

Docket Item #5
SPECIAL USE PERMIT # 2005-0135

Planning Commission Meeting
March 9, 2006

ISSUE: Consideration of a request for a special use permit to operate a health and athletic club as well as a massage establishment.

APPLICANT: Ultimate Results
by Anthony Malave and Mustafa Nazary

LOCATION: 4678 King Street (Parcel Address: 4700 King Street)

ZONE: OCM-100/Office Commercial Medium

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.

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION

REQUEST

The applicant, Anthony Malave and Mustafa Nazary, requests special use permit approval for the operation of a personal training facility that includes two massage rooms located at 4678 King Street.

SITE DESCRIPTION

The subject property is one lot of record with 524.5 feet of frontage on King Street, 253.1 feet of depth and a total lot area of 132,750.95 square feet. The site is developed with a shopping center. Access to the property is from King Street.

The surrounding area is occupied by a mix of restaurants, personal service, and retail. Immediately to the north is a Wendy's Restaurant. To the south is a residential property. To the east and west are a Popeye's Restaurant and a McDonald's Restaurant, respectively.



PROPOSAL

The applicant proposes to operate a personal and small group training studio with two massage rooms for up to 25 clients at one time. Clients are scheduled by appointment only. The clients will use cardiovascular equipment under the supervision of a trainer. No free weights will be used within the facility. The training may also include running, bicycling, and stretching classes. Two massage rooms are also being proposed. Background music will be played in the training rooms, but the music will be kept at a low level.

Hours:	Monday- Friday:	5am - 9pm
	Saturday:	7am - 1pm
	Sunday:	Closed

Number of clients:	The applicant anticipates up to 25 clients on the premises at any one time.
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Noise:	The equipment to be used will not generate any significant amount of noise. Background music will be played in the training rooms at a low level.
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Trash/Litter:

Water bottles, cups, and wrappers are expected, generating one garbage bag per day. Trash will be collected two-three times per week. There are garbage cans inside and in front of the facility.

PARKING AND TRAFFIC

According to Section 8-200(A)(17) of the Zoning Ordinance, a 6,542 square foot personal service establishment is required to have 17 off-street parking spaces. The proposed use has a lesser parking requirement than the previous retail use. Required parking for the proposed health and athletic club and massage establishment has been provided as part of site plan #82-051. There are 351 parking spaces existing on the site, and the required parking spaces for the proposed use have been provided as part of the retail development. Also as a part of site plan #82-051, the Alexandria Board of Zoning Appeals (BZA) granted a parking variance of 38 parking spaces for the development on June 9, 1983.

In regards to traffic impacts from the proposed use, the Institute for Transportation Engineer's Transportation Impact Analysis for Site Development, indicates that the personal training facility will create six to seven times less traffic impacts to the Summit Centre as opposed to the video store that previously occupied the location.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the OCM/100 zone. Section 4-1000 of the Zoning Ordinance allows a Health and Athletic Club in the OCM/100 zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for Office Commercial Medium use.

II. STAFF ANALYSIS

Staff supports the proposed personal training studio at 4678 King Street. Staff does not anticipate that this use will have a significant impact on the already active area, which includes restaurants, personal service facilities, offices, and retail shopping.

Staff was concerned about potential parking impacts in the area because there is limited on-site parking. However, the applicant has stated that most of their clients will be scheduled during the non-peak hour times Monday-Friday 5:00am-9:00am and 6:00pm- 9:00pm which should provide adequate parking for all clients as well as additional parking within the parking deck, which is at the rear of the shopping center. Staff has included a condition requiring a review of the facility after the personal training facility has been operational for a year so that if there are problems with its operation, including parking and traffic problems, additional conditions may be imposed.

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 health and fitness studio shall be limited to between Monday-Friday 5am-9pm and Saturday-Sunday 7am-7pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. 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)
6. The applicant shall require that its employees who drive to work use the parking facilities located at the rear of the site. (T&ES)
7. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery awareness program for the business. (Police)
8. It is recommended that the rear parking lot lighting be a minimum of 2.0 foot candle power minimum maintained for the safety of the customers using the parking lot after the hours of darkness. (Police)

9. 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 a 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
James Hunt, 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 The applicant shall require that its employees who drive to work use the parking facilities located at the rear of the site.

Code Enforcement:

- F-1 The space is currently vacant.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-3 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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. Permits are not transferable.
- C-2 This facility must meet current Alexandria City Code requirements for massage establishments.
- C-3 Permits are non-transferable.

- C-4 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 4.2, Massage Regulations and Chapter 11, Swimming Pools Administrative Regulation 20-6, Swimming Pools.
- C-5 All massage therapists must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess a current massage therapist permit issued in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

Human Services:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to the revised floor plan.
- 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 business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 It is recommended that the rear parking lot lighting be a minimum of 2.0 foot candle power minimum maintained for the safety of the customers using the parking lot after the hours of darkness.

SUP#2005-0135
4678 King Street

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