



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 #2020-00032
Approved by Planning and Zoning: June 5, 2020
Permission is hereby granted to: Allison Morgan
to use the premises located at: 2405 Russell 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.

June 5, 2020

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: June 5, 2020

TO: Tony LaColla, Division Chief,
Land Use and Regulatory Services, Department of Planning and Zoning

FROM: Ann Horowitz, Principal Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-0032
Administrative Review for Change of Ownership
Site Use: Private Academic School
Applicant: Allison Morgan
Location: 2405 Russell Road
Zone: R-8

Request

Special Use Permit #2020-0032 is a request for a change of ownership for a private academic school from Alexandria Country Day School by Wendy C. Straub to Allison Morgan. No changes to the operations are proposed and the school, the Classical Christian Conservatory of Alexandria, would continue to operate at the Del Ray Baptist Church site.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. The Del Ray Citizens' Association and the North Ridge Citizens' Association were sent an e-mail with information about the current application. Staff did not receive any comments to cause docketing of the change of ownership request.

Staff Action

Staff supports the change of ownership request and finds the continued operation of a private academic school as a neighborhood-compatible use at this location. Staff has carried forward conditions and Condition #8 was amended to reflect current standard condition language. Standard conditions for all present-day SUP uses have been added as Conditions #9 through #19.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 5, 2020

Action: Approved

A handwritten signature in black ink, appearing to read "Tony LaColla". The signature is written in a cursive, flowing style.

Tony LaColla, AICP, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2020-0032

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. That the enrollment be limited to 140 students, grades kindergarten through eight. (P&CD)
2. That no more than twenty-five (25) students be allowed outside at any time. (P&CD)
3. That all pick-up and delivery of children take place on private property and not on the public right-of-way. (P&CD)
4. That the applicant maintain the manual fire alarm system to the satisfaction of the Fire Department. (Fire)
5. That the applicant maintain the emergency lighting for all exit facilities. (Fire)
6. That basement level not be used for grade levels below second grade. (Fire)
7. That exit lights be maintained in working order. (Fire)
8. **CONDITION AMENDED BY STAFF:** ~~That the permit be issued to the applicant only and not transferrable.~~ The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD) (P&Z)
9. **CONDITION ADDED BY STAFF:** 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. (P&Z)
10. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
11. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
12. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
13. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading

activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)

14. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. (P&Z)
15. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
16. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)
17. **CONDITION ADDED BY STAFF:** 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. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z)
18. **CONDITION ADDED BY STAFF:** 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 at least twice a day and more often if necessary, to prevent an unsightly or unsanitary accumulation. (P&Z)
19. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions 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)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-0032. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the private academic school use at 2405 Russell Road.


Applicant - Signature

6-4-20
Date

Allison Morgan
Applicant - Printed

6-4-20
Date