



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 14, 2018

SUBJECT: U-3351-13-1 USE PERMIT REVIEW for a child care center (Metta Montessori School); located at 1012 S. Cleveland St. (RPC# 32-003-008).

Applicant:

Metta Montessori School

By:

Ms. Cassie Runevald, Assistant Director
1012 S. Cleveland St.
Arlington, VA 22204

C.M. RECOMMENDATION:

Renew the subject use permit for a child care center with up to 64 children, subject to all previously approved conditions, and with a County Board review in three (3) years (February 2021).

ISSUES: This is a one (1) year review of the child care center with up to 64 children, and there are no issues as of the date of this report.

SUMMARY: Metta Montessori School ("the applicant") operates a child care center with a current enrollment of 51 children (up to 64 permitted). The applicant complied with the use permit conditions over the past year, and staff reported no documented issues or violations.

BACKGROUND:

Address/RPC: 1012 S. Cleveland St. (RPC# 32-003-008).

Neighborhood: Columbia Heights Civic Association

County Manager:

mg/s/

County Attorney:

[Signature]

MNC

Staff: Adam Watson, DCPHD, Planning Division

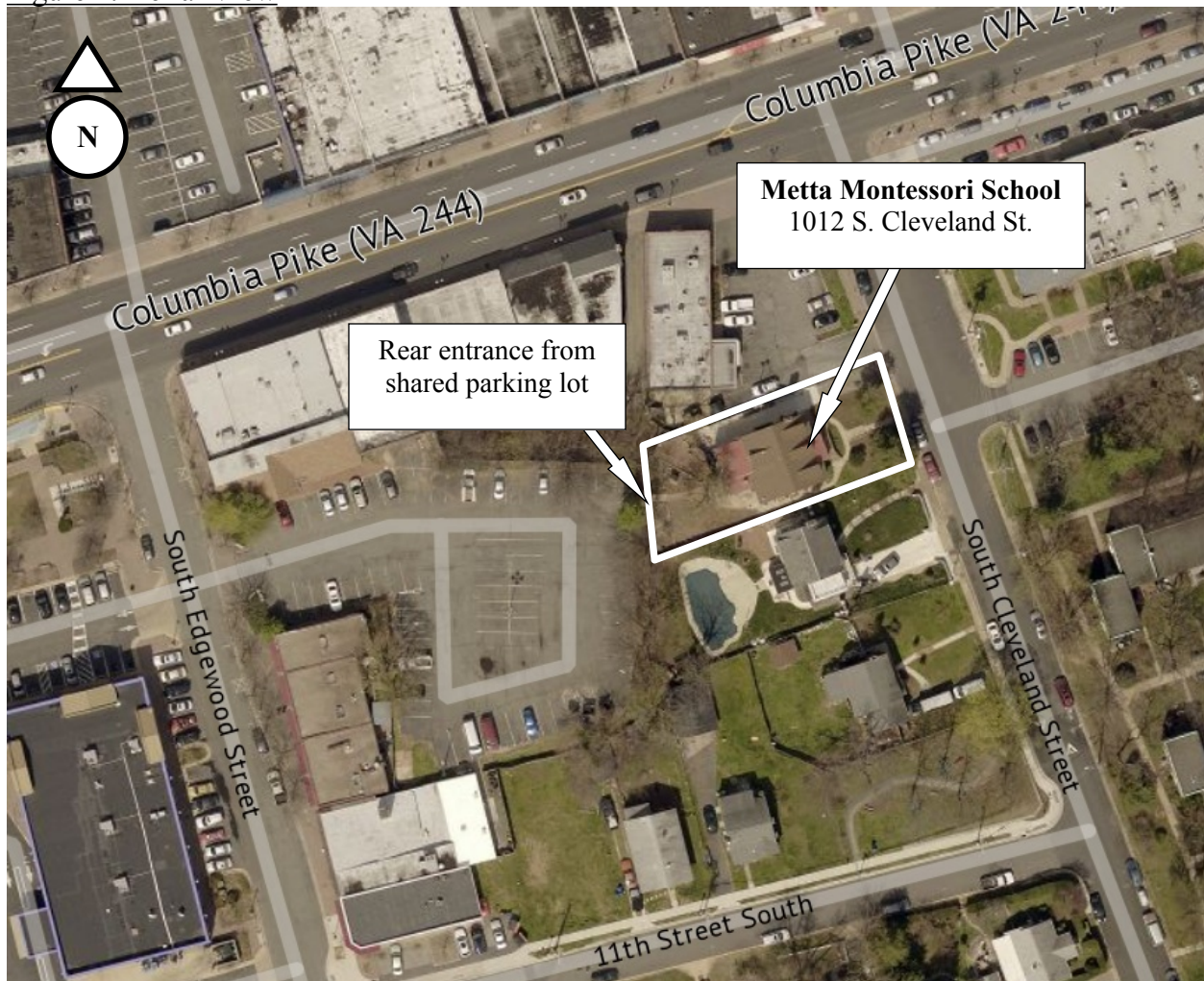
PLA-7747

Zoning: C-2, Service Commercial-Community Business District

GLUP: Service Commercial; Columbia Pike “Special Revitalization District”

Existing Land Use: Metta Montessori School is located in a commercially-zoned single-family home built in 1938. The use permit for the School was originally approved in 2013 for 55 children, and the enrollment was increased to 64 children following County Board approval of a use permit amendment in February 2017. Prior to the child care use, the site was unoccupied for an extended period of time following the departure of an office tenant. The subject site, and the abutting parking lot (immediately west) are both owned by McBay Associates, LLC.

Figure 1: Aerial View



Source: Pictometry

Figure 2: Street View (from S. Cleveland St.)



Source: CPHD

DISCUSSION: The following details the approved use and provides staff assessment of the use during the one (1) year review period.

REVIEWED USE:

<u>Child Care Center:</u>	The maximum enrollment is 64 children. The center serves children ages one (1) to six (6). Nine (9) staff are employed.
<u>Hours of Operation:</u>	Monday through Friday 8 a.m. to 6 p.m.
<u>Parking/Circulation:</u>	There are two (2) staff parking spaces in the driveway, and seven (7) staff parking spaces in the rear (west) parking lot. In addition, there is free and metered parking on South Cleveland Street. Pick-up and drop-off times are staggered, and parents/guardians escort their children to and from the rear parking lot entrance, in accordance with the parking plan.

ASSESSMENT:

<u>Code Enforcement:</u>	No issues reported.
<u>Zoning Enforcement:</u>	No issues reported.

Fire Marshal's Office: No issues reported.

CPHD Planning: During the review period, the applicant complied with the use permit conditions, and no documented issues or violations were reported by County agencies. The current enrollment (51 children) is below the maximum permitted enrollment (64 children), and there is adequate parking for the nine (9) employees. The property owner of both the subject site and parking lot (McBay Associates, LLC) has given consent to the applicant to use spaces in the parking lot. Staff supports renewal of the use, as it has: a) not adversely affected the health or safety of persons residing or working in the neighborhood of the proposed use; b) been detrimental to the public welfare or injurious to property or improvements in the neighborhood; and c) is not in conflict with the purposes of the master plans of the county.

PUBLIC ENGAGEMENT:

Columbia Heights Civic Association: The subject site is located within the Columbia Heights Civic Association (CHCA) boundary. Staff contacted the CHCA president on January 11, 2018, for comments on the use. The President responded on January 26, 2018, stating that the CHCA is supportive of the Metta Montessori School use permit renewal (see letter attached to staff report).

Other: On January 11, 2018, staff also contacted adjacent civic associations and organizations including the Penrose Neighborhood Association (PNA), the Arlington Heights Civic Association (AHCA), the Douglas Park Civic Association (DPCA), and the Columbia Pike Revitalization Organization (CPRO). The Presidents of the PNA, AHCA, and DPCA responded, deferring comment to the CHCA. The CPRO did not respond to staff, as of the date of this report.

CONCLUSION: During the review period, the applicant complied with the use permit conditions, and no documented issues or violations were reported by County agencies. The use provides educational services to the community, and has not caused any undue adverse impacts to the surrounding neighborhood. Therefore, staff recommends that the County Board renew the use permit, subject to all previously approved conditions, and with a County Board review in three (3) years (February 2021).

PREVIOUS COUNTY BOARD ACTIONS:

February 23, 2013	Deferred a use permit request (U-3351-13-1) for a child care center to the March 16, 2013 County Board meeting.
March 16, 2013	Deferred a use permit request (U-3351-13-1) for a child care center to the April 20, 2013 County Board meeting.
April 20, 2013	Approved a use permit (U-3351-13-1) for a child care center, subject to the conditions of the staff report, and with a County Board review in one (1) year (April 2014).
April 12, 2014	Renewed a use permit (U-3351-13-1) for a child care center, subject to the conditions of the staff report, and with an administrative review in one (1) year (April 2015) and with a three (3) year County Board review (April 2017).
February 25, 2017	Approved a use permit amendment (U-3351-13-1) for a child care center to increase the maximum permitted enrollment, subject to all previously approved conditions, revised Conditions #1, 2, and 4, and with a one (1) year County Board review (February 2018).

Approved Conditions:

1. 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.
2. The applicant agrees that the maximum enrollment at any one time shall be 64 children, or such number as determined by the Department of Human Services Child Care Office, which may be fewer than the maximum noted above.
3. The applicant agrees that the hours of operation shall be no longer than 8 a.m. to 6 p.m. Monday through Friday.
4. The applicant agrees to submit a parking plan and obtain the review and approval of such plan by the Zoning Administrator prior to the submission of a certificate of occupancy for the child care use. This plan shall demonstrate that at least two (2) staff parking spaces shall be provided in the driveway of the child care center property located at 1012 S. Cleveland St. and that the remaining, required staff parking (seven (7) parking spaces) shall be located on the shared parking lot owned by McBay Associates, LLC. In the event that the shared parking lot owned by McBay Associates, LLC can no longer be used for off-site parking, the applicant agrees to notify the County Manager immediately and to be subject to a use permit review where a new parking arrangement will be identified by the applicant and analyzed by County staff, pending final approval by the County Board.
5. The applicant agrees that parents of students attending the program or employees of the child care center shall escort students to and from the child care center space at all times. Pick-up and drop-off times by vehicle shall be staggered. The applicant shall submit a copy of the staggered pick-up and drop-off procedures to the Zoning Administrator prior to submitting for a certificate of occupancy. Parents arriving for pick-up and drop-off by vehicle shall use the rear, curbside gate area (rear gate leading to the child care facility) within the shared parking lot as demonstrated within the applicant's pick-up and drop-off plan. For children who require special accessibility needs, child care staff shall escort students from their parents' vehicle to the on-grade, side entrance of the finished, walkout basement of the facility (located adjacent to the driveway of 1012 S. Cleveland St.).
6. The applicant agrees to encourage parents, students and staff to walk, bike, and use public transportation by providing information at the child care center and on its website regarding public transit and other alternatives to driving. The applicant agrees to submit a copy of the materials used to provide this information to the Zoning Administrator upon application for a certificate of occupancy.

7. The applicant agrees that all proposed fencing be installed per the requirements specified in the Arlington County Zoning Ordinance (ACZO) and installed prior to the issuance of a certificate of occupancy for the subject space. Any changes to the proposed fence heights and materials will be subject to review and approval by the Zoning Administrator.
8. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the child care center. The name, telephone number, and e-mail address of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Columbia Heights Civic Association, the Penrose Neighborhood Association, the Columbia Pike Revitalization Organization (CPRO), and McBay Associates, LLC, prior to the issuance of a certificate of occupancy for the subject space.

Columbia Heights Civic Association
P.O. Box 41501
Arlington, Virginia 22204



January 26, 2018

To: Arlington County Planning

Re: Metta Montessori Child Care Center
1012 S. Cleveland Street

To whom it may concern:

We have learned that in February the Arlington County Board will be reviewing the Metta Montessori's use permit for a child care center at 1012 S. Cleveland Street, which lies within the Columbia Heights neighborhood.

Our association supports this use permit. The center provides day care in the neighborhood and is good use of this property, which also provides a good location for drop-off of children through the parking lot. We originally approved the program when it moved into our area some years ago, and since that time we have not received a single complaint about the establishment.

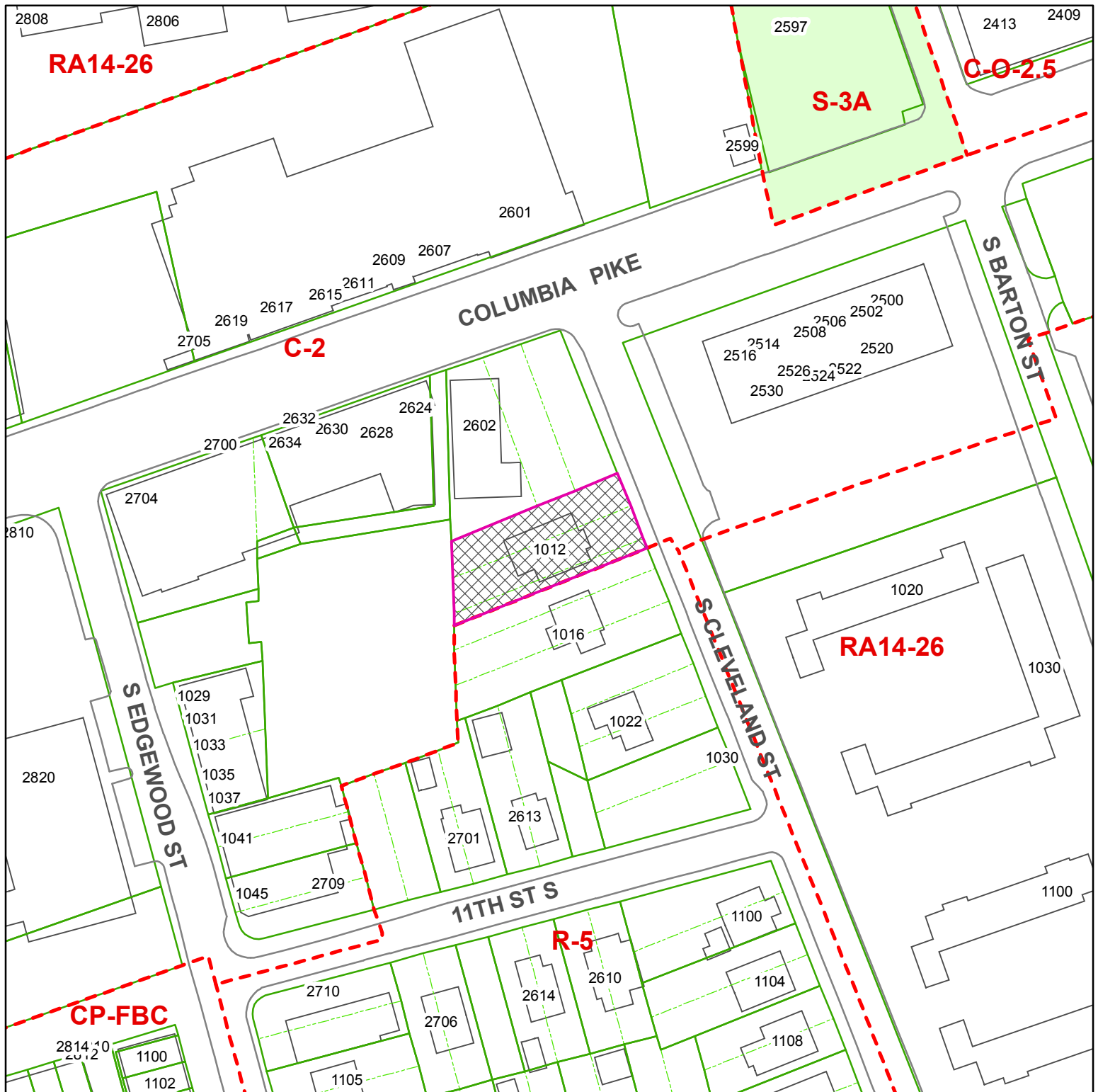
Metta Montessori is highly regarded by its customers, and it represents one of the few small businesses on the Pike that are actually thriving while covering a critical community need. We recommend that it be allowed to continue operation.

Please contact me if you have any questions. My work number is 202-502-8368.

Sincerely,

Sarah McKinley

Sarah McKinley
President




U-3351-13-1

1012 S Cleveland St

RPC # 32-003-008



 Case
Location(s)
Scale: 1:1,200

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 _____