



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 20, 2018

DATE: October 11, 2018

SUBJECT: U-3502-17-1 USE PERMIT REVIEW for a child care center with up to 40 children for Feya Preschool; located at 1611 S. Walter Reed Drive (RPC# 32-021-013).

Applicant: Feya Preschool

By:

Mr. Sahat Sakhatov, Co-owner
5616 Hershey Lane
Alexandria, VA 22312

C.M. RECOMMENDATION:

Renew the use permit for a child care center with up to 40 children, subject to all previously approved conditions, with a County Board review in one (1) year (October 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 for up to 40 children. The applicant, Feya Preschool, is still in the process of obtaining the required Certificate of Occupancy (CO), so the use has not yet begun operating. At the time of this review, the applicant has submitted all required documents, has received all necessary County and State inspections, and is awaiting issuance of the State daycare license and issuance of the Certificate of Occupancy, at which time the use can begin operations.

County Manager:

County Attorney:

MNC

Staff: Kristen (Krissy) Walentisch, DCPHD, Planning Division
Adam Watson, DCPHD, Planning Division

BACKGROUND:

<u>Address / RPC:</u>	1611 S. Walter Reed Drive (RPC# 32-021-013)
<u>Neighborhood:</u>	Nauck Civic Association; adjacent to Douglas Park and Columbia Heights Civic Associations
<u>Zoning:</u>	The subject site is designated C-1, “Local Commercial District”
<u>GLUP:</u>	Service Commercial and “Low-Medium” Residential
<u>Existing Land Use:</u>	The lot is approximately 19,140 sq. ft. that was previously occupied by a retail flooring and installation business, and currently, an online car dealer office and a day spa occupy additional suites on the site along 16 th Road S.

Figure 1: Location of Feya Preschool (1611 S. Walter Reed Dr.)



Source: Pictometry

DISCUSSION: The following details the approved use and provides staff’s assessment of the use during the review period.

APPROVED USE:

- Type of Use: Child Care Center for up to 40 children, ages 30 months - 5 years old.
- Hours of Operation: Monday through Friday from 7:30 a.m. – 6:30 p.m.
- Outdoor Play: An existing fenced area on the north side of the building was modified to provide a fenced playground of approximately 1,350 sq. ft.
- Staff Parking: The subject site has six (6) total off-street parking spaces in a parking lot on the south side of the building off of 16th Road South. The applicant plans to have five (5) total employees, and thus should have enough off-street parking to meet the ACZO regulations. The applicant has informed staff that at least one (1) of its employees will use public transportation to commute, and that employees will arrive and depart in staggered shifts. The final parking plan was approved by the Zoning Division in March 2018.
- Pick-Up & Drop-Off: The applicant has agreed to reserve one (1) of the six (6) off-street parking spaces in the lot for parents/guardians during peak drop-off/pick-up hours. In July 2018, the County's Transportation Engineering & Operations Bureau installed signs that place a temporary time restriction of 15 minutes on additional on-street parking spaces on 16th Road South for peak morning and evening drop-off/pick-up hours (7 a.m. – 10 a.m. and 4 p.m. – 6 p.m.) per condition #4 of the original approval.

Figure 2: View from S. Walter Reed Drive



Source: CPHD

ASSESSMENT:

DCPHD, Planning: During the use permit review, staff learned that the applicant is still in the process of obtaining a Certificate of Occupancy (CO) for the approved use. All County and State inspections had been completed. Submission of additional documentation was required in order for the County's Child Care Office to sign off on the CO, which the applicant recently submitted. The State daycare licensing inspection was conducted, during which minor adjustments were noted, and once rectified, the State license will be issued

Staff recommends renewal of the use permit to allow for additional time for issuance of the State daycare license and the CO.. Staff is therefore recommending another one (1) year review in order to monitor the use appropriately.

PUBLIC ENGAGEMENT:

Level of Engagement:

Communicate: This level of engagement is appropriate because staff does not expect the implementation and operation of the proposed use to adversely impact the neighborhood.

Outreach Methods:

U-3502-17-1 Child Care Center
Feya Preschool

- 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 and October 3 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.
- Civic associations were informed of the application via email on September 7. The subject property is located within the Nauck Civic Association and is adjacent to the Douglas Park and Columbia Heights Civic Associations.

Community Feedback:

Nauck Civic Association: The President noted that the association has no issues with the request and looks forward to the center opening in the community.

Douglas Park Civic Association: The President noted that the association has no further issues or comments at this time.

Columbia Heights Civic Association: The President noted that the association voted to support the use permit.

CONCLUSION: The applicant is actively pursuing the Certificate of Occupancy for the child care center. Staff recommends the County Board renew the subject use permit for a child care center for up to forty (40) children, subject to the previously approved conditions and with a County Board review in one (1) year (October 2019).

Approved Conditions:

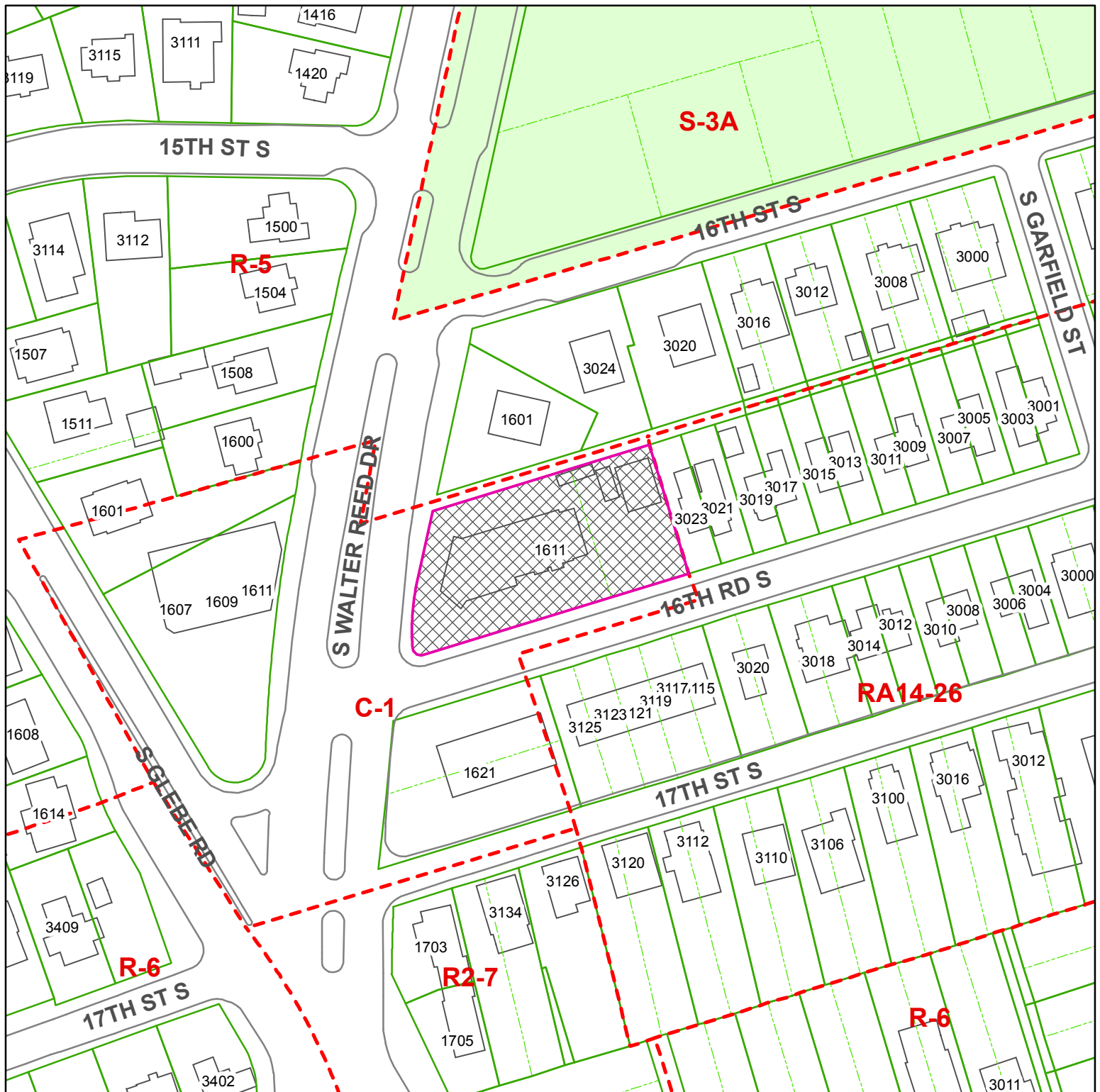
1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia 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 hours of operation shall be from 7:30 a.m. to 6:30 p.m., Monday through Friday. The applicant further agrees that the maximum permitted enrollment is 40 children, or such number as determined by the Department of Human Services Child Care Office, which may be fewer than the maximum noted above. 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 child care center. 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 Nauck, Douglas Park, and Columbia Heights Civic Associations prior to issuance of a Certificate of Occupancy.
4. The applicant agrees to submit a final 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 one (1) off-street parking space per employee, and is consistent with the plan titled “Proposed Site Plan With Drop Off Diagram (R-1)” attached to the staff report for the October 21, 2017 County Board meeting. The applicant further agrees to reserve and post a sign reserving one (1) of the off-street parking spaces for parents/guardians between the hours of 7 a.m. to 10 a.m. and 4 p.m. to 7 p.m., with a 15- minute time limit. The off-street 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 shall be obtained and the new spaces will be added prior to issuance of a certificate of occupancy for the child care use.
5. The applicant agrees to contact the Department of Environmental Services, Transportation Engineering & Operations office and obtain, prior to the issuance of the Certificate of Occupancy for the child care use, a curbspace modification for the on-street parking spaces identified on 16th Road South in the plan titled “Proposed Site Plan With Drop Off Diagram

(R-1);” placing a 15-minute parking restriction on said spaces during the hours 7 a.m. to 10 a.m. and 4 p.m. to 6 p.m., Monday through Friday.

6. The applicant agrees to erect and maintain a fence around the outdoor playground, prior to the issuance of the Certificate of Occupancy for the child care use. The fence shall comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the Arlington County Zoning Ordinance.

PREVIOUS COUNTY BOARD ACTIONS:

February 16, 1957	Authorized a request, on the Board's own motion, to advertise for a hearing on a rezoning from R-5, One-Family Restricted Two-Family Dwelling District and RA14- 26, Apartment Dwelling District, to C-2, General Commercial District, on the premises known as 1611 South Walter Reed Drive and 3025 and 3027 16th Road South, to be heard at the Recessed Zoning Meeting on March 16, 1957.
March 16, 1957	Approved a rezoning (Z-1274-57-1) from R5, One Family Restricted Two-Family Dwelling District, and RA14-26, Apartment Dwelling District, to C-1, Local Commercial District for the premises known as 1611 South Walter Reed Drive, and 3025 and 3027 16th Road South.
February 11, 1961	Approved a use permit (U-1430-61-1) for the operation of a commercial radio tower at 1611 South Walter Reed Drive.
June 1, 1963	Renewed the use permit (U-1430-61-1) for the commercial radio tower, subject to a June, 1964 renewal.
August 15, 1987	Took no action on a rezoning (Z-2335-87-6) from "C-1," Local Commercial District, to "C-1-R," Restricted Local Commercial District, for 607 South Glebe Road and 1611 and 1621 South Walter Reed Drive.
October 21, 2017	Approved a use permit (U-3502-17-1) for a child care center for up to 40 children, subject to the proposed conditions, and with a County Board review in one (1) year (October 2018).




U-3502-17-1

1611 S Walter Reed Dr

RPC # 32-021-013



 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 _____