

Justification of the Proposed Plan for Chuti's Childcare

Chuti's Childcare has been providing childcare services for children ranging from infants to toddlers and sometimes preschoolers. It is a family childcare facility has provided care for no more than eight children, four infants maximum and the rest, toddlers, and preschoolers. Because of the increased need for childcare, the proposed plan is to increase the number of children from eight to twelve. The maximum four infants would remain the same, but the number of toddlers would increase to eight. Once that decision was made, an inspection from the office of the Fire Marshall indicated that the present space was adequate for the extra four children. Because of that, there is no plan to make major changes to the overall structure of the facility.

In addressing the comments from the Reviewer of Development and Zoning, the answers are provided:

(a)The proposed use does not violate or adversely affect the plan, this chapter or any other applicable law

Since the structure of the property is not going to be changed, the plan will remain the same and applicable laws will be upheld.

(b)The proposed use at the location selected will not:

- (i)Adversely affect the health and safety of residents or workers in the area;*
- (ii)Overburden existing and programmed public facilities as provided in article 20 of this chapter and as provided in the adopted adequate public facilities standards manual;*
- (iii)Be detrimental to the use or development of adjacent properties or the neighborhood;*
- (iv)Change the character of the neighborhood in which the use is proposed considering services currently provided, population density, character, and number of similar uses; and*
- (v)Constitute a nuisance because of noise, traffic, number of people, or type of physical activity.*

The additional children will be cared for in the same facility as the present number of children which means nothing will change that would affect the health and safety of the residents. In addition, the children that will be included are of the age that most will not be toilet trained while they are at the daycare. This may increase the amount of trash, but the increase will be negligible. Any children that would be toilet trained during their time at the daycare will be one or two and the use of the toilet facilities will not be much more than a family whose children have grown from diapers to using the toilet. The extra children will not prevent any adjacent properties or the neighborhood from their regular use and any development those residents may make in the future as they will not be in the area of those properties at any time. As it is presently with the existing number of children at the facility, most residents will not notice the extra children any more than

they do now. As outlined in the transportation review report, the amount of traffic and parking by the parents of the extra children will have little impact on the neighborhood. Since there is a church across from the daycare, the residents are used to increased traffic at certain times, i.e. Sunday morning service. The traffic generated by the daycare now and with the increase of children still do not come close to the traffic generated by the church on Sunday mornings. There has not been a problem to our knowledge of the activities of the church during the time they have been in the neighborhood. The daycare will be no different.

- (i)The site provides ample outdoor play space, free from hazard and appropriately equipped for the age and number of children being cared for;*
- (ii)The use satisfies all applicable state and county requirements; and*
- (iii)If a child care center is located within one thousand (1,000) feet of another center, the cumulative effect of the centers will not have an adverse impact on the neighborhood due to noise, traffic, or other similar facts.*

The daycare playground is adequate for the number of children being care for. Since there is a possibility of having four infants maximum, that would leave eight toddlers which the playground can support. Infants usually are not brought out to the playground with the toddlers as they are not developmentally able to play with the play equipment. If they are taken outside, they will be at another part of the facility with staff and in a limited timeframe. All applicable state and country requirements are already in place with the present facility and will not change with the extra children. There is no other known child care center within one thousand feet of this daycare thus no such facility or the neighborhood will be impacted.

As addressed by the above answers, adding more children to Chuti's Daycare will not cause any problems to the zoning and development of the neighborhood, the neighbors, or the community. It will, however, help fulfill the needs of working parents in the area.