

Docket Item #4  
SPECIAL USE PERMIT #2005-0030

Planning Commission Meeting  
June 7, 2005

**ISSUE:** Consideration of a request for a special use permit to extend the use of a temporary classroom trailer at Charles Barrett Elementary School.

**APPLICANT:** Alexandria City Public Schools  
by Mark Krause

**LOCATION:** 1115 Martha Custis Drive  
Charles Barrett Elementary School

**ZONE:** RB/Residential Townhouse

---

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

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

## I. DISCUSSION

### REQUEST

The applicant, Alexandria City Public Schools, by Mark Krause, requests special use permit approval for the continued use of an existing portable classroom trailer located at Charles Barrett Elementary School, 1115 Martha Custis Drive until August 31, 2011.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 1,444 feet of frontage on Martha Custis Drive and a total lot area of 4.8 acres. The site is developed with the Charles Barrett Elementary School and recreational facilities. Access to the property is from Martha Custis Drive. The elementary school is surrounded by residential uses to the south, east and west. Behind the school, across Glebe Road, to the north are commercial uses, a Pizza Hut, a 7- Eleven convenience store and a small shopping center with a Chinese carry-out, pizza restaurant, and a hair salon.

### BACKGROUND

On May 16, 1998, City Council granted Special Use Permit #98-0027 for the use of a temporary trailer for classroom use. The existing trailer is located to the rear of the building on an asphalted former play lot. This permit allowed the trailer until July 2000.

On June 17, 2000, City Council granted Special Use Permit #2000-0062 for the continued use of the temporary trailer in the same location. This permit allowed the trailer until July 2005.

On March 14, 2005, staff visited the subject property and determined the school was in compliance with the conditions of its special use permit.



### PROJECT DESCRIPTION

The applicant is requesting approval to allow the existing temporary classroom trailer to remain in its present location until August 31, 2011. The applicant indicates that funding for a classroom addition to replace the trailer has been delayed due to funding limitations. Construction of the addition is anticipated to be completed by the summer of 2011.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse zone. Section 3-702 (I) of the Zoning Ordinance allows a public school in the RB zone. Section 7-1101 (C) requires a special use permit for a non-residential classroom trailer.

The proposed use is consistent with the North Ridge/Rosemont Small Area Plan chapter of the Master Plan which designates the property for institutional use.

**II. STAFF ANALYSIS**

The applicant cites funding limitations for a classroom addition as the reason for the need to continue the temporary classroom trailer. The School Board's FY06 budget shows funding for the addition to be completed by the summer of 2011. Staff is not aware of any problems associated with the continued use of the temporary classroom space. 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. **CONDITION AMENDED BY STAFF:** 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#98-0027~~)
2. **CONDITION AMENDED BY STAFF:** The special use permit is valid until August 31, 2011 ~~July 1, 2005~~, by which time all trailers must be removed. (P&Z) (SUP#2000-0062)
3. The applicant shall contact the crime prevention Unit of the Alexandria Police Department for a security survey for the classrooms. (Police) (SUP#98-0027)

**STAFF:** Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Mary Christesen, Planning Technician

---

**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 No comments.

##### Health Department:

F-1 No comments.

##### Police Department:

R-1 The applicant shall contact the Community Relations Unit of the Alexandria Police Department for a security survey of the classrooms.

F-1 The Police Department has no objections to the extension of SUP#2000-0062 allowing the portable classrooms to remain on site thru summer 2011.

SUP#2005-0030  
1115 Martha Custis Drive

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