

# **Special Use Permit (SUP) – Statement of Justification**

**Project: PlayVerse – Children’s  
Indoor Recreational Facility**

**Location: 569 Frost Avenue, Suite 601,  
Warrenton Towne Center, Warrenton. VA  
20186.**

## Statement of Justification

This Statement of Justification is submitted in support of a Special Use Permit (SUP) application for PlayVerse, an indoor children's recreational facility located at 601 Frost Avenue, Warrenton, Virginia. PlayVerse is a family-oriented business designed to provide a safe, supervised, and engaging indoor environment, offering year-round recreational opportunities for children of Town residents and visitors.

The proposed facility will occupy an existing commercial tenant space currently designated for mercantile (retail) use. All activities will occur entirely indoors, with no exterior expansion or site modifications proposed. While the physical characteristics of the building will remain unchanged, the operational nature of the use constitutes an indoor recreational facility, which requires approval of a Special Use Permit under the Town of Warrenton Zoning Ordinance.

The proposed use is well suited to its location within an established shopping center that includes a mix of retail, service, and dining establishments. As a neighborhood-serving recreational amenity, PlayVerse is expected to function as a small-scale activity generator within the center, attracting families and encouraging cross-visitation to adjacent businesses, thereby supporting overall commercial vitality.

In addition, the facility addresses a local demand for children's indoor recreational opportunities. By providing this amenity within Town limits, the project reduces the need for residents to travel to neighboring jurisdictions for similar services, helping to retain local spending and enhance community convenience.

The proposed use aligns with the goals of the Town of Warrenton Comprehensive Plan by promoting the adaptive reuse of existing commercial space, expanding family-oriented services and community amenities, and enhancing quality of life for residents.

For these reasons, the applicant respectfully submits that PlayVerse satisfies the criteria for approval of a Special Use Permit and represents a low-impact, high-value use that is consistent with the public health, safety, and general welfare of the Town of Warrenton.

### **Criterion 1: Consistency with the Comprehensive Plan**

The proposed PlayVerse indoor children's recreational facility is consistent with the Town of Warrenton Comprehensive Plan, which encourages commercial activity that supports families, promotes community-oriented services, and reuses existing commercial spaces. The project activates an existing tenant space within an existing shopping center, aligns goals for economic vitality, and provides a recreational amenity that serves residents without requiring new land development or construction.

### **Criterion 2: Compatibility with Adjacent and Nearby Land Uses**

The proposed PlayVerse indoor recreational facility is compatible with adjacent retail, service, and restaurant uses within Warrenton Towne Center. As a family-oriented recreational use, it complements and supports surrounding businesses by encouraging cross-visitation. All activities occur entirely within an enclosed tenant space, ensuring no external operational impacts on neighboring properties.

### **Criterion 3: Appropriateness of Use in the Zoning District**

The property is zoned Commercial (C), where active recreational facilities are permitted with approval of a Special Use Permit. The proposed use meets the intent of the district by providing a commercial recreational service that complements existing retail uses and contributes to the vitality of the shopping center.

### **Criterion 4: Impact on the Character of the Area**

The proposed use will not alter the established commercial character of the area. No exterior building modifications are proposed. As an entirely indoor facility, PlayVerse does not generate external noise, light, or visual changes, and remains consistent with the existing retail environment along Frost Avenue.

### **Criterion 5: Traffic Generation and Roadway Capacity**

Traffic generated by PlayVerse is expected to be comparable to existing retail occupancy within the shopping center. The facility employs a structured, session-based model with timed entry, staggered ingress and egress, and controlled overlap between sessions. This operational approach distributes traffic evenly and prevents peak congestion. Existing roadways and access points are adequate to support the proposed use without adverse impact.

## **Criterion 6: Pedestrian and Vehicular Safety**

Pedestrian and vehicular access will utilize existing, established circulation patterns within the shopping center. To enhance safety, a new pedestrian crosswalk will be installed to connect the existing infrastructure directly to the facility. No changes to driving aisles, curb cuts, or access points are proposed. The facility's entrance is clearly visible and accessible, supporting safe drop-off and pedestrian movement consistent with current site conditions.

In addition, the site is served by the Gold Route of Virginia Regional Transit (Circuit Rider), which includes a stop at the shopping center. This provides an additional safe and accessible transportation option for visitors and employees, supporting multimodal access to the facility

## **Criterion 7: Adequacy of Parking Supply**

The shared parking supply within the shopping center is adequate to support the proposed use. PlayVerse utilizes a timed-entry system with staggered scheduling, ensuring predictable and distributed parking demand. Peak usage periods occur primarily during afternoons, evenings, and weekends, complementing other tenant demand patterns and avoiding concentrated parking surges.

## **Criterion 8: Parking Layout, Circulation, and Access**

Parking layout and circulation will remain unchanged. Existing parking aisles, striping, and access points provide efficient and safe circulation for vehicles and pedestrians. The shared parking configuration supports flexibility among tenants and does not require modification to accommodate the proposed use.

## **Criterion 9: Adequacy of Public Streets and Access Points**

The site is served by Frost Avenue and other established public roadways that currently support the shopping center's operations. No new access points are proposed. Existing streets and access infrastructure, as illustrated in the approved site and parking plan, are adequate to support the proposed use without creating congestion or safety concerns.

## **Criterion 10: Impact on Public Utilities (Water, Sewer, Stormwater)**

The proposed use will utilize existing water, sewer, and stormwater infrastructure serving the shopping center. As illustrated in the approved site and parking plans, no upgrades or modifications to public utilities are required. No significant increase in demand beyond typical commercial use is anticipated.

### **Criterion 11: Stormwater Management and Drainage**

No land disturbance or exterior improvements are proposed as part of this application. Existing stormwater management facilities will continue to function as designed, and the project will not alter drainage patterns or runoff characteristics.

### **Criterion 12: Environmental Impacts (Air, Water, Noise)**

The proposed use is entirely contained within an enclosed commercial space and does not involve emissions, hazardous materials, or outdoor operations. No food preparation or other activities that generate odors will occur on site. As such, there will be no impact on air quality, water resources, surrounding environmental conditions, or adjacent properties.

### **Criterion 13: Noise Impacts and Mitigation**

All noise generated by PlayVerse is confined within the building. The existing structure provides sufficient sound attenuation, resulting in negligible noise levels at the exterior. No outdoor speakers or amplified sound systems are proposed, and no adverse impact on adjacent tenants or nearby properties is anticipated.

### **Criterion 14: Lighting Impacts and Compliance**

No changes to exterior lighting are proposed. All lighting associated with the facility is internal and contained within the tenant space. As such, the use does not generate glare or light spill affecting adjacent properties or public areas

### **Criterion 15: Signage and Visual Impacts**

PlayVerse proposes minimal and compliant signage consisting of:

- Approximately 1-inch-high decal lettering on the glass entry door, and
- Approximately 24-inch-high lettering mounted on the existing sign panel above the storefront.

All signage will conform to Town of Warrenton regulations and will be consistent with the design and scale of existing tenant signage within the shopping center, resulting in no adverse visual impact.

### **Criterion 16: Landscaping and Buffering**

Existing landscaping within the shopping center will remain unchanged. The proposed use does not require additional buffering, as it is located within an established commercial setting with adequate separation from residential uses.

### **Criterion 17: Screening of Service Areas and Utilities**

No new service areas are proposed. Existing dumpsters and refuse areas, including trash bins located along the rear of the shopping center building, are already screened and will continue to operate in compliance with Town requirements.

### **Criterion 18: Building Design and Architectural Compatibility**

The project involves interior tenant improvements only. The exterior building design will remain consistent with the existing shopping center architecture, ensuring compatibility with surrounding development.

### **Criterion 19: Scale, Massing, and Site Layout**

The proposed use does not change the scale, massing, or layout of the existing building or site. The facility fits within the existing tenant space and maintains the established development pattern as approved and built.

### **Criterion 20: Hours of Operation**

PlayVerse will operate using a phased, demand-driven schedule aligned with peak family activity while minimizing off-peak impacts:

- Monday–Thursday: 2:00 PM – 8:00 PM
- Friday: 2:00 PM – 9:00 PM
- Saturday: 10:00 AM – 9:00 PM
- Sunday: 10:00 AM – 7:00 PM

Weekday mornings (10:00 AM – 2:00 PM) will be reserved for low-impact uses such as homeschool groups and private bookings.

To accommodate operational flexibility, PlayVerse requests permitted hours of:

- 9:00 AM – 10:00 PM (Sunday–Thursday)
- 9:00 AM – 11:00 PM (Friday–Saturday)

These hours remain consistent with commercial activity patterns and do not introduce late-night impacts.

### **Criterion 21: Intensity of Use and Occupancy**

The intensity of the proposed use is appropriate for the size and configuration of the existing tenant space and remains comparable to retail occupancy. Occupancy will be established and

regulated in accordance with the Virginia Uniform Statewide Building Code and Fire Code requirements.

PlayVerse will actively manage capacity to ensure safe operations and compliance with approved occupancy limits. Operations will be supported by a maximum of five (5) employees onsite during peak periods, ensuring adequate supervision, safety monitoring, and controlled facility operations. The resulting level of activity does not represent an over-intensification of the site.

To demonstrate the managed nature of the facility, the following table outlines the estimated concurrent visitor load during operational hours

| Day Range         | Off-Peak Load Range<br>(Concurrent Guests) | Peak Load Range (Concurrent<br>Guests) |
|-------------------|--------------------------------------------|----------------------------------------|
| Monday – Thursday | 0 – 30 guests                              | 30 – 45 guests                         |
| Friday            | 0 – 40 guests                              | 50 – 70 guests                         |
| Saturday          | 0 – 10 guests                              | 35 – 85 guests                         |
| Sunday            | 0 – 5 guests                               | 25 – 75 guests                         |

- **Note on Load Structure:** Off-peak loads account for early morning staff preparation buffers and tightly managed, low-impact private cohorts (e.g., homeschool groups). Peak loads reflect standard family recreational hours when public schools are out of session.
- **Projections Disclaimer:** The ranges provided above represent operational estimates under typical, baseline business conditions. These figures do not account for external anomalies, including economic shutdowns, unexpected public health restrictions, or extreme fluctuations in business acceleration/blossomness. Actual daily occupancy remains strictly regulated by the building's official life-safety and fire code thresholds

## **Criterion 22: Safety, Security, and Emergency Access**

The facility will comply with all applicable safety and fire code requirements. Existing emergency access routes serving the shopping center will remain unobstructed, and the site provides adequate access for emergency vehicles.

Interior plans identify key safety features, including the existing fire hydrant located in the arcade along the front of the unit and designated fire extinguisher locations within the tenant space. Onsite staff will monitor operations and ensure adherence to safety protocols.

### **Criterion 23: Fire Protection and Life Safety**

PlayVerse will meet all Virginia Uniform Statewide Building Code and fire safety requirements. The tenant space is located within an existing, code-compliant commercial building equipped with approved fire protection systems.

Interior plans identify access to an existing fire hydrant located in front of the unit and include designated fire extinguisher locations within the space. All fire suppression systems, exits, and life safety features will remain compliant and will be verified through the building permit process.

### **Criterion 24: ADA Accessibility and Universal Design**

The facility will be designed to meet current ADA accessibility standards. Any required upgrades to entrances, restrooms, or interior circulation will be addressed as part of the architectural and building permit review.

### **Criterion 25: Impact on Public Services (Police, Fire, EMS)**

The proposed use is not expected to place an undue burden on police, fire, or emergency medical services. Indoor recreational facilities generally generate minimal service calls and operate similarly to other commercial uses in the area.

### **Criterion 26: Economic Impact and Community Benefit**

PlayVerse contributes positively to the local economy by activating an existing commercial space, generating employment, and increasing foot traffic within the shopping center. The facility provides a family-oriented recreational amenity that supports surrounding retail and restaurant businesses and aligns with the Town's goals for economic development and community welfare.

### **Criterion 27: Effect on Property Values**

The proposed use will not have a negative affect on surrounding property values. By utilizing an existing, fully serviced commercial space and introducing a family-oriented indoor recreational amenity, PlayVerse enhances the overall attractiveness, functionality, and convenience of the shopping center and increases its value to the surrounding community.

### **Criterion 28: Phasing and Timing of Development**

The project will be completed in a single phase consisting of interior improvements and equipment installation. Upon approval of the Special Use Permit and applicable permits, PlayVerse anticipates opening within approximately eight (8) weeks. No exterior construction or long-term phased development is proposed.



### **Criterion 29: Compliance with Applicable Ordinances and Codes**

The applicant commits to full compliance with all applicable Town of Warrenton ordinances, the Zoning Ordinance, and the Virginia Uniform Statewide Building Code.

### **Criterion 30: Ability to Meet Conditions of Approval**

The applicant acknowledges and agrees to comply with any reasonable conditions imposed as part of SUP approval to ensure compatibility with surrounding uses and protection of the public interest.

### **Criterion 31: Mitigation of Potential Adverse Impacts**

Potential impacts related to traffic, parking, and occupancy are mitigated through PlayVerse's operational model, including timed entry sessions, staggered arrivals and departures, and controlled occupancy levels. As an entirely indoor use with no external effects, the facility presents no significant adverse impacts to the surrounding area.

### **Criterion 32: Public Health, Safety, and General Welfare**

The proposed PlayVerse facility with its family friendly business model promotes public health and general welfare by providing a safe, indoor recreational environment for children and families. The facility will operate under established safety protocols, with employees trained in child safety, emergency procedures, and facility operations. Daily activities will be supervised and managed by trained personnel with experience in safety and professional facility management, ensuring responsible operations that are compatible with the surrounding commercial area.