



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit SUP #2018-0119

Approved by Planning and Zoning: January 22, 2019

Permission is hereby granted to: FASM Fitness, LLC

to use the premises located at: 530 First Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

January 22, 2019
Date


Karl Moritz, Director
Department of Planning and Zoning

DATE: January 22, 2019

TO: Tony LaColla, Division Chief
Department of Planning and Zoning

FROM: Cara DelVecchio, Non-development Case Unit Intern, Land Use Services
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0119
Administrative Review for Special Use Permit for a Change of Ownership
Site Use: Private Commercial School
Applicant: FASM Fitness, LLC
Location: 530 First Street
Zone: CDD #25 / Coordinated Development District – ABC-
Giant/Old Town North

Request

Special Use Permit (SUP) #2018-0119 is an administrative request to change the ownership of a new tenant space that will be used as a private commercial school from Giant Alexandria E & A, LLC to FASM Fitness, LLC. The applicant is not proposing any changes to the conditions outlined in the umbrella SUP #2016-0001. The hours of operation shall be limited to between 6 a.m. and 8 p.m., Monday-Friday, and 8 a.m. to 2 p.m., Saturday and Sunday.

Background

In 2016, City Council approved SUP #2016-0001, granting an umbrella SUP for specific commercial uses. The SUP was also part of City Council approval of DSUP #2015-0019 for the construction of a mixed-use building that includes a 481-space underground parking garage and tenant space for commercial uses, such as those outlined in SUP #2016-0001. The SUP outlined conditions for specific uses within the building. Special Use Permit changes of ownership from the building owner to individual business applicants were authorized through SUP #2016-0001.

Parking

The parking for all commercial uses in the development have been accounted for in the 481-space, underground garage that covers the entire block. The garage is designed to provide separate parking for the uses in the building with the more convenient parking on the first level available for the commercial uses.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Del Ray Citizens Association and Old Town Civic Association received notification of the SUP request. Staff has not received any comments or concerns related to the request.

CONDITIONS OF SPECIAL USE PERMIT #2018-0119

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. At no time shall the aggregate parking requirement, consistent with Zoning Ordinance parking requirements, for all commercial uses at the site exceed 324 spaces unless the applicant provides additional off-street parking spaces or receives separate Special Use Permit approval for a parking reduction exceeding the 85-space parking reduction requested as part of DSUP #2015-0019. (P&Z) (SUP #2016-0001)
2. All commercial entrances along the commercial frontages of the building shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant. (P&Z) (SUP #2016-0001)
3. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z) (SUP #2016-0001)
4. Individual tenant signage shall be consistent with all conditions of the Coordinated Sign Program SUP (SUP #2015-0115) for this site. (P&Z) (SUP #2016-0001)
5. The applicant shall control cooking odors, smoke and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (SUP #2016-0001)
6. The use of loudspeakers or musicians outside is prohibited, unless otherwise approved through a noise variance permit. (P&Z) (SUP #2016-0001)
7. The applicant will encourage patrons to utilize off-street parking options through the provision of information about the on-site garage on business websites. (T&ES) (SUP #2016-0001)
8. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2016-0001)
9. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #23:**
~~The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at 703-746-4686 or www.alexandriava.gov/localmotion for more information about available resources. (T&ES) (SUP #2016-0001)~~

20. All waste products including but not limited to organic compounds (solvents and cleaners), shall be disposed of in accordance with all local, state, and federal ordinances and regulations. (T&ES) (SUP #2016-0001)
21. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a security survey for the business and robbery readiness training for all employees. (Police) (SUP #2016-0001)
22. **CONDITION ADDED BY STAFF:** The hours of operation for the business shall not exceed 5 a.m. to 12 midnight daily. (P&Z)
23. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z)
24. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)