

Docket Item #2
SPECIAL USE PERMIT #2004-0014

Planning Commission Meeting
May 4, 2004

ISSUE: Consideration of a request for a special use permit to operate a nursing school.

APPLICANT: Global Health Nurse Training Services
by Mariatu Kargbo

LOCATION: 25 South Quaker Lane

ZONE: CSL/Commercial Service Low

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.

I. DISCUSSION

REQUEST

The applicant, Global Health Nurse Training Services, represented by Mariatu Kargbo, requests special use permit approval for the operation of a nursing school at 24 South Quaker Lane.

SITE DESCRIPTION

The subject property is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. The property contains the old Stonewall Jackson School, which has been converted into an office building predominantly occupied by a variety of private schools, a child care center and the Rocklands restaurant. The applicant will occupy 3,950 square feet on the first floor in the building's north wing.

To the north of the site is a Wendy's restaurant and office buildings are located to the east. To the south and west of the property is the City of Alexandria Maintenance Facility. East of that facility, across South Quaker Lane, is the City's DASH bus storage and maintenance yard.

PROJECT DESCRIPTION

The applicant proposes to operate a nursing school offering 12-months full-time and 18-months part-time programs with varying course schedules to include morning, evening and weekend classes. The practical nursing program will be licensed under the Commonwealth of Virginia and students will graduate as Licensed Practical Nurses (LPN).

Hours of operation: The proposed school will be offering classes between 8:00 A.M. and 10:00 P.M., Monday through Friday, and between 9:00 A.M. and 5:00 P.M., Saturday and Sunday.

Students/employees: The applicant anticipates that 16 students will attend each class, with a maximum of 20 students present at any one time. The school will be operated by a total of 10 instructors with varying schedules and two administrative employees; up to five employees will work at the site at the same time.

Trash/Noise: Trash will primarily consist of office papers and will be collected weekly. Outside dumpsters are provided and the school's management will monitor the premises for litter and potential noise impacts by the students.

PARKING

According to Section 8-200 (A) (11) of the Zoning Ordinance, a school is required to provide one parking space for every two seats. The applicant proposes a maximum of 20 students, resulting in a total of ten required parking spaces. The applicant will provide ten spaces designated for the business by sign or paint and does therefore meet the technical parking requirement.

ZONING / MASTER PLAN

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303 (V) of the Zoning Ordinance allows a private school 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 uses consistent with the CSL zone.

II. STAFF ANALYSIS

Staff supports the proposed nursing school located at 25 South Quaker Lane and finds that the building's initial purpose as a school and the surrounding non-residential uses make this small scale school an appropriate use for this site.

Staff has included various standard conditions and recommends a review of the school after it has been operational for one year 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)
2. The number of students attending classes at any one time shall not exceed 20. (P&Z)
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)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z)
5. Ten 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)
7. The lighting in the parking lot shall be a minimum of 2 foot candles. (Police)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
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)
10. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business prior to the school opening. (Police)
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)
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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
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:

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 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 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.

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 business prior to the school opening.

R-2 The lighting in the parking lot should be a minimum of 2 foot candles maintained.10.