

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

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

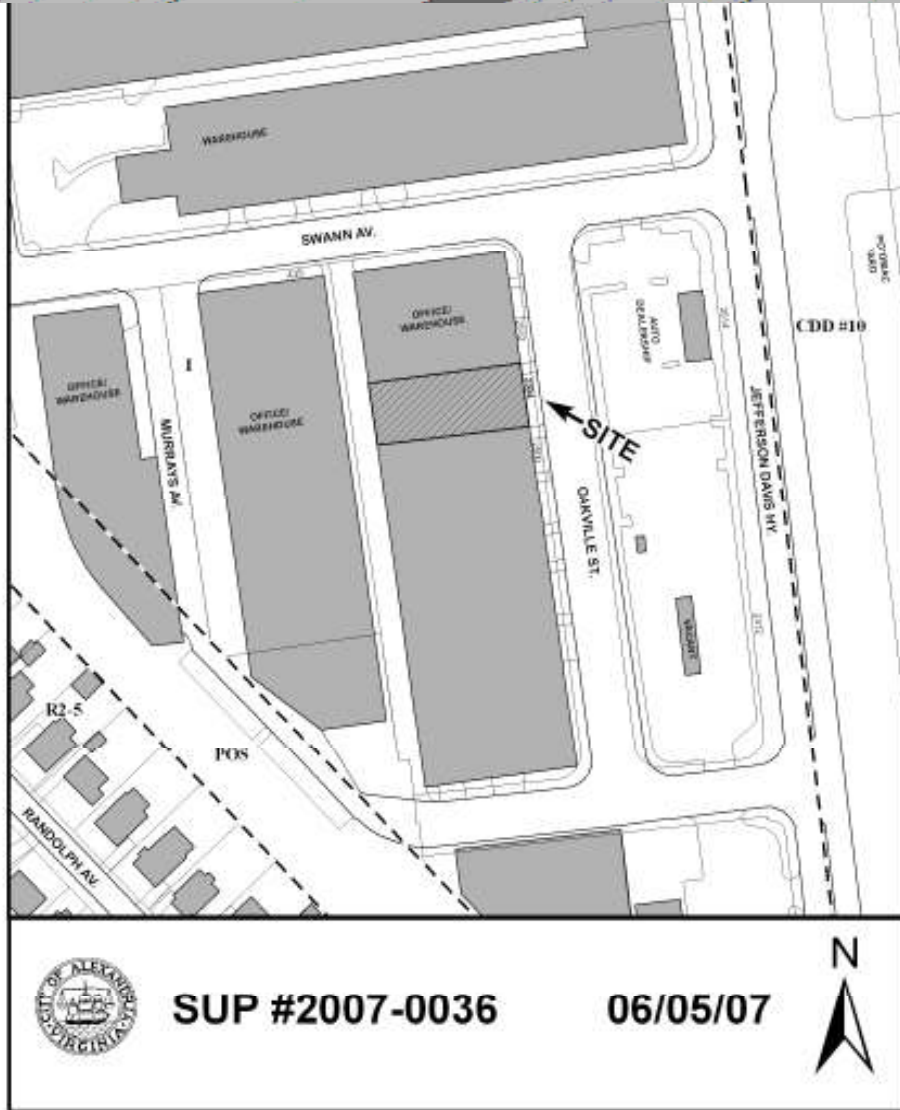
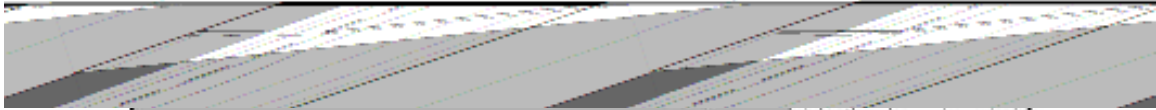
**STAFF:** Richard W. Bray  
Richard.bray@alexandriava.gov

**LOCATION:** 2504 Oakville Street

**ZONE:** I/Industrial

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**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](http://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.

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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. (T&ES)
- 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. (T&ES)
- 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- 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.

SUP #2007-0036  
2504 Oakville Street

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**