



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 7, 2007

DATE: June 27, 2007

SUBJECT: U-2556-87-5 USE PERMIT AMENDMENT AND REVIEW to extend the time to commence the expansion of the child care center; 2425 North Glebe Road (RPC #02-062-006)

Applicant:

CHMS, LLC
2425 North Glebe Road
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Extend the time to commence the expansion, subject to all previous conditions, with a review by the County Board in one (1) year (July 2008).

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 – the Overlee Cooperative Pre-school - at that location in 2001, bringing the number of children permitted to 90. The applicant, Children’s House Montessori School, requested an amendment in 2006 to increase enrollment by 40 children, for a total enrollment of 130 children. On July 8, 2006, the use permit amendment was approved with a County Board review in one (1) year (July 2007). The applicant has not yet received their Certificate of Occupancy and does not anticipate receiving it until January 2008. Therefore, staff recommends the use permit amendment and review be continued, subject to all previous conditions, and with a review by the County Board in one (1) year (July 2008).

BACKGROUND: The existing Montessori Schools 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.

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4718

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

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

DISCUSSION: An amendment to add 40 children for a total number of 130 children was approved on July 8, 2006. The use permit amendment was approved, subject to all previous conditions, with revised Condition #1, and new Conditions #2,3,4, and 5, and a review by the County Board in one (1) year (July 2007). The additional children would be accommodated in the 1,944 square foot Fellowship Hall.

The applicant has not yet commenced the use for the approved 2006 use permit amendment. Because of the need for additional contracting work, they have not received the necessary permits and certificate of occupancy. The applicant hopes to obtain the necessary permits by January 2008. The applicant is allowed two years from the use permit amendment approval to implement the use permit, which would be July 2008. Because the applicant anticipates receiving the necessary permits by January 2008, staff recommends the use permit amendment and review be continued, subject to all previous conditions, with a review by the County Board in one (1) year (July 2008).

Since the Last Review (July 2006):

Use Permit Conditions: The applicant is in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement office states that it has no issues regarding the use.

Fire Marshal’s Office: The Fire Marshall’s Office states that it has no issues regarding this use.

Police Department: The Police Department states that it has no issues regarding this use.

Child Care Office: The Child Care Office reports no complaints or violations.

Civic Associations: The use is located within the Old Dominion Civic Association (ODCA). The ODCA received notification of this amendment review. The ODCA communicated that it has no comments or concerns regarding this use.

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. Because the applicant anticipates receiving the necessary permits by January 2008, staff recommends a review in one (1) year to evaluate the use after it has

commenced. Therefore, staff recommends the use permit amendment and review be continued, subject to all previous conditions, and a review by the County Board in one (1) year (July 2008).

PREVIOUS COUNTY BOARD ACTIONS:

May 14, 1955	Granted a use permit (U-1167-55-1) for the operation of a community use in addition to normal church functions.
April 6, 1963	Granted a use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 8, 1965	Granted use permit (U-1665-65-3) for the Overlee Cooperative Preschool for a maximum of 30 children, ages 3 to 5 years.
June 1964 to June 1967	Annual reviews and continuations of the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 22, 1968	Cancelled the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 1966 to June 1978	Annual reviews and continuations of the use permit (U-1665-65-3) for the Overlee Cooperative Preschool.
June 3, 1978	Reviewed and continued the use permit (U-1665-65-3) for the Overlee Cooperative Preschool. No further review.
August 17, 1985	Approved use permit (U-2463-85-4) for the operation of an institution of an educational and philanthropic nature (Easter Seals Rehabilitation Center).
August 15, 1987	Approved 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 condition and a review by the County Board in one (1) year (August 1988).
August 13, 1988	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 and a review by the County Board in three (3) years (August 1991).

August 10, 1991	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 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.
July 8, 2006	Approved use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds 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).

Approved Conditions:

1. The applicant shall 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 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.