

Application for Special Use Permit



IMPORTANT: Your application will be considered **INCOMPLETE** until all of the required attachments listed on page 2 have been submitted and the application signature is verified (see Page 3). Also, please see the list on page 4 for the appropriate fee(s) related to your application.

PROJECT NAME: (how should we refer to this application?) Little Explorers Discovery School LLC
Crozet Baptist Church

PROPOSAL/REQUEST: to open a 40-student preschool/after-school center

ZONING ORDINANCE SECTION(S): R2

EXISTING COMP PLAN LAND USE/DENSITY: density residential uses

LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT:

5804 St. George Ave. Crozet, VA 22932

TAX MAP PARCEL(s): 056A1-01-00-08200

ZONING DISTRICT: R2

OF ACRES TO BE COVERED BY SPECIAL USE PERMIT (if a portion, it must be delineated on a plat):

1.5 (floor plan/ conceptual plan attached)

Is this an amendment to an existing Special Use Permit? If Yes provide that SP Number. SP-

☐ YES ☒ NO

Are you submitting a preliminary site plan with this application?

☐ YES ☒ NO

Contact Person (Who should we call/write concerning this project?): Christi Gillette

Address 1870 Beaver Creek Mtn. Rd. City Crozet State VA Zip 22932

Daytime Phone (440) 781-0981 Fax # () E-mail littleexplorersdiscovery@gmail.com

Owner of Record Crozet Baptist Church

Address 5804 St. George Ave. City Crozet State VA Zip 22932

Daytime Phone (434) 823-5171 Fax # () E-mail info@crozetchurch.org

Applicant (Who is the Contact person representing?): Christi Gillette (self)

Address 1870 Beaver Creek Mtn. Rd. City Crozet State VA Zip 22932

Daytime Phone (440) 781-0981 Fax # () E-mail littleexplorersdiscovery@gmail.com

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers:

The church owns both 5830 and 5804 St. George Ave. on the same parcel number.

FOR OFFICE USE ONLY SP # _____ SIGN # _____

Fee Amount \$ _____ Date Paid _____ By who? _____ Receipt # _____ Ck# _____ By: _____

ZONING ORDINANCE SECTION _____

Concurrent review of Site Development Plan? YES _____ NO _____

County of Albemarle

Department of Community Development

401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

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Little Explorers Discovery School

May 18, 2018

Project Proposal:

The goal of Little Explorers Discovery School is to enroll families from mainly Crozet and the surrounding area. The community of Crozet is growing at a rapid pace, with housing market values rising near 10% in the past year. There are limited options for preschools in the immediate Crozet area, and many preschools have full enrollment with waiting lists for families. The need for additional preschool options and after school options is apparent in the Crozet area.

The preschool will serve children ages 2-5 years old during the school day, and children 5-12 years old in an after-school enrichment program. The mission of the school is that children are a part of a unique experience where learning is student-driven and a love and appreciation for our world is fostered through a response to student curiosity and readiness. Leading educational approaches including Waldorf, Montessori, Reggio Emilia, progressive education, and Finland's public education system will inspire the curriculum. This will offer a unique option for preschoolers in the Crozet area.

Consistency with the Comprehensive Plan

The Crozet Master Plan recommends this area for neighborhood density residential uses. Non-residential uses within this designation include institutional uses, such as places of worship, public and private schools, and early childhood education centers (daycare centers and preschools).

- Additional information for coding the building for educational use, including the land use plan and master plan, has been provided by Richard Funk, architectural engineer.
- Since the church is located in a development area, the additional usage of the building for the school will support the county's economical development plan by promoting new employment activities in the development area.
- It will also support objective 6 of the comprehensive plan for development areas by increasing local business development opportunities, including support for entrepreneurial and startup businesses.
- Additionally, our after school enrichment and tutoring program will strongly support Objective 7, as we will support and foster skills for children in grades K-6 by providing support for tutoring and enrichment in their schoolwork, in addition to programs in the areas of STEM, Family and Consumer Sciences, nature exploration, literacy, and history.

Little Explorers Discovery School

May 18, 2018

Impacts on public facilities and public infrastructure:

The existing building is on public water/sewer and served by public streets and appears to have no impact on this infrastructure.

Project's Impacts on Environmental Features

The plan for changes to the outdoor area of the church is minimal. No trees or existing environmental features will be removed or torn down. A wooden fence may be erected in the future to increase safety in the outdoor play area. Smaller, toddler-sized play equipment may also be placed in the outdoor play area, close to the existing playground. The garden area may be utilized and expanded, enhancing the environmental features of the outdoor area.

Proposed Ways to Address Impacts from the Project

To reduce **noise**, children will have outdoor time in smaller groups by age. This will reduce the amount of children outside at one time.

To reduce **traffic**, a pick-up line will be utilized at dismissal time. This will speed up the pick-up process and allow a staggered exit of traffic, as the next child in line will be getting loaded into the vehicle while the car in front exits. Additionally, the proposal for this preschool will limit the impact of the traffic on the residential area surrounding the church by allowing parents multiple options for drop-off and pick-up times (as listed below).

Other information that may help identify potential impacts of the development

- Proposed Maximum Number of Students Enrolled: 40
- Maximum Number of Students present **at one time**: 25
 - Half-day students: 15
 - Full-day students: 10
 - After-school students: 15
- Hours of operation: Tuesday through Friday, 7:30am-5:00pm
 - Early drop off begins at 7:30am.
 - Regular drop off begins at 8:30am.
 - Half-day preschool dismisses at 12:00pm.
 - Full-day preschool dismisses at 3:00pm.
 - Extended care and after-school program dismisses at 5:00pm.
- No water/sewer demands

Conceptual Plan

