

EXHIBIT NO. 1

4  
6-21-05

Docket Item #4  
SPECIAL USE PERMIT #2005-0030

Planning Commission Meeting  
June 7, 2005

**ISSUE:** Consideration of a request for a special use permit to extend the use of a temporary classroom trailer at Charles Barrett Elementary School.

**APPLICANT:** Alexandria City Public Schools  
by Mark Krause

**LOCATION:** 1115 Martha Custis Drive  
Charles Barrett Elementary School

**ZONE:** RB/Residential Townhouse

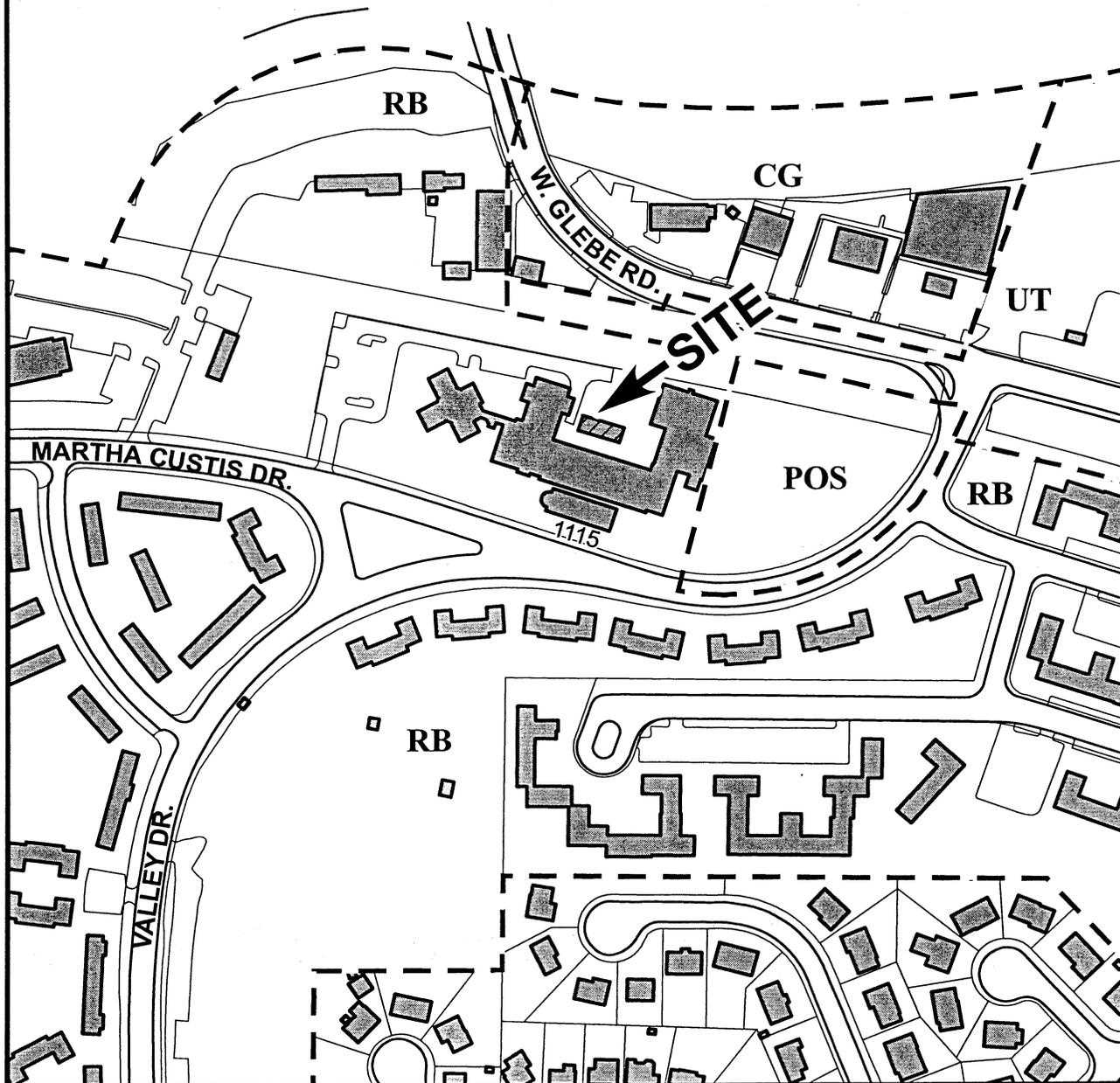
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**PLANNING COMMISSION ACTION, JUNE 7, 2005:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.

ARLINGTON  
COUNTY



**SUP #2005-0030**

**06/07/05**



## I. DISCUSSION

### REQUEST

The applicant, Alexandria City Public Schools, by Mark Krause, requests special use permit approval for the continued use of an existing portable classroom trailer located at Charles Barrett Elementary School, 1115 Martha Custis Drive until August 31, 2011.

### SITE DESCRIPTION

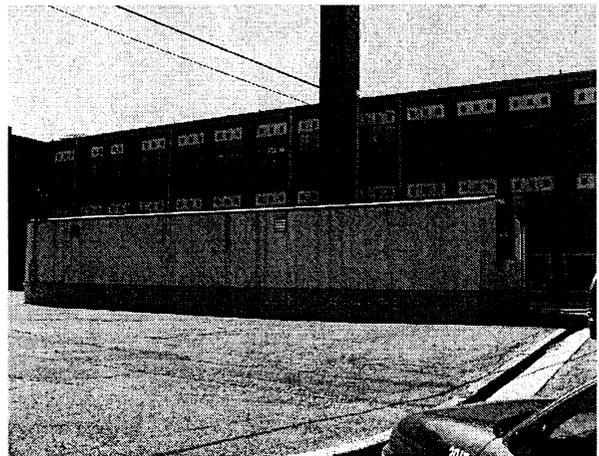
The subject property is one lot of record with approximately 1,444 feet of frontage on Martha Custis Drive and a total lot area of 4.8 acres. The site is developed with the Charles Barrett Elementary School and recreational facilities. Access to the property is from Martha Custis Drive. The elementary school is surrounded by residential uses to the south, east and west. Behind the school, across Glebe Road, to the north are commercial uses, a Pizza Hut, a 7-Eleven convenience store and a small shopping center with a Chinese carry-out, pizza restaurant, and a hair salon.

### BACKGROUND

On May 16, 1998, City Council granted Special Use Permit #98-0027 for the use of a temporary trailer for classroom use. The existing trailer is located to the rear of the building on an asphalted former play lot. This permit allowed the trailer until July 2000.

On June 17, 2000, City Council granted Special Use Permit #2000-0062 for the continued use of the temporary trailer in the same location. This permit allowed the trailer until July 2005.

On March 14, 2005, staff visited the subject property and determined the school was in compliance with the conditions of its special use permit.



### PROJECT DESCRIPTION

The applicant is requesting approval to allow the existing temporary classroom trailer to remain in its present location until August 31, 2011. The applicant indicates that funding for a classroom addition to replace the trailer has been delayed due to funding limitations. Construction of the addition is anticipated to be completed by the summer of 2011.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse zone. Section 3-702 (I) of the Zoning Ordinance allows a public school in the RB zone. Section 7-1101 (C) requires a special use permit for a non-residential classroom trailer.

The proposed use is consistent with the North Ridge/Rosemont Small Area Plan chapter of the Master Plan which designates the property for institutional use.

**II. STAFF ANALYSIS**

The applicant cites funding limitations for a classroom addition as the reason for the need to continue the temporary classroom trailer. The School Board's FY06 budget shows funding for the addition to be completed by the summer of 2011. Staff is not aware of any problems associated with the continued use of the temporary classroom space. Staff recommends approval of the special use permit.

**III. RECOMMENDED CONDITIONS**

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

1. **CONDITION AMENDED BY STAFF:** The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#98-0027)
2. **CONDITION AMENDED BY STAFF:** The special use permit is valid until August 31, 2011 July 1, 2005, by which time all trailers must be removed. (P&Z) (SUP#2000-0062)
3. The applicant shall contact the crime prevention Unit of the Alexandria Police Department for a security survey for the classrooms. (Police) (SUP#98-0027)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Mary Christesen, Planning Technician

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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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

F-1 No comments.

##### Code Enforcement:

F-1 No comments.

##### Health Department:

F-1 No comments.

##### Police Department:

R-1 The applicant shall contact the Community Relations Unit of the Alexandria Police Department for a security survey of the classrooms.

F-1 The Police Department has no objections to the extension of SUP#2000-0062 allowing the portable classrooms to remain on site thru summer 2011.

# Special Use Permit Application # 2005-0030

(must use black ink or type)

Charles Barrett Elementary School      1115 Martha Custis Drive

Property Location \_\_\_\_\_  
Tax Map Reference 06.01-03.01 \_\_\_\_\_ Zone RB

\_\_\_\_\_

Alexandria City Public Schools \_\_\_\_\_ Same \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Property Owner's Name \_\_\_\_\_

2000 N. Beauregard Street \_\_\_\_\_

Alexandria, VA 22311 \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Portable Classroom Building - Extension of SUP # 2000-0062

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 Mark F. Krause

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

Alexandria, VA 22311 \_\_\_\_\_ 3/14/05 \_\_\_\_\_  
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: \_\_\_\_\_

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, the Planning Commission and the City Council approved SUP #99-0027 for one portable classroom building at Charles Barrett Elementary School for a period of two years, until July 2000. It was anticipated at that time that the trailer could be removed after the opening of the new Tucker Elementary School in the Cameron Station area.

However, the city wide student population continued to increase. In June 2000, the School Board requested a five year extension of Special Use Permit #98-0027 to allow the trailer to remain until July 2005. This extension was approved by The Planning Commission and City Council as Special Use Permit #2000-0062.

The School Board's Approved FY06 Capital Improvement Budget includes funding for a classroom addition to replace the trailer at this site. However, due to City funding restrictions, this project cannot be completed until summer 2011.

The School Board requests an extension of the Special Use Permit to allow the existing trailer classroom to remain on site until the completion of this construction project in 2011.

**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: Extension of SUP #2000-0062 to allow existing Portable Classroom building to remain on site

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)  
Five days per week

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

<b>Day:</b>	<b>Hours:</b>
<u>Monday - Friday</u>	<u>8:00 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.

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

NONE

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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

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

Average for classroom use

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C. How often will trash be collected?

Daily by school custodians

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

Students are supervised by teachers at all times.

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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:

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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:

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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.

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**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:

30 Standard spaces  
           Compact spaces  
2 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:

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 to construct an addition 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 60'

1440 Sq. ft. (existing) + \_\_\_\_\_ Sq. ft. (addition if any) = 1440 Sq. ft. (total)

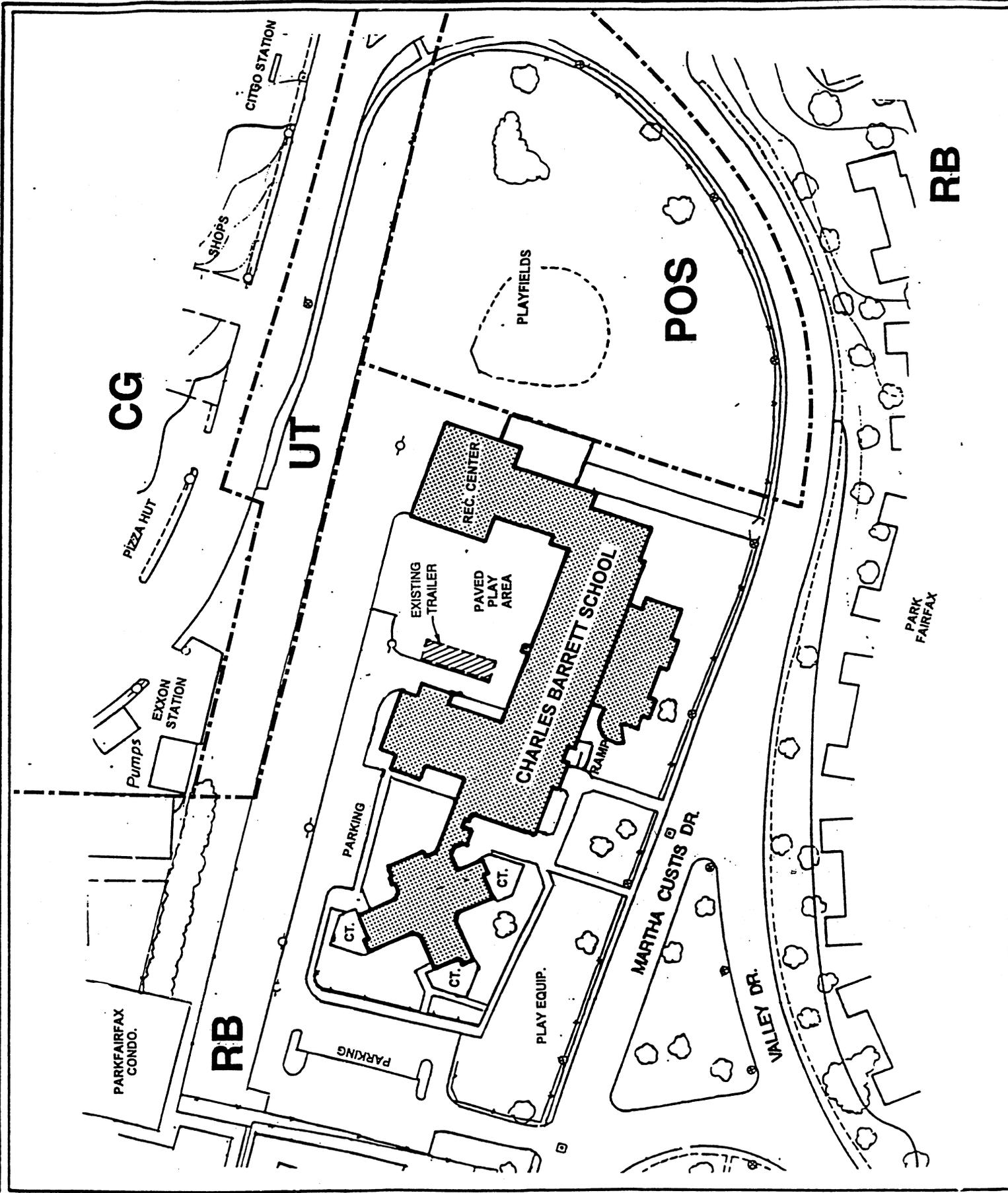
20. The proposed use is located in (check one):

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: Existing Temporary classroom building



CG

SHOPS

CITIBANK STATION

UT

POS

RB

PIZZA HUT

PUMPS  
EXXON STATION

EXISTING TRAILER

PAVED PLAY AREA

REC. CENTER

CHARLES BARRETT SCHOOL

RAMPS

PARKING

CT.

CT.

CT.

PLAY EQUIP.

PARKING

MARTHA CUSTIS DR.

VALLEY DR.

PARK FAIRFAX

PARK FAIRFAX CONDO.

RB

11



