

Docket Item #6
SPECIAL USE PERMIT #2005-0031

Planning Commission Meeting
June 7, 2005

ISSUE: Consideration of a request for a special use permit to extend the use of an existing temporary classroom trailer James Polk Elementary School.

APPLICANT: Alexandria City Public Schools
by Mark Krause

LOCATION: 5000 Polk Avenue
James Polk Elementary School

ZONE: R12 and R20/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 classroom trailers located at James Polk Elementary School, 5000 Polk Avenue until August 31, 2009.

SITE DESCRIPTION

The subject property is one lot of record with approximately 622 feet of frontage on Polk Avenue, and a total lot area of 13.5 acres. The site is developed with an elementary school building, outdoor play areas and parking lot. The school is surrounded by single family residential uses. Access to the property is from Polk Avenue.

BACKGROUND

On May 15, 1999, City Council granted Special Use Permit #99-0031 for the use of one temporary classroom trailer. The trailer is located behind the school building on a grassed knoll facing the play area.

On June 17, 2000, City Council granted Special Use Permit #2000-0063 for the continued use of one temporary classroom trailer and one additional temporary classroom trailer. The two trailers are located in the same area as the original trailer.

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 two existing temporary classroom trailers to remain in their present location until August 31, 2009. 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 2009.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-12 and R-20/Single family residential zones which permit public schools. Section 7-1101-1(C) of the Zoning Ordinance allows a classroom trailer 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 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 trailers. The School Board's FY06 budget shows funding for the addition to be completed by the summer of 2009. 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) ~~(SUP99-0031)~~
2. **CONDITION AMENDED BY STAFF:** The special use permit is valid until August 31, 2009 ~~July 1, 2005~~, by which time all trailers must be removed. (P&Z) ~~(SUP2000-0063)~~
3. Condition deleted. (P&Z) (SUP2000-0063)
4. The applicant shall contact the crime prevention Unit of the Alexandria Police Department for a security survey for the classrooms. (Police) (SUP#99-0031)

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:

F-1 No objections.

SUP#2005-0031
5000 Polk Avenue

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