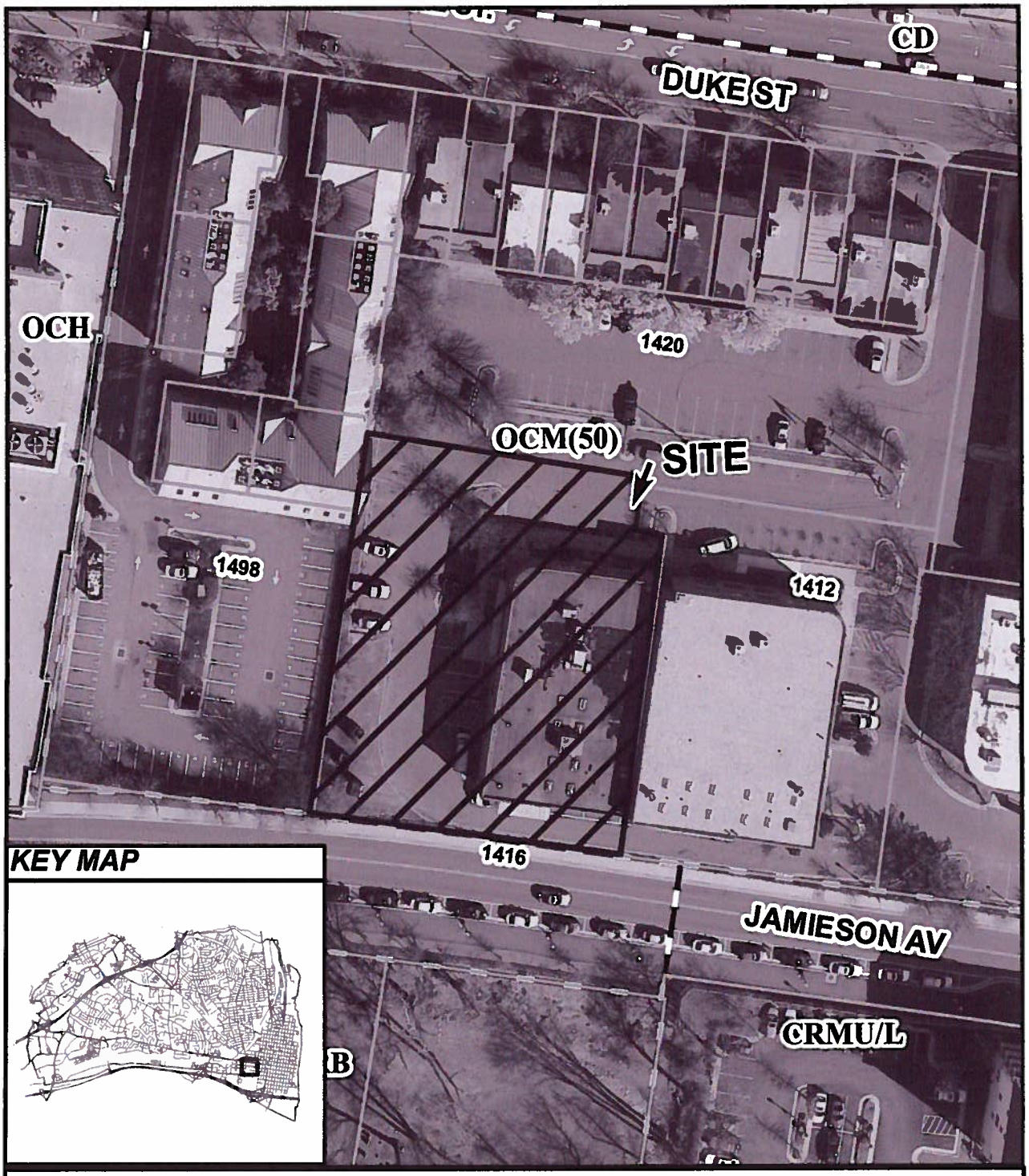
DOCKET ITEM #8
Special Use Permit #2012-0029
1416 Duke Street – Blue Bird Private School

Application	General Data	
Consideration of a request to operate a private academic school.	**Planning Commission Hearing:**	June 5, 2012
	City Council Hearing:	June 16, 2012
Address: 1416 Duke Street	**Zone:**	OCM(50)/Office Commercial Medium (50)
Applicant: Blue Bird of Alexandria, LLC	**Small Area Plan:**	King Street Metro/Eisenhower Avenue

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Nathan Randall, nathan.randall@alexandriava.gov



SUP #2012-0029 **6/5/2012** N

I. DISCUSSION

The applicant, Blue Bird of Alexandria LLC, requests Special Use Permit approval to operate a private academic school at 1416 Duke Street.

SITE DESCRIPTION

The subject site is one 25,000 square-foot lot of record with a two-story, 15,000 square-foot commercial tenant space in the southwestern portion of the Roundhouse Square office complex, which was built as part of a DIP Urban Renewal project in the early 1980s. The lot also includes the parking spaces and drive aisles immediately around the building. Access to the property is from either Duke Street or North West Street by way of private property which is subject to an access easement.

The surrounding area is comprised of a mix of commercial, institutional and residential uses. The Shiloh Baptist Church conference center, an electrical contractor, and another day care center, Happy Home, are some of the commercial uses located within the Roundhouse Square complex. The Shiloh Baptist Church and commercial offices are located to the north and west, respectively. Residential uses in Old Town Village and the Duke Condominium are located to the south and east. The African American Heritage Park is located to the south.

BACKGROUND

The applicant currently operates two day care centers in the City, both of which were granted Special Use Permit approval in 2007. Bluebird of Alexandria is located about a block away at 1447 Duke Street and has an SUP-approved capacity of 145 children. Tiny Tots is located about two blocks away at 1500 King Street and has an SUP-approved capacity of 77 children.

In 2008, City Council granted SUP approval to the applicant to operate a third day care center with a private academic school in different tenant space within the Roundhouse Square complex but the applicant did not pursue the project and the SUP expired.

PROPOSAL

The applicant proposes to operate a combined private academic school and day care center. The day care center does not need Special Use Permit approval. The combined use will serve children ages six weeks to 12 years of age. The school portion will be for children in kindergarten through sixth grade. The applicant proposes two large classrooms on the first floor and six smaller classrooms on the second floor, and although the youngest children will be located on the first

floor, the remaining classrooms have not been divided between day care and school uses. Of the 292 total children expected at the site, the applicant estimates that 75 will be private school students. Some of these children will participate in the applicant's day care programs either before or after school.

Approximately 60 total staff members are expected at the site but this number may increase to a maximum of 75. The applicant initially planned to construct a new playground immediately behind the building but no longer expects to pursue this part of the project. Further details on the applicant's proposal are as follows:

Hours of Operation:	7 a.m. – 6 p.m. Monday - Friday
Peak Pick-Up/Drop-Off Times:	7 – 9:30 a.m. and 3:30 - 6 p.m. Monday – Friday
Number of children:	75 (private school students) 292 (total children at combined use)
Child Ages:	5-6 years to 12 years (private school) 6 weeks to 12 years (combined use)
Staff:	Approximately 60, which may increase to maximum of 75
Noise:	No significant noises are expected
Trash/Litter:	Diapers, paper and food-related wastes will be collected twice each week.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a private academic school is required to provide one off-street parking space for every 25 students and day care center is required to provide two off-street parking spaces for each classroom. The maximum parking requirement for the combined business, with 75 private-school students and an estimated five day care classrooms, is 13 off-street parking spaces. The applicant satisfies this requirement with the provision of 31 off-street parking spaces on the property.

PICK-UP/DROP-OFF PLAN

The applicant proposes that pick-up and drop-off of children will occur in the surface parking lot surrounding the building. Parents will arrive at the site by way of two of three Roundhouse Square entrance/exit points, either on Duke Street or on North West Street, and will drive to the north and west sides of the building to access one of the surface parking spaces. Parents will park and then escort their children to/from the building. To exit the site, parents will travel the same path back to either Duke or North West Street. A rear drive aisle located behind the building will be helpful for circulation. Expected peak hours for pick-up and drop-off are between 7 and 9:30 a.m. and 3:30 and 6 p.m.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM(50) zone. Section 4-903(X) of the Zoning Ordinance allows a private academic school in the OCM(50) zone only with a Special Use Permit.

As a result of changes to the Zoning Ordinance approved as part of the small business zoning program in 2008, day care centers in commercial zones no longer require Special Use Permit approval, although they must receive administrative approval of a pick-up and drop-off plan. Staff has already approved the plan for the day care center portion of the business.

The proposed use is consistent with the King Street Metro/Eisenhower Avenue Small Area Plan chapter of the Master Plan which designates the property for general office and commercial uses.

II. STAFF ANALYSIS

Staff does not object to this application. The combined day care/school use will add to the child-oriented uses that are currently in high demand in the City. The site characteristics and the specific location of the day care/school within the office complex help to reduce the likelihood of any adverse impacts on nearby residences.

Staff does not believe that the use will present significant impacts for the neighborhood as a general matter. The site, which is low-density and commercial in character, is well-suited for the use. It has few immediately abutting uses, and those that are part of the complex are other businesses. The location of the proposed tenant space in the back corner of the Roundhouse Square complex further lessens potential impacts because the day care/school is buffered from some residential uses, such as the Duke Condominium, by other buildings and parking lots in the office complex.

The most important issue for the proposed use is parking and the pick-up/drop-off of students. The combined day care/school use is large, with a capacity of up to 75 staff and 292 children. However, the applicant provided information showing that approximately only 25% of its staff uses the parking spaces provided by the applicant at its two other day care centers in Alexandria. Those locations are only a few blocks away and are similarly accessible by either Metrorail or public buses. Therefore, the proposed use is likely to have a similar employee travel pattern. Applying the 25% figure to the current proposal, staff calculates that 19 parking spaces would be required for the expected maximum number (75) of day care/school staff. The applicant can easily accommodate this practical staff parking need with its existing 31 parking spaces on-site and with spaces left-over for parents to use for student pick-up and drop-off.

The remaining 12 parking spaces located on-site will be sufficient for use by parents during student pick-up and drop-off. Most parents only park for a few minutes during the pick-up/drop-off process, and the pick-up and drop-off of students will occur during long windows of time between the hours of 7 and 9:30 a.m. and 3:30 and 6 p.m. It is also reasonable to assume that the number of vehicles at the site each day does not match the maximum number of students because many parents will enroll more than one child. The applicant also anticipates purchasing the building and parking spaces at 1412 Duke Street, which is immediately next-door and attached to

the subject building at 1416 Duke. In the event that any additional parking capacity becomes necessary, the applicant may be able to provide some additional spaces there for employee or parent use. Staff has included condition language limiting the number of students and staff to those figures included in the present application (Conditions #3 and #4). It will also review the pick-up and drop-off arrangement during the required one-year review (Condition #14) and require adjustments if necessary.

Staff believes that the combined proposal will provide a much-needed service for the community. Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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 or to any business or entity in which the applicant has a controlling interest. (P&Z)

2. The hours of operation for the combined day care center and private school shall be limited to between 7 a.m. and 6 p.m., Monday through Friday. (P&Z)

3. The maximum number of children permitted at the combined day care center and private school at any one time shall be 292. (P&Z)

4. The maximum number of day care center/private school staff present at the site at any one time shall be 75. (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. (P&Z)

7. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z) (T&ES)

8. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)

9. The applicant shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic. (T&ES)

10. The applicant shall provide information about alternative forms of transportation to the day care/school, including but not limited to print and electronic promotional materials, posting on the day care/school website, and other similar methods. (P&Z)

11. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

12. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)

13. Prior to the school/day care center opening for business, the applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school/day care center and robbery readiness training for all employees. (P&Z)

14. The Director of Planning and Zoning shall review the Special Use Permit 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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:

R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)

R-2 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

R-3 The applicant shall provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-2 The proposed use is a change in use group classification; a new Certificate of Occupancy is required. The current use group is B, the requested new use group is unknown but may contain use groups of E, I and A.

C-3 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as

well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-4 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. The plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-6 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-7 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.

C-8 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number and approximate age of occupants within building; c) number of stories; d) type of construction; e) floor area per floor; f) fire protection plan; g) means of egress within building; h) accessible routes to and from as well as within building.

C-9 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.

C-10 The proposed use may also constitute mixed use group and is subject to the mixed use requirements in the Uniform Statewide Building Code.

C-11 The accessible ramp must comply with the requirements of USBC.

C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Accessible bathrooms shall also be provided.

C-13 The maximum occupant load permitted in any area, space or room is based on USBC 1004.1. Any assembly room or space that contains an occupant load of 50 or more will require a Fire Prevention Permit, as well as an approved permanent legible sign stating the occupancy load located at main exit or exit access doorway in the room or space.

C-14 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13

C-15 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

C-16 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008.

Health:

C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.

C-2 A Certified Food Manager must be on duty during all hours of operation.

C-3 Permits must be obtained prior to operation.

C-4 Six sets of plans must be submitted through the Permit Center and approved by this department prior to construction.

C-5 This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots, clothing. Other items may be required by state or city codes.

C-6 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health department for approval.

C-7 This facility must meet commercial standards (13 or more). Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. A $200.00 fee is required for review of plans for food facilities.

C-8 If enrollment is kept to a maximum of 12 children at any one time, the facility may use home-style (semi-public restaurant) standards for food service.

Parks and Recreation:

F-1 No comments received

Police Department:

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a security assessment for the child care center. This is to be completed prior to the child care center/school opening for business.

R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding robbery readiness training for employees.

F-1 The Police Department has no objections to the child care facility/school opening.

Human Services:

The Center for Children and Families Conducted a site visit on April 11, 2012 at the proposed future location of the Blue Bird of Alexandria II School.

Observations

1. The space is located off Duke Street in a complex of multiuse buildings with parking around the buildings.
2. The proposed site is presently an empty office/warehouse with two floors.
3. An outdoor play area has been identified but needs to be converted from a parking area.
4. Presently the bathrooms and kitchen electrical and plumbing, doors, windows, exits, and space dividers are not present. Parking for staff, parent drop off, and loading areas need to be clearly identified.

Comments

1. The final plans will not be available for about 2 weeks. Since the space is empty and plans are not definite at this time it is impossible to evaluate.
2. A large space for outdoor play is identified however there are 300 children ages 6 weeks through 12 years using it. This is a large group of children whose developmental, emotional and safety needs vary greatly with their age
3. It is important to proceed in a timely way which still ensures best practices for children.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0029

PROPERTY LOCATION: 1416 Duke St Alexandria, VA 22314

TAX MAP REFERENCE: 073.02-08-31 **ZONE:**

APPLICANT:

Name: BLUE BIRD OF ALEXANDRIA LLC

Address: 346 Commerce St Alexandria VA 22314

PROPOSED USE: school/preschool

[✓] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[✓] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[✓] **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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[✓] **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations 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.

Jerry Pnevmatikatos
Print Name of Applicant or Agent

Pnevmatikatos
Signature

3/27/12
Date

703-201-1386 cell
703-683-2701
Telephone #

Fax #

346 COMMERCE ST
Mailing/Street Address

ALEXANDRIA VA 22314
City and State Zip Code

jerry@brentwoodacademy.org
Email address

ACTION-PLANNING COMMISSION: DATE:

ACTION-CITY COUNCIL: DATE:

RECEIVED
MAR 27 2012
PLANNING & ZONING

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1416 Duke Street, I hereby
(Property Address)
grant the applicant authorization to apply for the School Pre-School use as
(use)
described in this application.

Name: Cannon-Harris Partnership % Grant Redmon
Please Print
Phone 703-684-2300

Address: 510 King St. #301, Alex Va 22314
Email: GREDMON@RPB-LAW.Com

Signature: Grant Redmon
MANAGER Attorney
Date: 3/27/2012

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[ ] **Required floor plan and plot/site plan attached.**

[X] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
[ ] Owner
[X] 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Jerry K. Pnevmatikatos 50%
Susan F. Pnevmatikatos 50%

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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?

N/A

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant is requesting to receive a license to operate a school/Pre-school with a capacity of ~~305~~ 293 children. The space is currently vacant

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jerry K Pnermatikatos	346 Commerce St	50%
2. Susan A. Pnermatikatos	Alexa VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 416 Duke St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Cannon Family Partnership	Ed Grant Redmon Attorney	50
2. JRH Investments, LLC	570 Kiwi St #301	50
3.	Alex VA 22314	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ø	Ø	Ø
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/27/12 — Date

PNEUMATIKATOS JERRY — Printed Name

[signature] — Signature

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USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[X] a new use requiring a 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:_____

5. 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).

~~300~~ 292

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

60

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

Day:	Hours:
M - F	7:00 AM - 6:00 PM

7. Please describe any potential noise emanating from the proposed use.

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

No significant change from current

B. How will the noise be controlled?

No significant change from current

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

N/A

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

The premiray refuse will be from diapering and meal generated refuse (plates, spoons, napkins)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

10 bags daily

C. How often will trash be collected?

Tuesday and Friday

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

Daily out door inspections and pick up of any litter

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

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

children will be under strict supervision of teachers/aides at all times and the building and playground feature any and all required safety plans/devices. Residents and employees and children will not be at risk

ALCOHOL SALES

13.

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

[ ] Yes [X] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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PARKING AND ACCESS REQUIREMENTS

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

32 Standard spaces
_____ Compact spaces
1 Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[X] on-site
[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) 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.

C. 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.

[ ] Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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B. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

16. 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

17. Will the proposed uses be located in an existing building? [X] Yes [ ] No

Do you propose to construct an addition to the building? [X] Yes [X] No

How large will the addition be? 5,000.00 square feet.

18. What will the total area occupied by the proposed use be?

15,000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 15,000 sq. ft. (total)

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

[ ] a stand alone building
[ ] a house located in a residential zone
[X] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

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CHILD CARE HOMES and CHILD CARE CENTERS

Applicants for both child care homes and child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many employees will staff the child care facility, including the operator?
75

How many staff members will be on the job at any one time? 75

2. Where will staff and visiting parents park? on the designated parking lot

3. Please describe how and where parents will drop off and pick up children.
parents will park in front of 1216 duke st and bring the child/children in

4. At what time will children usually be dropped-off and picked-up?

Drop-off	Pick-up
7:00-9:30	15:30-18:00

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?
on the property

6. Are play areas on the property fenced? ____ Yes ✓ No
If no, do you plan to fence any portion of the property? ✓ Yes ____ No

Please describe the existing or proposed fence.
6 foot tall

SUP # 2012-0029

CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? 300

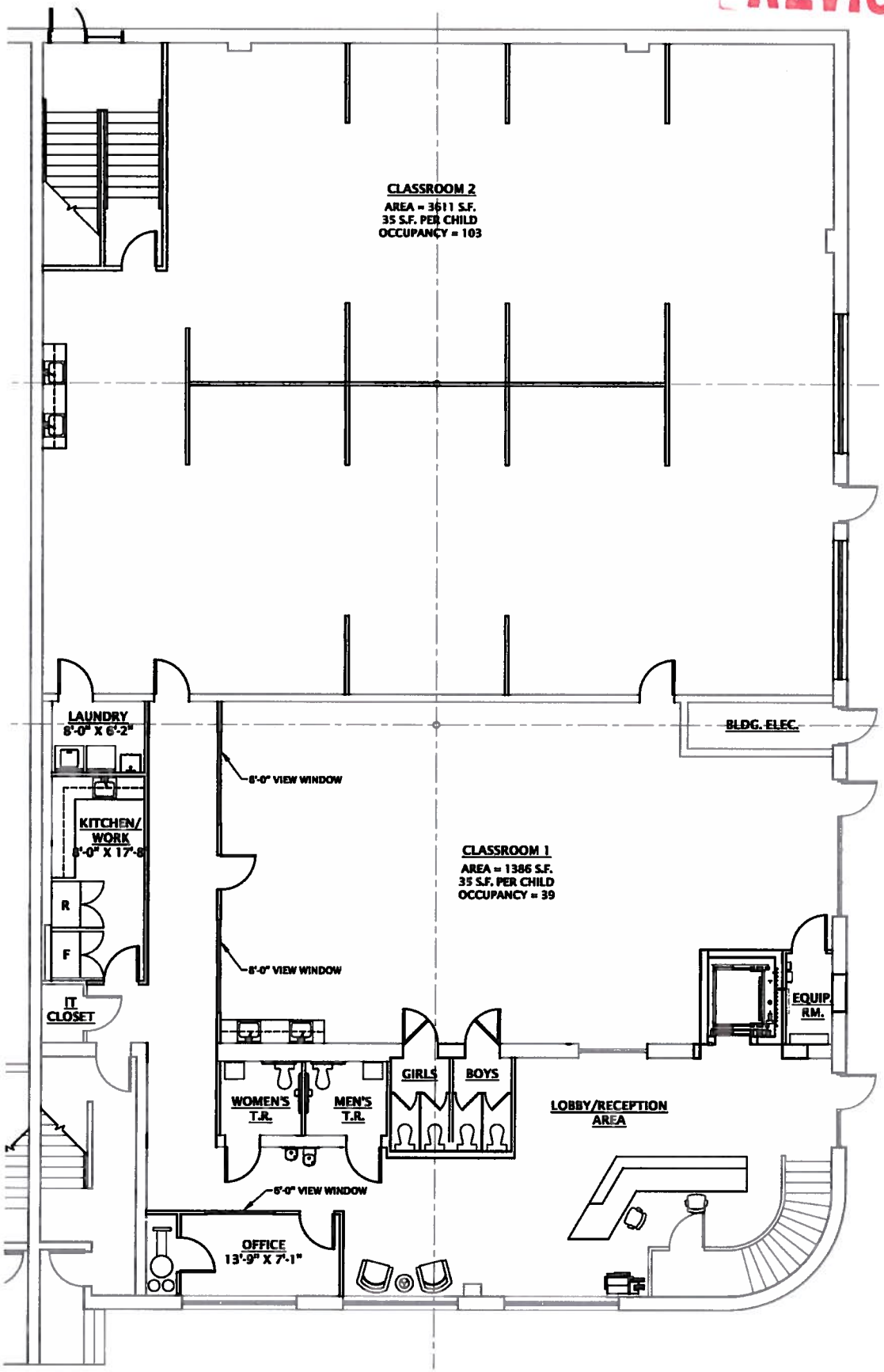
2. What age children do you anticipate caring for? 6 weeks - 12 years

3. Does the operation have a license from the State of Virginia for a child care facility?

_____Yes ___✓___ No

If yes, provide a copy of the license.

REVISED

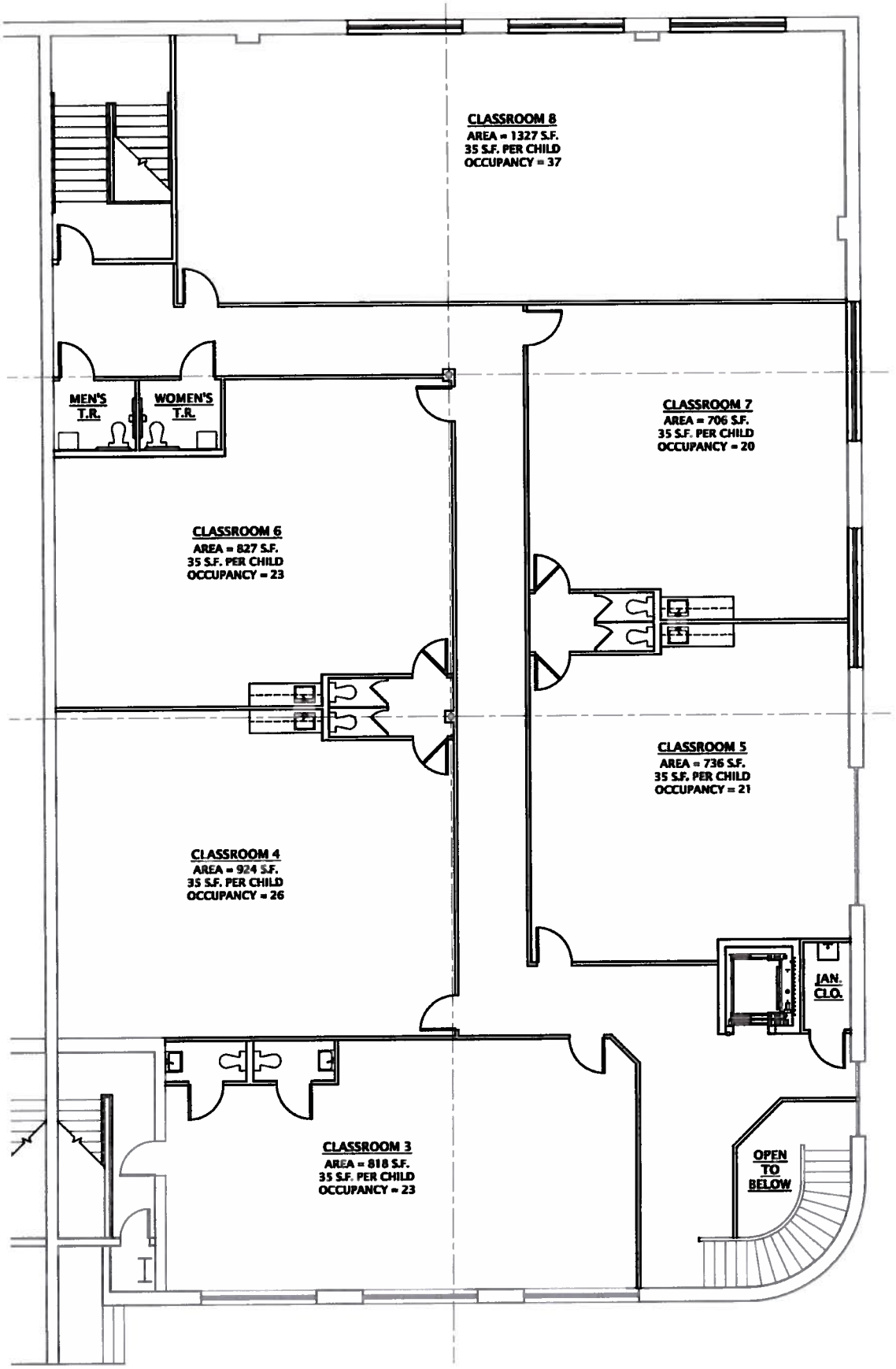


1 / SK-5 **FIRST FLOOR PLAN**

1/8" = 1'-0"

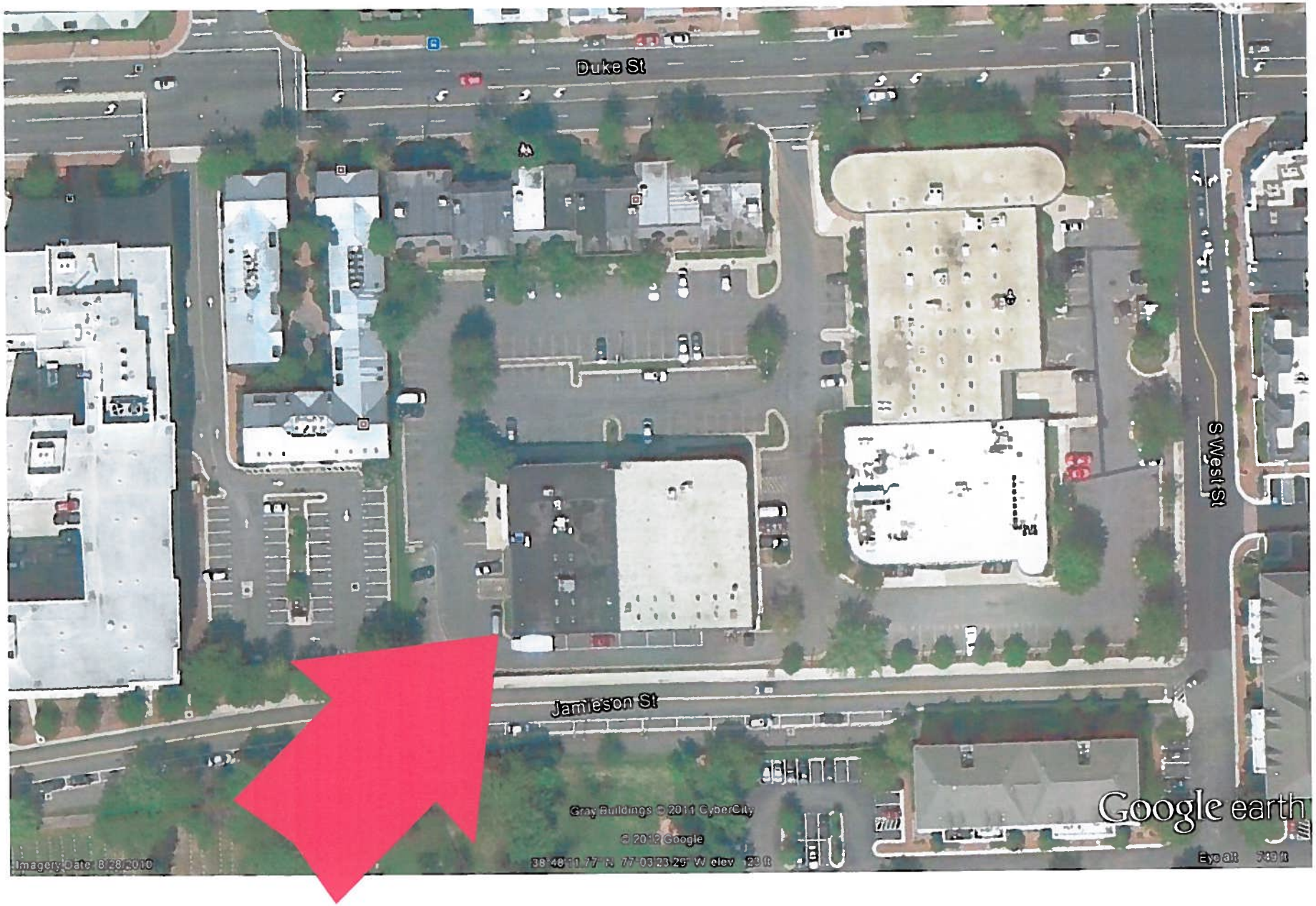
23

REVISED

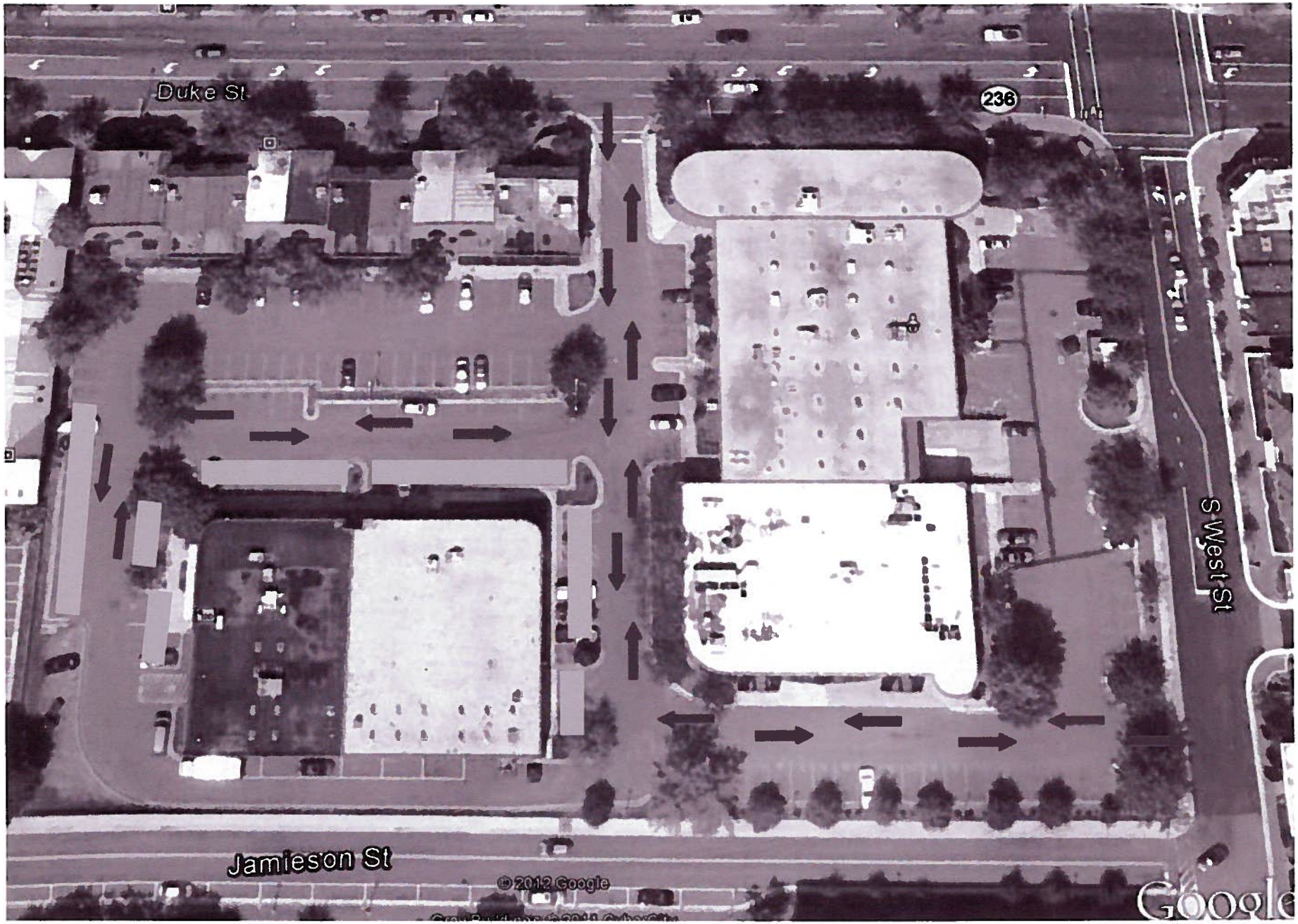


2 / SK-5 **SECOND FLOOR PLAN** 1/8" = 1'-0"

24



Blue Bird of Alexandria II

SUP2012-0029

Traffic Pattern Designated Parking