VAN METRE COMMUNITIES, L.L.C.

RYAN ROAD PROPERTY CHILD CARE CENTER
SPEX 2010-0001

STATEMENT OF JUSTIFICATION

PROJECT LOCATION AND OVERVIEW

The special exception application property (the "***Property***") is approximately 2 acres in area and is located on the north side of Ryan Road (Route 772) approximately 500 feet east of Belmont Ridge Road (Route 659). The Property is a portion of Tax Map 92, Parcel 29 (PIN 158-27-9331), is zoned R-1, and is within the Dulles Election District. The Property is also the subject of a pending boundary line adjustment application, BLAD 2009-0061, that proposes two parcels for the area of the Property (please see Sheet 3 of the submitted special exception plat).

The Property is bordered on the west and south by the Brambleton planned community zoned PD-H4. The Brambleton land bay immediately to the west of the Property is planned for townhouses and the Brambleton land bay on the south side of Ryan Road is developed with single-family detached homes. The R-1 neighborhoods of Forest View and Estates of Forest Ridge are located to the north and east of the Property.

Public schools in the area include Brian Woods High School, Stone Hill Middle School and Legacy Elementary School. Nearby County parks include Edgar Tillet Memorial Park on Belmont Ridge Road to the north and Lyndora Park off of Loudoun County Parkway to the east. The NVRPA Regional Park is also located in the area, just to the west of Briar Woods High School. Local retail centers include the Brambleton Town Center to the west off of Ryan Road, Southern Walk Plaza and The Shoppes at Ryan Park at Exit 6 on the Dulles Greenway, and Broadlands Village Center at Exit 5 on the Dulles Greenway.

The Property currently is developed with a single-family detached home and has access to Ryan Road. The Property has a few mature trees, but contains no wetlands, no floodplain and no steep slopes. As noted in the reports previously filed with ZMAP 2009-0002, Ryan Road Property, there are no archeological or historical sites on the Property, nor are there any endangered/threatened species on the Property.

PROJECT DESCRIPTION

Van Metre Communities, L.L.C., (the "***Applicant***") is requesting a special exception to allow a child care center on the Property. The proposed child care center has a floor area of approximately 9,600 square feet and is anticipated to have an enrollment of up to 208 children and up to 20 staff members. The proposed layout for the child care center, as depicted on the special exception plat (the "Plat"), provides the required fenced outdoor play area for the anticipated enrollment, as well as other open space areas that include two existing specimen trees. While the parking area includes designated pick-up/delivery spaces, as required by the Zoning Ordinance, immediately adjacent to the child care center, parents/guardians will be

required to walk their children into and out of the child care center regardless of where they have parked.

The Property has access to Ryan Road at an existing median break that also serves Legacy Park Drive to the south. This full-movement access point will eliminate the existing right-in/right-out access that currently serves the Property. The Plat also provides for a right-turn lane on Ryan Road for the proposed access drive to the Property. As noted on the Plat, the access drive may be developed as a public street in the event the adjacent R-1 properties are subdivided. The critical root zones of other specimen trees located outside of the Property are depicted on the Plat to demonstrate that these trees will not be impacted by the turn lane on Ryan Road or by the access drive/public street that serves the Property.

COMPREHENSIVE PLAN COMPLIANCE

The Property is located within the Ashburn Community of the Suburban Policy Area. The Planned Land Use Map adopted with the Revised General Plan (the ***"RGP"***) designates the Property as Residential for densities up to 4 units per acre and for supporting services and amenities. The proposed child care center is conveniently located to serve the variety of existing and planned dwellings in the surrounding area. The minimal lot coverage, approximately 10%, and abundant green areas proposed for the child care center make it an ideal transition use between the low density residential neighborhoods to the east and the higher density residential neighborhoods to the west.

The proposed layout implements environmental policies of the RGP by accommodating existing specimen trees on the Property, thereby supporting policies pertaining to water and air quality, plant and wildlife habitats, and energy conservation. The proposed layout also implements policies of the Revised Countywide Transportation Plan by eliminating a right-in/right-out access point on Ryan Road and replacing it with a full-movement access point located at an existing median break, and by providing a public access easement for a future sidewalk/trail across the Property's Ryan Road frontage.

PROPOSED SERVICE AREA

The proposed child care center generally will serve the area southwest of the Dulles Greenway identified by Zip Code 20148 that includes the planned communities of Brambleton, Broadlands and Loudoun Valley Estates. The Loudoun County Department of Family Services maintains a list of child care centers that have met the licensing requirements of Virginia. The list, updated as of October 1, 2009, indicates that there are only 4 licensed child care centers within all of Zip Code 20148, while the Ashburn area (Zip Code 20147) on the northeast side of the Dulles Greenway has 18 licensed child care centers. These statistics suggest that the area in the vicinity of the Property is under-served with respect to child care centers.

SUMMARY

The proposed child care center is consistent with the land use policies of the Revised General Plan and its location and scale are compatible with the existing and planned adjacent residential uses. The Applicant respectfully requests favorable consideration of this application by the Staff, the Planning Commission and the Board of Supervisors.

SPECIAL EXCEPTION MATTERS FOR CONSIDERATION

REVISED 1993 ZONING ORDINANCE SECTION 6-1310

(A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

The SPEX Property is subject to the Revised General Plan's (***"RGP"***) Suburban Policy Area land use recommendations, the Retail Policy Plan, and the Bicycle and Pedestrian Plan. The amended Planned Land Use Map designates the Property for Residential uses. The proposed child care center is consistent with the RGP land use recommendations and applicable retail and pedestrian policies.

(B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The proposed child care center will be constructed to comply with the applicable fire and building codes.

(C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

The proposed child care center will not generate noise that may negatively impact any other uses in the immediate area.

(D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

All exterior lighting for the proposed child care center will be designed to minimize glare on adjacent uses.

(E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The proposed child care center will be compatible the adjacent residential uses.

(F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses.*

The SPEX Property will be landscaped to meet or exceed all ordinance requirements. All surrounding uses are residential.

(G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.*

The location of the proposed child care center does not include any of the above-referenced features.

(H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The SPEX Property has been cleared and developed with a single family home. The development of the proposed child care center will not have an adverse impact on the environment.

(I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The location of the proposed child care center on a main thoroughfare will contribute to the convenience of its patrons.

(J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

The proposed child care center will be adequately and safely served by the transportation infrastructure.

(K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet the code requirements of Loudoun County.*

Not applicable.

(L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

The proposed child care center will be served adequately by existing public utilities and essential public services.

(M) *The effect of the proposed special exception on groundwater supply.*

The proposed child care center will not impact the groundwater supply and will be served by public water.

(N) *Whether the proposed use will affect the structural capacity of the soils.*

The soil conditions on the SPEX Property will support the proposed child care center.

(O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

The proposed child care center will not negatively impact the existing road network.

(P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The proposed child care center will provide additional employment opportunities and will augment the County's commercial tax base.

(Q) *Whether the proposed special exception considers the needs of agriculture, industry and businesses in future growth.*

Not applicable.

(R) *Whether adequate on and off-site infrastructure is available.*

All necessary infrastructure for the proposed child care center is available.

(S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

The proposed child care center will not generate any offensive odors.

(T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Construction traffic will not need to traverse any existing neighborhoods or school areas to access the Property.

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