

Special Use Permit #2016-0048
4875 Eisenhower Avenue, Suite 201 – Center for
Autism and Related Disorders, Inc.

Application	General Data	
Request: Public hearing and consideration of a request for a private academic school with more than 20 students.	Planning Commission Hearing:	September 8, 2016
	City Council Hearing:	September 17, 2016
Address: 4875 Eisenhower Ave, Suite 210	Zone:	OCM(100)/Office Commercial Medium Zone
Applicant: Center for Autism and Related Disorders, Inc.	Small Area Plan:	Eisenhower West Small Area Plan

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 8, 2016: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



Special Use Permit #2016-0048
4875 Eisenhower Avenue, ste. 210



I. DISCUSSION

REQUEST

The applicant, the Center for Autism and Related Disorders, Inc., located at 4875 Eisenhower Avenue, Suite 210, requests Special Use Permit approval to increase enrollment of an existing private academic school from 20 students to 30 students.

SITE DESCRIPTION

The subject site located at 4875 Eisenhower Avenue is one lot of record with approximately 260 feet of frontage on Eisenhower Avenue and a parcel depth which ranges from 390 – 410 feet and total parcel area of approximately 100,500 square feet. The site is developed with a two story office building of approximately 50,400 square feet of floor area surrounded by a surface parking lot of 145 standard parking spaces. The building has been subdivided into professional office spaces of 2,000 to 16,000 square feet and includes tenants such as Commonwealth One Federal Credit Union, American Art Therapy Associates, and Fama Health Care Services, LLC. Access to the building is provided through a central lobby which is accessed through an exterior courtyard.



Figure 1: Front entrance of 4875 Eisenhower Avenue, as seen from surface parking lot.

The subject site is surrounded by office, retail, and residential uses, with the Victory Center building and surface parking lot located to the west and a business park located directly to the east. South of the subject site, across Eisenhower Avenue is a residential development, The Exchange at Van Dorn, and several warehouse buildings which contain Restaurant Depot, a FedEx Shipping Center, and a dog day care center. Norfolk Southern rail lines are located north of the subject site.

BACKGROUND

Site Plan #84-056 was approved by the Planning Commission on January 3, 1986 for a two-story office building of approximately 50,400 square feet of floor area, known as the Bush Hill Industrial Park Office Building. The structure was constructed in 1986, with 145 parking spaces and remains on site. Since construction the building has maintained its 145 parking spaces and housed a number of uses such as office and personal service uses.

In 2014, CARD Academy opened a private academic school with 20 students on the second floor of the building. A private academic school with fewer than 20 students is permitted by right in this zone. CARD Academy offers individualized instruction to students who fall along the autism spectrum and employs Board Certified Behavior Analysts and certified teachers who assess,

develop, and instruct along an individualized education plan for each student. The curriculum at CARD Academy is based on the Virginia Department of Education standards and CARD Academy also offers occupational and speech therapy as supplemental instruction. The school is open to students aged 3 to 22 and instruction takes place in small classroom settings of 3-7 students who are each paired with an instructor or teaching assistant throughout the day for one-on-one instruction. The curriculum is a 12 month, full-year program of instruction for students, and students are on site from 8:45 a.m. to 3 p.m., during weekdays. Staff is on site from 8:45 a.m. and may stay until 5 p.m. providing additional therapy and assistance to a limited number of students, or completing administrative work and preparing for lessons.

PROPOSAL

CARD Academy proposes to increase its total student enrollment by ten students, to a maximum enrollment of thirty students. The applicant indicates the increase in enrollment will enable them to admit a number of students from a growing wait list. While the submitted floor plan shows more than 30 seats, the applicant will only have 30 students on-site and the flexible seating allows instruction to take place in an arrangement that is supportive for the students and their instructors.

The applicant would operate as follows:

- Number of Students: 20 : *Current Enrollment*
 10: Proposed Additional Students
 30 Total Students Proposed
- Number of Employees: 23: *Current Employees*
 2: Proposed Additional Employees
 25 Total Employees Proposed
- Hours of Operation: 8:45 a.m. – 3 p.m., Monday – Friday (Student Instruction)
 8:45 a.m. – 5 p.m., Monday – Friday (School Operations)
- Peak Drop-Off/Pick-up Hours: 8:45 a.m. – 9a.m. for Drop-Off
 3 p.m. – 3:05 p.m. for Pick-Up
- Noise: Typical noises from students as they arrive and depart from the school.
- Trash: 3 bags of office related trash per week which is deposited in dumpsters shared by tenants in the office building.
- Food Service: Students bring their own meals and no food is prepared on site.

STUDENT DROP-OFF/PICK-UP

The applicant has indicated that a combination of buses, taxis, and private vehicles are used to drop-off students between the hours of 8:45 a.m. – 9:00 a.m. and for pick-up between 3:00 p.m. and 3:05 p.m. Students do not drive themselves to the school.

Vehicles enter the parking lot off of Eisenhower Avenue and drive to the back of the parking lot to turn around and approach the exterior courtyard. All students and their drivers are provided with a map which indicates where the pick-up and drop-off is to occur. Students depart their vehicle and are escorted by staff from the parking lot to CARD Academy as they arrive. During departure time, all students descend to the lobby with staff members and are escorted to their vehicles as they arrive. Vehicles pull out of the parking lot onto Eisenhower Avenue to depart.

PARKING

Section 8-200(A)(11) requires private academic schools to provide one parking space for every 10 students, therefore with 30 students the applicant would be required to provide three off-street parking spaces. However, due to the intensive nature of instruction at CARD Academy and the higher number of instructors on site, the applicant has obtained 22 off-street parking spaces for their use. The 22 parking spaces are located in the 145 space surface parking lot which surrounds the subject site. An analysis of the existing uses in the building indicates that zoning requirements for parking would be met for current tenants and CARD Academy's proposed expansion.

ZONING/MASTER PLAN DESIGNATION

The subject site is zoned OCM(100)/Office Commercial Medium Zone, and as such, the use of a private academic school with fewer than 20 students is permitted by right. However, a Special Use Permit is required for a private academic school with more than 20 students in accordance with Section 4-1003(X) of the Zoning Ordinance. The Eisenhower West Small Area Plan shows that the subject site could be redeveloped in the long-term as a mixed-use site, including commercial, retail and residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to increase student enrollment at CARD Academy from twenty students to thirty students. Staff believes that the proposed increase in the number of students is reasonable and finds that the Academy is providing a valuable educational service. As demonstrated by the applicant's waiting list, there is demand in the City for the specialized instruction CARD Academy offers students, which is relatively close to students' homes.

Staff does not anticipate impacts associated with the proposed expansion of CARD Academy as the increase in students is minimal. The instruction takes place entirely indoors and CARD Academy's classrooms are restricted to students and instructors. Classroom space has also been outfitted with rubber flooring to provide a reduction in noise for both students with sensory sensitivity and simultaneously to reduce potential noise for adjacent tenants. Staff has not received any complaints about the business operation. Adjacent residential communities should

not be affected as the use is confined to a commercial office building.

The proposed drop-off and pick-up plan for CARD Academy has proven to be efficient and safe for current students and would be scalable to operate with the proposed increase of students. The proposed area for pick-up and drop-off is located in the rear of the surface parking lot providing adequate space for vehicles to enter and exit Eisenhower Avenue and line up in the parking lot for pick-up and drop-off without creating congestion. Previous experience indicates the time for drop-off and pick-up is minimal with about twenty minutes total throughout the day for all students to arrive and depart.

Nonetheless, staff has included standard conditions regulating operations of the private academic school to ensure that potential neighborhood impacts are limited, including noise, litter, and parking. Specifically, Condition #2 limits the number of students to 30 and Condition #3 regulates the hours of operation for the school. Pick-up and drop-off operations are regulated by Conditions #5 and #6 which require the applicant to maintain and up to date pick-up and drop-off plan at all times with 22 off-street parking spaces for staff in Condition #5, while Condition #6 requires staff supervision of pick-up and drop-off to ensure both the safety of students and that no vehicles back up onto Eisenhower Avenue. Standard conditions encouraging alternative forms of transportation for staff are included as Condition #9, requiring the applicant to contact Local Motion for information on establishing an employee transportation benefits program and Condition #10 requiring the applicant to provide information on alternative forms of transportation. Condition #13 requires all staff to park off-street.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. No more than 30 students shall be permitted at the school at any one time. (P&Z)
3. The hours of operation for the private academic school shall be limited to between 8:45 a.m. to 5 p.m., Monday – Friday. (P&Z)
4. The facility shall obtain and maintain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
5. The applicant shall maintain an adequate pick-up/drop-off and parking plan to the satisfaction of the Director of Planning and Zoning, which is consistent with the SUP proposal which (a) confirms there are a minimum of 22 off-street parking spaces available for school staff at all times that the school is in session, and (b) demonstrates

how both drop-off and pick-up for all students will be accommodated without impacting adjacent uses within the building or the reasonable flow of traffic on Eisenhower Avenue. (P&Z)

6. The applicant shall designate at least one employee, and more employees as necessary, to supervise student drop-off and pick-up at the beginning and end of each school day and to assure that no vehicles used for student transportation block access of vehicular traffic in the parking lot and on Eisenhower Avenue to the satisfaction of the Director of Planning and Zoning. (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. The applicant shall also inform parents on an ongoing basis, including as part of any parent orientation, of all applicable Special Use Permit provisions and requirements. (P&Z)
8. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
9. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion at localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
10. 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 Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
11. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
12. 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)
13. The applicant shall require its employees who drive to use off-street parking. (P&Z)
14. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a

complaint that rises to the level of a violation; 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)

STAFF: Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;
Sara Brandt-Vorel, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion at localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-2 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 Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-4 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)
- C-1 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-2 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 City Council 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. (TES)

Fire Department:

No comments or concerns.

Code Enforcement:

- F-1 A change of use is not required for this subject space and its existing use group.

Health Department:

F-1 As long as the food aspect of this establishment does not change, then we do not have any involvement. Food must continue to be provided by students for their own meals. No preparation can be done by school.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

2016-0048

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 4875 Eisenhower Ave., Suite 210, Alexandria, VA 22304

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: Center for Autism and Related Disorders, Inc. DBA "CARD Academy"

Address: 4875 Eisenhower Ave., Suite 210, Alexandria, VA 22304

PROPOSED USE: A licensed private day school for special education with 30 maximum students.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Ann Cassell
Print Name of Applicant or Agent
4875 Eisenhower Ave., Suite 210
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

Signature 6/17/16 Date
571-290-0143 Telephone # 517-905-5996 Fax #
m.cassell@centerforautism.com Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____
ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4875 Eisenhower Ave, Alex VA, I hereby
(Property Address)
grant the applicant authorization to apply for the PRIVATE DAY SCHOOL use as
(use)
described in this application.

Name: Linda Lyons Phone: 703-698-4037
Please Print
Address: 8171 Strawberry Ln, #3 Email: llyons@uniwestco.com
Falls Church, VA 22042
Signature: Linda Lyons, Agent Date: 4-26-16
For Commonwealth One Federal Credit Union

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):
 Owner
 Contract Purchaser
 Lessee or
 Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

DOREEN GRANPEESHEH → 100% OWNERSHIP
21600 OXNARD STREET, SUITE 1800
WOODLAND HILLS, CA 91367

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. DOREEN GRANPEESHEN	1600 Oxnard St. Suite 1800 Woodland Hills, CA 91367	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4875 Eisenhower Ave., Suite 210, Alexandria, VA 22(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CHARLOTTE CASH	4875 EISENHOWER AVENUE ALEXANDRIA, VA 22304	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

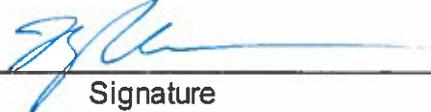
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. DOREEN GRANPEESHEN	None	None
2. CHARLOTTE CASH	None	None
3. None	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/17/16
Date

Mary Ann Cassell
Printed Name


Signature

SBU
6/22

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Currently CARD Academy, a licensed private day school for special education students, is leasing 4875 Eisenhower Ave. Ste. 210 in Alexandria. We currently have 20 students on site at any one time.

We are asking for a special use permit to expand our student population to 30 students. This expansion will allow us to help more students who are currently on our waitlist for openings.

Our school serves students in the community between the ages of 3 and 22. Our classroom design are small classrooms with 3-7 students. Students attend school from 9 am to 3 pm Monday through Friday. Students are dropped off in the morning and picked up in the afternoon. Drop-off and pick-up takes approximately 15 minutes total for the students.

During the day, our students are working with their teachers and teaching assistants on individualized programs to improve their skills across all domains of learning. Students are supervised at all times either 1:1 or small groups.

Please see the pick-up & drop-off map attached to this application
Students that utilize a bus, taxi, or other form of transportation are picked up & dropped off at the designated area highlighted on the map.
There can be up to 30 staff members present during the day.
Food is not provided to students, their parent(s)/guardian(s) pack their food daily.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
[] a new use requiring a special use permit,
[x] an expansion or change to an existing use without a special use permit,
[] an expansion or change to an existing use with a special use permit,
[] other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Up to 30 Students, Monday - Friday 8:45 am - 3:00 pm

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
about 25 - 30 Monday - Friday 8:45 am - 5:00 pm

6. Please describe the proposed hours and days of operation of the proposed use:

Day: <u>Monday - Friday</u>	Hours: <u>8:45 am - 5:00 pm</u>
_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No mechanical equipment, noise level will be that of a small school (i.e. playing & talking)

B. How will the noise be controlled?
Rubber flooring has been installed to block noise from the sensory area
where there are the largest number of students at one time.

8. Describe any potential odors emanating from the proposed use and plans to control them:

There are no known potential odors from our use.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Trash of a typical office setting (e.g. office paper, some small amounts of food).

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

It is estimated that there are 2-3 bags per week of trash. The increase in students is not expected to increase the amount of trash.

C. How often will trash be collected?

Trash is collected daily and placed in the dumpster which is collected on the normal schedule for the building.

D. How will you prevent littering on the property, streets and nearby properties?

All activity takes place within our suite and therefore there is very little likely of littering on the property, streets and/or nearby properties.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? Our students are closely monitored and supervised by staff at all times. The vast majority of activity takes place within our suite. When outside of the suite the supervision of our students by our highly trained staff ensures the safety of nearby residents, employees and patrons.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 17 _____ Standard spaces
- _____ Compact spaces
- 5 _____ Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. Where is required parking located? (check one)

on-site

off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 3 _____

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? n/a
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
8:45 AM to 9:00 AM for morning drop off and 3:00 PM - 3:05 PM for pick up for students
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Monday through Friday
-

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate for our needs. There are no anticipated improvements needed.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
- Do you propose to construct an addition to the building? Yes No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

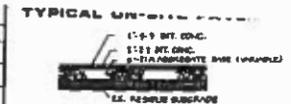
5,392 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

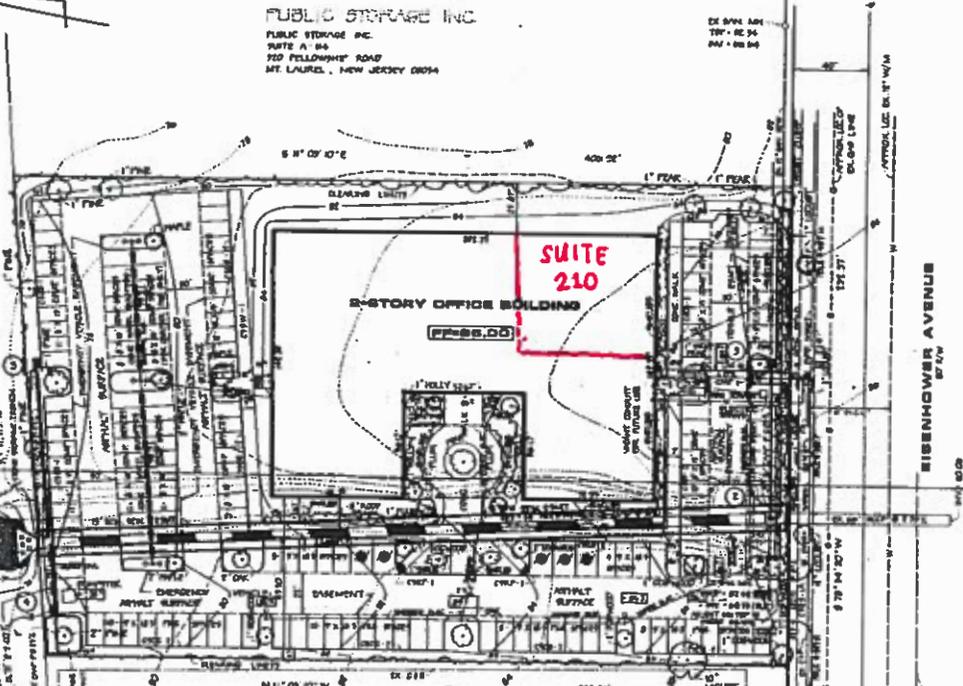
- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: _____
- an office building. Please provide name of the building: Commonwealth One FCU
- other. Please describe: _____

End of Application

SITE LIGHTING			
TYPE	QUANTITY	FLD. HT.	NOTES
1	3	12'	DOUBLE END W/ HIGH PRESSURE SODIUM
2	6	12'	WALKWAY END W/ HIGH PRESSURE SODIUM
3	4	12'	DOUBLE END W/ HIGH PRESSURE SODIUM



PUBLIC STORAGE INC.
 PUBLIC STORAGE INC.
 SUITE A 84
 700 FELLOWSHIP ROAD
 MT. LAUREL, NEW JERSEY 08054



- SITE DATA:**
1. ACCESSORY MAP #10-00-01-00
 2. PLANNING DISTRICT: M
 3. SITE AREA: 2.550 ACRES
 4. ZONE: S-O
 5. PROPOSED USE: OFFICE/POS GROUP B
 6. NET FLOOR AREA: 48,000 SQ. FT.
 7. ABOVE FLOOR AREA: 48,000 SQ. FT.
 8. P.A.C. 0.40
 9. TYPE OF CONSTRUCTION: SC
 10. BUILDING TO BE PROVIDED:
 11. PARKING TO BE LOCATED AT: 1,000 PER FOOT
 12. BUILDING HEIGHT: 30'
- PARKING TABULATION:**
1. REQUIRED: 6.0 SF. PER 100 SQ. FT. OF G.L.A. (48,000 / 100) = 480 SPACES
 2. PROVIDED: FULL SITE: 28 SPACES; COMPACT: 131 SPACES; TOTAL: 159

OWNER/DEVELOPER:
 4875 EISENHOWER AVE. ASSOC. LTD.
 7800 N. LEESBURG PIKE
 SUITE 300
 FALLS CHURCH, VA.
 PH # 780-1800

I HEREBY CERTIFY THAT THIS AS-BUILT CONFORMS TO THE APPROVED SITE PLAN EXCEPT AS SHOWN THEREON.

R.C. Fields, Jr.
 R.C. FIELDS, JR. L.S.



AS-BUILT
SITE DEVELOPMENT PLAN
4875 EISENHOWER AVENUE
 LOT 0000-01-01-02-00-03
 RESECTION OF LOTS 0000-01-01-04-01 & 0000-01-01-02-00, DISTRICT B
BUSH HILL INDUSTRIAL PARK
 CITY OF ALEXANDRIA, VIRGINIA

SCALE 1"=20' DATE: NOV. 02, 1998
R. C. Fields, Jr. & Associates
 718 Jefferson Street Alexandria, Virginia 22314 (703) 549-4222

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11-2-97
2	FINAL REV.	11-20-97
3	APP. APPROVED	11-23-97
4	SITE LIGHTING & SIGNAGE DISTRICTION	11-23-97

NORTHERN VIRGINIA JOINT VENTURE
 2800 WESTWOOD AVENUE
 BETWEEN MARYLAND AND VA

PARCEL 3456-01-01-02-03-01

APPROVED
 DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
 ALEXANDRIA, VIRGINIA
Michael R. Bell
 IN CHARGE OF PLANNING DIVISION
 11/25/98 *D. Clayton R. Land*
 DATE

Released
6-21-98
CWS

STORM SEWER SCHEDULE									
LINE	SECTION	TOP	INVERT	IN	OUT	DEPTH	REMARKS	CONTRACT	DATE
1	0+00	71.50	69.75	24"	24"	17.75'	CON-1		
2	0+15	69.50	67.75	24"	24"	17.75'	CON-1		
3	0+30	67.50	65.75	24"	24"	17.75'	CON-1		
4	0+45	65.50	63.75	24"	24"	17.75'	CON-1		
5	0+60	63.50	61.75	24"	24"	17.75'	CON-1		

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

NOTES: CITY OF ALEXANDRIA STANDARDS UNDER 3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON PLAN, STREET CORNER & DISTRICT MAPS SHALL BE WITH REFERENCE TO THE DISTRICT MAP OR SITE AS SHOWN.

FLOOD LIGHTS ARE NOT TO LIGHT BEYOND THE PROPERTY LINE.
 ALL NEW UTILITIES AND WIRING TO BE UNDERGROUND.
 COMPACT SPACES MUST BE MARKED FOR COMPACT CARS ONLY.
 10 OF PARKING SPACES WILL BE RESERVED FOR FIVE COMPACTS BOMBARDIER

1975 Enclosed Area
 Bush Hill Park, Inc. owns

Alexandria School

