



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2022-00025

Approved by Planning and Zoning: June 6, 2022

Permission is hereby granted to: VOH Apollo I LLC

to use the premises located at: 2450 Mill Road

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

June 6, 2022

Date

Karl Moritz (by Patrick C. Silva)

Karl Moritz, Director
Department of Planning and Zoning

DATE: June 6, 2022

TO: Tony LaColla, Land Use Services Division Chief
Department of Planning and Zoning

FROM: Patrick Silva, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2022-00025
Administrative Review for New Use
Site Use: Day Care Center
Applicant: VOH Apollo I LLC
Location: 2450 Mill Road
Zone: CDD #2/Coordinated Development District #2

Request

Special Use Permit #2022-00025 is a request to operate an approximately 13,684 square foot day care center, known as Celebree School of Alexandria, at 2450 Mill Road. The day care center will be located in a ground floor commercial tenant space located within a 1,038,048 square foot mixed-use building. The day care center will offer early education and childcare service-based programs for children aged six weeks up to the age of five years old. The day care center would provide care for up to 190 children with 30 employees working on-site at any given time. The day care center will operate 6:30 a.m. – 6:30 p.m., Monday through Friday.

The applicant’s pick-up and drop off plan will primarily utilize nine, 15-minute parking spaces located along Mill Road in front of the subject site (see Figure 1). Per approved Development Special Use Permit #2019-00018, six of these spaces are for private pickup and drop-off use by the day care while the remaining three are shared spaces with other commercial uses in the building. The spaces would be utilized during pick-up and drop off times for parents who would pull into the spaces and escort their child to and from the day care center. In addition, for pickup and drop-offs which exceed 15 minutes, there are 1,563 parking spaces available for use in the on-site garage at Carlyle Crossing. The parent drop off period would take place starting at 7:30 a.m. and ending at 10 a.m., Monday through Friday. The parent pick-up period would take place starting at 3:30 p.m. and would end at 6 p.m., Monday through Friday.

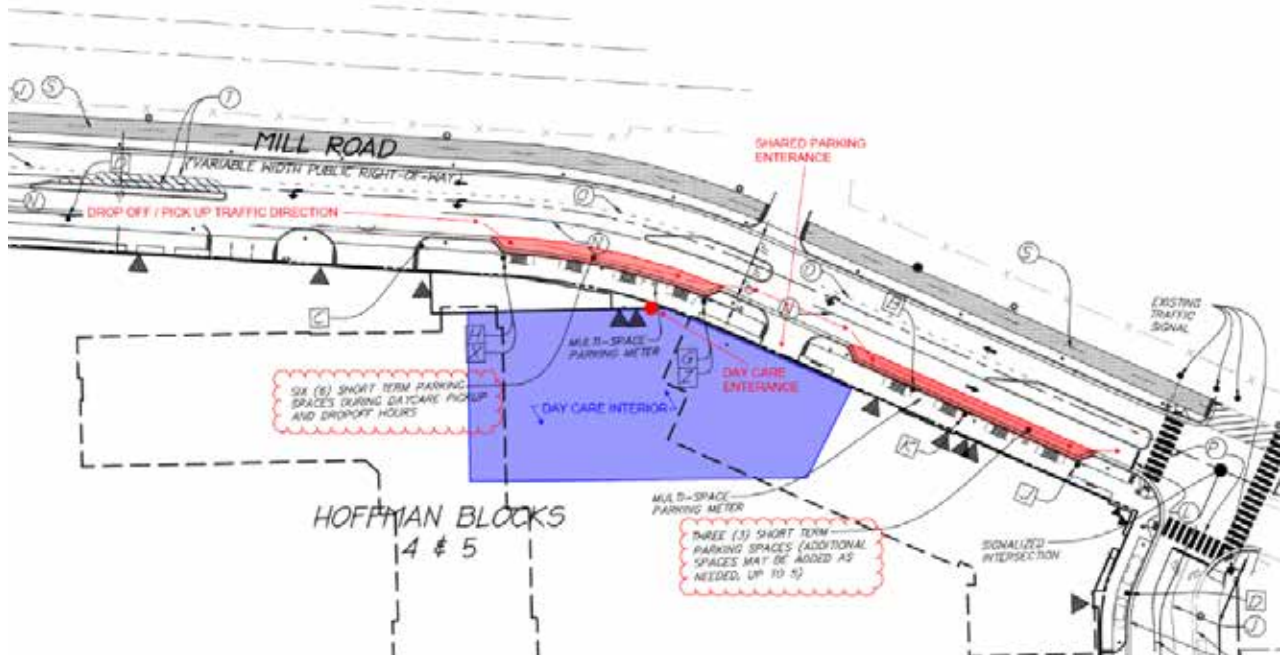


Figure 1 – Pickup and Drop-off Plan

Background

The business will be located in a newly constructed mixed-use development, called Carlyle Crossing, located in the City’s Eisenhower East neighborhood. The development was approved via City Council’s approval of Development Special Use Permit #2019-00018 (Carlyle Crossing) in July 2019. Within the approved Development Special Use Permit conditions, Condition #26 stipulates that:

Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.

- a. *A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.*
- b. *Day care uses must be located facing Mill Road and must not occupy more than 14,000 gross square feet. (P&Z) (T&ES)*

Thus, the current Special Use Permit request is required in order to operate the proposed use. The business will be the first commercial tenant to be located in a ground floor commercial tenant space located at 2450 Mill Road.

Parking

Pursuant to Section 8-200 (A)(16)(a)(i) of the Zoning Ordinance, a day care center use located within the City’s Enhanced Transit Area is required to provide a minimum of 0.25 spaces per 1,000 square feet of gross floor area. The proposed day care center contains 13,684 square feet of floor area; thus, the applicant would be required to provide a minimum of four parking spaces for the proposed use. This requirement is satisfied by the 1,563-space parking garage located at Carlyle

Crossing, which is available for use by the applicant.

Community Outreach

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. The subject address is not located within the boundaries of a civic association and, thus, did not require notice to be sent to one. Staff did not receive any comments or concerns regarding the application.

Staff Action

Staff supports the applicant’s request for a day care center at this location. The framework for a day care center to operate at the subject site, with approval of an Administrative Special Use Permit, has been set by Carlyle Crossing’s approved Development Special Use Permit.

Although staff anticipates the day care center to operate compatibly with nearby uses, standard conditions have been added to mitigate any potential issues. Staff has included standard Special Use Permit conditions for the operation a day care center.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 6, 2022
Action: Approve

Tony LaColla

Tony LaColla, Land Use Services Division Chief

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2022-00025

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of children cared for on-site shall be 190. (P&Z)
3. The hours of operation for the daycare shall be 6:30 a.m. to 6:30 p.m., daily. (P&Z)
4. No food, beverages, or other material shall be stored outside unless specified by another condition. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee and guardian/parent orientation, to discuss all Special Use Permit provisions and requirements and the pick-up and drop off plan. (P&Z)
6. The facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business. (P&Z)
7. The applicant shall adhere to the pick-up and drop off plan submitted with the application for Special Use Permit #2022-00025. Pick up and drop off shall not occur in the public right-of-way. (P&Z)
8. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
9. The applicant shall require its employees who drive to use off-street parking. (T&ES)
10. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
11. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
12. The applicant shall encourage employees to park off-street in the underground garage. (T&ES)

13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. All waste products including but not limited to organic compounds shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
16. The applicant shall control odor and other air pollutants at the facility and prevent them from becoming a nuisance to neighboring properties to the satisfaction of the Director of T&ES. (T&ES)
17. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
18. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

- R-2 The applicant shall require its employees who drive to use off-street parking. (T&ES)

- R-3 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

- R-5 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)

- R-6 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No comments received

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Parks and Recreation:

No comments

Police Department:

No comments received

Fire:

- C-1 A fire prevention permit for this use may be required – daycare.
- C-2 For this use, daycare, a manual fire alarm system and automatic smoke detection system shall be required. A fully automatic sprinkler system shall be required for this occupancy when on other than the level of exit discharge.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2022-00025. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the day care center at 2450 Mill Road.

Applicant - Signature

Date

Applicant – Printed

Date