



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of February 24, 2018

**DATE:** February 13, 2018

**SUBJECT:** U-3479-16-1 USE PERMIT REVIEW for a child care center (summer camp) for up to 60 children; located at 3020 N. Pershing Drive (Christ Church of Arlington) (RPC# 18-049-008).

**Applicant:**

Christ Church of Arlington, P.C.A.

**By:**

Dennis Stocker, Secretary and Officer of the Corporation  
3020 North Pershing Drive  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Renew the subject use permit for a child care center (summer camp) for up to 60 children, subject to the previously approved conditions, with an administrative review in six (6) months (August 2018) and with a County Board review in one (1) year (February 2019).

**ISSUES:** No issues have been identified as of the date of this report.

**SUMMARY:** This is a one (1) year review of a use permit for a child care center (summer camp). The camp duration is a maximum of four (4) weeks, to be held annually at Christ Church of Arlington. During the review process, staff confirmed that this use has yet to receive a Certificate of Occupancy (C.O.) and begin operation. However, the applicant still intends on completing the C.O. process to be able to offer summer camp, and so would like to renew the use permit. The Lyon Park Civic Association supports the renewal.

County Manager:

*mgs/smb*

County Attorney:

*[Signature]*

*MNC*

Staff: Mary (Molly) O'Connell, DCPHD, Planning Division

PLA-7749

## BACKGROUND:

Address / RPC: 3020 N. Pershing Drive (RPC# 18-049-008).

Neighborhood: Lyon Park Civic Association

Zoning: R-6 - One Family Dwelling District

GLUP: Low Residential (1-10 units / acre)

Existing Land Use: The 24,426 sq. ft. lot is developed with a two-story church facility. It is surrounded by single family residences.

Figure 1. Aerial View



Source: Pictometry

Figure 2. Street View



Source: CPHD

**DISCUSSION:** The following details the existing use and staff assessment:

EXISTING USE:

|                            |                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Type of Use:</u>        | Child Care Center (Summer Camp) – Since children served by this program will be separated from parents and guardians, the use is considered a child care center under the Arlington County Zoning Ordinance (ACZO).                                                                                                                                             |
| <u>Hours of Operation:</u> | Monday – Friday from 7:15 a.m. to 5:45 p.m. when Arlington Public Schools is not in session. Camp will operate no more than four (4) weeks (Condition #2).                                                                                                                                                                                                      |
| <u>Outdoor Play Area:</u>  | There is approximately 3,405 square feet of green space on site that will be used for most outdoor activities. The church will stagger play times to ensure the space criteria of 75 square feet per child is met and will use temporary fencing or other control methods to ensure they meet Arlington County Code §52-22 requirements for outdoor facilities. |

Parking:

Parking for staff persons will be located off-site approximately 0.5 miles away at Lyon Park Fellowship (716 N. Barton St.), pursuant to ACZO §14.3.7.C.2. Lyon Park Fellowship provided a letter of agreement for the parking with the initial use permit approval.

Parking for pick-up and drop-off is located adjacent to the building on North Highland Street. There are three (3) spaces - normally reserved for handicap parking on Sundays only - which the summer camp will use for temporary pick-up and drop-off (Figure 3). During the original approval, DES staff and church staff discussed options for circulation and for staggered pick-up and drop-off to ensure smooth operation.

Staff also notes that as of July 1, 2017, the parcel that the church is located on will become a Resource Protection Area (RPA) as a result of the latest Chesapeake Bay Preservation Area map update. This will effectively prevent the church from installing a future paved parking lot and will necessitate that alternative parking solutions, like the ones discussed above, be utilized for current and ongoing church programming. The church was notified in June 2016 of this impending change. The church has used on-street parking for Sunday services and other functions since its inception.



Figure 3: On-site Parking



Source: Pictometry

Other:

Normally, the program would be exempt from the use permit process under Virginia Department of Social Services (DSS) Religiously Exempt Child Day Center requirements. However, the church seeks the option to offer the program to five (5) year olds in kindergarten, which requires a use permit and subsequent Certificate of Occupancy.

ASSESSMENT:

DHS, Child Care Office: Summer camps are not required to be licensed by the Arlington County Child Care Office.

CPHD Planning: During the scheduled one (1) year review of this use permit, staff learned that the subject use has not yet begun to operate. Therefore, staff cannot conduct a full assessment of the impacts of the use on the community, nor can staff monitor compliance with the approved conditions. The applicant has applied for a Certificate of Occupancy (C.O.) but decided not to run summer camp in 2018 due to low enrollment. However, they intend to run camp in summer 2019 and will complete the C.O. process before beginning operation. Staff is scheduling a six (6) month administrative review to confirm that the Certificate of Occupancy has been received. Though the summer camp use has not been initiated, based on the initial application, the use is not anticipated to: a) affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use; b) be detrimental to the public welfare or injurious to the property or

improvements in the neighborhood; and c) be in conflict with the purposes of the master plans of the County. Additionally, the use provides a valuable service to the County. Therefore, staff recommends renewal of this use permit.

**PUBLIC ENGAGEMENT:**

Lyon Park Civic Association: The Lyon Park Civic Association supports the renewal of this use permit.

**CONCLUSION:** The subject use is not anticipated to have any undue adverse impacts once the use is initiated. Therefore, staff recommends renewal of the use permit, subject to the previously approved conditions, with an administrative review in six (6) months (August 2018) and a County Board review in one (1) year (February 2019).

Approved Conditions (U-3479-16-1):

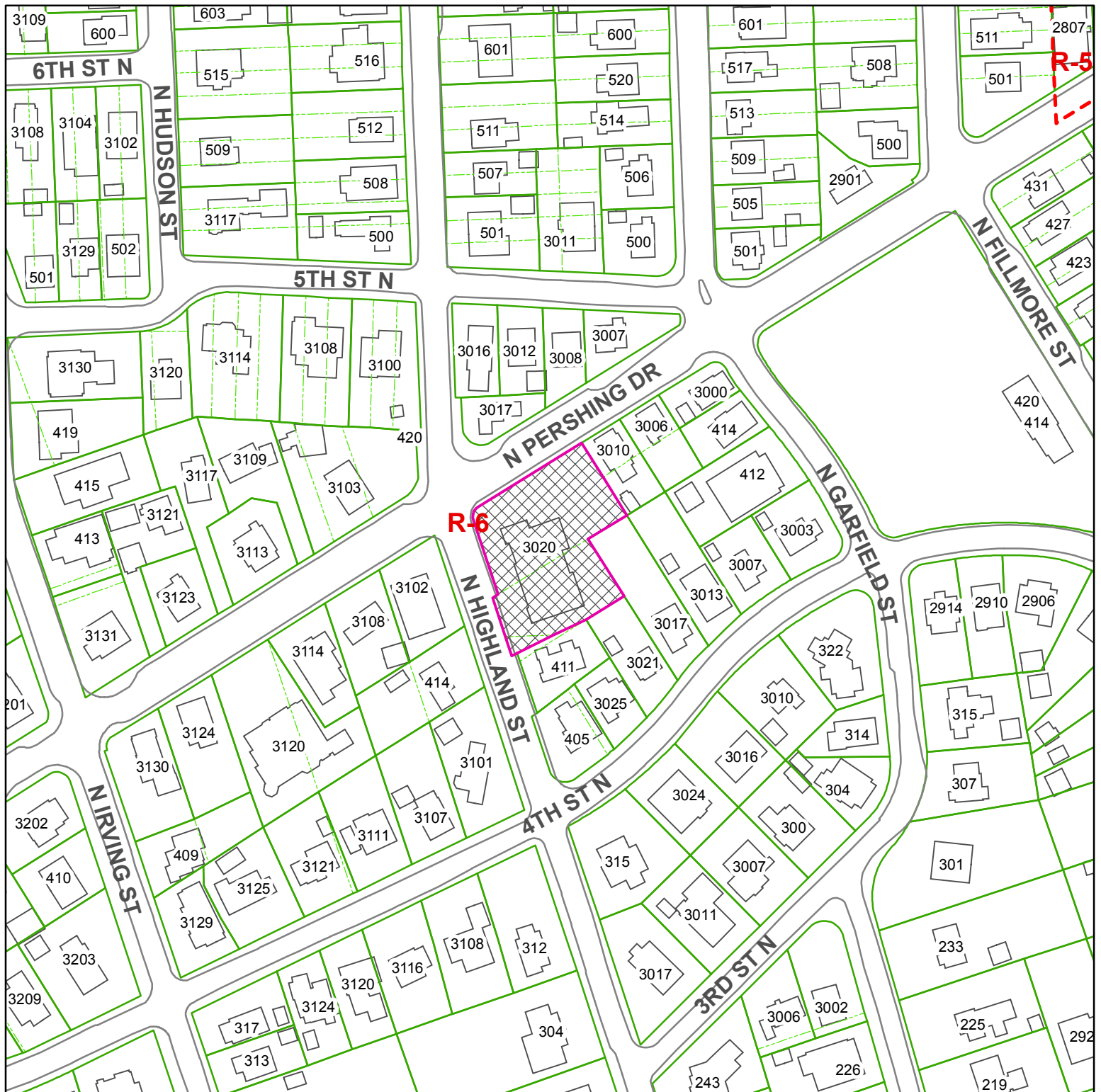
1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia 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 summer day camp is limited to a maximum enrollment of 60 children, and operates from 7:15 a.m. to 5:45 p.m. Monday through Friday when Arlington Public Schools is not in session, and is not to exceed a period of four (4) weeks. The applicant further agrees that the maximum total occupant load, inclusive of children and adults, shall be as determined and designated by the Inspection Services Division in accordance with the Virginia Uniform Statewide Building Code, which may also be fewer than the maximum noted above.
3. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this summer camp. The name, telephone number, and electronic mail address (if available) of the liaison shall be submitted by the applicant to the Zoning Administrator and the Lyon Park Civic Association prior to the issuance of a Certificate of Occupancy.
4. The applicant agrees to submit a parking plan and obtain the review and approval of such plan by the Zoning Administrator. The applicant agrees that the plan shall be approved only if it shows the location of a minimum of six (6) off-site staff parking spaces and a circulation plan with procedures for pick-up and drop-off activities. The 6 parking spaces shall comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by Section 14 of the Arlington County Zoning Ordinance. The Zoning Administrator's approval of the parking plan shall be obtained prior to the issuance of the Certificate of Occupancy. The applicant further agrees that any change in the location of the off-site parking spaces or the location of pick-up and drop-off activities will be submitted to the Zoning Administrator for review and approval.
5. The applicant agrees to implement a circulation plan with procedures for pick-up and drop-off activities and will notify parents and camp instructors of this plan.

PREVIOUS COUNTY BOARD ACTIONS:

February 15, 2017

Approve the use permit for a summer camp, subject to the proposed conditions of the staff report and with a County Board review in one (1) year (February 2018).






**U-3479-16-1**

**3020 N Pershing Dr**

**RPC # 18-049-008**



 Case  
Location(s)  
Scale: 1:1,800

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 \_\_\_\_\_