



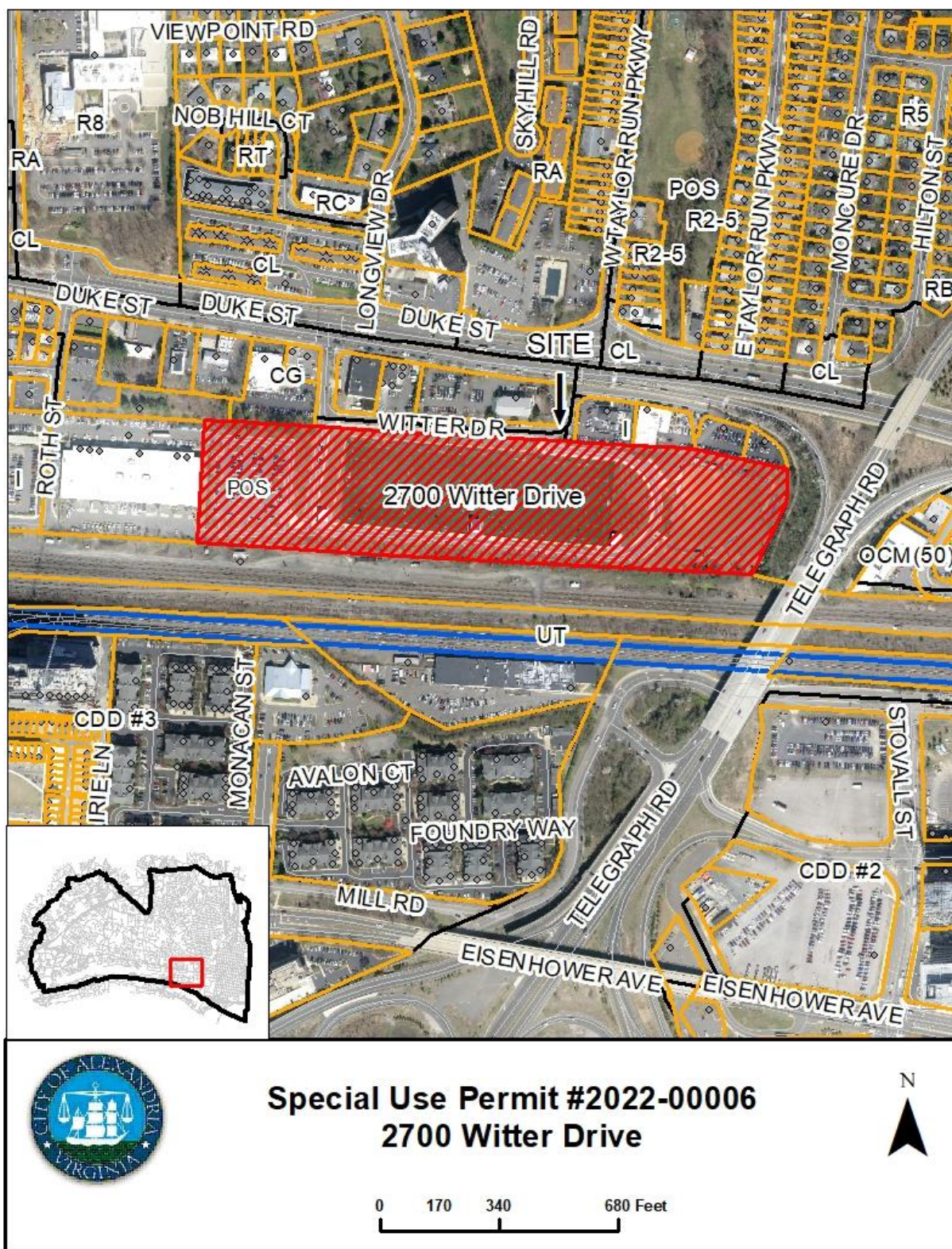
Docket Item #4
Special Use Permit #2022-00006
2700 Witter Drive – Witter Recreational Fields Netting

Application	General Data	
Request: Consideration of a request to allow athletic safety netting up to 30 feet in height.	Planning Commission Hearing:	April 7, 2022
	City Council Hearing:	April 23, 2022
Address: 2700 Witter Drive	Zone:	POS/Public Open Space
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities	Small Area Plan:	Taylor Run

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Abigail Harwell, Urban Planner, abigail.harwell@alexandriava.gov
Robert M. Kerns, AICP, Division Chief
Tony LaColla, Land Use Services Division Chief

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



PROJECT LOCATION MAP

I. REPORT SUMMARY

REQUEST

The applicant, The City of Alexandria, Department of Recreation, Parks and Cultural Activities (RPCA) requests Special Use Permit approval to allow athletic safety netting up to 30 feet in height at Witter Recreational Fields located at 2700 Witter Drive.

SITE DESCRIPTION

The site is one lot of record, located south of Duke Street between Witter Drive and the Norfolk Southern and WMATA railroad corridor. It measures approximately 1,660 feet wide by 355 feet deep and has a total lot area of approximately 13.7 acres. The property is known as Witter Recreational Fields and includes one diamond athletic field, two rectangular multi-purpose fields, a restroom facility, two pavilions, and surface parking areas.



The surrounding area has a mix of institutional and commercial uses. A Land Rover automobile dealership, its noncontiguous annex building, an animal hospital, and a church are located immediately to the north of the site. The Telegraph Road public right-of-way is located to the east. The Norfolk Southern and WMATA railroad corridor is located to the south. A City-owned office and storage building, known as 2900 Business Center Drive, is located to the west.

BACKGROUND

City Council approved DSUP#2007-0014 in October 2007 for the construction of Witter Fields. The approval included a Master Plan Amendment and rezoning of the property from I / Industrial to POS / Public Open Space and Community Recreation. The fields opened in 2012. In October 2014, the City Council approved SUP#2014-0078 to allow safety netting up to 30 feet in height on north sides of the diamond athletic field and two multipurpose fields. Upon approval, the netting was installed for the diamond athletic field in 2015 but not for the multipurpose fields due to funding limitations. Since that time, the Alexandria Soccer Association has donated the funds to complete the installation around the perimeter of the multipurpose fields, which was accepted by the City Council on December 14, 2021 (Resolution No. 3040). With the funding now available, and the previous SUP approval expired, new entitlements are required.

PROPOSAL

The applicant proposes to complete installation of safety netting around the two multipurpose rectangular fields at Witter Recreational Fields in order to protect adjacent properties from errant soccer balls, lacrosse balls, and similar sporting projectiles that typically travel through the air during sports games and practices. The netting would be approximately 775 linear feet along north and south sides of the two athletic fields, and 240 linear feet along the west and east sides. On the south side, the fencing will terminate at the west and east side of the restroom building. The netting will extend above the existing six-foot-tall chain-link fence to measure up to a maximum height of 30 feet. Gaps in the netting and fencing will be provided for maintenance access to the field.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned POS / Public Open Space. Section 6-106(A) of the Zoning Ordinance allows structures greater than 15 feet in height, up to a maximum of 30 feet, with Special Use Permit approval. The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for public recreation uses.

PARKING

The Zoning Ordinance does not specify a parking requirement for recreation fields. The existing 169 parking spaces at the site will remain in three locations: 1) the surface parking lot at the western side of the property, 2) several spaces near the diamond athletic field, and 3) parallel spaces along the driveway that circles the site.

II. STAFF ANALYSIS

Staff supports the request to install new safety netting at the Witter Recreational Fields, which requires SUP approval given that its height would exceed 15 feet. The proposal would significantly reduce the likelihood for damage to adjacent properties due to errant athletic projectiles. Visual impacts from the netting are expected to be minimal given that the netting material is quite thin and fairly transparent that one can see through the small squares that the netting creates. Also, the height is lower than a typical townhouse in scale. The netting is being requested by the Alexandria Soccer Association, who has provided the necessary funding to complete the project that was started in 2015.

Overall, staff views the proposal as a sensible and reasonable improvement at these existing, highly used athletic fields to enhance their compatibility with the neighborhood. Subject to the conditions contained in Section III of this report, staff recommends approval of the request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Coordinate site improvements in a manner that ensures adequate maintenance access for athletic fields. (RP&CA)
2. Perimeter safety fence for rectangular and diamond fields shall be designed and located to the satisfaction of the Director of Recreation, Parks and Cultural Activities. All fencing material, not including safety netting, shall be dark green vinyl-coated. (RP&CA)(P&Z)

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1. Transportation Planning, SWM, OEQ, D-ROW, and Floodplain have no comments

F-2. All conditions of DSUP2007-00014 remain in effect on this site. (T&ES)

Code Enforcement:

F-1. A building permit and plan review are required prior to the start of construction.

Health:

F-1. No comments

Police Department:

F-1. No comments received

Fire Department:

F-1. All exits shall remain accessible with the installation of netting around the athletic field.

Exhibit A – Site Plan of proposed netting

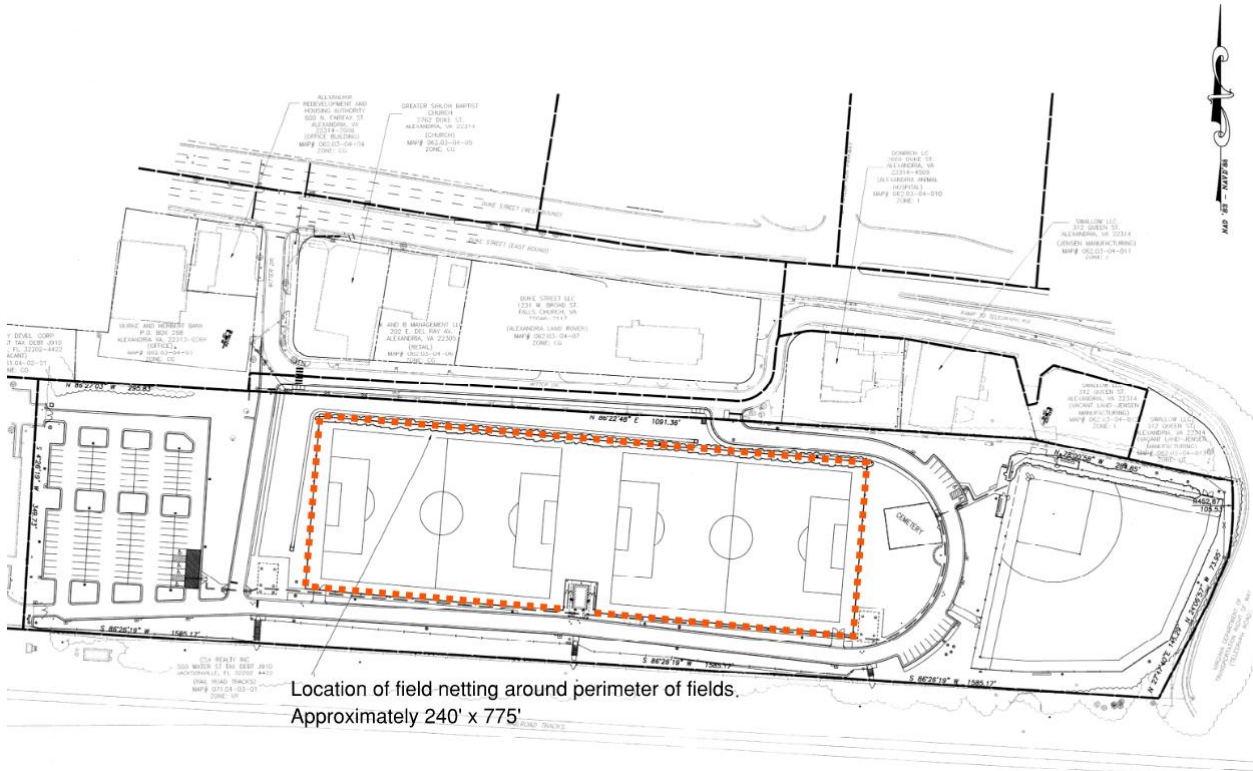
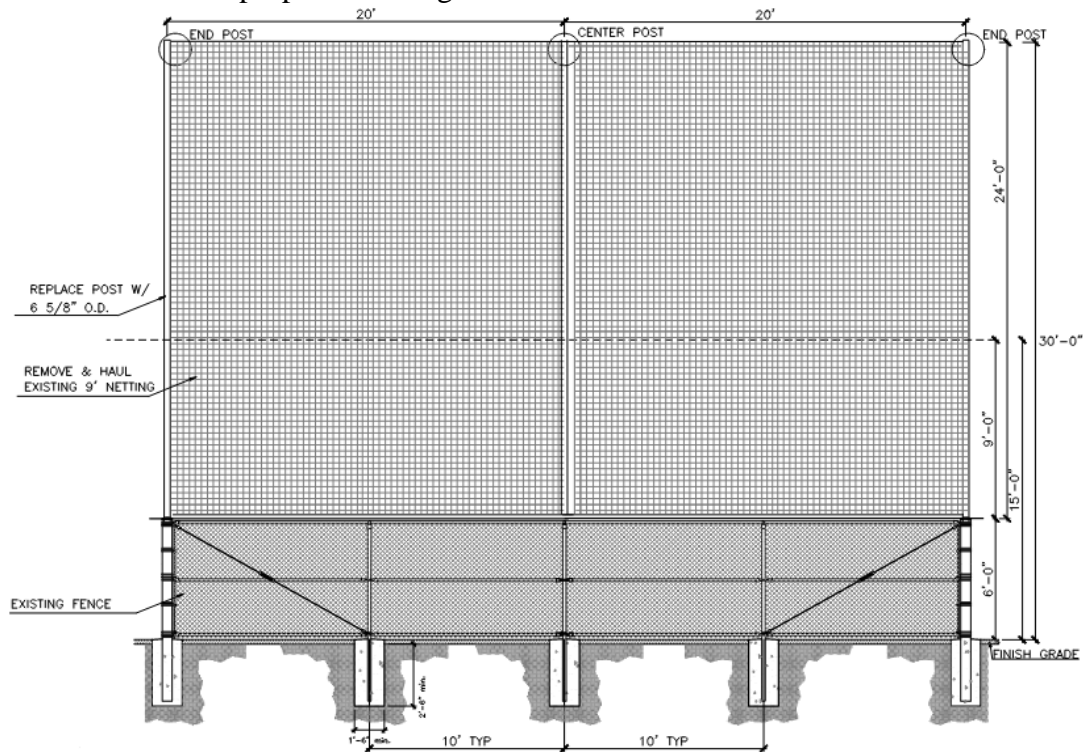


Exhibit B – Elevations of proposed netting





APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2700 Witter Drive

TAX MAP REFERENCE: 072.01-07-01 **ZONE:** POS

APPLICANT:

Name: City of Alexandria, Department of Recreation, Parks and Cultural Activities

Address: 2700 Witter Drive

PROPOSED USE: Athletic field netting above 15' height up to 30' height at Witter Fields

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

James B. Spengler

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code


James Spengler (Jan 26, 2022 14:03 EST)

Signature

703-746-5502

Telephone #

james.spengler@alexandriava.gov

Email address

Jan 26, 2022

Date

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2700 Witter Drive, I hereby
(Property Address)
grant the applicant authorization to apply for the athletic field netting use as
(use)
described in this application.

Name: James B. Spengler

Phone: 703-746-5502

Address: 1108 Jefferson Street Alexandria VA 22314

Email: james.spengler@alexandriava.gov

Signature: 
James Spengler (Jan 26, 2022 14:03 EST)

Date: Jan 26, 2022

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

100% City of Alexandria/RPCA

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria/RPCA		100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2700 Witter Drive (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria/RPCA		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).


Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. City of Alexandria/RPCA	N/A	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Jan 26, 2022

James B. Spengler


James Spengler (Jan 26, 2022 14:03 EST)

Date

Printed Name

Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- [] **Yes.** Provide proof of current City business license
- [] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Department of Recreation, Parks and Cultural Activities requests a special use
permit to provide safety netting around the perimeter of the rectangular fields located
at the Witter Recreational Fields. The proposed netting will extend above the existing
six-foot (6') fence an additional twenty-four feet (24') for a total height of thirty feet (30')
The netting provides additional safety to the adjacent right-of-way and private property
from aerial projecting balls associated with normal use of the athletic fields.
Refer to approved DSUP#2007-00014 and SUP#2014-00078

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☒ an expansion or change to an existing use with a special use permit, DSUP2007-00014 and SUP#2014-00078
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
No change from approved DSUP#2007-00014 (total of 540 cars per day from trip analysis)
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
5 employees stationed off-site will service Witter field as they currently do today

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>No change from approved DSUP#2007-00014</u>	_____
<u>M-F: 8:00 am - 10:00 pm</u>	_____
<u>Sat: 8:00 am - 10:00 pm</u>	_____
<u>Sun: 8:00 am -10:00 pm</u>	_____

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No change from approved DSUP; no amplified or mechanical noise will be
generated; typical recreational activity noise expected.
- B. How will the noise be controlled?
No change from approved DSUP---No controls needed

8. Describe any potential odors emanating from the proposed use and plans to control them:

No change from approved DSUP, no odors with current use

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Per DSUP#2007-001014-- users and spectator generated trash (i.e. possible paper and beverage waste)
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Limited as described above. Sufficient trash cans and recycling containers are provided as shown on the approved DSUP plans

- C. How often will trash be collected?

Daily

- D. How will you prevent littering on the property, streets and nearby properties?

City park is maintained by City staff on regular maintenance schedule. Trash

cans provided as shown on the approved DSUP plans.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

The proposed netting is requested to provide and ensure the safety of park
users and users of adjacent properties

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

161 Standard spaces
 Compact spaces
8 Handicapped accessible spaces.
 Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (*check one*)
- ☒ on-site
- ☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

No change from approved
DSUP#2007-00014, proposed netting
extends above existing fence

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☒ other. Please describe: Athletic/recreation field

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

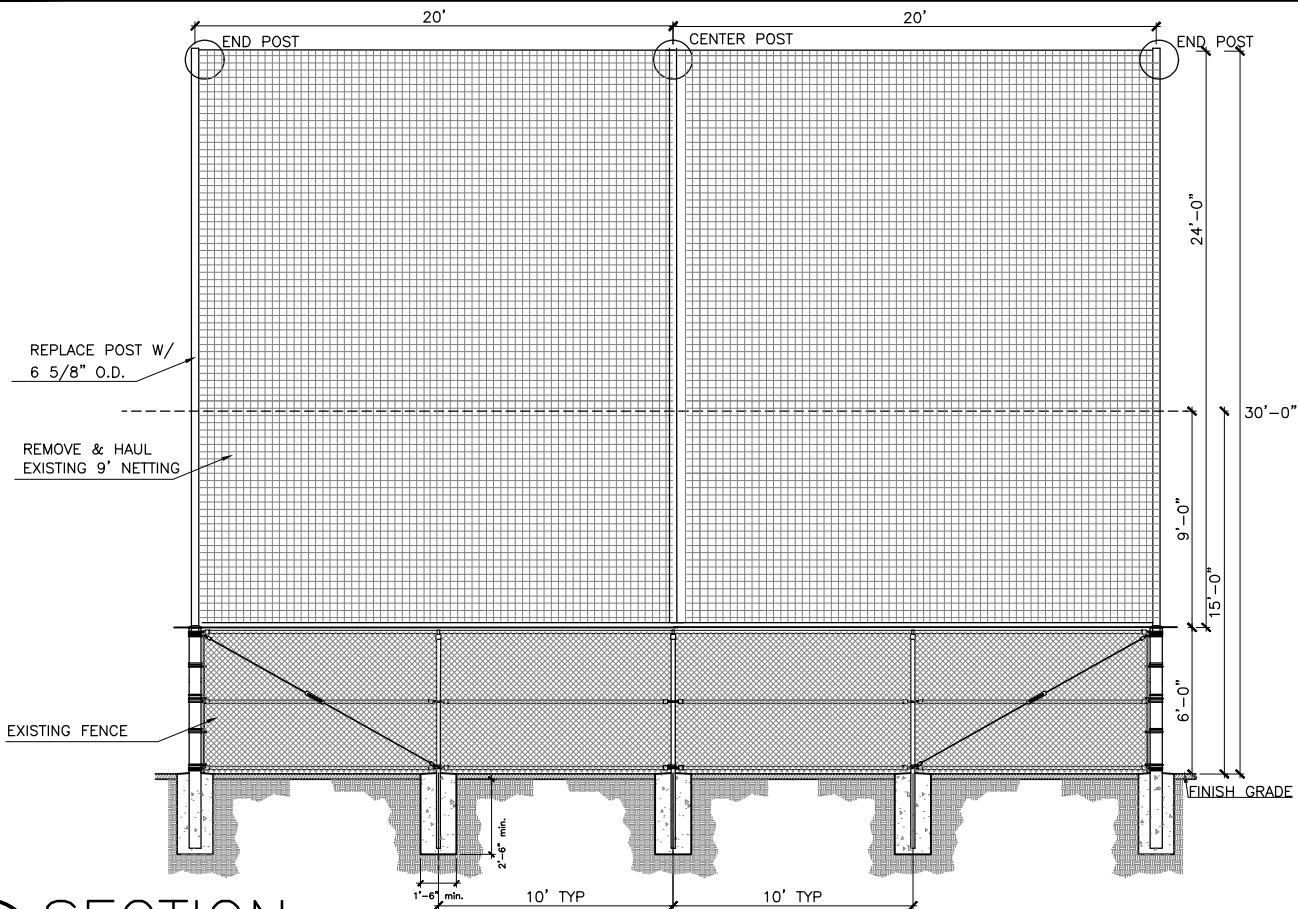
- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☒ Plan for outdoor uses

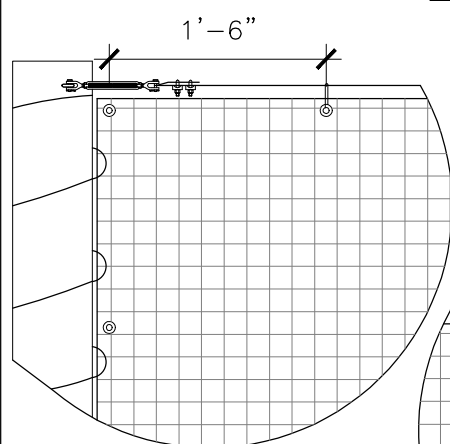
Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



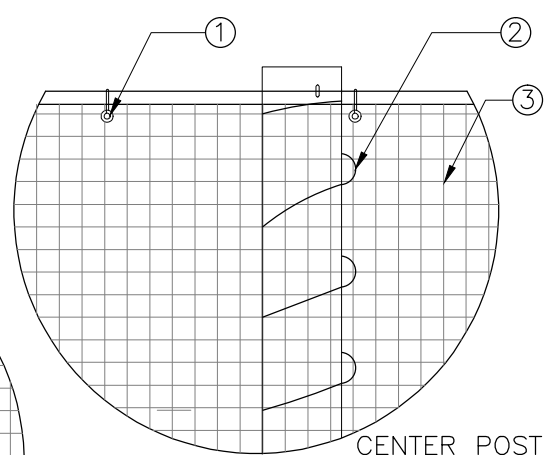
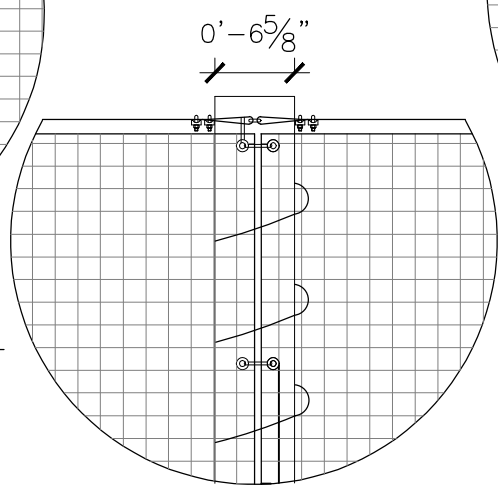
A SECTION

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END POST

END POST



CENTER POST

① GROMMETS ATTACHED TO CABLE W/ METAL CLIPS

② NYLON LACING TWINE

③ #36 KNOTTED BLACK NYLON FIELD NETTING

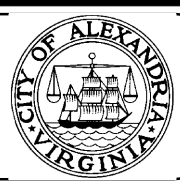
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3/4" : 1'0"



OF UPDATES: 01 LAST UPDATED: 07-16-2014: SW

RPCA
DETAILS LIBRARY
CITY OF ALEXANDRIA, VA
DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES



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BALLFABRICS
Approved by:
I.N.
1 OF 1

FENCE NETTING SYSTEM
Date drawn:
07/10/12
03-FE-NS

