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	#2018-0021
Approved by Planning and Zoning:	April 10, 2018
Permission is hereby granted to:	YogaWorks
to use the premises located at:	100 S. Patrick 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.

April 10, 2018
Date

K. Moritz by

Karl Moritz, Director
Department of Planning and Zoning

DATE: April 10, 2018

TO: Mary Christesen, Acting Division Chief Land Use Services
Department of Planning and Zoning

FROM: Femi Adelakun, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0021
Administrative Review for Change of Ownership
Site Use: Private Commercial School
Applicant: YogaWorks
Location: 100 S. Patrick Street
Zone: KR/King Street Retail

Request

Special Use Permit #2018-0022 is a request to change ownership of an existing commercial yoga school from Natasha Hennessy to YogaWorks. No changes to the current operations are proposed. The business would continue to offer three to four yoga classes a day and would operate between the hours of 6:30 a.m. to 9 p.m. on Monday through Friday and 9 a.m. to 6 p.m. on Saturday and Sunday.

Background

The subject property is one lot of record located on the southeast corner of the intersection of King Street and South Patrick Street. The site is developed with a two-story masonry building. This use was first approved by the City Council in SUP#2002-0102 and was later amended to increase the floor area and to add a personal training room and office space, which was approved through SUP#2004-0027.

Parking

The subject property is located within the Central Business District (CBD). According to Section 8-300 (B) of the Zoning Ordinance, private commercial schools located within the CBD are not subject to standard parking requirements.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, Old Town Civic Association was sent a written notification of the current application. Staff has not received any comments from residents or adjacent businesses.

Staff Action

Staff does not object to the change of ownership request. Staff finds the change of ownership request to be reasonable as the previous business has no recorded complaints or negative impacts and the new applicant proposes no changes to the current business operations or SUP conditions. Staff has carried over all conditions from SUP#2004-0027;

conditions have been amended and added to reflect modern condition language. Staff has deleted Conditions #5 (security survey) as it has been satisfied by the previous business owner. Staff has replaced Condition #4 with Conditions #13 and 14, which encourages the applicant to establish an employee transportation benefits program and to promote patrons use of alternative forms of transportation respectively.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: April 10, 2018

Action: Approved

Mary Christesen, Acting Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2018-0021

The new 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. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2002-0102)

2. A maximum of 23 students shall be permitted for each class. (P&Z) (PC) (SUP#2002-0102)

3. The hours of operation shall be limited to 6:30 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. Saturday and Sunday. (P&Z) (SUP#2002-0102)

4. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #13 AND #14:** ~~The applicant shall encourage its students and staff to use mass transit or to car pool when traveling to and from the school, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities. (P&Z) (SUP#2002-0102)~~

5. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness program for the employees. (Police) (SUP#2002-0102)~~

6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP#2002-0102)

7. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2002-0102)

8. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP#2002-0l 02)

9. The applicant shall post signs directing patrons to the availability of commercial parking facilities in the immediate area. (T&ES) (SUP#2002-0102)

10. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2002-0l02)

11. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after 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, 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) ~~(SUP#2002-0102)~~

12. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process.

13. **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)

14. **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)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0021. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the private commercial school at 100 South Patrick Street.

Erica Jensen — 4.24.18

Applicant - Signature — Date

Erica Jensen — 4.24.18

Applicant – Printed — Date