



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 23, 2010

DATE: January 14, 2010

SUBJECT: U-3171-07-4 USE PERMIT RENEWAL for an expansion of capacity and enrollment for an existing dance studio, Perfect Point Dance Studio, located in the Lee Harrison Shopping Center 2425, 2433, 2435, 2499, 2503, and 2509 N. Harrison Street (RPC# 02-073-084).

Applicant:

Kendra M. Slatt and Christopher G. Slatt
t/a Perfect Pointe Dance Studio
4650 Washington Blvd., #728
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew with a County Board review in three (3) years (January 2013) subject to all previously approved conditions.

ISSUES: This is a one (1)-year review of a use permit for a dance studio, and no issues have been identified.

SUMMARY: On March 14, 2009, the County Board approved an amendment to the applicant's existing use permit for a dance studio. The amendment allowed the applicant to expand their use to an additional 904 square feet in the basement of the Lee Harrison shopping center, and to increase their enrollment to a maximum of 600 students. Since approval, the applicant has been compliant with the conditions and no issues have been reported. The Yorktown Civic Association has no concerns with the continuation of this use. Therefore, staff recommends renewal of the use permit subject to all previously approved conditions, with a County Board review in three (3) years (January 2013).

BACKGROUND: In May 2007 the County Board approved a use permit for the Perfect Pointe dance studio to operate out of Suite 1LL at the Lee Harrison shopping center. Suite 1LL contains approximately 1,600 square feet of gross floor area (GFA). The studio was approved for a maximum 350 student enrollment, with class sizes set at sixteen students. In January 2009, the County Board approved an amendment to the use permit to allow an expansion of the existing dance studio to occupy additional 904 square feet of space in Suite 5LL, located down the hall from 1LL in the lower level at Lee Harrison. This expansion allowed the studio to expand

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

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capacity to a maximum of 600 students. During the review of the expansion request, the Yorktown Civic Association reported concerns regarding the overall parking situation at the Lee Harrison shopping center. As a result, new conditions were added to ensure that the on-site structured parking garage is utilized to ease crowded parking conditions at the surface lot at the shopping center. Staff conducted an administrative review of the use permit in June, 2009, and no issues were found.

DISCUSSION: Since the latest administrative review (June, 2009):

Use Permit Conditions: The use is in compliance with the approved use permit conditions.

Child Care Office: The Child Care office has not reported any concerns regarding the continuation of this use.

Community Code Enforcement: Community Code Enforcement has reported that the applicant is compliant with all conditions, and that there are no issues with the operation.

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

Police Department: The Police Department has not reported any concerns regarding the continuation of this use.

Civic Association: The shopping center is located within the Yorktown Civic Association and they have expressed no concerns regarding the renewal of the use permit.

CONCLUSION: Since the County Board approval of the subject use permit amendment (January 2009), no issues have been identified. The County Zoning Inspector reported that the applicant is in compliance with all of the conditions of their use permit, and there are no code enforcement issues on site. Therefore, staff recommends renewal of the use permit subject to all previously approved conditions, with a County Board review in three (3) years (January 2013).

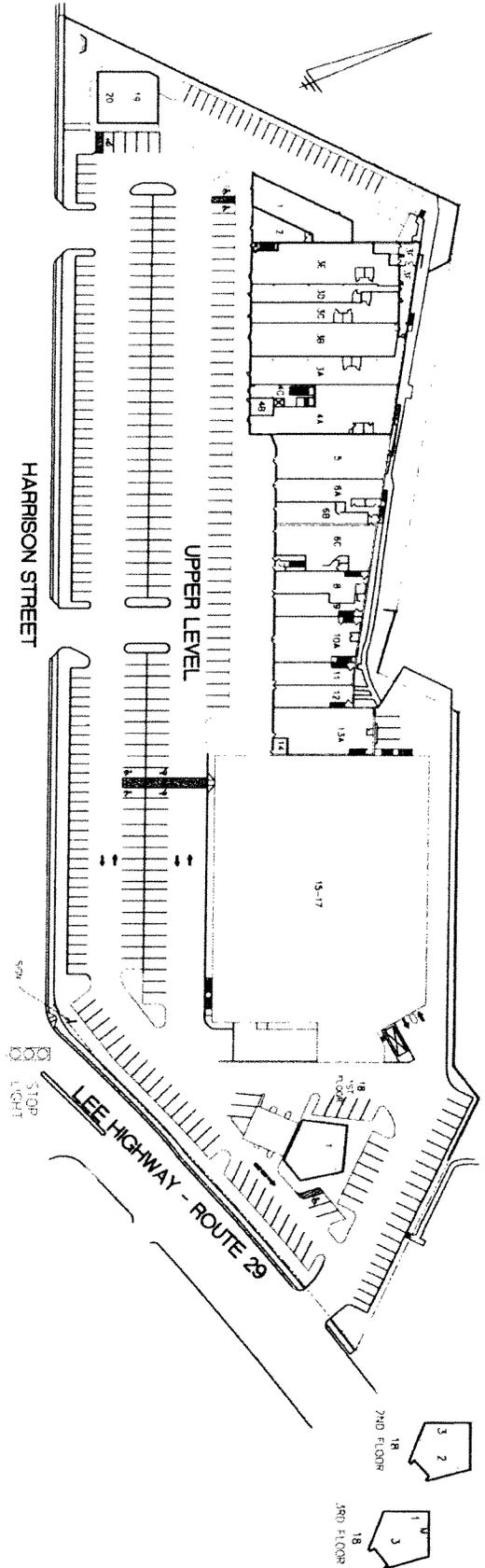
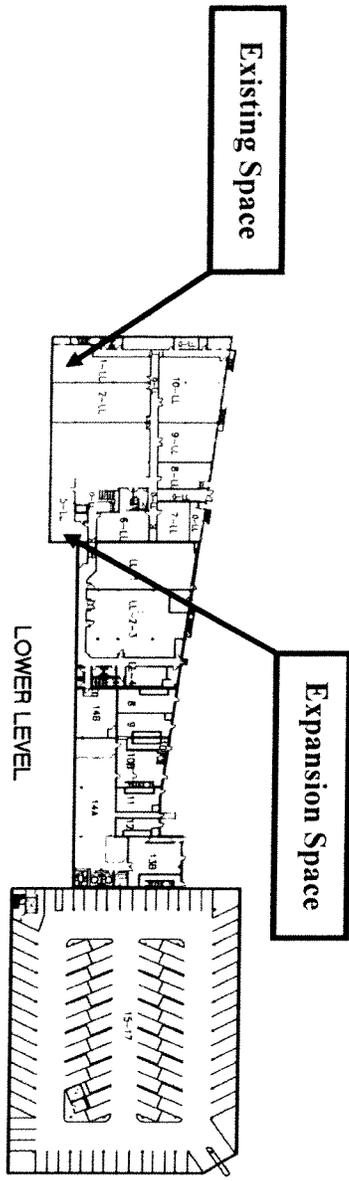
PREVIOUS COUNTY BOARD ACTIONS:

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| May, 2007 | Approved use permit (U-3171-07-4) for a dance studio, subject to conditions, and with a County Board review in one (1) year (May 2008). |
| May, 2008 | Renewed use permit (U-3171-07-4) for a dance studio, subject to one (1) new condition, and with a County Board review in one (1) year (May 2009). |
| January 2009 | Approved use permit amendment (U-3171-07-4) for an expansion of an existing dance studio subject to four (4) amended conditions, one (1) new condition, with an administrative review in four months (June, 2009). |

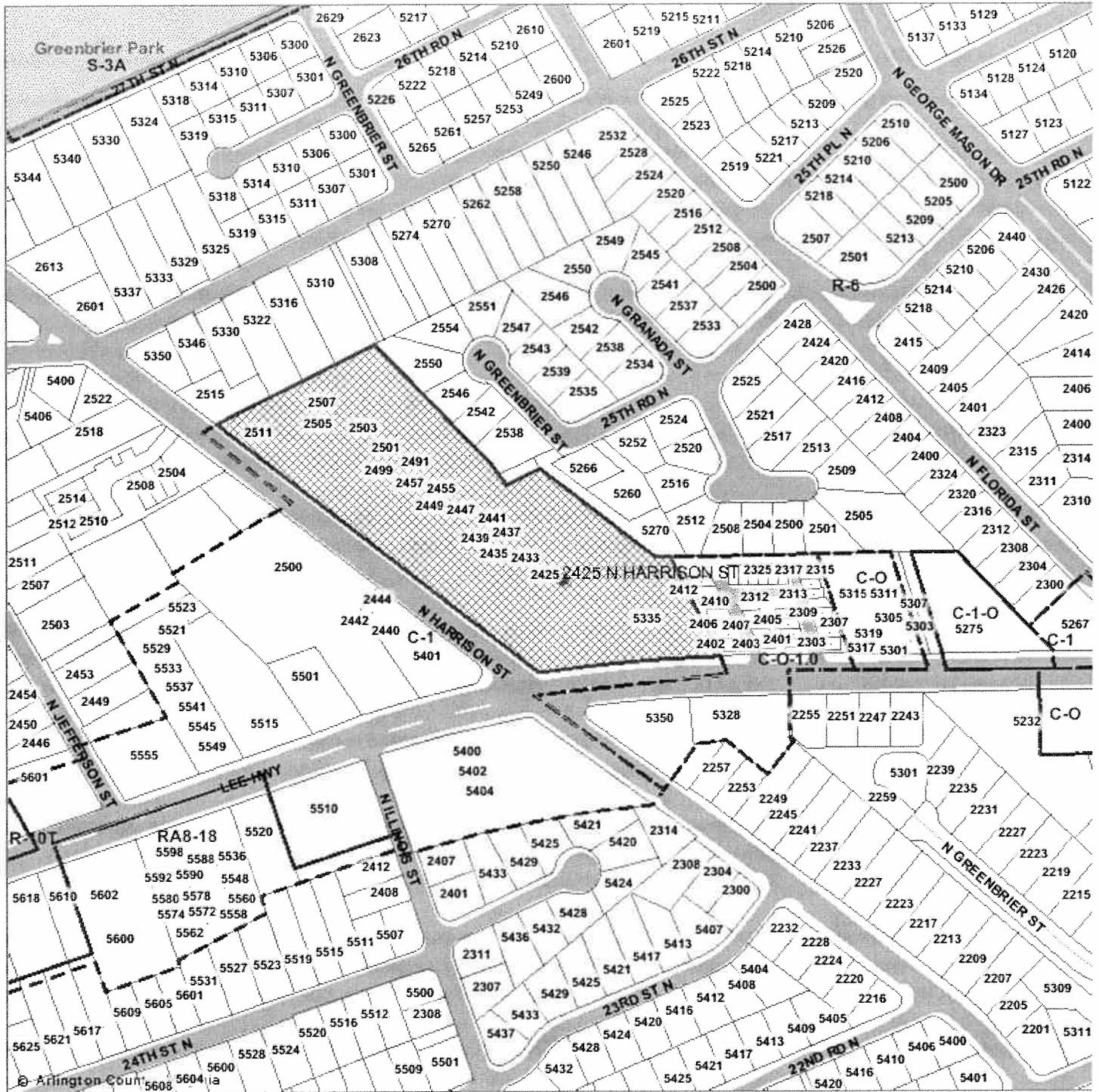
Approved Conditions:

1. 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.
2. The applicant agrees that parents of students attending the program shall escort their students who are ten (10) years old and younger to and from the center at all times.
3. The applicant agrees that the hours of operation of the program would be Sunday through Saturday between the hours of Monday through Thursday 9 a.m. to 10 p.m; Friday and Saturday 9 a.m. to 7:30 p.m; and Sunday 10 a.m. to 7:30 p.m.
5. The applicant agrees that the total number of students enrolled in the Perfect Pointe Dance Studio shall not exceed 600 students or a limit as otherwise set by the Child Care Office of the Department of Human Services.
6. The applicant agrees that the total number of students at the Perfect Pointe Dance Studio shall not exceed 70 students at any one time or a limit as otherwise set by the Child Care Office of the Department of Human Services.
7. The applicant agrees to provide information to patrons, parents, and/or students on the first day of classes that:
 - Encourages parking in the underground parking garage and describes the location of the garage entrance and hours of operation
 - Encourages all pick-up and drop-off activity to occur in the underground parking garage
 - Encourages patrons/students, and parents escorting students, to utilize the path that connects the parking garage to the outdoor entrances to the lower level studios when entering and exiting the site.
8. The applicant agrees that all instructors and/or staff will park in the underground parking garage.

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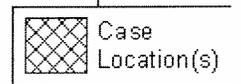
LEE HARRISON SHOPPING CENTER

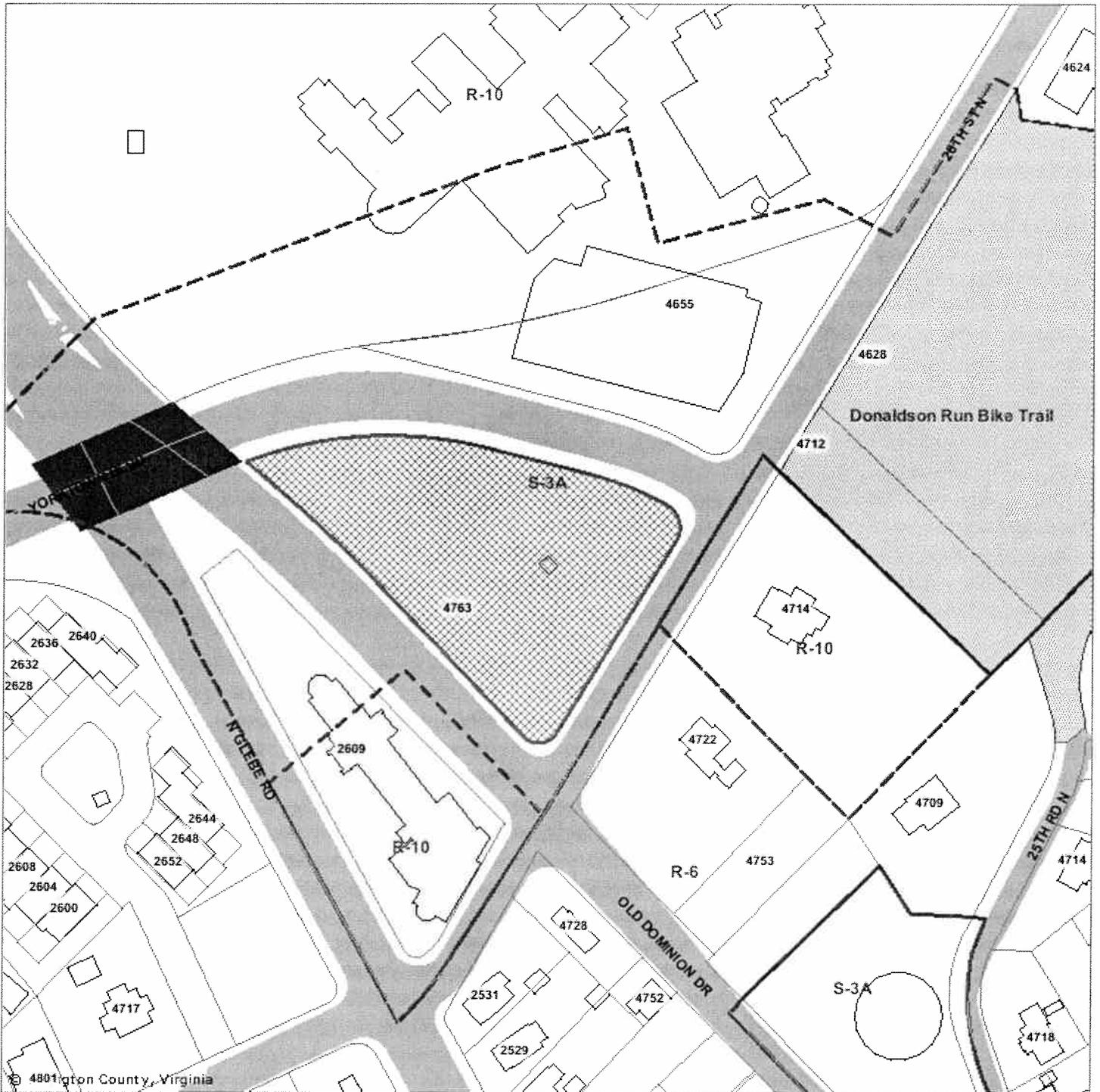


U-3171-07-4 Use Permit Amendment
2425, 2433, 2435, 2499, 2503, & 2509 N. Harrison Street
RPC #02-073-084



Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.





U-1671-65-3
26th Street, Yorktown Boulevard, and Old Dominion Drive
RPC #03-065-001

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Department of Community Planning, Housing and Development

Not To Scale

Planning Division