



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 09, 2011

DATE: June 29, 2011

SUBJECT: U-3176-07-1 USE PERMIT REVIEW to renew a child care center for Keshet Child Development Center located at 758 23rd Street S. (RPC# 36-039-013).

Applicant:

Ilisa St. Pierre
Keshet Child Development Center, Inc.
3830 Seminary Road
Alexandria, Virginia 22304

C. M. RECOMMENDATION:

Renew the child care center use, subject to all previously approved conditions, and with a County Board review in five (5) years (July 2016).

ISSUES: This is a use permit renewal request for a child care center and no issues have been identified.

SUMMARY: This is a three (3) year review of a child care center in Crystal City. The use is in compliance with the approved use permit conditions. Staff has not received any complaints or concerns regarding the child care center. Therefore, staff recommends renewal of the use permit for a child care center use, subject to all previously approved conditions, and with a County Board review in five (5) years (July 2016).

BACKGROUND: The County Board approved a child care center for up to 24 children in July 2007. The use was reviewed in July 2008 and renewed for three (3) years. No issues have been identified since the original approval in 2007.

DISCUSSION: The child care center operates on Mondays through Fridays from 9 a.m. to 1 p.m. The program provides an option to parents for early drop-off between 8-9 a.m. and after-school enrichment programs from 1-2 p.m. The children in care range in age from two (2) to five (5) years and attend the program between two (2) and four (4) days per week.

County Manager:

BMD/GA

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5934

16.

Since the last review (July 19, 2008):

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

Child Care Office: The Child Care Office reports that the child care center is in compliance with County child care regulations and supports the continuation of this use.

Community Code Enforcement: The Community Code Enforcement office has not reported any concerns regarding the renewal of this use.

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

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

Civic Association: The site is located in the Aurora Highlands neighborhood. As of the date of this report, the civic association had not responded to staff's request for comments on this renewal.

CONCLUSION: The use is in compliance with the approved use permit conditions. Staff has not received any complaints or concerns regarding the child care center. Therefore, staff recommends renewal of the use permit for a child care center use, subject to all previously approved conditions, and with a County Board review in five (5) years (July 2016).

PREVIOUS COUNTY BOARD ACTIONS:

July 7, 2007

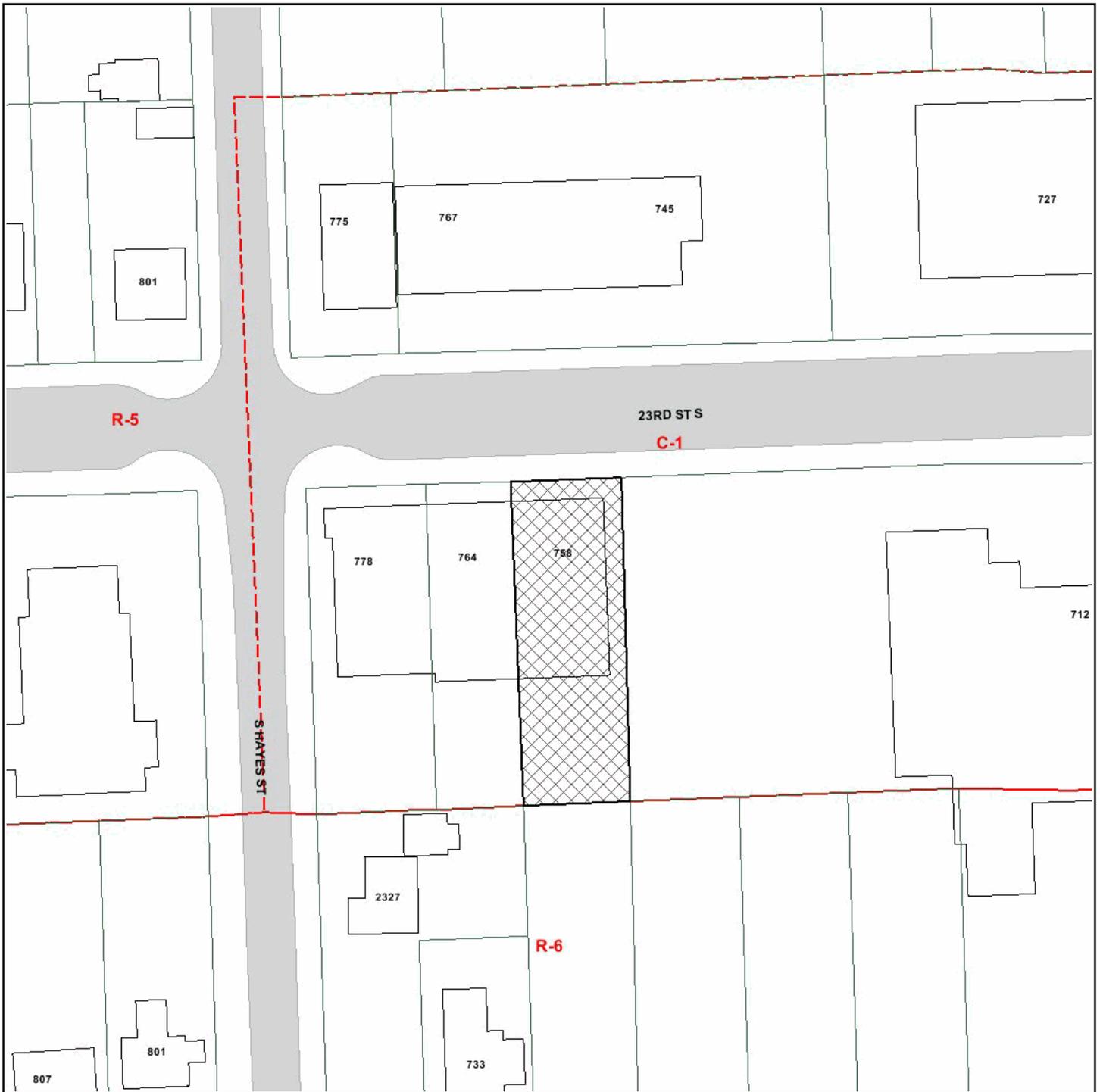
Approved the use permit (U-3176-07-1) for a child care center use for a maximum of 24 children, subject to the proposed conditions, and with a County Board review in one (1) year (July 2008).

July 19, 2008

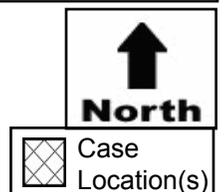
Renewed a use permit (U-3176-07-1) for a child care center use for a maximum of 24 children, subject to the existing conditions, and with a County Board review in three (3) years (July 2011).

Approved Conditions:

1. The applicant agrees that the hours of operation will be weekdays from 8 a.m. to 2 p.m. with a maximum capacity of 24 children. Provided, however, that the Child Care Office may determine the final number of children that can be served in the program following the required renovations and improvements to the site. This number may be modified based on appropriate space ratios. The applicant agrees not to provide care for more than 24 children at any one time, or such other number as the Child Care Office has determined can be accommodated and as evidenced by the certificate of occupancy.
2. The applicant agrees to meet all 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.
3. The applicant agrees that all outdoor play shall be planned at scheduled intervals acceptable to the Child Care Office to minimize potential neighborhood impacts. The applicant agrees to obtain the Child Care Office's approval of a plan for such play as minimizing neighborhood impacts prior to the issuance of any certificate of occupancy for the child care use on the site.
4. The applicant agrees to require parents of children attending the program (or persons designated by the parents) to escort their children to and from the center at all times.
5. The applicant agrees to provide written correspondence to the parents of the children in care explaining the procedures for dropping off and picking up children. Evidence of this letter must be provided to the Zoning Administrator prior to the issuance of a certificate of occupancy for a child care center and must remain in effect throughout the duration of the child care center use. The applicant further agrees that all pick-up and drop-off associated with the preschool program will not be permitted on S. 23rd Street.
6. The applicant agrees that all child care center staff parking will be accommodated either on site or in another off-street parking area. The applicant further agrees to provide signs on each of its designated parking spaces which indicate that those parking spaces are designated for the child care center's exclusive use.
7. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Aurora Highlands Civic Association, prior to issuance of any building permit.
8. The applicant is aware and agrees that the required Virginia State and Arlington County Child Licenses will not be issued prior to the issuance of a certificate of occupancy for a child care center.



U-3176-07-1 USE PERMIT
758 S. 23rd St.
(RPC #36-039-013)



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