



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 22, 2011**

DATE: January 12, 2011

SUBJECT: SP #58 SITE PLAN AMENDMENT to renew a child care center for Mantle of Elijah Christian Preparatory Academy at River Place, located at 1121 Arlington Blvd. (RPC#: 17-039-001 through -432)

Applicant:

Jacquelyn Peace Bradshaw
117 Maview Road
Crewe, Va. 23930

C. M. RECOMMENDATION:

Renew the site plan amendment for a for a child care center, subject to all previous conditions, with a County Board review in three (3) years (January 2014).

ISSUES: This is a one (1) year renewal of a site plan amendment for a child care center and no issues have been identified.

SUMMARY: This is a renewal request for a child care center at River Place in Rosslyn. No issues have been identified, and the applicant is in good standing with the Child Care Office and is compliant with the conditions of approval. Therefore, staff recommends renewal of the site plan amendment for a child care center, subject to all previous conditions, with a County Board review in three (3) years (January 2014).

BACKGROUND: The child care center was approved by the County Board in January 2010, and commenced operation in August 2010.

DISCUSSION: The applicant currently has five (5) children in the child care program (out of a total permitted 60 students). In the near future, the applicant would like to offer day school for kindergarten through third grade. The applicant will submit a revised site plan application at that time.

Since the original approval (January 2010):

County Manager: *BMD/GA*
Staff: Peter Schulz, CPHD, Planning Division
PLA-5807

4.

Site Plan Amendment Conditions: The applicant is in compliance with the approved conditions.

Child Care Office: The Child Care Office reports no concerns with the use.

Community Code Enforcement: The Code Enforcement Office has not reported any issues with the use.

Civic Association: The site is located in the Radnor/Fort Myer Heights Civic Association, as well as the River Place Cooperative. The associations were notified of the renewal. As of the date of this report, there have been no comments on this proposed renewal.

CONCLUSION: The applicant is compliant with all conditions of approval and there are no issues. Therefore, staff recommends renewal of the site plan amendment for a child care center, subject to all previous conditions, and with a County Board review in three (3) years (January 2014).

PREVIOUS COUNTY BOARD ACTIONS:

May 8, 1951	Rezoned the premises from “CM” to “RA6-15” (Z-1014-51-1)
November 21, 1956	Accepted withdrawal of a rezoning request of the 10 th floor of the Tyler Building from “RA6-15” to “C-1-O” (Z-1269-56-2).
April 27, 1957	Withdrew a rezoning request on the County Board’s Own Motion to rezone portions of the Jefferson and Tyler Buildings from “RA6-15” to “CM” (Z-1276-57-3).
April 12, 1958	Accepted withdrawal of a use permit application (U-1267-57-1) for the principal office of a physician, surgeon, or dentist.
August 30, 1958	Denied a request for rezoning from “RA6-15” to “C-1” (Z-1299-57-4 and Z-1300-57-5).
October 11, 1958	Approved a use permit (U-1317-58-1) for the headquarters of an institution of an educational or philanthropic nature for one (1) year.
June 3, 1967	Approved a site plan (no case number) for a doctor’s office on a transitional site.
June 3, 1969	Approved a rezoning of the entire site (Z-1893-67-6) from “RA6-15” to “RA4.8”.
June 4, 1969	Approved a site plan (Z-1893-67-6), for 1,609 apartments, 16,538 square feet of commercial space, 5,300 s.f. of restaurant space, 779 parking spaces on site and 215 off-site, subject to conditions.
February 17, 1972	Approved a site plan amendment (Z-1893-67-6) for conversion of an area of 3,730 square feet for an adult recreation center.
April 3, 1972	Approved a site plan amendment to enlarge the existing restaurant by converting one (1) apartment.

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	Approved a site plan amendment to convert 6,900 square feet of office floor area at 1022 Wilson Boulevard to a language instruction school.
May 20, 1972	Approved a site plan amendment to install canvas fringe underneath an existing canopy at 1011 Arlington Boulevard.
July 8, 1972	Approved a site plan amendment to use 6,780 square feet of office space at 1022 Wilson Boulevard as a school for employees of HUD.
September 6, 1972	Approved a site plan amendment at 1121 Arlington Boulevard to convert 680 square feet of the basement to office space.
December 2, 1972	Approved a site plan amendment to permit a printing company in 4,332 square feet of office space in the Jefferson Building basement (1018 Wilson Boulevard).
February 10, 1973	Approved a site plan amendment to convert 1,200 square feet of office space in the Washington Building to a social club, subject to conditions.
July 9, 1973	Approved a site plan amendment to allow a duplicating shop with two printing presses at 1121 Arlington Boulevard.
August 4, 1973	Approved a site plan amendment for a sign for a bank at 1121 Arlington Boulevard.
June 5, 1974	Denied a site plan amendment to convert one (1) apartment to an office.
August 3, 1974	Approved a site plan amendment for commercial tenant window signs at 1011 Arlington Boulevard.
November 5, 1977	Approved a site plan amendment to convert 1,155 square feet of office space to commercial at 1121 Arlington Boulevard.
January 7, 1978	Accepted withdrawal of a use permit application for a massage parlor (U-2144-78-1).

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January 6, 1979	<p>Approved a site plan amendment to permit live entertainment and dancing in the restaurant, subject to conditions and review in one (1) year.</p> <p>Renewed a site plan amendment to permit live entertainment and dancing in the restaurant, subject to previous conditions and review in two (2) years.</p>
May 31, 1980	<p>Denied a site plan amendment to convert 336 units of the Washington Building from apartment use to hotel use.</p>
June 30, 1980	<p>Denied a request to advertise on the County Board's Own Motion a reconsideration of the denial at the May 31, 1980 Board hearing.</p>
January 5, 1981	<p>Renewed a site plan amendment to permit live entertainment and dancing in the restaurant, subject to previous conditions, and no further review.</p>
June 22, 1982	<p>Approved a site plan amendment to redesignate floor area in the Tyler and Washington Buildings, construct an addition to the parking garage, construct a shopping village, party pavilion and swimming pool, modify parking layout and construct a guardhouse, and convert commercial space to parking area, subject to conditions.</p>
April 7, 1984	<p>Approved a site plan amendment to add 21 surface parking spaces, subject to conditions.</p>
September 21, 1985	<p>Approved a site plan amendment to extend the permitted term for two (2) temporary rooftop signs to June 22, 1986.</p>
May 18, 1993	<p>Approved a site plan amendment to convert vacant commercial space to 12 residential units at 1011 Arlington Boulevard.</p>
January 26, 2010	<p>Approved a site plan amendment for a child care center, subject to conditions, with a review in one (1) year (January 2011).</p>

Approved Conditions:

1. The applicant agrees to meet the requirements of the Childcare 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 building at all times.
3. The applicant agrees that maximum number of children shall not exceed 65.
4. The applicant agrees to have the use of at least four (4) parking spaces.



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1121 Arlington Blvd
RPC #17-039-001 through -432

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



Not To Scale

