



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 19, 2008**

DATE: July 2, 2008

SUBJECT: U-1243-56-2 USE PERMIT AMENDMENT to expand childcare to 48 students at 913 S. 23rd St. (RPC # 36-032-012)

Applicant:

Asefan Redai Sultan
Busy Bee Childcare Center
913 S. 23rd Street
Arlington, Virginia 22202

C. M. RECOMMENDATION:

Approve the use permit amendment, subject to the previously approved condition, and new conditions #2-6, and with a County Board review in one (1) year after the issuance of the final Certificate of Occupancy or in two (2) years (July 2010), whichever is sooner.

ISSUE: This is a use permit amendment to increase enrollment for an existing childcare center, and no issues have been identified.

SUMMARY: The applicant requests a use permit amendment to increase the enrollment at the Busy Bee Childcare Center from 30 children up to a maximum of 48 children. The additional children would be accommodated within a proposed building addition to be located to the east of the existing building. The applicant is working with the Child Care Office to meet licensing requirements for the increase in enrollment. Therefore, staff recommends approval of the use permit amendment, subject to all previously approved conditions, and new Conditions #2-6, and with a County Board review in one (1) year after the issuance of the final Certificate of Occupancy or in two (2) years (July 2010), whichever is sooner.

BACKGROUND: The Busy Bee Child Care Center has operated at this site since November 1956. In April 2008, the applicant submitted a request to construct a building addition to create additional space to accommodate the additional children proposed for the program. The proposed building addition required a special exception from the Board of Zoning Appeals to permit it to encroach into a required 20-foot side yard setback. The Board of Zoning Appeals approved the special exception request at their June 11, 2008 meeting.

County Manager: _____

Staff: Rasheda DuPree McKinney, CPHD, Planning Division

PLA-5013

Site: The site is located in a two-story single family residence which was converted to a child care center. The site is a 9,000 square foot lot on the north side of S. 23rd Street between S. Ives Street and S. Joyce Street. The center is located immediately east of the surface parking area for the Mt. Vernon Baptist Church, and is adjacent to single-family residential uses to the north, west, and south.

Zoning: The site is zoned “R-5” One-Family Restricted Two-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Low, 1-10 units per acre.

Neighborhood: The site is located within the Aurora Highlands Civic Association. The civic association has not responded to staff’s request for comments regarding this request.

DISCUSSION: The existing day care provides care for 30 children on Mondays through Fridays from 7 a.m. to 6 p.m. The children in care range in age from infancy to five (5) years. The center operates with a total of eight (8) staff. The existing building is comprised of a total of approximately 1,765 square feet.

The applicant proposes to increase the total enrollment from 30 up to a maximum of 48 children. A total of three (3) additional on-site staff would be required to care for the additional 18 children. The hours of operation and the ages of children in care would remain the same. The 2 ½-story building addition would add 1,472 square feet to the existing structure on the lower level and main floor, and would add an attic space on top of the new addition. The lower level and main level addition would accommodate new toddler and preschool rooms, while the new attic space is proposed as an administrative office space.

All staff and parent parking is provided at the Mt. Vernon Baptist Church parking lot immediately adjacent to the site. The surface parking lot contains a total of 36 spaces. The surface lot serves the Potomac Crescent School which operates within the church building on weekdays from 8:30 a.m. to 3 p.m. The surface parking lot is large enough to accommodate the 19 staff spaces required by the Potomac Crescent School use and the up to eight (8) staff spaces required for the Busy Bee Center. The differences in each center’s hours of operation should eliminate any parking conflicts and reduce traffic congestion during peak arrival and departure times.

The Child Care Office reports that they support the use permit amendment request. The applicant is working with the County Child Care Office to determine the final number of children which can be accommodated within the new space upon completion of the construction.

CONCLUSION: The increase in enrollment at the subject child care center should not adversely impact the community. The increase in enrollment will constitute a moderate increase in staff parking which would be accommodated on the adjacent parking area. The applicant continues to work with County Child Care staff to maintain adherence to child care licensing requirements.

Therefore, staff recommends approval of the use permit amendment, subject to the previously approved condition, and new Conditions #2-6, and with a County Board review in one (1) year after the issuance of the final Certificate of Occupancy or in two (2) years (July 2010), whichever is sooner.

New Conditions:

2. The applicant agrees that the hours of operation will be weekdays from 7:00 a.m. to 6:00 p.m. with a maximum capacity of up to 48 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 and as evidenced by the certificate of occupancy.
3. 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. The applicant will also prepare, in coordination with the Child Care Office and the Planning Division, a comprehensive pick-up and drop-off plan, and will obtain the Child Care Office's and the Planning Division's approval of such plan prior to the issuance of the Certificate of Occupancy. The applicant agrees to implement the approved plan and to submit written documentation to the Zoning Administrator that a letter has been distributed to the parents of the children in care explaining the procedures for dropping off and picking up children in accordance with the plan prior to the issuance of a certificate of occupancy.
4. Prior to issuance of a certificate of occupancy for a child care center, the applicant agrees to identify, in writing to the Zoning Administrator and to the Child Care Office, the location of the on-site and off-site parking that would accommodate staff associated with the proposed child care center prior to the issuance of a certificate of occupancy. Such staff parking shall not occur in any areas designated for pick-up and drop-off of children. Any off-site parking provisions shall require documentation, in writing, of the permission of the property owner.
5. 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.
6. The applicant shall provide a written statement from the Mt. Vernon Baptist Church granting the Busy Bee Child Care Center the right to use the church's surface parking lot for staff parking and temporary parent parking for pick-up and drop-off. Such statement shall be provided to the Zoning Administrator prior to the issuance of a certificate of occupancy.

7. The applicant agrees to erect a solid 6-foot fence along the rear property line prior to issuance of a certificate of occupancy for the expanded day care center space.

PREVIOUS COUNTY BOARD ACTIONS:

November 18, 1950	Approved use permit (U-1009-50-1) for a day care center for 25 children, ages two (2) to five (5) years of age, Monday through Saturday.
June 28, 1952	Continued use permit (U-1009-52-1) with a review in one (1) year (June 1953).
June 27, 1953	Continued use permit (U-1009-52-1) with a review in one (1) year (June 1954).
June 19, 1954	Continued use permit (U-1009-52-1) with a review in one (1) year (June 1955).
November 10, 1956	Approved use permit (U-1243-56-2) for a day care center for 30 children, ages two (2) to 6 years of age, Monday through Friday with a review in one (1) year (November 1957).
June 8, 1957	Continued use permit (U-1243-56-2) with annual reviews.
June 3, 1978	Continued use permit (U-1243-56-2) with no further review.
December 7, 2002	Approved use permit (U-1243-56-2) amendment to change ages from two (2) to 6 years to zero (0) to 13 years, subject to conditions in the staff report with a review in one (1) year (December 2003).
December 6, 2003	Continued use permit (U-1243-56-2) with a review in three (3) years (December 2006).
November 21, 2006	Continued use permit (U-1243-56-2) subject to the approved condition, with a review in five (5) years (December 2011).

Approved Condition:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, the Environmental Health Bureau and the Fire Marshal's Office, including the installation of a smoke detection system.