



DOCKET ITEM #2
Zoning Text Amendment #2020-00009
Pick-up and Drop off Requirements for Day Care Centers

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Issue: Pick-up and Drop off Requirements for Day Care Centers	Planning Commission Hearing:	December 1, 2020
	City Council Hearing:	December 12, 2020
Description: (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to clarify pick-up and drop off requirements for day care establishments.		
Staff: City of Alexandria, Department of Planning & Zoning: Ann Horowitz, Principal Planner, Land Use Services Tony LaColla, Division Chief, Land Use Services		
Staff recommendation: Staff recommends that the Planning Commission INITIATE and recommends APPROVAL of the text amendment.		

Pick-up and Drop-off Requirements for Day Care Establishments

I. SUMMARY

The Department of Planning & Zoning proposes to clarify the language in the Zoning Ordinance regarding the pick-up and drop off requirements of day care centers in the City. The language appears in zones allowing day care centers as permitted uses.

II. BACKGROUND

The present-day language was added as part of small business zoning changes to the Zoning Ordinance in 2008, which City Council approved as Text Amendment #2008-0004. The text amendment transferred day care centers in commercial zones from Special Use Permit uses to permitted uses and included language requiring state licensure and adequate pick-up and drop off arrangements. The text was added to each of the zones' "Use limitations" sections and reads:

“A day care center shall provide adequate drop off and pick-up facilities so as to create minimal impact on pedestrian and vehicular traffic.”

In practice, staff ensures that the day care centers meet the criteria by requiring administrative review and approval of a proposed pick-up and drop off plan, prior to the opening of a day care center. An applicant submits a description of its plan, staff provides an analysis, and issues a letter of agreement to the applicant if the plan is deemed appropriate. This process has proven to abate pedestrian and traffic impacts as staff rarely receives complaints regarding negative impacts associated with the pick-up and drop off activities of day care centers.

III. RECOMMENDATION

Staff recommends amending the existing language to reference the pick-up and drop off review and approval procedure, requiring a day care center applicant to submit a pick-up and drop off plan for review and to await opening until staff approves a plan. The amendment would provide applicants with a clear definition in the Zoning Ordinance of the pick-up and drop off approval procedures. The proposed text amendment language would appear in the commercial zones and in the recently established RMF/Residential multi-family zone, where day care centers are permitted uses, as:

“A day care center shall ~~provide adequate drop off and pick-up facilities so as to~~ **submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and** creates minimal impact on pedestrian and vehicular traffic. **The day care center must obtain approval of the plan prior to opening its place of business.**”

IV. SUMMARY

Staff recommends that the Planning Commission initiate and support the Zoning Ordinance text amendment associated with the requirement for an approved pick-up and drop off plan in zones where day care centers are permitted uses.

Pick-up and Drop-off Requirements for Day Care Establishments

Staff:

Tony LaColla, AICP, Division Chief
Ann Horowitz, Principal Planner

Attachment: Proposed Zoning Text Amendment

ATTACHMENT

ARTICLE III – RESIDENTIAL ZONE REGULATIONS DIVISION B – TOWNHOUSE AND MULTIFAMILY ZONES

Sec. 3-1400 - RMF/Residential multifamily zone.

3-1409 - Use limitations.

D) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

ARTICLE IV – COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

Sec. 4-100 - CL/Commercial low zone.

(H) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-200 - CC/Commercial community zone.

4-207 - Use limitations.

(G) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe

transfer of children and creates minimal impact on pedestrian and vehicular traffic. **The day care center must obtain approval of the plan prior to opening its place of business.**

Sec. 4-300 - CSL/Commercial service low zone.

4-307 - Use limitations.

(G) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to submit for the director's review a pick-up and drop off plan that adequately ensures the safe~~ **transfer of children and** creates minimal impact on pedestrian and vehicular traffic. **The day care center must obtain approval of the plan prior to opening its place of business.**

Sec. 4-400 - CG/Commercial general zone

4-407 - Use limitations.

(E) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to submit for the director's review a pick-up and drop off plan that adequately ensures the safe~~ **transfer of children and** creates minimal impact on pedestrian and vehicular traffic. **The day care center must obtain approval of the plan prior to opening its place of business.**

Sec. 4-500 - CD/Commercial downtown zone.

4-507 - Use limitations.

(E) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-600 - CD-X/Commercial downtown zone (Old Town North).

4-607 - Use limitations.

(E) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-700 - CR/Commercial regional zone.

4-707 - Use limitations.

(C) A day care center shall submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-800 - OC/Office commercial zone.

4-807 - Use limitations.

(F) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-900 - OCM(50)/Office commercial medium (50) zone.

4-906 - Use limitations.

(F) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-1000 - OCM(100)/Office commercial medium (100) zone.

4-1006 - Use limitations.

(F) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-1100 - OCH/Office commercial high zone.

4-1106 - Use limitations.

(F) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-1200 - I/Industrial zone.

(C) A day care center shall submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 4-1400 - NR/Neighborhood retail zone (Arlandria).

4-1413 - Use limitations.

(F) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

ARTICLE V. - MIXED USE ZONES

Sec. 5-100 - CRMU-L/Commercial residential mixed use (low).

5-110 - Use limitations.

(B) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and~~ creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 5-200 - CRMU-M/Commercial residential mixed use (medium).

5-210 - Use limitations.

(B) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and~~ creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 5-300 - CRMU-H/Commercial residential mixed use (high).

5-310 - Use limitations.

(B) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and~~ creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 5-400 - CRMU-X/Commercial residential mixed use (Old Town North) zone.

5-410 - Use limitations.

(B) A day care center shall submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 5-500 - W-1/Waterfront mixed use zone.

5-511 - Use limitations.

(B) A day care center shall submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. After review, the director may approve, approve with conditions, or deny the plan.

Sec. 5-600 - CDD/Coordinated development district.

(E) Within each CDD, the following uses are permitted unless in specific conflict with the approved CDD concept plan or DSUP:

(2) Day care center with submission for the director's review, a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.

Sec. 6-700 - KR/King Street urban retail zone.

6-707 - Use limitations.

(E) A day care center shall ~~provide adequate drop-off and pick-up facilities so as to~~ submit for the director's review a pick-up and drop off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.
