



Original Submission: November 18, 2019
Revised: February 10, 2020

Project Proposal

Our Neighborhood Child Development Center (CDC) (the “applicant”) requests a zoning map amendment on tax map parcel 78-58K, a 3.58 acre parcel in Albemarle County (the “property”), from R-1 Residential to C-1 Commercial to open a child development center on the property. Our Neighborhood CDC intends to use the existing structures, parking areas, and landscaping, only making minimal improvements, where necessary, to improve internal circulation and access to existing structures, and to ensure landscape design is consistent with Entrance Corridor guidelines.

Our Neighborhood CDC is currently located at 2110 Ivy Road and will be moving no later than summer 2020, due to a recent sale of their current leased space. Our Neighborhood CDC has been a pillar of high quality early childhood education community for eight years. Currently, Our Neighborhood CDC is at capacity and has a waitlist stretching more than a year. This growth will allow the CDC to nearly double its capacity for infants and toddlers as well as add a full-time preschool classroom. The property at 1395 Stony Point road will allow the CDC to eventually serve 124 children and families and meet the ever growing demand on the waitlist. This early childhood program is envisioned as a community space with outdoor classrooms open to the community in the evenings and weekends, regular parent classes, and neighborhood events.

Early childhood education is a huge need in our community. A few facts about early childhood are relevant here. For 67% of children both of their parents are employed.¹ Sixty-two percent of infant’s mothers are employed.² About one quarter of stay at home parents still enroll their child in some early childhood education.¹ Parts of Charlottesville and Albemarle County remain child care deserts despite their affluent populations.³ Nearly every early childhood program in Charlottesville has a waiting list. Parents in the Charlottesville area are struggling to find child care.⁴ There are 36 early childhood programs in Charlottesville and 62 in Albemarle County, but only five of those programs are accredited.⁵ Our Neighborhood is one of only three accredited programs in Charlottesville that serves infants and the only accredited program that serves infants whose families do not work at UVA. The demand for high quality early childhood education is simply unmet in our community.

¹ "Fact Sheet: Child Care - Center for American Progress." 16 Aug. 2012, <https://www.americanprogress.org/issues/economy/news/2012/08/16/11978/fact-sheet-child-care/>. Accessed 20 Oct. 2019.

² "Zero to Three." <https://www.zerotothree.org/>. Accessed 20 Oct. 2019.

³ "America's Child Care Deserts in 2018 - Center for American" 6 Dec. 2018, <https://www.americanprogress.org/issues/early-childhood/reports/2018/12/06/461643/americas-child-care-deserts-2018/>. Accessed 20 Oct. 2019.

⁴ "Little wonder: Why it's so hard to find affordable, high-quality" 27 Feb. 2019, <https://www.c-ville.com/little-wonder-why-its-so-hard-to-find-affordable-high-quality-child-care/>. Accessed 20 Oct. 2019.

⁵ "Find Quality Child Care/Preschool - For Families - naeyc." <https://families.naeyc.org/find-quality-child-care>. Accessed 6 Nov. 2019.

⁶ "Search for Child Day Care - Virginia Department of Social" <https://www.dss.virginia.gov/facility/search/cc.cgi>. Accessed 6 Nov. 2019.

As our city grows we need to consider how to protect and support community spaces. Early childhood education is a need in our community as without it families cannot work. As a tight margin industry, it can be very difficult for early childhood programs to find suitable space that can handle the indoor, outdoor, and parking needs at an affordable price. Families need easy access to programs in their neighborhood and on their commutes. 1395 Stony Point road offers a beautiful opportunity to support community space, green space, local business, and high quality early childhood education.

Our Neighborhood CDC has submitted an initial site plan for review concurrently with this rezoning request. The initial site plan proposes a design to accommodate an initial enrollment of up to 70 children. Our Neighborhood seeks to one day serve 124 children, but will have to make more comprehensive site improvements before being able to offer an enrollment of 124 children. Given the existing background traffic volumes on Route 20 and the anticipated trip generation from the child care use, a right turn lane will be required for increased enrollment beyond 70 students. At a time when increased enrollment is proposed, Our Neighborhood must submit a site plan amendment to show necessary site improvements, such as a right turn lane and possibly additional parking spaces, to accommodate the additional number of children.

As aforementioned, Our Neighborhood CDC is a community service that hopes to offer its facilities to the community on nights and weekends for parenting classes that focus on nonviolent communication and respectful parenting and community meetings. The C-1 requested zoning on the property will not only allow for Our Neighborhood to serve our community with top notch child care but also will allow for complementary uses to take shape on the property in new buildings, if so desired. The C-1 district allows for office space, and Our Neighborhood envisions collaborative co-working space on the property, where parents are able to share workspace on the property while their children are in school at Our Neighborhood. Our Neighborhood has carefully selected uses allowable in the C-1 district that would contribute to a collaborative care and work environment on the property that would be both supportive of the children's needs, working parents, and the community. More information about the specifics of allowable uses on the property is provided in the "proffers" section of this project narrative.

Consistency with the Comprehensive Plan

The property is designated as both Urban Density Residential and Parks & Green Systems in the Pantops Master Plan. 1395 Stony Point Road is also located in the Rivanna Ridge Urban Center, the Neighborhood Service Center, and the Recreational District. The Pantops Master Plan lists Schools and Child Care as a primary use within Urban Density Residential designated areas.

It is envisioned for a child development center to contribute to a walkable community in this area, harnessing the green space, and embracing a role as a part of the neighborhood service center. 1395 is surrounded by residents and having a school in that neighborhood would benefit the community by bringing much needed community services closer to existing and developing residential areas.

A child development center in this location would greatly contribute to the Pantops Master Plan vision for character and conservation. A child development center is a community asset that contributes to the character of the area by offering neighborhood services that benefit local families and our communities' youngest residents. A portion of the proposed property is designated as Parks & Green Systems and it is intended for a portion of this area to function in a manner that is consistent with expectations for green systems. A reforested area and undisturbed buffer is

proposed along the stream where, historically, disturbance has occurred up unto the stream bank. The area designated as greenspace is ideal outdoor space for students at the CDC. There is ample space for outdoor play areas and gardens that will enrich the students' experience while enrolled at the CDC. The location is truly special because of this outdoor environment.

Impacts on Public Facilities and Public Infrastructure

Trip generation rates and a turn lane warrant analysis have been submitted with this application. It is expected that many CDC families would be commuting on Stony Point Road already and the child development center would add a stop to their commute but not an additional trip to the road. There is already a left turn lane in place which will maintain smooth traffic flow traveling south. A right turn lane may be required as the intensity of use warrants additional roadway improvements. Our Neighborhood CDC would likely open at 7:30am and close at 6:00pm and expect the highest traffic impact around 8 am and 5 pm. The following trip generation information was derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition and was provided with a turn lane warrant analysis submitted on November 18, 2019:

Initial Enrollment 70 Children:

ITE Code	Unit (number of students)	Population Basis	Daily Traffic	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
565	70	Initial Enrollment	286	29	26	55	27	30	57

Future Projected Enrollment 124 Children:

ITE Code	Unit (number of students)	Population Basis	Daily Traffic	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
565	124	projected enrollment	507	52	46	98	47	53	100

The CDC is expected to connect to public water and sewer and will have demands typical of a child day care use.

Impacts on Environmental Features

There are minimal site improvements planned with the exception of additional fencing and parking area improvements to improve site circulation. For the initial enrollment of 70 students, the proposed disturbance is less than 10,000 square feet. Any disturbance on the site subject to regulations outlined in the Water Protection Ordinance will comply with those applicable regulations. Additionally, any site disturbance within the Flood Hazard Overlay District will comply with those applicable regulations.

Our Neighborhood proposes to utilize the existing parking area on the southeastern portion of the property, however the size of that parking area is proposed to be reduced with the addition of an undisturbed and reforested buffer. Our Neighborhood has proffered a 30' vegetative buffer on the northeastern side of the stream to provide additional protection of the stream. At present, the gravel from the parking area extends to the bank and the property is often mowed directly to the bank.

Proposed Proffers to Address Impacts

A proffer statement is provided with this rezoning request. As previously stated, the C-1 zoning district is desirable because it would allow for future possibilities where the property could not only directly serve the children enrolled at Our Neighborhood but could also serve their parents with coworking spaces, entrepreneurial offices, or small service oriented operations. Our Neighborhood has carefully considered each of the commercial uses allowable in

the C-1 district and has proffered out certain uses that are inconsistent with recommendations outlined in the Master Plan and that could potentially have adverse impacts on the character of the neighborhood. The uses that have been proffered out are department stores, laboratories, manufacturing, drive-thru windows, indoor theaters, dry cleaners, automobile repair shops, automobile service stations, and convenience stores.

The allowable uses that remain on the property are those that contribute to a walkable, equitable, and mixed-use community. Public services remain such as fire and rescue squad stations, libraries and museums, water, sewer, energy and communications distribution facilities, public uses, and stormwater management facilities. Consistent with adjacent uses, clubs lodges, dwellings, indoor athletic facilities, and restaurants will be allowed by-right. A temporary

As is required for any future construction on the property, a temporary construction headquarters and temporary construction storage yard will be allowed. Temporary industrialized buildings necessary to provide space for employees, students, or other people temporarily will be allowed as well.

The Urban Density land use designation identifies commercial, retail, and offices as a secondary use, and therefore many of these uses have not been proffered out for this property. Retail uses allowed in C-1 include antique, gift, jewelry, notion, and craft shops which would allow an establishment wherein hand-made goods are offered for sale. Small scale clothing, apparel and shoe shops will be allowed but not department stores to maintain the focus on neighborhood pedestrian services. Small scale drug stores, florists, food and grocery stores including specialty shops will be allowed. Community oriented hardware stores, musical instruments establishments, optical goods, photographic goods, and visual and audio appliances, sporting goods sales and service is allowed. Newsstands, magazines, and pipe and tobacco shops would be consistent with the pedestrian neighborhood service and allowed. Retail nurseries and greenhouses and farmers markets would be an asset to the walkable community atmosphere. On a small scale offices will be allowed as well as religious assembly uses and cemeteries. Small neighborhood amenities that focus on servicing the residents not drawing others to the region such as barber and beauty shops, financial institutions, funeral homes, laundromats, and tailors and seamstress facilities will be allowed. To facilitate neighborhood scale development, Our Neighborhood has proffered maximum building footprints and heights, of 8,000 square feet and 45', respectively; these dimensions are directly consistent with recommendations for development in Urban Density designated areas of the Pantops Master Plan. To acknowledge the possible traffic impacts of each use, Our Neighborhood has proffered that all site planning will include trip generation data and no more than 800 daily trips will be generated from all established uses on the property, with no more than 160 of those trips occurring in the peak hour.

