



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 24, 2009**

DATE: January 14, 2009

SUBJECT: U-3019-01-1 USE PERMIT REVIEW for a school at 935 S. 23rd St. (Potomac Crescent Waldorf School) (RPC #36-032-023)

Applicant:

Potomac Crescent Waldorf School
923 S. 23rd Street
Arlington, Virginia 22202

C. M. RECOMMENDATION:

Renew the subject use permit, subject to all previously approved conditions and one (1) revised condition, with an administrative review in one (1) year (January 2010), and a County Board review in three (3) years (January 2012).

ISSUES: This is a use permit review for a school and no issues have been identified.

SUMMARY: This is a use permit review for the existing Potomac Crescent Waldorf School at the Mount Vernon Baptist Church. The school has operated in compliance with the use permit conditions, the local child care ordinances, and without complaints since approval in 2001. With this review, the applicant would like to amend the use permit to include a new fourth grade class, eliminate the third grade class, and increase the first grade class by five (5) children for school year 2009 - 2010. The Child Care office supports the request and the proposed change is anticipated to not negatively impact the community. Because the original use permit was approved in 2001 and reviewed twice, staff is recommending the use permit be administratively reviewed in one (1) year and reviewed again by the County Board in three (3) years. Therefore, staff recommends renewal of the use permit for the school, subject to all previously approved conditions and one (1) revised condition, with an administrative review in one (1) year (January 2010), and a County Board review in three (3) years (January 2012).

BACKGROUND: The applicant began operating a preschool and kindergarten under a use permit approved by the County Board on December 8, 2001. The use permit was renewed by the County Board in December 2002 and December 2005. On January 26, 2008, a use permit amendment was approved for the addition of a second and third grade class to the existing school of parent-child, kindergarten and first grade programs.

County Manager: _____

Staff: Melanie Wellman, DCPHD, Planning Division

PLA- 5164

DISCUSSION: The school leases approximately 2,000 square feet within the Mount Vernon Baptist Church Education Building and under the sanctuary of the church. An area behind the church is provided for outdoor play. Per the Child Care Office, a total of sixty-two (62) students are currently permitted to be enrolled in the grade portion of the school; ten (10) each in the first, second, and third grade classes, thirty-two (32) non-elementary school children in the kindergarten. In addition, there are twenty (20) students in the parent-child classes. With this review, the applicant is requesting to substitute the 10-student, third grade class with a 10-student, fourth grade class, due to low enrollment in the third grade. In addition, the applicant is requesting to increase the first grade class by five (5) students. Therefore, the total increase in number of children in the school would be five (5). Adequate parking is provided on site for the school, with 22 parking spaces designated specifically for the school, and informal access to the 14 church parking spaces on the west end of the building. Therefore, staff supports the proposed request to increase the first grade by five (5) children and substitute a third grade with a fourth grade class.

Staff recommends revising Condition #5 to delete the table delineating the grades and number of children in each grade, and inserting a total number of children permitted in the grade classes and parent-child program. This would allow the school to revise their grades based on enrollment and what they determine is appropriate for each school year. The Child Care Office will continue to monitor the school, including the grades and number of children. Staff recommends keeping the cap for the grades, including kindergarten and above, separate from the cap for the parent-child program, as an increase in the parent-child program could potentially impact parking. The total number of students to be enrolled in the grade classes, including kindergarten, would be 67, and the total number of students enrolled in the parent-child classes would be 20, which is determined by the Child Care Office to be appropriate for this site.

Since Use Permit Approval (January 26, 2008):

Use Permit Conditions: The existing school operates in compliance with all use permit conditions.

County Child Care Office: The County Child Care Office has been monitoring the school and reports that there have been no complaints or compliance issues with the school.

Community Code Enforcement: The Community Code Enforcement office has reported no issues regarding the continuation of this use.

Police Department: The Police Department has not expressed any issues or concerns regarding the continuation of this use.

Fire Marshal's Office: The Fire Marshal's Office has not expressed any issues or concerns regarding the continuation of this use.

Civic Association: The subject property is located in the Aurora Highlands Civic Association. The Aurora Highlands Civic Association has responded that they support continuation of the existing school.

CONCLUSION: The school has operated in compliance with the use permit conditions, the local child care ordinances, and without complaints since approval in 2001. Staff supports the request to add five (5) total students and substitute a third grade with a fourth grade. Therefore, staff recommends renewal of the use permit for the school, subject to all previously approved conditions and one (1) revised condition, with an administrative review in one (1) year (January 2010), and a County Board review in three (3) years (January 2012).

Revised Condition #5:

5. The applicant agrees that the hours of operation are Monday through Friday between 7 a.m. and 6 p.m. and that the number of children enrolled in the school is 67 for the grade classes, including kindergarten, and 20 for the parent-child program. ~~the programs include the number of students indicated in the following table:~~

Age	Total Requested
Elementary age	
First grade	10
Second grade	10
Third grade	10
Non-elementary age (Parent-child in parentheses)	32 (20)

PREVIOUS COUNTY BOARD ACTIONS:

- December 8, 2001 Approved use permit (U-3019-01-1) for a parent/child activity, kindergarten and first grade class, subject to conditions, and County Board review in one (1) year (December 2002).
- December 7, 2002 Renewed use permit (U-3019-01-1) for a parent/child activity, kindergarten and first grade class, subject to all previous conditions, and County Board review in three (3) years (December 2005).
- December 10, 2005 Renewed use permit (U-3019-01-1) for a parent/child activity, kindergarten and first grade class, subject to all previous conditions and one (1) revised condition, and County Board review in five (5) years (December 2010).
- January 26, 2008 Approved use permit amendment (U-3019-01-1) for the addition of an eight (8) student third grade class to existing school of kindergarten and first grade, subject to all previous conditions and one (1) new condition, with a County Board review in one (1) year (January 2009).

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detection devices.
2. The applicant agrees to provide a written document to each parent stating that children are to be escorted to and from the program at all times. The applicant agrees to provide a copy of the document to the Aurora Highlands Civic Association, the Arlington Ridge Civic Association, the Child Care Office and to the Arlington County Zoning Office prior to the issuance of a certificate of occupancy.
3. The applicant agrees to identify a contact person who shall have the authority to respond in the event that issues arise around the subject use. The name of the contact person is to be shared with the Arlington Ridge and Aurora Highlands and the Arlington County Zoning Office prior to issuance of a certificate of occupancy.
4. The applicant agrees to work closely with the Child Care staff in the development of the outdoor play space and of the indoor classroom spaces. The Child Care staff shall make the final determination on the numbers of children to be included in the child care programs at any given time.
5. The applicant agrees that the hours of operation are Monday through Friday between 7 a.m. and 6 p.m. and the programs include the number of students indicated in the following table:

Age	Total Requested
Elementary age	
First grade	10
Second grade	10
Third grade	10
Non-elementary age (Parent-child in parentheses)	32 (20)