



### AGENDA ITEM FORM

**TYPE OF AGENDA ITEM:**

- CONSENT AGENDA
- PRESENTATION
- ACTION ITEM
- TOWN MANAGER & STAFF COMMENTS
- PUBLIC HEARING
  - Duly Advertised

**PURPOSE OF ITEM:**

- INFORMATION ONLY
- DISCUSSION ONLY
- DISCUSSION AND/OR DECISION
  - Introduction     Resolution
  - Ordinance       Grant/MOU
  - By Motion         Bylaws

**PRESENTER:** Laura O'Dell

**PRESENTER TITLE:** Zoning Administrator

**AGENDA ITEM:**

Consideration of Conditional Use Permit for Kid's Zone Daycare

**BACKGROUND / SUMMARY:**

A Conditional Use Permit (CUP) application was submitted to allow for the use of a daycare located at 17926 Main Street, Dumfries, VA. The site is 0.67 acres and is located between Majestic Glass and Mirror and Word Performance Church. Word Performance Church also has a daycare on the premises. The site is currently zoned B-2 Neighborhood Business, as are the adjacent properties with the exception of the R-2 lots that abut the rear of the site. The applicant proposes to have up to 45 children and 5 staff members and operate between 6:00 am and 7:30 pm Monday through Friday to accommodate today's diverse working families. The applicant also proposes to install a playground in the rear of the property with a 4' fence. The property was previously used as a daycare from 2004-2008, between 2008 until present the building was used as a coffee shop/bakery.

**ATTACHMENTS:**

Application Packet

**REQUESTED ACTION:**

To vote to move the application forward to the consent agenda for a joint public hearing on November 12, 2013

**FOR MORE INFORMATION, CONTACT:** Name:

Phone#:

E-mail:

**FOR USE DURING MEETING**

**VOTE:**

PASSED

NOT PASSED

Y	N		Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Barr	<input type="checkbox"/>	<input type="checkbox"/>	Foreman	<input type="checkbox"/>	<input type="checkbox"/>	Forrester
<input type="checkbox"/>	<input type="checkbox"/>	Jurgensen	<input type="checkbox"/>	<input type="checkbox"/>	Toney	<input type="checkbox"/>	<input type="checkbox"/>	Washington
<input type="checkbox"/>	<input type="checkbox"/>	Vacant						



## DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

17755 Main Street  
Dumfries, Virginia 22026-2386  
Tel: 703-221-3400 / Fax: 703-221-3544  
www.dumfriesva.gov

**To:** Town Council

**From:** Laura O'Dell, Town Planner/Zoning Administrator

**Date:** October 22, 2013

**RE:** Conditional Use Permit to allow for Kid's Zone Daycare  
located at 17926 Main Street

### STAFF REPORT

#### **I. Background is as follows:**

A. Request - This is a Conditional Use Permit request for Kid's Zone Daycare to operate from 17926 Main Street, Dumfries, VA 22026.

B. Site Location - The site is identified by the following GPIN numbers:

- 8189-70-2641

The site is 0.67 acres and located on Main Street is between Word Performance Church and Majestic Glass and Mirror.

C. Comprehensive Plan - The site is designated as Mixed Use Office/Retail/Residential in the Future Land Use Map dated January 1993.

D. Zoning - The site is currently zoned B-2, Neighborhood Business.

E. Surrounding Land Uses - The subject site is bordered on the North by a legally nonconforming church that offers daycare. The subject site is bordered on the south by Majestic Glass and Mirror. Across Main Street are several shops owned by the O&T Properties, and also across Main Street is Acts Lane. All adjacent lots are zoned B-2 with the exception of the R-2 residential lots to the west fronting on Willow Road and Whitehaven Drive that back up to the subject property.

F. Previous Use of the Property - Prior to being vacant, the site was used as Our Kids Childcare Center from 2004-2008. In 2008 the building was converted to Dumfries Coffee Shop, and then became Emoni's and was used as a coffee shop and bakery until 2012.

#### **II. Current Situation is as follows:**

A. Applicant has submitted an application for a Conditional Use Permit to allow for a daycare center.

- B. The subject site currently contains 1 primary structure built in 1939 totaling 1,596 square feet, and a parking lot with 18 spaces. For the use of a daycare the Town Code requires 1 parking space per 175 square feet of building area, therefore the site is only required to have 11 spaces per Town Code. There is a walkway from the parking lot to the daycare entrance. The site is ADA accessible and includes handicap parking and ramp to enter building. The site is open and covered by grass, the applicant is proposing a fenced in play area in the rear yard.

### **III. Project description:**

- A. The narrative details submitted as part of the proposal includes:
1. Childcare services offered from 6:00 am. - 7:30 pm., Monday through Friday to accommodate today's diverse working families.
  2. A playground is proposed in the rear yard to be approximately 41'x43' (1763) square feet in area, surrounded by a 4' high fence.
  3. The applicant requests an enrollment of up to 45 children, and will have a total of 5 staff members.
  4. Traffic and Safety Measures: parents will park in the paved parking lot and walk their children into the building.

### **IV. Issues for review of the Conditional Use Permits, in order of importance, are as follows:**

- A. Comprehensive Plan – Is the proposed project consistent with the Comprehensive Plan?
- The proposed use is fairly consistent with the comprehensive plan in that the daycare is a use that will serve the public at a neighborhood level. The Comprehensive Plan Future Land Use Map shows this area as Mixed Use with Office/Retail/Residential. A daycare center would be a compatible use.
- B. Zoning Ordinance, Intent of B-2 zoning – Does the proposed project promote the intent of the B-2 zoning district?
- The proposed use mixes well in the B-2 zoning district.
1. The intent for the B-2 zoning district is as follows:

This district is intended to provide a limited range of retail, commercial and convenience business uses to serve public need at the neighborhood level. This district is intended to create an environment to encourage a mix of living and working areas that is comfortable for pedestrians and bicyclists as well as automobiles, that contains uses that might not always require a trip by automobile, and to create a sense of community character as the heart of the historic town of Dumfries.

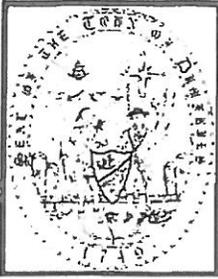
- C. Valid Public Purpose – Does the proposed project qualify as a valid public purpose and add benefit to the Town?
- The use will benefit the residents of the Town of Dumfries by offering a daycare close to a residential area offering earlier and later hours than daycare facilities in the area to accommodate the schedules of the working parents.
- D. Conditions – Are there any conditions that should be applied to the use to limit the impact of the use on the surrounding area?

**Attachments**

- A. Area Map  
C. Application Packet

SITE LOCATION MAP

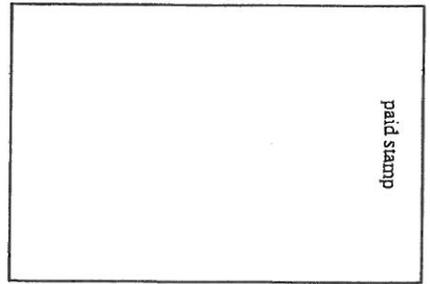
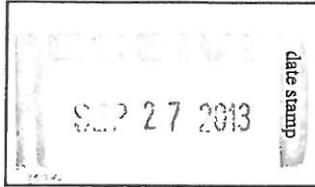




DUMFRIES, VIRGINIA

17755 Main Street
Dumfries, Virginia 22026-2386
703-221-3400

www.dumfriesva.gov



Taxes current [X] Yes [ ] No

APPLICATION FOR A CONDITIONAL USE PERMIT

Please refer to the fee schedule for applicable application fee
The applicant is responsible for costs of public hearing advertisements (determined later)

Name of Business or Organization: KID'S ZONE DAYCARE
If organization is a non-profit, please provide a copy of your 501(c)3

Site address in Town: 17926 MAIN ST.

I hereby submit this request for a Conditional Use Permit in accordance with Section 70-10 of the Town of Dumfries Zoning Ordinance, to:

WILL OPEN A DAYCARE CENTER

State specifically all activities and materials required by this proposed use, attach additional pages if necessary.

Type of business or use

- Use with a drive-through window [ ]
Automobile sales or service [ ]
Church or charitable institution [ ]
Child care or adult day care center [X]
Convenience store [ ]
Other [ ]

- Can customers or the public visit the site? [X] Yes [ ] No
Does the building contain assembly area (church, auditorium, or movie theater)? [ ] Yes [X] No
Is equipment brought to the site? [ ] Yes [X] No
Does the business contain any equipment beyond desktop computers? [ ] Yes [X] No
Are vehicles larger than an SUV parked onsite? [ ] Yes [X] No

I hereby certify that I have the authority to make the foregoing application on behalf of the named business or organization, that the information given is correct, that I have read and I understand the applicable zoning ordinances for the zoning district, and that this project will comply with all applicable Codes and Ordinances of the Town of Dumfries and the State of Virginia.

Applicant
Name: AMIR NASRI
Address: 82340 REDDICK AVE. ALEXANDRIA, VA 22309
Signature: [Handwritten Signature]
Phone: 703-956-0913
Email: Fst\_home@yahoo.com

Kid's Zone Daycare  
"A Place To Be"

Good Evening Honorable Town Council,

Let me introduce myself, My name is Basima Alagrabawi, I'm a single parent of 5 wonderful kids. While driving many times to my friend's house in Dumfries, I used to see a daycare upon this building on 17926 Main St. I used to tell myself one day I will open one just like this. I have been, and still doing childcare/ daycare for 15 years. I currently live in Fairfax County, Alexandria, Virginia 22309.

I have always wanted to open a daycare center and help the community and open up more job opportunities for locals in this bad economy. My destiny led me to Dumfries where I saw the same building 17926 Main St. had a real estate sign for rental, it was the same establishment that used to be a daycare. I made an appointment and went to see the place. I liked the location and setup of the parking lot, easy access for pick and drop kids. In addition it's the right size for a medium daycare center. So I went ahead and signed the lease on July-15-2013 excited on my new venture. Little did I know the building was vacant for many months or maybe a year. Every day six days a week, approximately 7-8 hours a day, my cousin Amir Nasri and I worked on getting this place cleaned up. We threw the trash left by the previous occupant. It took us two weeks just to clean up and throw out all the debris that was left there on all three floors of the building. We then started preparing to paint the walls, which were not only damaged, but had three different shades of dark brown. Continuously for 4 days, all we did is prime the walls for painting. Painting inside was a experience for us, and a never ending task in order to brighten up the place and be more welcoming and kids friendly. Amir Nasri and I put uncountable hours, hard work and lots of money to get it to where it is now.

After finishing inside, we started working outside. Cleaning up, repairing/ painting the exterior columns and the handicap ramp.

One day, Richard Welss from the Depart. of public works stopped by to hand us a notice to stop working. He has seen what looked like a piece of a wall laying against the building. He explained to us that we needed a permit to break down

walls, do electrical and plumbing work. He said that we needed to apply for a business license and get Certificate of Occupancy. First of all we explained that we didn't take any walls down or do any electrical or plumbing work. What he saw was just an old counter top that was in the building that we throw out.

Second, we were surprised and shocked what he told us about the license and the certificate. We were clueless, because realtor Richard Le, and previous owner who used to run business on same premises, never told us, about any permits, special license or certificate . We felt used, cheated, and abused at this point.

So on Monday, Sept. 23rd, we went to see Laura O'Dell who was very helpful but did gave us more bad news. With the new ordinances, since the building had been closed for so long, we needed to file for an Unconditional Permit in order to open a daycare which will take 90 days. We felt like the real estate agent played us for fools. He had a business there and never told us any of this. We had already put so much hard work, sweat, uncountable hours and thousands of dollars on repairing, painting, fixing and cleaning up. This did not even include the bills that were already coming in, plus the hefty monthly rent.

Please make the decision fast, and help us on this business venture and in return we can help the community with essential daycare services as well as job opportunities. Many local residents have stopped by asking for job openings and other leave notes on the door.

## ORGANIZATION

Kids Zone Daycare will be located in what used to be Our Kids Childcare, 17926 Main St., Dumfries, VA. The center will provider childcare services from 6:00am to 7:30pm, Monday through Friday. We have extended hours for today's diverse working families. During that time children are provided with nutritious meals, snacks, and opportunities to learn through age appropriate activities. During the summers and school breaks, additional services are provided for school age children. This allows parents to have their children at one location with consistent supervision and constructive activities.

The center will also use a portion of the land adjacent to the building to put up a wooden fence and operate a playground for the kids. The playground will be for away from any traffic, and very safe and supervised. The targeted customers are lower to middle class families who value the quality of education and childcare for their children, ages 6 months to school age kids. The projected plan is to open the center for business on December 2<sup>nd</sup> 2013 with enrollment of 45 children maximum. The biggest operating expenses the compensation for highly qualified personnel and rent on the facility. All required licenses, permits, and inspections will be required.

The trend for utilizing childcare centers has been increasing steadily since 1965.

The number of young children of working mothers enrolled in childcare centers has exceeded the number of children cared for by parents, relatives, nannies or family daycare providers. Today nearly 1 in 3 children of working mothers and families attend a daycare. The U.S Department of lens us in June 2013 states that persons under five years of age acquire 9.2% in Dumfries.

We are in need of a daycare center in the area. Since Amir and I have been working on the daycare many local residents have stopped by in person and left the note for job openings. We gladly said of course as we open we will contact you. This center will be a help to the community in this recession and bad economy we are in .

Kids Zone Daycare is an opportune time for Amir Nasri and I, Basima Alagrabawi to open a center based facility in an area with high risibility and surrounded by a surplus housing. With inflation continuing to rise each year, the typical American family now requires dual or supplemental incomes. This trend has created a need for quality childcare services at a family friendly rate with late hours. Prince William county's population percent change between the years 2000 to 2010 is 43.2% leading an anticipation of an expanding market potential for this industry in the local area.

Kids Zone Daycare Center will operate under a strict philosophy that children need to be treated with warmth and respect. The children taken care of by Kid's Zone Daycare especially need experiences that will foster physical, social, emotional, and cognitive growth. The atmosphere at Kids Zone Daycare will be a caring environment to encourage independence constructive problem solving, positive self esteem, and improved self worth.

## OVERVIEW OF PROGRAM

These objectives will be accomplished through the use of age appropriate activities such as the following:

- Sand
- Water
- Clay
- Blocks
- Manipulative Toys
- Games
- Puzzles
- Dramatic play
- Science and math exploration

Language and literature appreciation  
Music and movement  
Arts and colors  
Large motor skills development  
Field trips and experimental learning  
Room routines and responsibilities  
Interaction with adults and other kids

## TRAFFIC AND SAFETY MEASURES

Kid's Zone Daycare have easy access for pick and drop. Our research and observing other local daycare- show most of the clients are walking distance. But safety for children will be ensured by having the parents park next to the entrance and walk their child up to the main entrance where they will be greeted by a kid's zone staff member, there they will sign in. The entrance and parking area is far away from the on coming traffic flow that is created by the neighborhood residence. Additionally, a wooden fence will be put up around the perimeter of the playground to block off any access to the street as the children play. Staff will park on the right side of the lot away from the drop off and pick up locations.

## MARKETING STRATEGY

Marketing in the child care industry depends largely on the good reputation and referral. efforts will remain primarily grassroots using local resources, churches, and the community of Dumfries. Letter head and business cards will be developed with a new logo, an open house will be held to introduce Kid's Zone Daycare and it's staff to the community. The children will screen print the new logo on T-Shirts. Signs will be placed throughout the region to let the public know the center's location and market enrollment. In addition, articles will be written for the newspaper and local papers will have advertising for the new center.

N 38 42'50" E 133.75

Grass Back Yard

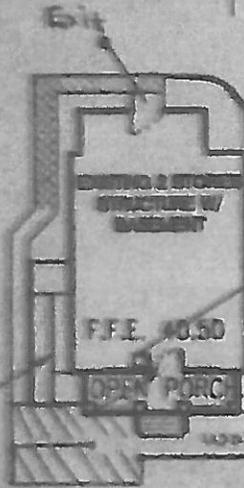
PROPOSED CHAIN LINK FENCE 4' HIGH

Fenced Play Ground

WOODEN FENCE 3 FT HIGH

N 51 03' 20" W 205.95

N 51 17' 13" W 234.72



Sign in Area

18 PARKING SPACES

81'-0"

PROPOSED WOOD NYC RAMP SLOPE 1:12 MAX.

PROPOSED BEING EXISTING SIGN ON RAMP

Rick & Drop Area

Handicap Ramp

Grass front yard

S 26 30' 00" W 136'

PROPOSED SIGN

MAIN STREET

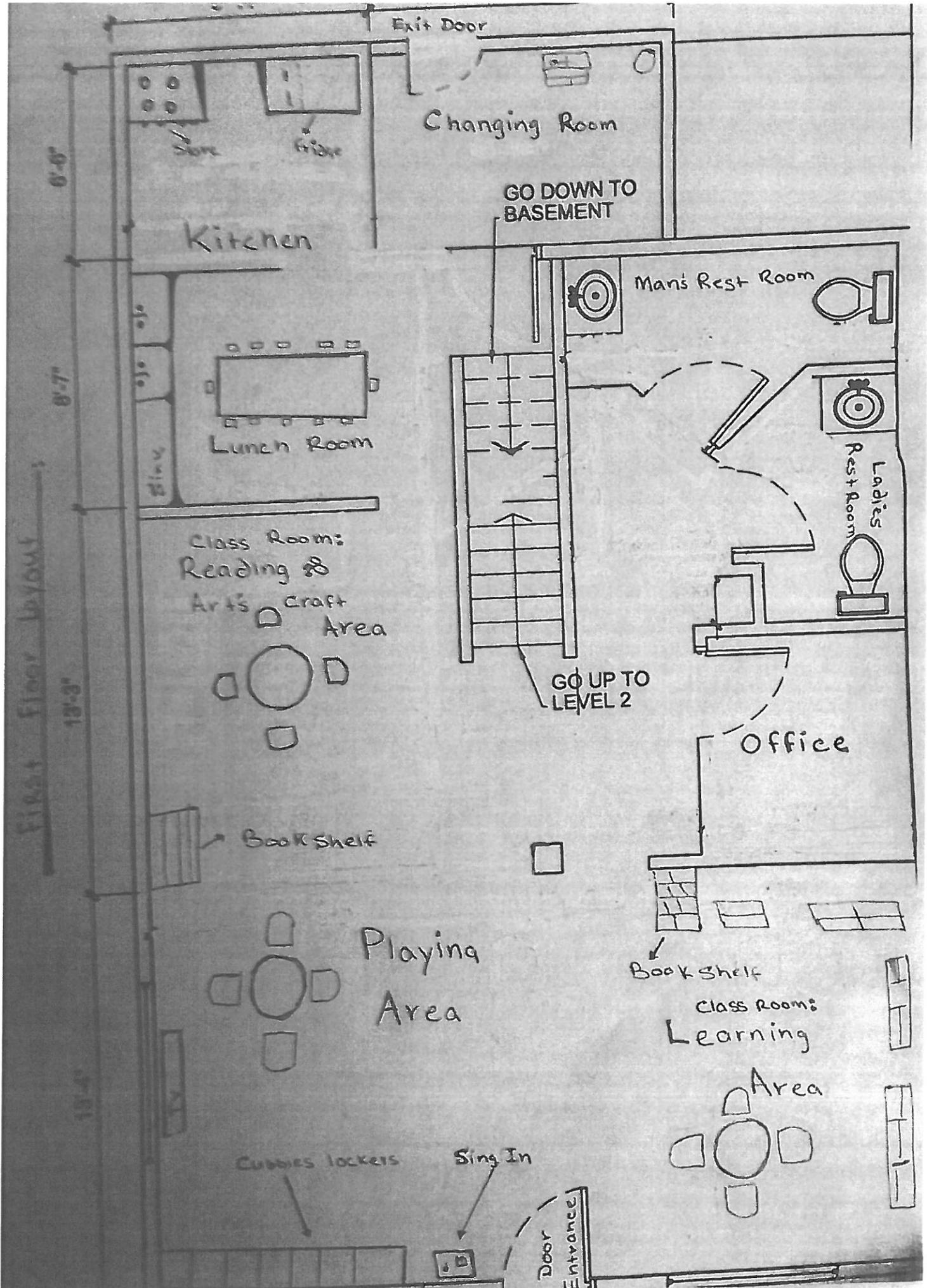
Easy access in and out

Two Lane Street

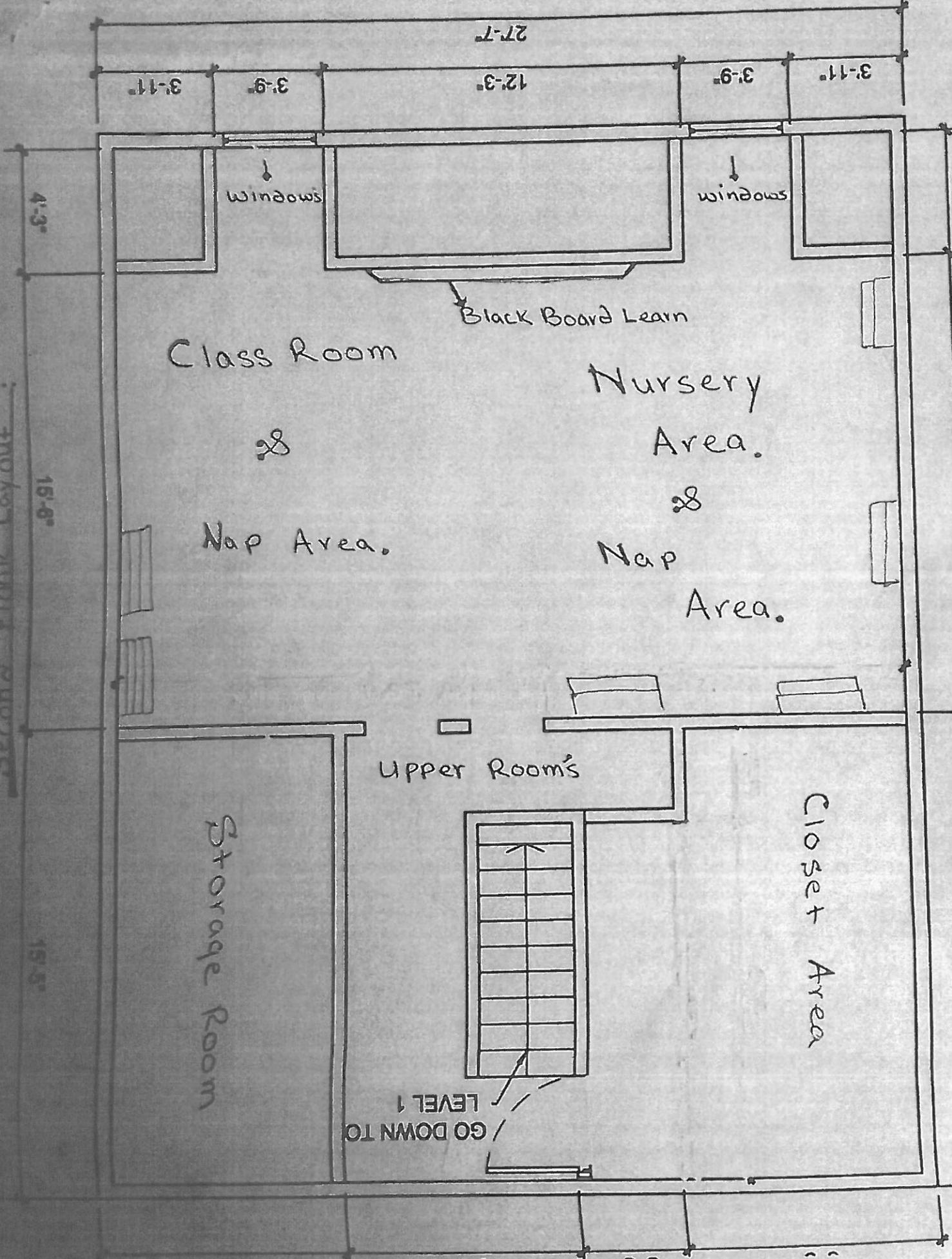
ONE Lane Street



PROPERTY ADDRESS: 17926 MAIN STREET, DUMFRIES, VA 22026



Second Floor Layout

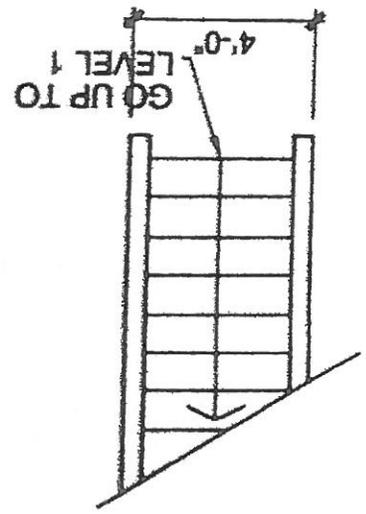


27'-7"

Storage Area

Hand-drawn layout

8'-0"



**Personnel Plan**

*(Owner salary varies with enrollment)*

The following table summarizes the personal expenditures for the first year. It's believed that this plan meets the commitment of the mission statement.

**Personnel Plan**

**Minimum Start Up 20 kids @ \$150 a week x 4 weeks = \$12,000 in a month**

**Midyear 45 kids @ \$150 a week x 4 weeks = \$27,000**

**Director \$13.00 an hour for 40 hours weekly/160 hours monthly = \$2,080 X (2) = \$4,160**

**Part Time Helpers @\$8.00 per hour for 20 hours weekly/80 hours monthly = \$640 x(3) = \$2,020**

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<b><u>Total Staff</u></b>	<b>5</b>
<b>Total Monthly Payroll</b>	<b>\$6,180</b>

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**Additional Monthly Outgoing Expenses with 20 kids:**

**\$2,000.00 - Lease**  
**\$400.00 - Food**  
**\$100.00 - Insurance**  
**\$250.00 - Supplies**  
**\$300.00 - Misc**

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**\$3,050.00**

**Total = \$6,180 + \$3,050 = \$9,230 Outgoing**

**\$12,000 (incoming) - \$9,230 ( outgoing) = \$2,770 incoming**

**20 Kids gross monthly income is \$2,770 Owner's take home salary before taxes.**

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**Additional Monthly Outgoing Expenses with 45 kids:**

**\$2,000.00 - Lease**  
**\$800.00 - Food**  
**\$100.00 - Insurance**  
**\$500.00 - Supplies**  
**\$300.00 - Misc**

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**\$3,700**

**Total = \$6,180 + \$3,700 = \$9,880 Outgoing**

**\$27,000 (incoming) - \$9,880 ( outgoing) = \$17,120 incoming**

**45 Kids gross monthly income is \$17,120 Owner's take home salary before taxes.**

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September 27, 2013

Dear Mr. Amir Nasri:

As the landlord of property located at 17926 Main Street, Dumfries, VA 22026, I (Jenny Nguyen-Dinh) approve for you to conduct your daycare business at that location. I also approve your application, site and floor plan that you have submitted to me. Please submit all necessary paperwork to the government agency to obtain required licensing in order for you to operate your business. Please let me know if there is anything else you need. I can be reached at 703-945-3116.

Regards,

A handwritten signature in cursive script that reads "Jenny Nguyen-Dinh". The signature is written in black ink and is positioned below the "Regards," text.

Jenny Nguyen-Dinh