

DATE: February 19, 2016

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Sara Brandt-Vorel, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0002
Administrative Review for New Use
Site Use: Day Care Center/Preschool
Applicant: YMCA Alexandria
Location: 700 West Braddock Road
Zone: R-8/Single Family

Request

Special Use Permit #2016-0002 is a request to operate a day care center in the First Assembly Church of Alexandria. The applicant proposes to accommodate up to 75 children in five classrooms between 7:00 a.m. and 6:30 p.m., Monday through Friday. The preschool would employ up to 16 staff members and parking would be provided in the adjacent church parking lot of 220 parking spaces.

Background

As home to the First Assembly Church of God since 1964 the site has been developed over the years with three structures, the primary church structure with a sanctuary and adjoining two story addition in the rear; a three story semi-attached building; and a separate single-family home which serves as the rectory. A large surface parking lot with 220 parking spaces is located behind the church complex with separate one-way ingress and egress roads leading to West Braddock Road.

Over the years the church has applied for a series of SUPs at the site for childcare and private schooling. In July 1975 the church applied for SUP #1021 to establish a preschool and day care facility for 350 total students. Strong neighborhood opposition to the proposed use and potential noise and traffic considerations caused the applicant to withdraw the application. After conducting outreach with the community the church resubmitted two SUP applications in March 1976, SUP #1059 to allow a day care for up to 250 children and SUP #1060 for a private academic school for up to 100 students. The applicant subsequently withdrew the applications for both SUPs prior to the Planning Commission hearing scheduled for May 1976. In April 1982, the church submitted SUP #1481 for a private academic school for 350 students and up to 25 staff members. Once again, strong community opposition to the proposed use resulted in the withdrawal of the application.

In September 2015 a routine inspection by the City's Fire Marshall revealed that a day care had been operating at the church without obtaining City approval. After learning of its unauthorized status the applicant submitted a proposal for an administrative SUP and has worked with the City to obtain the necessary approvals and permits.

Parking

Pursuant to Section 8-200(A)(11) of the Zoning Ordinance, a day care center is required to provide two parking spaces for each classroom. The applicant exceeds the 10-space parking requirement for its five classrooms with 100 parking spaces in the church parking lot.

Pick-up & Drop-Off

Student pick up and drop off would be based in the 220-space parking lot behind the church that is accessed from West Braddock Road, with 100 parking spaces for the daycare use. Vehicles would access the parking lot via separate one-way ingress and egress roads which connect to West Braddock Road. Upon arriving at the church, vehicles would park in the parking lot immediately behind the church structures. Guardians would then escort their children from vehicles into their respective classrooms, return to their vehicles and exit the parking lot via the exit roach back onto West Braddock Road. Key pick-up and drop-off times are expected from 7:30 a.m. to 9:30 a.m. for weekday drop-offs and again from 4:00 p.m. to 6:30 p.m. for pick-ups.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the North Ridge Citizens' Association and Windsor Oaks Homeowners' Association have been notified of the SUP proposal. Staff has not received any comments from residents or adjacent businesses during the noticing period.

Staff Action

Staff does not object to the daycare center proposal and believes it would contribute to the need for additional child care offerings in the city. The interior and exterior space is sufficient for the daycare operation. The drop off and pick up plan based in the church parking lot is unlikely to impact traffic since the lot provides a sufficient number of parking spaces to accommodate child transportation as well as employee parking.

While previous applications for childcare and academic uses at this site have generated neighborhood opposition, staff has not received any neighborhood complaints or concerns about this proposed use. Staff feels the smaller size of this request, along with the adequate parking on site mediates the potential impacts of a day care use on site. Nonetheless, staff has included standard conditions for day care operations in addition to conditions regarding matters such as noise, employee training, and litter removal.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: February 19, 2016
Action: Approved



Alex Dambach, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2016-0002

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. (P&Z)
2. The hours of operation shall be limited to between 7:00 a.m. and 6:30 p.m., Monday through Friday. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be 75, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z)
4. Applicant shall ensure that no vehicles double park on public streets for pick-up or drop-off. (P&Z)
5. The facility shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. The applicant shall also inform parents on an ongoing basis, including as part of any parent orientation, of all applicable Special Use Permit provisions and requirements. (P&Z)
7. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
8. The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)
9. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
10. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (T&ES)
11. The use must comply with the city's noise ordinance. No outdoor speakers shall be

permitted. No amplified sound shall be audible at the property line. (T&ES)

12. The facility shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic. (T&ES)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up once each day to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. The Director of Planning and Zoning shall review the Special Use Permit after one year after approval and shall 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) 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. (P&Z)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods.
- R-2 The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities.
- R-3 The applicant shall require its employees who drive to work to use off-street parking.
- R-4 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director.
- R-5 The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line.
- R-6 The facility shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic.
- R-7 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up once each day to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.

Department of Community and Human Services, Early Childhood Division of the Center for Children and Families

- F-1 Date of visit: January 27, 2016
This visit was made in response to a request by YMCA Alexandria to operate a preschool in the First Assembly of God church located at 700 W. Braddock Road, Alexandria, VA 22302.
There is adequate space to make use of rooms as proposed. The layout designed will allow the preschool to establish classrooms and learning spaces that reflect the program's educational philosophy. A couple of the rooms will be used by the church for Sunday school classes. The preschool staff has experience with the shared space concept. Bathrooms and handwashing sinks are readily available.

The church parking lot is at the rear of the building and should work well for drop-off and pickup without interfering with neighborhood traffic. There is a playground behind the church building that is outfitted for children's use.

Fire Department

- C-1 A fire prevention permit is required for this occupancy condition – educational / daycare.

Health Department:

- 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 4480 King Street 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 Managers 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 received.

Police Department:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0002. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the day care center at 700 West Braddock Road.



Applicant - Signature

3/3/16

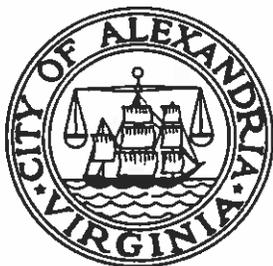
Date

VELMA TINNEY

Applicant - Printed

3/3/16

Date



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the Special Use Permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2016-0002

Approved by Planning and Zoning: February 19, 2016

Permission is hereby granted to: YMCA Alexandria

to use the premises located at: 700 West Braddock Road

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

2/19/16

Date

KARL MORITZ/BO

Karl Moritz, Director
Department of Planning and Zoning