

Docket Item #5
SPECIAL USE PERMIT #2004-0081

Planning Commission Meeting
November 4, 2004

ISSUE: Consideration of a request for a special use permit to operate a child day care center/preschool.

APPLICANT: Agudas Achim Congregation
by Robert Meyers

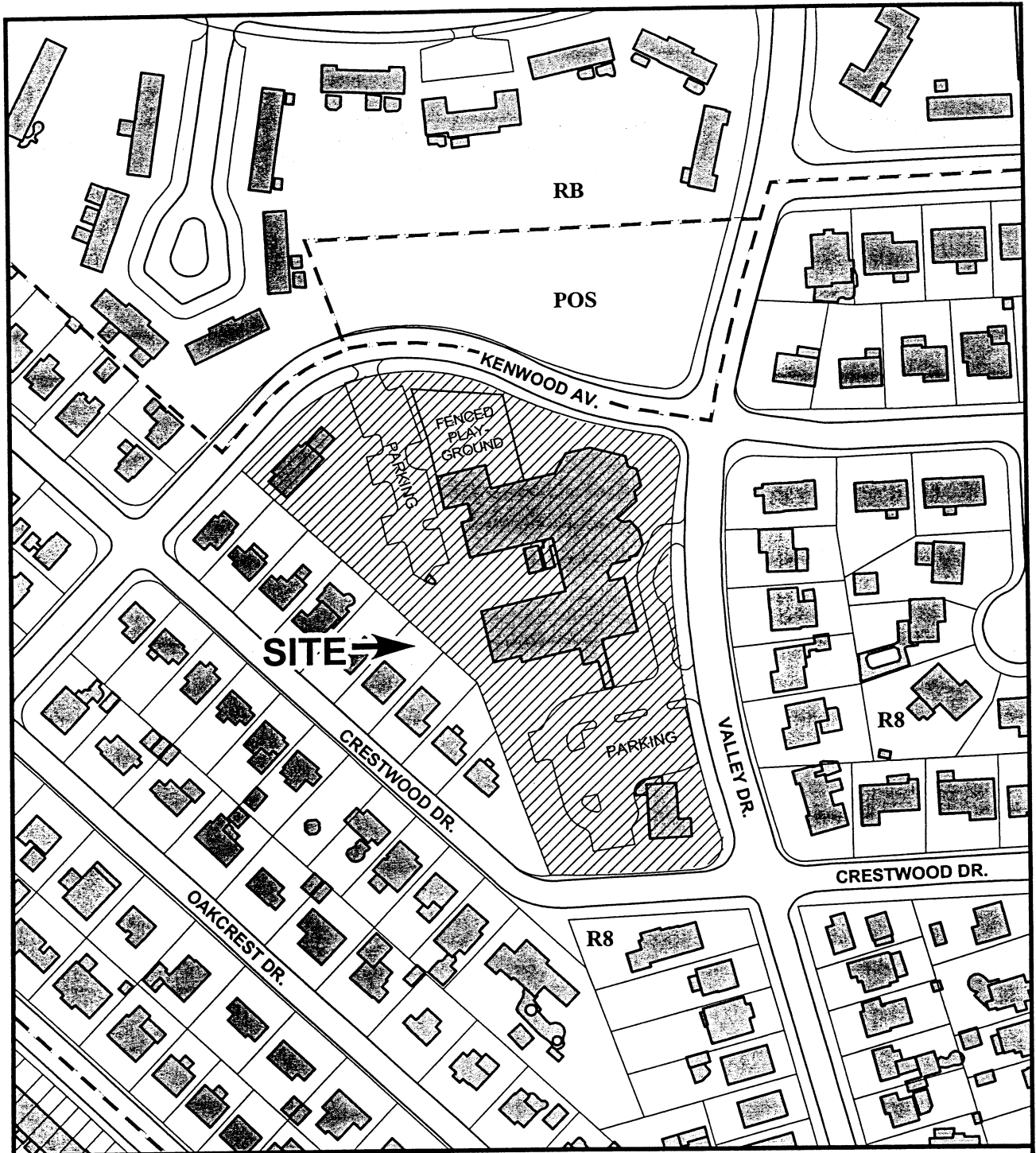
LOCATION: 2908 Valley Drive
(Parcel Address: 1306 Kenmore Avenue)

ZONE: R-8/ Residential

PLANNING COMMISSION ACTION, NOVEMBER 4, 2004: 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 #2004-0081

11/04/04



I. DISCUSSION

REQUEST

The applicant, Agudas Achim Congregation by Robert Meyers, requests special use permit approval to operate a child day care center/preschool within the Agudas Achim Congregation located at 2908 Valley Drive.

SITE DESCRIPTION

The subject property is one corner lot of record with approximately 545 feet of frontage on Kenwood Avenue, 454 feet of frontage on Valley Drive, and a total lot area of 118,154 square feet. The site is developed with a synagogue, ancillary buildings and two on-site parking lots. The proposed preschool will occupy 2,583 square feet of the building's ground floor area.

The subject site is surrounded by single-family homes to the west, east and south. The City's Robert Leider Park lies to the north, across Kenwood Avenue.

PROJECT DESCRIPTION

The applicant, a non-profit religious organization, proposes to operate a preschool within its current facility. The preschool will utilize eight of the existing classrooms in addition to an outdoor play area, which is located in an area facing Allison Street and the City park. According to the applicant, the curriculum offered will be based on the National Association of Education for Young Children and the conservative approach to Judaism.

The applicant intends to start operating on a small scale with ten children and two employees, offering classes three times per week. As demand increases over time, the applicant anticipates an expansion of the preschool program to offering classes five times per week, and potentially increasing the maximum number of children present at any one time to 67.

Hours of Operation: The child day care center/preschool is proposed to be open from 7:30 A.M. to 6:00 P.M., three to five days between Monday and Friday, with a majority of classes ending in the noon hours.

Number/Age of Children: The applicant anticipates an attendance of ten children in the beginning, and up to 67 children as demand increases, ages two to five years, subject to approval of the Licensing Division of the Virginia Department of Social Services.

Number of Employees: The number of employees will depend on the number of children enrolled in the program. The applicant intends to exceed the State required child-teacher ratio to ensure the children's safety and well being. For a capacity of 67 children, approximately 16 employees will be on the premises at any one time.

Trash: Depending upon the capacity, between three and ten trash bags will be generated by the use on a weekly basis. Trash is disposed of in a designated area located on the property and is currently collected once a week. If needed, the applicant will increase the trash collection to up to three times per week.

Outdoor Play Area: The applicant will utilize existing on-site playground for outdoor activities. The children's outdoor activities will be scheduled, supervised and in compliance with all safety regulations.

Noise: Some noise will be generated from children playing at the on-site playground. However, the playground is located on the north side of the property facing Allison Street and the City Park; the congregation buildings, the parking lots and landscaping will serve as buffers for noise for the residential properties to the south and east. The applicant is also proposing to increase the fence height from four to seven feet to address security concerns, which will also further reduce the noise level. In addition, the children are under supervision at all times and parents will be advised to keep any inconveniences to the neighbors (i.e. at drop-off and pick-up times) to a minimum.

Pick-up/Drop-off: Parents and care givers who drive are encouraged to use the Valley Drive on-site parking lot, which has designated drop-off and pick-up areas at the building's entrance to minimize the effect on local traffic. The average drop-off times will be between 7:30 A.M. and 9:00 A.M., pick-up times will range from noon, 1:00, 4:00 and 6:00 P.M.

PARKING

Pursuant to Section 8-200 (A)(11) of the zoning ordinance, a child day care center/preschool is required to provide two parking spaces for each classroom. In this case, the applicant's layout indicates a total of 8 classrooms for a requirement of 16 spaces. Parking in excess of 80 spaces is provided on the on-premise parking lots, thus exceeding the technical parking requirement. While visitors are encouraged to use the Valley Drive parking lot, staff will park on the parking lot facing Allison Street.

ZONING / MASTER PLAN

The subject property is located in the R-8/Single-family Residential zone. Section 3-303 (B) of the zoning ordinance allows day nurseries within church buildings with a special use permit. The proposed use is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan, which designates the property for residential use and therefore permits church operations.

II. STAFF ANALYSIS

Staff supports the proposed preschool located at 2908 Valley Drive. The facility will provide a much needed service to the residents of the City's northside. Staff finds that the proposed preschool is a community serving use that is appropriate for this large site and that would compliment the ongoing activities of this congregation. Furthermore, sufficient parking is provided on-site. Staff does not anticipate that the preschool will create a nuisance for existing residents as it mostly operates within the building. The only increase in activity will be associated with scheduled outdoor activities on the on-site playground, but staff believes that the applicant is taking all precautions to minimize the noise level to continue the good relationship with adjoining neighbors.

Staff has included a number of standard conditions and a condition requiring a review of the preschool one year after approval. 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 7:00 A.M. and 7:00 P.M., Monday through Friday. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be 67, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z) (OECD)
4. The applicant shall comply with all other department's recommendations, and the licensing and registration requirements and other limitations of local and state regulations. (P&Z)
5. 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)
6. The applicant shall provide a minimum of 16 parking spaces and require its employees who drive to work to use off-street parking. (P&Z)

7. 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)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the preschool, a robbery awareness program for employees, and regarding safety programs available through the department for the children. This is to be completed prior to the child day care center's opening for business. (Police) (P&Z)
9. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
10. 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: Eileen Fogarty, Director, Department of Planning and Zoning;
Bettina Irps, 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 noise shall be audible at the property line.
- 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 The current use is classified as A-4, Assembly, the proposed use is A-2 & A-3, Assembly, and E, Educational. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities. The applicant has applied for a change of use (BLD2004-02867) and a new certificate of occupancy on August 18, 2004 and is under review by Code Enforcement.
- F-2 The increase height of the proposed fencing to 7 feet in height will require a construction permit.
- C-1 The current fire prevention code permit shall be amended to reflect the proposed additional operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 A Certificate of Occupancy shall be obtained prior to any occupancy of the building or portion thereof for the proposed use, in accordance with USBC 119.0.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 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-4 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.
- F-1 The operator indicated that they will not offer any type of food service to the children at this time. Lunches will be brought from homes with cold packs, as needed. Therefore, a health permit is not required for this facility.

Police Department:

- F-1 Ms. Galeet Westreich who will be working at the preschool has had the security survey completed. Ms. Westreich was advised to call the Crime Prevention Unit of the Alexandria Police for a child safety survey once the preschool is open, which she advised she would do.

Department of Human Services, Office of Early Childhood Development (OECD):

- S-1 Determine whether or not licensing regulations allow staff, children and public to use the same toilet facilities: It has been proposed that the staff and children use the same lavatory that the general church public will. There are regulations that address this issue. Please review licensing regulations to ensure that use of the same lavatory is permissible.
- S-2 Review regulations regarding the height requirement for toilet used by toddlers (children under age of three): The toilets proposed for use are adult size toilets. This may create a hazardous situation for young children. Outline a plan for addressing the safety issues.
- S-3 Provide a schedule for toileting procedure: The children in care will use the same lavatory as the general public. Therefore, it is recommended that a schedule be created reflecting the plan for supervision of children who will be using the bathroom

during the day and the plan for the supervision of children remaining in the classrooms.

- S-4 Finalize plans for parent drop-off and pick-up for children, including the security system: At the time of the visit, the security door estimate was being conducted. According to the director, there is still some uncertainty as to the placement of the camera, monitors and security doors that will be used at the center.
- S-5 Check indoor play area for wooden floor with “bubbles”: The indoor play area space is a wooden plank floor auditorium that appears to have ventilation issues that cause the floor to swell. This must be assessed before the children are allowed to play on the floor.
- S-6 Submit amended floor plan to: (a) reflect an accurate capacity count as determined by the minimum square footage of 25 sf. per child; (b) identify the rooms that will be used by the preschool children only; and (c) designate pick-up and drop-off points and entrances for families and visitors.
- S-7 Check outdoor playground for utility and drainage covers: Determine whether or not the manholes on the playground create problems such as limiting access for workmen or creating a hazard to the children.
- S-8 provide a schedule of activities for the children: The activity schedule should include all the activities offered, the children participating and the times the activities will be made available.
- S-9 Determination of the number of children to be served: This program has requested approval for no more than 100 children, which is appropriate based on the current space requirement by state licensing regulations of 25 square feet per child. However, new regulations are pending that would increase the square footage requirement to 35 sf. If these new requirements go into effect, this program and others in the city may need to amend their SUP to reflect that change.
- S-10 Devise a plan for food and beverage storage and handling: If food is to be prepared on site, determine where the children will eat and where food will be stored and ensure that food handling procedures meet all requirements of the health department.

APPLICATION for SPECIAL USE PERMIT # 2004-0081

[must use black ink or type]

PROPERTY LOCATION: 2908 Valley Drive, Alexandria VA 22302 (Parcel Add: 1306 Kenwood Ave)

TAX MAP REFERENCE: 22.0205-02 ZONE: R-8

APPLICANT Name: Agudas Achim Congregation

Address: 2908 Valley Drive, Alexandria VA 22302

PROPERTY OWNER Name: Agudas Achim Congregation

Address: 2908 Valley Drive, Alexandria VA 22302

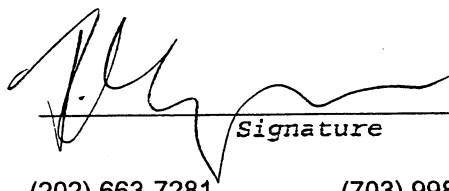
PROPOSED USE: Add a Pre-school to current on-going activities

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.

Robert Meyers
Print Name of Applicant or Agent


Signature

2908 Valley Drive
Mailing/Street Address

(202) 663-7281 (703) 998-5843
Telephone # Fax #

Alexandria, Virginia 22302
City and State Zip Code

8/18/04
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.

The owner is a non-profit religious organization

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.

See attachments.

NARRATIVE DESCRIPTIONNarrative Description of Use

The Applicant, a non-profit religious organization, is seeking to operate a preschool within its current facility. The preschool will offer education services to children ranging from ages two to five years of age starting with ten children and two employees and expanding over time. The preschool plans to use existing classrooms that are part of the building.

Nature of Activity

The preschool will offer educational and enrichment services to pre-school age children. The curriculum offered will be based on the recommendations of the National Association of Education for Young Children and the Conservative approach to Judaism. The enrichment curriculum will be derived from the fine, performing and visual arts and additional emphasis will be placed on developing pre-literacy skills in the areas of reading and writing, as well as mathematics and the sciences.

Number of Type of Patrons

The children attending the preschool are expected to range from two to five years of age. Initially, it is planned to accept 10 children with a maximum number of ~~100~~⁶⁷ children (which is the expected limit posed by the Commonwealth of Virginia-Department of Social Services). At any one time, we project to have no more than 67 children on-site because of staggering of class times. State regulations regarding preschools limit the number of children that can be on-site as well as the number of adults supervising the children. We intend to comply with those regulations.

Number of Employees

Initially it is expected that the preschool will have two employees, one of which is scheduled to be the preschool director, to teach and supervise the 10 children. State regulations require a child-teacher ratio of ten to one. The preschool intends to exceed this ratio and have a ratio of closer to five to one to better serve the children and ensure their safety and overall well being. As the number of students increases, the number of employees is expected to increase up to a total of sixteen employees.

Hours of Operation

Initially, the preschool will operate three days per week from as early as 7:30 am to as late as 6:00 pm with a majority of the offerings ending in the noon hours. The later hours are for staggered afternoon programs. In out years the preschool intends to operate five days per week on the same schedule depending on demand which is currently unknown.

Parking (Employees & Patrons)

There are currently 81 parking spaces at the facility, 34 spaces in the parking lot off of Allison Street and 47 spaces in the parking lot off of Valley Drive. Of these spaces, 53 are general parking, 5 are designated for disabled drivers and 23 are for compact cars. In addition, the facility has an off-street pick-up and drop-off area which will minimize the effect on local traffic during pick-up and drop-off times.

Employees will be encouraged to use the Allison Street on-site parking lot and patrons will be encouraged to use the Valley Drive on-site parking lot which is directly across from the entrance to the building, and in which the drop-off area is located.

Section 8-200 requires two parking spaces for each classroom. The preschool would use no more than 8 classrooms requiring 16 parking spaces. With the additional spaces available in both parking lots, the parking is more than adequate for this use.

Noise

The noise generated by the preschool is not expected to be significant. A majority of the day, the children will be indoors engaging in educational activities which are not expected to generate any noise that can be heard outside of the building. There will be outdoor playtime that will generate some noise, but that noise is not expected to be intrusive. In addition, outdoor time will be limited by weather conditions during which the indoor play space will be used.

The amount of outdoor play time, which will generate some noise, will depend on the number and age of the students. Under any scenario, however, the amount of noise is not expected to be significant. There will be no loud music or other intrusive activities – the preschool intends to continue the “good neighbor” relationship that exists with the local community.

Outdoor play time is currently planned from 8:15am to 8:45am; from 11:00am to 11:40am; from 4:00pm to 4:30pm; and from 5:00pm to 5:45pm weather permitting. It should be noted that this is the plan once the preschool is closer to full capacity and is unlikely to occur immediately.

It is also important to note that there are natural sound barriers – trees and other landscaping – that will reduce the noise for the travels beyond the property. There is also the possibility of some noise associated with the drop-off and pick-up of students. This will be minimized through regular reminders to the parents that, as good neighbors, we need to keep the noise and other inconveniences to a minimum.

Additionally,

We are requesting a modification of the current play-ground fence height from 4 feet to 7 feet. This request is made after the Alexandria Police Crime Prevention Unit officer made his recommendations to increase the fence height by 3 additional feet.

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).

See details on next page

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

See details on next page

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

Day:	Hours:
<u>Initially: Monday, Tuesday, Thursday</u>	<u>7:30am through 6:00pm</u>
<u>Eventually: Monday through Friday</u>	<u>7:30am through 6:00pm</u>
_____	_____
_____	_____
_____	_____

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

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

See details on next page

USE CHARACTERISTICS

5. Please describe the capacity of the proposed use.**5a: How many patrons, client, pupils and other such users do you expect? Specify time period.**

Initially there will be 10 students increasing to no more than ~~100~~⁶⁷ students, the maximum permitted by State regulations. The schedule will vary but the earliest start time is 7:30 am and the latest end time is 6:00 pm.

5b.: How many employees, staff and other personnel do you expect? Specify time period.

Initially there will be the director and one other employee working with the preschool. As demand increases, additional employees will be added to a maximum number of sixteen employees. The preschool employees will be in the building during work hours, i.e., 7:15am until 6:00pm.

7. Please describe any potential noise emanating form the proposed use:**7a. Describe the noise levels anticipated from all mechanical equipment and patrons**

The noise generated by the preschool is not expected to be significant. A majority of the day, the children will be indoors engaging in educational activities which are not expected to generate any noise that can be heard outside of the building. There will be outdoor playtime that will generate some noise, but that noise is not expected to be intrusive. In addition, outdoor time will be limited by weather conditions during which the indoor play space will be used.

The amount of outdoor play time, which will generate some noise, will depend on the number and age of the students. Under any scenario, however, the amount of noise is not expected to be significant. There will be no loud music or other intrusive activities – the preschool intends to continue the “good neighbor” relationship that exists with the local community.

Outdoor play time is currently planned for from 8:15am to 8:45am; from 11:00am to 11:40am; from 4:00pm to 4:30pm; and from 5:00pm to 5:45pm weather permitting. It should be noted that this is the plan once the preschool is closer to full capacity and is unlikely to occur immediately.

B. How will the noise from patrons be controlled?

See detailed discussion on next page

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

See detailed discussion on next page

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?

The types of trash/garbage generated will be from changing diapers (diapers and wipes, hand washing (papertowels) and disposable eating utensils.

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

It is expected that 3 trash bags will be generated weekly the first couple of years. With full capacity we expect that 10 trash bags will be generated weekly.

C. How often will trash be collected?

Trash is currently being collected once a week. We expect to increase the trash collection up to three times per week based on need.

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

Currently, our custodial staff goes through the entire property every day and picks up litter.

We will continue to implement this strategy to make sure that the property and nearby streets are litter free. In addition we will continue to remind our members not to litter.

USE CHARACTERISTICS- Continuation

7b. *How will the noise from patrons be controlled?*

Noise will be minimized by regular reminders to the parents that, as good neighbors, we need to keep the noise and other inconveniences to a minimum. Additionally, the trees and other landscaping will help reduce the noise levels, and finally, the continual and constant supervision of the children at all times will help keep the noise level down.

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

There are no odors expected from the preschool operation. The existing organization does have regular trash pick up (once weekly) and the added preschool could increase the total amount of trash which will require us to increase the trash pick up to twice or even three times weekly as needed. We currently are using heavy duty trash bags which are tied shut and placed inside the dumpster.

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?
The congregation has an on-going safety program with the Police Crime Prevention Unit of the Alexandria Police.

The program addressed the following items: securing the entrance and exit doors of the building; the landscaping
improving the security aspect of the existing playground fence; and providing crime prevention educational program

to the Congregation.

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?

Section 8-200 (A) requires that we offer 2 parking spaces for each classroom used. We would start by using one classroom, which will require two parking spaces. We currently have 81 parking spaces on-site.

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

- 53 Standard spaces
- 23 Compact spaces
- 5 Handicapped accessible spaces.
- N/A 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? Not Applicable

B. How many loading spaces are available for the use? Not Applicable

C. Where are off-street loading facilities located? Not Applicable

D. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable

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?

There is currently adequate access to the building, no street improvements are necessary.

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?

2583 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2583 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: _____

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) must complete the following section:

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

See discussion on next page.

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

See discussion on next page.

9. Where will staff and visiting parents park? _____

See discussion on next page.

10. Please describe how and where parents will drop-off and pick-up children.

See discussion on next page.

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

Drop-off

Pick-up

See discussion on next page.

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

See discussion on next page.

13. 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.

CHILD CARE SUPPLEMENTAL APPLICATION

8. How many employees will staff the childcare facility? Including the operator.

Initially there will be the director and one other employee that will teach and supervise up to ten children. As demand increases the staff will increase to no more than sixteen employees including the director.

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

Initially two employees will be on-site and, as demand grows, employees will be added up to the maximum above. At all times, we will maintain the minimum state requirement of child-teacher ratio, i.e., ten children to one teacher.

9. Where will staff and visiting parents park?

Staff and visitors will park in the two on-site parking lots with staff being encouraged to use the Allison Street parking lot and visitors being encouraged to use the Valley Drive parking lot.

10. Please describe how and where parents will drop-off and pick-up children.

In the mornings, parents will park in the Valley Drive parking lot and escort the children into the classroom. At the end of the day, parents will use that same parking lot, and will come into the classroom to pick up their children. Parents will escort their children to their car. Curb drop-off will not be permitted.

11. At what times will children usually be dropped off and picked up?

There will be two drop-off times: 7:30 and 9:00 in the morning. There will be four pick-up times: Noon, 1:00, 4:00 and 6:00 in the afternoon.

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

Currently, at the North section of the property, fenced in, there is a play ground with a climbing/slide structure which is made out of engineered wood. We hope to continue to use this structure for preschool purposes.

Child Care Centers Only

Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

14. How many children will be cared for during one day? A minimum of three and a maximum of sixty-seven children would be on the premise at any one time.

15. What age children do you anticipate caring for? _____
Children will be 2 through 5 years of age.

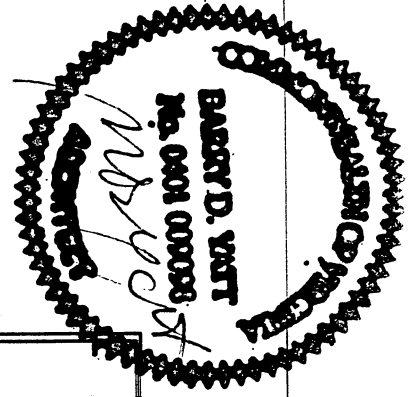
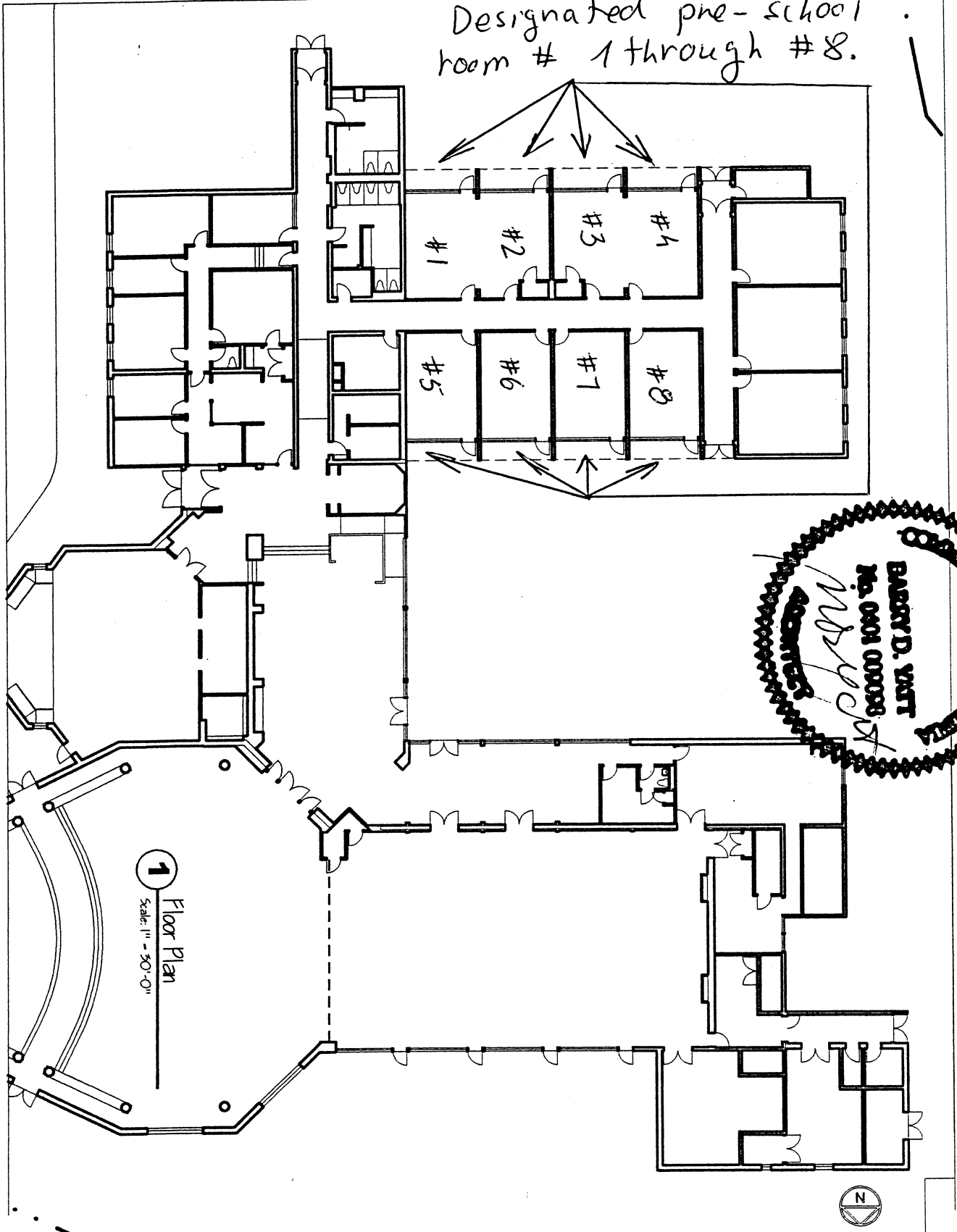
16. Does the operation have a license from the State of Virginia for a child care facility?

Yes. No. If yes, provide a copy of the license.

We are currently working with the Commonwealth of Virginia DSS to obtain the necessary license for the preschool.

24
2

Designated pre-school
room # 1 through # 8.



1 Floor Plan
Scale: 1" = 30'-0"

APPLICATION for SPECIAL USE PERMIT # 2004-0081

[must use black ink or type]

PROPERTY LOCATION: 2908 Valley Drive, Alexandria VA 22302 *Parcel Add: 1305 Kenwood*

TAX MAP REFERENCE: 22.0205-02 ZONE: R-8

APPLICANT Name: Agudas Achim Congregation

Address: 2908 Valley Drive, Alexandria VA 22302

PROPERTY OWNER Name: Agudas Achim Congregation

Address: 2908 Valley Drive, Alexandria VA 22302

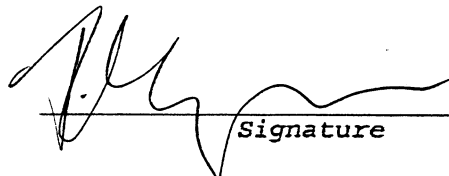
PROPOSED USE: Add a Pre-school to current on-going activities.

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.

Robert Meyers
Print Name of Applicant or Agent


Signature

2908 Valley Drive
Mailing/Street Address

(202) 663-7281 (703) 998-5843
Telephone # Fax #

Alexandria, Virginia 22302
City and State Zip Code

8/18/04
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 11/04/2004 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 11/9/04 CC approved Planning Commission recommendation 6-0