

# Conditional Use Request for Checkmat Portland (450 NW 257th Way, Suite 354, Troutdale, OR 97060) at Columbia Gorge Outlets.

To the Planning Committee for the City of Troutdale,

At Checkmat Portland, we are more than just a Brazilian Jiu Jitsu academy; we are a community dedicated to fostering growth, resilience, and well-being for children, teens, and adults alike. Whether you're an experienced fighter or just starting your journey, we're here to help you discover the perfect program tailored to your needs and guide you through every step of your Jiu Jitsu adventure with high-quality instruction. Founded in 2021 by Professor Junior Crivelari, Checkmat Portland is a family-run academy and proud affiliate of Checkmat Brazilian Jiu Jitsu – a renowned team in the competitive BJJ world. Our commitment extends beyond the mat; we strive to make a positive impact in the lives of our students through character building and leadership programs through the art of Jiu Jitsu.

To enhance our ability to serve and educate our community, and align with the standards of the City of Troutdale, we are in the process of securing a full business license for Checkmat Portland. Seeking approval for a conditional use permit to transition to a Business (B) designation. We appreciate your consideration of our application!

**A. The use is listed as a conditional use in the underlying district, or approved by the Planning Commission as similar to conditional uses listed in the underlying district.**

The proposed use of suite 354 at Columbia Gorge Outlets (CGO) aligns with the conditional use regulations of the underlying district, which is consistent with the City of Troutdale's Comprehensive Plan. The proposed use is similar to other conditional uses in the district. Therefore, the proposed use meets the approval criteria for the question.

**B. The Characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of importance, and natural features.**

The size, shape, location, topography, and natural features of suite 354 at Columbia Gorge Outlets (CGO) are compatible with the proposed use and are suitable for a Jiu Jitsu academy. It provides easy access for students and families from surrounding cities, with existing improvements that can be adapted for the academy's needs. Therefore, the proposed use meets the approval criteria for this question.

**C. All transportation systems, public facilities, and public services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.**

All transportation systems, public facilities, and services required for the proposed development either currently have adequate capacity to serve the proposed development or can be improved to meet the demands upon completion. Therefore we believe that the Columbia Gorge Outlet's infrastructure is considered suitable for the proposed use.

**D. The proposed use will provide adequate open space, landscaping, and aesthetic design to mitigate any possible adverse effect on surrounding properties and uses.**

The proposed use of suite 354 at CGO as a fully licensed Brazilian Jiu Jitsu academy will have a positive impact on the surrounding properties and uses. The use of the space will not

change and will not negatively impact the environment. Therefore, the proposed use meets the approval criteria for this question.

**E. The proposed use, as conditioned, will not cause or not result in the creation of public nuisance including, but not limited to, air, land, or water degradation, noise, glare, heat, vibration, or other impacts that may be injurious to the public health, safety, and welfare.**

The proposed use, as conditioned, will not cause or result in the creation of public nuisance including but not limited to, air, land, or water degradation, noise, glare, heat, vibration, or other impacts that may be injurious to public health, safety, and welfare. The use will comply with all applicable regulations and guidelines, including those related to noise, air quality, and waste disposal. Past operations at other locations demonstrate a track record of compliance and respect for the community. Therefore, we are confident that our proposed use of suite 354 at CGO will not cause any negative impacts on the community or the surrounding properties.

**F. The proposal satisfies the applicable provisions of this Code.**

The proposed use of suite 354 at CGO as a fully licensed Brazilian Jiu Jitsu academy satisfies all applicable provisions of the City of Troutdale's zoning code and comprehensive plan. The use will operate in compliance with all applicable regulations and guidelines related to jiu jitsu academies and will provide a valuable service to the community. Therefore, the proposed use meets the approval criteria for this question.

Checkmat Portland seeks the Planning Committee's approval for a conditional use permit to transition to a Business designation, emphasizing our commitment to contributing positively to the community. Thank you for your consideration.