

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 #4
SPECIAL USE PERMIT #2007-0035

Planning Commission Meeting
June 5, 2007

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

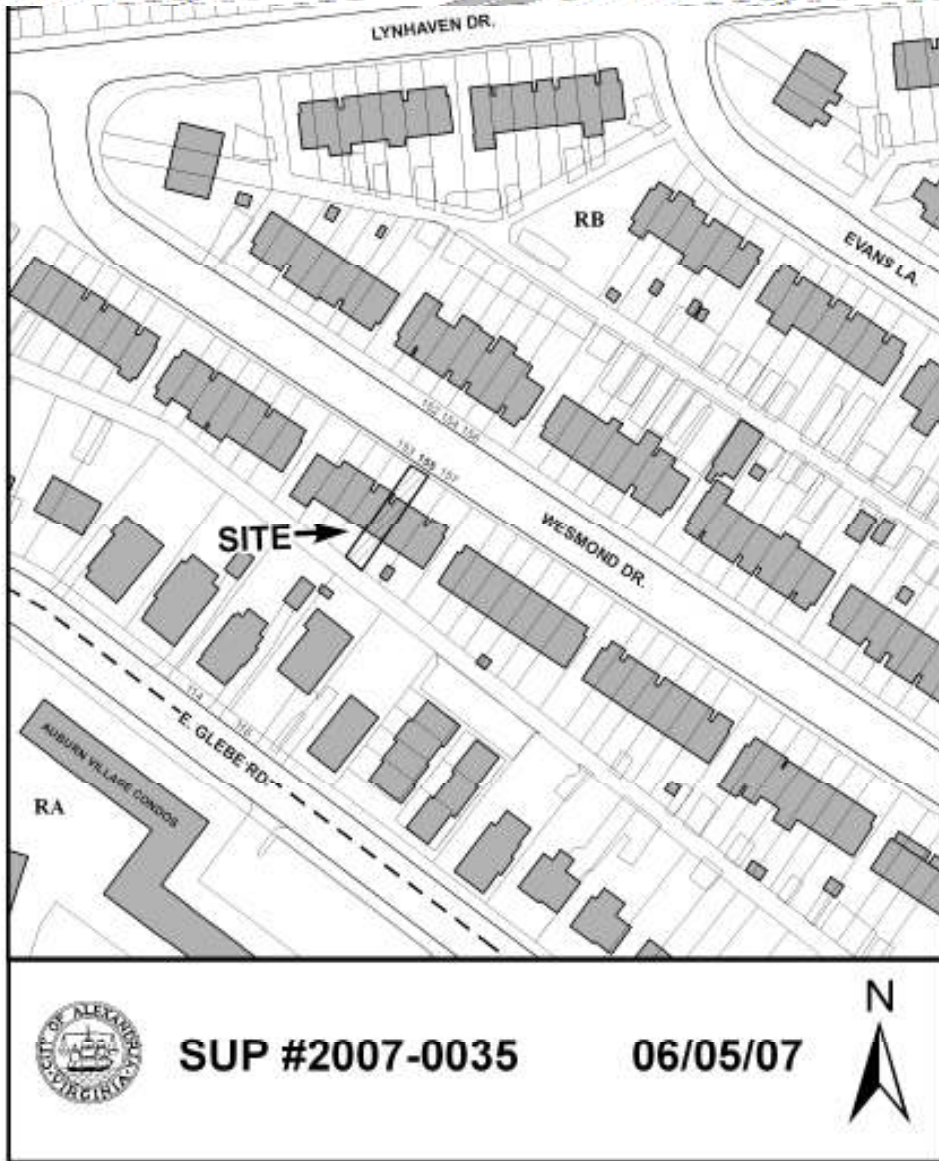
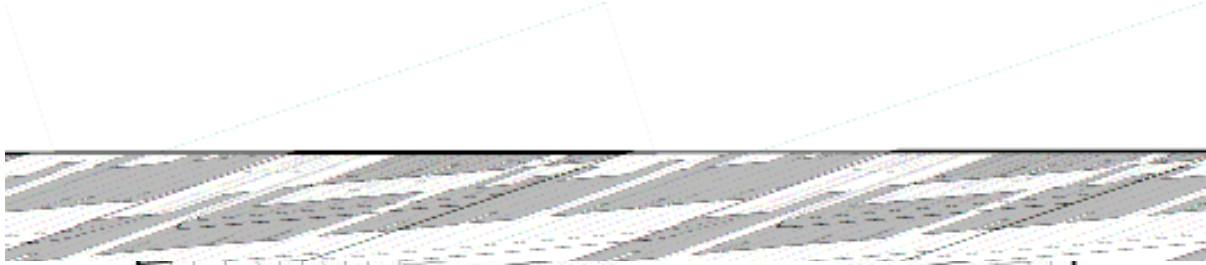
APPLICANT: Shaaron Ridley

STAFF: Richard Bray
richard.bray@alexandriava.gov

LOCATION: 155 Wesmond Drive

ZONE: RB/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.



I. DISCUSSION

REQUEST

The applicant, Shaaron Ridley, requests special use permit approval for the operation of a child care home located at 155 Wesmond Drive.

SITE DESCRIPTION

The subject property is one lot of record with 16 feet of frontage on Wesmond Drive, 86 feet of depth and a total lot area of 1376 square feet. The site is developed with an interior townhouse. Access to the property is from Wesmond Drive.

The surrounding area is occupied by a mix of residential homes. Immediately to the north and east are townhouses. To the south and west are single family detached houses.



PROPOSAL

The applicant proposes to expand her child care home at 155 Wesmond Drive. Ms. Ridley currently cares for 4 children, ages 7 months to 9 years. Ms Ridley will have one assistant present during operating hours. The Office of Early Childhood Development and the neighborhood have indicated that child care is needed in the neighborhood. There is over 300 square feet of play area in the front yard of the home.

The proposed use is further described as follows:

Hours:	Monday – Friday: 7:00 a.m. – 6:00 p.m.
Number of children:	9
Age of children:	Infant – 10 years
Noise:	Children’s noise levels will be controlled by the applicant
Trash/Litter:	City trash collection, house and yard cleaned at the close of business each day

PARKING

Wesmond Drive provides parking on both sides of the street for the entire block containing the applicant’s home. The applicant has parking for her vehicle at the rear of her property, accessed by the alley. The applicant anticipates parents having staggered drop-off and pick-up times which will reduce the demand for street parking.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Section 7-500 of the Zoning Ordinance allows a child care home in the RB zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff has no objection to the proposed child care home located at 155 Wesmond Drive. 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.

Wesmond Drive is a local street with limited traffic and on-street parking. Staff anticipates that there will be parking available at staggered times when parents drop off and pick up children. Staff has included a condition requiring children to be escorted to and from the parent's vehicles if no parking is available. This will keep parents from double-parking their cars on Wesmond Drive. An occupancy permit and State license are both required for the facility before opening.

With the following 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 between 7:00 a.m. and 6:00 p.m. Monday through Friday. (P&Z)
3. The applicant shall obtain a license from the Virginia Department of Social Services. (P&Z)
4. The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on Wesmond Avenue. Parents shall not be permitted to double-park their cars on Wesmond Avenue while dropping off or picking up children. (P&Z)

5. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care home opening for business. (Police)
6. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for employees. (Police)
7. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children. (Police)
8. Ms. Ridley has only 300 square feet of space in her front yard. Since the requirement is that each child has 75 square feet of outdoor space per child, there can be no more than four children at play in the yard at any one time. The provider must develop a plan to stagger the outside activity of children in her care so that no more than four children are outdoors at any one time. The plan must ensure that the children are well supervised, both inside and outside of the home, by herself and an assistant, if warranted by the number of children. (Human Services)
9. 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:

Faroll Hamer, Director, Department of Planning and Zoning
Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, 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.
- 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 This review is based on the assumption that this facility will be licensed 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.

Health Department:

- F-1 No Comment

Human Services:

- F-1 Ms. Ridley's home complies with health and safety regulations and provides sufficient space, both inside and out, to accommodate nine children. Therefore, approval is recommended of Ms. Ridley's special use permit to allow her to care for up to nine (9) (non-residential children). The applicant shall comply with licensing requirements.
- R-2 Ms. Ridley has only 300 square feet of space in her front yard. Since the requirement is that each child has 75 square feet of outdoor space per child, there can be no more than four children at play in the yard at any one time. The provider must develop a plan to stagger the outside activity of children in her care so that no more than four children are outdoors at any one time. The plan must ensure that the children are well supervised, both inside and outside of the home, by herself and an assistant, if warranted by the number of children.

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 child care home. This is to be completed prior to the child care home opening for business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a robbery readiness program for employees.

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