



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 26, 2009

**DATE:** September 10, 2009

**SUBJECT:** SP #296 SITE PLAN AMENDMENT REVIEW for after school and supplemental tutoring at 4820 S. 31<sup>st</sup> St. (Huntington Learning Center) (RPC #29-015-017)

**Applicant:**

Bill McNaught, Manager  
Huntington Learning Center  
4820 S. 31<sup>st</sup> St.  
Arlington, Virginia

**C.M. RECOMMENDATION:**

Renew, subject to all previous conditions and a County Board review in five (5) years.  
(September 2014).

**ISSUES:** This is a review of an after-school tutoring program, and no issues have been identified.

**SUMMARY:** The Huntington Learning Center offers educational instruction to students who range in ages from 5 to 17 years. The center has operated successfully at this location since the original site plan amendment approval in April 2004. The center continues to comply with all approved site plan amendment conditions previously approved. Therefore, staff recommends renewal of the site plan amendment, subject to all previous conditions and with a County Board review in five (5) years (September 2014).

**BACKGROUND:** In April 2004, the County Board approved a site plan amendment with conditions to allow the Huntington Learning Center to operate in this development. It was determined that the learning center use was an appropriate use with fewer impacts, such as less customer turnover throughout the day and less demand on parking resources. The County Board reviewed this site plan amendment in 2006, and renewed the use for three (3) years.

**DISCUSSION:** The center provides specialized instruction and examinations in various subjects including reading and phonics, writing, mathematics, and provides assistance in study skills and test taking skills. Students attending the program are enrolled in grades from kindergarten through high school. The center's hours are typically outside of normal school hours from 3 p.m. through 8 p.m. on weekdays during the school year, and 9:30 a.m. to 8 p.m.

County Manager: \_\_\_\_\_

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5352

weekdays and 9 a.m. to 2 p.m. on Saturdays during the summer. There are currently 15 students enrolled in the program, in compliance with the 65 student maximum enrollment.

**Since renewal in August 2006:**

Site Plan Amendment Conditions: The site is in compliance with all site plan conditions.

Site Plan Inspector: The Site Plan Inspector reports that there are no issues regarding the continuation of the educational use.

Child Care Office: The Child Care Office reports that there are no issues regarding the continuation of the educational use, and the use was recently renewed for an additional one (1)-year term.

Fire Marshal's Office: The Fire Marshal's office did not express any concerns regarding the continuation of the educational use.

Police Department: The Police Department did not express any concerns regarding the continuation of the educational use.

Civic Association: Staff has contacted the Fairlington Citizens Association regarding this renewal. As of the date of this report, staff has not received a response to the request for comments regarding the continuation of the educational use.

**CONCLUSION:** The Huntington Learning Center has complied with approved site plan amendment conditions to mitigate impacts in the neighborhood. The center continues to work with the County's Child Care Office to protect the health and safety of the children in care. Staff has not received any complaints or concerns regarding the continuation of this use. Therefore, staff recommends renewal of the site plan amendment subject to all previous conditions and with a County Board review in five (5) years (September 2014).

PREVIOUS COUNTY BOARD ACTIONS:

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| August 15, 1987  | Deferred action on the proposed rezoning until February 6, 1988.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| February 6, 1988 | Deferred action on the proposed rezoning until March 5, 1988.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| March 5, 1988    | Deferred action on the proposed rezoning until June 11, 1988.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| June 11, 1988    | Deferred action and advertised a public hearing for consideration of rezoning from "C-1" to "RA14-26" and "C-1-O" on August 13, 1988.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| August 13, 1988  | Approved rezoning northeastern corner, lot 2b on subdivision plat to "RA14-26". Took no action on the remainder of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| April 4, 1992    | Approved the following: <ul style="list-style-type: none"><li>(A) General Land Use Plan Amendment for the western one-third of the subject property from "Low Medium" Residential (16-36 units per acre), to "Service Commercial" (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R.), and took no action on the remaining portion of the subject site designated "Low-Medium" Residential (16-36 units per acre).</li><li>(B) Rezoning from "C-1" Local Commercial District to "C-O-1.0" Commercial Office Building, Hotel and Apartment District.</li><li>(C) Site Plan for two existing office buildings to eliminate the requirement for additional parking that would be required to permit future occupancy by medical offices subject to conditions.</li></ul> |
| February 7, 2004 | Deferred site plan amendment request (SP #296) for the John Casablanca Modeling and Career Center to the March 13, 2004 County Board meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

March 2004

Deferred site plan amendment requests (SP #296) for the John Casablanca Modeling and Career Center and the Huntington Learning Center to the April 24, 2004 County Board meeting.

April 2004

Approved site plan amendment requests (SP #296) for the Huntington Learning Center.

August 2006

Renewed site plan amendment requests for the Huntington Learning Center.

Approved Conditions:

1. The applicant agrees to comply with the requirements of the Child Care Office, the Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office.
2. The applicant agrees to require that all parents escort their younger children (through age 8) into and out of the building at all times.
3. The applicant agrees to secure re-issuance of the Certificate of Occupancy within one (1) month (May 31, 2004) of County Board approval, if such re-issuance is necessary. In the event no Certificate of Occupancy has been obtained by June 1, 2004, the applicant agrees that the Huntington Learning Center will immediately cease operations.
4. The applicant agrees that the Huntington Learning Center enrollment shall be limited to a maximum of 65 students/staff on site at any given time Monday through Saturday.
5. The property owner agrees to notify the Fairlington Villages Unit Owners and the Fairlington Citizens Association if the subject space is no longer used by the Huntington Learning Center.
6. The applicant agrees that the tutoring hours of operation for the Huntington Learning Center shall be limited to 3:00 p.m. to 8:00 p.m. Monday through Friday from September 1<sup>st</sup> through June 15<sup>th</sup>; 9:30 a.m. to 8:00 p.m. Monday through Friday from June 16<sup>th</sup> through August 31<sup>st</sup>; and 9:00 a.m. to 2:00 p.m. on Saturdays. There shall be no tutoring on Sundays.
7. The applicant agrees that the enrollment and hours of operation for the Huntington Learning Center shall remain in effect until the expiration of its current lease (September 30, 2006). One (1) year prior to the expiration of its current lease, the use shall be reviewed administratively (September 2005) and immediately scheduled for review by the County Board should any issues requiring revision to the conditions be identified. In the event the County Board approves the use to continue, new conditions will be effective as of October 1, 2006, thereby allowing the applicant and property owner sufficient time to determine whether to renew the lease for the Huntington Learning Center, subject to the new conditions or to let the lease expire.
8. The applicant agrees to include information in its enrollment package that is provided to all students enrolling in classes to remind the parents and students to obey the speed limit, to park on site and not on the streets and to obey traffic signs in the Fairlington neighborhood.
9. The property owner agrees to install two (2) trash receptacles along the property's 31<sup>st</sup> Street South frontage consistent with the style of trash receptacles installed throughout North Fairlington.