

Docket Item #5
SPECIAL USE PERMIT #2005-0029

Planning Commission Meeting
June 7, 2005

ISSUE: Consideration of a request for a special use permit to extend the use of two existing temporary classroom trailers at Cora Kelly Magnet School.

APPLICANT: Alexandria City Public Schools
by Mark Krause

LOCATION: 3600 Commonwealth Avenue
Cora Kelly Magnet School

ZONE: RB/Residential

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 two existing portable classroom trailers located at Cora Kelly Magnet School, 3600 Commonwealth Avenue until August 31, 2010.

SITE DESCRIPTION

The subject property is one lot of record with 525 feet of frontage on Commonwealth Avenue, 236 feet of frontage on West Reed Avenue and a total lot area of 4.0 acres. The site is developed with the Cora Kelly Magnet School building, play areas, and parking lots. Access to the property is from Reed Avenue and Commonwealth Avenue.

BACKGROUND

On September 21, 1996, City Council granted Special Use Permit #96-0124 for the use of two portable classroom trailers located to the rear of the school building.

On October 16, 1999, City Council granted SUP #99-0102 which extended the use permit for the use of the two portable trailers until July 1, 2000.

On June 17, 2000, City Council granted SUP#2000-0061 which extended the use permit for the use of the two portable trailers until July 2005.



On April 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 two existing temporary classroom trailers to remain in their present location until August 31, 2010. The applicant indicates that funding for a classroom addition to replace the trailers has been delayed due to funding limitations. Construction of the addition is anticipated to be completed by the summer of 2010.

ZONING/MASTER PLAN DESIGNATION

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

The proposed use is consistent with the Potomac West 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 2010. Staff is not aware of any problems associated with the continued use of the temporary classroom trailer. 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 ADDED 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)
2. **CONDITION AMENDED BY STAFF:** Two portable classrooms may remain on the school site until August 31, 2010 ~~July 1, 2000~~, by which time the trailers shall be removed. (P&Z) ~~(SUP99-0102)~~
3. Condition deleted. (SUP 99-0102)
4. Condition deleted. (SUP 99-0102)
5. Condition deleted. (SUP 99-0102)
6. Condition deleted. (SUP 99-0102)
7. Condition deleted. (SUP 99-0102)
8. Condition deleted. (SUP 99-0102)
9. Condition deleted. (SUP 99-0102)
10. Condition deleted. (SUP 99-0102)

11. The school shall maintain minimum lighting in parking lots and common area at 2.0 foot candles. (Police) (SUP #96-0124)
12. The applicant shall contact the crime prevention unit of the Alexandria Police Department for a security survey for the classrooms. (Police) (SUP99-0102)

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#2000-0061 allowing the portable classrooms to remain on site thru summer 2010.

SUP#2005-0029
3600 Commonwealth Avenue

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