

Docket Item #
SPECIAL USE PERMIT # 2006-0088

Planning Commission Meeting
November 9, 2006

ISSUE: Consideration of a request to operate a commercial school.

APPLICANT: Munson Care, LLC

LOCATION: 25 S. Quaker Lane

ZONE: CSL/ Commercial Service Low

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, Munson Care, LLC, requests special use permit approval to operate a commercial school known as Kumon Math and Reading Center of Alexandria, 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 proposes to occupy a total of 2,000 square feet of space of the second floor of the building.

In addition, the applicant proposes to be the sub-lessee of a space on the second 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. 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.

PROPOSAL

The applicant is proposing a children's learning center where children between the ages of three and 17 years old will be tutored after school to improve their math and reading skills. Parents or guardians must escort their child into the center and wait in the immediate vicinity, preferably in the parent waiting room, for their child to complete their class work. Each child's study session may vary according to the time it takes to complete the day's lesson. The operation of the business as described by the applicant is as follows:

Hours:	Monday and Thursday: 4pm- 7pm (students) Tuesday, Wednesday, Friday: 9am- 9pm (employees)
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Number of students: 20
Number of employees: 6

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a commercial school is required to provide one parking space for every two students. A commercial school with 20 students will be required to provide 10 off-street parking spaces. The applicant will provide 13 off-street parking spaces, therefore fulfilling the off-street parking requirement.

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 commercial school only with a Special Use Permit.

The proposed use is consistent with the Seminary Hill/ Strawberry Hill Small Area Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports the proposed commercial school located at 25 South Quaker Lane and finds that the building's initial purpose as a school and the surrounding non-residential uses make this small scale school an appropriate use for this site.

In addition, staff finds that the Stonewall Jackson Building offers a sufficient number of parking spaces for the proposed use. Staff is aware that parking at the site is an issue during the mornings and early afternoon hours because of other uses in the building. Since the applicant is proposing to operate from 4pm- 7pm, which are times when on-site parking is sufficient, staff finds that parking for the proposed use will not add to the existing parking impacts. In addition, staff has included various standard conditions and recommends a review of the school after it has been operational for one year so if there are any problems with the operation, 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)
2. The hours that the children are present at the commercial school shall be between

4pm- 9pm Monday- Saturday. (P&Z)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. 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, and on how to prevent underage sales of alcohol. (P&Z)
6. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
7. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police)
8. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
9. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
10. 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; Planning & 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:

- R-1 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-2 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials.(Sec. 5-1-99)

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- F-1 No Comment

Human Services:

- F-1 The proposed learning center is not a child care center, therefore OECD has no comments.

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 business.
- F-1 The Police Department has no objections to the learning center.

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