

EXHIBIT NO. 1

6
6-16-07

Docket Item #5
SPECIAL USE PERMIT #2007-0036

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request for a special use permit to operate a recreational boxing club.

APPLICANT: Alexandria Boxing Club
by Judy Wrench

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

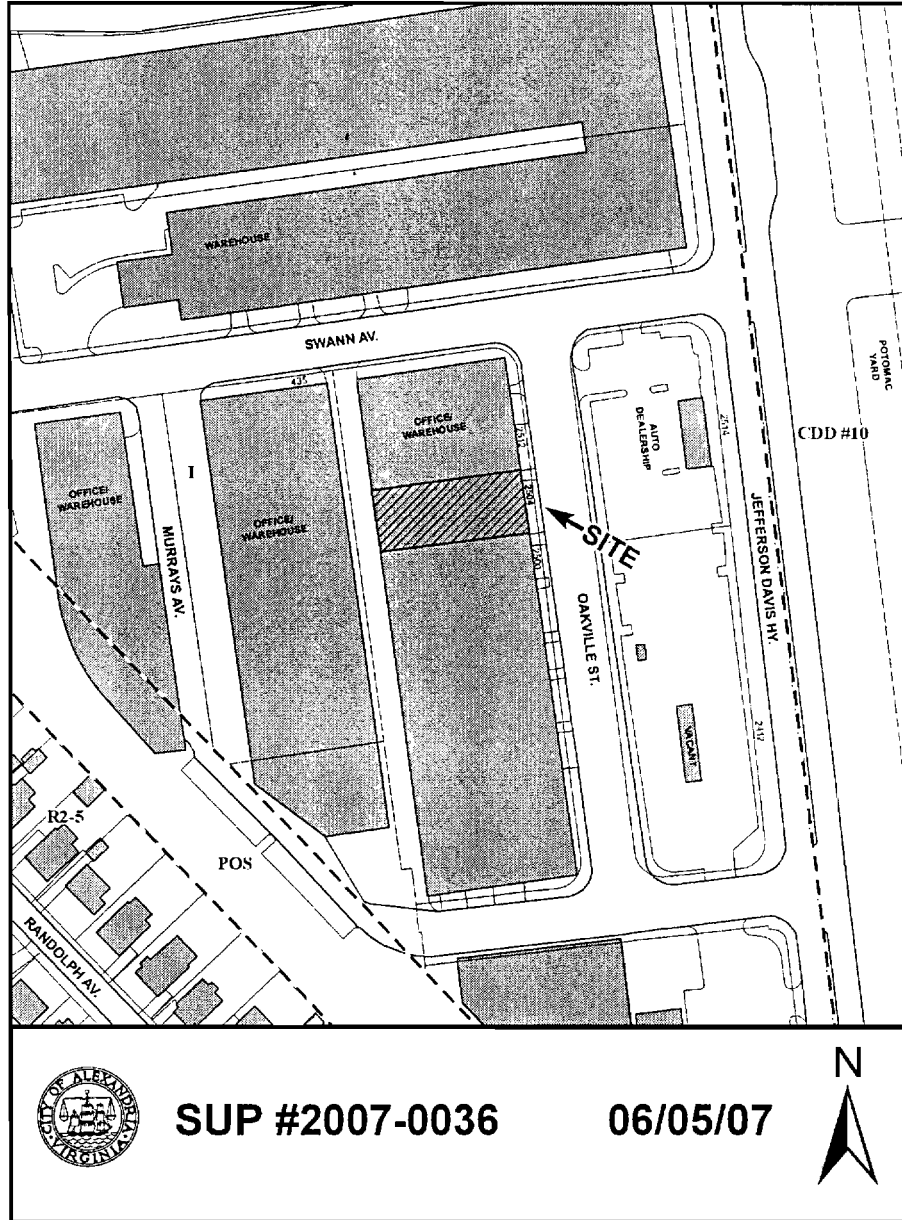
LOCATION: 2504 Oakville Street

ZONE: I/Industrial

PLANNING COMMISSION ACTION, JUNE 5, 2007: 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 #2007-0036

06/05/07



I. DISCUSSION

REQUEST

The applicant, Judy Wrench, requests special use permit approval for the operation of a not-for-profit after school boxing club located at 2504 Oakville Street.

SITE DESCRIPTION

The subject property is a unit of the Oakville Industrial Park with 39 feet of frontage on Oakville Street, 137 feet of depth and a total floor area of 5,612 square feet. The site is developed with a vacant warehouse. Access to the property is from Oakville Street.



The surrounding area is occupied by a mix of industrial uses. Immediately to the north is an office for a self storage business. To the south is a courier business and auto repair shops. To the east is Jack Taylor's used car dealership. To the west is a self storage warehouse.

PROPOSAL

The Alexandria Boxing Club is currently in operation at the Charles Houston Recreation Center. The club has been meeting in Charles Houston for over 20 years. This application is for the temporary relocation to 2504 Oakville Street while the recreation center is being rebuilt. The construction of the new Charles Houston Recreation Center is anticipated to begin in the fall of 2007 and take a year to 18 months to complete. The boxing club anticipates occupying this location for 2 years before returning to the new recreation center. The club wants to relocate to this space before construction begins at Charles Houston so that they can continue the program uninterrupted.

Hours: 4:00 p.m. – 8:00 p.m., Monday – Friday
9:00 a.m. – 12:00 p.m., Saturday

Participants: 20 – 30 children, ages 8 and up

Noise: No adverse noise impacts anticipated

Trash/Litter: Use does not pose a littering problem

PARKING

According to Section 8-200(A)(20) of the Zoning Ordinance, an indoor amusement enterprise in an industrial building requires 1.1 parking spaces for every 500 square feet. A boxing club with 5,612 square feet will be required to provide 13 off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Industrial zone. Section 4-1203(A.1) of the Zoning Ordinance allows an amusement enterprise in the industrial zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for industrial and compatible uses.

II. STAFF ANALYSIS

Staff is supportive of this use in the Oakville Industrial Park. The club is in need of a building to use temporarily while the Charles Houston Recreation Center is rebuilt. This location provides sufficient space for the club.

Parents drive younger participants to the premises and the coach is available to pick them up should the parents not be available. Older participants will either drive themselves or take public transportation. Staff has conducted a count of parking spaces available at the Oakville Industrial Park. All observations were made on weekdays between 3:30 p.m. and 5:00 p.m. The spaces available ranged from 18 to 26. Staff finds that there is ample parking for the proposed use.

With the following conditions, staff recommends approval of the special use permit.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to Monday through Friday, 4:00 p.m.– 8:00 p.m. and Saturday, 9:00 a.m. – 12:00 p.m. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. 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, and on how to prevent underage sales of alcohol. (P&Z)
5. This Special Use Permit shall be valid for 3 years from the date of approval. (P&Z)
6. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
7. The making by any person of unreasonably loud or unnecessary noise, including but not limited to that made by the human voice in public places is prohibited between hours of 11:00 p.m. to 7:00 a.m. (T&ES)
8. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
9. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the proposed site. (Police)
10. The Director of Planning and Zoning shall review the special use permit after it has been operational 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, (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:

Faroll Hamer, Director, Department of Planning and Zoning
Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, 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 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line.
- R-2 The making by any person of unreasonably loud or unnecessary noise, including but not limited to that made by the human voice in public places is prohibited between hours of 11:00 p.m. to 7:00 a.m.
- R-3 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- F-1 T&ES is concerned with how the children/young adults will be transported to the facility. This is an industrial area and does not have a continuous sidewalk from Jefferson Davis Highway to the facility.
- 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.
- 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.

Code Enforcement:

- F-1 The current use is classified as S-1; the proposed use is a **B or A**, dependant upon the intended use and number of occupants (boxing matches, etc) Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities. The applicant shall provide in detail the number of occupants utilizing the space and if boxing matches will be held with spectators seating / standing.

- C-2 Any proposed alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Any proposed alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health Department:

- F-1 No comment.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the proposed site.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0036

PROPERTY LOCATION: 2504 Oakville Ave, Bldg 2, Alexandria, VA
TAX MAP REFERENCE: 025.03-02-18 ZONE: I

APPLICANT

Name: Alexandria Boxing Club, Inc.
Address: 1825 K St, NW, Ste 1080, Washington

PROPERTY OWNER

Name: CLP Industrial Properties, LLC
Address: _____

PROPOSED USE: Temporary relocation of the boxing club facility during the renovation of the Charles Houston Recreation Center.

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.

Judy Wrench
Print Name of Applicant or Agent
1825 K St., NW Suite 1080
Mailing/Street Address
Washington, DC 20006
City and State Zip Code

Judy Wrench
Signature
202-772-0419 202-772-0404
Telephone # Fax #
judy.wrench@fightforchildren.org
Email address
3-23-07
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ transferred from SUP 2007-0036
ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval June 5, 2007
ACTION - CITY COUNCIL: _____

SUP #

2007-0036



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.

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.

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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.)

See Attached

SUP2007-0036

The City of Alexandria will be renovating The Charles Houston Recreation Center starting about June/July 2007. The rec center will be completely demolished and rebuilt, which will take approximately 1 ½ years to complete. We are looking to temporarily relocate the Alexandria Boxing Club for this time period.

The Alexandria Boxing Club currently has about 35 children/young adults in the boxing program from 4:00 p.m. to 8:00 p.m. or 4 hours per day, 5 days per week plus Saturdays, from 9 to 12. We have one coach, Dennis Porter and one assistant coach, Kay Koroma. We are looking for about 1,500 to 1,700 square feet of space.

In the late 1980's Joseph E. Robert, Jr. became involved in the boxing program at the Charles Houston Recreation Center at the request for assistance from Fred Smith, who was the boxing coach of the program. At that time, this program was entirely supported by the City of Alexandria Department of Recreation, Parks & Cultural Activities. Mr. Robert, along with a number of other local businessmen formulated a plan wherein an annex would be constructed at the Charles Houston Recreation Center specifically for the use of the boxing program. Included in that plan was the proposal that a non-profit entity be created to assist in securing additional funding to administratively run the program day-to-day. Thus, the creation of The Alexandria Boxing Club, a non-profit 501(c)(3) charitable organization.

The Alexandria Boxing Club is significantly more than a recreational program. It is a place where our young citizens feel safe, learn sportsmanship and acquire the desire and self-esteem to better their circumstances. Through boxing many young men and women develop the self-esteem and confidence needed to fight to improve their lives. Our club is keeping a number of young people off the streets and helping them to develop the self-respect and assurances needed to fight for a better way of life.

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: Temporary relocation of the Alexandria Boxing Club during the renovation of the Charles Houston Recreation Center.

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).

Approx. 35 children/young adults - 4 hours per day

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

2 employees - 4 hours per day

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

Day:

Hours:

Monday - Friday

4:00 pm to 8:00 pm

Saturday

9:00 am to 12:00 p.m

Sunday

closed

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Low noise levels

B. How will the noise from patrons be controlled?

Will not be necessary

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

None

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?

Minimal - paper products

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

Very little

C. How often will trash be collected?

Twice per week

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

Trash can inside space and trash can outside space

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

[] Yes. [X] No.

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

SUP #

2007-0036

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. [X] 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?

Coaches and trainers are qualified

ALCOHOL SALES

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

[] Yes. [X] 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?

Three

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

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

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? _____

C. Where are off-street loading facilities located? _____

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

None

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? N/A square feet.

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

5,612 sq. ft. (existing) + -0- sq. ft. (addition if any) = 5,612 sq. ft. (total)

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

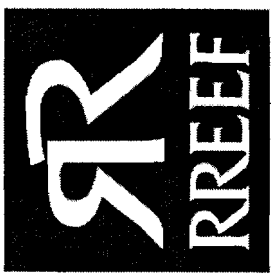
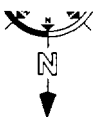
a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____

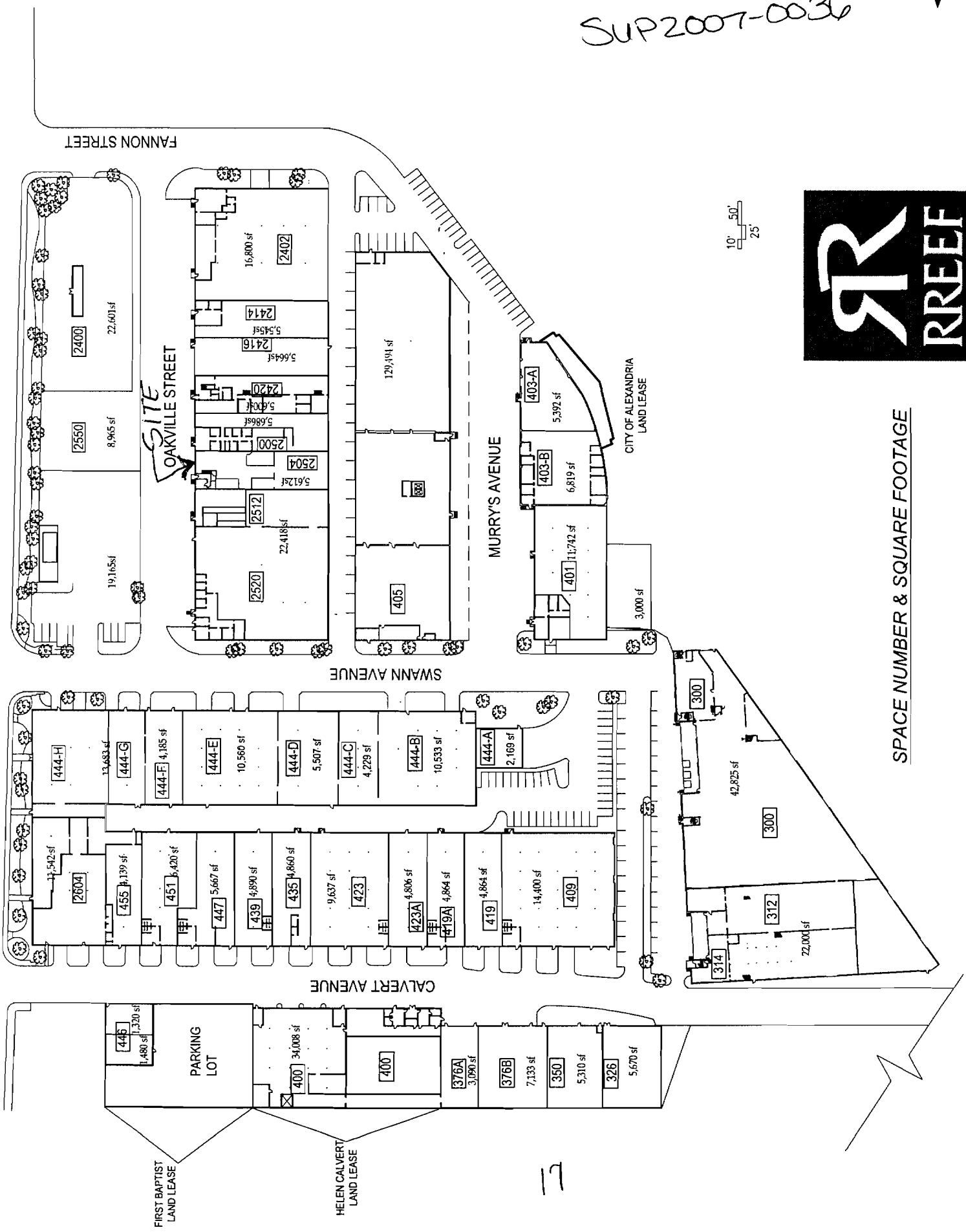
SUP2007-0036



8280 Greensboro Drive

10' 50' 25'

SPACE NUMBER & SQUARE FOOTAGE



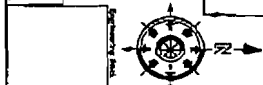
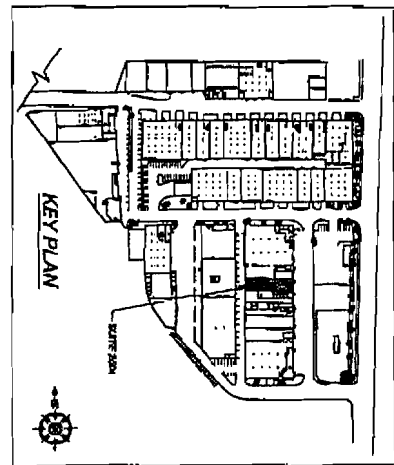
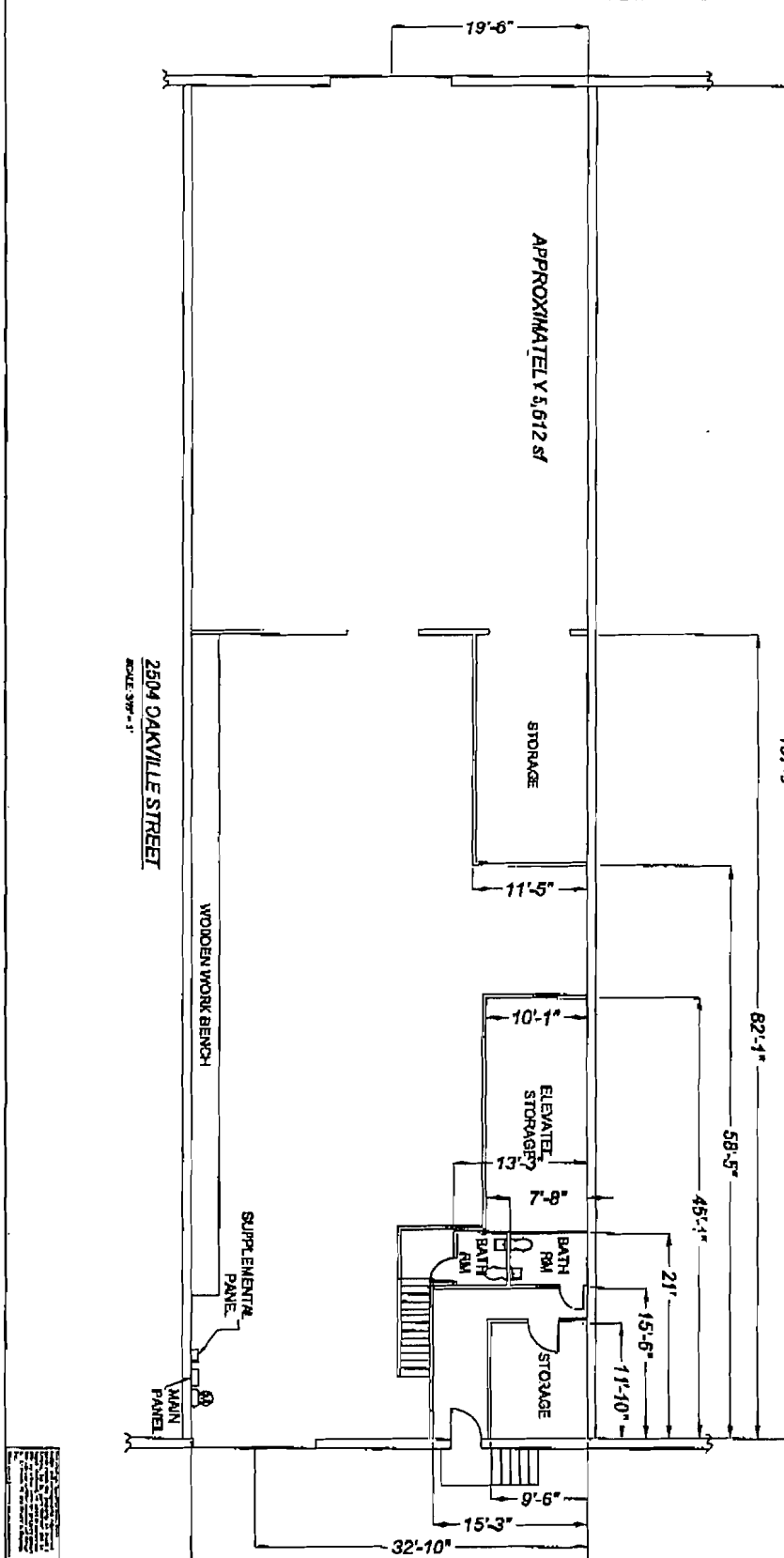
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SUP2007-0034

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Suite 55
McLean, VA 22102
T 703.288.4600
F 703.288.4650
www.kreef.com



Project No.	06-0167-04
Project Name	OAKVILLE INDUSTRIAL PARK, ALEXANDRIA, VA
Client	FIGHTFORCHILDREN
Address	2504 OAKVILLE STREET
Existing Conditions	
Scale	AS SHOWN
Author	
Checker	
Appr.	
Date	
Sheet No.	EC1
Total Sheets	2

OAKVILLE INDUSTRIAL PARK,
ALEXANDRIA, VA

2504 OAKVILLE STREET
EXISTING CONDITIONS

PRESTI
THE POWER OF INFORMATION
Presti & Company, Inc.

CREWELL, TIMOTHY ENGINEERING
4815 WATER ROAD, SUITE 101, DULLES, VIRGINIA 20104
TEL: 703-288-4747 FAX: 703-288-1077 WWW.PRESTI.COM





APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0036

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TAX MAP REFERENCE: 025.03-02-18 ZONE: I

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Judy Wrench
Print Name of Applicant or Agent
1825 K St., NW Suite 1080
Mailing/Street Address
Washington, DC 20006
City and State Zip Code

Judy Wrench
Signature
202-772-0419 202-772-0404
Telephone # Fax #
judy.wrench@fightforchildren.org
Email address
3-23-07
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: transferred from SUP 2007-0036
ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval June 5, 2007
ACTION - CITY COUNCIL: 6/16/07- CC approved the PC recommendation 6-0

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