



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 11, 2012**

DATE: January 20, 2012

SUBJECT: U-3193-08-1 USE PERMIT REVIEW for a martial arts studio; located at 2407 and 2411 Wilson Blvd. (RPC# 15-060-002)

Applicant:

Team Lloyd Irwin Martial Arts and Fitness Center
Combat Sports International, Inc.
P.O. Box 42006
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Renew the use permit for a martial arts studio, subject to all previously approved conditions, with a County Board review in five (5) years (February 2017).

ISSUES: This is a three (3) year review of a use permit for a martial arts studio located at 2407 and 2411 Wilson Boulevard in Courthouse, and no issues have been identified.

SUMMARY: This is a three (3) year review of a use permit for a martial arts studio located in Courthouse. The applicant, Combat Sports International, operates a martial arts studio specializing in mixed-martial arts, and includes enrollment of up to 50 children. No issues or violations of use permit conditions have been identified. The Child Care Office supports renewal of the use permit for five (5) years. Therefore, staff recommends renewal of the use permit for a martial arts studio subject to all previously approved conditions, with a County Board review in five (5) years (February, 2017).

BACKGROUND: The use permit was approved in 2008 for martial arts classes for up to 50 children, ages 5 to 13. The studio also offers classes for up to 300 adult students. Hours of operation are 6 a.m. to 10 p.m. The use permit was most recently renewed by the County Board in February 2009. There is no history of issues or community concern with this use.

County Manager:

BMD/GA

County Attorney:

CEWM *GA*

Staff: Matthew W. Pfeiffer, DCPHD, Planning Division

PLA-6122

11.

DISCUSSION: (Since the last County Board review, February 21, 2009):

Use Permit Conditions: The applicant is in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement Office has reported that there are no issues with the use permit.

Fire Marshal's Office: The Fire Marshal's Office has reported that there are no issues with the use permit.

Police Department: The Police Department has reported that there are no issues with the use permit.

Child Care Office: The Child Care Office has reported that there are no issues with the use permit, and that they support renewal for five (5) years.

Civic Association: The site is located within the Lyon Village Civic Association. Staff contacted both the Lyon Village and Clarendon-Courthouse (CCCA) civic associations. Both civic associations have commented that there are no issues with the subject use permit.

CONCLUSION: The applicant is compliant with all use permit conditions, and no issues have been identified. The Child Care Office supports renewal of the use permit for five (5) years. Therefore, staff recommends renewal of the use permit for a martial arts studio, subject to all previously approved conditions, with a County Board review in five (5) years (February 2017).

PREVIOUS COUNTY BOARD ACTIONS:

February 23, 2008

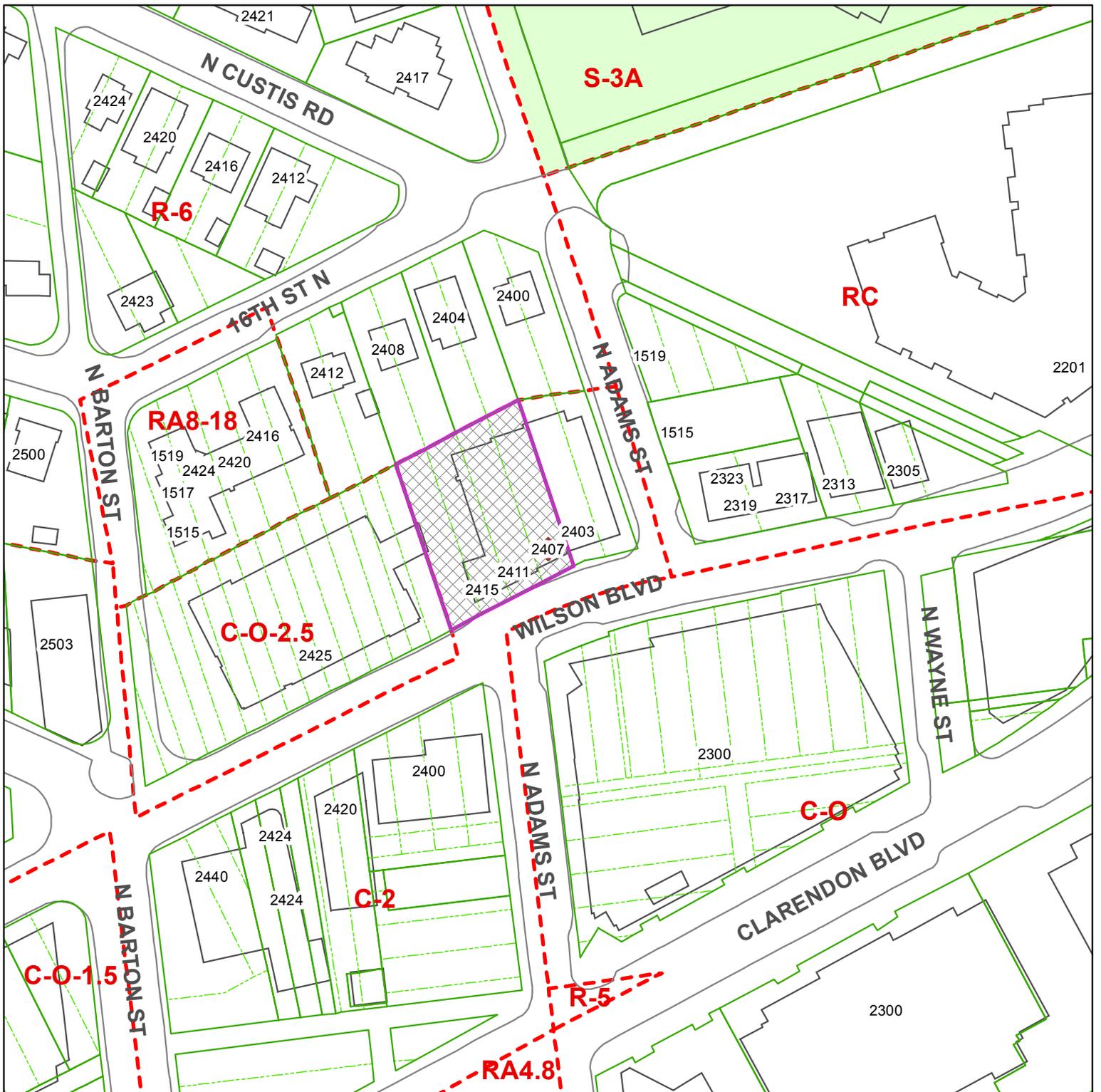
Approved a use permit (U-3193-08-1) for a martial arts studio, subject to conditions and a County Board review in one (1) year (February 2009).

February 21, 2009

Renewed a use permit (U-3193-08-1) for a martial arts studio, subject to conditions and a County Board review in three (3) years (February 2012).

Approved Conditions:

1. The applicant shall meet the requirements of the Child Care Ordinance, the Code Enforcement Office, the Environmental Health Bureau, and the Fire Marshal's Office, including securing the required fire inspection assembly permit.
2. The applicant agrees that parents of children taking classes shall escort their children both to and from the building at all times.
3. The applicant agrees that the total number of children enrolled in the studio classes shall not exceed 50 children.
4. The applicant agrees that the maximum number of students in classes on site at one time is 60, of which 25 can be children.
5. The applicant agrees that the hours of operation are daily from 6 a.m. to 10 p.m., with the classes for children Monday, Tuesday, Thursday, and Friday, 5:30 p.m. to 6:30 p.m., Wednesdays from 5:15 to 6 p.m., and on Saturdays from 10:30 a.m. to 11:30 a.m.
6. The applicant agrees that the windows along the public rights-of-way (Wilson Boulevard) is required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefront that is located between two and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. "Transparency" shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or the like.



U-3193-08-1

2407 and 2011 Wilson Boulevard

RPC# 15-060-002



 Case Location(s)
 Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.