

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 #2024-00032

Approved by Planning and Zoning: May 23, 2024

Permission is hereby granted to: CPS II, INC. t/a Creative Play School

to use the premises located at: 885 North Howard Street

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.

May 23, 2024

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: May 23, 2024

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

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

SUBJECT: Special Use Permit #2024-00032
Administrative Review for Minor Amendment
Site Use: Day Care Center in a Church
Applicant: CPS II, Inc. t/a Creative Play School
Location: 885 North Howard Street
Zone: R-12/Residential zone

Request

Special Use Permit #2024-00032 is a request for a minor amendment to relocate the use from its existing location at 845 N. Howard Street to a newly constructed church building located at the adjacent property at 885 N. Howard Street. The applicant will continue to operate the business under the name Creative Play School and will continue to provide child care services to no more than 90 children between the ages of 16 months to 6 years. The applicant will relocate the existing business to five classrooms within the newly constructed church building at 885 N. Howard Street where the children will be cared for by a staff of 15 employees. No other changes are proposed.

Background

The use was first approved in October 1980 when City Council first approved Special Use Permit #1285 allowing the applicant to operate a day care center within Saint Andrew's United Methodist Church at 845 N. Howard Street. In October 1981, City Council approved Special Use Permit #1285-B and allowed the applicant to increase the number of children being cared for from 30 to 60. In October 1986, City Council approved Special Use Permit #1285-C and allowed the applicant to increase the number of children being cared for from 60 to its current maximum of 90 and added a condition requiring that it be brought to City Council for review after one year. The most recent amendment to the use came in November 1987 when City Council approved Special Use Permit #1285-D after conducting a one-year review and confirming that no negative impacts persisted as a result of the previous year's expansion. In January 2021, City Council approved Development Site Plan #2020-00010 and Subdivision #2020-00001 to subdivide the parcel of 845 N. Howard to create a new parcel addressed as 885 N. Howard and construct a new 13,237 square foot church there to replace the existing St. Andrew's Church. As the existing church was planned for demolition, the day care center operator moved its business to the newly constructed church, thus requiring approval of the current Special Use Permit request.

Parking

Section 8-200(A)(16)(c)(iv) of the Zoning Ordinance requires day care centers located within the City's Enhanced Transit Area to provide 0.25 spaces per 1,000 square feet of floor area. With

approximately 2,851 square feet of floor area occupied by the use, the applicant's off-street parking requirement is one space. However, Section 8-100(A)(9) of the Zoning Ordinance states that nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces. Thus, the applicant is exempt from needing to provide off-street parking.

The pick-up and drop-off plan will take place in five parking spaces in front of the church between 7 a.m. and 10 a.m. and between 3 p.m. and 6 p.m. Each drop off and pick-up will take place between three to five minutes with parents/guardians walking the children between their vehicles and the day care center. If the five parking spaces are occupied, parents/guardians may park in the overflow parking area at the rear of the former church building in the existing parking lot.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Seminary Hill Civic Association was sent an e-mail with information about the current application. No comments or concerns have been received.

Staff Action


Staff does not object to the Minor Amendment request as the subject day care center has operated in this approximate location for several decades with no issues or negative impacts on surrounding properties. Special Use Permit conditions will be carried over from Special Use Permit #1285-D. However, several conditions have been added in order to reflect the current standard Special Use Permit conditions for a day care center. This includes new Conditions #5, #6, #7, #8, #9, and #10.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: May 23, 2024

Action: Approved



Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT # 2024-00032

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) (SUP#1285-C)
2. That the day care facility be limited to 90 children. (P&Z) (SUP#1285-C)
3. That a maximum of 45 children be allowed outside at any one time and that adequate supervision be given to the children at all times. (P&Z)(SUP#1285-C)
4. That the children's play time on the playground be for a maximum of two in the morning and two hours in the afternoon. (P&Z)(SUP#1285-C)
5. **CONDITION ADDED BY STAFF:** 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)
6. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
7. **CONDITION ADDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
8. **CONDITION ADDED BY STAFF:** The facility shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
9. **CONDITION ADDED BY STAFF:** The facility shall provide adequate drop off and pick up facilities so as to create minimal impact on child safety and pedestrian and vehicular traffic. (P&Z)
10. **CONDITION ADDED BY STAFF:** The facility shall be located on a site so that adequate distance or buffering is provided to protect nearby residential uses from impacts from the use. (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/DROW)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES/OEQ)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES/OEQ)
- 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-DROW)
- 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-DROW)
- 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-DROW)

Code Enforcement:

- F-1 A building permit is required for new day care center.

Parks and Recreation:

No comments or concerns.

Police Department:

No comments received.

Health Department:

No comments or concerns.

Fire Department:

F-1 A fire prevention permit will be required for this new use.
Application can be accessed online at:
www.alexandriava.gov/fire-department/the-fire-marshals-office.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00032. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the day care center at 885 North Howard Street.


Applicant - Signature


Date


Applicant - Printed

Date