



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of October 20, 2018

**DATE:** October 12, 2018

**SUBJECT:** U-3091-04-1 USE PERMIT REVIEW of a child care center and parent's day out program (Early Years Preschool) for up to 42 children; located at 3701 Lorcom Lane (RPC# 04-022-019).

**Applicant:**

Early Years Enhancement Services, Inc.

**C.M. RECOMMENDATION:**

Renew the use permit subject to the previously approved conditions, with an administrative review in one (1) month (November 2018) and no further scheduled County Board review.

**ISSUES:** This is a five (5) year use permit review for a child care center and parent's day out program. During the use permit review, Code Enforcement inspected the site and found several windows were unable to open. The applicant is working with their landlord and anticipates resolution by the end of October.

**SUMMARY:** The use permit for a child care center and parent's day out program was originally approved in July 2004 with the last renewal occurring in October 2013. The child care center and parent's day out program operates from 9 a.m. to 2:30 p.m., Monday through Friday. During the use permit review Code Enforcement inspected the site and found that several windows were unable to open, preventing egress from the building. The applicant and the property owner are in the process of fixing the windows and anticipate this to occur by the end of the month. Other relevant County agencies did not find any issues with the operation of the child care center.

**BACKGROUND:** The following provides additional information about the site and location:

County Manager:

County Attorney:

MNC

Staff: Cedric Southerland, DCPHD, Planning Division

4.

Address / RPC: 3701 Lorcom Lane. (RPC# 04-022-019)

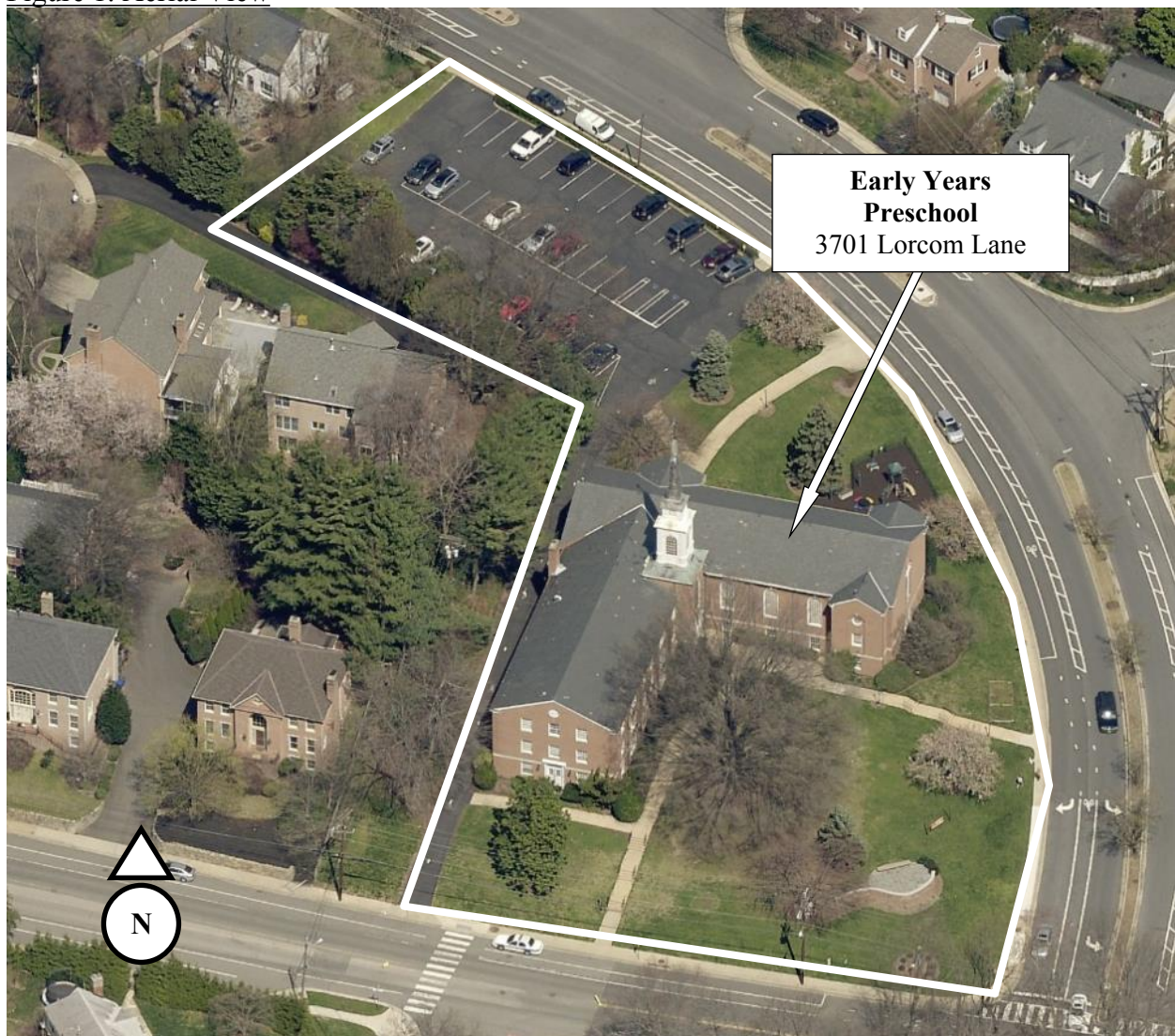
Neighborhood: Woodmont

Zoning: R-6/R-10

GLUP: “Low” Residential

Existing Land Use: The primary land use on this property is a religious institution (Cherrydale United Methodist Church). A use permit on this property allows for a child care center for up to 42 children.

Figure 1. Aerial View



Source: Pictometry

Figure 2. Street View



Source: CPHD

**DISCUSSION:** The following details the reviewed use and provides staff's assessment of the use.

REVIEWED USE:

<u>Child Care Center:</u>	Approved for up to 42 children.
<u>Hours of Operation:</u>	Monday through Friday from 9 a.m. to 2:30 p.m.

ASSESSMENT:

<u>Code Enforcement:</u>	Upon inspection of the facility, Code Enforcement noted that several windows were not able to open, limiting egress from the building.
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<u>Zoning Enforcement:</u>	No issues have been identified with the subject use.
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<u>Fire Marshal's Office:</u>	No issues have been identified with the subject use.
<u>Child Care Office:</u>	No issues have been identified with the subject use.
<u>Police Department:</u>	No issues have been identified with the subject use.
<u>CPHD, Planning:</u>	Code Enforcement identified that several windows in the facility are unable to open, preventing egress from the building. The applicant is working with the landlord to fix the windows to ensure they work properly by the end of this month. Staff is recommending a one (1) month administrative review to monitor the applicants progress with fixing the windows. Other County agencies, including the Child Care Office, have not identified any issues with the child care facility. Therefore, staff recommends renewal of the subject use permit.

## **PUBLIC ENGAGEMENT:**

### *Level of Engagement:*

#### **Communicate**

This level of engagement is appropriate because the continued implementation and operation of the proposed use is not anticipated to adversely impact the neighborhood.

### *Outreach Methods:*

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the use permit were placed in the September 26, 2018 and October 3, 2018 issues of the Washington Times for the October 20, 2018 County Board Meeting.

In addition to the above legal requirements:

- Individual letters outlining the project description and public hearing details were mailed to surrounding property owners of the subject property.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.
- Adjacent civic associations; Cherrydale, Dover Crystal, and Maywood were informed of the application via email communication. The subject property is located within

the Woodmont Civic Association, who was also informed of the application via email communication.

*Community Feedback:*

The Woodmont Civic Association has indicated that they have not received any comments on the subject use.

The Cherrydale Civic Association had not commented at the time of this report.

The Dover Crystal Civic Association had not commented at the time of this report.

The Maywood Civic Association had not commented at the time of this report.

**CONCLUSION:** Code Enforcement inspected the facility and found that several windows were unable to open, preventing egress in the case of an emergency. The applicant is currently working with the property owner to fix the windows by the end of the month. There have been no other issues identified by any County agencies. In addition, the use has not had an undue, adverse impact on the community. Therefore, staff recommends renewal of the use permit with a one (1) month administrative review and no further scheduled County Board review.

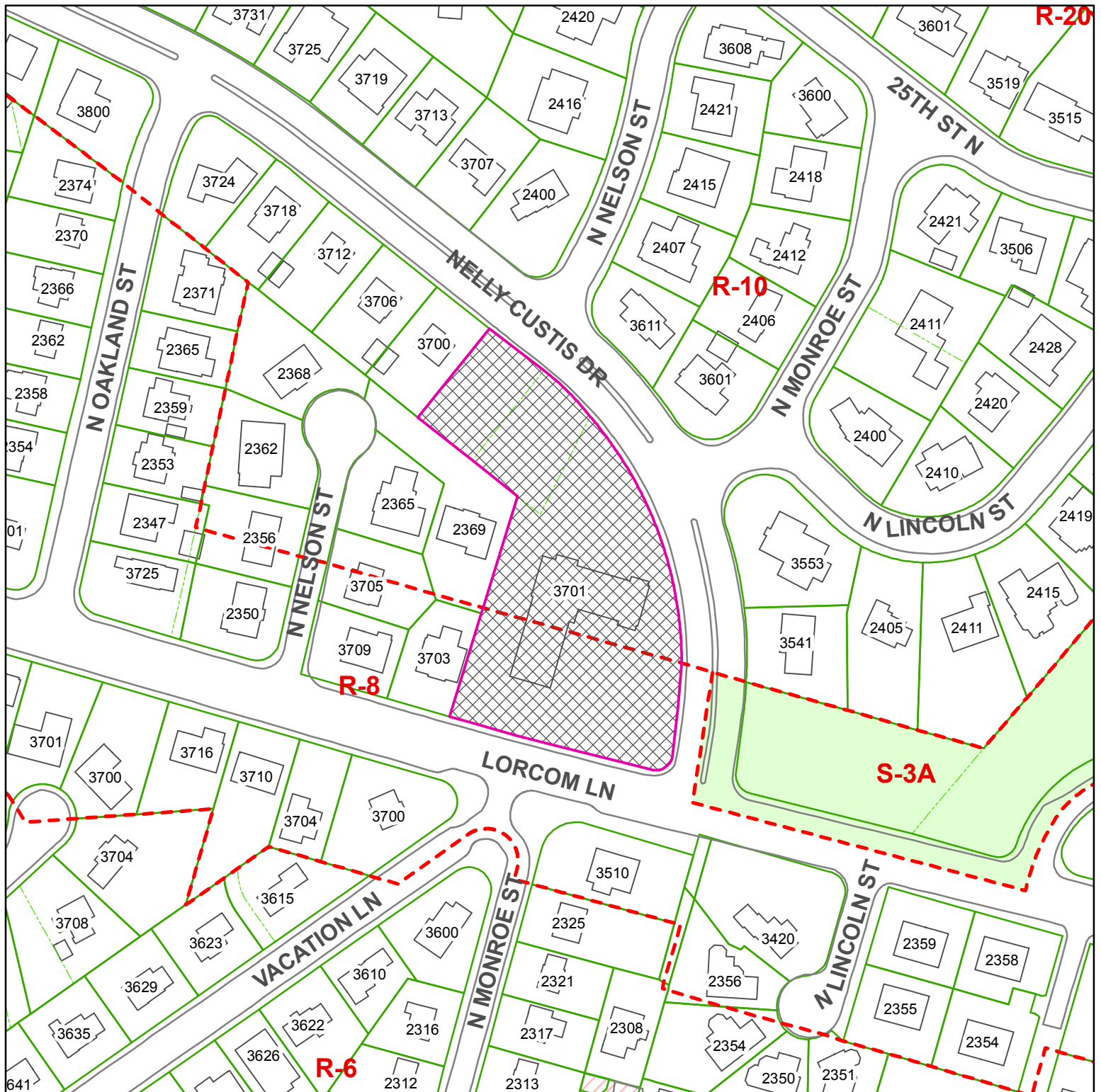
Approved Conditions:

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 securing the appropriate assembly permit 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 at all times.
3. The applicant agrees that the hours of operation would be Monday through Friday between 9:00 a.m. and 2:30 p.m., with a maximum capacity of 42 children. An Administrative Change request may be submitted to review requests for changes to the hours of operation. Such requests may be approved by the Zoning Administrator provided that the use permit is in compliance with all other conditions, if he/she finds that such change will not adversely impact the surrounding neighborhood and the applicant has demonstrated that the Child Care office has approved the amendment.

**PREVIOUS COUNTY BOARD ACTIONS:**

July 10, 2004	Approved use permit #U-3091-04-1 for a parent's day out program and preschool at 3701 Lorcom Lane.
July 7, 2007	Renewed use permit #U-3091-04-1 for a parent's day out program and preschool at 3701 Lorcom Lane.
October 29, 2009	Approved a use permit amendment for use permit #U-3091-04-1 to change the hours of operation.
October 23, 2010	Renewed a use permit #U-3091-04-1 for a parent's day out and preschool program at 3701 Lorcom Lane with a County Board review in three (3) years (October 2013).
October 19, 2013	Renewed a use permit #U-3091-04-1 for a parent's day out and preschool program at 3701 Lorcom Lane with a County Board review in five (5) years (October 2018).






U-3091-04-1

3701 Lorcom Ln

RPC # 04-022-019



 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 \_\_\_\_\_