

DOCKET ITEM # 20
SPECIAL USE PERMIT # 1324-C

PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 5, 1993
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Consideration of a request for a Special Use Permit for alterations to the automobile service station known as the Texaco Service Station.

APPLICANT: STAR Enterprise
by John F. Souser

LOCATION: 4670 Duke Street

ZONE: CG, Commercial General
=====

PLANNING COMMISSION ACTION OF OCTOBER 5, 1993

ACTION: On a motion by Mr. Wagner, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

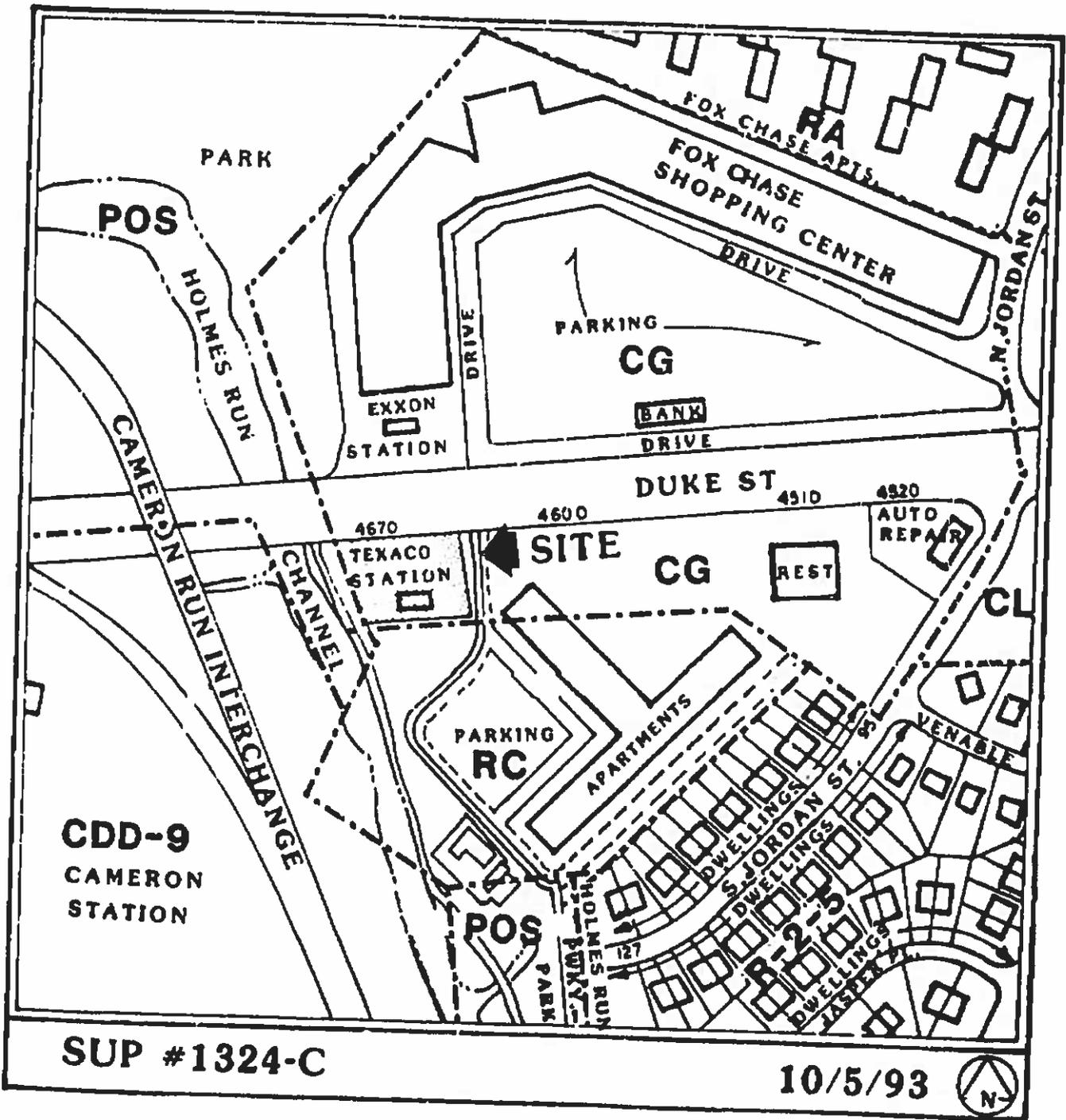
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

John F. Souser was present.
James Loilgen, 4600 Duke Condominium Association, spoke in favor of the request.

CITY COUNCIL ACTION OF OCTOBER 16, 1993: Approved the request subject to compliance with all applicable codes, ordinances and staff recommendations. (Separate motion.)

The subject property and surrounding land uses are shown on the sketch below:



STAFF RECOMMENDATION:

Recommend approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&CD) (SUP 1324-B)
2. Exterior lighting and any proposed lighting shall be checked and adjusted if necessary, by the applicant, to insure that it illuminates the leased premises only. (P&CD) (SUP 1324-B)
3. The applicant (lessee) shall keep the premises in clean, safe and healthful conditions. (P&CD) (SUP 1324-B)
4. No body or fender work or any repairs and services traditionally associated with an automobile repair garage shall be conducted. (P&CD) (SUP 1324-B)
5. The applicant shall not keep any junked, stripped, abandoned or unlicensed vehicle on the site at any time. (P&CD) (SUP 1324-B)
6. The applicant shall repair and maintain the fence to the rear and side of the premises. (P&CD) (SUP 1324-B)
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 1324-B)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&CD) (SUP 1324-B)
9. No repair work shall be done outside. (P&CD) (SUP 1324-B)
10. The hours of operation shall be limited to 24 hours a day, seven (7) days a week. (P&CD) (SUP 1324-B)
11. The applicant shall provide protection for existing trees and shrubs during construction. (Arborist) (SUP 1324-B)
12. The applicant shall paint the roof of the canopy with a rust resistant paint which is the same color as the existing walls of the service station building. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)

13. The applicant shall "wrap" the service station building with vertical siding of the same color as the existing walls. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
14. The lighting and signs shall be designed and operated to preclude light shining into the residential units of the 4600 Duke Street building. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
15. The applicant shall provide 11 marked parking spaces in the service areas as shown on the plan submitted. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
16. The applicant shall not permit more than 11 vehicles to park at any one time outside the service bays. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
17. No maintenance, other than normal addition of vehicular liquids, shall be conducted in the areas outside the maintenance bays. (F&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
18. The applicant shall maintain and continue to improve the existing grass, tree and shrubbery areas. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
19. The applicant shall relocate the existing telephone booth and air dispenser from the current site to another location on-site away from fire lanes; and the applicant shall assure that the fire lanes are kept clear of vehicles. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
20. The existing light (illumination) on the property of STAR Enterprises at the Duke Street entrance to the condominium will be retained, improved and maintained by STAR Enterprises at its expense. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
21. The applicant shall install a tree or bush on the 4600 Duke Condominium property of a type and location designated and approved by the 4600 Duke Condominium Board of Directors. (P&CD) (4600 Duke Condo Assoc.) (SUP 1324-B)
22. New Condition: The applicant shall resubmit the plot plan showing the Resource Protection Area components of the site. (T&ES)

APPLICATION: SPECIAL USE PERMIT

SUP # 1324-C

PROPERTY LOCATION: 4670 Duke Street, Alexandria, Virginia

TAX MAP REFERENCE: 59.01-A-2 ZONE: C1 - Commercial General Zone

APPLICANT NAME: STAR Enterprise

ADDRESS: 3800 Pickett Road, Fairfax, VA 22031

PROPERTY OWNER NAME: same as above

ADDRESS: same as above

USE REQUESTED: Modernization of an existing service station

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests (but 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 Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be nonbinding 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.

John F. Souser
Print Name of Applicant or Agent

4248-R Chain Bridge Road
Mailing Address

Fairfax, VA 22030
Mailing Address

[Signature]
Signature

(703) 591-5800
Telephone Number

8/20/93
date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: 8-20-93
date received

\$100.-
fee paid

8-20-93
date paid

Legal Advertisement: _____
date

Property Placard: _____
date

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: 10/16/93 PH--Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations. (separate motion)

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Reason: The Planning Commission agreed with the staff analysis.

Speakers:

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CITY COUNCIL ACTION OF OCTOBER 16, 1993: Approved the request subject to compliance with all applicable codes, ordinances and staff recommendations. (Separate motion.)

STAFF RECOMMENDATION:

Recommend approval subject to compliance with all applicable codes and ordinances and the following conditions:

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22. New Condition: The applicant shall resubmit the plot plan showing the Resource Protection Area components of the site. (T&ES)

DISCUSSION:

1. The applicant, STAR Enterprise, is requesting reapproval of a special use permit first granted by City Council on March 16, 1991, and then reapproved on May 16, 1992, to modernize the existing Texaco gasoline station at 4670 Duke Street. Due to construction delays, the applicant was unable to commence renovations of the service station within the one (1) year time limitation of either special use permit. Special Use Permit #1324-A expired on March 16, 1992; Special Use Permit #1324-B expired on May 16, 1993.
2. The modernization program includes construction of a new service canopy, new dispensing pumps and pump islands, new site lighting and improvements to the gas station building.
3. The application before the Planning Commission is a request for reapproval of the same request submitted to City Council in 1991 and 1992.
4. The existing Texaco service station was constructed prior to the time the site was annexed by the City of Alexandria from Fairfax County and therefore no special use permit was required for the original service station.
5. On June 24, 1980 the City Council granted Special Use Permit #1324 to Texaco to add a new service repair bay to the existing gasoline service station at 4670 Duke Street.
6. The applicant proposes the following improvements to the gasoline service station to provide better and more convenient service to customers:
 - (a) Replace two (2) pump islands with six (6) pump dispensers and 12 hoses with four (4) new pump islands with two-three product dispensing units and two-four product dispensing units. A total of 28 hoses will be available for public use.
 - (b) Install new canopy over pump islands measuring 35 feet in width, 55 feet in length, and 19 feet in height. Internal lighting will be installed beneath the canopy.
 - (c) Install new concrete paving pads.
 - (d) Remove and replace sidewalk around front and side of service station building. The existing sidewalks will be increased from 2.5 feet to five feet in width.
 - (e) Retain existing handicap ramp on the south side of building.

- (f) Replace and install new metal siding on front and north and south sides of building.
 - (g) Relocate air stand and phone booth.
 - (h) Paint on-site parking spaces.
7. The applicant indicates that approximately 80 patrons per day purchase gasoline from the station.
 8. A maximum of eight (8) employees, which include gas attendants, mechanics and a manager are on duty at any one time. Generally there are three (3) shifts per day.
 9. The service station and repair garage operates 24 hours a day, seven (7) days a week.
 10. Section 8-200(A)(12) of the zoning ordinance requires one (1) off-street parking space for each gasoline pump. A service station with four (4) new dispensing pumps is required to provide four (4) off-street parking spaces. As indicated on the applicant's site plan, five (5) off-street parking spaces will be located along the east property line and six (6) spaces along the west property line. A total of eleven (11) spaces will be located on-site. There is sufficient on-site parking to meet zoning requirements.
 11. Section 4-403(C) of the zoning ordinance permits an automobile service station in the CG, commercial general zone only with approval of a special use permit.
 12. Section 11-509 of the zoning ordinance states that any use now requiring a special use permit, regardless of whether or not a special use permit has been granted previously, any enlargement, extension or increase in intensity of that use shall require a separate special use permit.
 13. Master Plan/Zoning: The subject property is zoned CG, commercial general and identified in the Seminary Hill/Strawberry Hill Small Area Plan for commercial land use.
 14. The applicant is advised that in accordance with Section 11-506 of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within one year of the date of granting of a special use permit by City Council or the use permit shall become void.

STAFF ANALYSIS:

Staff offers no objection to reapprove the request as previously submitted and approved by City Council on May 16, 1992.

The subject property has been used as a service station for more than sixteen (16) years. The applicant now desires to modernize the station's gasoline dispensing units, add a canopy above the pump islands and make minor exterior improvements to the building. The improvements proposed will not eliminate required off-street parking spaces. The arrangement of the new pump islands will improve traffic circulation within the confines of the property. Staff recommends reapproval of the special use permit.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 A plot plan has been submitted and approved on May 20, 1991 for this service station.
- F-2 Portions of the site of this SUP fall within the Chesapeake Bay Preservation Ordinance (CBPO) Resource Protection Areas (RPA) for Holmes Run.
- Section 13-118 of the CBPO requires the submission of a water quality minor impact assessment. At a minimum, the top edge of the Holmes Run channel and the adjacent 100 foot buffer zone must be delineated on the plot plan, and proposed water quality mitigation measures to offset the affect of the concentrated storm water from the site must be addressed.
- R-1 Resubmit the plot plan showing the RPA components of this site.
- C-1 Provide stormwater mitigation to the satisfaction of the Director of Transportation and Environmental Services.

Code Enforcement:

- C-1 New construction and alterations to the existing structure require building permits and must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC Section 105.5 and Addendum 9). The plans must include all dimensions, construction alteration details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 The applicant must obtain a certificate of occupancy prior to occupancy (use) of the structure (USBC Section 115.1).

Code Enforcement: cont'd.

- C-4 Required exits and accessibility for persons with disabilities must comply with USBC Section 512.0: ADA-AG.
- C-5 Mechanical ventilation for motor vehicle exhaust is required (USBC Section 2500.2: M-1604.4.1).
- C-6 Electrical wiring methods and other electrical requirements must comply with Article 511 of the National Electrical Code, 1990 for commercial repair garages of automobiles (USBC Section 2700.1: NFIPA 70-Article 511).
- C-7 Separators are required for repair garages with grease racks, grease pits, or work racks (USBC Section 2800.1: P-1002.2). The design of oil separators must comply with USBC Section 2800.1: P-1002.7.1.2.

Health Department:

- F-1 No objection to the proposed use.
- C-1 That State II vapor recovery be installed during this alteration.

Police Department:

- S-1 Robbery awareness program for all employees.

Recreation Department (Arborist):

- F-1 No comment required.

SUP 1324-C

REPORT ATTACHMENTS

SPECIAL USE PERMIT # 1324-C

Information for Special Use Permit in accordance with the provisions of Article XI, Section 11-603(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

1. Identify the applicant of the subject property of this application.

- Owner
- Contract Purchaser
- Lessee
- Other _____

State the name, address and percent of ownership of any person owning an interest in excess of ten percent (10%) in a corporation or partnership of this application.

(see over)

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

- A. existing uses
- B. existing zoning
- C. land use designation contained in the master plan

3. Describe in detail the operation of the proposed use:

(see over)

4. Describe plans to control any potential impacts of the proposed use on the nearby community:

A. Noise levels

1. Noise levels anticipated from all mechanical equipment.

The use is an existing service station. This rehabilitation will not increase the noise presently generated from the facility.

2. A statement as to whether the anticipated noise complies with the levels permitted by chapter 6 of title 11 of the City code.

Existing facility

1324-C

Q #1: A. STAR Enterprise is a partnership of Texaco Refining and Marketing (East) Inc. and Saudi Refining, Inc.

Texaco Refining and Marketing (East) Inc. is a wholly-owned subsidiary of Texaco Refining and Marketing, Inc. Texaco Refining and Marketing, Inc. is a Delaware corporation and its address is 1111 Rusk Street, Houston, Texas 77002.

Texaco Refining and Marketing, Inc. is a wholly-owned subsidiary of Texaco, Inc. Texaco, Inc. is a Delaware corporation and its address is 2000 Westchester Avenue, White Plains, New York 10650.

B. Saudi Refining, Inc. is a wholly-owned subsidiary of Aramco Services Company. Aramco Services Company is a Delaware corporation and its address is 9009 West Loop South, Houston, Texas 77096.

Aramco Services, Inc. is owned by the Government of Saudi Arabia, a sovereign nation.

Q #3: The proposed use requested is consistent with the existing use as a service station which sells motor vehicle fuel and provides repair of motor vehicles.

The intent is to modernize the existing facilities to provide a better and more convenient service to the public by installing new pump islands with modern multi-product dispensers and placing a 35'x55' canopy over the islands.

Increasing the width of sidewalks from 2.5' to 5' will improve accessibility.

The new aluminum siding facing to be applied to the existing building will provide a more pleasing appearance.

Two sets of "Texaco" letters and three "star" logo signs will be installed on the canopy.

SPECIAL USE PERMIT # 1324-C

3. Plans to control these anticipated noise levels:

N/A

4. Plans to control noise levels emanating from patrons.

N/A

B. Odors - Methods to be used to control odors emanating from the use

No noticeable odors are generated from this site.

C. Trash and Litter

1. The type and volume of trash and garbage like proposed use will generate.

Typical automotive service station waste.

2. The planned frequency of trash collection

Existing trash service is presently provided by a private trash service on an as-required basis, usually once or twice week. The receptacle is a standard metal dumpster.

3. Planned methods to prevent littering on the property, streets and nearby properties.

Trash receptacle will be provided and employees will monitor the site for litter.

D. Loading/Unloading

1. Availability and adequacy of off-street loading facilities.

Adequate space and circulation is available for off-street loading.

2. Hours and frequency of off-street loading.

N/A

E. Parking

1. Location of parking either on the site or within 300 feet of the site.

Adequate parking is provided on-site per City requirements.

2. Number of spaces available to serve residents, employees and patrons during the hours of operation.

Ten marked parking spaces shall be provided, including one handicapped space.

SPECIAL USE PERMIT # 1529-C

- F. Streets - The design capacity of all streets providing access to the property.
Access to the site is provided by two existing entrances
off Duke Street.
- G. Use Capacity
1. The estimated number of patrons, clients, pupils and other such users.
Approximately 80 patrons per day are anticipated.
 2. The proposed number of employees, staff and other personnel.
A maximum of 8 employees/staff will be on duty at one
time (attendants and/or mechanics).
- H. Hours - The proposed hours and days of operation of the use.
The facility will be open for operation 24 hours a day,
seven days a week.
- I. Signs - Existing and proposed signs to be erected or utilized on the property.
Existing and proposed signage will be as shown on the plot
plan for the service station modernization.
- J. Hazardous Materials - Name monthly quantity and specific disposal method of any state or
federally defined hazardous materials or waste to be handled, stored, or generated on the
property.
(see over)
- K. Organic Compounds - Name monthly quantity and specific disposal method of any paint, ink or
lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated
on the property.
(see "J" above)
- L. Security - Methods proposed to ensure the safety of residents, employees and patrons.
Site lighting and visibility along Duke Street, plus constant
monitoring by employees for loitering and cash intake security
provides an acceptable level of safety for the site.

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 they are
employed have a business license to operate in the City of Alexandria, Virginia?

- Yes - Provide proof of current City Business license
 No - Said agent shall be required to obtain a business license prior to filing application.

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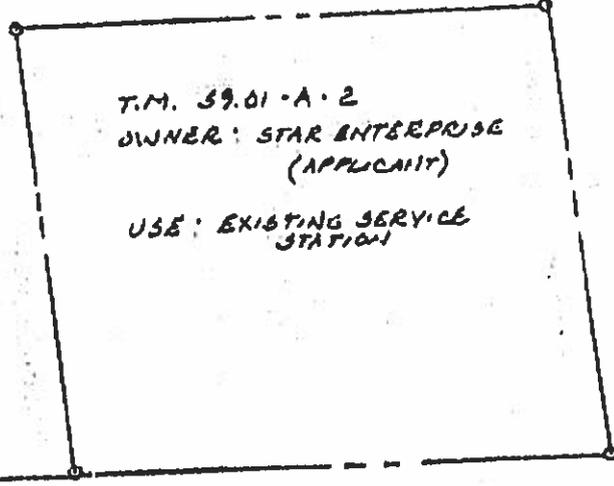
J.1

The upgrading of the facility will not generate any additional hazardous materials or organic compounds. Any toxic and/or hazardous substances presently used on the site are handled in a manner which meets all pertinent local, state and federal regulations regarding their use, storage, treatment and/or disposal.

1324-C

T.M. 39.01-1-1
OWNER: FORTY-SIX HUNDRED UNIT OWNERS ASSOC
USE: CONDOMINIUM
* RESIDENTIAL AND COMMERCIAL

T.M. 38.00-4-1
OWNER: UNITED STATES OF AMERICA
USE: CAMDEN STATION



T.M. 39.01-A-2
OWNER: STAR ENTERPRISE (APPLICANT)
USE: EXISTING SERVICE STATION

DUKE STREET
RTZ 236

T.M. 49.00-4-5
OWNER: FIRST ALEXANDRIA ASSOCIATES
USE: SHOPPING CENTER

*
EXISTING EXXON SERVICE STATION

MAP SHOWING
SERVICE STATION AND RESIDENTIAL USES
WITHIN 300 FT. OF APPLICANT
APPROXIMATE SCALE 1" = 50'