

Docket Item #4
SPECIAL USE PERMIT # SUP2005-0119

Planning Commission Meeting
January 3, 2005

ISSUE: Consideration of a request for a special use permit to operate a nurse's training school (commercial school).

APPLICANT: Ultimate Health Schools
by Arangu L.N. Tomdio

LOCATION: 4600 King Street, Suite 5A

ZONE: OCM (100)/ Office Commercial Medium

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION

REQUEST

The applicant, Ultimate Health Schools, requests special use permit approval for the operation of a Nurse's Training School located at 4600 King Street, Suite 5A.

SITE DESCRIPTION

The subject property consists of one lot of record with 53.2 feet of frontage on King Street, 250.9 feet of depth and a total lot area of 27,284 square feet and is developed with the Jefferson Medical Building. Suite 5A consists of 4,000 square feet of occupied space within the fifth floor of the Jefferson Medical Building. Access to the property is from King Street.



The surrounding area is occupied by residential and commercial properties.

PROPOSAL

Ultimate Health Schools plans to renovate a portion of the existing building for use as a nurses training facility. The proposed Ultimate Health Schools will teach students studying to become Certified Nurse's Assistants and Learning Practical Nurses. The specific aspects of the nurses training facility as proposed by the applicant are as follows:

Class time hours:	Monday- Friday	8:00AM- 3:00PM 4:00PM- 11:00PM
	Saturday-Sunday	8:00AM- 5:00PM
Number of students:	There will be a maximum of 25 students on the premises at any one time.	
Noise:	The applicant anticipates little noise because classes are held inside the suite. The students will leave after their classes.	
Trash/Litter:	Waste paper and after-meal trash will be generated by the school. There is a trash room on each floor of the building which will be utilized by Ultimate Health Schools. The Jefferson Medical Office Building will be providing cleaning services for Ultimate Health Schools on a daily basis. Within Ultimate Health Schools' budget, there is an allocation for	

cleaning personnel. Therefore if the building's provided cleaning service is not sufficient, Ultimate Health Schools will hire their own cleaning personnel.

PARKING

According to Section 8-200 (A)(11) of the Zoning Ordinance, a commercial school requires one parking space for every two seats. A commercial school with 25 seats will be required to provide 13 off-street parking spaces. A total of 219 spaces are provided on the property and were approved by site plan number 87-004. This parking will adequately serve the proposed nurses training school.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM (100) Zone. Section 4-1003 (X) of the Zoning Ordinance allows a private commercial school in the OCM (100) Zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for Office Commercial Medium use.

II. STAFF ANALYSIS

Staff does not object to the proposed Ultimate Health Schools facility located at 4600 King Street, Suite 5A. Staff finds that this facility is an appropriate use for this site. Staff finds that the property offers a sufficient amount of parking spaces for the applicant.

Staff does not anticipate a large impact on the surrounding community. The Ultimate Health Schools facility is compatible with other tenants within the Jefferson Medical Building, such as Doctor's offices.

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 hours of operation for the commercial school shall be limited to between Monday- Friday 8:00AM-11:00PM and Saturday- Sunday 8:00AM- 5:00PM. (P&Z)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant shall encourage its employees and students to use mass transit or to car pool 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 car pooling opportunities. (P&Z)
5. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school and a safety awareness program for all employees . (Police Department)
6. The Director of Planning and Zoning shall review the special use permit after it 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 has received a request from any person to docket the permit for review, 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;
Richard Josephson, Deputy Director;
James Hunt, 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:

F-1 No Comments

Code Enforcement:

- F-1 A visit by staff on 11/4/05 revealed the following findings:
- The applicant is currently operating limited services to clients who require re-certification hours. The applicant stated that she serves 8 to 10 students at a time for re-certification purposes.
 - The tenant space appears to have been modified beyond its original configuration without permits or approvals at some point in the past. Due to these changes, there are issues existing relating to proper interior construction, installation of plumbing, mechanical and electrical fixtures, and proper means of egress facilities.
 - The applicant stated she intends to renovate the occupied space. The renovation plan is not reflected in the submitted application.

Based upon staff's visit, the following conditions shall apply:

- C-1 The applicant shall utilize a design professional to reconfigure the interior layout to meet code requirements for interior tenant construction in accordance with the USBC.
- C-2 The applicant shall correct all deficiencies affecting construction, electrical, plumbing, and mechanical fixtures prior to operating the proposed school.
- C-3 The applicant shall cease all educational activities until the space conforms to code requirements and has an approved Certificate of Occupancy.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-6 Construction permits are required for this project. 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-7 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-8 Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.

Health Department:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the school.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a safety awareness program for all employees
- F-1 The Police Department has no objections to the school.

SUP#2005-0119
4600 King Street Suite 5A

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