

DATE: March 27, 2026

TO: Tony LaColla, Land Use + Preservation Division Chief
Department of Planning and Zoning

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2026-00002
Administrative Review for Minor Amendment
Site Use: Day Care Center
Applicant: Baptist Temple Church
Location: 700 Commonwealth Avenue and 6 West Masonic View Avenue
Zone: R-5/Residential

Request

Special Use Permit #2026-00002 is a minor amendment request to combine the existing special use permits for 700 Commonwealth Avenue (SUP#2014-0054) and 6 West Masonic View Avenue (SUP#2003-0074), both of which are owned by the Abracadabra Daycare Center of Baptist Temple Church. The request is to consolidate the uses of both buildings under one special use permit with an up-to-date number of children permitted and one pick-up and drop-off plan for the facility. The applicant does not propose any other changes to the operation. The request complies with Section 11-511 of the zoning ordinance.

The applicant requests permitting up to 33 children with up to 6 employees at the house building at 6 West Masonic View Avenue, and up to 51 students and up to 8 employees at the church building at 700 Commonwealth Avenue. The request totals 84 permitted children on site. The hours of operation for both facilities are from 7:30 a.m. to 6 p.m. Monday to Friday.

The applicant has an approved pick-up and drop-off plan under ZAP#2026-00011.

Background

SUP#1569 granted approval to Abracadabra Daycare for up to 30 children at the 6 West Masonic View Avenue house building. Subsequent Special Use Permits #1569A, #1569B, #1569C and #1569D amended conditions related to the number of children permitted outdoors at one time, expanded the playground area and permitted an increase in the enrollment age of children. SUP#2003-0074 granted an increase in the number of children permitted at 6 West Masonic View Avenue to 41 children.

SUP#2009-0024 granted a change of ownership to the Valley Drive preschool for use of the 700 Commonwealth Avenue church building. SUP#2009-0024 mentioned the existing Abracadabra Daycare is located in the adjoining house building at 6 W Masonic View Avenue but did not have an impact on the review of the Valley Drive preschool at that time.

Abracadabra Daycare expanded into the existing facility that was formerly operating under Valley Drive preschool with SUP#2014-0054. No distinction was made in the number of children permitted between the sites. Abracadabra Daycare currently operates within both buildings, 700 Commonwealth Avenue and 6 West Masonic View Avenue. Figure 1 below shows the Baptist Temple Church at 700 Commonwealth Avenue and existing house building at 6 West Masonic View Avenue. Both buildings are located on the same lot of record.



Figure 1

Parking

700 Commonwealth Avenue and 6 West Masonic View Avenue are located within the enhanced transit area. According to Zoning Ordinance section 8-200(A)(16)(a), the minimum parking requirement is 0.25 spaces per 1,000 square feet of floor area. With an average of 2,000 square feet of use in 700 Commonwealth Avenue and 1,400 square feet in 6 West Masonic View Avenue, Abracadabra Daycare utilizes 3,400 square feet of floor area. This would require one parking space. In addition, a minimum of one parking space for every 20 children for a pick-up and drop off plan is required. Five parking spaces are required for the 84 children, equating to a total of six required parking spaces. The six parking spaces are accommodated in the 22-space parking lot adjacent to the church.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Rosemont Civic Association was sent an e-mail with information about the current application. Staff did not receive any comments from residents or adjacent businesses that required docketing of the special use permit.

Staff Action

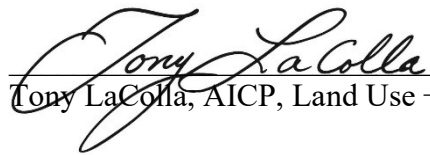
Staff are supportive of the applicant's request. Abracadabra Daycare has been operating since the 1980's at 6 West Masonic View Avenue. Since the approval of SUP#2014-0054 they have been operating in the 700 Commonwealth Avenue church building and there have been no violations within the last five years.

Given the past special use permits have been fully operational for both buildings on site, this minor amendment is to join the existing special use permits into one special use permit and does not change the existing use. Certain conditions have been carried over from SUP#2003-00074, the most recent special use permit for 6 West Masonic View Avenue. Conditions of SUP#2014-0054 have been carried forward and any duplicate conditions between the special use permits have been removed. Conditions #3 and #4 have been combined to reflect the current number of children permitted at 700 Commonwealth Avenue and 6 West Masonic View Avenue and the total number of children permitted under the Abracadabra Daycare facilities. While this condition is now combined, the applicant shall comply with the use limitations of both sites. Conditions #7, #8 and #12 have been deleted as these conditions are now considered code requirements. Condition #18 has been deleted as current parking conditions have been carried over that address parent and employee parking. Given there have been no complaints related to noise received over the last five years, condition #5 has been amended to 7 a.m. Certain conditions are in place to mitigate potential neighborhood concerns. Condition #10 permits no more than 30 children outside at once and Condition #24 requires the noise level to comply with the noise ordinance and does not permit the use of outdoor speakers. Conditions #1, #16 and #25 have been amended to current standard special use permit condition language.

Staff hereby approve the special use permit request subject to the conditions of the staff report.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: March 27, 2026
Action: Approved



Tony LaColla, AICP, Land Use + Preservation Division Chief

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2026-00002

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. **CONDITION AMENDED BY STAFF:** The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is the subject of the administrative permit may be transferred administratively with the approval of the director pursuant to the requirements of section 11-511 of this ordinance. (P&Z) (SUP#2014-0054)
2. The hours of operation shall be limited to between 7:30 a.m. and 6:00 p.m. Monday to Friday. (P&Z) (SUP#2014-0054)
3. **CONDITION AMENDED BY STAFF:** The maximum number of children permitted at 700 Commonwealth Avenue is 51 and the maximum number of children permitted at 6 West Masonic View Avenue is 33. The maximum number of children permitted at the child care facilities at one time shall be ~~84~~36, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z) (SUP#2014-0054)
4. **CONDITION DELETED BY STAFF:** ~~That the enrollment be limited to forty-one (41) children, as requested by the applicant.~~ (P&Z) (SUP#2003-0074)
5. **CONDITION AMENDED BY STAFF:** That the play area not be used prior to ~~7~~9:00 a.m. (P&Z) (SUP#1569)
6. **CONDITION AMENDED BY STAFF:** The applicant shall ~~install and~~ maintain fencing and landscape screening around the expanded playground area to the satisfaction of the Director of Planning & Zoning and Recreation, Parks and Cultural Activities. (P&Z) (SUP#2003-00074)
7. **CONDITION DELETED BY STAFF:** ~~That the emergency lighting be maintained to the satisfaction of the director.~~ (Fire) (SUP#1569A)
8. **CONDITION DELETED BY STAFF:** ~~The panic hardware shall be maintained on all exit doors.~~ (Fire) (SUP#1569)
9. The play area shall be at least 50 feet from western property line. (City Council) (SUP#1569A)
10. Not more than 30 children be permitted to play outdoors at any one time. (P&Z) (SUP#2003-0074)

11. All existing trees and shrubs in the expanded playground area shall be maintained. (P&Z) (Human Services)
12. ~~**CONDITION DELETED BY STAFF:** The applicant shall ensure that the staff to children ratio on the playground not exceed one staff for every seven children. (Human Services)~~
13. The facility shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z) (SUP#2014-0054)
14. The applicant shall conduct employee training sessions on an ongoing bases, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z) (SUP#2014-0054)
15. The applicant shall provide information about alternative forms of transportation to access the location of the day care center, including but not limited to print and electronic promotional materials, posting on the day care website, and other similar methods. (P&Z) (SUP#2014-0054)
16. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees and customers to use public transportation mass transit or to carpool when traveling to travel to and from work, by posting information regarding DASH and METRO routes, the location where fare passes and transit are sold, and advertising of carpool opportunities. (P&Z) (SUP#2014-0054)
17. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (SUP#2014-0054)
18. ~~**CONDITION DELETED BY STAFF:** The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (P&Z) (SUP#2014-0054)~~
19. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash debris shall be allowed to accumulate outside of those containers. Outside trash receptacles shall be screened to the satisfaction of the director. (P&Z) (SUP#2014-0054)
20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z) (SUP#2014-0054)
21. The administrative permit approved by the director pursuant to Section 11-513 of the zoning ordinance shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its rights to examine a list of

standards associated with this permit. A copy of the list of standards with the permit shall be kept on premises and made available for examination by the public upon request. (P&Z) (SUP#2014-0054)

22. The facility shall provide adequate drop off and pick up facilities so as to create minimal impact of pedestrian and vehicular traffic. (P&Z) (SUP#2014-0054)
23. Applicant shall ensure that no vehicles double park on public streets for pick-up and drop off. (P&Z) (SUP#2014-0054)
24. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible from the property line. (T&ES) (SUP#2014-0054)
25. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after it has been operational, and then again every three years for compliance with all conditions approval and shall may docket the matter for consideration by the Planning Commission and City Council if ~~(a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) or the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in the City Code.~~ (P&Z) (SUP#2014-0054)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

Code Requirements:

- C-1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 Any exterior loudspeakers shall be prohibited from use, and no amplified sounds shall be audible at the property line. (T&ES)

Code Enforcement:

A building permit is required due to the occupant loads change and a new CO is required.

Health Department:

Child Care Facility

- C-1 An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.

- C-2 Construction plans shall be submitted to the Health Department located at 4850 Mark Center Drive and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Parks and Recreation:

No comments.

Police Department:

No comments received.

Fire

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2026-00002. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the Day Care Center at 700 Commonwealth and 6 West Masonic View Avenue.

CEverette
Applicant - Signature

4/6/2026
Date

Christal Everette
Applicant - Printed

4/6/2026
Date