

Docket Item #5  
SPECIAL USE PERMIT #2005-0112

Planning Commission Meeting  
December 6, 2005

**ISSUE:** Consideration of a request for a special use permit to expand an existing nursing school (commercial school).

**APPLICANT:** Global Health Nurse Training Services  
by Mariatu K. Kargbo

**LOCATION:** 25 South Quaker Lane

**ZONE:** CSL/Commercial Service Low

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**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, Mariatu K. Kargbo, requests special use permit approval for the expansion of an existing commercial school located at 25 S. Quaker Lane.

### SITE DESCRIPTION

The subject property is one lot of record having 467 feet of frontage on South Quaker Lane and a total lot area of 2.1 acres. It is located just south of the intersection of South Quaker Lane and Duke Street. It is occupied by the Stonewall Jackson Building, which 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 4,976 net square feet and intends to expand to a total of 7,317 net square feet pending the approval of this Special Use Permit. The existing space is located along the eastern half of the main hallway in the north wing, on the first floor. The applicant proposes to expand into an available space on the western half of the hallway in the south wing, on the first floor.

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, are 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.

### BACKGROUND

The subject building was previously used as a public school and has been converted to house several uses. A significant portion of the building is still used for public school purposes. Site Plan #83-045 identified the parking requirements and other improvements at the site.

On May 15, 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.

On September 21, 2004, City Council approved SUP #2004-0074 to increase the maximum number of students from 20 to 40.

On May 14, 2005, City Council approved SUP#2005-0015 to increase the number of students from 40 to 52, and to expand the space. Staff visited the subject property to determine if the business was in compliance with the conditions of Special Use Permit #2005-0015. Staff found no violations of the special use permit.

PROPOSAL

The applicant seeks permission to increase the number of students to attend the nursing school from 52 to 72, and to expand the floor space from 5,635 to 7,317 square feet by adding classrooms, supply space and/or administrative space. No other changes are proposed to the operation of the nursing school.

Class hours will continue to be staggered according to the following schedule:

<u>Class Type</u>	<u>Day</u>	<u>Hours</u>
Full-time students day:	Monday through Friday	8:00 am to 2:00 pm
Full-time students evening:	Monday through Friday	4:00 pm to 10:00 pm
Part-time students:	Saturday/Sunday	9:00 am to 5:00 pm

PARKING

According to Section 8-200(A)(11) of the City of Alexandria Zoning Ordinance, a commercial school is required to provide one parking space for every two students. The applicant proposes a maximum of 72 students, resulting in a total of 36 required parking spaces. The applicant will provide 36 spaces designated for the business by sign or paint and therefore will meet the specified parking requirement. The total number of spaces provided at the property are 173, of which 129 are currently utilized by the various school and office tenants in the building (see attached parking information).

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 does not object to 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 proposed expansion. On inspection of the premises, staff found daytime parking in the north lot generally full, but found a number of available spaces in the south parking lot. Staff also found at least four spaces in the south lot being occupied by Rocklands restaurant vehicles or equipment, that were not the restaurant's designated spaces. Staff met with the applicant and building owner to discuss its concerns with congestion in the north lot and to discuss future allocation of parking spaces. The owner proposes to provide the additional required spaces in the southern parking lot, and to work with Rocklands so that its spaces are better utilized. Given the congestion of the northern parking lot, staff recommends that the additional ten required spaces be designated in the south parking lot, and that employees be required to park in the south lot to ensure those spaces are utilized.

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 or with parking, 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 AMENDED BY STAFF:** The number of students attending classes at any one time shall not exceed ~~52~~ 72. (P&Z)
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. **CONDITION AMENDED BY STAFF:** ~~Twenty-six~~ Thirty-six parking spaces shall be designated for the school's use by signs or paint. At least ten of these spaces shall be located in the southern parking lot. (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. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to park in the south parking lot.~~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) (SUP#2005-0015)
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)
13. **CONDITION ADDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

14. **CONDITION ADDED BY STAFF:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the new expansion of the school. (Police)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Urban Planner.

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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:

- 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

##### Code Enforcement:

- C-1 The current use is classified as A, Assembly; the proposed use is B, Business. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-7 A Certificate of occupancy may be required and 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 new expansion of the school

F-1 The Police Department has no objections to Global Nurses expanding its school.

SUP#2005-0112  
25 S. Quaker Lane

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