



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 17, 2008**

DATE: May 5, 2008

SUBJECT: U-3196-08-3 USE PERMIT for an after school program at 716 S. Glebe Rd.
(Arlington United Methodist Church) (RPC #23-028-016)

Applicant:

Liz Perniciaro
YMCA of Metropolitan Washington-Arlington Branch
3422 North 13th Street
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the use permit for a child care center use, subject to the conditions of the staff report, and with a County Board review in one (1) year (May 2009).

ISSUE: This is a use permit for a child care center use, and no issues have been raised.

SUMMARY: The applicant requests a use permit for a child care center use to operate an after-school program for up to 70 children from ages 5 to 12 years. The child care center would be operated at the Arlington United Methodist Church by the YMCA. The use would not create an adverse impact to the community and would provide a valuable child care resource for County residents. Therefore, staff recommends approval of the child care center use, subject to the conditions of the staff report, and with a County Board review in one (1) year (May 2009).

BACKGROUND: The following provides additional information regarding the subject property:

Site: The subject property is the site of the Arlington United Methodist Church located on South Glebe Road and bound by South 7th Street to the north and South 8th Street to the south. The property is surrounded by single-family dwellings. The subject property is a 1.87 acre site comprised of the main church building and a 67-space surface parking lot. The vehicular access to the surface lot is on South Glebe Road. There is also a second church surface parking lot on South Glebe Road directly across from the church building.

County Manager: _____

Staff: Rasheda DuPree McKinney, CPHD, Planning Division

PLA-4952

Zoning: The subject site is zoned both “R-5” One-Family, Restricted Two-Family Dwelling Districts and “R-6” One-Family Dwelling Districts. Sections 9 and 10 of the Zoning Ordinance permit child care center uses pursuant to use permit approval.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as Semi-Public, Country Clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (predominant use on block).

Neighborhood: The subject site is located in the Alcova Heights Civic Association. The civic association has submitted the attached letter of support regarding this request.

DISCUSSION: “My Place,” the proposed child care center program, would operate on Mondays, Tuesdays, Thursdays, and Fridays from 3 p.m. to 6:30 p.m., and on Wednesdays from 12:30 p.m. to 6:30 p.m. The program would provide social and educational enrichment for elementary school-aged children. The staff would provide arts, sports, and free play activities as well as educational support for homework and school projects. The proposed child care center would be located in approximately 560 square feet of space on the ground floor of the church and would also utilize multipurpose room space on the second floor. The program provides transportation to the site from several elementary schools throughout the County and follows the Arlington County school-year schedule.

CONCLUSION: The site provides adequate parking facilities for both staff and parents. The program-sponsored bus transportation to the site limits the number of vehicle trips to the site and minimizes the traffic impacts on the neighborhood. The main access to site parking is from South Glebe Road, an arterial road which is designed to accommodate higher traffic volumes, and which mitigates the traffic volumes on the smaller neighborhood streets. The program concludes after peak rush hour volumes and therefore traffic volumes should not increase significantly during peak traffic hours. The civic association has reviewed the child care center proposal and supports this request. The program provides additional community resources which increase limited child care opportunities for residents. Therefore, staff recommends approval of the use permit for a child care center use, subject to the following conditions, and with a County Board review in one (1) year (May 2009):

1. The applicant agrees to meet the 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.
2. The applicant agrees that parents of students attending the program shall escort their students from the building at all times.
3. The applicant agrees that the hours of operation would be Mondays, Tuesdays, Thursdays, and Fridays from 3 p.m. to 6:30 p.m., and on Wednesdays from 12:30 p.m. to 6:30 p.m., with a maximum capacity of 70 children, or such number as determined by the Department of Human Services Child Care Office. However, the Department of Human

Services Child Care Office may determine the final number of children that can be served in the program following any proposed or 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 70 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.

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 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 Alcova Heights Civic Association, prior to issuance of any building permit.

PREVIOUS COUNTY BOARD ACTIONS:

August 21, 1979	Approved a use permit for a preschool use for children ages 3-5 years.
September 1, 1981	Renewed use permit for a preschool use for children ages 3-5 years with a County Board review in five (5) years.
October 16, 1981	Approved use permit amendment to increase enrollment to 65 children for a preschool use for children ages 3-5 years.
September 6, 1986	Renewed use permit for a preschool use for 65 children ages 3-5 years with no further review.