

EXHIBIT NO. 1

4
5-14-05

Docket Item #2
SPECIAL USE PERMIT #2005-0015

Planning Commission Meeting
May 3, 2005

ISSUE: Consideration of a request for a special use permit to increase the number of students allowed at a nursing school.

APPLICANT: Global Health Nurse Training Services
by Mariatu Kargbo

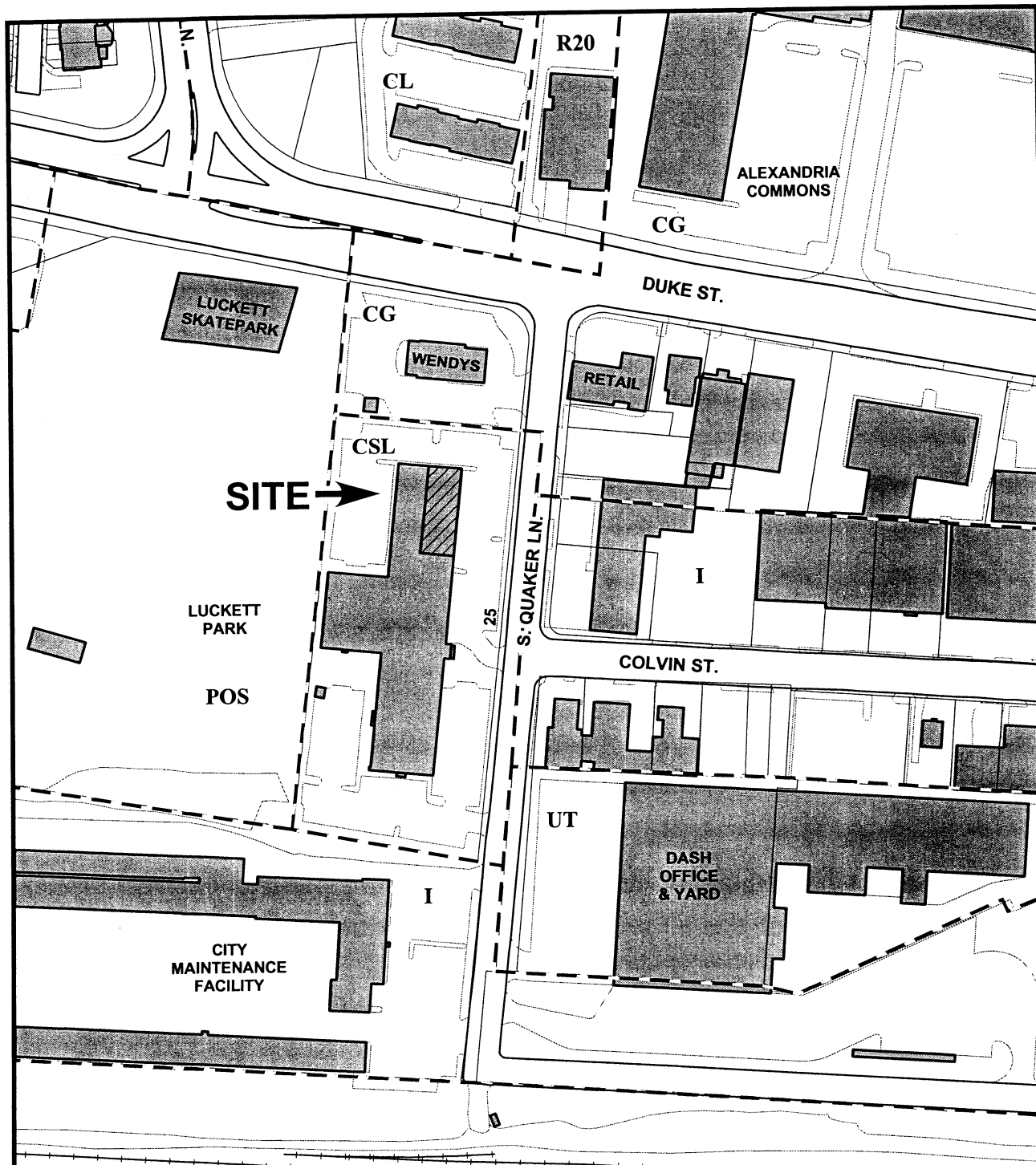
LOCATION: 25 South Quaker Lane - First Floor

ZONE: CSL/Commercial Service Low

PLANNING COMMISSION ACTION, MAY 3, 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 permit conditions found in Section III of this report.



SUP #2005-0015

05/03/05



I. DISCUSSION

REQUEST

The applicant, Global Health Nurse Training Services, represented by Mariatu Kargbo, requests special use permit amendment to increase the number of students at a nursing school located at 25 South Quaker Lane.

SITE DESCRIPTION

The subject property is an office suite in a building located at 25 South Quaker Lane, just south of the intersection of South Quaker Lane and Duke Street. The building, now known as Stonewall Jackson Building, was constructed in 1950 as the Stonewall Jackson School, and has since been converted into a multi-tenant commercial and retail space. The building contains a total of 61,090 gross square feet of space – the applicant currently leases 5,200 net square feet and intends to expand to a total of 6,280 net square feet pending the approval of this Special Use Permit.

The parcel at 25 South Quaker Lane is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. Current tenants in the building include the Rocklands Barbeque and Grilling Company restaurant, Splash Dive Center (a combined retail and educational facility), and a variety of other commercial tenants (including other private schools and a childcare center). Alexandria City Public Schools also operates an Adult Learning Center in the building.

Adjacent to this site to the north is a Wendy's restaurant, and to the south and west of the property is the City of Alexandria Maintenance Facility. East of the site, across South Quaker Lane, sit several one- and two-story office and commercial buildings with a combined total of approximately 35,000 square feet of space. The Alexandria Transit Company (DASH) administrative offices and maintenance yard is located at 116 South Quaker Lane, just to the southeast of the subject site.

CURRENT OPERATION

In May 2004, City Council approved SUP #2004-0014 to operate a nursing school with up to 20 students. The applicant commenced the school program in August 2004, offering 12-months full-time and 24-months part-time programs with varying course schedules to include morning, evening and weekend classes. The practical nursing program is licensed under the Virginia Board of Nursing, and students may graduate as Licensed Practical Nurses and Certified Nurse Aides.

In September 2004, City Council approved SUP #2004-0074 to increase the maximum number of students from 20 to 40.

Staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2004-0074. Staff found no violations of the special use permit.

Hours of operation: The school offers classes between 8:00 a.m. and 10:00 p.m. on Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday.

Students/Employees: Approximately 20 students attend each class. The school is operated by approximately 12 employees with varying schedules. One receptionist and two administrative personnel will be on duty at all times. Up to four employees work at the site at the same time.

Trash/Noise: Trash primarily consists of office papers and is collected weekly. Outside dumpsters are provided and the school's management monitors the premises for litter and potential noise impacts by the students. No biological, radioactive, or other hazardous waste is produced by this facility. Noise from this facility is minimal.

PROPOSED EXPANSION

The applicant seeks permission to increase the number of students to attend the nursing school from 40 to 52. Accordingly, the applicant is expanding the floor space from 5,200 to 6,280 square feet by adding classrooms, supply space and/or administrative space.

No other changes are proposed to the operation of the nursing school.

PARKING

According to § 8-200(A)(11) of the City of Alexandria Zoning Ordinance, a commercial school is required to provide one parking space for every two seats. The applicant proposes a maximum of 52 students, resulting in a total of 26 required parking spaces. The applicant will provide 26 spaces designated for the business by sign or paint and therefore will meet the specified parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303(V) of the Zoning Ordinance allows a private school, commercial or academic, in the CSL zone only with a special use permit.

The proposed use is consistent with the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Master Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports the proposed expansion of Global Health Nurse Training Services located at 25 South Quaker Lane. Staff finds that the expansion of this school is an appropriate use for the site.

The Stonewall Jackson Building offers a sufficient number of parking spaces for the building's existing tenants. On inspection at varying times, staff found more than one-third of the spaces in the parking lot unoccupied.

While the proposed expansion represents an intensification of this school, it does not represent an overall increase in the amount of business activity at 25 South Quaker Lane. The expansion of space will occupy offices formerly leased by another private educational facility, The Foundation School of Alexandria.

This use is appropriate for this site. The applicant states that it intends to operate the school in a very structured and professional manner and staff finds that the expansion of this nursing school is a reasonable addition to Alexandria's educational community.

Staff has retained various standard conditions and recommends a review of the school one year after approval so if there are any problems with the operation, additional conditions may be imposed. With these conditions, 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. 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#2004-0014)
2. **CONDITION AMENED BY STAFF:** The number of students attending classes at any one time shall not exceed ~~40~~ 52. (P&Z) (~~SUP#2004-0014~~)
3. The hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m., Monday through Friday, and to 9:00 a.m. and 5:00 p.m., Saturday and Sunday. (P&Z) (SUP#2004-0014)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP#2004-0014)

5. Twenty-six parking spaces shall be designated for the school's use by signs or paint. (P&Z)
6. Trash and garbage shall be stored inside or in a dumpster. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up as often as necessary, to prevent an unsightly and unsanitary accumulation. (P&Z) (SUP#2004-0014)
7. The lighting in the parking lot shall be a minimum of 2 foot candles. (Police) (SUP#2004-0014)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (SUP#2004-0014)
9. The applicant shall encourage its employees 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 for transit are sold, and advertising of carpooling opportunities. (P&Z) (SUP#2004-0014)
10. Condition deleted. (P&Z)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z) (SUP#2004-0014)
12. The Director of Planning and Zoning shall review the special use permit after the school has been operational for one year, 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 received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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) (SUP#2004-0014)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Eric Forman, Urban Planner.

IV. 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:

- F-1 Plans were not provided to evaluate egress requirements and other requirements of the USBC. The applicant shall contact the Code Enforcement Bureau and submit plans for the proposed increase in students in order to determine code compliance.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC) and requires a building permit. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 A new 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-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-5 A new Certificate of occupancy shall be obtained prior to any occupancy of the proposed additional portion of the structure, in accordance with USBC 119.0.

Health Department:

No comments

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25 South Quaker Lane

Police Department:

No objections

Staff Note: In accordance with § 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.

APPLICATION for SPECIAL USE PERMIT # ~~2004-0074~~

2005-0015

May

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PROPERTY LOCATION: 25 South Quaker Lane, Alex, VA 22314

TAX MAP REFERENCE: 61-03-01-04 ZONE: CSL

APPLICANT Name: Mariatu Kargbo

Address: 22530 Forest Minor Dr Ashburn VA 20148

PROPERTY OWNER Name: Chris Collier

Address: 11405 Spur Wheel Ln Potomac MD 208

PROPOSED USE: Nursing school training / services

Age 17 and above

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.

Mariatu Kargbo
Print Name of Applicant or Agent

[Signature]
Signature

22530 Forest Minor Dr
Mailing/Street Address

7) 587 6592 / 7) 212 7410
Telephone # Fax #

Ashburn VA 22148
City and State Zip Code

2/10/05
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.

MARUATU K. KARGBO
25 SOUTH Quaker lane
Alexandria VA 22314

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.
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)

GLOBAL HEALTH NURSE TRAINING SERVICES
IS A NURSING SCHOOL CONSISTED OF ~ 12
EMPLOYEES WITH VARIING TIME SCHEUDLE FOR
THE INSTRUCTORS. THERE WILL BE ONE RECEP-
TIONIST, TWO ADMINSTRATIVE PERSONNEL
AT ALL TIMES. CLASSES ARE HELD MORNING,
EVENING AND WEEKENDS. THE MAXIMUM EXPECTED
NUMBER OF STUDENTS AT ONE TIME 52. THE
FULL TIME STUDENTS WITH CLASS TIME; 8 AM
TO 2 P.M AND 4 PM TO 10 PM. THE PART-TIME
STUDENTS WILL ATTEND CLASS ON SATURDAY
AND SUNDAY. OTHER NURSING SERVICES
SUCH AS C.N.A/C.P.R CLASSES WILL BE
AS PROVIDED. RESERVED SPACES OF
26 HAVE BEEN PROVIDED AND GENERAL
SPACES FOR STUDENTS ON SITE AS WELL
AS STREET PARKING. BECAUSE THIS IS
A SCHOOL, NOISE WILL NOT BE PERMITTED.

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).

CLASSES WILL BE HELD IN MORNING / EVENING / WKEN

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

FULL TIME EMPLOYEE 4 ONE TO TWO INSTRUCTORS ON SITE TEACHING AT ONETIME

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

Day:	Hours:
<u>FULL TIME: MONDAY - FRIDAY</u>	<u>8-10 (students 8-2/N: 4-10)</u>
<u>PART TIME: SATURDAY / SUNDAY</u>	<u>9-5</u>
_____	_____
_____	_____
_____	_____

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

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

Because this is school noise anticipation will be very minimal.

B. How will the noise from patrons be controlled?

N/A

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

NO ANTICIPATED ODOR

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?

General papers (used)

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

DAILY OFFICE TRASH

C. How often will trash be collected?

WEEKLY AS PER BUILDING PLAN

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

STUDENTS WILL BE INDOORS AND EXPECTED TO BEHAVE ACCORDINGLY DURING BREAKS AND LUNCH

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?

- ① ACCESSIBLE ALLOWES TO ACCESS PROPER AUTHORITY
- ② ACCESSIBLE EXIT DOOR/FIRE HYDRANTS

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?

26

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

26 Standard spaces

_____ Compact spaces

_____ 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 (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? N/A

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

C. Where are off-street loading facilities located? _____

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2005-0015

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?

ADEQUATE ACCESS

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?

5200 sq. ft. (existing) + 1080 sq. ft. (addition if any) = 6280 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: _____

other, please describe: _____

STONEWALL JACKSON BLDG

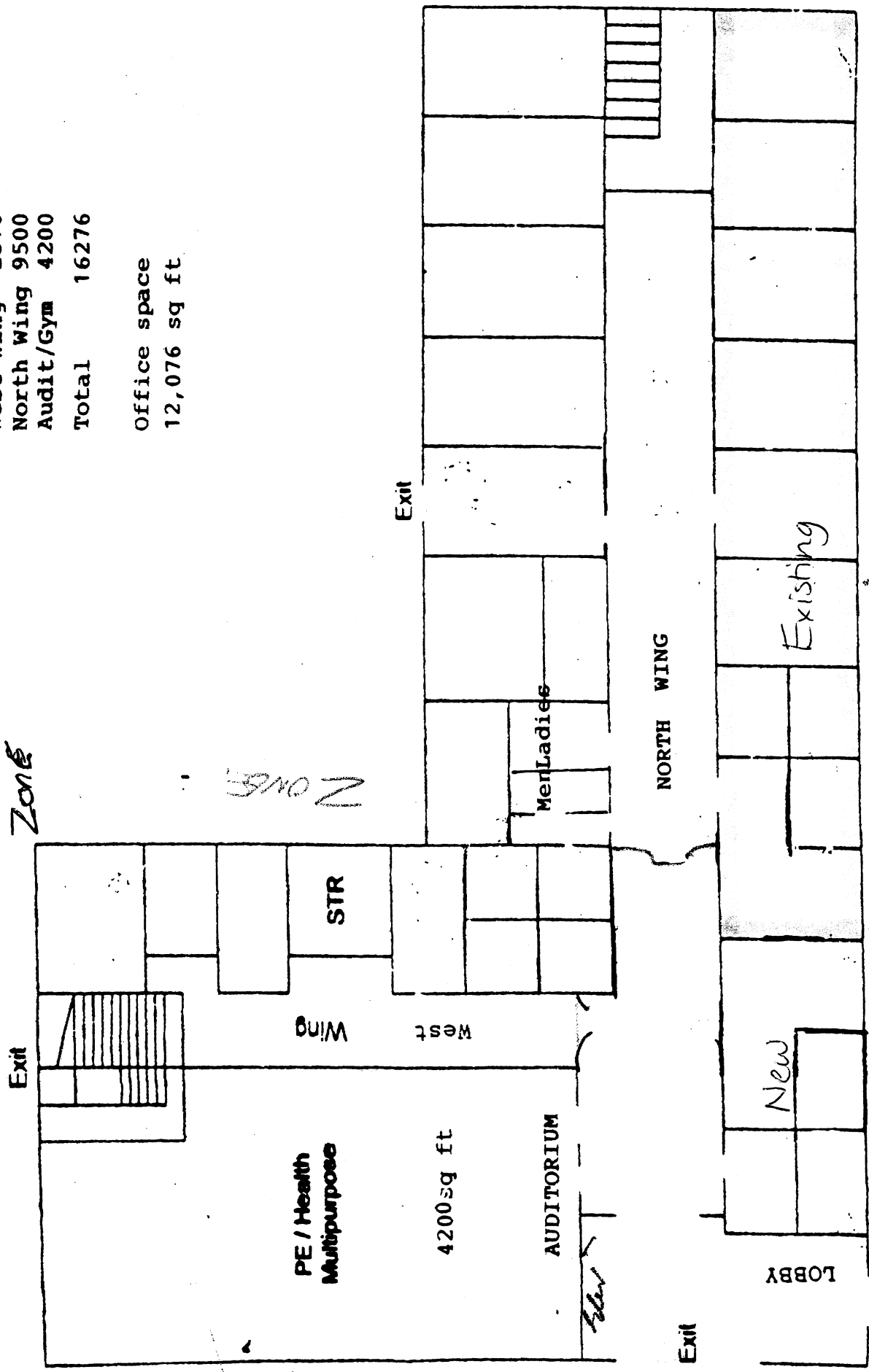
LEGEND:

West Wing 2576
 North Wing 9500
 Audit/Gym 4200
 Total 16276

Office space
 12,076 sq ft

25 S. Quaker Lane

ZONE



FIRST FLOOR

SOUTH QUAKER LANE

SUP2005-0015

17

APPLICATION for SPECIAL USE PERMIT # ~~2004-0074~~ 2005-0015 #4 May

[must use black ink or type]

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Mariatu Kargbo
Print Name of Applicant or Agent

[Signature]
Signature

22530 Forest Minor Dr
Mailing/Street Address

7) 587 6592 / 7) 212-7410
Telephone # Fax #

Ashburn VA 22148
City and State Zip Code

2/10/05
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

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

ACTION - PLANNING COMMISSION: RECOMMENDED APPROVAL BY UNANIMOUS CONSENT

ACTION - CITY COUNCIL: 5.14/2005 -City Council approved the Planning Commission recommendation 7-0