

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 13, 2010

TO: Loudoun County Board of Supervisors

FROM: Sophia Fisher, Planner, Land Use Review
Julie Pastor, Department Director

SUBJECT: **September 13, 2010 Board of Supervisors Public Hearing
SPMI 2010-0004, Goose Creek Village Daycare**

Background:

At the time the staff report was published, the Conditions of Approval had not been approved as to legal form. Since then, they have been reviewed by the County Attorney's office, which resulted in minor revisions. The applicant has agreed to the changes. There are no outstanding issues.

There are no other changes to the application. Staff recommends approval of the application subject to the revised Conditions of Approval dated September 9, 2010 and with the attached Findings.

DRAFT MOTION(S):

1. I move that the Board of Supervisors forward SPMI 2010-0004, Goose Creek Village Child Care Center, to the October 5, 2010 Board of Supervisors Business Meeting for action. *****A timeline extension will be necessary*****

OR

2. I move an alternate motion.

Attachments:

1. Findings
2. Conditions of Approval dated September 9, 2010 (Strikethrough and Clean)

This page intentionally left blank.

FINDINGS

1. The proposed modification to the child care center is compatible with the land use and retail policies of the Comprehensive Plan and is consistent with the approved rezoning for Goose Creek Village.
2. The proposed modification to the outdoor play area does not produce any impact on the transportation network.
3. The proposed use, as conditioned, complies with the applicable requirements of the Revised 1993 Zoning Ordinance.

This page intentionally left blank.

SPMI 2010-0004 GOOSE CREEK VILLAGE CHILD CARE CENTER, CONDITIONS OF APPROVAL (September 19, 2010)

1. Substantial Conformance. The development of the child care center use pursuant to the proposed Minor Special Exception, reduction of the required outdoor play area space from the required minimum of 75 square feet per child to a maximum of 6,000 square feet regardless of the number of children, shall be developed in substantial conformance with the Minor Special Exception Plat entitled “Child Care Center at Goose Creek Village –South Commercial Center”, prepared by Urban LTD, dated June 10, 2010, as revised through August 24, 2010, (the “Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for an approximately 0.46 (19,960 square foot) portion of Tax Map Number /78//86/////A/ (PIN #153-27-7697) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Number of Children in the Play Area. The number of children in the outdoor play area shall not exceed 80 at any one time, in accordance with State licensing requirements that require at least 75 square feet of space per child at any one time (22 VAC 15-30-380).

This page intentionally left blank.

**SPMI 2010-0004 GOOSE CREEK VILLAGE CHILD CARE
CENTER, CONDITIONS OF APPROVAL
(September 9, 2010)**

1. Substantial Conformance. The development of the child care center use pursuant to the Minor Special Exception, reduction of the required outdoor play area space from the required minimum of 75 square feet per child to a maximum of 6,000 square feet regardless of the number of children, shall be in substantial conformance with the Minor Special Exception Plat entitled “Child Care Center at Goose Creek Village – South Commercial Center”, prepared by Urban LTD, dated June 10, 2010, as revised through August 24, 2010, (the “Plat”), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for an approximately 0.46 (19,960 square foot) portion of Tax Map Number /78//86/////A/ (PIN #153-27-7697) (the “Property”) shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Number of Children in the Play Area. The number of children in the outdoor play area shall not exceed 80 at any one time, in accordance with State licensing requirements that require at least 75 square feet of space per child at any one time (22 VAC 15-30-380).

This page intentionally left blank.