



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 11, 2009**

DATE: June 23, 2009

SUBJECT: SP #364 SITE PLAN AMENDMENT RENEWAL; for a Montessori preschool at the Woodbury Park community center located at 2230 Fairfax Dr. (RPC #18-084-013, -014, 015).

Applicant:

Tatjana Vichnevsky, Director
Full Circle Montessori School
1031 N. Vermont St.
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the subject site plan amendment subject to all previous conditions, and with a County Board review in three (3) years (July 2012).

ISSUES: This is a one (1) year review of an existing site plan amendment for a Montessori school and there have been no issues identified.

SUMMARY: This is a review of an existing site plan amendment for a Montessori school at the Woodbury Park community center. The applicant is compliant with all conditions and no issues have been identified. Therefore, it is recommended that the site plan amendment be renewed subject to all previous conditions and with a County Board review in three (3) years (July 2012).

BACKGROUND: The applicant operates a private Montessori school in the Woodbury Park community center. In July 2008, the County Board approved a site plan amendment to amend Condition #67 in order to allow non-residents of Woodbury Park to attend school in the community center. However, priority is given to residents of the complex, and subsidized tuition is given by the school to qualifying low-income tenants.

DISCUSSION: The applicant, Full Circle Montessori School, has completed their first academic year at the Woodbury Park complex, in addition to running another school in Ballston. The applicant is consistent with the eventual goal of enrolling at least eight (8) students who are low-to-moderate income residents of Woodbury Park by the 2011-2012 school year. Currently, the school has five students from Woodbury Park out of 15 students enrolled.

County Manager: _____

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5320

Since the original approval (July 2008):

Site Plan Amendment Conditions: The subject use is in compliance with the approved conditions of approval.

Community Code Enforcement: Community Code Enforcement has not expressed any concerns regarding the subject use permit.

Fire Marshal's Office: The Fire Marshal's office has not expressed concerns regarding the subject use permit.

Child Care Office: The Child Care Office has not expressed concerns with the use.

Civic Associations: The Clarendon-Courthouse Civic Association has been notified of the renewal, but staff has not received comments.

CONCLUSION: The applicant is compliant with all conditions of approval and has completed a successful first year in operation at this site. Therefore, staff recommends renewal of the approved site plan amendment subject to all previous conditions and with County Board review in three (3) years (July 2012).

PREVIOUS COUNTY BOARD ACTIONS:

1961	Designated “High-Medium Residential” on the General Land Use Plan (GLUP).
Between 1961 and 1977	Designated “Low-Medium Residential” on the GLUP.
October 5, 1976	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan to February 1, 1977.
January 11, 1977	Amended the General Land Use Plan from “Low-Medium” to “Medium Density Residential”.
February 1, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to June 7, 1977.
June 7, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to October 4, 1977.
October 4, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to February 11, 1978.
February 11, 1978	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to March 18, 1978.
March 18, 1978	Granted rezoning Z-2080-76-1 (from RA8-18 to RA6-15), and accepted withdrawal of associated site plan application.
December 7, 2002	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to February 8, 2003.

February 8, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to April 26, 2003.
April 26, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to July 19, 2003.
July 19, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to September 13, 2003.
September 16, 2003	Deferred SP #364 Site Plan Approval Request for approximately 578 dwelling units, approximately 8,500 square feet of office gross floor area, 1,000 square feet of retail gross floor area, a 3,700 square foot community center, and modifications of use regulations for office use in the "RA6-15" Zoning District, and density and building height to October 4, 2003
October 4, 2003	Approved SP #364 Site Plan Approval Request for a site plan for approximately 571 dwelling units, approximately 8,500 square feet of office gross floor area, 1,000 square feet of retail gross floor area, a 3,700 square foot community center, and modifications of use regulations for office use in the "RA6-15" Zoning District, and density and building height.
December 15, 2004	Approved a minor amendment to SP #364 to include patios and balconies, change facades, delete water feature, extend wall, eliminate stairs, path and plaza.
July 22, 2008	Approved a site plan amendment to amend condition #67, a Montessori school, and a review in one (1) year (July 2009).

Approved Condition:

67. The new community center shall contain approximately 3,700 square feet of gross floor area. The space in the center will be designed to house some or all of the following activities: community center administration, child care, computer center, fitness room, teen center, a multi-purpose room and related uses. Community center space shall not be used for Woodbury Park management and leasing purposes. Any use of the community center space other than those listed above shall be reviewed and approved by the Zoning Administrator as meeting the intent of this condition.

~~Access to and use of the community center shall be restricted to residents of the existing and new residential buildings. The use of the community center shall be limited to solely activities for Woodbury Park residents. The applicant shall employ at least one full-time employee dedicated specifically to providing Woodbury Park community center activities. The applicant shall make best faith efforts to expand the hours of operation of the community center to maximize the community center amenities and services.~~ ~~Except for the students and employees of one preschool tenant,~~ ~~access to and use of the community center shall be limited solely to residents of Woodbury Park~~ and to activities for Woodbury Park residents (existing and new residential buildings). The preschool shall occupy no more than 835 square feet of the community center as shown on the drawings submitted May 22, 2008. This area shall be used only for instruction of students and school events. The applicant agrees that the preschool serving students who do not reside at Woodbury Park may be permitted to use the community center only under the following conditions:

- a. Parents of students attending the program or employees of the preschool shall escort students to and from the community center at all times. Pick up and drop-off times by vehicle shall be staggered. Parents arriving for pick up and drop off by vehicle shall use the short term parking spaces off of North Fairfax Drive or any parking space where the Parking Management Plan allows public parking.
- b. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
- c. The applicant agrees that the hours of operation for the preschool are from 8:30 a.m. to 2:45 p.m. on Mondays through Thursdays and 8:30 am to 12:30 p.m. Fridays, September through the first Friday in June.
- d. The applicant agrees to limit total enrollment to 25 students. A minimum of four (4) students, ~~but no less than one-third of the total,~~ enrolled in the program must be residents of the Woodbury Park complex (both old and new buildings) who are low-to-moderate income as defined by the Arlington County housing guidelines and are receiving subsidized tuition paying no more than fifty (50) dollars per month. By the 2011-2012 school year, there must be a minimum of eight (8) students, ~~but no less than one-third of the total,~~ who are low-to moderate income

Formatted: Font: Times New Roman, Not Strikethrough, Not Highlight

Formatted: Font: Times New Roman, Not Highlight

Formatted: Font: Times New Roman, No underline, Not Highlight

Deleted: Except for the employees and students of Full Circle Montessori School on school business, ~~Access to and use of the community center shall be restricted to residents of the existing and new residential buildings. Except for HINT Inc, dba Full Circle Montessori School to instruct students and hold school-related programs such as open houses, student/parent activities, or parent-teacher conferences,~~

Formatted: Font: Times New Roman, No underline, Not Strikethrough, Not Highlight

Formatted: Font: Times New Roman, No underline, Not Highlight

Deleted: solely

Deleted: ¶

Formatted: Font: Times New Roman, No underline, Not Highlight

Formatted: Font: Times New Roman, No underline, Not Highlight

Deleted: there will be

as defined by the Arlington County housing guidelines and are receiving subsidized tuition and paying no more than fifty (50) dollars per month.

- e. The applicant will submit an annual report to the Zoning Administrator which includes, but is not limited to: the number of students attending the School, the number of Woodbury Park (old and new buildings) residents attending, the number of students attending on subsidized tuition, as described above, the amount of the subsidy, the progress toward securing additional long-term subsidies for tuition, and demonstrate progress toward increasing the number of subsidized low-to-moderate income residents of Woodbury Park to eight (8) by the beginning of the 2011-2012 school year. Such report shall provide the information described above for each upcoming school year and shall be provided annually on or before July 19.

Formatted: Font: Times New Roman, No underline, Not Highlight

Deleted: If at any time, the applicant requests a site plan amendment to increase the total number of enrolled students above 25, the number of low-to-moderate income students receiving financial assistance paying no more than \$50 per month must be one-third of the requested total.

Formatted: Font: Times New Roman, No underline, Not Highlight

Deleted: ,