



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of October 20, 2012

REVISED REPORT- REVISED RECOMMENDATION

DATE: October 22, 2012

SUBJECT: U-3206-08-1 USE PERMIT REVIEW for a child care center up to 18 children at the Child and Family Network; located at 4108 4th Street N. (RPC# 20-022-004)

Applicant:

Lee Jackson, Chief Operating Officer
Child and Family Network Centers
3701-A Mount Vernon Avenue
Alexandria, Virginia 22305

REVISION EXPLANATION: On October 19, 2012 the applicant notified staff that they were in the process of renegotiating their lease and hope to be able to re-open the classroom in January 2013. In light of the new information, the recommendation has been revised to renew the use permit for eight (8) months.

C.M. RECOMMENDATION:

Renew the child care center for up to 18 children subject to all previous conditions and with a County Board review in eight (8) months (June 2013). Discontinue the child care center for up to 18 children.

ISSUE: The Child and Family Network Centers (CFNC) ceased to operate at the subject location in June 2012. However, the applicant is requesting that the use permit be renewed as they intend to resume the child care operation in January 2013.

SUMMARY: A use permit to operate a child care center for up to 18 children was approved by the County Board in October 2008, and was reviewed in October 2009 and renewed for three (3) years. When staff initiated the three (3) year review in preparation for the October 20, 2012

County Manager:

BMD/GA

County Attorney:

[Signature]

Staff: Sophia S. Fisher, DCPHD, Planning Division

7.

PLA-6288

County Board Meeting, staff learned that the Child and Family Network Centers (CFNC) had ceased to operate at the subject location. Therefore, staff recommended and the applicant agreed that the County Board should discontinue the use permit. On October 19, 2012 the applicant notified staff that they were in the process of renegotiating their lease and hope to be able to re-open the classroom in January 2013. In light of the new information, staff is recommending that the use permit be renewed, subject to all previous conditions, with a County Board review in eight (8) months (June 2013).

BACKGROUND: The subject use permit for a child care center for up to 18 children was originally approved in October 2008 and uses a portion of the community center at the Gates of Ballston apartment complex. The community center is surrounded by pre-war garden apartments and is located in a local historic district. There is a parking lot for the use of the community center with vehicular access from 4th Street North. The Gates at Ballston is located in the Buckingham Community Civic Association.



Source: Bing Maps

DISCUSSION: A child care center was approved in October 2008 for up to 18 children in the Gates at Ballston Community Center, to be operated by the Child and Family Network Centers. The child care center provides free preschool programs to children who qualify for free or reduced lunch programs, and the location in the Gates of Ballston community center is complementary to the affordable apartment complex. The use permit was last reviewed in October 2009 and found to be in compliance with all conditions. Upon initiating the 3-year review in September 2012, staff became aware that the Child and Family Network Center had ceased operating their Gates at Ballston location. The Child and Family Network Center is based in Alexandria and continues to operate other locations in both Arlington and Alexandria, and gives priority to lower income students.

The child care center typically follows the calendar of the Arlington County Public Schools, and does not operate during the summer. In the late summer of this year, the decision was made not

to reopen the child care center for the 2012-2013 school year. Because the use was not operating at the time of the use permit review, staff cannot comment on whether the applicant is in compliance with the use permit conditions. Therefore, staff is recommending a short (eight (8) month) renewal. If the applicant is able to reopen as hoped, an eight (8) month renewal will permit staff to monitor the use for compliance with conditions at the end of the school year.

CONCLUSION: The use permit was previously reviewed in October 2009 and found to be in compliance with all conditions of approval. Staff cannot assess compliance with conditions at this time because the child care center use is currently closed. The child center use is compatible with the surrounding residential use. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions, with a County Board review in eight (8) months (June 2013).

PREVIOUS COUNTY BOARD ACTIONS:

November 19, 1994

Approved historic district designation of Buckingham Village 5 (Z-2407-92-HD).

October 18, 2008

Approved a special exception use permit for a child care center (U-3206-08-1) subject to conditions and a County Board review in one (1) year (October 2009).

October 24, 2009

Renewed a special exception use permit for a child care center (U-3206-08-1) subject to conditions and a County Board review in three (3) years (October 2012).

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 the hours of operation would be Mondays through Fridays from 9 a.m. to 6 p.m. for a maximum of 18 children.
4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this childcare center. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Buckingham Community Civic Association, prior to issuance of a certificate of occupancy.