

EXHIBIT NO. 1

3
6-21-05

Docket Item #3
SPECIAL USE PERMIT #2005-0027

Planning Commission Meeting
June 7, 2005

ISSUE: Consideration of a request for a special use permit to allow a freestanding sign at an elementary school.

APPLICANT: Alexandria City Public Schools
by Mark Krause

LOCATION: 1115 Martha Custis Drive
Charles Barrett Elementary School

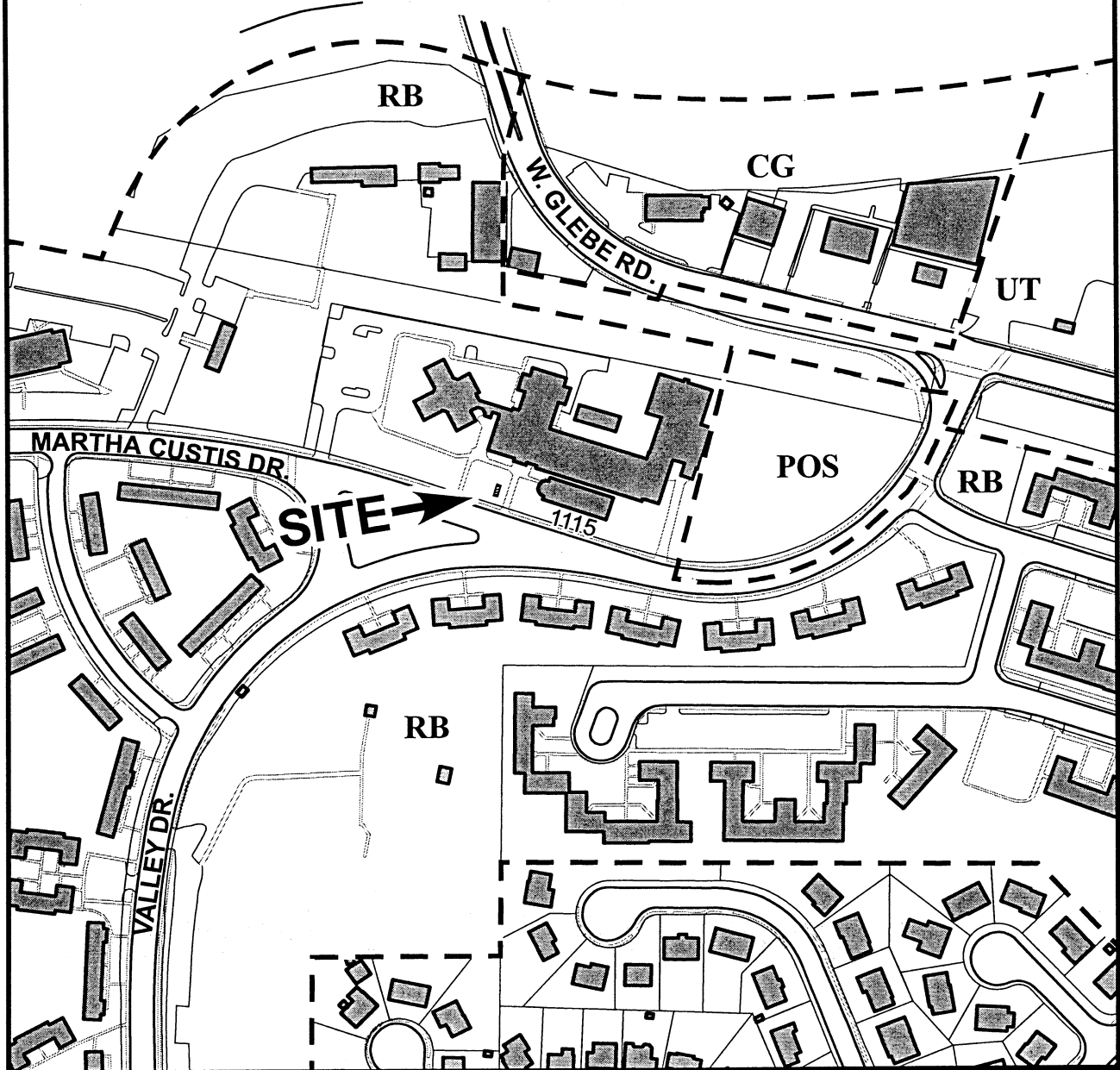
ZONE: RB/Residential Townhouse

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 #2005-0027

06/07/05



I. DISCUSSION

REQUEST

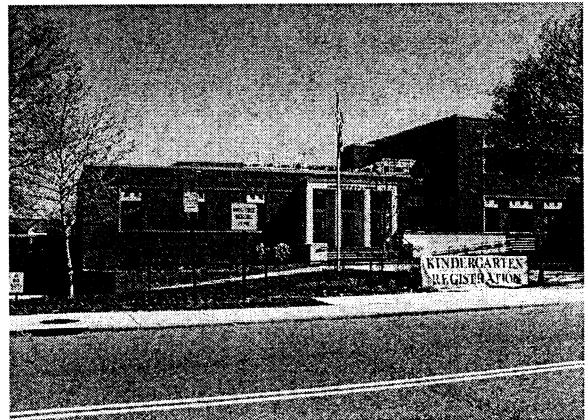
The applicant, Alexandria City Public Schools, by Mark Krause, requests special use permit approval to install a freestanding, changeable display sign at Charles Barrett Elementary School, 1115 Martha Custis Drive.

SITE DESCRIPTION

The subject property is one lot of record with approximately 1,444 feet of frontage on Martha Custis Drive/Valley Drive and 500 feet of frontage along East Glebe Road 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.

PROJECT DESCRIPTION

The applicant proposes to install a freestanding, changeable display sign on Martha Custis Drive in front of the school (see attached location sketch). The sign will stand 6'8" above grade, and will be 6' in length. In this location, the proposed sign will be set back the required 10 feet from the front property line. The message will be changed manually by the school staff as needed to post announcements and events. The double faced sign will be mounted on a brick base and will not be illuminated (see attached drawing).



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 9-201(A)(8) requires a special use permit for a school sign.

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 new sign is an attractive design and will provide better identification for the school. The proposed size and location of the sign does not affect the vision clearance. The proposed sign is similar in size, design and location to the sign erected at the George Washington Elementary School on Mount Vernon Avenue. Therefore, staff has no objection to the proposed sign at Charles Barrett Elementary School.

III. RECOMMENDED CONDITIONS

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

1. The design and location of the sign shall be limited to a design that is substantially similar to the sign proposed in the application.

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

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 comment.

Code Enforcement:

C-1 A construction permit is required for the proposed project.

Health Department:

F-1 No comment.

Police Department:

F-1 The Police Department has no objections to the elementary school erecting a free standing sign.

Parks and Recreation:

F-1 No comment.

SUP2005-002

**CHARLES BARRETT
ELEMENTARY SCHOOL**



5 TRACKS OF 4" LETTERS

Model S500D
Double Faced - 50" H x 72" W
5 Tracks of 4" Letters - Includes 525 Plastic 4" Letters

DISTINCTIVE SIGNS

Jamie G.
S500D

A2

3.4.2005
www.DistinctiveSigns.com

Special Use Permit Application # 2005-0027

(must use black ink or type)

Charles Barrett Elementary School 1115 Martha Custis Drive
Property Location

06.01-03-01 RB
Tax Map Reference Zone

Alexandria City Public Schools Same
Applicant's Name Property Owner's Name

2000 N. Beauregard Street _____
Alexandria, VA 22311 _____
Address Address

Install a Freestanding Sign
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

2000 N. Beauregard Street

(703) 824-6686
Telephone Number

Alexandria, VA 22311
Mailing Address

3/14/05
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: _____

FREESTANDING SIGN SUPPLEMENTAL APPLICATION

Supplemental information to be filed by applicants requesting special use permit approval of an additional freestanding sign. A plat showing the location of all existing and proposed signs and elevations of all proposed signs must be submitted.

1. How many freestanding signs exist on the property? Two (2) wood signs

2. Please provide the size of each existing freestanding sign(s), including length, width and square footage of the sign face, and the height of the sign above grade:
(1) At entrance to Recreation Center: 60" Height, approx. 6 SF Sign Face
(2) At corner Glebe Road/Valley Drive: 36" Height approx. 4 SF Sign Face

3. Provide the length of frontage for every street that the subject property touches.
1100 LF Martha Custis Drive/Valley Drive
500 LF East Glebe Road

4. How many businesses are located on the property? One

5. How many signs are proposed? One

6. Provide the size of each proposed freestanding sign(s), including length, width and square footage of the sign face, and the height of the sign above grade:
Length 72" Width 4" Height 50"
Square footage of sign face: 25 SF
Height above Grade: 80"

7. How will the sign(s) be illuminated? No illumination

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)**

The Alexandria City Public Schools proposes to erect a freestanding, changeable message sign in the front yard of this school facility. This sign will not be lighted and will not be electronic. This sign will be used to advertise school related functions and programs. The message will be changed manually by school staff on an as needed basis. The sign will be mounted on two brick columns, and will not be illuminated.

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: Bulletin Board Sign

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).

NA

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

NA

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

Day:

Hours:

NA

NA

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

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

NONE

B. How will the noise from patrons be controlled?

NA

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

NONE

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?

NONE

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

NONE

C. How often will trash be collected?

NA

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

NA

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:

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:

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

NA

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.

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?

NA

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

<u>NA</u>	Standard spaces
<u>NA</u>	Compact spaces
<u>NA</u>	Handicapped accessible spaces.
<u>NA</u>	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? NA

B. How many loading space are available for the use? NA

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

M

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?

NA

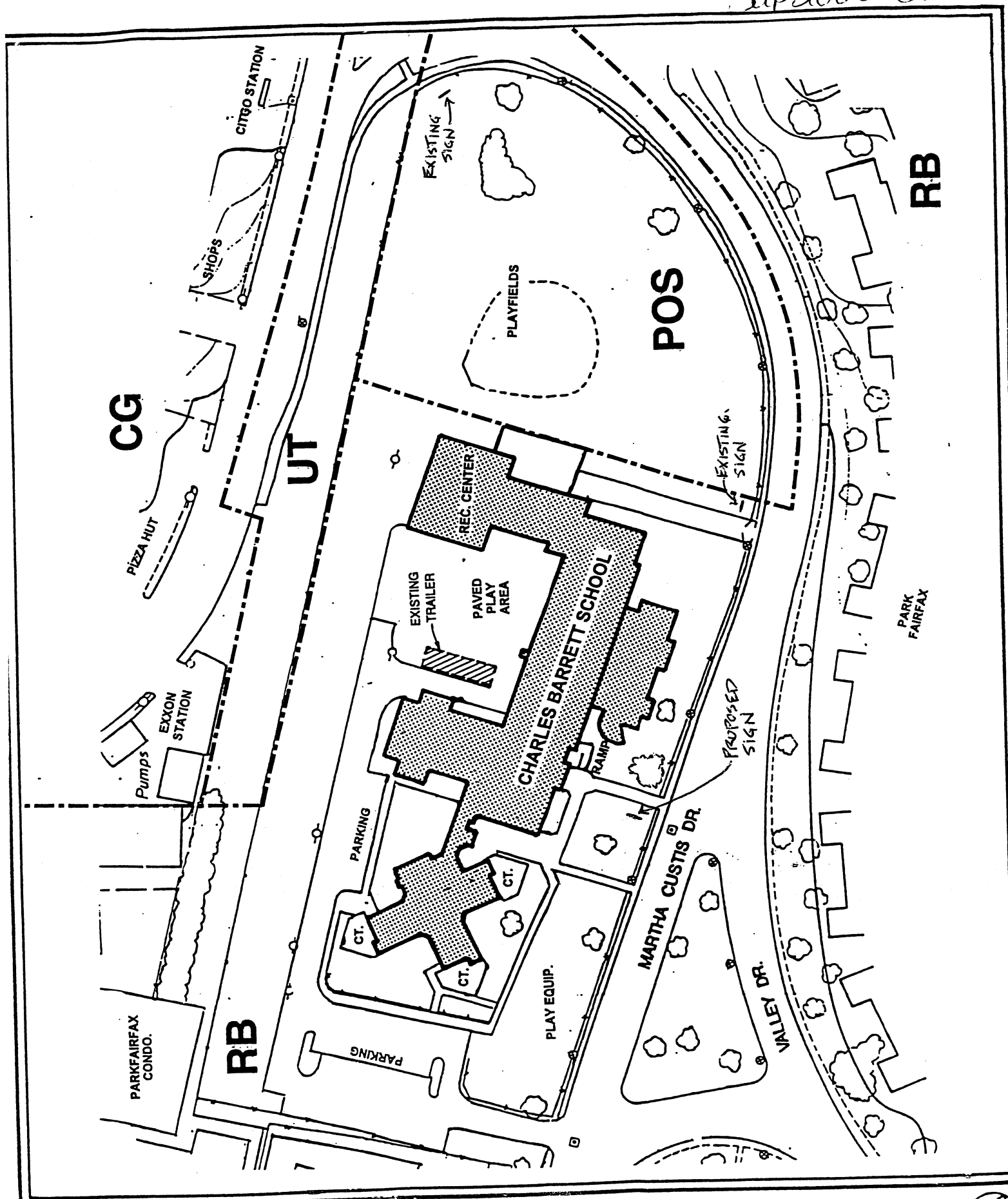
SITE CHARACTERISTICS

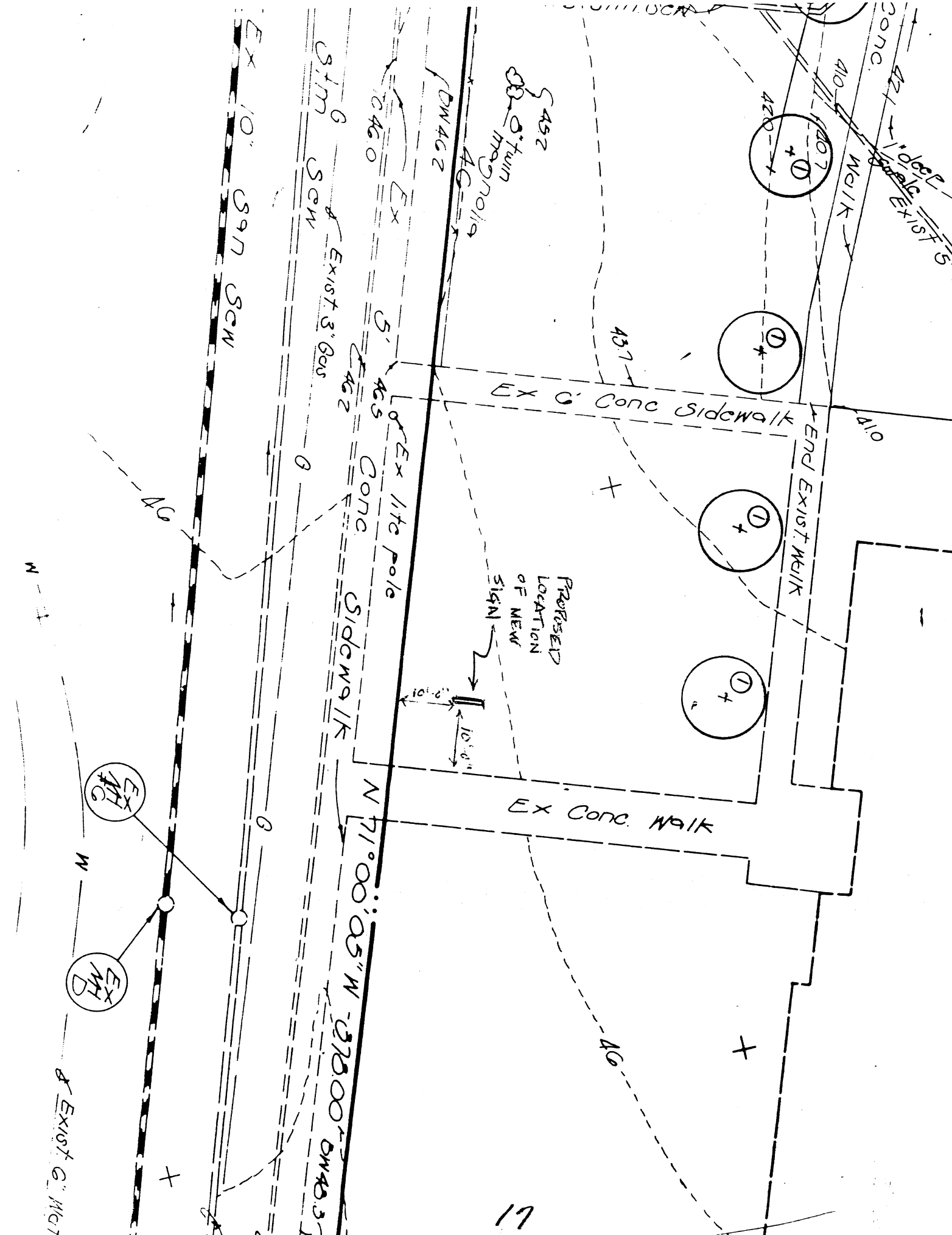
18. Will the proposed uses be located in an existing building? Yes. No.
Do you propose to construct an addition to the building? Yes. No.

How large will the addition be? _____ Square feet.

19. What will the total area occupied by the proposed use be?
_____ Sq. ft. (existing) + _____ Sq. ft. (addition if any) = _____ 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: _____





(3)

Special Use Permit Application # 2005-0027

(must use black ink or type)


<u>Charles Barrett Elementary School</u> <u>1115 Martha Custis Drive</u>	
Property Location	Zone <u>RB</u>
<u>06.01-03-01</u>	Zone
Tax Map Reference	Zone
<u>Alexandria City Public Schools</u>	<u>Same</u>
Applicant's Name	Property Owner's Name
<u>2000 N. Beauregard Street</u>	_____
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<u>Mark F. Krause</u>	
Print Name of Applicant or Agent	Signature
<u>2000 N. Beauregard Street</u>	<u>(703) 824-6686</u>
_____	Telephone Number
<u>Alexandria, VA 22311</u>	<u>3/14/05</u>
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: UC recommended approval

City Council Action: 6/21/05- CC approved the Planning Commission recommendation 6-0