



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 5, 2017

SUBJECT: U-2556-87-5 USE PERMIT REVIEW for a child care center of up to 130 children (Children's House Montessori School); located at 2425 N. Glebe Road (RPC# 02-062-006).

Applicant:

CHMS, LLC
2425 North Glebe Road
Arlington, Virginia 22207

C.M. RECOMMENDATION:

Renew the use permit for a child care center of up to 130 children, subject to the previously approved conditions, with modified Condition #1, and with no further scheduled County Board review.

ISSUES: This is a five (5) year review of a child care center (Children's House Montessori School), and no issues have been identified.

SUMMARY: A child care center has been operating at St. Mark's Church since 1987. Children's House Montessori School took over the program in 1999, and has been operating it since. The operation was expanded in 2001, and again in 2006, and now encompasses up to 130 children. The applicant is operating in compliance with the use permit conditions. Therefore, staff recommends renewal of the use permit for a child care center, subject to all previously approved conditions, with modified Condition #1 to reflect the latest standard condition language, and with no further scheduled County Board review.

BACKGROUND: A pre-school and day care center were originally approved at this location in August 1987 for up to 60 children. Children's House Montessori School officially began operating in 1999, and in 2001 the program absorbed an existing pre-school – the Overlee Cooperative Pre-School – bringing the number of permitted children up to 90. In 2006, the

County Manager:

County Attorney:

MNC

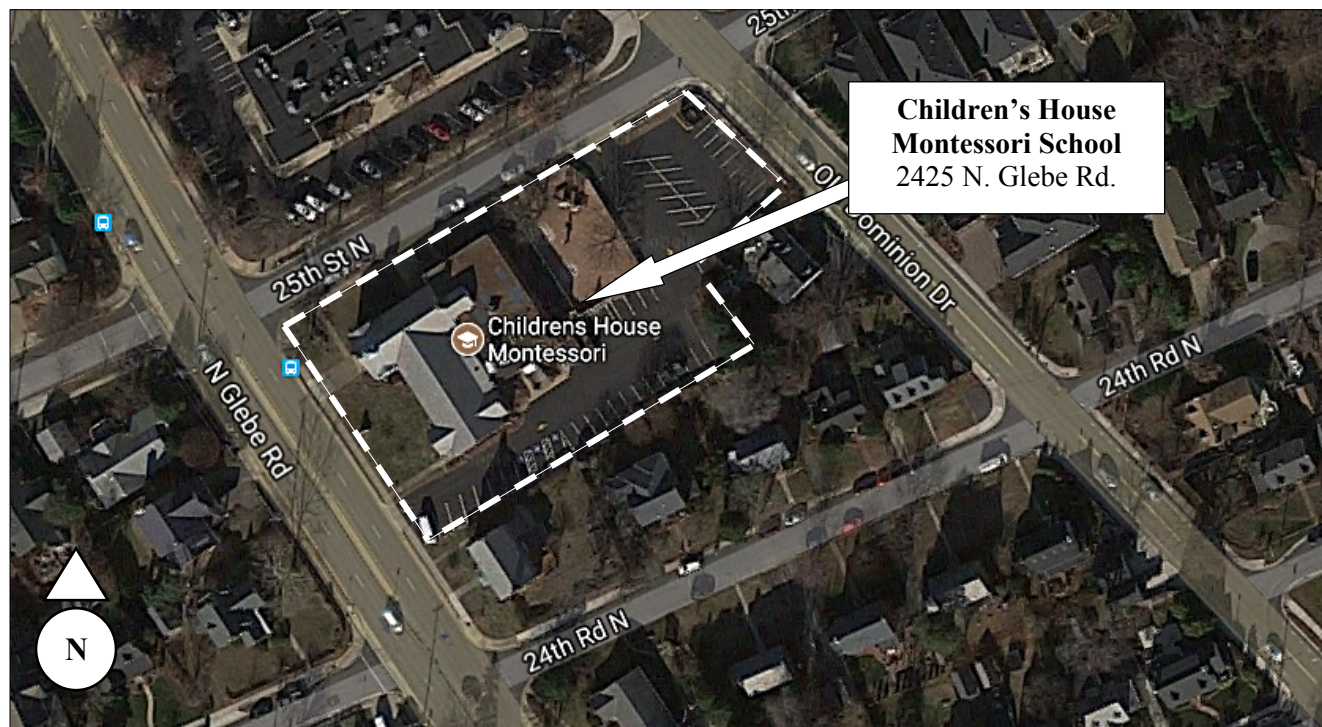
Staff: Mary (Molly) O'Connell, DCPHD, Planning Division
Erika Gibson, DHS, Child & Family Services Division

PLA-7611

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applicant was approved for a use permit amendment to increase enrollment by 40 children, for a total of 130 children. The applicant completed renovations and received a Certificate of Occupancy for the expanded enrollment in August 2008.

Figure 1: Location



Source: Google Maps

DISCUSSION: CHMS employs approximately 19 employees, and utilizes the entire 40-space parking lot on the St. Mark's campus for staff parking and pick-up and drop-off. CHMS also offers different dismissal times, which allows parents flexibility and ensures that there is an adequate number of parking spaces available. Spillover parking for pick-up and drop-off can be accommodated on 25th St N, in front of St. Mark's, which is marked for 2 hour parking during weekdays. There is a fenced-in play area on-site which is utilized for the required outdoor play. Condition #1 has been modified to reflect the latest standard County language regarding child care centers.

Since the previous review (September 15, 2012):

Use Permit Conditions: The applicant has been operating in compliance with the use permit conditions.

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

Police Department: The Police Department reports no issues with the subject use.

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

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

PUBLIC ENGAGEMENT: The site is located within the Old Dominion Civic Association. The civic association responded to staff's inquiry and is aware of the review, but has not provided formal comments as of the date of this report.

CONCLUSION: The subject use has been operating in compliance and provides a valuable service to the community. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions, with modified Condition #1, and no further scheduled County Board review.

Modified Condition #1:

1. ~~The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshall's Office.~~ The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; the Arlington County Health Regulations; and the Arlington County Child Care Center Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.

Approved Conditions

2. The applicant agrees to meet the requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshall's Office.
3. The applicant agrees that the hours of operation are Monday through Friday between 6 a.m. and 6 p.m.
4. The applicant agrees that parents and/or another authorized caregiver of children receiving care shall escort their children both to and from the home at all times.
5. The applicant agrees to make at least one (1) unobstructed off-street parking space available to parents for pick-up and drop-off, except for when children are playing in the yard and the driveway gate is closed. Such off-street parking shall at no time obstruct any public right-of-way, or impede access to any neighboring property or driveway. The applicant further agrees to park personal vehicles in the available on-street parking if needed to ensure that there is an available off-street parking space for the parents to use.

PREVIOUS COUNTY BOARD ACTIONS:

May 14, 1955	Granted a use permit (U-1167-55-1) for the operation of a community use in addition to normal church functions.
April 6, 1963	Granted a use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 8, 1965	Granted use permits (U-1665-65-3) for the Overlee Cooperative Preschool for a maximum of 30 children, ages 3 to 5 years.
June 1964 to June 1967	Annual reviews and continuations of the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 22, 1968	Cancelled the use permit (U-1542-63-2) for the Cooperative School for the Handicapped.
June 1966 to June 1978	Annual reviews and continuations of the use permit (U-1665-65-3) for the Overlee Cooperative Preschool.
June 3, 1978	Reviewed and continued the use permit (U-1665-65-3) for the Overlee Cooperative Preschool. No further review.
August 17, 1985	Approved use permit (U-2463-85-4) for the operation of an institution of an educational and philanthropic nature (Easter Seals Rehabilitation Center).
August 15, 1987	Approved use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to condition and a review by the County Board in one (1) year (August 1988).
August 13, 1988	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous

	condition and a review by the County Board in three (3) years (August 1991).
August 10, 1991	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition and a review by the County Board in five (5) years (August 1996).
August 3, 1996	Renewed use permit (U-2556-87-5) for operation of a child care center for up to 60 children, infants to 12 year olds, from 7 a.m. to 6 p.m. weekdays, subject to the previous condition with no further review.
July 8, 2006	Approved use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds subject to all previous conditions, with revised Condition #1, new Conditions #2, 3, 4, and 5 and a review by the County Board in one (1) year (July 2007).
July 7, 2007	Extended the time to commence the expansion for use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds for 70 days, subject to all previous conditions, with a review by the County Board on September 8, 2007.
September 8, 2007	Extended the time to commence the expansion for use permit amendment (U-2556-87-5) to increase enrollment by 40 children and amend ages to include 1.5 year olds, subject to all previous conditions, with a revised condition #5, with a review by the County Board in one (1) year (September 2008).
September 13, 2008	Renewed a use permit amendment (U-2556-87-5) to increase enrollment, subject to all previous conditions and a County Board review in one (1) year (September 2009).

September 26, 2009

Renewed a use permit amendment (U-2556-87-5) to increase enrollment, subject to all previous conditions and a County Board review in three (3) years (September 2012).

September 15, 2012

Renewed a use permit amendment (U-2556-87-5) to increase enrollment, subject to all previous conditions and a County Board review in five (5) years (September 2017).

