



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 18, 2008**

DATE: October 1, 2008

SUBJECT: U-3067-03-1 USE PERMIT REVIEW for an after school supplemental program located at 2499 Harrison Street, Suite LL-6 (Kumon Learning Center) (RPC #02-053-024).

Applicant:

Kumon Learning Center
C/o Rashmi Agarwal
2499 N. Harrison Street, Suite LL-6
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Renew, subject to one (1) new condition and all previously approved conditions, with a County Board review in five (5) years (October 2013).

ISSUES: This is a review of a use permit for an after school learning program and no issues have been identified.

SUMMARY: This is a review of a use permit for an after school supplemental program, Kumon Learning Center, located in the Lee Harrison Shopping Center and approved by the County Board on October 18, 2003. There have been no issues regarding the program since its approval and the use has continued in compliance with use permit conditions. Therefore, it is recommended that the use permit for the after school supplemental program be renewed, subject to one (1) new condition, and with a County Board review in five (5) years (October 2013).

BACKGROUND: A use permit was originally approved for the Kumon Learning Center October 18, 2003, to operate an after school program Monday through Friday from 3 p.m. to 8 p.m., with extended hours on Wednesday from 1:00 p.m. to 8:00 p.m. The program operates with a maximum of 15 children at any one time, with a typical age range of four (4) to fourteen (14). Occasionally students over the age of fourteen (14) may participate. The approval required an administrative review one (1) year after approval with a County Board review in two (2) years. After the two (2) year review, in 2005, the use permit was renewed subject to all previous conditions, with a County Board review in three (3) years.

DISCUSSION: Since approval, the Kumon Learning Center has been operating in compliance with all use permit conditions. Staff reviewed the use administratively in October 2004 and

County Manager: _____

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

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found it to be in compliance with the approved conditions. No complaints have been received about the operation.

Since the County Board review (October 15, 2005)

Use Permit Conditions: The subject use has continued to operate in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement staff has not reported any complaints or concerns on the subject use.

Fire Marshal's Office: The Fire Marshal's Office reports no issues regarding the subject use.

Police Department: The Police Department has not reported any complaints or concerns on the subject use.

Child Care Office: The Child Care Office continues to work with the Kumon Learning Center and reports no problems or concerns regarding the subject use.

Civic Association: The Yorktown Civic Association's representatives have been notified of the use permit review. The president of Yorktown Civic Association reports no issues regarding the subject use, although he did express a concern about the general parking situation at the Lee Harrison shopping center.

While no issues related to this specific use permit were found during staff's review, parking at the Lee Harrison shopping center was mentioned as an issue by the president of the Yorktown Civic Association. The Lee Harrison shopping center contains a large surface lot that fronts both Harrison Street and Lee Highway, and a structured parking facility located underneath the Harris Teeter grocery store. The Yorktown Civic Association stated its belief that many customers who shop at Lee Harrison are unaware of the parking garage, leading to overcrowding on the surface lot. The addition of a condition for Kumon requiring that the proprietors provide information to the parents of students regarding the structured parking facility would help mitigate parking issues on the surface lot by informing that establishment's clientele that additional parking is available. Therefore, as all issues can be properly mitigated through the prior conditions and one new one, staff recommends that this use permit be renewed.

CONCLUSION: The use permit for Kumon Learning Center, located in the basement of the Lee Harrison shopping center, was originally approved in October 2003. Since then, the use permit has undergone a one (1) year administrative review in October 2004, and a two (2) year County Board review in October 2005. No issues were reported in either of those reviews. During the course of this review it was noted that the general parking situation at the surface lot has become crowded. While this is not an issue that should affect the renewal of this use permit, the addition of a condition requiring Kumon to provide information about the structured facility should help to improve the overall parking situation at the shopping center. Because no issues have been reported associated with this use permit, and after school tutoring is not likely to cause any new issues, it is recommended that the use permit be renewed subject to the following one

(1) new condition and all previously approved conditions, and with a County Board review in five (5) years (October 2013):

Conditions (U-3067-03-1):

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 the installation of smoke detection devices 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 center and shall be required to sign students in as they arrive.
3. The applicant agrees that notice shall be given to parents of the students attending the program that structured parking below the Harris Teeter grocery store is available for their use on-site.

PREVIOUS COUNTY BOARD ACTIONS:

- October 4, 2003 Approved Use Permit (U-3067-03-1) for an after school supplemental program for up to fifteen (15) students with an administrative review in one (1) year (October 2004) and a County Board review in two (2) years (October 2005).
- October 15, 2005 Renewed Use Permit (U-3067-03-1) subject to all previous conditions, with County Board review in three (3) years (October 2008).