

Docket Item #8
SPECIAL USE PERMIT #2004-0035

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for a special use permit to operate a personal fitness training studio.

APPLICANT: Dalriada Health Club, LLC dba Fitness Together
by Matthew L McKinnis

LOCATION: 300 North Washington Street

ZONE: CD/Commercial Downtown

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

I. DISCUSSION

REQUEST

The applicant, Matthew L. McKinnis, requests special use permit approval for a personal training studio at 300 North Washington Street.

SITE DESCRIPTION

The subject property is one lot of record with 188 feet of frontage on North Washington Street, 182 feet of depth with access to parking off of North Columbus Street, and a total lot area of approximately one half acre. The property is occupied by a seven story office building with parking. The proposed personal training studio will occupy 1,750 square feet at the northernmost end of the first floor. Surrounding uses include mostly office, with a mix of retail, personal service, and residential in the near vicinity. Wachovia Bank is immediately adjacent to the building to the north. The Barrett Branch Library is located immediately behind the building.

PROPOSAL DESCRIPTION

The applicant proposes to operate a personal training studio. The studio will have three semi-private training rooms where a trainer will provide one on one training sessions for persons interested in improving physical fitness. Each session will be conducted in 45 minutes.

Hours: The hours of operation are proposed to be 6:00 a.m. to 9:00 p.m. Monday through Friday, 6:00 a.m. to 3:00 p.m. Saturday, and closed on Sunday and major holidays.

of Clients: The applicant anticipates up to three clients on the premises at any one time, and up to 30 total clients daily.

Trash: Trash is expected to be minimal and collected according to the building management company's weekly schedule.

PARKING

Pursuant to Section 8-200 (A)(17) of the Zoning Ordinance, a minimum of one parking space for every 400 square feet of floor area is required for a health and fitness studio. In this case, the floor area totals 1,750 square feet, for a parking requirement of five spaces. The applicant will provide five parking spaces intended for client use in the on-site parking lot. The spaces will be designated with paint.

ZONING

The subject property is located in the CD/Commercial Downtown zone. Section 4-503(K) of the Zoning Ordinance allows a health studio only with a special use permit. The subject property is also located within the Old and Historic Alexandria District. As such, any exterior architectural change, such as signs, exterior duct work or fenestration, must be reviewed and approved by the Board of Architectural Review, Old and Historic Alexandria District.

MASTER PLAN

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial downtown use.

II. STAFF ANALYSIS

Staff supports the proposed personal training studio located at 300 North Washington Street. The proposed use is small with only up to four employees and three clients at any one time. Staff does not anticipate that this use will have a significant impact on the already active area, which includes offices, a bank, a library, and other retail uses in the near vicinity. The applicant has an arrangement for off-street parking for employees and clients, and staff has included a condition that the parking arrangement be maintained. Staff recommended more flexible weekend hours for the applicant because there are no residential uses in the immediate vicinity that would be impacted by weekend operating hours. Staff has included a one year review to ensure that the use complies with the requirements of the permit.

With these 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 of the studio shall be limited to 6:00 a.m. to 9:00 p.m. daily. (P&Z)
3. The applicant shall maintain at least five parking spaces on the property for clients and employees. (P&Z)

4. The applicant shall require that its employees who drive to work use off-street parking. (P&Z)
5. Prior to opening for business, the applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
6. 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. (P&Z)
7. 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. The Director of Planning and Zoning shall review the special use permit one year after approval 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 a result of a complaint that rises to the level of a violation, 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, 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.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities (This includes health clubs).
- C-2 Permits are non-transferable.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
- C-4 Permits must be obtained prior to operation.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to the business opening.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

REPORT ATTACHMENTS AVAILABLE IN THE PLANNING AND ZONING OFFICE