

Docket Item #5
SPECIAL USE PERMIT #2006-0078

Planning Commission Meeting
October 3, 2006

ISSUE: Consideration of a request for a special use permit to operate a child home day care.

APPLICANT: Karina I. Suaznabar

LOCATION: 1026 North Chambliss Street

ZONE: R-12/Residential

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, Karina I. Suaznabar, requests special use permit approval for the operation of a child care home located at 1026 N. Chambliss Street.

SITE DESCRIPTION

The subject property is one lot of record with 73.8 feet of frontage on N. Chambliss Street, 260.7 feet of depth, and a total lot area of 19,262 square feet. The site is developed with a single family house. Access to the property is from N. Chambliss Street. Surrounding the subject property are residential uses.



PROPOSAL

The applicant seeks permission to operate a child care home for up to nine children. The applicant proposes to provide child care for children ages three months to twelve years old. The applicant currently has three resident children that are seven months, eight years old, and 12 years old. The applicant also proposes to provide a play area with equipment on the subject property. The child care home is proposed to be operated on the basement of the home, which has 1,200 square feet devoted to child care activities.

Hours:	7am- 7pm Monday through Friday
Number of children:	Residential- 3 Non-residential- 6
Age of children	Residential- 12 years old, 8 years old, and 7 months Non-residential- 3 months- 4 years old
Noise Impacts:	The applicant anticipates some noise generated from children playing in the backyard. However, children are under supervision at all times and are not allowed to go outside without her permission. The applicant anticipates noise from the children playing outside 30-60 minutes per day.

Trash/Litter:	Removed from the home daily and collected once per week.
Outdoor Play Area:	The applicant proposes to provide a fenced play area with one swing and one slide to be located in the backyard.
Employees:	2

PARKING

Section 8-200 (A) of the Zoning Ordinance does not specify a particular parking requirement for a child care home. However, the applicant's residence has a driveway accommodating two vehicles that should allow for safe pick-up and drop-off of children away from vehicle travel ways.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-12 Zone. Section 3-202 (C) of the Zoning Ordinance allows a child care home in the R-12 Zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for RL/Residential Low use.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home located at 1026 N. Chambliss Street. The proposed use is consistent with the requirements for child care homes set forth in the zoning ordinance. In addition, the Department of Human Services, Office of Early Childhood Development (OECD), recommends approval of the application..

An adequate play area is proposed to be provided on-site. In addition, staff finds that there is adequate on and off-site parking available. Staff notes that parents will likely drop off or pick up their children at different times, staggering the demand for parking and reducing the overall impact of additional cars associated with the use.

Staff has included standard child care home conditions and a condition limiting the maximum number of children to be cared for by the applicant to nine. Finally, staff recommends a condition requiring a review of the child care home after it has been operational for one year.

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)
2. The hours of operation of the child care home shall be limited to Monday- Friday 6am-7pm. (P&Z)
3. The applicant shall provide child care for no more than nine children at any one time. (P&Z)
4. The Special Use Permit shall not be effective unless and until the child care home for up to nine children is licensed by the Virginia Department of Social Services. (P&Z)
5. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees as well as safety programs available through the department for the children. (Police)
6. The applicant shall comply with all other city departments' recommendations of this Special Use Permit. In addition, the applicant shall comply with licensing registration requirements and other limitations of local and state regulations (OECD).
7. The Director of Planning and Zoning shall review the special use permit after it 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 has 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)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, Urban Planner.

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 or objections to proposed Child Day Care facility.

Code Enforcement:

- C-1 This review is based on the assumption that this facility will be licenced as a family day home by the Virginia Department of Social Services. If this does not occur then the number of children served at one time shall be limited to five.
- C-2 Smoke detectors shall be provided in all sleeping areas.
- C-3 Fire extinguishers shall be provided at this facility.
- C-4 A certificate of occupancy shall be obtained prior to occupying this facility.
- C-5 The daycare area and location of infant sleeping area shall conform to the requirements for Emergency Escape and Rescue of the USBC.

Health Department:

F-1 No comment.

Human Services (OECD):

F-1 The rooms on the lower level have been remodeled and freshly painted and Ms. Suaznabar already has a lot of child care equipment. There is a large room that will be the main playroom. It is tiled and filled with toys, equipment for infants, toddlers and preschoolers. Another smaller room has a table and chairs and will be used for craft projects. A bedroom has been furnished with three full sized cribs and will be for napping. There is also a laundry room, which can be locked. There are two smoke detectors on the lower level, one in the laundry room and one in the downstairs hallway between the bathroom and the arts and crafts room. Ms. Suaznabar had a question about placement of fire extinguishers, but I told her that

Code Enforcement could advise her on that. She also asked me about use and placement of a changing table and I told her that the state licensing specialist would help her with that. Otherwise, this is a very good, safe, environment for children.

- R-1 The applicant shall comply with all other city departments' recommendations of this Special Use Permit. In addition, the applicant shall comply with licensing registration requirements and other limitations of local and state regulations.

Police Department:

- R-1 The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees as well as safety programs available through the department for the children.

SUP2006-0078
1026 N. Chambliss Street

**REPORT ATTACHMENTS
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