

DATE: October 24, 2017

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Femi Adelakun
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0109
Administrative Review for Change of Ownership
Site Use: Auto Service Station
Applicant: J5R, LLC
Location: 4550 Kenmore Avenue
Zone: CG / Commercial General

Request

Special Use Permit #2017-00109 is a request to change ownership of an existing service station from Seminary Plaza LP to J5R LLC. The business will continue to operate 24 hours a day. No changes to the operation are proposed.

Background

The subject property is one lot of record with 790.9 feet of frontage on Kenmore Avenue, a depth of 395.9 feet and a lot area of an estimated 5.7 acres. The property is developed as the Seminary Shopping Plaza which includes the full service and automobile repair Exxon gasoline service station. The shopping center and the gasoline service station were constructed in 1964. The original service station was demolished and a new service station constructed in 1986. The new service station was constructed with four bays and two pump islands located beneath a canopy and occupied an estimated 17,757 square feet of the subject property at 4550 Kenmore Avenue.

Parking

The four (4) pump gasoline station which is approximately 17,757 square feet, meets the parking requirement under section Sec. 8-200 (A) (12) of the city of Alexandria zoning ordinance by providing 10 off street parking spaces.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Seminary Hill Association and Braddock Cove Home Owners Association were sent e-mails with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the change of ownership request. Staff has carried over conditions from SUP #1727-A with some conditions updated to current site needs. Staff has deleted condition 11 and replaced it with condition 14 which provides an updated list of waste products and directions for disposal. Staff added condition 17 which requires the applicant to comply with the City's manual for automotive related industries, and Condition 20 was added to regulate supply delivery schedules.

Staff hereby approves the Special Use Permit request

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: October 24, 2017

Action: Approved



Alex Dambach, Division Chief

- Attachments:
- 1) Special Use Permit Conditions
 - 2) City Department Comments
 - 3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2017-0109

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&CD) (SUP #1727-A)
2. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (~~P&CD~~) (~~SUP #1727-A~~)
3. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&CD) (SUP #1727-A)
4. No more than ten vehicles shall be parked or stored outside. (P&CD) (SUP #1727-A)
5. No junked, abandoned, stripped or unlicensed vehicles shall be parked or stored outside. (P&CD) (SUP #1727-A)
6. No vehicles shall be displayed, parked or stored on a public right-of-way. (P&CD) (SUP #1727-A)
7. No vehicle parts, tires or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&CD) (SUP #1727-A)
8. No banners, streamers, flags or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with article IX, section 9-100 of the zoning ordinance of the city of Alexandria Virginia. (P&CD) (T&ES) (SUP #1727-A)
9. The applicant shall post the hours of operation at the entrance to the business. (P&CD) (SUP #1727-A)
10. The business may operate 24 hours a day, seven days a week. (P&CD) (SUP #1727-A)
11. **CONDITION DELETED BY STAFF AND REPLACED WITH**
CONDITION 14: ~~Used oils, grease etc., and shall be disposed of according to environmental protection agency (EPA) regulations.~~ (P&CD) (~~SUP #1727-A~~)

12. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and nNo amplified sound shall be audible at the property line. (P&Z) (P&CD) (SUP #1727-A)
13. No alcoholic beverages shall be sold. (P&CD) (SUP #1727-A)
14. **CONDITION ADDED BY STAFF:** All waste products including, but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (P&Z)
15. **CONDITION ADDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of these containers. (P&Z)
16. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
17. **CONDITION ADDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact T&ES engineering division on 703-746-4065 to obtain a copy of the manual or at http://www.alexandriava.gov/uploadedFiles/tes/info/Automotive_BMP_manual.pdf. (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
19. **CONDITION ADDED BY STAFF:** The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (P&Z)
20. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
21. **CONDITION ADDED BY STAFF:** No food, beverages, or other material shall be stored outside. (P&Z)

22. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact GoAlex at goalex@alexandriava.gov for information on establishing an employee benefits program. (P&Z)
23. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0109. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the auto service station at 4550 Kenmore Avenue.



Applicant - Signature

10/27/17
Date



Applicant - Printed

10/27/17
Date