

DATE: July 11, 2011

TO: Barbara Ross, Deputy Director
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2011-0037
Administrative Special Use Permit
Site Use: Day Care Center
Applicant: The Del Ray Montessori
Location: 100 East Windsor Avenue
Zone: R2-5 and RB / Single and Two-Family Zone and
Townhouse Zone

Request

Special Use Permit #2011-0037 is a request to operate a day care center for up to 21 children in one classroom at the Del Ray United Methodist Church at the corner of East Windsor and Clyde Avenues.

Background

A day care center known as Creative Play School has operated inside the church at this site since it was approved by SUP#1574 in 1983 and obtained SUP approval most recently in 2002 (SUP#2001-0137) for an expansion of the number of children cared for at the site. The applicant for the current request proposes to use a separate classroom and will not be affiliated with the existing day care center on the site.

Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

Parking/ Pick-up and Drop-off

According to Section 8-200(A)(11) of the Zoning Ordinance, a day care center with one classroom is required to provide two off-street parking spaces. The applicant meets this parking requirement by providing two off-street parking spaces in the driveway on the eastern portion of the church lot. The church, which was built in 1942, is grandfathered as to parking requirements.

Pick-up and drop-off of children will occur in the 17-space parking lot located to the north of the church building at the corner of Clyde and East Custis Avenues. Peak drop-off will be between 8:15am and 8:30am and peak pick-up will be between 3:00pm and 3:15pm to avoid overlap with the Creative Play School. Parents will not be parking their vehicles in the lot but rather day care staff will meet children in the parking lot and will then escort them into the building.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Del Ray Citizens' Association was sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the Special Use Permit for public hearing.

Staff Action

Staff supports the applicant's request to operate a small day care center at this location. The proposal will help to meet the increasing demand for day care services in Alexandria. The use will also be neighborhood-serving, as the applicant expects to enroll several children from the Del Ray neighborhood. The day care center, located in a church building, is eligible for administrative approval pursuant to Sections 3-502.1(A) and 3-702.1(A).

Staff had some initial concern about the parking and pick-up and drop-off arrangement proposed here given that a day care center is already located on premises. However, the applicant's proposal is small at only 21 students. The applicant's intent to avoid overlapping pick-up and drop-off with the Creative Play School and the fact that parents will not be parking their vehicles in the on-site parking lot during pick-up and drop-off further helps to reduce the potential for neighborhood impacts related to parking and the pick-up and drop-off of students.

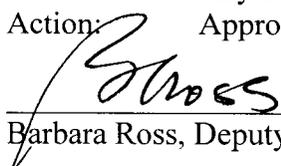
In its approval of the Creative Play School (SUP#2001-0137), City Council added condition language limiting the number of children that may play outdoors at the school at 45 out of concern for noise impacts on immediately adjacent residential neighbors. Staff has included a similar condition in this report, with the same maximum number of children playing outside at any one time regardless of which day care center the children are attending. The condition will help to keep the maximum noise level the same despite the introduction of a second day care center at the site.

Staff hereby approves the Special Use Permit request subject to the conditions contained in this staff report.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 15, 2011

Action: Approved



Barbara Ross, Deputy Director

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2011-0037

The new owner 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. 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 shall be limited to between 7:30 a.m. and 5:30 p.m. daily. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be 21. (P&Z)
4. The maximum number of children permitted to play outdoors at the site at any one time shall be 45. (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 in the applicant's parking lot that minimizes impact on pedestrian and vehicular traffic. The applicant shall ensure that no vehicles double park on E. Windsor Ave or Clyde Avenue for pick-up or drop-off. (P&Z)(T&ES)
10. The applicant shall provide information about alternative forms of transportation to access the location of the day care center, including but not limited to print and electronic promotional materials, posting on the day care website, and other similar methods. (T&ES)

11. The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes and transit are sold, and advertising of carpool opportunities. (T&ES)
12. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (T&ES)
13. The use shall comply with the City's noise ordinance. No outdoor speakers shall be permitted and no amplified sound shall be audible at the property line. (T&ES)
14. Prior to the 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 child care center and robbery readiness training for all employees. (Police)
15. 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)