

Docket Item #10
SPECIAL USE PERMIT #2006-0060

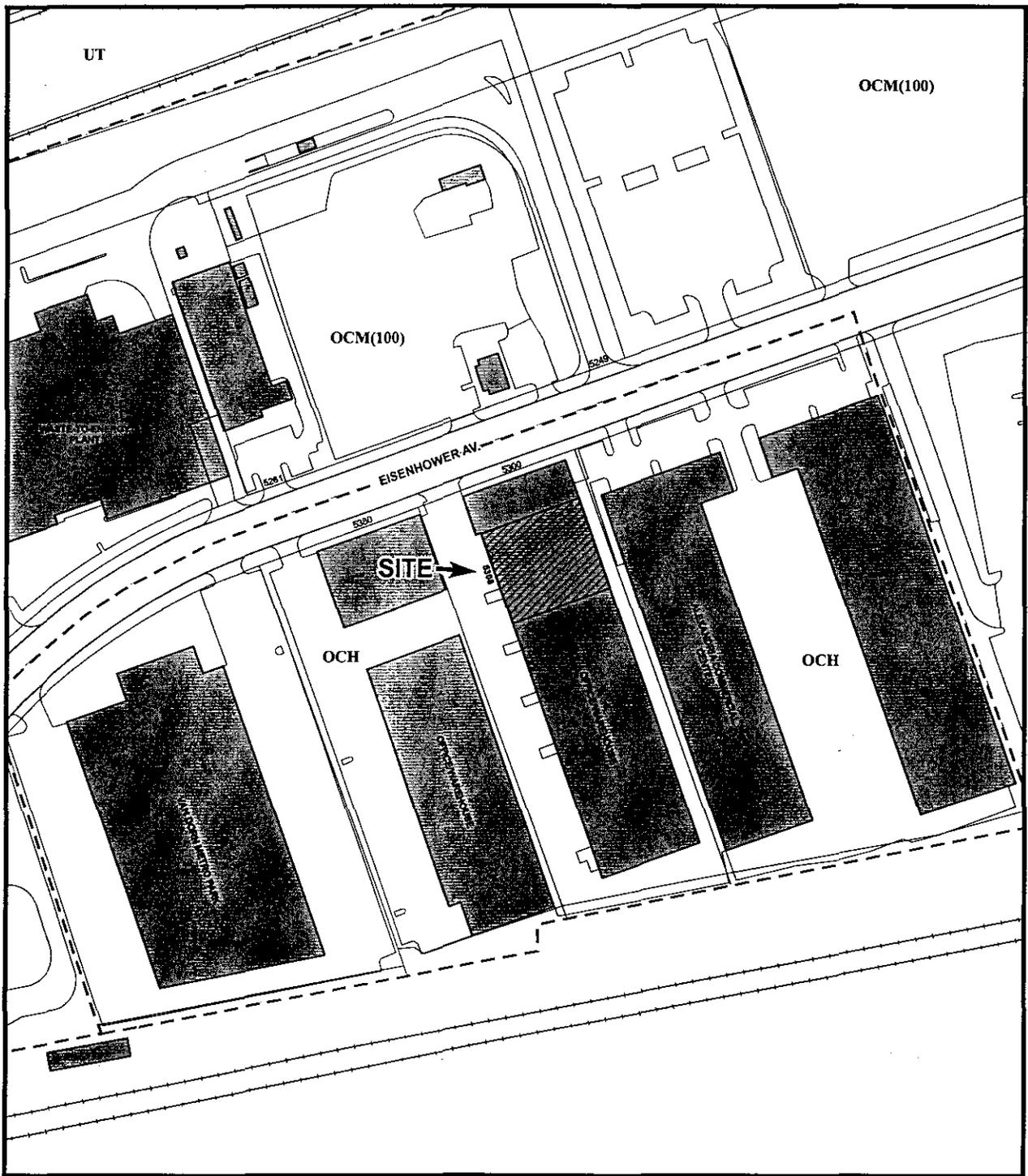
Planning Commission Meeting
September 7, 2006

- ISSUE:** Consideration of a request for a special use permit to change the ownership and hours of operation of an indoor amusement enterprise (climbing gym).
- APPLICANT:** Sportrock, Inc.
by Lillian Chao-Quinlan
- LOCATION:** 5308 Eisenhower Avenue
(Parcel Address: 5800 Eisenhower Avenue)
- ZONE:** CDD-4/Coordinated Development District
-

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2006: 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.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2006-0060

09/07/06



I. DISCUSSION

REQUEST

The applicant, Sportrock, Inc., requests special use permit approval to change the ownership and hours of operation at an existing indoor amusement enterprise located at 5308 Eisenhower.

SITE DESCRIPTION

The subject property is one lot of record with approximately 200 feet of frontage along Eisenhower Avenue, a depth of approximately 594 feet, and an area of 2.54 acres. The property is developed with a large warehouse building divided into nine tenant spaces occupied by several auto repair shops, a pet supplies store, and office uses. The waste-to-energy plant, the City impound lot, and firing range are all located across Eisenhower Avenue to the North of the subject property. Warehouse and office uses are located to the east and west, and the Van Dorn Metro Station is located to the west. Metro and RF&P rail lines are located south of the property along the Fairfax County border.



BACKGROUND

On October 14, 1995, City Council granted Special Use Permit #95-0126 for the operation of an indoor climbing gym and for a parking reduction. The facility is 8,000 square feet and offers memberships and daily fees for non-members. The approximately 700 members have unlimited access to the facility. Patrons use the facility for birthday parties, classes, day use, and group events. Rock climbing classes are also offered. All on-site activity takes place indoors; however, some classes are taught at other locations.

On June 9, 2006, as part of the three-year SUP inspection cycle implemented last year, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant proposes to change the ownership of the business, and to change the hours of operation on the weekend. The existing and proposed hours are as follows:

<u>Existing</u>	<u>Proposed</u>
Noon-11:00 p.m. Monday-Friday	Same
11:00 a.m.-8:00 p.m. Saturday	10:00 a.m.-9:00 p.m. Saturday
Noon-8:00 p.m. Sunday	10:00 a.m.-9:00 p.m. Sunday

No other changes are proposed.

PARKING

Section 8-200(A)(13) of the Zoning Ordinance requires that off-street parking be provided for an indoor amusement enterprise at a ratio of one space for each 200 square feet of floor area. The facility is 8,000 square feet in size. Therefore, the applicant must provide 39 parking spaces. The applicant has 12 designated parking spaces, and is able to use up to 28 spaces after 6:00 p.m. A parking reduction was approved for the operation when the facility was approved in 1995. Staff is not aware of any complaints or issues with parking at the facility.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCH/Office Commercial High. Section 4-1103(A) of the Zoning Ordinance permits an amusement enterprise use only with a special use permit in the OCH zone.

The use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property OCH.

II. STAFF ANALYSIS

Staff does not object to the change of ownership and hours at the climbing gym. Staff has received no complaints regarding the existing operation. Peak hours are during the evening when parking is most available. There are no residential uses in the near vicinity, making the longer hours reasonable. Staff recommends longer hours to provide some flexibility for the future.

Staff recommends approval subject to the following conditions.

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) (SUP#95-0126)

2. No amplified sound shall be audible at the property line. (P&Z) (SUP#95-0126)
3. Lighting in the parking lot shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP#95-0126)
4. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Alexandria Police Department for a security survey. Should the new owner/applicant obtain all new employees then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a robbery readiness program for new employees. However, if the new owner/applicant retains the current employees, then the robbery readiness program is not necessary. If the new owner applicant deems the program necessary then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 and make a request for the presentation. (Police) (SUP#95-0126)
5. **CONDITION AMENDED BY STAFF:** The hours of operation at the rock climbing facility shall be limited to 9:00 A.M. to 11:00 P.M. daily. Noon and 11:00 P.M., Monday through Friday; 11:00 A.M. and 8:00 P.M., Saturday; and Noon and 8:00 P.M., Sunday, as requested by the applicant. (P&Z) (SUP#95-0126)
6. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the permit after it has been for one year 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 the result of a complaint that rises to the level of a violation of the permit conditions; 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) (SUP#95-0126)
7. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
8. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions (P&Z)

9. **CONDITION ADDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, 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:

- 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- C-1 A new Fire Prevention Permit is required due to the change of ownership.

Health Department:

- F-1 No comment.

Police Department:

- R-1 The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business.
- R-2 Should the new owner/applicant obtain all new employees then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a robbery readiness program for new employees. However, if the new owner/applicant retains the current employees, then the robbery readiness program is not necessary. If the new owner applicant deems the program necessary then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 and make a request for the presentation.
- F-1 The applicant is not seeking and "ABC" permit. The Police Department concurs with this
- F-2 The Police Department has no objections to the change of ownership.

SUP #2006-0060
5308 Eisenhower Avenue

F-3 The Police Department reviewed the crime stats for Sportrock for a period of three years. The only crimes reported were one larceny from and auto and one grand larceny. Therefore, the Police Department has no objections to the change in hours.

SUP. 95-0126
SEP.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2006-0060

PROPERTY LOCATION: 5308 Eisenhower Ave. Alexandria, VA 22304
TAX MAP REFERENCE: 68.03-01-21 ZONE: OCH

APPLICANT

Name: Sportrock, Inc.
Address: 5308 Eisenhower Ave. Alexandria, VA 22304

PROPERTY OWNER

Name: Neal Krucoff of Krucoff Realty Partnership
Address: 2870 Upton St. N.W. Washington, D.C. 20008

PROPOSED USE: Indoor rock climbing gym

[] **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 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.

Lillian Chao-Quintan
Print Name of Applicant or Agent
5308 Eisenhower Ave.
Mailing/Street Address
Alexandria, VA 22304
City and State Zip Code

[Signature]
Signature
703-975-2697 703-212-8889
Telephone # Fax #
Lillian@Sportrock.com
Email address
6/23/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____
ACTION - CITY COUNCIL: _____

SUP #

2006-0060



APPLICATION

SPECIAL USE PERMIT

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

1. 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Lillian Chao-Quintan / Brian Quintan - 29.9%
3808 Ridgelec
5000 Eiso Dr. Fairfax, VA 22031

Den Hague - 29%
13 Sussex Rd. Silver Spring, MD 20910

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

Floor and parking plan can be obtained from the landlord: Neal Krucoff
2870 Upton St. N.W.
Washington, D.C. 20008
202-362-2007 email: Krurealty@cs.com

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 include such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

Request:

- 1) Change of ownership from LLC to C-Corporation
- 2) Change of operating hours on weekend
from ^{pm} 12-8 (Saturday) and ^{pm} 12-8 (Sunday) to
_{a.m.} 11-8 ^{pm} 10-9 p.m. Saturday and Sunday

Sportrock, Inc. is an indoor rock climbing gym with 63 employees, approximately 700 members, and patrons for birthday parties, classes, day use, ^{and} group events. All noise is confined to the indoor space.

Parking is provided in the space assigned to Sportrock by the landlord and according to our lease: ¹² ~~to~~ designated spaces and the use of other spaces after ^(28 spaces) 6:00 p.m. Hours of operation:

Monday - Friday 12:00 p.m. - 11:00 p.m. and Saturday - Sunday 10:00 a.m. - 9:00 p.m.

USE CHARACTERISTICS

- 4. The proposed special use permit request is for (check one):
 - a new use requiring a special use permit,
 - a development special use permit,
 - an expansion or change to an existing use without a special use permit,
 - 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).
Depends on programs being run but in general:
M-F 12pm-11pm: 100 patrons / Sat-Sun: 150 patrons

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Depends on programs being run but in general:
M-F 12pm-11pm: ³⁻⁴ ~~2-3~~ employees / Sat-Sun 10am-9pm: ³⁻⁵ ~~2-3~~ employees

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

Day: <u>Monday-Friday</u>	Hours: <u>12pm-11pm</u>
<u>Saturday-Sunday</u>	<u>10am-9pm</u>
_____	_____
_____	_____

- 7. Please describe any potential noise emanating from the proposed use.
 - A. Describe the noise levels anticipated from all mechanical equipment and patrons.
little to none

- B. How will the noise from patrons be controlled?
all activities are held indoors, few if ^{at all} ~~little~~ mechanical equipment is used - climbers use ropes

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

none - cleaning and vacuuming is done daily

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?

trash from beverages and paper towels from bathroom; cleaning

B. How much trash and garbage will be generated by the use?

2-20 gallon bags daily (max)

C. How often will trash be collected?

weekly

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

This is monitored by the landlord.

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:

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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 residents, employees and patrons?

We adhere to guidelines and regulations set by the Climbing Wall Association, constant supervision by staff, belay tests administered and all qualifications for belaying are entered into our database

ALCOHOL SALES

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

[] Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking.

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

12 ~~10~~ designated spaces and other spaces in parking lot after 6:00pm per our lease. (28 spaces)

*wish to maintain
it parking reduction*

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

1012 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other. after 6:00 p.m. - other business' spaces per our lease. (28 spaces)

C. 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?

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

none

B. How many loading spaces are available for the use? none

C. Where are off-street loading facilities located? none

D. During what hours of the day do you expect loading/unloading operations to occur?

n/a

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

none

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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

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 8,000 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: _____

other. Please describe: _____

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Rock wall

Rock wall

Door

Offices

to upstairs
↑

Men's restroom

Women's restroom

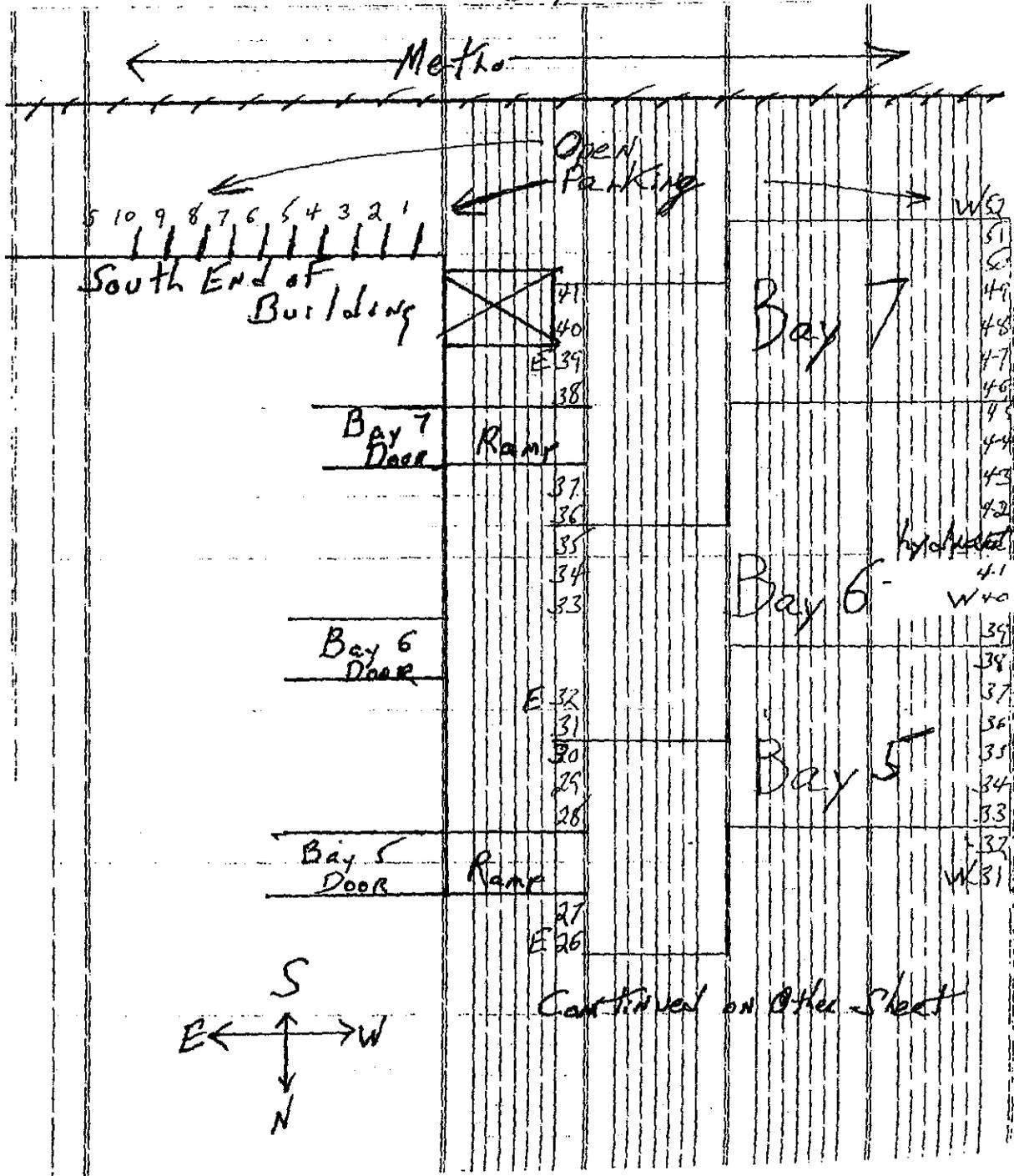
Entrance

CLIMBING
AREA

Rock wall

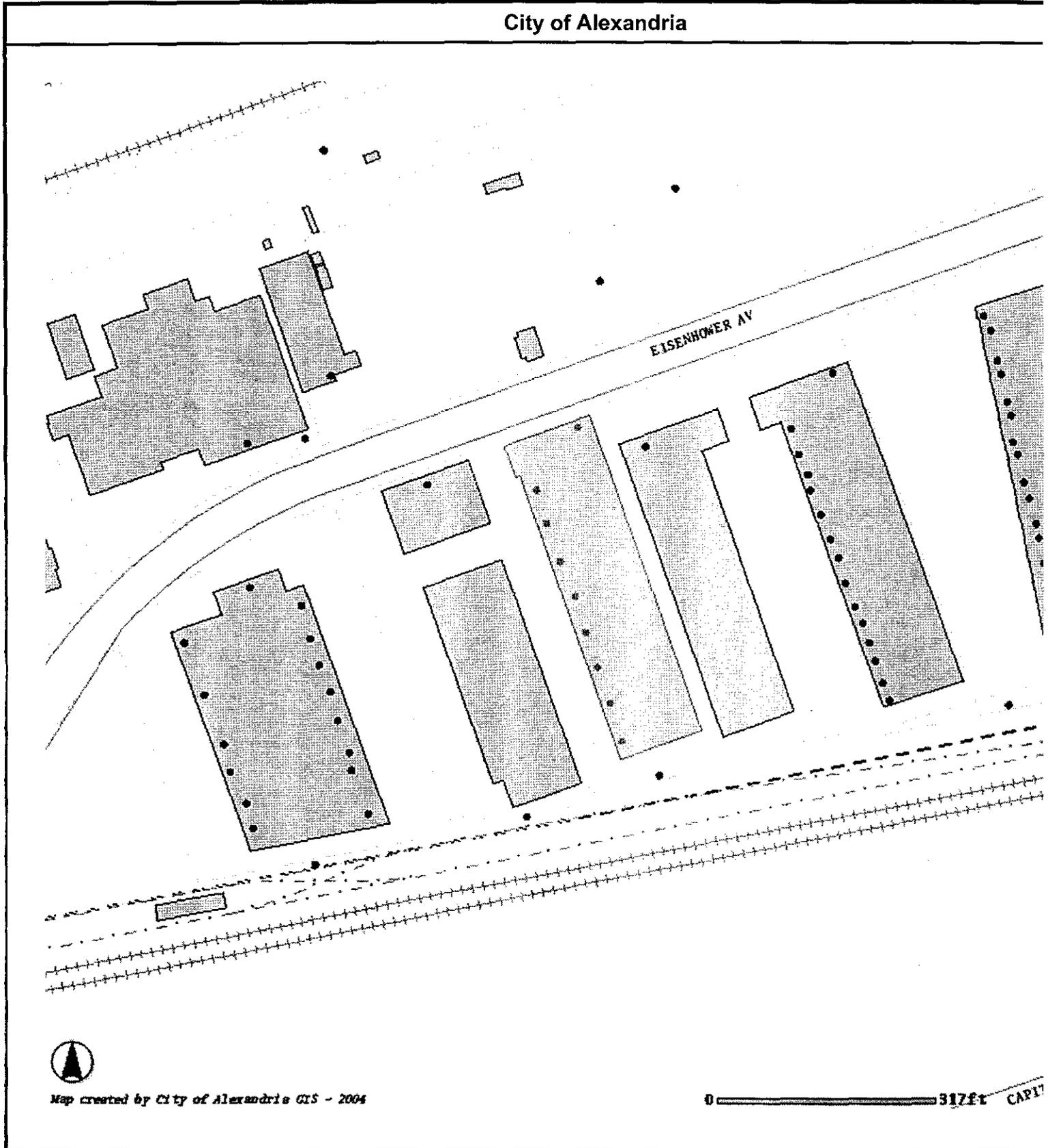
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West End Business Center
 5300 Eisenhower Avenue
 Parking Chart



~~E 37~~ Give W 39 to Bay 5?

City of Alexandria



Map created by City of Alexandria GIS - 2004

0 317ft CAPT

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SEP.



APPLICATION

SPECIAL USE PERMIT

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Lillian Chao-Quinlan
Print Name of Applicant or Agent

[Signature]
Signature

5308 Eisenhower Ave.
Mailing/Street Address

703-975-2697 703-212-8889
Telephone # Fax #

Alexandria, VA 22304
City and State Zip Code

Lillian@Sportrock.com
Email address

6/23/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____

ACTION-PLANNING COMMISSION: Unanimous consent, recommended approval 9/7/06

ACTION-CITY COUNCIL: 9/16/06- City Council approved the PC recommendation 7-0

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