



21SN0541 – William & Alena Stewart

Magisterial District - Dale

Agent – **Alena Stewart** (804-909-9065)

CPC Public Hearing - **December 15, 2020**

Time Remaining
100 Days

Case Manager
Steve Haasch
(804-796-7192)

Request

Conditional Use

To permit a family daycare home

Staff Recommendation

Approval

Property Location

10114 Holly Trace Court

Site Size

0.2 Acres

Comprehensive Plan – Land Use Designation

Suburban Residential II

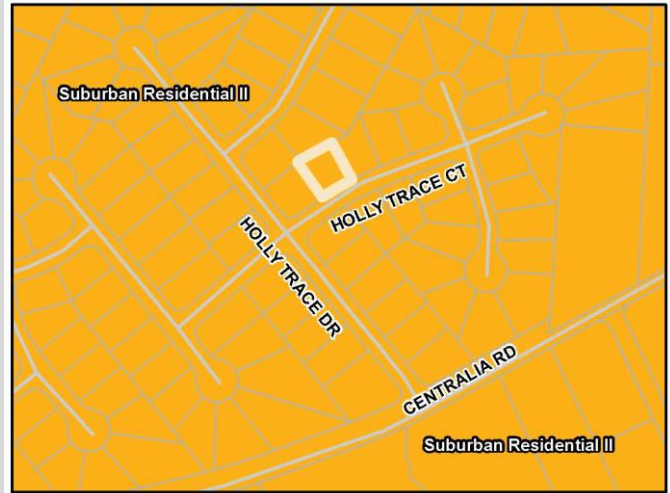
Plan Area

County Wide Plan

Figure 1: Aerial of Request Area (VGIN 2016) – Click Image for Link to GIS



Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Request to renew a conditional use to permit a family daycare from home in a Residential (R-9) District as previously approved in case 15SN0630. Renewal would allow a family daycare home with the keeping of up to 12 children, incidental to a dwelling.

Recommendation

STAFF - APPROVAL

The **Comprehensive Plan** recommends this area for residential uses. As conditioned, the use should be compatible with surrounding residential development and the residential character of the area will be maintained.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

1. Conditions may be imposed or the property owner may proffer conditions.

Summary of Identified Topics

None

Zoning History

15SN0630: Approved (6/2015)

Conditional use to permit a family daycare home in a Residential (R-9) District. Conditions of approval addressed:

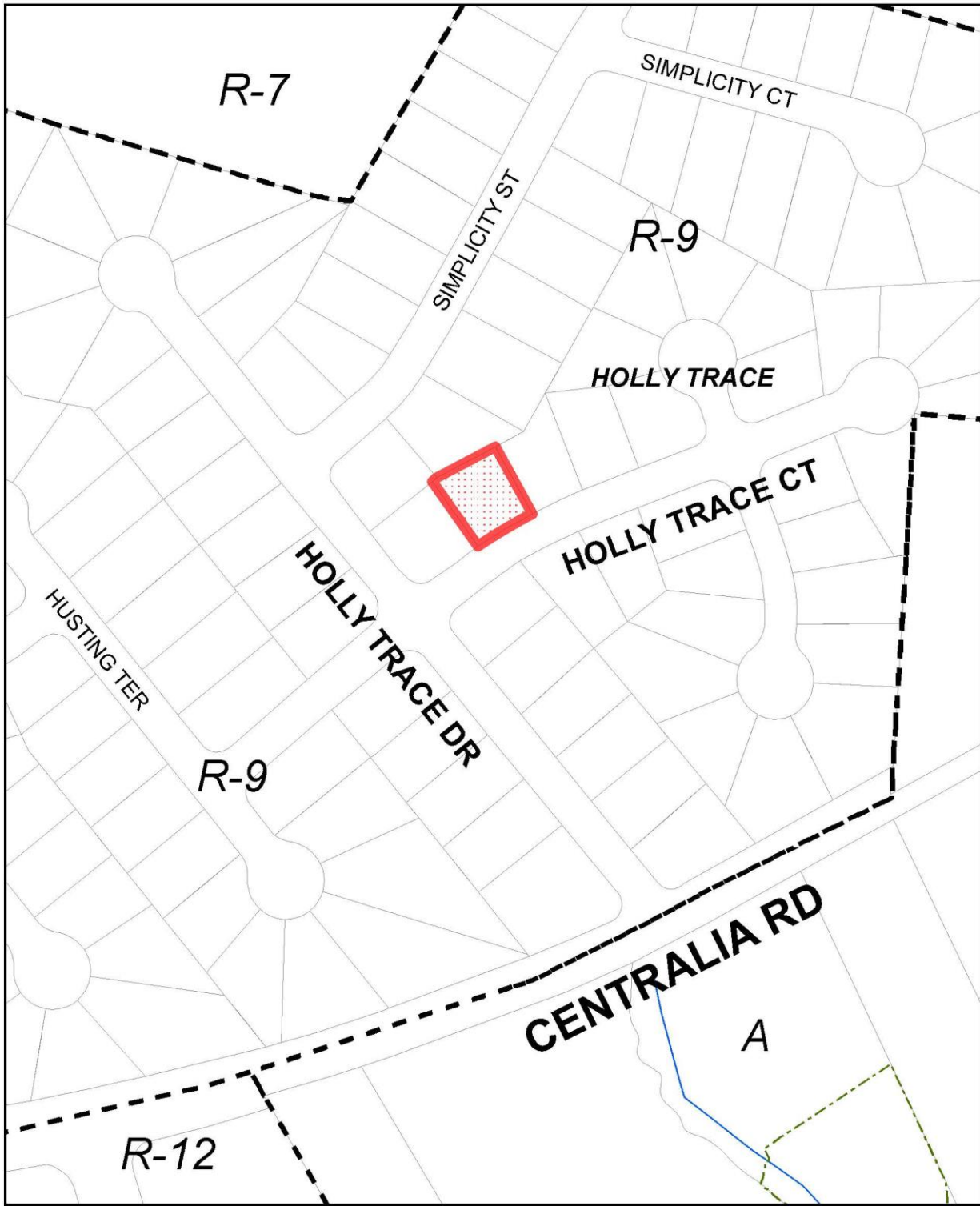
1. Approval granted to and for Alena Stewart and is not transferrable nor runs with the property
2. No exterior additions or alterations to structure to accommodate use
3. No signage permitted to identify use
4. Limited to 12 children (other than the applicant's own children)
5. Hours of operation limited to 7am to 7pm Monday-Friday
6. Use expires in 5 years from date of approval
7. Any outdoor play area shall be located in side or rear yard and shall have perimeter fencing at least 4 feet in height
8. No employees shall be permitted, other than family members that live on the premises

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for **Suburban Residential II**, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

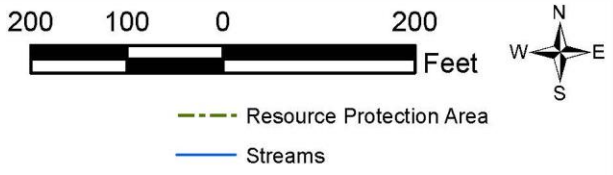
Proposal

Continuance of a family daycare from the home, to allow the keeping of up to twelve (12) children, is proposed. This request was approved in 2015 with a five (5) year time limitation. The applicant wishes to continue the use, without the time limitation and with an allowance for up to three (3) employees besides herself. Staff finds that there have been no complaints filed on this property since approval in 2015 and that the property is meeting the conditions of the 2015 case. The conditions of this request are the same as the original approval, minus the time limitation of five (5) years and employee allowance, which is typical of other such requests.



Map 1:  **Subject Property**

Case #: 21SN0541
Acreage: 0.2
Address: 10114 HOLLY TRACE CT
GPIN: 775-662-1408



Supplemental Analysis

Community Enhancement

1. Located in Revitalization Area; Consistent with Cash Proffer Policy Section B.5 as amended in 2017
2. Proposal represents substantial improvements above current conditions in the area.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Nearby Facility(s) - The Airport Fire Station, Company Number 15

This request will have minimal impact on Fire and EMS.

Schools

This request will have no impact on school facilities.

Transportation - County Department of Transportation

This request is anticipated to have a minimal impact on the transportation network.

Transportation - Virginia Department of Transportation

VDOT has no comment at this time.

Utilities – Water and Wastewater

1. The subject property is located within the mandatory water and wastewater connection area for new residential development.
2. The existing residential structure is connected to the public water and wastewater systems.
3. Renewal of the previously approved Conditional Use for a family daycare home will have minimal impact on the public water and wastewater systems.

Community Engagement & Public Hearings

Community Meeting

12/2/2020 – Discussion Topics:

One citizen attended the virtual meeting and was in support of request. Conditions from 2015 case were reviewed, no issues identified.

Conditions

1. Non-Transferable Ownership: this conditional use approval shall be granted to and for William and Alena Stewart, 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 7 a.m. to 7 p.m. There shall be no Saturday or Sunday operation of this use. (P)
6. Fenced Outdoor Play Areas: any outdoor play area and/or recreational equipment utilized by the family daycare 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)
7. Employees: no more than three (3) employees shall be permitted to work on the premises other than family member employees who live on the premises. (P)

Case Contacts

Applicant

- **Applicant:**
William & Alena Stewart
- **Applicant's Contact:**
(804) 909-9065

District Planning Commissioner

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Staff

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