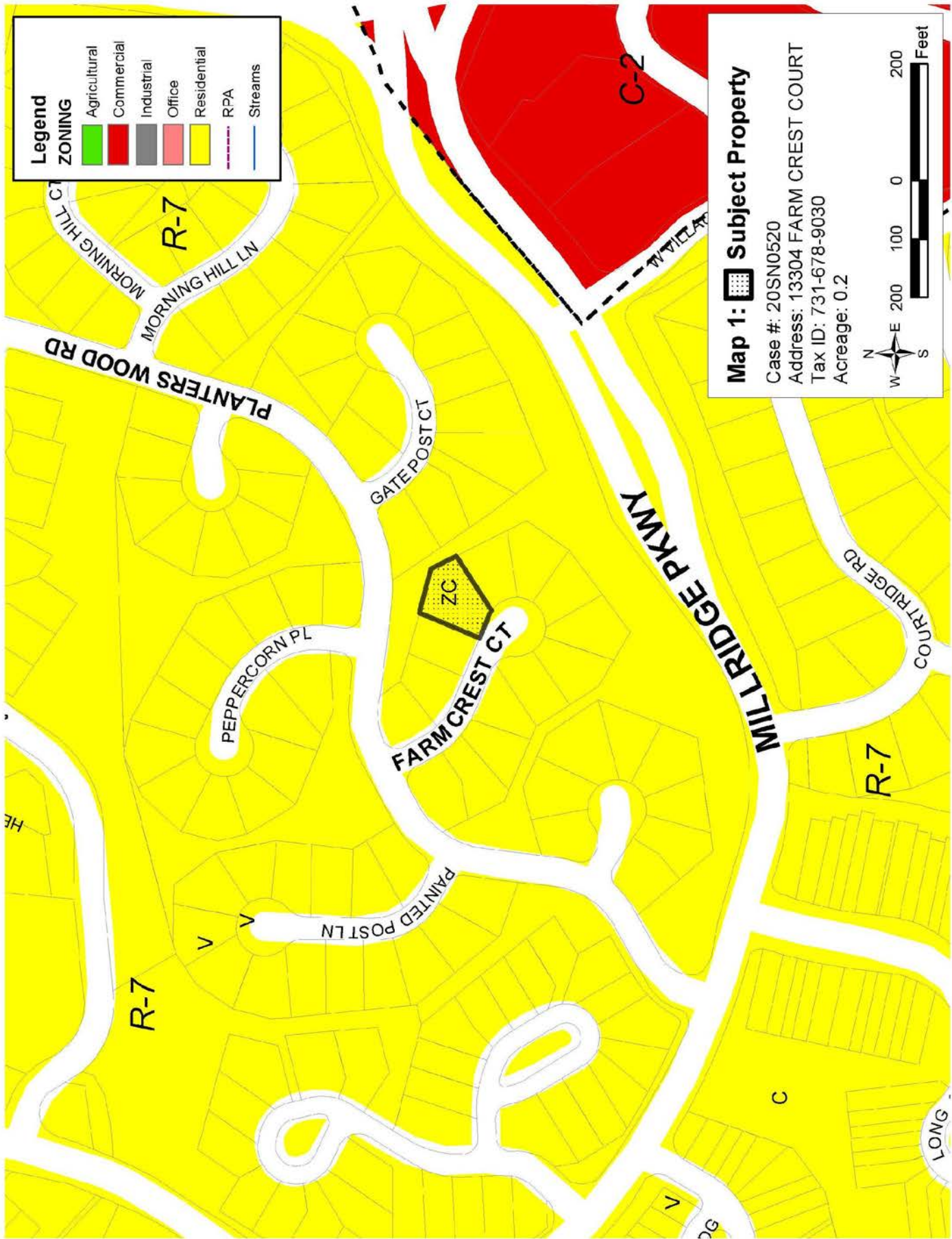
In 2014, a conditional use (Case 14SN0517) was approved to permit the applicant to operate a family day care home for the keeping of up to 12 children, incidental to the dwelling. The applicant intends to continue operating the family day care home subject to the same conditions of the 2014 approval, except no time limitation.

RECOMMENDATION

STAFF

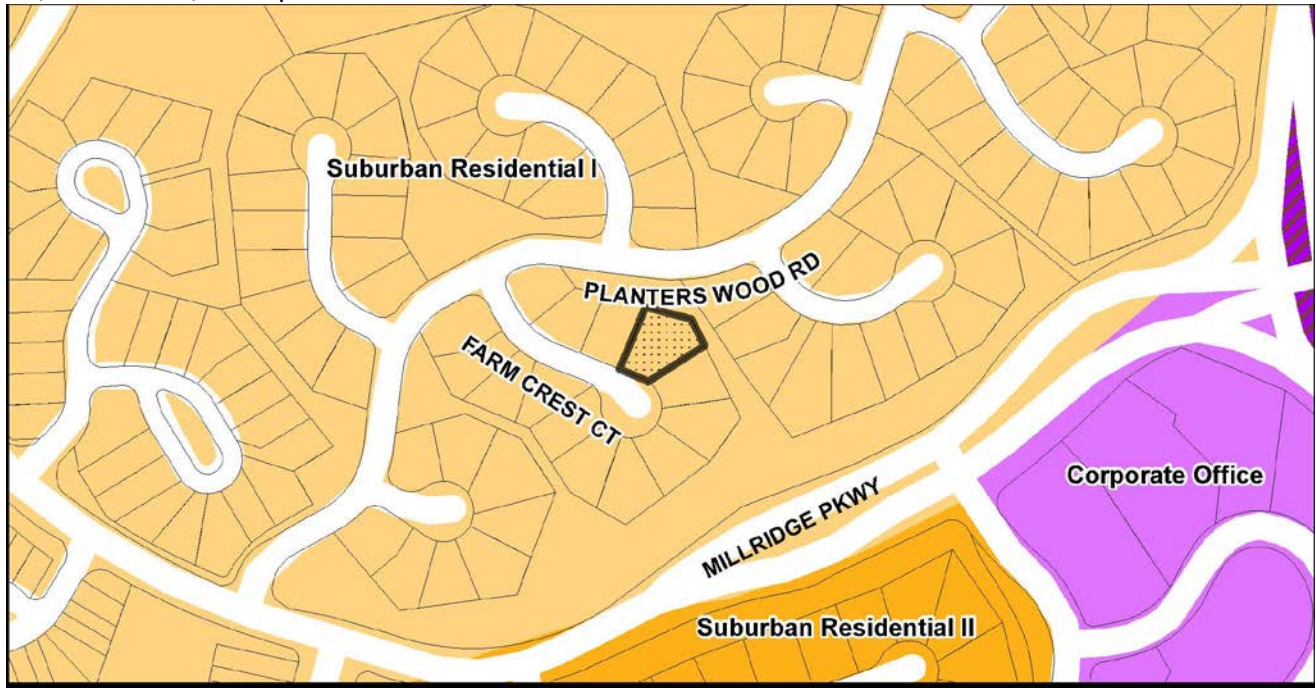
APPROVAL

- As conditioned, the use would be compatible with surrounding residential development.
- Residential character of the area would be maintained.



Comprehensive Plan
Classification: SUBURBAN RESIDENTIAL I

The designation suggests the property is appropriate for single-family dwellings on lots ranging between 12,000 and 25,000 square feet.



Subject Property

300 150 0 300 Feet



Surrounding Land Uses and Development



Virginia Geographic Information Network (VGIN)

PLANNING

Staff Contact: Tyler Walter (804-318-8893) waltert@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 has been operating a State-licensed family day care home to keep up to twelve (12) children. The applicant received conditional use approval in 2014 (Case 14SN0517) to permit the applicant to keep 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 chart below provides an overview of the proffered conditions to continue to mitigate the impact of the use on area properties. These conditions are the same as those approved with 14SN0517 except no time limitation is included. This would be permitted for the applicant only.

General Overview	
Requirements	Details
Non-Transferable	Limited to the applicant only. <i>Condition 1</i>
Limitation on Size	No exterior additions or alterations to existing structure <i>Condition 2</i>
Signage	None permitted <i>Condition 3</i>
Number of Children	Maximum of twelve (12) <i>Condition 4</i>
Days/Hours of Operation	Weekdays only; 6:30 a.m. until 6:00 p.m. <i>Condition 5</i>
Outside Employees	No outside employees permitted to work other than family member employees that live on the premises. <i>Condition 6</i>

COUNTY TRANSPORTATION

Staff Contact: Steve Adams (804-748-1037) adamst@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.

FIRE AND EMERGENCY MEDICAL SERVICES

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

Nearby Fire and Emergency Medical Service (EMS) Facilities	
Fire Station	The Clover Hill Fire Station, Company Number 7
EMS Facility	The Clover Hill Fire Station, Company Number 7

UTILITIES

Staff Contact: Matt Rembold (804-706-7616) remboldm@chesterfield.gov

Existing Water and Wastewater Systems

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	4"	N/A
Wastewater	No	8"	N/A

Additional Utility Comments:

The request to operate a family day home will not impact the Utilities Department.

The Utilities Department supports this case.

ENVIRONMENTAL ENGINEERING

Staff Contact: Rebecca Rochet (804-748-1028) rochetr@chesterfield.gov

PARKS AND RECREATION

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

This request will not impact these facilities.

CASE HISTORY

Applicant Submittals

08/06/2019	Application submitted
08/06 and 12/04/2019	Proffered conditions submitted

PROFFERED CONDITIONS

December 4, 2019

1. Non-Transferable Ownership. This conditional use approval shall be granted to and for Howard and Joni Roberts, exclusively, and shall not be transferable or 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 applicants own children, at any one time. (P)
5. 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 (4) feet in height, installed around the equipment or play area. Equipment for outdoor play areas shall be located no closer than fifteen (15) feet to the side or rear property lines. (P)
6. 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)
7. Hours of Operation. Hours and days of operation shall be limited to Monday through Friday from 7 a.m. to 6 p.m. There shall be no Saturday or Sunday operation of this use. (P)