

Mount Vernon Council of Citizens' Associations
Transportation Committee Meeting
Mount Vernon Governmental Center
2511 Parkers Lane, Alexandria, VA
Community Room
AGENDA*

Monday, July 9, 2018 **7:00**PM

AGENDA:

1. Sign in and Call to Order:

General Announcements:

Success! NVTA Funding secured for our top projects!

Our Mount Vernon Memorial Highway Resolution adopted by the General Council & has been distributed.

2. Presentations:

- Gobi Gopinath, Margery Carazzone (Owners): Proposed to use the property (8728 Lukens Lane, Alexandria, VA 22309) solely for the purpose of operating a small private school of general education for a maximum 24 students in Kindergarten through Grade 3.
- Jane Kelsey of Jane Kelsey & Associates, Inc. Proposed (American Tukong Black Belt Academy) site location consists of two lots located just south of Fordson Road on the east side of Richmond Highway (Rt. 1.) in the Gum Springs Community.

3. Resolution/s:

4. General Business:

5. Other Business: Committee Member Time, Member Association Business, Elected or appointed Officials' Time, Public Time

6. Adjourn:

*Agenda may change due to unexpected events

(See page 2 for Information, Attachments, Links, Announcements, & Upcoming events)

Announcements & Upcoming events:

- **NO AUGUST** Transportation Committee meeting.
- Next MVCCA Transportation Committee Meeting
Moved due to holiday: September 10, 2018, Monday, 7:00 PM (our new regular start time)
Mount Vernon Governmental Center
2511 Parkers Lane, Alexandria, VA
Community Room
Agenda TBA.

*Agenda may change due to unexpected events

Request to Be Placed on the Agenda

To be placed on a Mount Vernon Council committee agenda, please provide the information below, as pertinent, and email this form and supporting documents to the chair of the appropriate committee. Visit the Council's Board of Directors web page (www.mvcca.org/board.html) for the current contact information, including email addresses.

Committee: ☒ Transportation ☒ Planning & Zoning ☐ Environment & Recreation
☐ Public Safety ☐ Consumer Affairs ☐ Health & Human Services
☐ Education ☐ Budget & Finance (County) ☐ Affordable & Workforce Housing

- 1) The application number (RZ, SEA, PCA, etc.) **SE 2018-MV-004**
The name of the staff coordinator: **Jay Rodenbeck**
- 2) The street address of the property, including city and ZIP code. If several parcels are being consolidated, send the address of a central parcel so the project can be located on a map:
8728 Lukens Lane, Alexandria, VA 22309
- 3) The tax map reference number(s):
1101 01 0044
- 4) The name(s) of the presenters and their relationship (attorney, owner, designer, etc.):
Owners: Gobi Gopinath, Margery Carazzone
- 5) The specific request of the application (for example rezoning from R-2 to PDH-5 with a net density of 4.7 DU/AC or fill 123 cubic yards in a floodplain or permit the use of gas station with mini-mart):
A special exception application to allow a private school of general education (kindergarten to 3rd grade; maximum 24 children) to be established within a residential district zoned R-2, in accordance with Zoning Ordinance, Section 3-204
- 6) A one-paragraph summary of the project describing the scope of the project, why the project is desirable, the product proposed, product pricing, and anything else deemed important to understanding the project. *This paragraph will be the basis for the descriptive text in the agenda:*
The applicant proposes to use the Subject Property solely for the purpose of operating a small private school of general education for a maximum 24 students in Kindergarten through Grade 3, with an incidental use of an extended hour child care program limited to students enrolled in the school, allowing for early drop-off and late pick-up by parents who may work full-time. The school would be operated within the existing single-family house located on the property, with no proposed new construction and no land disturbing activity on the site. The hours of operation for the school will be 9:00 a.m. to 2:30 p.m., Monday through Friday. Extended child care will be made available from 6:00 a.m. to 9:00 a.m. and from 2:30 p.m. to 6:00 p.m. on school days. The project is desirable in that the proposed school would offer an option to parents in the area for a non-religion based, reasonably priced, high quality school designed to provide a stimulating curriculum and a love of life-long learning. The proposed school is consistent with the vision of the County's Comprehensive Plan whose aim as described is "to achieve the highest quality of life possible through expanding economic opportunity, access to quality education and public services...."
- 7) ☒ The Statement of Justification in electronic form is attached
- 8) ☐ The most current site plan or development plan (digital) is attached
- 9) ☒ A copy of the staff report is attached or
Staff report link:
- 10) ☐ A copy of the proffers statement is attached.
- 11) Planning Commission date: **Oct. 4, 2018**
Board of Supervisors date: **TBD**

- 12) **Modifications Proffer*** ☐ NO ☐ YES ☐ Will also explain/discuss at committee meeting

Do you agree to a development condition or proffer that if the application is approved by the Board of Supervisors or the Board of Zoning Appeals, from that day forward every request for a change will be sent by the developer to the Mount Vernon District Supervisor and the District Planning Commissioner, and that the Supervisor has a minimum of two weeks to inform you whether the change is not significant and can proceed according to normal County procedures, or the change is significant and will be reviewed by persons of the Supervisor's choosing. Plan changes that are covered by this proffer include:

- * the size, quantity, height, orientation, or exterior appearance of a building or buildings
- * the size, orientation, or characteristics of an open space, tree save area, or recreation area
- * the size, capacity, or design of any stormwater management facility, any increase in the amount of impervious surface, any change in drainage, or any new or increased fill or encroachment into an RPA
- * any increase in the area included within the limits of clearing and grading, the addition of or increase in height of any retaining wall, or more than a 5% increase in soil filling
- * any change in the infrastructure including roadways, sidewalks, lighting, utility lines, buffering / screening, or landscaping.

* The modifications proffer does not modify or replace any regulation or county dictated process for requesting a change to approved plans. The proffer is to provide opportunity for the community to learn of plan changes before they are submitted for County approval. The Planning Commissioner and the Supervisor do not grant approval of the change; rather, they only determine whether the requested change warrants review by the community. The majority of requested changes are considered "not significant" and the Supervisor will be able to respond in a day or two and not cause any delay in the development schedule.

REVISED STATEMENT OF JUSTIFICATION

May 11, 2018

American Tukong LLC and JNI LLC

This is a revised statement of justification based on the redesigned site layout depicted on the plans dated May 11, 2018, titled American Tukong Academy. All operational requests remain the same; the statement has been updated to reflect the revised plans. Revised language is shown in italics.

Grand Master Inki Kim is President and Registered Agent, and Joy Kim is Vice President of American Tukong LLC and JNI LLC and are the owners of the properties located at Tax Map 102-1 ((1)) 79A and 102-1 ((1)) 79B. As such, they request approval of a Special Exception Application to permit construction of a school of special education for a Tae Kwon Do studio. The applicants currently operate American Tukong Black Belt Academy *which previously operated* at 6319 Richmond Highway in the Kings Crossing Shopping Center for *almost 20* years. The shopping center will soon be redeveloped and with this in mind, the applicants purchased the vacant properties noted above with the hope of constructing a building to house their school.

Site and Surrounding Properties

The proposed site of the school (the property) consists of two lots located just south of Fordson Road on the east side of Richmond Highway (Rt. 1.) Lot 79B fronts on Rt. 1, is zoned C-8 and is 18,822 square feet in size. Adjacent Lot 79A is zoned R-2 and is 19,959 square feet in size for a total building lot size of 38,781 square feet. Based on Comprehensive Plan language, Lot 79B is planned for commercial uses and Lot 79A is planned for residential uses at 5-8 dwelling units per acre. Both lots are vacant and have not been assigned an address as of this time. The lots are mostly covered with deciduous trees, vines and scrubby bushes.

Lots surrounding the subject property consist of Lot 84 to the north, zoned C-8 and currently under site plan review for a commercial use. Lot 81 to the northeast, zoned R-2 and developed with a single family detached dwelling. Lot 78A to the east, zoned R-2 and developed with a place of worship. To the south are lots zoned R-8, developed with single family attached dwellings, townhomes. Directly to the west is Rt. 1 with the Hybla Plaza Shopping Center located on the west side of Rt. 1.

Site Layout

The new building for the American Tukong Black Belt Academy is proposed to be constructed as a two-story building with a full cellar (see building elevations *included in the plan set*). *The building is located*

at the front of the site, with a minimum front yard of 20 feet. The building straddles the C-8 and R-2 Districts with an FAR of 0.21 in the C-8 District and an FAR of 0.17 in the R-2 District. Maximum FARs of 0.50 and 0.20 respectively are permitted. The total gross floor area of the first floor is 3,848 square feet, with a total gross floor area for the second floor of 3,610 square feet. A cellar of 3,848 square feet is also included. A maximum height of 34 feet is shown for the flat-roofed building. Twenty-five parking spaces are provided along the southern side and eastern rear of the building with access to the lot via Rt. 1. The first floor will contain the Tae Kwon Do studio where most classes are held. The second floor will contain offices. The lower level (cellar) will contain space for a study area and play area. This plan does not include an outdoor play area.

Transitional screening is required between the site and the residential properties on Lot 81 and along the southern boundary adjacent to the townhomes. The applicant is requesting approval of a *reduction of the screening area to 15 feet in both the northern and southern screening areas and is providing a seven foot tall wall in the northern screening area adjacent to Lot 81. A portion of this wall also serves a retaining purpose. A six foot tall board on board fence is included in the southern transitional yard adjacent to the Village at Gum Springs townhomes.* An architectural drawing of the wall is included with the building elevation. In addition to the transitional screening areas, most of the open spaces on site will be planted to visually enhance the site and provide additional screening.

Explanation of Use

The Tae Kwon Do (TKD) School will continue to operate under the name of American Tukong Black Belt Academy. Grand Master Inki Kim will be the head instructor and Ms. Joy Kim will be an instructor and the operating manager of the Academy.

Before and After School Programs - Monday through Friday the school operates a before school program, with parents dropping children at the site, and an after school TKD program. Three minivans are used to transport children to and from surrounding public/private schools in the morning and afternoon. Schools served include the elementary schools of Holin Meadow, Groveton, Hybla Valley, Bellevue, Fort Hunt, Stratford Landing, Washington Mill, Woodley Hill, Riverside, Woodlawn, Mt. Vernon, Mt. Eagle, Cameron, Rosehill, Clermont, Hayfield, Island Creek, Waynewood, St. Louis and Aquinas Montessori, and the middle schools of Mark Twain, Hayfield and Sandburg. Starting at 6:30 am, children are dropped off at the site and take part in morning Karate Fun. There are approximately 40 children in the morning program with students arriving at the site between 6:30 and 8:00 am. The minivans are then used to take children to their surrounding schools with the first minivan leaving the

site at 7:50 am. After school, the minivans are used to bring children from those schools to TKD classes which are held between 4:30 pm and 6:50 pm. The maximum after school class size is 35 with a maximum of 60 children on site at any one time. The majority of students taking classes in the afternoon arrive at the site via the minivans, though a few may be dropped off by parents. Past practices show that between 4:30 and 6:00 pm, most children came directly from school in the minivans, with some new children dropped off on site for the 6:00 pm class.

During the time a particular child is not in TKD class, space on the lower level will be available for them to study and socialize. Pickup of children takes place throughout the afternoon based on class and parent schedules, with all children picked up by 7:00 pm. In addition, the school offers a home drop-off service, using the minivans to take children home. Approximately 60% of students take advantage of the home drop-off service.

The last class of the day is held between 7:00 and 7:50 pm in the evening with a maximum enrollment of 20 students. Seven pm classes are specialized classes, some for only adults and some for only black belt students or for sparring.

A maximum of five instructors are on site at any one time. Clean-up of the building starts following the 7:00 pm class with all instructors leaving the site by 8:30 pm. A waiver of the loading space is being requested because all materials are brought to the site by the owners and instructors and no large deliveries are made to the site.

Saturday Program - Saturday classes start at 9:00 am with the last class of the day starting at 1:00 pm, with a maximum of 35 students per class. These classes include specialized classes such as Black Belt classes, classes for children under school age, private lessons and private events like birthday parties. The private events are for students only – space is not rented to the general public. Private events usually end by 4:00 pm.

Summer Camp - The Academy also offers a summer camp program for children ages 4 to 14. Camp operates Monday through Friday from 6:30 am to 6:30 pm. Activities include Tae Kwon Do classes, reading, writing and arts & crafts on-site, and off-site field trips such as swimming, bowling, movies, rock climbing, horseback riding and paint ball. Parents provide lunch and snacks so there is no one-site food preparation. Camp size is a maximum of 60 students per day, with students coming either three or five days per week. Morning drop-off is spread out between 6:30 am and 10:30 am. Parents may pick up students at the end of the day or take advantage of the home drop-off service.

Conformance of the proposed School of Special Education with Sections 9-006 (General Standards), 9-304 (Standards for all Category 3 Uses) and 9-310 (Additional Standards for Private Schools of General Education & Private Schools of Special Education) of the Zoning Ordinance

The request of the American Tukong Black Belt Academy for approval of a Special Exception Application is in conformance with the above referenced Sections of the Zoning Ordinance as follows:

Sect. 9-006 – General Standards

General Standard 1 requires that the use be in harmony with the adopted comprehensive plan. Based on Comprehensive Plan language Lot 79B is planned for commercial uses and Lot 79A is planned for residential uses at 5-8 dwelling units per acre. The proposed school will be a commercial building, but *two stories* in height with a low profile, *no taller than the adjacent townhomes* and a small footprint of *just over 3,800* square feet, smaller than both the dwelling located on Lot 81 and the church located on Lot 78A. Extensive screening and landscaping will surround the building to visually enhance the site and provide buffering between it and surrounding uses. Therefore, the proposed use will be in harmony with the comprehensive plan.

General Standards 2 and 3 requires that the use be in harmony with the general purpose and intent of the zoning district regulations and that the use be harmonious with and not adversely affect the development of neighboring properties in accordance with zoning district regulations and the comprehensive plan. The proposed school building will meet all zoning district regulations. It will sit *at the front of the site adjacent to Rt. 1 with the parking area* toward the rear of the property adjacent to the church, a non-residential use on similarly zoned property. A masonry wall will screen the building from *the residential use on Lot 81 to the northeast, and a board on board fence is proposed along the southern lot line adjacent to the townhomes* with extensive landscaping provided in open space areas on site. The building will be small scale, *with a foot print no larger* than the church and the home located on Lot 81. A commercial use is proposed on Lot 84 to the north, the site plan of which depicts a commercial building and parking lot adjacent to Rt. 1. The school building will blend seamlessly with surrounding uses and will not hinder or discourage the continued uses or possible change in uses/development of surrounding land.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic to the use will not be hazardous or conflict with the traffic in the neighborhood. Access to the site will be via a commercial entrance directly from Rt. 1. Dedication of *89 feet of* site frontage will be provided as required by the Plan and will provide area for the future expansion of Rt. 1. Children will be dropped

off in the morning on a staggered time schedule and three minivans will transport children to area schools and then back to the site after school. Pick-up of children from the site in the afternoon will be spread out between 4:00 pm and 7:00 pm based on class and parent schedules. Additionally, home drop-off of children is offered both during the school year and summer camp, further cutting down on vehicle trips to and from the site. Vehicular traffic to and from the site will be spread out to an extent that it will not conflict with existing traffic in the neighborhood and therefore, the proposed use meets this standard.

General Standard 5 requires that landscaping and screening be in accordance with the provisions of Article 13 of the Zoning Ordinance. Peripheral and parking lot landscaping will be provided to meet the requirements of the Ordinance. A modification of transitional screening is depicted on the plat as permitted by Article 13 and a block wall and board fence are shown *to further provide screening along with the extensive landscaping shown* (shown on the elevation plan). *A minimum of 15 feet of planted area is provided.* In addition, extensive landscaping will surround the building to further screen and enhance the site. Therefore, the provisions of Article 13 will be met.

General Standard 6 requires open space to be provided equivalent to that specified for the zoning district in which the use is located. There is no open space requirement for the R-2 portion of the site. Fifteen percent is required for the C-8 portion and 20% is provided.

General Standard 7 and 8 require adequate utility, drainage, parking, loading and other necessary facilities be provided and that any sign on site meet the provisions of Article 12 of the Ordinance. The Special Exception Plat depicts the provision of adequate facilities. The Fire Marshal's Office has reviewed the plat and determined that the entrance location with the parking lot configuration (a T-configuration *provided with the front two parking spaces*) meets their requirement for fire access. Based on the maximum number of spaces required for 60 children on site at one time and two instructors, 23 parking spaces are required and *25 are provided.* A waiver of the required loading space is requested as the applicant states that there are typically no deliveries to the site and supplies are transported to the site via instructor's vehicles. Existing and proposed utilities are shown on the plat and drainage will be provided via an underground facility in the parking lot *and in front of the building.* Eighty-nine feet of the site frontage is shown to be dedicated for future expansion of Rt. 1. A note on the plat indicates that any proposed sign will be meet Zoning Ordinance requirements and an approved sign permit will be obtained prior to installation. Therefore, Standards 7 and 8 will be met.

Sect. 9-304 – Standards for Category 3 Uses

Standard 1 is not applicable.

Standards 2 and 3 require that all uses comply with the lot size and bulk regulations of the zoning district in which they are located. The minimum lot size for an R-2 lot is 18,000 square feet, which Lot 79A meets. The minimum lot size for a C-8 lot is 40,000 square feet. Though currently Lot 79B does not meet this size, the lot was created legally, so did meet the requirements in place at the time it was created. There is no minimum lot size required for a special exception use, however the site is almost an acre in size and is large enough that the allowed FAR can be achieved with (as noted in General Standards 7 and 8 above) drainage, utilities and parking provided. The proposed building does meet the bulk regulations of the Ordinance.

Standard 4 is not applicable.

Standard 5 states that the use shall be subject to the provisions of Article 17, Site Plans. The applicant is aware that this is a County requirement prior to any construction on site.

Sect. 9-310 - Additional Standards

Standard 1 is not applicable

Standard 2 allows the Board of Supervisors to set the minimum lot area for a private school in addition to that required by the Ordinance. The applicant believes that the almost acre provided for the use is more than adequate to accommodate the building, parking, screening and outdoor areas needed for the use.

Standard 3 refers to Par. 2 and 3 of Sect. 309 of the Ordinance which reference that direct access to the site must be to a public street of sufficient size to accommodate pedestrian and vehicular traffic to and from the use, and that the use will be located to permit pick-up and delivery of all persons on the site. Access to the site will be via direct access from Rt. 1, which is an arterial roadway. The parking lot is designed to Public Facilities Manual (PFM) standards and provides adequate parking spaces and travel aisles. Therefore, this standard is met.