



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 21, 2012**

DATE: January 4, 2012

SUBJECT: SP #140 SITE PLAN AMENDMENT REVIEW for a child care center at 601 S. Carlin Springs Road. (Virginia Hospital Center) (RPC# 21-028-097)

Applicant:

Virginia Hospital Center
Arlington Health System
601 S. Carlin Springs Rd.
Arlington, Virginia 22204

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment renewal to SP #140 for a child care center at 601 S. Carlin Springs Road, subject to all previous conditions and to the proposed conditions in this report applicable only to the building located at 601 S. Carlin Springs Road, and with a scheduled County Board review in five (5) years (January 2017).

ISSUES: This is a site plan amendment review of a child care center at Virginia Hospital Center and no issues have been identified.

SUMMARY: This is a scheduled review of a site plan amendment for a child care center on the first floor of the Virginia Hospital Center. The child care center was approved on January 26, 2008. The center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August 2008. Therefore, staff recommends the site plan amendment be renewed, subject to all previously approved conditions, and with a County Board review in five (5) years (January 2017), and with one (1) additional condition specifying that the use is temporary and will expire in 2017 unless renewed by the County Board.

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Sophia S. Fisher, CPHD, Planning Division

PLA-6101

4.

BACKGROUND: In March 1979, the County Board approved use permit U-2191-79-3, site plan SP # 140, and rezoned the site from “R-6” and “S-3A” to “S-D” to operate a hospital and physician’s offices. Since the original approval, there have been a number of amendments to construct additions to the building. The Virginia Hospital Center, formerly known as Northern Virginia Doctor’s Hospital and Northern Virginia Community Hospital, is located on a 3.17 acre site, and is currently comprised of approximately 503,990 square feet. The child care center is approximately 14,500 square feet.

The child care center at Virginia Hospital is open to both hospital employees and community families. The space for the center was configured into twelve (12) classrooms for children ranging in age from five (5) weeks to five (5) years. The center was approved for 123 children, but at this time there are 110 children enrolled. Parking spaces are designated for the child care center’s exclusive use. Hours of operation are Monday through Friday 6:30 a.m. – 8 p.m. (for hospital employees) and 7 a.m. – 6 p.m. (for community families).

Since Site Plan Amendment Review (January 24, 2009):

Site Plan Amendment Conditions: The child care center operates in compliance with all site plan amendment conditions.

County Child Care Office: The County Child Care Office has been monitoring the child care center, and reports that the center is in compliance with County child care codes.

Community Code Enforcement: The Community Code Enforcement office reports no issues regarding the continuation of this site plan amendment.

Police Department: The Police Department has not expressed any issues or concerns with the continuation of this site plan amendment.

Fire Marshal’s Office: The Fire Marshal’s Office has not expressed any issues or concerns with the continuation of this site plan amendment.

Civic Association: The subject property is located in the Glencarlyn Civic Association. The Glencarlyn Civic Association has been contacted and no comments have been received.

At the time that this application was first processed, applications for temporary special exception uses on properties governed by site plans were treated as amendments to the underlying site plan, with a time period set for review of the amendment. Some types of temporary uses (including, by way of illustration and not limitation, live entertainment and child care), such as those not permitted by use permit in the zoning district, or others in particular circumstances, may still be approved through the site plan amendment process, with a specific condition to establish the temporary nature of the change. Because child care is a use that is not permitted as a use permit in the “S-D” district, a site plan amendment is necessary to permit the use. Therefore, in order to make this site plan amendment consistent with use permits for child care, Condition 62 has been added to specify that this use is temporary and will expire on January 31, 2017 unless renewed

by the County Board. In addition, in order to be consistent with the way that site plan amendments have been administered, the Site Plan Amendment Ordinance language has been added to this application and the conditions have been re-numbered to be consistent with the existing site plan conditions that apply to the entire development.

CONCLUSION: The child care center at the Virginia Hospital Center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August 2008. Therefore, staff recommends the site plan amendment be renewed, subject to all previously approved conditions, and with a County Board review in five (5) years (January 2017), with one (1) additional condition specifying that the use is temporary and will expire in 2017 unless renewed by the County Board.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated December 2007 for Site Plan # 140, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report provided to the County Board for its January 21, 2012 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment Renewal subject to numerous conditions as set forth in the Staff Report; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment Renewal on January 21, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - permits a child care center use in the “S-D” district; and
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated December 2007 for Site Plan # 140, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 62 below, for a Site Plan Amendment Renewal for a child care center, for the parcel of real property known as 601 S. Carlin Springs Road (RPC# 21-028-097) approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 61) with new condition 62 a-g amended as follows:

62. The applicant agrees that the Child Care use permitted at 601 S. Carlin Springs Road is a temporary use that has been approved for a limited five (5) year period, and not longer. During the five year period, the use is permitted subject to all site plan conditions, and subject to the same reviews that could otherwise be made of any site plan use. The applicant further agrees that approval for the use will terminate after a period of five (5) years, on January 31, 2017, without further action by the County Board. The applicant agrees that it will cease use of the approximately 14,500 square foot space for the purposes of child care, and shall convert the space to another approved use, or fully vacate the space, on or before January 31, 2017. The applicant acknowledges and agrees that after January 21, 2017, it shall have no right to use the 14,500 square foot space for

child care purposes unless specific approval for that use is obtained from the County Board. In addition to all other conditions of this site plan, the applicant specifically agrees that the child care use shall be subject to the following additional conditions:

- a) The applicant agrees that the maximum child care center enrollment shall be limited to 123 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 123 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.
- b) 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.
- c) 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.
- d) The applicant agrees that all child care center staff parking will be accommodated on site. 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.
- e) 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 Glencarlyn Civic Association, prior to issuance of any building permit.
- f) 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.
- g) The applicant agrees to provide the hours of operation to the Zoning Administrator prior to issuance of the Certificate of Occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

January 26, 2008

Approved site plan amendment for a child care center subject to the conditions in the staff report and with a County Board review in one (1) year (January 2009).

January 24, 2009:

Approved site plan amendment for a child care center subject to all previous conditions and with a County Board review in three (3) years (January 2012).



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SP #140 SITE PLAN AMENDMENT
601 S. Carlin Springs Rd.
(RPC #21-028-097)

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



	Case Location(s)
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