

EXHIBIT NO. 1

6
5-12-01

Docket Item #5
SPECIAL USE PERMIT #2001-0036

Planning Commission Meeting
May 1, 2001

ISSUE: Consideration of a request for a special use permit for one additional temporary trailer for classroom use.

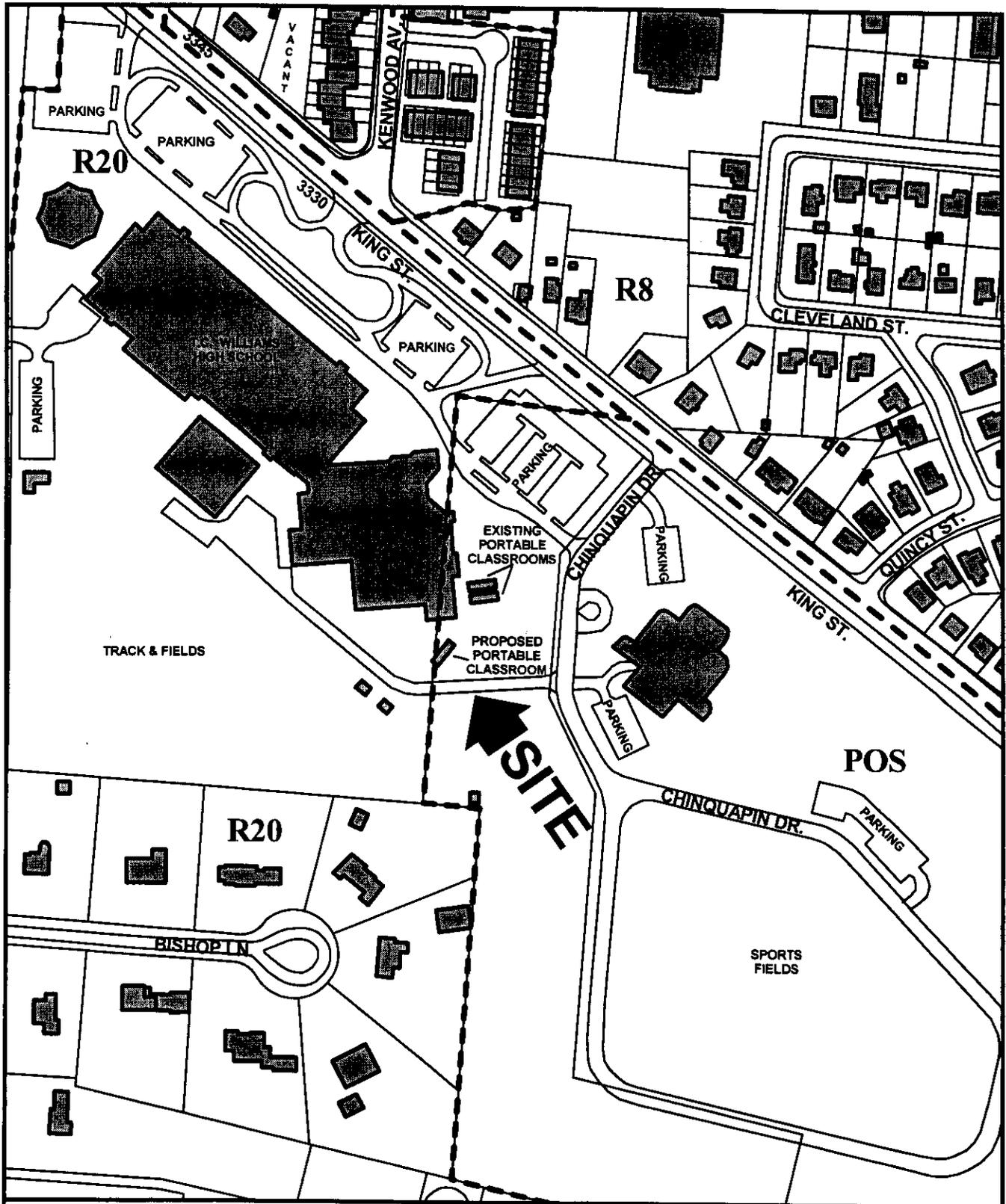
APPLICANT: Alexandria City Public Schools
by Mark F. Krause

LOCATION: 3330 King Street
T. C. Williams High School

ZONE: R-20/Single-family zone and POS/Public open space and community recreation zone

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 #2001-0036

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 #2000-0065)
2. **CONDITION AMENDED BY STAFF:** The special use permit is valid ~~for a period of five years~~ or until July 1, 2005, by which time all trailers shall be removed. (P&Z) (~~SUP #2000-0065~~) (P&Z)
3. **CONDITION AMENDED BY STAFF:** The applicant shall contact and request the Crime Prevention Unit of the Alexandria Police to conduct a security survey of the proposed classroom trailers. (~~Police~~) (~~SUP #2000-0065~~) (Police)
4. This special use permit shall be valid and effective only if Text Amendment #2000-07 is granted allowing temporary school trailers in the POS/Public Open Space zone through July 1, 2006. (P&Z) (SUP #2000-0065)
5. **CONDITION ADDED BY STAFF:** The applicant shall install between six and eight deciduous trees along the perimeter of the green lawn area to the north and east of the trailers and two deciduous trees in the second landscape island in the parking area located to the north of the trailers. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Alexandria City Public Schools by Mark Krause, requests special use permit approval for the installation of one additional temporary trailer to be located at T. C. Williams High School at 3330 King Street.
2. The subject property consists of two lots of record with 27.9 acres fronting King Street. The T. C. Williams High School building and most of the career center building, play fields and parking lot are on a 19.4 acre parcel with the remainder of the career center building and the four approved trailers located on an 8.5 acre lot which contains play fields, parking and vacant grassed and asphalted areas.
3. On June 17, 2000, City Council granted Special Use Permit #2000-0065 for the installation of four temporary trailers for classroom use. According to the applicant, two of the approved trailers have been installed and the remaining trailers are expected to be installed this summer.
4. The applicant proposes to install one additional trailer to be used for classrooms to relieve overcrowding at the school and to accommodate the final phase of the implementation of a seven period class schedule for all students. According to application materials, a proposed classroom addition to replace the trailers is included in the School Board's approved Capital Improvements Program (CIP) budget for fiscal year 2004-2005.
5. The proposed trailer will be located to the west of the existing trailers. The applicant indicates that trailer will be approximately 24 feet by 68 feet in size and will consist of three classrooms with 15 students per room, or a maximum of 45 students (see attached plan). One teacher will supervise each classroom, for a total of three teachers.
6. This proposal was not included in the updated Trailer Plan for Alexandria City Public Schools that was submitted to the Planning Commission in November 2000.
7. Zoning: The subject property is located in the R-20/Single-family and POS/Public open spaces 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.
8. Master Plan: The proposed use is consistent with the Taylor Run/Duke Street small area plan chapter of the Master Plan which designates the property for institutional use.

STAFF ANALYSIS:

Staff has no objection to the applicant's request to install one additional temporary trailer at T.C. Williams High School located at 3330 King Street. Given the location of the proposed trailer to the west of the career center wing of the high school and behind the existing trailers, the new trailer will be somewhat less visible from King Street than the existing trailers.

Nevertheless, staff is concerned about the visibility of the trailers from King Street and Chinquapin Drive and notes that the applicant requests permission to retain the trailers until 2005. Planning staff met with the Schools to discuss landscaping possibilities to screen the trailers, and the Schools advised us that the area on which the trailers are located may be developed in the future with an addition to the school or surface parking and asked staff to consider landscaping that would accommodate those possibilities. In consideration of the School's suggestion, staff recommends that the Schools plant between six and eight deciduous trees along the perimeter of the lawn. Planning staff also discussed the possibility of providing two trees in a landscape island in the northern parking lot in order to screen the front of the trailer closest to King Street. The Schools indicated that they were agreeable to planting the trees in the above locations and that they could begin planting the trees in the parking lot during this planting season but would likely wait until all of the trailers have been installed on the lawn before planting the trees in that location.

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 Utilities serving the classroom/trailer shall be placed underground.

Code Enforcement:

- C-1 The proposed construction shall conform with the Virginia Uniform Statewide Building Code.
- C-2 A separation distance of 20 feet between the trailer and the main building shall exist.
- C-3 Handicapped accessibility shall be provided to the trailer.
- C-4 A fire alarm will be required for the proposed classroom trailer.
- C-5 The trailer shall bear a seal showing compliance with the Virginia Industrialized Building Code.
- C-6 A building permit is required for the proposed work. Submit four sets of drawings with the permit application.

Health Department:

F-1 No comments.

Police Department:

R-1 Security survey of the portable classrooms.

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 June, 2000 the Planning Commission approved Special Use Permit #2000-0065 to install four (4) portable classroom trailers at T. C. Williams Sr. High School. Two (2) were installed in summer 2000 and two (2) are planned to be installed in summer 2001.

The Alexandria City Public Schools proposes to amend the SUP with one additional trailer housing three (3) classrooms, to be installed in summer 2001.

These trailer classrooms are required to house the increasing student population and to accommodate the final phase of a change over to a seven period class schedule for all students. A proposed classroom addition to replace these trailers is in the School Board's Approved CIP Budget Plan for FY04-05.

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 (1)

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 (three 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 (Three 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. - 3:00 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:

175 Standard spaces
 Compact spaces
8 Handicapped accessible spaces.
 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:

E. 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? At rear of building

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

NA

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

NA

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? One unit at 24' x 68'
_____ Sq. ft. (existing) + _____ Sq. ft. (addition if any) = 1.632 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: Portable classroom building

Special Use Permit Application # 2001-0036

(must use black ink or type)

T. C. Williams Sr. High School 3330 King Street
Property Location

32.00-09-07 R20
Tax Map Reference Zone

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

2000 N. Beauregard Street
Address

Alexandria, VA 22311
Address

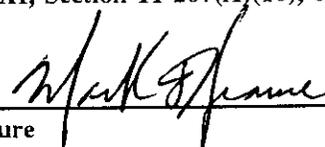
Revision of SUP #2000-0065 for Portable Classroom Buildings
Proposed Use

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

3/27/01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

Legal Advertisement: _____ Property Placard: _____

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

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