

Docket Item #9
SPECIAL USE PERMIT #2004-0074

Planning Commission Meeting
September 9, 2004

ISSUE: Consideration of a request for a special use permit amendment to increase the number of students 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

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#2004-0074
25 South Quaker Lane-First Floor

SITE GRAPHIC

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 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 currently occupies 3,950 square feet on the first floor in the building's north wing and proposes to increase the floor area to total of 5,200 square feet.

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.

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 18-months part-time programs with varying course schedules to include morning, evening and weekend classes. The practical nursing program is licensed under the Commonwealth of Virginia and students will graduate as Licensed Practical Nurses (LPN).

Hours of operation: The school offers 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: Approximately 16 students attend each class, with a maximum of 20 students present at any one time. The school is operated by a total of 10 instructors with varying schedules and two administrative employees; up to five 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.

PROPOSED EXPANSION

The applicant seeks permission to increase the number of students to attend the nursing school from 20 to 40. Accordingly, the applicant is expanding the floor space from 3,950 to 5,200 square feet by adding a second classroom, a reception area, one conference room, office and bathroom. The average number of students attending an individual class will remain at 15, but the applicant is proposing to offer two classes concurrently with no more than 40 students being present at any one time.

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

Staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

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 40 students, resulting in a total of twenty required parking spaces. The applicant will provide twenty 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 expansion of the nursing school located at 25 South Quaker Lane. Despite the increase in students, staff finds that it is an appropriate use for the site by meeting the initial purpose of this former school building.

Staff considered potential conflicts between the number of people visiting the building and the number of spaces available for parking but concludes that the site has a sufficient and fair distribution of spaces for each tenant and notes that, on inspection at varying times, found more than a third of the parking lot unoccupied. Furthermore, staff notes that with the proposed expansion the school is occupying a large portion of the abandoned Foundation School, which had more spaces designated to its students than the required and provided number of spaces for this application.

Finally, the applicant states that it intends to operate the school in a very structured and professional manner and staff finds that the 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 AMENDED BY STAFF:** The number of students attending classes at any one time shall not exceed ~~20~~ 40. (~~P&Z~~) (~~SUP#2004-0014~~) (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) (SUP#2004-0014)
4. The applicant shall post the hours of operation at the entrance to the business. (P&Z) (SUP#2004-0014)
5. **CONDITION AMENDED BY STAFF:** ~~Ten~~ Twenty parking spaces shall be designated for the school's use by signs or paint. (~~P&Z~~) (~~SUP#2004-0014~~) (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 BY STAFF:** ~~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) (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;
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:

- F-1 The applicant has had the security survey and robbery awareness program completed.
- R-1 The lighting in the parking lot should be a minimum of 2 foot candles maintained.10.

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**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**