

EXHIBIT NO. 1

3
3-15-03

Docket Item # 3
SPECIAL USE PERMIT #2002-0117

Planning Commission Meeting
March 4, 2003

ISSUE: Consideration of a request for a special use permit for a commercial school for nursing assistants.

APPLICANT: Gloria B. Quist

LOCATION: 85 South Bragg Street

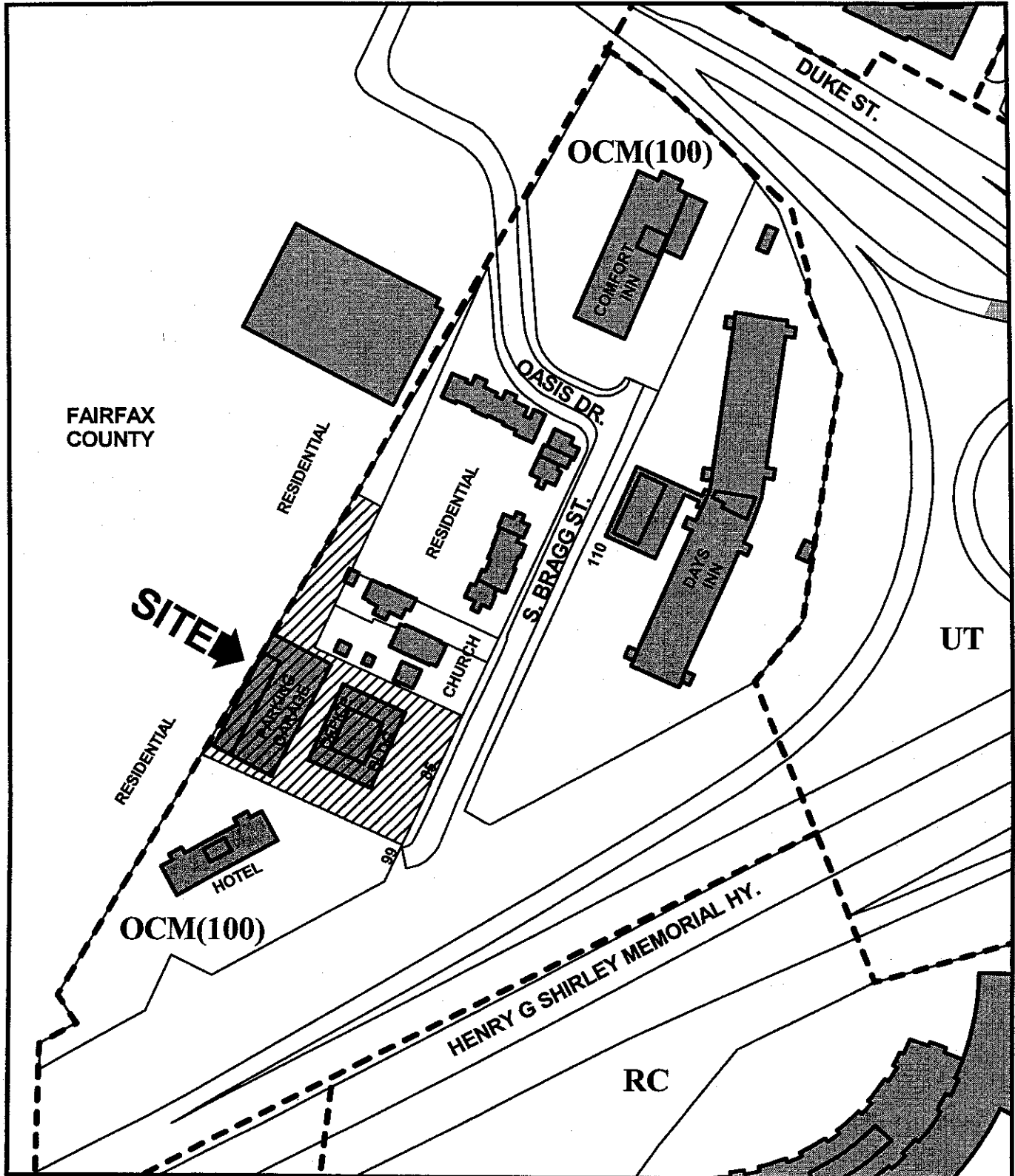
ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, MARCH 4, 2003: 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.

PLANNING COMMISSION ACTION, FEBRUARY 4, 2003: The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.



SUP #2002-0117

03/04/03



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 or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. A maximum of 15 students shall be permitted for each class. (P&Z)
3. The school is permitted to operate daily from 7:00 a.m. to 10:00 p.m. (P&Z)
4. The applicant shall encourage its students and staff to use mass transit or to car pool when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school. This is to be completed prior to the school opening for business. (Police)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
8. The applicant shall require its employees who drive to work and students who drive to school to use off-street parking. (P&Z)

9. 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, (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 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, Gloria B. Quist, requests special use permit approval for the operation of a private, commercial school located at 85 South Bragg Street.
2. The subject property is one lot of record with approximately 170 feet of frontage on South Bragg Street, 257 feet of depth and a total lot area of 50,196 square feet. The site is developed with a six story office building, a three story parking garage and surface parking lot.
3. The applicant requests a special use permit to operate a nurses assistant school within the existing office building. The parking will be provided on-site with a parking garage and surface parking lot.
4. The nurses assistant school will occupy 650 square feet of the office building. The applicant estimates that 10 to 15 students will attend each class, with approximately two classes a day. The morning class will last from 7:00 am to 2:00 pm and the evening class will run from 4:00 p.m. to 10:00 p.m. Classes may be added later depending on the success of the school. The school will employ three people and operate daily. The classes will be lectures only. All clinical classes will be held off-site at nursing homes.
5. Pursuant to Section 8-200 of the zoning ordinance, a private, commercial school is required to provide one off-street parking space for each two student seats. In this case, the applicant is required to provide eight parking spaces. The on-site parking garage and surface parking lot provide 141 parking spaces and can accommodate the required parking.

The office building was required to provide 135 parking spaces when it was constructed in the early 1980s, but actually exceeded that requirement by six parking spaces for a total of 141 parking spaces (SP 83-018). These extra six spaces meet the parking requirement triggered by the school since the school requires six more spaces than that required for the existing office use for the same space. The school requires eight parking spaces and the existing office use, if calculated only for the 650 square feet that the school will use, requires two parking spaces.

Even if the number of parking spaces did not meet that required in the zoning ordinance, the applicant has indicated that the parking facilities are never full and that there is sufficient parking for the proposed number of students.

6. Zoning: The subject property is located in the OCM(100) (Office commercial medium) zone. Section 4-1000 of the zoning ordinance allows a private, commercial school in the OCM(100) zone only with a special use permit.
7. Master Plan: The proposed use is consistent with the Alexandria West chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff has no objection to the proposed private, commercial school located at 85 South Bragg Street. The proposed activities of the school and operating hours are generally compatible with the office uses in the building. Additionally, the scale of the use is small, with only 650 square feet and 15 students each class. With regard to the impact on the nearby residential uses, staff believes that the residents will not likely notice a difference between the function of the school and that of the existing offices. Lastly, the on-site parking facilities are able to accommodate the eight spaces that the school is required to provide. Staff recommends approval of the special use permit subject to the suggested conditions.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.

Code Enforcement:

- C-1 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school. This is to be completed prior to the school opening for business.

APPLICATION for SPECIAL USE PERMIT # 2002-0117

[must use black ink or type]

PROPERTY LOCATION: 85 S. BRAGG ST # 303

TAX MAP REFERENCE: 46.00-01-04 ZONE: OCM-100

APPLICANT Name: GLORIA B. QUIST

Address: 5314 NEVILLE CT.

PROPERTY OWNER Name: TRISSEL MANAGEMENT, INC.

Address: 30537 POTOMAC WAY, #H CHARLOTTE HALL MD 2062

PROPOSED USE: NURSES ASSISTANT SCHOOL

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 City of 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 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 Planning Commission or City Council in the course of public hearings 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.

GLORIA B. QUIST
Print Name of Applicant or Agent

[Signature]
Signature

5314 NEVILLE CT.
Mailing/Street Address

703 6589575 703 6589517
Telephone # Fax #

ALEXANDRIA VA 22310
City and State Zip Code

11-20-02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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.

GLORIA B. QUIST

CHARLES ANTWI

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, if required by the City Code.

2. 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 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

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, 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)

See attach.

USE CHARACTERISTICS

4. The proposed special use 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,
- 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).

10 - 15 persons a day

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

3 a day, 7A - 10p.

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

Day:	Hours:
<u>Monday</u>	<u>7am - 2p + 4p - 10p</u>
<u>Tuesday</u>	<u>" "</u>
<u>Wednesday</u>	<u>" "</u>
<u>Thursday</u>	<u>" "</u>
<u>Friday</u>	<u>" "</u>

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

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

Class lectures, no significant noise
lunches will be spent out of building.

B. How will the noise from patrons be controlled?

Students will be instructed to avoid
converging in hallways, & keep voices
in low tone during conversation on hallways
& in elevators.

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

None

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?

Stationery or paper cuts, will be picked
up every night by office janitors.

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

About 1 trash can per day.

C. How often will trash be collected?

Janitors clean office building &
pick up trash from offices every day.

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

Trash cans will be provided in classrooms and
at the front desk. Students will be shown
where dumpsters & other litter boxes are
located on the premises & in the main
building.

10. 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:

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. No.

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

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

Students will be shown fire emergency layout, fire exits, and will participate in facilities office fire drill exercises. Will be instructed to park in the allocated parking spaces.

ALCOHOL SALES

13. 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 identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. 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?

1 space per 2 students

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

80+ Standard spaces

 Compact spaces

5+ Handicapped accessible spaces.

 Other.

*3-level parking garage & surface parking.

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 (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.

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.

15. 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 spaces are available for the use? 2

C. Where are off-street loading facilities located? One on each entrance side of building.

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

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?

N/A

SITE CHARACTERISTICS

17. 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.

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

650 sq. ft. (existing) + _____ sq. ft. (addition if any) = 650 sq. ft. (total)

19. 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: BRAGA OFFICE BUILDING

other, please describe: _____

Request to operate a nursing assistant school. Class size will be between 10 - 15 students. Two registered nurses instructors and one office manager.

The hours of operations proposed are 7Am - 10pm
5-7 days a week

The class session will not generate noises outside of the classroom.

Classic nurses intends to offer opportunities for high school and GED graduates in the community, and enhance their knowledge base, better job placement, personal and job satisfaction and career growth.

After 3-4 wks training, students will earn nursing assistant graduate certificate that will enable them to work in hospitals, nursing homes and private homes.

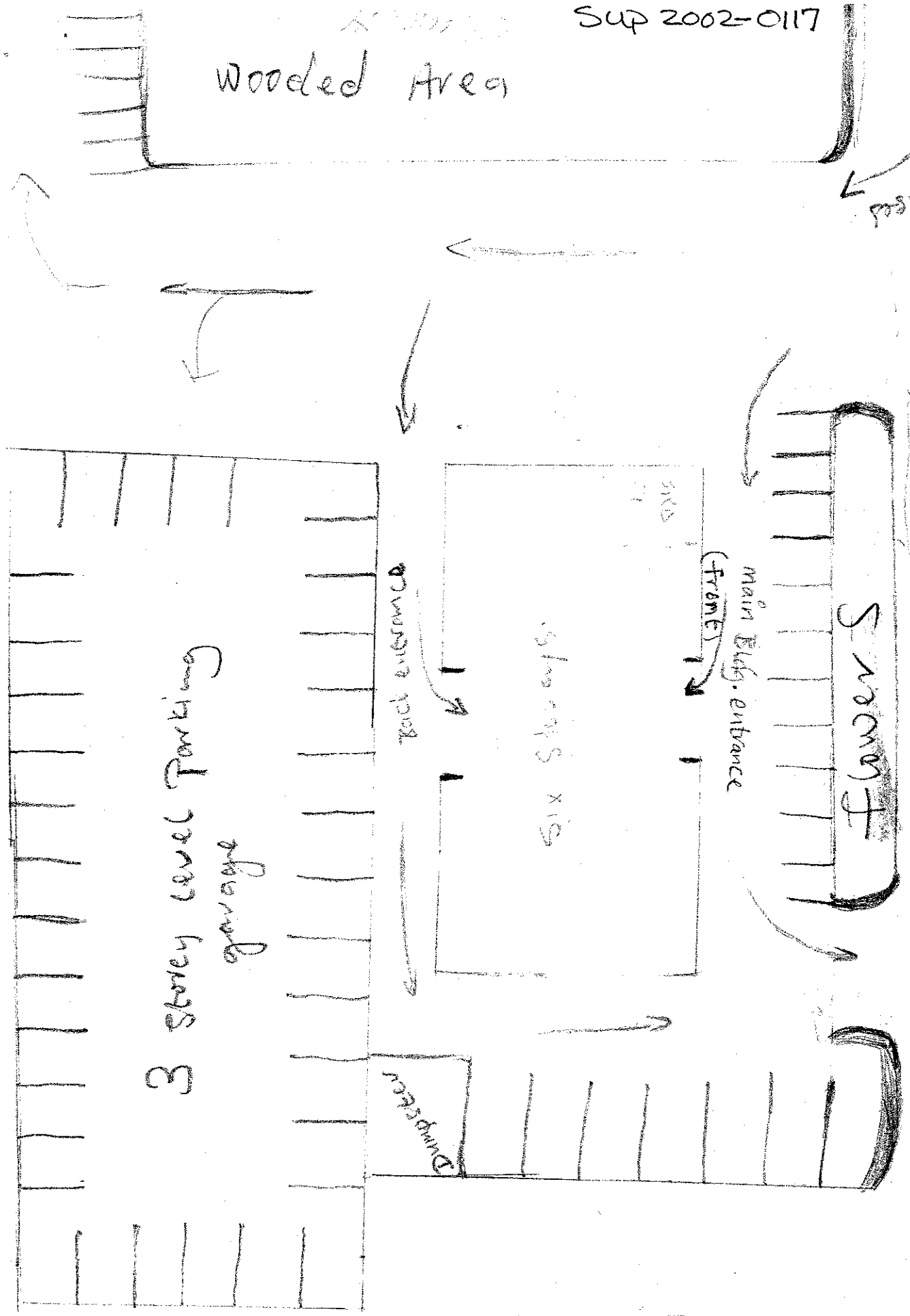
Nursing shortages have become one of the difficult to solve health issues, for this reason, Classic Nurses will effectively use its programme to direct aspiring nurses into the health care field.

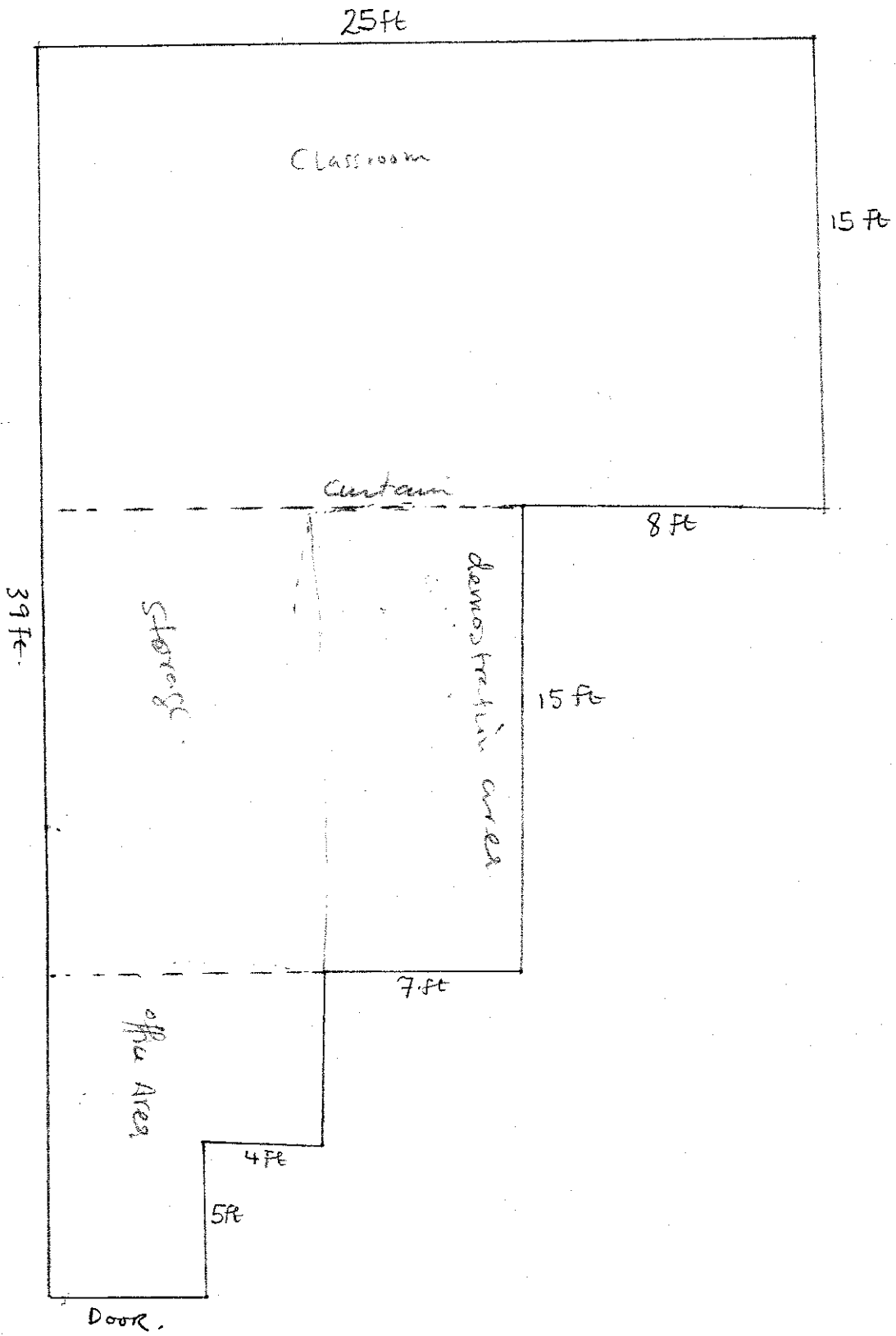
Nursing assistants are needed in hospitals, nursing homes, retirement communities and private homes. They fulfil needs of people in the communities, by being primary care providers to patients and support persons for families.

Wooded Area

Entrance to premises

South Bragg Street





interior layout

Scale - 1 inch = 3 ft.



<StansburyL@aol.com

>

03/15/03 07:09 PM

To: <beverly.jett@ci.alexandria.va.us>
Subject: Feedback for city Council Meeting

3, 11, 14

3-15-03

SUP for 85 S. Bragg Street

I have to express some concern about placing a school in an area that has been plagued by break ins, assaults and auto thefts. I would ask that a detailed safety review by the police department be performed prior to any approval and a plan of action be put in place prior to adding this use in that area.

SUP for 400 Cameron Station Blvd.

When approving this use I believe that it is critical that the builder/developer provide parking as required. Under no circumstances should there be any approval in a reduction of parking anywhere in Cameron Station.

Public Hearing 425 S. Reynolds Street.

I have no objection to this going forward with the condition that all parking must be contained on the site. No requests for reduction in parking in the future will be accommodated. If necessary the project should be reduced to meet the current standards for parking.

Thank you for your time and understanding.

Larry Stansbury

APPLICATION for SPECIAL USE PERMIT # 2002-0117

[must use black ink or type]

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GLORIA B. QUIST
Print Name of Applicant or Agent

[Signature]
Signature

5314 NEVILLE CT.
Mailing/Street Address

703 6589575 703 6589517
Telephone # Fax #

ALEXANDRIA VA 22310
City and State Zip Code

11-20-02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 03/04/03 RECOMMENDED APPROVAL IIC _____

ACTION - CITY COUNCIL: 3/15/03PH--CC approved the Planning Commission recommendation.