



ARLINGTON COUNTY, VIRGINIA

<p>County Board Agenda Item Meeting of June 12, 2010</p>

DATE: June 2, 2010

SUBJECT: U-3257-10-2 USE PERMIT for a summer day camp located at 3910 Lorcom Lane (Cherrydale Baptist Church) (RPC #05-045-008)

Applicant:

Cherrydale Baptist Church

By:

Robert G. Glahn, Executive Pastor
Cherrydale Baptist Church
3910 Lorcom Lane
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Approve, subject to the conditions of the staff report with a County Board review in one (1) year (June 2011).

ISSUES: This is a use permit request for a summer day camp at a church. There are no known issues.

SUMMARY: The proposed summer day camp will be in association with the Cherrydale Baptist Church, located at the intersection of Lorcom Lane and Military Road. The summer day camp will operate eight (8) weeks out of every summer. It will not adversely affect traffic or parking for the area and will not adversely impact surrounding properties. The size of the site and a large, surface parking lot provide ample space for drop-off and pick-up of the children. The Woodmont Civic Association inquired if there were existing restrictions for left turns off of Lorcom Lane into the site. Staff reviewed this question and found that there were no left turn restrictions. Therefore, staff recommends approval of a summer day camp, subject to the condition of the staff report, with a County Board review in one (1) year (June 2011).

BACKGROUND: The Cherrydale Baptist Church is proposing to open a summer day camp program, "Camp Straight Street" which will operate eight (8) weeks out of every summer, and no more than 150 children would attend the program on any given day. If all 150 children attend the camp on any given day, up to 28 counselors and other staff members would be present. There

County Manager: <u>MB/GA</u>
Staff: Marco Antonio Rivero, DCPHD, Planning Division Dolores Kinney, DES, Transportation Division
PLA-5611
16.

will be one (1) counselor for every eight (8) children up to 5 years old, one (1) counselor for every ten (10) children between 6-8 years old, and one (1) counselor for every twelve (12) children 9 years old and above. The standard camp day will be from 9:00 a.m. to 4:00 p.m., Monday through Friday. The day could begin as early as 7:15 a.m. and end as late as 5:45 p.m. allowing for parents to drop off and pick up their children before and after work hours.

The eight (8) week program will involve sports and games within the church’s gymnasium, crafts, religious studies, and other activities. Some of the camp’s activities will occur outdoors at the church’s playground and courtyard areas. Also, with parents’ permission, some activities will occur in nearby parks. Individual campers may attend one or more weeks of the program.

Two levels (lower level and top level) of the church building will be used in some capacity for the summer day camp. The lower level contains the gymnasium and community room with associated outdoor playground and courtyard (all of which will be used by children of all ages). The main level will not be used by the summer day camp. The top level will contain seven (7) classrooms for instruction and other activities (rooms are separated by academic grades) as well as one (1) multipurpose classroom available to children of all ages. A graphic is attached to this report specifying which classrooms will be used for the summer day camp.

The following provides additional information about the subject site and location:

Site: The church is located at the corner of Lorcom Lane and Military Road between North Quincy Street to the east and Vacation Lane to the south. The site is generally surrounded by single-family residential houses.

Zoning: The site is zoned "R-6" and "R-8" both classified as One-Family Dwelling Districts.

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 in the Cherrydale Citizens Association and is adjacent to the Donaldson Run and Woodmont Civic Associations. The Woodmont Civic Association presented questions to staff regarding traffic circulation which is discussed below but are in support of the use permit. The Donaldson Run Civic Association is in support of the use permit. At the date of this report, no issues have been raised by the Cherrydale Citizens Association.

DISCUSSION: The proposed summer day camp provides ample area and recreational opportunities for indoor and outdoor play. Parents would be able to drop off and pick up their children within the church’s parking lot. Parents will enter the parking lot from the Lorcom Lane side, drop off/pick up children on the interior sidewalk adjacent to the main entrance of the building and exit on the Military Road side of the parking lot. There is ample parking available for the site. Currently there are 168 parking spaces on-site.

Church staff uses the parking lot during the weekdays at a rate of 15-20 cars per day. Other activities include weekly prayer meetings for pastors on Wednesdays from 7:30 a.m. to 9:00 a.m. that involves 15-20 cars. With regards to the proposed summer day camp, parents are not expected to park within the lot for more than 15-30 minutes when they drop off or pick up their children. Therefore, a maximum of 40 cars would be parking in the parking lot on certain weekdays.

The Woodmont Civic Association presented questions to staff regarding vehicular stacking in the parking lot during drop-off and pick-up hours. Locating the building drop-off and pick-up area on the south side of the site will facilitate circulation and minimize queuing. Attached to this report is a graphic showing the drop-off and pick-up plan for the summer day camp operation dated May 10, 2010. In addition, all 150 day camp participants are not anticipated to arrive at the same time. Parents and children may select walking, bicycling, or using other modes of transportation to the site. Some vehicles will park within the church's parking lot in order to accompany children inside the building, further minimizing any vehicular stacking on-site. The applicant has agreed to a condition where staff will assist participants in the summer day camp program to and from vehicles during the drop-off and pick-up times, and to direct on-site traffic if needed. Transportation Division staff has no objection to the proposed circulation plan as it facilitates adequate on-site circulation and minimizes impacts in the public right-of-way.

The Woodmont Civic Association also inquired about left turns from Lorcom Lane, specifically if there was a restriction on crossing the double yellow line to make a turn from the left turn lane into the site. Transportation Division staff assessed the question and concluded that there is no restriction on left turns from the single left turn lane. Furthermore, according to Section 14.2-20 Par. f of the *Arlington County Motor Vehicles and Traffic Code*, there is no restriction to crossing a double yellow line to make a left turn. Therefore, staff foresees no major concerns regarding left turns into the site.

CONCLUSION: The proposed summer day camp will not adversely affect the health or safety of persons residing within the general area or the surrounding neighborhoods. The proposed drop-off and pick-up pattern for the site will minimally affect traffic circulation for the area. Therefore, staff recommends approval of the proposed summer day camp, subject to the conditions of the staff report, with a County Board review in one (1) year (June 2011).

Condition:

1. The applicant agrees to provide staff that will assist participants in the summer day camp program to and from vehicles during the drop-off and pick-up times, and direct on-site traffic.

PREVIOUS COUNTY BOARD ACTIONS:

September 8, 1962 Approved use permit (U-1515-62-1) for the operation of a church school for 60 children, ages 4 to 10, Monday through Friday, from 9:00 a.m. to 4:00 p.m. at 3910 Lorcom Lane.



cherrydale
BAPTIST CHURCH



April 16, 2010

To Whom It May Concern:

We are applying for a permit to allow our church to hold a Day Camp. The intent in our application is for the board to consider this a permanent church-sponsored day camp that we will offer to the Arlington community annually during the summer months. The camp will include children entering Kindergarten up through those entering seventh grade in the fall. It will be an extension of Cherrydale Baptist Church's Children's Ministries following all standards set by the state for religious day camps not required to be licensed by the state. The activities will include sports and games in our gymnasium, crafts, Bible studies, and other activities, including some outdoor activities at the church and, with permission from parents, in nearby parks.

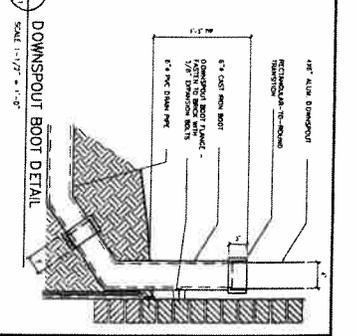
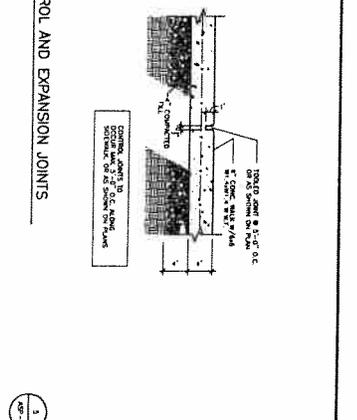
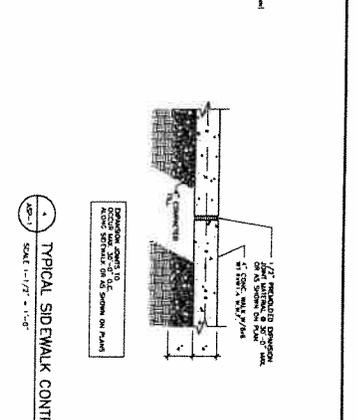
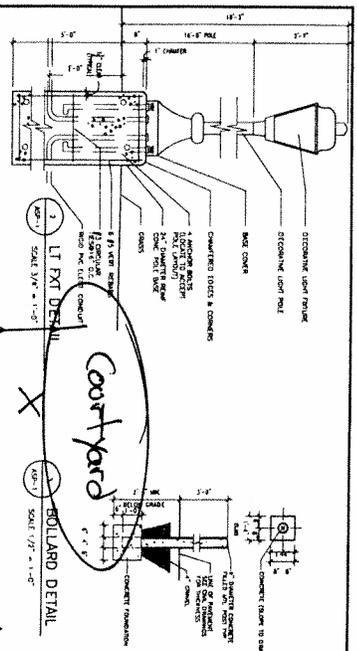
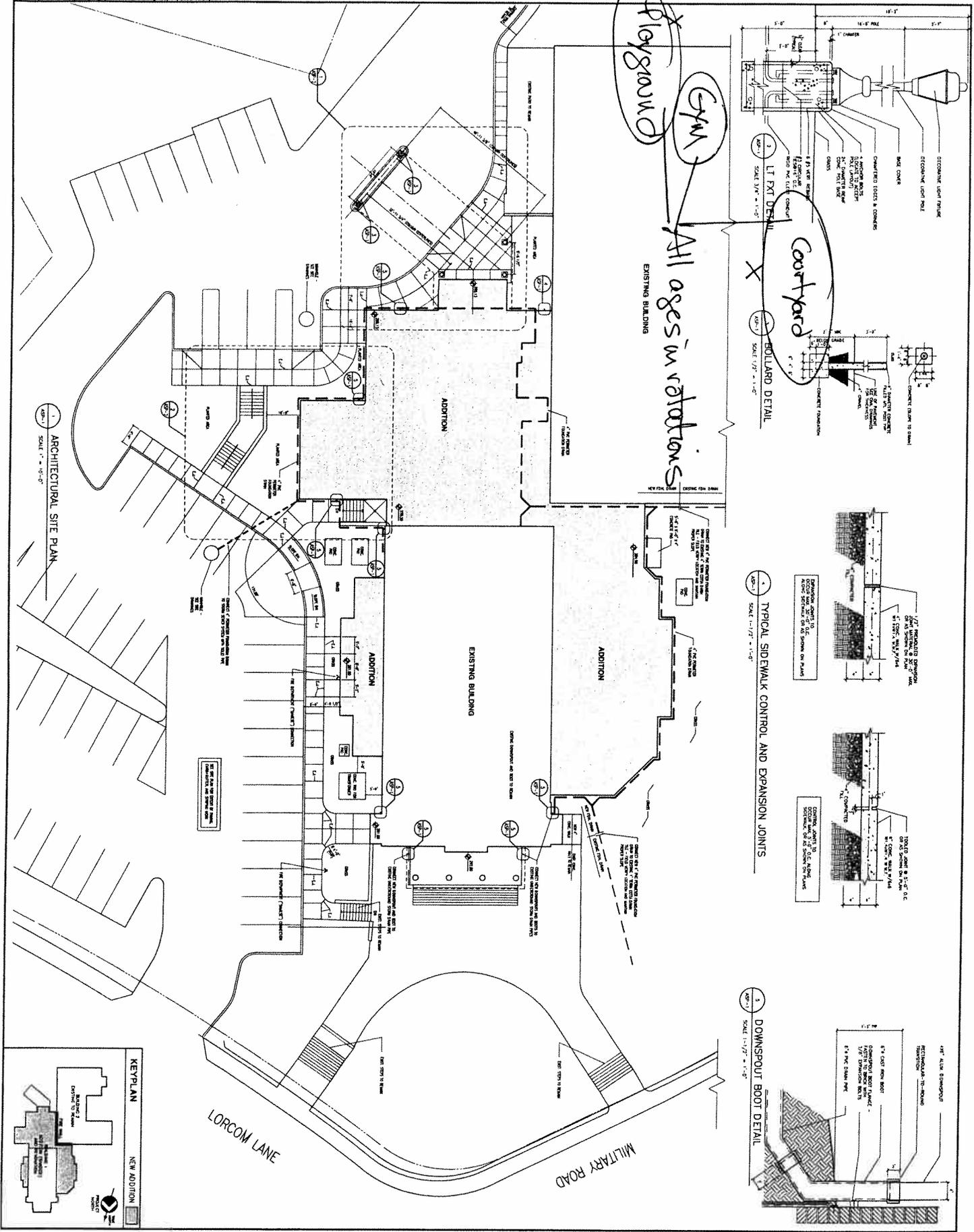
The day can begin as early as 7:15 AM for those needing to drop off their children before work; and will end by 5:45 PM to allow parents time to return to pick up their children after work. The standard camp day will be from 9 AM to 4 PM each day, and for this year the dates will start beginning July 5th and running until August 27th. Families can send their children for one week or all eight weeks.

Extensive training in safety procedures for all camp workers will be provided.

We appreciate your consideration of our proposal.

Sincerely,

Robert G. Glahn
Executive Pastor



DATE: 07-21-07
 REVISIONS: NONE DRAWING TO BE REVISED
 JOB NUMBER: 06509
 SHEET NUMBER: ASP-1

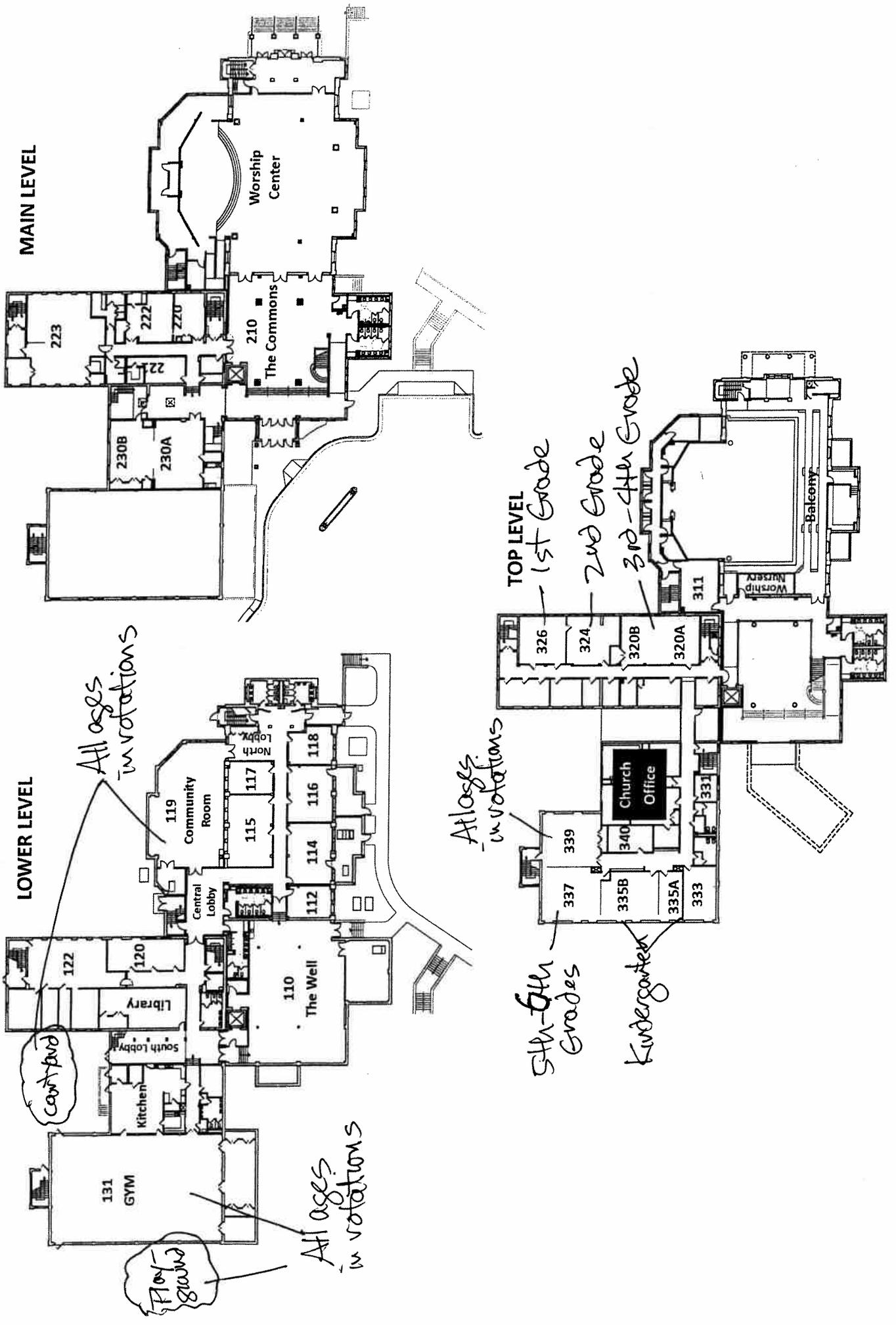
ARCHITECTURAL SITE PLAN
cherrydale
 BAPTIST CHURCH
 ALTERATIONS AND ADDITIONS
 3910 Lorcom Lane
 Arlington, Virginia 22207

Blank area for notes or additional information.

Helbing Lipp Ltd.
 Architects Engineers
 8032 Leesburg Pike, Suite 201
 Vienna, Virginia 22182-2744
 703/686-0700, FAX 703/686-7868

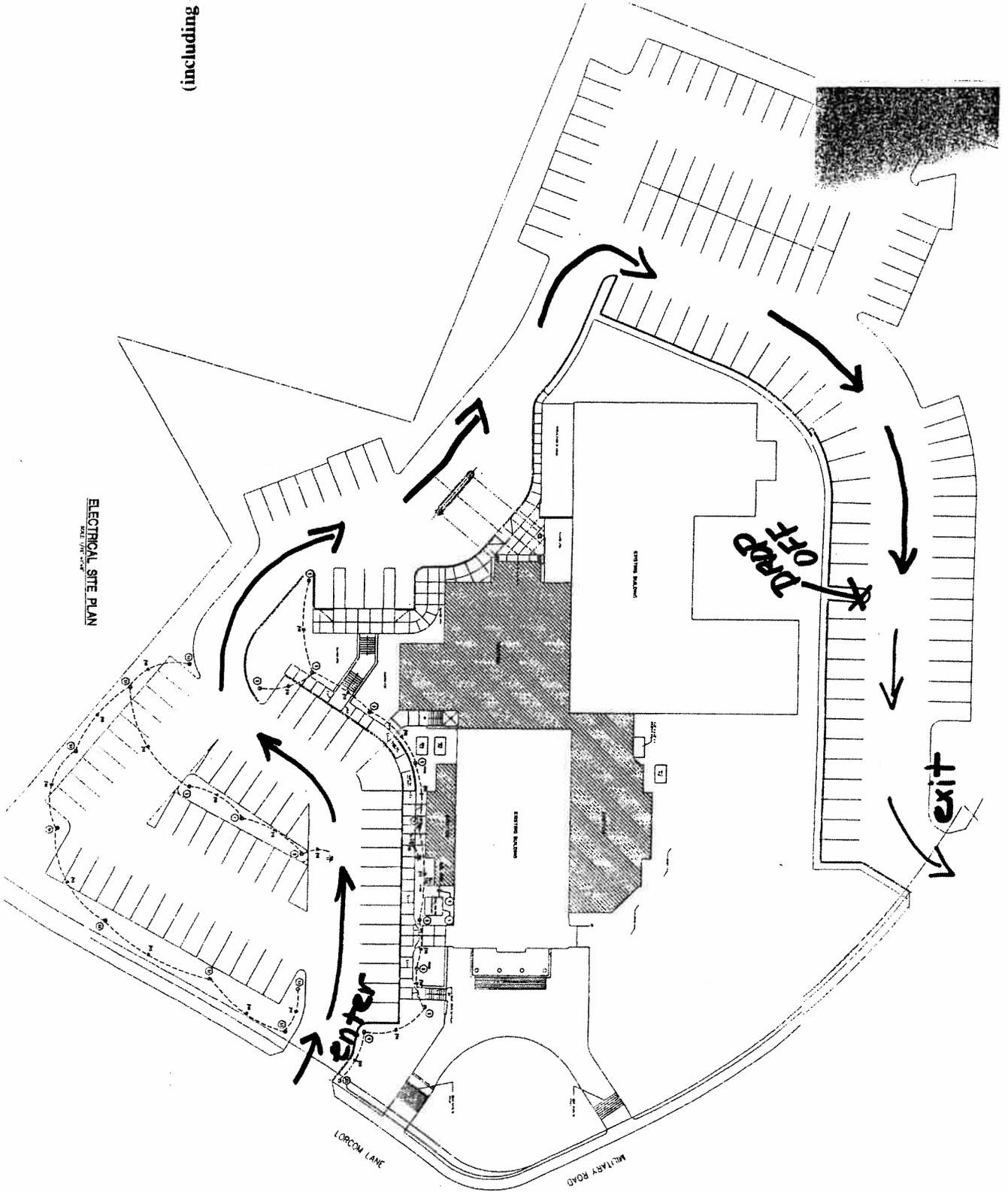
Welcome to Cherrydale Baptist Church!

Camp Room Usage AND OUTSIDE ASSIGNMENTS



(5-10-10)

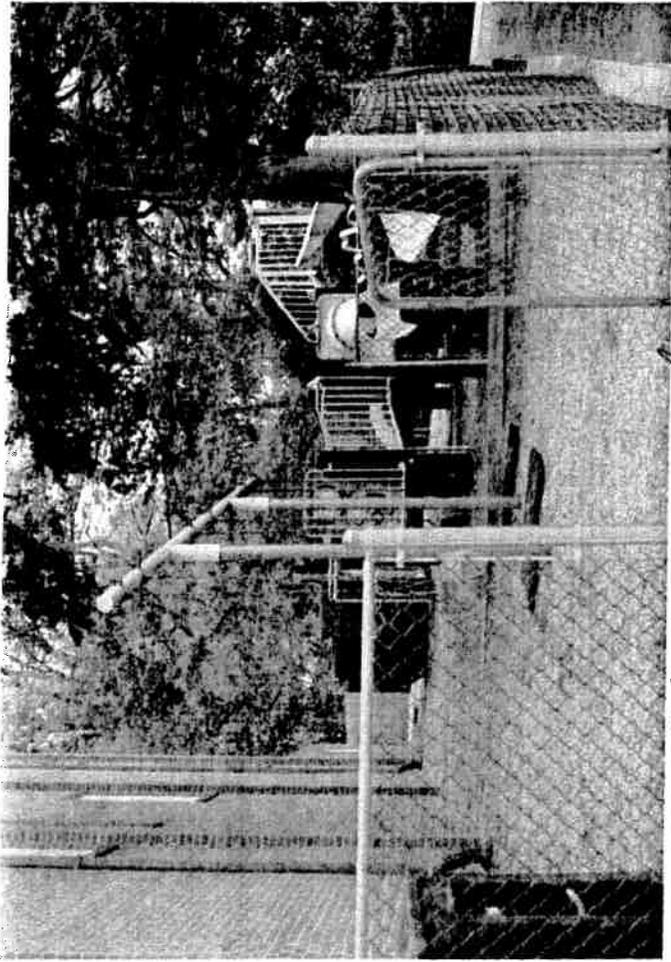
168 parking spaces
(including 6 handicapped spaces)



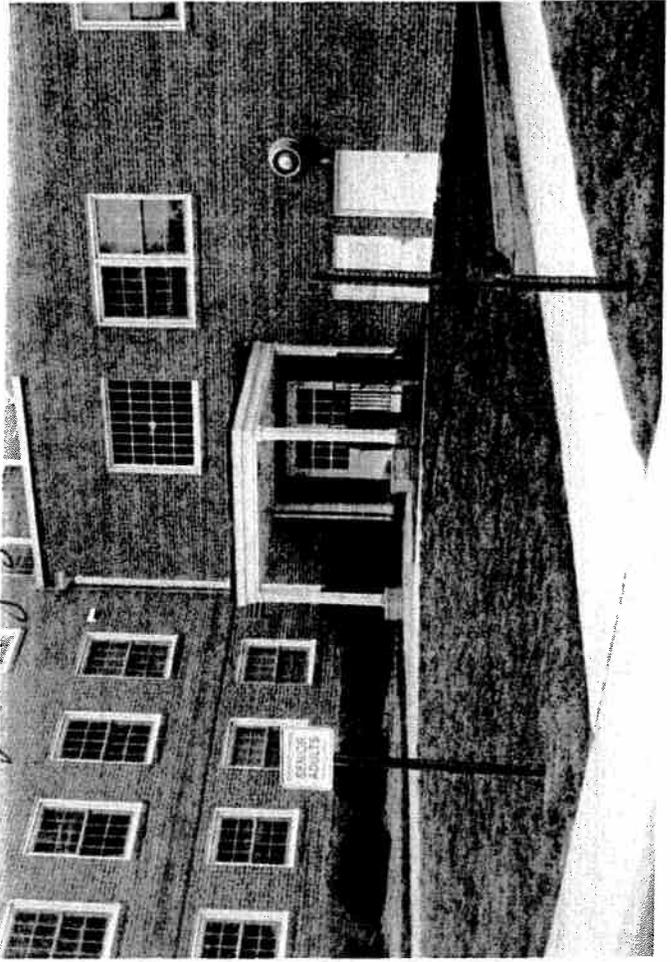
ELECTRICAL SITE PLAN

LORDON LANE

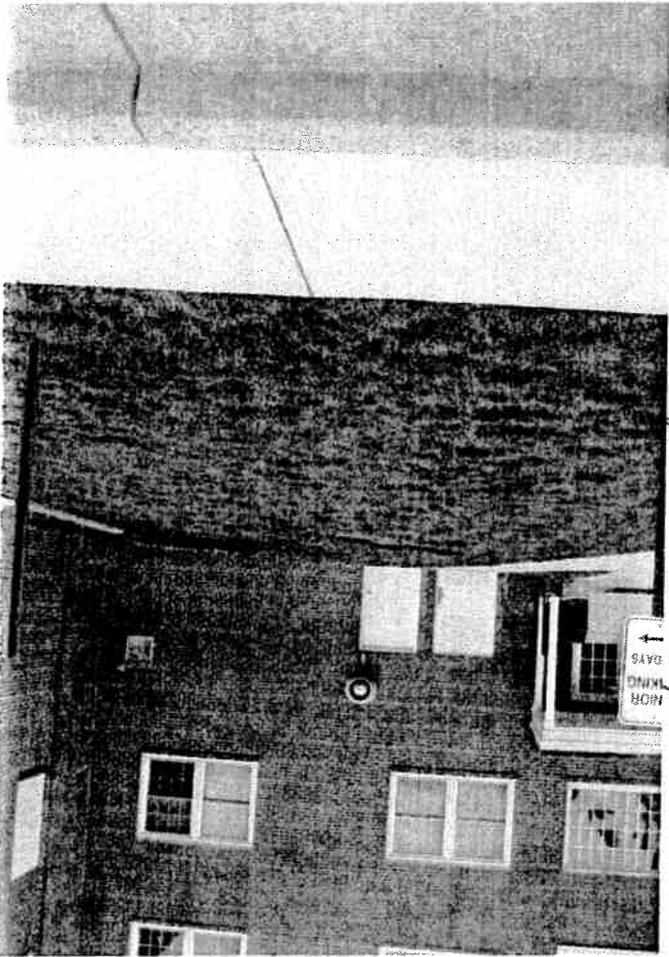
MILITARY ROAD



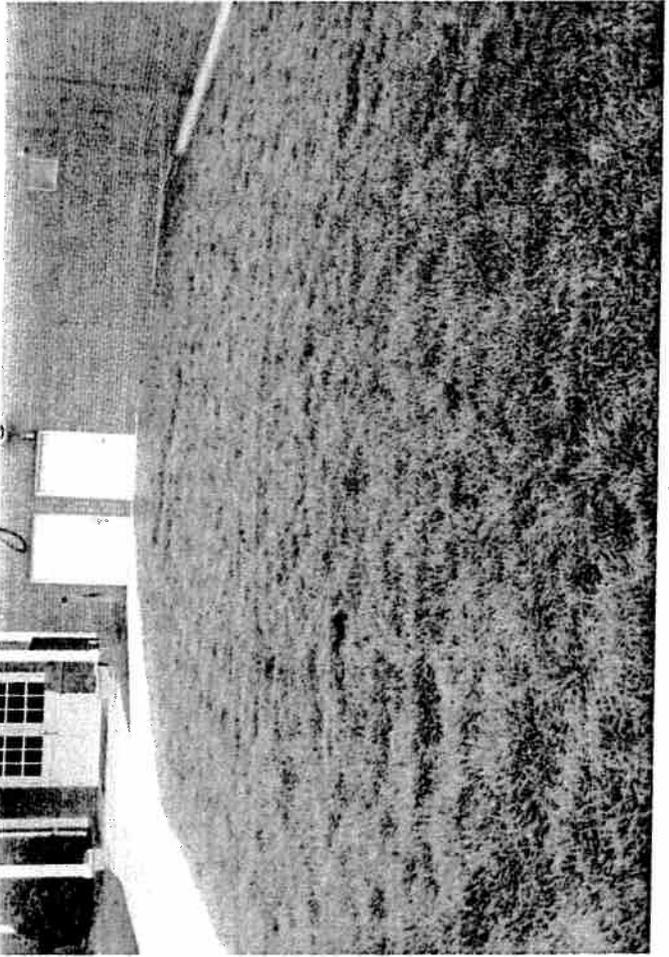
playground



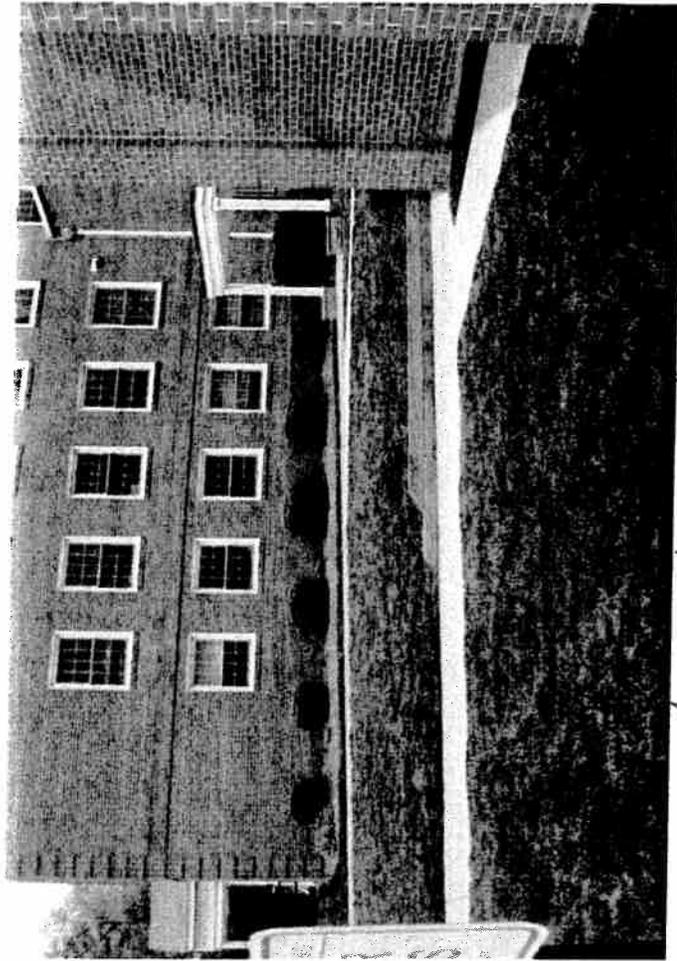
courtyard



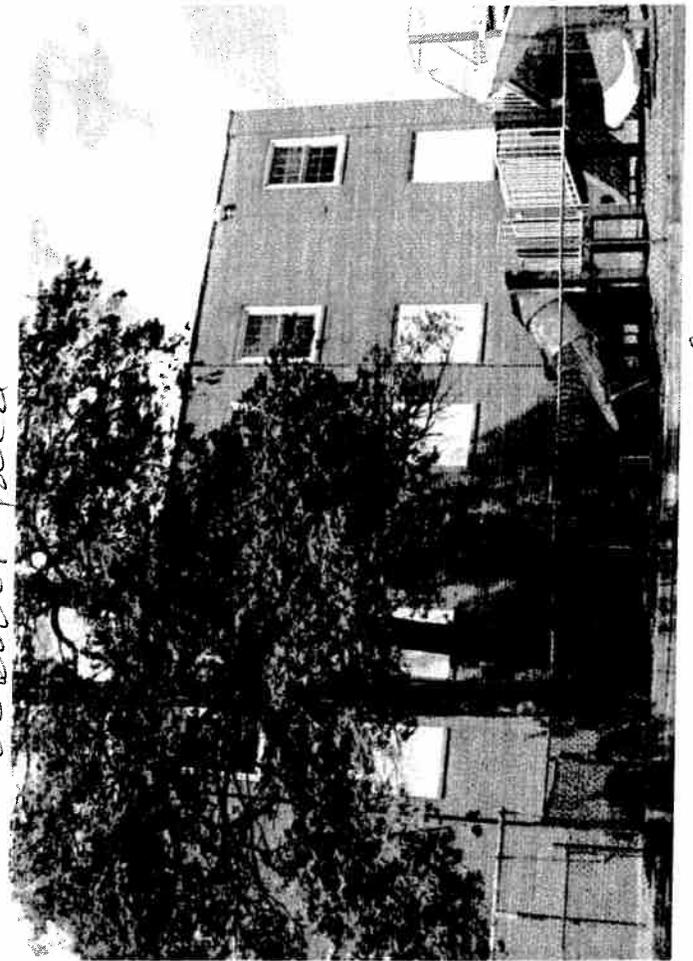
courtyard



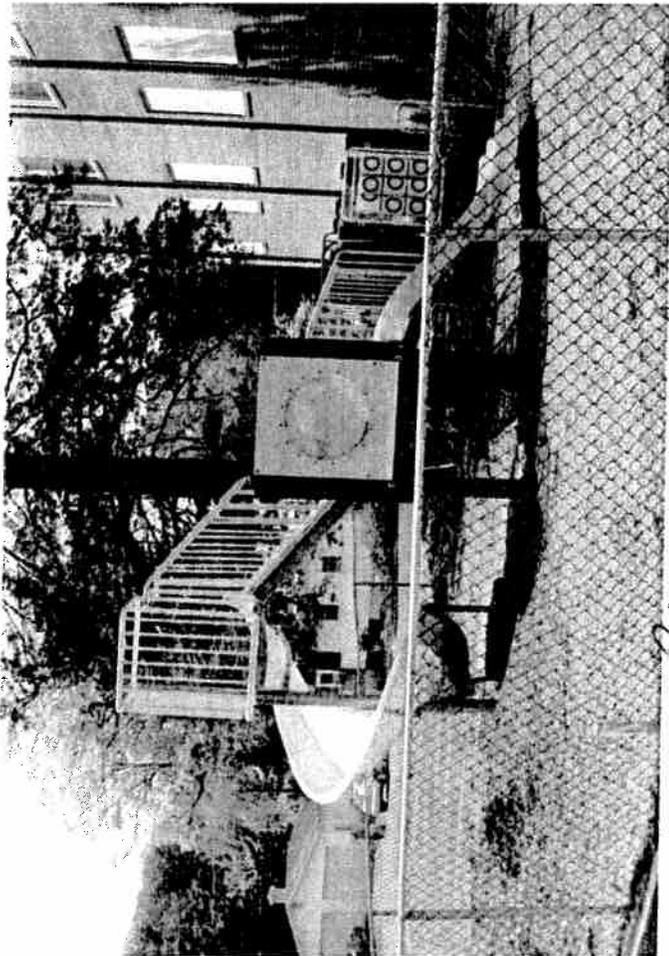
courtyard



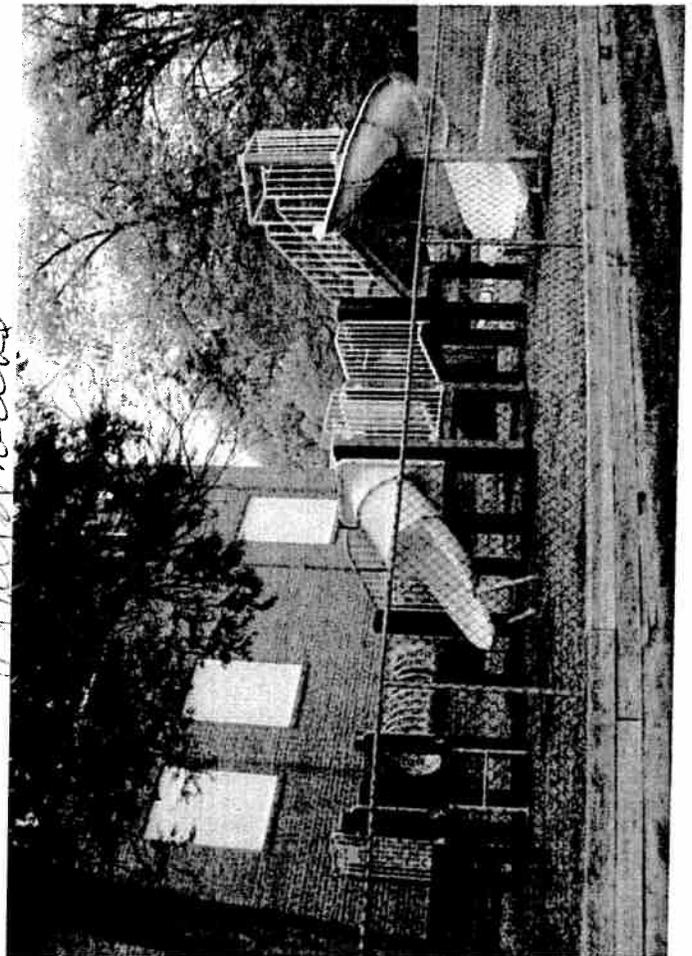
Playground



Playground



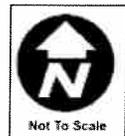
Playground



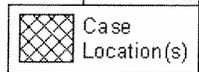
Playground



U-3256-10-2
237 North Glebe Road
RPC #20-032-071



Not To Scale



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

Department of Community Planning, Housing and Development

Planning Division