

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #3  
SPECIAL USE PERMIT #2007-0022

Planning Commission Meeting  
May 1, 2007

**ISSUE:** Consideration of a request for a special use permit to operate a private school within an existing church.

**APPLICANT:** Computer C.O.R.E.

**STAFF:** James Hunt, Urban Planner  
james.hunt@alexandriava.gov

**LOCATION:** 3846 King Street

**ZONE:** RA/Residential

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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.



## I. DISCUSSION

### REQUEST

The applicant, Computer C.O.R.E., requests special use permit approval for the operation of a private school located at 3846 King Street.

### SITE DESCRIPTION

The subject property is one lot of record with 273 feet of frontage on King Street, 378 feet of frontage on Menokin Drive, approximately 423 feet of depth and a total lot area of 170,155 square feet. The applicant proposes to operate within a designated classroom in the west wing of the church (see attached survey plat). The site is developed with Fairlington Presbyterian Church. Access to the property is from a King Street access road to the north and Menokin Drive, west of the subject property.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is the Fairlington Mews Townhome Development. To the south is Braddock Lee Apartments. To the east and west are the Fairlington Towne residential development and Fairlington United Methodist Church, respectively.

### PROPOSAL

The applicant proposes to operate Computer C.O.R.E. (Community Out Reach and Education), teaching computer and job skills classes to low-income adults. The proposed private school will consist of four classes of 12 students for repeating six month terms. The operation of the school as indicated by the applicant is as follows:

Hours:	Monday & Wednesday	1pm- 10pm
	Tuesday & Thursday	10am- 9pm
	Saturday	10am- 1pm

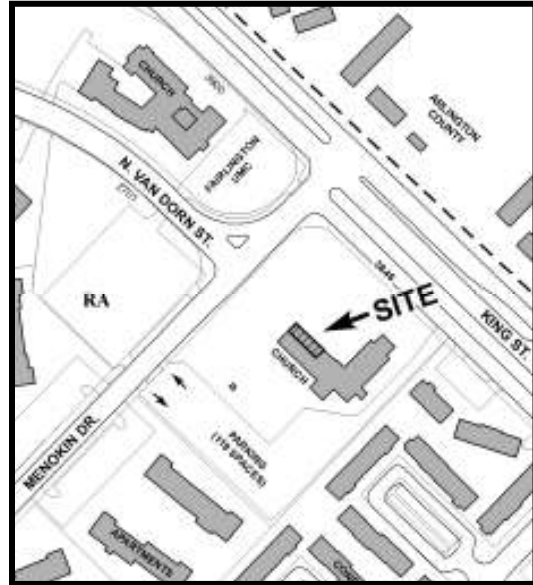
Number of students: 48

Noise: The applicant does not anticipate noise impacts from the private school.

Trash/Litter: Trash will be collected once per week. The applicant also proposes paper recycling

ACCESS & PARKING

According to Section 8-200 (A) (11) of the Zoning Ordinance, a private school requires one parking space for every two seats. A private school with 48 seats will be required to provide 24 off-street parking spaces. The church use is required to provide a total of 103 parking spaces. The church currently provides approximately 117 off-street parking spaces. The applicant will require students to enter and exit the rear parking lot through two existing curb cuts along Menokin Drive.



ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RA/ Residential zone. Section 3-603(G) of the Zoning Ordinance allows a private school in the RA/ Residential 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 an Institutional use.

**II. STAFF ANALYSIS**

Staff recommends approval of the private school. Computer C.O.R.E. will provide a needed service to the community by teaching computer and job skills training to low-income adults. Staff finds that the church has sufficient classroom space to accommodate the computer skills training school in addition to the existing church-related meetings.

The required parking for both uses can be accommodated with the existing on-site parking lot. Staff has visited the site on multiple occasions during both the afternoon and evening hours when class would typically be in session, and found a surplus of available parking spaces on site. Staff does not anticipate the proposed private school will create a nuisance to the neighborhood as the school will operate within the church. In addition, access to the property is from the King Street access road and Menokin Drive. The applicant has agreed to condition #10 requiring all students to enter and exit the property from two existing curb cuts along Menokin Drive. Staff finds that this condition will minimize any potential traffic flow impacts.

Staff has included a number of standard conditions and a condition requiring a review of the private school one year after approval. 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 private school shall be limited to Monday-Friday 10am- 9pm and Saturday 10am- 6pm. (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. (P&Z)
6. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
7. The number of students attending classes at any one time shall not exceed 48. (P&Z)
8. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the facility where the training will be held. (Police)
9. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
10. The applicant shall require all students to enter and exit the property from two existing curb cuts along Menokin Drive. (T&ES)(P&Z)

11. 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.

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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:

- R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.
- R-2 The applicant shall require all students to enter and exit the property from two existing curb cuts along Menokin Drive.

##### Code Enforcement:

- C-1 Any proposed alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the existing 2007 Fire Prevention Permit application.
- C-3 Any proposed alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

##### Health Department:

- F-1 No Comment

##### Parks & Recreation:

- 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 facility where the training will be held.



SUP #2007-0022  
3846 KING STREET

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