



ARLINGTON COUNTY, VIRGINIA

<p>County Board Agenda Item Meeting of December 9, 2006</p>

DATE: November 27, 2006

SUBJECT: U-2897-96-1 USE PERMIT REVIEW AND AMENDMENT for three children's programs, including a preschool program, an after-school program and a cooperative parent play group, located at 4975 Columbia Pike (Arlington Mill Community Center) (RPC #22-001-004).

Applicant:

Arlington County Department of Parks, Recreation & Cultural Resources

By:

Pamela Everett

Arlington County Department of Parks, Recreation & Cultural Resources

3700 Four Mile Run Drive

Arlington, Virginia 22206

C.M. RECOMMENDATION:

Renew, subject to all previous conditions and the attached new condition, with a review in one (1) year (December 2007).

ISSUES: None.

SUMMARY: This is a scheduled review of the use permit for three children's programs at the Arlington Mill Community Center: a preschool program, an after-school program and a cooperative parent play group. In addition to the review, the applicant proposes an amendment to include 3-year-olds in the preschool program, which is currently for 4 and 5-year-olds, and to extend of the hours of the preschool program and the cooperative parent play group. No changes to the after-school program are proposed. All of these programs are currently operated in compliance with the use permit conditions, as well as state and local regulations. Therefore, staff recommends that this use permit be renewed, subject to all previous conditions and the attached new condition, with a review in one (1) year.

<p>County Manager: _____</p>

<p>Staff: Margaret Rhodes, CPHD</p>

<p>PLA-4581</p>

BACKGROUND: In 1997, the County Board approved a use permit amendment request by the Arlington County Department of Parks, Recreation and Community Resources (“PRCR”), to operate three programs for children at the Arlington Mill Community Center. The programs included a half-day preschool program for 15 children, an after-school program for 45 elementary school aged children, and a cooperative parent play group for 1 to 3-year-olds. There have not been conflicts between the three programs. The applicant continues to work closely with the Arlington County Child Care staff to ensure adherence to all state and local ordinances.

DISCUSSION: There are currently three children’s programs at the Arlington Mill Community Center: a preschool program, an after-school program and a cooperative parent play group. The current use permit for the preschool program provides for 15 children, ages 4 and 5, and operates from 9 a.m. to 12 p.m. The applicant proposes an amendment to allow the inclusion of 3-year-olds and an extension of the hours to 8 a.m. to 1 p.m., while the number of children would remain constant. The applicant is requesting no changes to the after-school program for 45 children, ages five 5 to 11. This program operates from 3 p.m. to 6 p.m., Monday through Friday, and from 1 p.m. to 6 p.m. on Wednesdays. The applicant does seek to change the hours of the cooperative parent play group for children ages 1 through 3. The program currently runs weekdays from 9 a.m. to 12 p.m. and the applicant proposes to extend the hours to 8 a.m. to 4 p.m. The three children’s programs at the Arlington Mill Community Center are currently operated in compliance with the use permit conditions, as well as state and local regulations.

Since the last review (December 8, 2001)

Use Permit Conditions: The applicant is in compliance with all use permit conditions.

Community Code Enforcement: Code Enforcement reports that the community center appears clean and orderly and that the facility is operating in compliance with County ordinances and the conditions of the use permit.

Fire Marshal’s Office: The Fire Marshal’s Office reports no violations.

Police Department: The Police Department reports no problems at this location.

Civic Associations: The Columbia Forest and Columbia Heights West Civic Associations, along with the Columbia Pike Revitalization Organization, were notified of this use permit amendment review. At this time, the Columbia Heights West Civic Association has given its support for the proposed amendments and staff has heard no concerns from other community representatives.

Child Care Office: The Child Care Office reports that this operation is in compliance with the conditions of the use permit.

CONCLUSION: The applicant, PRCR, seeks to amend the current use permit for three children's programs at the Arlington Mill Community Center: a preschool program, an after-school program and a cooperative parent play group. The applicant proposes to amend the provisions related to the preschool program by modifying the ages of the children and the program hours. The applicant also seeks to extend the hours of the cooperative parent play group. The requested modifications are minor in nature and will not adversely affect programming at the center. All three of the children's programs are currently operated in compliance with the use permit conditions, as well as state and local regulations. Therefore, staff recommends that this use permit be renewed, subject to all previous conditions and the attached new condition, with a review in one (1) year.

New Condition:

5. The preschool program will have a maximum of 15 children, ages 3, 4 and 5, and will operate weekdays between the hours of 8 a.m. and 1 p.m. The after-school program will have a maximum of 45 children, ages 5 to 11, and will operate between the hours of 3 p.m. and 6 p.m., Monday through Friday, and from 1 p.m. to 6 p.m. on Wednesdays. The cooperative parent play group will include children ages 1 through 3, and will operate between the hours of 8 a.m. and 4 p.m., Monday through Friday.

PREVIOUS COUNTY BOARD ACTIONS:

November 16, 1996

Found that the location, character and extent of a proposed community center which will provide school, recreation, and other community services at 4975 Columbia Pike, (formerly a Safeway grocery store) is substantially in accord with the Comprehensive Plan for Arlington County.

Approved General Land Use Amendment GP-255-96-1 from "Service Commercial" (Personal and business services; and "Low-Medium" Residential (16 to 36 units per acre) to "Public" (Parks [local, regional and federal]); Schools [public]; Parkways, major unpaved rights-of-way; Libraries and cultural facilities) at 4975 Columbia Pike.

Adopted an ordinance for a rezoning approval for a reclassification from zoning district "C-1" Local Commercial District, to zoning district "S-3A" Special District.

Approved use permit (U-2897-96-1) for an adult education program (high school) and a by-right Department of Parks, Recreation and Community Resources facility, subject to conditions with a review in two (2) years, with the use permit expiring at the end of the 2001-2002 school year. (November 1998)

December 16, 1997

Approved use permit amendment (U-2897-96-1) to permit three 3 programs for children: a preschool program for 15 children, an after-school program for 45 children and a cooperative parent play group subject to conditions and with a review in one (1) year. (December 1998)

November 14, 1998

Continued use permit (U-2897-96-1) for an adult education program (high school) with a review in four (4) years. (November 2002)

December 12, 1998

Continued use permit amendment (U-2897-96-1) to permit three (3) programs for children: a preschool program for 15 children, an after-school program for 45 children and a cooperative parent play group subject to conditions and with a review in three (3) years. (December 2002)

December 8, 2001

Continued use permit amendment (U-2897-96-1) to permit three 3 programs for children: a preschool program for 15 children, an after-school program for 45 children and a cooperative parent play group subject to conditions and with a review in five (5) years. (December 2006)

July 20, 2002

Continued use permit (U-2897-96-1) for an adult education program (high school) with a review in three (3) years. (July 2005)

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Office, the Community Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including the installation of smoke detectors.
2. Child Care staff shall make the final determination on the appropriate number of children to be included in the preschool and the after-school programs and the final determination ensuring the pupil/teacher ratios for the group.
3. The applicant shall work with Child Care staff to provide appropriate sized groups of preschool children who could occupy the on-site outdoor play space at any given time.
4. The parent's cooperative program shall have a maximum of 50 children. Child Care staff shall make the final determination as to the appropriate number of children to be included in the program.