



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 28, 2017

DATE: January 17, 2017

SUBJECT: SP #140 SITE PLAN AMENDMENT REVIEW for a child care center at 601 S. Carlin Springs Road (Virginia Hospital Center) (RPC# 21-028-097).

Applicant:

Virginia Hospital Center
Arlington Health System
601 S. Carlin Springs Rd.
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment renewal to SP #140 for a child care center at 601 S. Carlin Springs Road, subject to all previously approved conditions and with Condition #62 amended to reflect the revised expiration date; and with a County Board review in one (1) year five (5) months (June 2018)

ISSUES: This is a five (5) year site plan amendment review of a child care center at Virginia Hospital Center and no issues have been identified.

SUMMARY: This is a scheduled review of a site plan amendment for a child care center on the first floor of the Virginia Hospital Center. The child care center was approved on January 26, 2008. The center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August 2008. The subject site is a parcel of land that the County may acquire in association with an Option Agreement between the County and Virginia Hospital Center. The closing of the exchange of properties between the County and Virginia Hospital Center may occur no sooner than June 2018. Therefore, staff is recommending that the County Board review the site plan amendment in June 2018 in conjunction with the potential closing date. In the event that the County acquires this property, staff believes that this site plan amendment should be discontinued to allow for the County to

County Manager:

MJS/GA

County Attorney:

Staff: Sophia S. Fisher, DCPHD, Planning Division
Molly O'Connell, DCPHD, Planning Division

PLA-7468

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utilize the property for public purposes. Staff recommends that the site plan amendment be renewed, subject to all previously approved conditions and with Condition #62 amended to reflect the revised expiration date; and with a County Board review in one (1) year five (5) months (June 2018)

BACKGROUND: In March 1979, the County Board approved use permit U-2191-79-3, site plan SP # 140, and rezoned the site from “R-6” and “S-3A” to “S-D” to operate a hospital and physician’s offices. Since the original approval, there have been a number of amendments to construct additions to the building. The Virginia Hospital Center, formerly known as Northern Virginia Doctor’s Hospital and Northern Virginia Community Hospital, is located on a 11.57 acre site, and is currently comprised of approximately 503,990 square feet. The child care center occupies approximately 14,500 square feet.

The child care center at Virginia Hospital is open to both hospital employees and community families. The space for the center was configured into twelve (12) classrooms for children ranging in age from five (5) weeks to five (5) years. Parking spaces are designated for the child care center’s exclusive use. Hours of operation are Monday through Friday 6:30 a.m. – 8 p.m. (for hospital employees) and 7 a.m. – 6 p.m. (for community families).



Source: Google Maps

DISCUSSION: The subject use has been operating in compliance with the conditions of approval and with no known adverse impacts to the public health, safety, or welfare. The site plan amendment for a child care center is a temporary use permitted only through the site plan

amendment process. Therefore, in order to make this site plan amendment consistent with use permits for child care, Condition #62 has been amended to specify that this use is temporary and will expire on June 30, 2018, unless renewed by the County Board.

The subject site is a parcel of land that the County may acquire in association with an Option Agreement that was approved between the County and Virginia Hospital Center. The closing of the exchange of properties between the County and Virginia Hospital Center may occur no sooner than June 2018. Staff is recommending that the County Board review the site plan amendment in June 2018 in conjunction with the potential closing date. In the event that the County acquires this property, staff recommends that this site plan amendment should be discontinued at that time to allow for the County to utilize the property for public purposes.

Since the Last County Board Review (January 21, 2012):

Site Plan Amendment Conditions: Zoning Enforcement reports no issues with the subject use.

County Child Care Office: The Child Care Office reports no issues with the subject use.

Community Code Enforcement: Community Code Enforcement reports no issues with the subject use.

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

Civic Association: The subject property is located in the Glencarlyn Civic Association. Staff has contacted the president of the civic association; the civic association supports continuation of the use.

CONCLUSION: The child care center at the Virginia Hospital Center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August, 2008. Staff is recommending that the County Board review the site plan amendment in June 2018 in conjunction with the potential closing date for the transfer of the property to the County. Therefore, staff recommends the site plan amendment be renewed, subject to all previously approved conditions and with Condition #62 amended to reflect the revised expiration date; and with a County Board review in one (1) year five (5) months (June 2018)

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated December 2007 for Site Plan #140, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report provided to the County Board for its January 28, 2017, meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment Renewal subject to numerous conditions as set forth in the Staff Report; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment Renewal on January 28, 2017, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district set forth in the Zoning Ordinance and modified as follows:

Permits a Child Care Center use in the “S-D” district; and

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated December 2007 for Site Plan #140, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Conditions 62 below, for a Site Plan Amendment Renewal for a child care center, for the parcel of real property known as 601 S. Carlin Springs Road (RPC# 21-028-097) approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 61) with new condition 62 a-g amended as follows:

62. The applicant agrees that the Child Care use permitted at 601 S. Carlin Springs Road is a temporary use that has been approved for a limited ~~five (5) year~~ one (1) year five (5) month period, and not longer. During the ~~five (5) year~~ one (1) year five (5) month period, the use is permitted subject to all site plan conditions, and subject to the same reviews that could otherwise be made of any site plan use. The applicant further agrees that approval for the use will terminate after a period of ~~five (5) year~~ one (1) year five (5) months , on ~~January 31, 2017~~, June 30, 2018 without further action by the County Board.

The applicant agrees that it will cease use of the approximately 14,500 square foot space for the purposes of child care, and shall convert the space to another approved use, or fully vacate the space, on or before ~~January 31, 2017~~ June 30, 2018. The applicant acknowledges and agrees that after ~~January 21, 2017~~, June 30, 2018, it shall have no right to use the 14,500 square foot space for child care purposes unless specific approval for that use is obtained from the County Board. In addition to all other conditions of this site plan, the applicant specifically agrees that the child care use shall be subject to the following additional conditions:

- a) The applicant agrees that the maximum child care center enrollment shall be limited to 123 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 123 children at any one time, or such other number as the Child Care Office has determined can be accommodated.
- b) 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.
- c) 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.
- d) The applicant agrees that all child care center staff parking will be accommodated on site. 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.
- e) 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 Glencarlyn Civic Association, prior to issuance of any building permit.
- f) 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.

- g) The applicant agrees to provide the hours of operation to the Zoning Administrator prior to issuance of the Certificate of Occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

February 13, 1979	Deferred use permit and site plan (U-2191-79-3), 601 South Carlin Springs Road to March 24, 1979.
March 24, 1979	Approved rezoning Z-2145-79-1 of 601 and 611 South Carlin Springs Road from “R-6” and “5-3A” to “S-D” and approved use permit and site plan (U-2191-79-3), Northern Virginia Doctors Hospital, 601 and 611 South Carlin Springs Road, subject to the conditions recommended by the County Manager.
April 13, 1985	Approved site plan amendment (U-2191-79-3) to permit a two-story addition of approximately 8,700 square feet for surgical intensive care and outpatient ambulatory service areas and storage on the parcel of real property known as 601 South Carlin Springs Road, subject all conditions of the March 25, 1979 use permit and site plan approval as modified by this site plan amendment and with the addition of conditions 24 and 25.
May 2, 1987	Approved site plan amendment (U-2191-79-3) to permit two building identification (address) signs consisting of individual dimensions seven feet five inches long by four feet high on the west and south elevations at the fifth floor level for the parcel of real property known as 611 South Carlin Springs Road.
November 19, 1988	Deferred site plan amendment (U-2191-79-3) to permit temporary location of five office trailers in the parking lot adjacent to the service entrance for the parcel of real property known as 601 S. Carlin Springs Road to January 7, 1989.
January 7, 1989	Approved site plan amendment (U-2191-79-3) to permit temporary location of five office trailers in the parking lot adjacent to the service entrance for the parcel of real property known as 601 S. Carlin Springs Road, subject to all previously approved conditions and with a County Board review in two years.

October 6, 1990	Deferred site plan amendment (U-2191-79-3) for installation of a 24 square foot sign indicating affiliation with Kaiser Permanente.
October 20, 1990	Approved site plan amendment (U-2191-79-3) for installation of a 24 square foot sign indicating affiliation with Kaiser Permanente, subject to proposed condition.
July 13, 1991	Approved site plan amendment for construction of two additions, subject to the previous conditions and revised condition number ten (10) and new conditions number 26 through 29.
December 7, 1991	Approved a site plan amendment for the construction and operation of a 1,226 square foot Magnetic Resonance Imaging facility, subject to all previous conditions and amended conditions.
July 11, 1992	Deferred site plan amendment for the construction of a 37,638 square foot medical office building, an approximately 18,819 square foot ambulatory surgical and outpatient facility, and associated parking to October 10, 1992.
October 10, 1992	Deferred site plan amendment for the construction of a 37,638 square foot medical office building, an approximately 18,819 square foot ambulatory surgical and outpatient facility, and associated parking to April, 1993.
April 3, 1993	Continued the consideration of site plan amendment for construction of a three story medical/surgical building addition with 34,047 square feet of gross floor area (GFA); a power house with 5,825 square feet of GFA; a four story medical office building with 53,800 square feet; and a one story parking structure with 215 underground and surface parking spaces to the April 15, 1993 Recessed Session.
April 15, 1993	Deferred site plan amendment for construction of a three story medical/surgical building addition with 34,047 square feet of gross floor area (GFA); a power house with 5,825 square feet of GFA; a four story medical office building with 53,800 square feet; and a one story parking structure with 215

underground and surface parking spaces to the May 15, 1993.

May 15, 1993

Approved site plan amendment for construction of a three story medical/surgical building addition with 34,047 square feet of gross floor area (GFA); a power house with 5,834 square feet of GFA; a three story medical office building with 53,800 square feet; and a one level underground parking garage containing 71 spaces and 320 surface spaces.

January 26, 2008

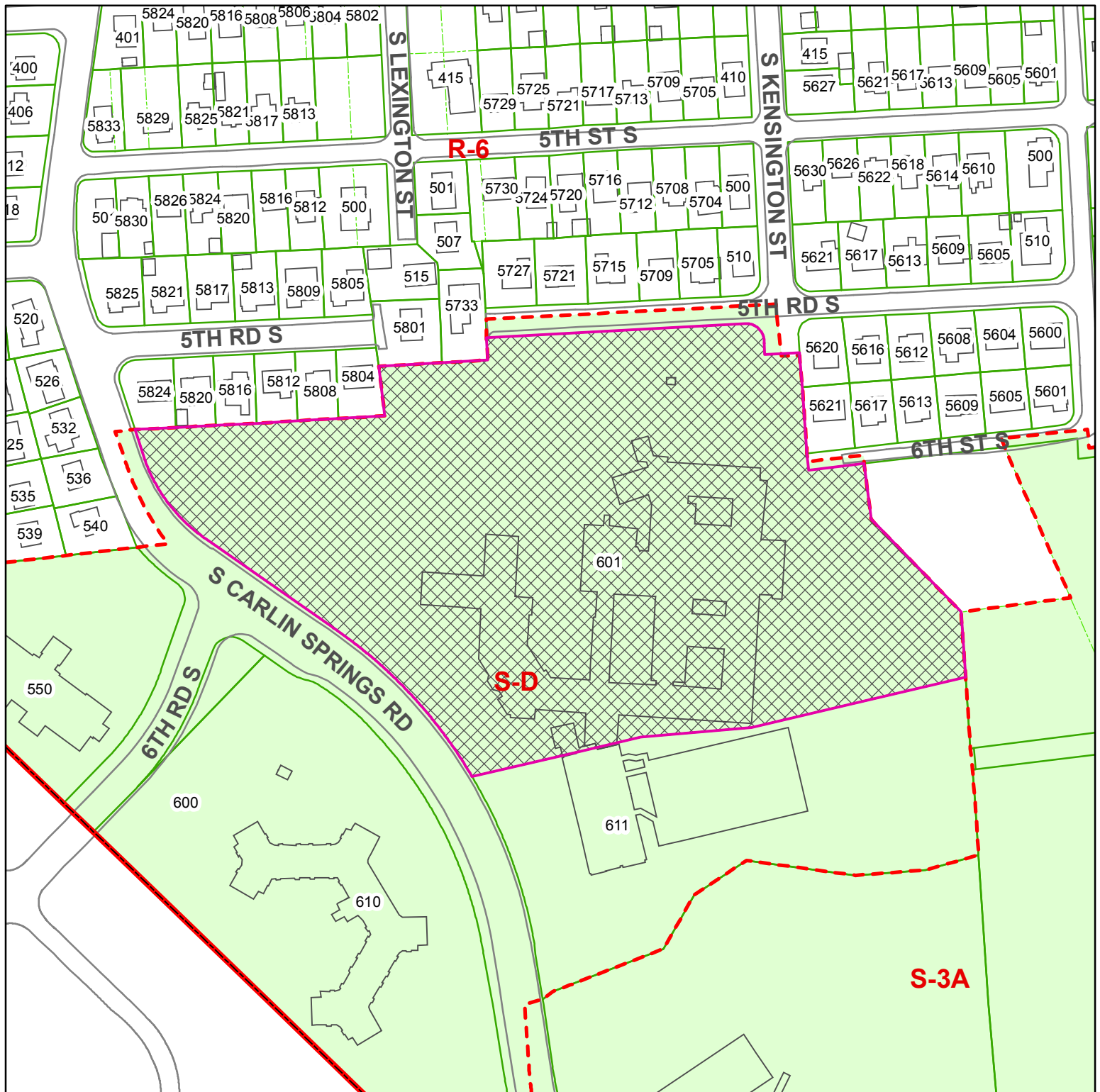
Approved site plan amendment for a child care center subject to the conditions in the staff report and with a County Board review in one (1) year (January 2009).

January 24, 2009

Approved site plan amendment for a child care center subject to the conditions in the staff report and with a County Board review in three (3) years (January 2012).

January 21, 2012

Approved site plan amendment for a child care center subject to the conditions in the staff report and with a County Board review in five (5) years (January 2017).




SP # 140

601 S Carlin Springs Rd

RPC # 21-028-097



 Case Location(s)
Scale: 1:2,400

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____