



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 19, 2008

DATE: July 2, 2008

SUBJECT: U-3176-07-1 USE PERMIT REVIEW for a childcare center at 758 S. 23rd St.
(Keshet Child Development Center, Inc) (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 three (3) years (July 2011).

ISSUES: This is a review of a child care center, and no issues have been identified.

SUMMARY: On July 7, 2007, the County Board approved a use permit for the Keshet Childcare Center to provide care for up to 24 children. The use is in compliance with the approved use permit conditions and the applicant works with the County Child Care Office to ensure continued compliance with County child care regulations. 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 three (3) years (July 2011).

BACKGROUND: The Keshet Child Development Center, established in 1980, is a child care program which offers education and enrichment programs based on the foundations of Judaism. The program previously operated at the Beth El Hebrew Congregation in Alexandria, Virginia for 27 years before moving to the current location last summer. The child care center was previously a mortgage office space and located in a commercial office building with primary frontage on S. 23rd Street, a minor arterial street. The child care center occupies the eastern-most suite of a one-story strip commercial building also occupied by the Arlington Realty, and a beauty shop use.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning

PLA-5019

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. The program operates with a total of four (4) teachers and one (1) program administrator. The center is adjacent to outdoor recreation space at Nelly Custis Park and within one block of Nina Park at the southwest corner of the intersection of S. 24th Street and S. Hayes Street. The site is served by surface parking to the rear of the existing building which is shared among the three businesses in this strip development. There are five (5) parking spaces which are marked with signs for the child care center's exclusive use. All of the staff parking is accommodated on-site.

Since the use permit approval (July 7, 2007):

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.

Neighborhood: 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 child care center use is consistent with other land uses in this neighborhood and provides much needed child care resources to the community. The child care center site provides an on-site parking area and safe location for child pick-up and drop-off. Staff has not received any complaints regarding this use. 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 three (3) years (July 2011).

PREVIOUS COUNTY BOARD ACTIONS:

July 7, 2007

Approve 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).

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.