



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 8, 2006

DATE: July 5, 2006

SUBJECT: U-2556-87-5 USE PERMIT AMENDMENT to increase enrollment by 40 children and amend ages to include 1.5 year olds; 2425 North Glebe Road (RPC #02-062-006)

Applicant:

CHMS, LLC
2425 North Glebe Road
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Approve, subject to all previous conditions, with revised Condition #1, new Conditions #2, 3, 4, and 5 and a review by the County Board in one (1) year (July 2007).

ISSUES: None.

SUMMARY: A preschool and day care center were originally approved at this location in August 1987 for up to 60 children, infants to 12 years of age. The program absorbed an existing preschool at that location in 2001, bringing the number of children permitted to 90. The applicant, Children's House Montessori School, requests an amendment to increase enrollment by 40 children, for a total enrollment of 130 children. As the original approval included infants, the amendment to expand the permitted age is not required. Staff recommends approval, subject to all previous conditions, with revised Condition #1, new Conditions #2, 3, 4, and 5 and a review by the County Board in one (1) year (July 2007).

BACKGROUND: The existing Montessori is approved for up to 90 children, ages infant to 12 years old. Approved operating hours are 7 a.m. to 6 p.m.

Site: The site contains St. Mark's Methodist Church and a parking lot containing 40 spaces. Surrounding the site are single-family homes. To the northwest of the site is the John Marshall Medical Office building.

Zoning: The site is zoned "R-6" One-Family Dwelling District.

Land Use: The site is designated on the General Land Use Plan as "Low Residential" (1-10 units per acre).

County Manager: _____

Staff: Lorrie Pearson, DCPHD, Planning Division

PLA-4398

Neighborhood: The site is located within the Old Dominion Civic Association neighborhood.

DISCUSSION: The requested amendment to add 40 children would bring the total number of children permitted to 130. The additional children are proposed to be accommodated in the 1,944 square foot Fellowship Hall. Currently the approved ages are infant to 12 years; as a result, an amendment to the permitted ages to include children 18 months old is not necessary. The operating hours would remain as currently approved: weekdays 7 a.m. to 6 p.m. The 40-space parking lot is adequate for the parking needs for staff and the pick-up and drop-off needs of parents.

The Old Dominion Civic Association received notification of this amendment request. The Old Dominion Civic Association has provided comments on the amendment. The association voiced concerns about pick-up and drop-off occurring in the on-street parking spaces in front of the church and trash, and raised a question about the number of children originally approved. The standard condition requiring a pick-up and drop-off plan is included in the recommendation. A new Condition #5 requires the applicant to work with the church to ensure that the trash area is maintained and that trash pick-up does not occur before 7 a.m. Clarification of the number of permitted children has been offered to the association.

CONCLUSION: A preschool use has been open at this location since 1987 without any noted issues. The use is compatible with the church use and has shown it is also compatible with the surrounding community. Therefore, staff recommends approval, subject to all previous conditions, with revised Condition #1, new Conditions #2, 3, 4, and 5 and a review by the County Board in one (1) year (July 2007).

Revised Condition #1

1. The applicant shall meet the requirements of the Child Care Ordinance, Community ~~Inspections~~ Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including ~~the installation of smoke alarms~~ securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.

New Conditions #2, 3, 4 and 5

2. The applicant agrees that parents of students attending the program shall escort their students to and from the school at all times. The applicant will also prepare, in coordination with the Child Care Office, a pick-up and drop-off plan.
3. The applicant agrees that the hours of operation will be weekdays from 7 a.m. to 6 p.m. with a maximum capacity of 130 children. The Child Care Office may determine the final number of children that can be served in the program, not to exceed 130 children, following the required renovations and improvements to the site.

4. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the Children's House Montessori School. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator and the Old Dominion Civic Association.

5. The applicant agrees to work with the church to ensure the trash area is not located adjacent to the street and is maintained in a clean condition. The applicant further agrees to work with the church to ensure trash pick-up complies with Arlington County Code and does not occur before 7 a.m.

condition and a review by the County Board in five (5) years (August 1996).

August 3, 1996

Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition with no further review.

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, Community Inspections Office, Environmental Health Bureau and the Fire Marshal, including the installation of smoke alarms.