



Special Use Permit 2026-00033

721 N Columbus Street

Day Care Center

Administrative Special Use Permit (SUP): Change of Ownership

SUP Holder:	The Del Ray Montessori School
Approval:	Staff approve the transfer of an existing Child Care Center SUP to a new owner, The Del Ray Montessori School, subject to the attached conditions.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures of the Zoning Ordinance including Sec. 8-200(A)(16), Sec. 11-511 and Sec. 11-513(A) and (D).
Prior Approvals:	▪ SUP2443-B Change of ownership to Flagstone Associates, Inc. ▪ SUP2443-A – City Council approval of a change of ownership to Kids First of Alexandria. ▪ SUP2443 – City Council approval to operate a childcare facility.
Zone:	RB/Townhouse Zone
Staff Findings:	▪ Existing childcare facility has been operating since the 1990's and closed in late 2025. ▪ The use provides the community with additional childcare options. ▪ The change of ownership should not have additional impacts on the existing neighborhood. ▪ Zoning inspection confirmed the applicant is compliant with licensing and the existing SUP conditions. ▪ Parking: Zoning Ordinance section 8-200(A)(16)(a)i requires a minimum of 0.25 parking spaces per 1000 square feet. The 4,600 square foot site meets the minimum parking requirement as the site provides 10 parking spaces for employees. The pick-up and drop-off plan is pursuant to ZAP 2026-00034.
Key Conditions:	Most existing conditions remain in effect, condition #4 has been amended to reflect the current pick up and drop off plan. Conditions have been added to reflect current standard language. Key conditions include: ▪ Operating hours of 6:30 a.m. to 6:30 p.m. (no change from SUP2443-B). ▪ Enrollment for up to 100 children (no change from SUP2443-B). ▪ Applicant must follow updated pick-up and drop-off plan

	pursuant to ZAP 2026-00034. ▪ Conditions #6 through #13 have been added as standard SUP conditions.
Community Outreach:	Application was posted to City's website. Notice provided via eNews and email notification to Old Town Civic Association
Staff Reviewer:	Lanning Blaser, (703) 746-3846, lanning.blaser@alexandriava.gov , Land Use + Preservation Division, Department of Planning & Zoning

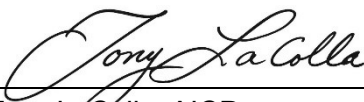
Conditions of Special Use Permit 2026-00033

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. 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 the Zoning Ordinance.
2. No more than 100 children shall be enrolled at the day care facility. (P&CD) (SUP #2443-A)
3. No children shall be allowed outside in the play area after dark to ensure their safety and to eliminate noise that may disturb adjoining residents. (P&CD) (SUP #2443-A)
4. All pick-up and drop-off of children shall be in accordance with ZAP#2026-00034. (P&Z)
5. The day care facility shall operate between 6:30 a.m. to 6:30 p.m., Monday through Friday, as requested by the applicant. (P&CD) (SUP #2433-A)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and methods to prevent underage sales of alcohol. (P&Z)
7. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (T&ES)
8. The applicant shall direct patrons to the availability of parking at nearby parking garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

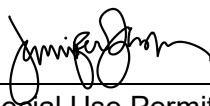
9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice a day and at the close of business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
10. The applicant shall encourage its employees to use public transportation to travel to and from work. (T&ES)
11. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
12. The administrative permit approved by the director, pursuant to this section 11-513, shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request. (P&Z)
13. 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 and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

Staff hereby **approve** Special Use Permit 2026-00033 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.

	August 3, 2026
_____ Tony LaColla, AICP Land Use + Preservation Division Chief	_____ Date

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00033 and agrees to obtain all applicable licenses and permits required for the use at 721 N Columbus Street.

	5 August 2026
_____ Special Use Permit Holder	_____ Date

The Del Ray Montessori School