

Docket Item #2
SPECIAL USE PERMIT #2005-0015

Planning Commission Meeting
May 3, 2005

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

**SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE**

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 an office suite in a building located at 25 South Quaker Lane, just south of the intersection of South Quaker Lane and Duke Street. The building, now known as Stonewall Jackson Building, was constructed in 1950 as the Stonewall Jackson School, and has since been converted into a multi-tenant commercial and retail space. The building contains a total of 61,090 gross square feet of space – the applicant currently leases 5,200 net square feet and intends to expand to a total of 6,280 net square feet pending the approval of this Special Use Permit.

The parcel at 25 South Quaker Lane is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. Current tenants in the building include the Rocklands Barbeque and Grilling Company restaurant, Splash Dive Center (a combined retail and educational facility), and a variety of other commercial tenants (including other private schools and a childcare center). Alexandria City Public Schools also operates an Adult Learning Center in the building.

Adjacent to this site to the north is a Wendy's restaurant, and to the south and west of the property is the City of Alexandria Maintenance Facility. East of the site, across South Quaker Lane, sit several one- and two-story office and commercial buildings with a combined total of approximately 35,000 square feet of space. The Alexandria Transit Company (DASH) administrative offices and maintenance yard is located at 116 South Quaker Lane, just to the southeast of the subject site.

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 24-months part-time programs with varying course schedules to include morning, evening and weekend classes. The practical nursing program is licensed under the Virginia Board of Nursing, and students may graduate as Licensed Practical Nurses and Certified Nurse Aides.

In September 2004, City Council approved SUP #2004-0074 to increase the maximum number of students from 20 to 40.

Staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2004-0074. Staff found no violations of the special use permit.

Hours of operation: The school offers classes between 8:00 a.m. and 10:00 p.m. on Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday.

Students/Employees: Approximately 20 students attend each class. The school is operated by approximately 12 employees with varying schedules. One receptionist and two administrative personnel will be on duty at all times. Up to four 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. No biological, radioactive, or other hazardous waste is produced by this facility. Noise from this facility is minimal.

PROPOSED EXPANSION

The applicant seeks permission to increase the number of students to attend the nursing school from 40 to 52. Accordingly, the applicant is expanding the floor space from 5,200 to 6,280 square feet by adding classrooms, supply space and/or administrative space.

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

PARKING

According to § 8-200(A)(11) of the City of Alexandria Zoning Ordinance, a commercial school is required to provide one parking space for every two seats. The applicant proposes a maximum of 52 students, resulting in a total of 26 required parking spaces. The applicant will provide 26 spaces designated for the business by sign or paint and therefore will meet the specified parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL/Commercial Service Low zone. Section 4-303(V) of the Zoning Ordinance allows a private school, commercial or academic, 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 commercial use.

II. STAFF ANALYSIS

Staff supports the proposed expansion of Global Health Nurse Training Services located at 25 South Quaker Lane. Staff finds that the expansion of this school is an appropriate use for the site.

The Stonewall Jackson Building offers a sufficient number of parking spaces for the building's existing tenants. On inspection at varying times, staff found more than one-third of the spaces in the parking lot unoccupied.

While the proposed expansion represents an intensification of this school, it does not represent an overall increase in the amount of business activity at 25 South Quaker Lane. The expansion of space will occupy offices formerly leased by another private educational facility, The Foundation School of Alexandria.

This use is appropriate for this site. The applicant states that it intends to operate the school in a very structured and professional manner and staff finds that the expansion of this 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 AMENED BY STAFF:**The number of students attending classes at any one time shall not exceed ~~40~~ 52. (P&Z) (~~SUP#2004-0014~~)
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. Twenty-six 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) (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. (P&Z)
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;
Richard Josephson, Deputy Director;
Eric Forman, Urban Planner.

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:

- F-1 Plans were not provided to evaluate egress requirements and other requirements of the USBC. The applicant shall contact the Code Enforcement Bureau and submit plans for the proposed increase in students in order to determine code compliance.
- 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 new 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.
- C-5 A new Certificate of occupancy shall be obtained prior to any occupancy of the proposed additional portion of the structure, in accordance with USBC 119.0.

Health Department:

No comments

Police Department:

No objections

Staff Note: In accordance with § 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.

SUP#2005-0015
25 South Quaker Lane

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