



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 23, 2008**

DATE: February 15, 2008

SUBJECT: U-3193-08-1 USE PERMIT REQUEST for the operation of a private martial arts studio for 50 children, ages 5 to 13 years of age on premise known as 2407 and 2411 Wilson Boulevard (RPC # 15-061-002).

Applicant:

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

By:

Chau Bui, Owner

C.M. RECOMMENDATION:

Approve the use permit request for the operation of a private martial arts studio for 50 children, 5 to 13 years of age, subject to the conditions of the staff report, with a review by the County Board in one (1) year (February 2009).

ISSUES: This is a new use permit for a martial arts training facility for up to 50 children and no issues have been identified.

SUMMARY: The proposed use permit is for the operation of a private martial arts studio for 50 children, 5 to 13 years of age, located in the Lyon Village and Clarendon-Courthouse area. The applicant also offers classes for up to 300 adult students. The hours of operation for the studio are 6 a.m. to 10 p.m. Classes for children, however, will primarily be in the evenings and on Saturday (see attached schedule). The Child Care Office of the Department of Human Services supports this request to allow classes for children. The use is compatible with the primarily office and retail uses along Wilson Boulevard. Therefore, it is recommended that the County Board grant the use permit for the operation of a private martial arts studio for 50 children, ages 5 to 13 years of age, subject to the conditions of the staff report, with a review by the County Board in one (1) year (February 2009).

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4884

BACKGROUND: The applicant proposes to open a martial arts studio in an existing building at 2407 and 2411 Wilson Boulevard. The classes will take place in three training areas (see attached diagram). The spaces in the building, constructed in 1958, were previously occupied by retail uses that included Southeastern Printing and the B & K Vacuum Center. In addition to the training areas, there will be a pro shop and office space. The parking associated with the space is located behind the existing building and has access from both Wilson Boulevard and North Adams Street.

The following provides additional information about the site and location:

Site: The applicant proposes to utilize approximately 6,300 square feet of space. The site is located in a small retail area along the north side of Wilson Boulevard between North Barton Street and North Adams Street. The site is bounded on the east by North Adams Street, which contains retail uses with parking behind the building, and on the west by the seven (7) story AUSA office building. The Navy League Building and offices associated with the Korean Embassy are located to the south across Arlington Boulevard.

Zoning: The site is zoned “C-2” Service Commercial Community Business District. The proposed use is for a martial arts studio, which is allowed by-right in this zoning district. It has been the County’s practice to require use permits for dance and martial arts studios which include children as students in districts zoned “C-2”.

Land Use: The site is designated on the General Land Use Plan as “Low-Medium” Residential (16-36 units/acre) on the southern portion of the site, and “Low” Residential (1-10 units/acre) on the northern portion.

Neighborhood: The site is located in the Lyon Village Civic Association and adjacent to the Clarendon-Courthouse Civic Association area. The Lyon Village and Clarendon-Courthouse Civic Associations, and the Clarendon Alliance were notified of this request. The Lyon Village and the Clarendon-Courthouse Civic Associations have not responded with any comments about the use permit application. The applicant discussed the proposed use with the Clarendon Alliance president, who verbally expressed no concerns.

DISCUSSION: The applicant proposes to operate a private martial arts studio for up to 50 children, for ages 5 to 13 years. The applicant also offers classes for up to 300 adult students, which is allowed by-right.

The hours for the studio operation are 6 a.m. to 10 p.m. seven days a week, but classes will be offered primarily between 10 a.m. and 9:35 p.m. Classes limited to children will be held in the evenings and on Saturday. The proposed class times for children are 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. (see attached schedule). The adult classes will range from 6 a.m. to 10 p.m. weekdays and 9:30 a.m. to 6:30 p.m. on weekends. The applicant proposes a maximum number of 25 children per class and 35 adults per class. The maximum number of students in classes on site at one time is 60, of which 25 can be children.

There will be three main programs: Grappling Arts (Brazilian Jiu-jitsu, Judo, Grappling, and Wrestling); Standup Arts (Thai Kickboxing and Boxing); and Fitness (Yoga, Fitness Kickboxing, Cross Fit). The applicant also plans to offer additional activities within the proposed hours of operation, such as birthday parties on weekends and special events. Special events could consist of movie nights (parents' night out) on Friday evenings, and Belt Testing.

The classes will take place in three training areas (see attached diagram). Two of the training areas are located along the building's Wilson Boulevard frontage and one is in building space behind Kitty O'Sheas. There is also a small administrative office space at the southeast corner of the building. The main access to the space is via an entrance on Wilson Boulevard.

The location of the proposed studio is commercial in nature and the use is compatible with the surrounding uses. The site is located near the Courthouse Metro as well as a number of bus routes along Wilson and Clarendon Boulevards. The proposed use would not have a detrimental impact on neighboring properties. The neighboring residential properties to the north (rear) of the site have fences extending along the rear of the properties. Thus, the proposed site is surrounded on three sides by commercial and office uses, and by residential fencing on the fourth side.

There are 22 parking spaces on the parcel associated with the use, which is in compliance with the minimum parking requirements for this use. The parking spaces are located along the Wilson Boulevard driveway entrance and in the larger parking area located behind the building (see attached illustration). There are also nine (9) metered on-street parking spaces immediately adjacent to the site. Vehicle access to the 22 parking spaces is either via a driveway off of Wilson Boulevard at the western edge of the building or from North Adams Street at the northeast corner of the building. North Adams Street is closed at North Custis Street, and therefore has no through traffic. This closure at the north end of the block reduces the impact of studio parking on the residential areas. There is a rear door to the studio space, with access to the parking lot. The site is within 550 feet of the Metro entrance on Clarendon Boulevard. The proposed use is also within 725 feet of the entrance to the Arlington County parking garage, which provides free parking during evenings and weekends. The site is approximately 775 feet from the North Uhle Street Metro entrance. In addition, there are several large parking lots or garages within a short distance.

The applicant has worked with the Child Care Office of the Department of Human Services (DHS). DHS supports this request to expand this use to add classes for children. The Studio has already received its Certificate of Occupancy for the adult classes. This is a new use at this location, and the Community Code Enforcement office, the Police Department, and the Fire Marshall's office have no issues concerning the operation of the studio.

CONCLUSION: Staff supports the proposed use permit request for operation of classes for children at the martial arts studio. There are no land use issues associated with the proposed use. The location of the studio is commercial in nature. The site is located along Wilson Boulevard in the Rosslyn Ballston Corridor and near Metro and bus stops. No adverse impacts from the martial arts training facility are anticipated. The Child Care Office is in support of the proposed use and will continue to work with the applicant and monitor the applicant's operation.

Therefore, it is recommended that the County Board approve the use permit for the martial arts studio, subject to the following conditions, with a review by the County Board in one (1) year (February 2009).

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) are 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.

7. PREVIOUS COUNTY BOARD ACTIONS: There have been no previous County Board actions on this site.