



CITY OF FAIRFAX

Department of Community Development & Planning

Special Use Permit SU-16070090

PUBLIC HEARING DATE

September 6, 2016

APPLICANT

Pure Performance, Inc.

AGENT

Ryan P. Buchanan,
Agent

PARCEL DATA

Tax Map ID

58-1-((02)): portion of 032 and 033

Street Addresses

3805, 3807, 3829 and 3831 Pickett Road

Zoning District

I-2 Industrial District



APPLICATION SUMMARY

Request by Ryan P. Buchanan, Agent, for Pure Performance, Inc., pursuant to City Code Section 110-366, for a Special Use Permit to City Code Sections 110-843(1) and (4) to allow a school of special instruction/commercial recreational facility for indoor recreation and training for diamond sports in the I-2 Industrial District on the premises known as 3805, 3807, 3829 and 3831 Pickett Road, and more particularly described as Tax Map Parcels 58-1-((02)): portion of 032 and 033.

STAFF RECOMMENDATION:

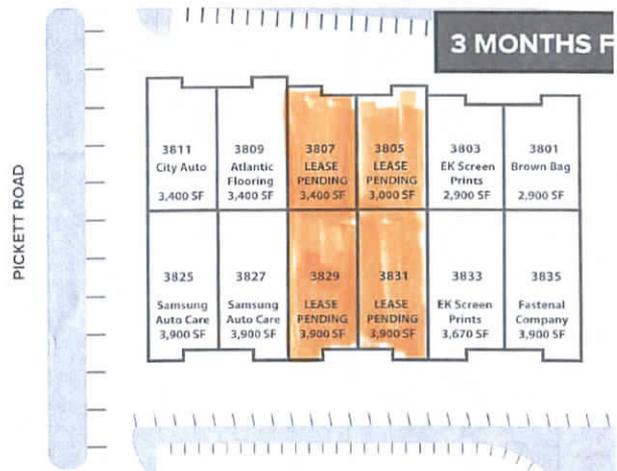
Staff recommends approval of the applicant's special use permit request, subject to the following conditions:

1. The applicant shall ensure that operation of the proposed business shall be in substantial conformance with the application, statement of support and property improvement survey, stamped received July 28, 2016;
2. Prior to commencement of the commercial recreation use operating, the property owner shall restripe the angled parking spaces at the rear of the building to flow in the safest one-way direction and provide signage and pavement markings to identify protected pedestrian access to the proposed tenant space subject to review and approval by the Zoning Administrator;
3. The applicant shall ensure that the maximum number of occupants, including employees and training participants, on-site at any one time does not exceed 39;
4. The property owner shall ensure that seven additional on-site parking spaces are provided/allocated for use by tenants of units 3805, 3807, 3829 and 3831;
5. Groups shall be scheduled one at a time with a 30-minute separation between groups to allow the turnover for parking, drop off and pick up and shall be adhered to;
6. Prior to commencement of the commercial recreation use operating, the property owner shall stripe and sign a handicap parking space in accordance with the regulations from the Office of Code Administration;
7. Appropriate building and sign permits shall be obtained prior to installation of any building mounted sign;
8. The applicant shall ensure that all activities associated with the proposed uses occur within the building.

PROPERTY DESCRIPTION

The subject properties are located at 3805, 3807, 3829 and 3831 Pickett Road in the Pickett Industrial Park located on the east side of Pickett Road and zoned I-2 Industrial district. The closest four way signalized intersection is to the north at Colonial Avenue and Pickett Ave.

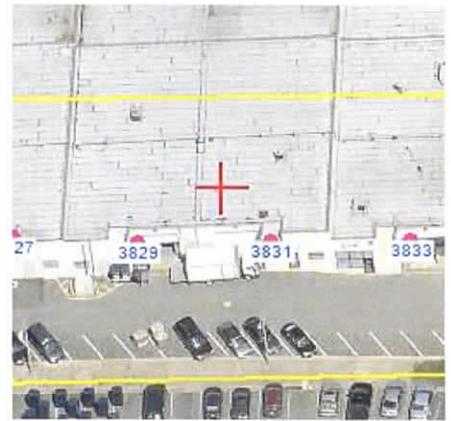
The approximately 1.954 acre site is comprised of parcels 32 and 33, respectively shown as parcels 3D and 3C on the attached Alta survey. The site is developed with a one-story approximately 40,000 square foot industrial/warehousing building constructed in 1975 based on a 1973 site plan. The leasing layout provided below illustrates the building is divided into 12 units with the following sizes: Units 3801 thru 3811 (parcel 32/3D) range in size from 2,900 square feet to 3,900 square feet; Units 3825 through 3835 (parcel 33/3C) range in size from 3,670 to 3,900 square feet. The proposed use would occupy Units 3805 and 3807 that are on parcel 32/3D, and Units 3829 and 3831 that are on parcel 33/3C, for a total gross floor area of 14,200 square feet. An Alta survey, received by the City on September 1, 2016 shows there are a total of 73 parking spaces on the entire site (parcels 32 and 33 combined).



Commercial and industrial-related properties adjacent to parcels 32 and 33 are listed in the table below. The northern building is the Fairfax Ice Arena. The southern building is a warehouse building with INOVA Health Systems Foundation as the tenant who uses the building for office administrative and computer work. To the east of the building is the Fairfax County boundary with residential properties further east. To the west across Pickett Road is Motiva Enterprises in a warehouse building.

Direction	Existing Zoning	Current Use
North – 3779 Pickett Road	I-2 Industrial	Fairfax Ice Arena
South – 3847 Pickett Road	I-2 Industrial	Warehouse/Technology Center – INOVA Health Systems Foundation
East	I-2 Industrial	Fairfax County boundary
West – 3800 Pickett Road	I-2 Industrial	Warehouse – Motiva Enterprises

Each unit has an overhead door and pedestrian door as evident by the photographs provided below. According to the proposed floor plan only one pedestrian access is provided from Unit 3805. There is parking across from each unit.



3805, 3807, 3829 and 3831 Pickett Road

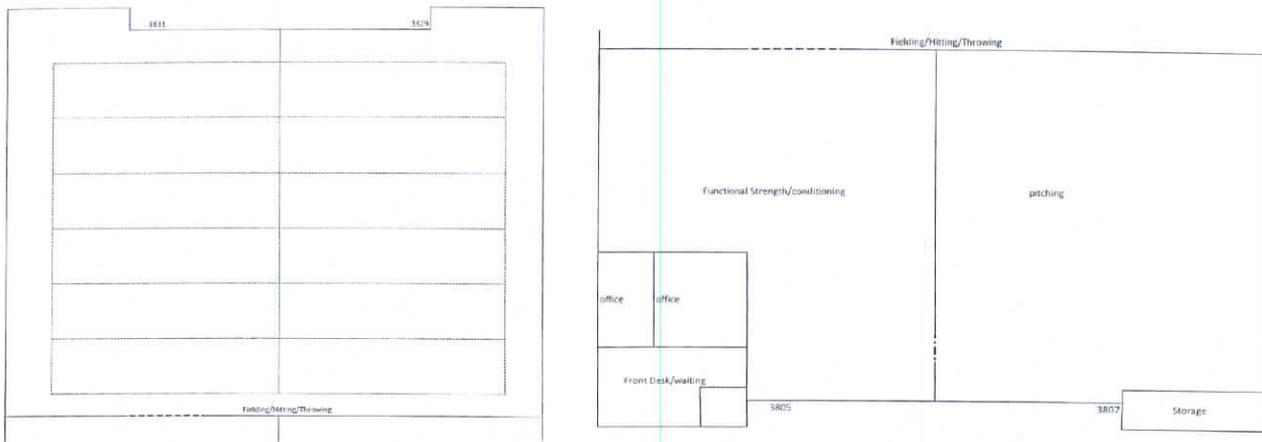
BUSINESS DESCRIPTION

The applicant is requesting approval of a Special Use Permit to operate a commercial recreational facility for skills training for softball and baseball athletes and ancillary fitness activities. The business is currently operating in Vienna, Virginia and seeks to relocate to the subject property. The skills training includes hitting, field pitching and catching, throwing, strength training, mental approach development and nutrition advice. Based on instructor availability the training sessions, comprised of one instructor and up to four athletes, could last for 30, 45 or 60 minutes. The applicant also proposes to offer specialized training clinics and summer camps. Clinics would be held once a week in the winter or once a week for six weeks during other times of the year, with a staff to athlete ratio of 1:4. Currently, summer camps at the Vienna location are offered on a weekly basis in half-day sessions with an option for extended hours, and it is anticipated this will be continued at the subject property. The staff to athlete ratio for camps through the Vienna location is now offered at 1:9. Camps at the subject site could have a staff to athlete ratio of 1:3, however, it is anticipated that camps at the proposed location could have eight instructors with up to four athletes each at any one time.

The proposed tenant space (four combined units) would also be available for rental to entire teams of players, including adult evening leagues, from 9 PM to 11 PM. The team rentals may or may not include Pure Performance instruction. The facility would only accommodate very limited visitor seating in the waiting area.

During the hours of business operation on-site staff will include a front desk staff person and a facility monitor in addition to any number of available part-time instructors (currently six instructors are serving the Vienna location). The growth potential for the business could include the addition of up to four full-time instructors who could be on-site routinely.

The interior layout found below shows that Unit 3805 would be for front desk and waiting area, two office spaces and functional strength conditioning. The strength training is for band, core, flexibility and floor work. Unit 3807 is proposed for storage and pitching which is often with private lessons. Units 3829 and Unit 3831 are laid out for fielding, hitting and throwing practice. These units are proposed for renovation to remove the existing wall between units 3829 and 3831 and install retractable netting at ceiling height which could be lowered to the floor and divide the space into various configurations (i.e. divided in half or into either six 80-foot-long lanes or 12 lanes 40-foot-long lanes) to allow simultaneous pitching and hitting practice.



Units 3805, 3807, 3829 and 3831 Pickett Road

SITE HISTORY

On December 9, 1997, the City Council approved, with development conditions, Special Exception SE 211-97-1 to allow the existing 69 parking spaces to remain where 168 are required for the entire site (parcels 32 and 33) at 3801-3855 Pickett Road.

On January 3, 2006, the Board of Zoning Appeals approved SU 1502051 to allow a school of general instruction/commercial recreational facility for winter softball training (January 15 to March 30) for the Vienna Stars league of nine teams, in 3805, 3829 and 3831 Pickett Road, with development conditions generally as follows:

- Monday thru Friday from 5:00 PM – 9:30 PM.
- Saturday and Sunday hours from 8:30 AM – 9:30 PM.
- Not more than 19 participants (14 players with up to five coaches comprise one team on site at any one time.
- Property owner ensuring 13 parking spaces were allocated.
- All activities associated with the proposed use were to be conducted within the tenant spaces.
- Special use permit expired on December 4, 2012.



ANALYSIS OF CRITERIA

The staff recommendation for the proposed commercial recreational facility for indoor recreation and training for diamond sports requiring a Special Use Permit is based on analysis of the applicable standards provided in City Code Section 110-366:

Section 110-366 Zoning map amendments and special use permits

(3) Special Use Permit.

The Board of Zoning Appeals may grant special use permits only after considering:

- a. Consistency with the comprehensive plan and other adopted city goals and policies;
- b. The size and shape of the lot on which the use is proposed;
- c. Vehicular and pedestrian traffic;
- d. Trip generation characteristics of the proposed use;
- e. Site design;
- f. Lighting, noise, traffic, sight, smoke, dust, odor, vibration and other factors that may affect the serenity of the neighborhood;
- g. The safety and movement of vehicular traffic upon adjacent streets;
- h. The safety and welfare of residents living in the area;
- i. The location, height and design of buildings, walls, fences and landscaping proposed;
- j. Overall impact of the proposed use upon the development and use of adjacent land;
- k. Safety and welfare of persons working in the neighborhood;
- l. Harmony of the proposal with the general purpose and intent of the applicable article of this chapter; and
- m. The purpose of the zoning ordinance set forth in the Code of Virginia §15.2-2283

a. Comprehensive Plan

The Comprehensive Plan's Future Land Use map, as amended April 10, 2012, indicates the subject site is planned for "Business - Industrial Use". The Future Land Use text of the amended Comprehensive Plan states for the East Side of Pickett Road, the following:

"Commercial land use designation should be extended northward along the east side of Pickett Road to the point opposite the north corner of the Fair City Mall property to encourage the transition of the industrial uses in that area to commercial. In addition, commercial uses are appropriate for most of the lands further north to the Post Office, provided that adequate parking is supplied. The City should pursue amendments to the zoning text that permit limited retail uses in industrially-zoned areas of the City, with criteria to ensure adequate parking and pedestrian and vehicular circulation."

The applicant's proposal to establish a facility for skill building and training in the diamond sports provides a commercial indoor recreation establishment that transitions within the industrial uses and the commercial area. The proposed use as a special use in the I-2 District is generally consistent with the recommendations of the Comprehensive Plan because it is a commercial use compatible with the industrial uses.

Satisfied: Staff believes the applicant's proposal to establish a commercial recreational facility (softball and baseball training facility) is generally consistent with objectives and recommendations found in the Comprehensive Plan.

b. Size and Shape of Lot

The 1.95-acre subject site is rectangular in shape and slopes downward from Pickett Road to the Fairfax County boundary. The subject site was developed in conformance with the requirements of the City Code for warehousing as originally approved in 1973. There are no characteristics of the site that limit its use for warehousing.

Satisfied: Staff finds that the size and shape of the property is limited due to the availability of parking yet is adequate.



c. Vehicle and pedestrian traffic

Traffic Circulation

The subject site has access to Pickett Road via two curb cuts. The northernmost curb cut is a four-way signalized intersection across from Colonial Avenue. This entrance is also shared with the Fairfax Ice Arena. The other curb cut is located off-site on the adjacent property to the south (INOVA warehouse and information technology center/offices). The existing sidewalk along the Pickett Road frontage provides pedestrian access to the subject site. However, pedestrian paths are not provided on the subject site. The pedestrian entrance to the proposed facility will be limited to a single doorway into Unit # 3805 on the north building façade. Consequently, pedestrian access into the facility could be in conflict with vehicular circulation particularly during beginning and ending of group instructional sessions.

On-site vehicular traffic circulation is currently one-way travel along the subject property's south drive aisle because of the existing angled parking layout. The one-way direction of traffic continues around the rear of the building to the north side where the drive aisle allows for two-way travel. The existing two-way circulation along the north travel aisle could create hazardous conflicts with pedestrian use of the doorway into the proposed tenant space.

Staff recommends that, prior to commencement of the commercial recreation use, the property owner restripe the angled parking spaces at the rear of the building to flow in the safest one-way direction and provide signage and pavement markings to identify protected pedestrian access to the proposed tenant space subject to review and approval by the Zoning Administrator.

Parking

The current parking layout of the entire property provides 73 parking spaces with 29 parking spaces along the northern side of the site, 28 parking spaces along the southern side of the site, 11 parking spaces along Pickett Road side of the site and four parking spaces along the eastern side of the building (added since the 1997 special exception approval). The applicant proposes to have 18 parking spaces specifically reserved for this use with the lease agreement.

Based on the 1997 Special Exception approval by City Council that reduced the parking requirement for the non-warehouse uses on the subject site there are 17 parking spaces for the four tenant spaces that will be used for commercial recreation. The applicant has indicated that at any one time the maximum number of on-site staff could total six (desk staff, facility monitor and four instructors) and would require one parking space per employee. Consequently, the remaining 11 parking spaces would be available for use by athletes receiving training. Typically the parking requirement for instructional uses is one space for every three students/trainees. This means the 11 parking spaces could accommodate a maximum occupancy of 33 athletes/trainee.

The applicant has indicated that a small waiting area where parents may visit will be available, however, it is anticipated that routinely athletes not of driving age will be dropped-off and picked-up by parents who may or may not remain waiting in parked vehicles on-site. Adult staff and athletes of driving age are more likely to regularly utilize the available parking. At this time, the applicant is not proposing to offer vanpooling service to non-driving school-agers.

Staff believes the 17 parking spaces available for the proposed commercial recreational use are adequate to accommodate a maximum of 39 persons on-site at any one time (employees and athletes) and recommends a development condition that limits

maximum occupancy accordingly. To accommodate the parking needs staff recommends that the property owner ensure that seven additional on-site parking spaces are provided/allocated for use by tenants of units 3805, 3807, 3829 and 3831. Staff also recommends that scheduling of instructional sessions provide a 30-minute gap to avoid overlap of instructional sessions that could create significant traffic congestion and excess parking demand.

In looking at the ITE "Trip Generation Report" (8th Edition), warehouse use generates approximately 7 vehicles per day during the PM peak hours on the adjacent streets. However, only PM peak hours of the proposed use will coincide with adjacent street traffic during the hours between 4 and 6 PM.

The commercial recreation use is not expected to create any on-street congestion provided employees and athletes utilize both access points from Pickett Road and follow the designated directional flow, and that departures utilize the signalized intersection or make only right-turn movements from the non-signalized intersection.

Based on the staff's analysis of the site circulation and projected trip generations, it appears that the proposed use will not have a negative impact on the Pickett Road traffic generated during PM peak hours. Due to the potential parking demand that could be generated by the commercial recreational facility staff recommends that team appointments be scheduled with 30-minute gaps between sessions. Staff notes that a handicap accessible parking space should be striped and signed in accordance with the Office of Code Administration's regulations.

d. Site Design

The subject property is comprised of a one story warehouse building surrounded by a single row of parking (angled and 90-degree). The applicant is not proposing to make any changes to the exterior of the proposed tenant spaces except for the installation of permitted signage.

Satisfied: Staff believes that there are no significant issues with respect to site design that would negatively impact the use of the subject property as a commercial recreational facility.

e. Lighting, noise, traffic, sight, smoke, dust, odor, vibration and other factors that may affect the serenity of the neighborhood

All activities are proposed to occur inside the building, and no additional site lighting is proposed. However, it is anticipated that traffic generation by the proposed use will exceed the by-right warehouse use.

Satisfied: Staff believes that in the absence of any changes to the existing site conditions it is not anticipated there will be any adverse effect on adjacent property. However, the proposed use will increase vehicle trips to the subject site in comparison to the by-right warehouse use.

f. The safety and movement of vehicular traffic upon adjacent streets

It is not anticipated that the proposed use will have any significant effect on the safety and welfare of vehicular traffic on adjacent streets since Pickett Road is classified as an arterial roadway and the subject site has controlled access via the existing signalized intersection across from Colonial Avenue.

h. The safety and welfare of residents living in the area

It is anticipated that the proposed use will not have a negative effect on the safety and welfare of the people working and living in the area. The nearest residential area is the Mantua area in Fairfax County. There is no direct access to Mantua from the subject site.

Satisfied: Staff believes that there will not be a negative effect of this use on the safety and welfare of the residents living in the area.

i. The location, height and design of buildings, walls, fences and landscaping proposed

This criterion is not applicable since no proposed physical changes are proposed for the site. No fences are proposed nor changes to landscaping. Previous review of the proposal by Vienna Stars included consideration of a landscape buffer as required by City Code for schools. However, staff's evaluation of the applicant's proposal concludes the use is more similar to commercial recreation than to a school since class scheduling is not standard but varies according to staff availability and athlete demand, except during summer camps and clinics that are only accessory uses to the principal commercial recreation use.

j. Overall impact of the proposed use upon the development and use of adjacent land

Satisfied: Staff believes there will be no adverse effects on the adjacent industrial properties and land. A building and sign permit will be required when the tenant wants to put a sign on the building. A development condition is proposed to address this permit requirement.

k. Safety and welfare of persons working in the neighborhood

Satisfied: Staff believes there will be no adverse effects on the safety and welfare of persons working in the neighborhood.

l. Harmony of the proposal with the general purpose and intent of the applicable article of this chapter

The I-2 District is designed to provide a district where a wide range of industry and industry-oriented activities may locate including assembly and light manufacturing, warehouse, storage and repair uses.

Satisfied: Staff believes that pursuant to the purpose of the zoning ordinance, and with the recommended conditions, the applicant's request for a special use permit meets the criteria for approval as established in City Code Section 110-366, as conditioned below.

m. The purpose of the zoning ordinance set forth in the Code of Virginia §15.2-2283

Section 15.2-2283 of the Code of Virginia states that "zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public..." The Code of Virginia allows the City to establish zoning regulations to protect the health, safety, and welfare of the public. In turn, the City's zoning regulations include criteria established for the review of the proposed development that serves to promote the public welfare. As recommended by staff, the applicant's proposed uses are harmonious with the general purpose and intent of the applicable article of the code.

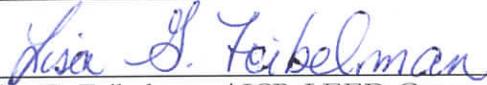
Satisfied: Staff believes that the application meets the above provisions of the zoning ordinance.

RECOMMENDATION

Staff recommends the Board of Zoning Appeals approve the requested Special Use Permit to allow a commercial recreational facility for indoor recreation and training for diamond sports at 3805, 3807, 3829 and 3831 Pickett Road, subject to the following conditions:

1. The applicant shall ensure that operation of the proposed business shall be in substantial conformance with the application, statement of support and property improvement survey, stamped received July 28, 2016;
2. Prior to commencement of the commercial recreation use operating, the property owner shall restripe the angled parking spaces at the rear of the building to flow in the safest one-way direction and provide signage and pavement markings to identify protected pedestrian access to the proposed tenant space subject to review and approval by the Zoning Administrator;
3. The applicant shall ensure that the maximum number of occupants, including employees and training participants, on-site at any one time does not exceed 39;
4. The property owner shall ensure that seven additional on-site parking spaces are provided/allocated for use by tenants of units 3805, 3807, 3829 and 3831;
5. Groups shall be scheduled one at a time with a 30-minute separation between groups to allow the turnover for parking, drop off and pick up and shall be adhered to;
6. Prior to commencement of the commercial recreation use operating, the property owner shall stripe and sign a handicap parking space in accordance with the regulations from the Office of Code Administration;
7. Appropriate building and sign permits shall be obtained prior to installation of any building mounted sign;
8. The applicant shall ensure that all activities associated with the proposed uses occur within the building.

PREPARED BY:



Lisa G. Feibelman, AICP, LEED Green Associate
Deputy Zoning Administrator



DATE

REVIEWED AND APPROVED:



Michelle D. Coleman
Zoning Administrator



DATE

REVIEWED AND APPROVED:

Brooke Hardin, AICP
Director, Community Development & Planning

DATE

ATTACHMENTS

1. Application
2. Applicant's Statement of Support, Vicinity Map, Site Plan, Floorplan, ALTA Survey and website information
3. Clerk's letters of approval
4. Previous Staff Report from January 3, 2006
5. Sample Motions

N:\Zoning\Board of Zoning Appeals (BZA)\Special Use Permits\3805 Pickett - Pure Performance.docx