

EXHIBIT NO. 1

5
5-12-01

Docket Item #4
SPECIAL USE PERMIT #2001-0019

Planning Commission Meeting
May 1, 2001

ISSUE: Consideration of a request for a special use permit extension for temporary trailers for classroom use.

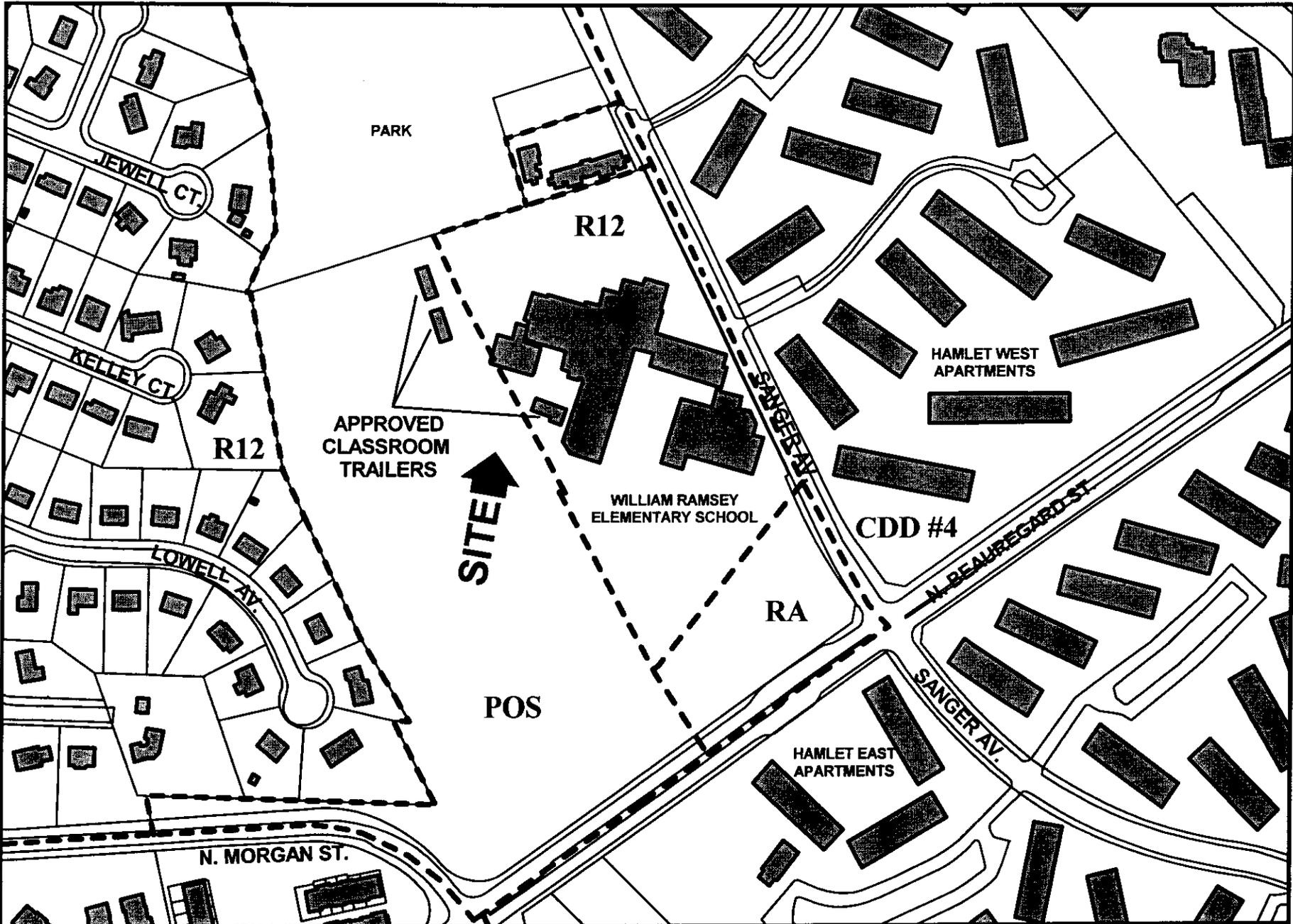
APPLICANT: Alexandria City Public Schools
By Mark F. Krause

LOCATION: 5700 Sanger Avenue
William Ramsay Elementary School

ZONE: RA/Multifamily zone and POS/Public open space and community recreation

PLANNING COMMISSION ACTION, MAY 1, 2001: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2001-0019

05/01/01



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only. (P&Z) (SUP #99-0029)
2. **CONDITION AMENDED BY STAFF:** The special use permit is valid until ~~July 1, 2001~~ October 1, 2002. (~~P&Z~~) (~~SUP #2000-0066~~) (P&Z)
3. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the classrooms. (Police) (SUP #98-0029)
4. School personnel shall contact staff from T&ES and discuss ways to provide proper drainage for the northernmost temporary trailer that is located at the edge of the Dora Kelly Nature Preserve to prevent water ponding and leaf accumulation at the entranceway to the trailer. (P&Z) (SUP #2000-0066)

DISCUSSION:

1. The applicant, Alexandria City Public Schools by Mark F. Krause, requests an extension of the special use permit approval for three temporary trailers for classroom use located at the William Ramsay Elementary School at 5700 Sanger Avenue.
2. The subject property is two lots of record with 1,213 feet of frontage on Sanger Avenue and a combined lot area of 18.5 acres. The site is developed with the William Ramsay Elementary School. Access to the property is from Sanger Avenue. The school is surrounded by residential uses comprised of duplexes and apartments. North of the school is a densely wooded area.
3. On May 16, 1998, City Council approved Special Use Permit #98-0029 to allow the installation of one temporary classroom trailer for two years or until June 2000. On May 15, 1999, City Council approved Special Use Permit # 99-0027 which allowed two additional trailers and required all trailers to be removed by July 1, 2000. On June 17, 2000, City Council granted Special Use Permit #2000-0066 allowing an extension of approval for the trailers of one year's time.
4. Condition #2 of SUP #2000-0066 limits the duration of the approval to July 1, 2001. The applicant has submitted this request to seek another extension to allow the trailers to remain on site until October 2002. The applicant indicates that renovation of the multipurpose room is expected to begin in fall 2001 and, if Council approves the funding for this project in the fiscal year 2002 Capital Improvements Program (CIP) budget, the applicant expects renovations to be completed by September 2002.
5. This proposal is consistent with the updated Trailer Plan for Alexandria City Public Schools as submitted to the Planning Commission in November 2000.
6. Zoning: The subject property is located in the RA/Multifamily and POS/Public open space and recreation zones. Section 7-1101(C) allows temporary classroom trailers with a special use permit in these residential zones. Section 6-105 allows these trailers in the public open space zone but only until June 30, 2006 after which time they must be removed. The proposal in this application is consistent with the zoning.
7. Master Plan: The proposed use is consistent with the Alexandria West small area plan chapter of the Master Plan which designates the property for institutional uses.

STAFF ANALYSIS:

Staff has no objection to extending the operation of the three existing temporary classroom trailers in their present locations on the Ramsay Elementary School property at 5700 Sanger Avenue and has amended the language of Condition #2 to require the removal of the trailers by October 1, 2002.

Staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No objections to continued use of the classroom trailers.

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No objections.

Police Department:

F-1 No comments.

Special Use Permit Application # 2001-0019

(must use black ink or type)

William Ramsay Elementary School, 5700 Sanger Avenue
Property Location

28.00-03-34 Tax Map Reference RA/POS Zone

Alexandria City Public Schools Applicant's Name Same Property Owner's Name

2000 N. Beauregard Street Address

Alexandria, VA 22311 Address

Portable Classroom Buildings - Extention of Special Use Permit #2000-0066
Proposed Use

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provide and specifically including all surveys, drawings, etc., required to be furnished by the application are true, correct and accurate to the best of their knowledge and belief. The application is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representation are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning ordinance of the City of Alexandria, Virginia.

Mark F. Krause
Print Name of Applicant or Agent


Signature

2000 N. Beauregard Street

(703) 824-6686
Telephone Number

Alexandria, VA 22311
Mailing Address

2/14/01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

=====
Date Application Filed: _____ Fee Paid \$ _____ Date Paid: _____

Legal Advertisement: _____ Property Placard: _____

Planning Commission Action: _____

City Council Action: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ Of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

N/A

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
 No. The agent shall obtain a business license prior to filing application.

2. Submit a map showing the locating of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:
- A. existing uses
 - B. existing zoning
 - C. land use designation contained in the master plan

Staff may waive this requirement if the information is easily obtainable.

3. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for a larger plans or if the plan submission upon receipt of a written request which adequately justifies waiver. This requirement does not apply if a Site Plan Package is required

NARRATIVE DESCRIPTION

- 4. The applicant shall describe below the nature of the request in detail so that the planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)**

In May 1998, SUP#98-0029 was approved by the Planning Commission and City Council for one trailer for a two-year period at William Ramsay Elementary School. In May 1999, SUP# 99-0027 was approved for two additional trailers for a one year period. In June 2000, SUP#2000-0066 was approved, which allowed a one year extension for all three trailers. The Alexandria City Public Schools now requests an extension of SUP#2000-0066 for a one year period in accordance with the Trailer Use Plan Update submitted to the Planning Commission in November 2000.

The old multipurpose room at this facility was also the Recreation Center, prior to the construction of the new Ramsay Recreation Center. Now that this new facility has been completed, the renovation of the old multipurpose room can be completed. Construction will begin in fall 2001 and be completed in time for September 2002 occupancy, assuming City Council approval of funding for this project in the FY02 CIP Budget. All three portable classroom trailers would be removed in October 2002, after move into the new space is completed.

USE CHARACTERISTICS

5. The proposed special permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: Portable Classroom Buildings (3)

6. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

10-15 students per room (Nine (9) rooms total)

B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

One (1) teacher per room (Nine (9) rooms total)

7. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Monday - Friday</u>	<u>8:30 A.M. - 3:30 P.M.</u>
<u>Saturday - Sunday</u>	<u>None</u>
_____	_____
_____	_____
_____	_____

8. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Minimal noise from HVAC equipment

B. How will the noise from patrons be controlled?

Students are supervised by teachers at all times.

9. Describe any potential odors emanating from the proposed use and plans to control them:

NONE

10. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Paper Trash

B. How much trash and garbage will be generated by the use?

Average for classroom use

C. How often will trash be collected?

Daily by school custodians

D. How will you prevent littering on the property, streets and nearby properties?

Students are supervised by teachers at all times.

11. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No. If yes, provide the name, monthly quantity, and specific disposal method below:

12. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on property?

Yes. No. If yes, provide the name, monthly quantity, and specific disposal method below:

13. What methods are proposed to ensure the safety of residents, employees and patrons?

Students are supervised by teachers during the school hours.

After school hours custodial staff and school security will patrol area.

ALCOHOL SALES

14. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No. If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

15. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

One (1) per classroom

B. How many parking spaces of each type are provided for the proposed use:

<u>87</u>	Standard spaces
<u> </u>	Compact spaces
<u>2</u>	Handicapped accessible spaces.
<u> </u>	Other.

C. Where is required parking located? on-site off-site. (Check one)
If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 © of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

16. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None

B. How many loading space are available for the use? One

C. Where are off-street loading facilities located? Rear of school

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

17. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is adequate

SITE CHARACTERISTICS

18. Will the proposed uses be located in an existing building ? Yes. No.

Do you propose construct an additional to the building? Yes. No.

How large will the addition be? _____ Square feet.

19. What will the total area occupied by the proposed use be? Three units at 24' x 60'

_____ Sq. ft. (existing) + _____ Sq. ft. (addition if any) = 4320 Sq. ft. (total)

20. The proposed use is located in (check one):

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: Temporary Classroom Buildings/Elementary Schools

5

Special Use Permit Application # 2001-0019

(must use black ink or type)

William Ramsay Elementary School, 5700 Sanger Avenue
Property Location

28.00-03-34 RA/POS
Tax Map Reference Zone

Alexandria City Public Schools Same
Applicant's Name Property Owner's Name

2000 N. Beauregard Street
Address Address

Alexandria, VA 22311
Address Address

Portable Classroom Buildings - Extention of Special Use Permit #2000-0066
Proposed Use

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provide and specifically including all surveys, drawings, etc., required to be furnished by the application are true, correct and accurate to the best of their knowledge and belief. The application is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representation are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning ordinance of the City of Alexandria, Virginia.

Mark F. Krause [Signature]
Print Name of Applicant or Agent Signature

2000 N. Beauregard Street (703) 824-6686
Telephone Number

Alexandria, VA 22311 2/14/01
Mailing Address Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

=====
Date Application Filed: _____ Fee Paid \$ _____ Date Paid: _____

Legal Advertisement: _____ Property Placard: _____

Planning Commission Action: 5-1-01 Recommended Approval UC

City Council Action: 5/12/01PH -- CC approved the Planning Commission recommendation.