

DATE: April 4, 2014

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

FROM: Ann Horowitz, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2014-0017
Administrative Special Use Permit for New Use
Site Use: Light Automobile Repair
Business Name: MINI of Alexandria
Applicant: Everett Hellmuth
Location: 5422 Eisenhower Avenue
Zone: OCH/Office Commercial High

Request

Special Use Permit #2014-0017 is a request for a new light automobile repair business in a one story industrial/flex-space complex located at 5422 Eisenhower Avenue. The applicant proposes to use a 4,200 square foot space there for automobile cleaning and detailing to service MINI of Alexandria located at 5990 Duke Street. No customers are expected to visit the site. Up to seven employees would be on-site at any one time. The operation's hours are proposed as Monday to Saturday, 8:30 a.m. to 8:30 p.m.

Parking

Pursuant to Section 8-200(A)(17), an automobile repair business must provide one space for each 400 square feet of floor area. The proposed 4200-square foot automobile repair business would, therefore, need to offer eleven spaces. Up to twenty cars can be parked inside the tenant space, so the parking requirement is satisfied. The applicant indicated that the landlord also provides eleven parking spaces for this use outside the building.

Community Outreach

Public Notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Cameron Station Civic Association and the Summer Grove Homeowners' Association have been informed of the change of ownership request. Staff received questions from Cameron Station Civic Association about the proposed business use which were answered to the satisfaction of the organization's president. No other residents or adjacent businesses submitted comments.

Staff Action

Staff does not object to the applicant's request. It considers the proposed site to be appropriate since it is consistent with other light automobile repair establishments located in the industrial/flex space building. Parking vehicles inside the tenant space will minimize the business's impact on the shared parking lot.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: April 4, 2014
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 #2014-0017

The business 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 by the Director to public hearing of the Planning Commission and City Council.

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&Z)
2. The hours of operation of the light automobile repair business shall be limited to between 8:30 a.m. and 8:30 p.m. (P&Z)
3. The applicant shall post the hours of operation at the entrance to the business. (P&Z)
4. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
5. 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&Z)
6. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)
8. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z)
9. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 to schedule a security survey for the business and robbery readiness training for all employees. (P&Z)
10. 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) (T&ES)
11. All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
12. The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at

<http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)

13. The applicant shall control 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 and Environmental Services. (T&ES)
14. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
15. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
17. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
18. 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. (T&ES)
19. 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)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- R-1 All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 The applicant shall control 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 and Environmental Services. (T&ES)
- R-4 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) (T&ES)
- R-5 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-9 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. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Administration

F-1 The following comments are for SUP review. Once the applicant has filed for a Demolition, building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building, trade permits and a certificate of occupancy along with inspections are required prior to occupancy of this prospective use. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

Fire

- 1) Provide inventory statement of any chemicals, hazardous materials on site and material safety data sheets.
- 2) Fire prevention permit required for operation of auto repair/repair garage, additionally for any flammable and combustible liquids.
- 3) Any waste rags, applicators, etc. shall be disposed of in accordance with federal, state, and local regulations in conjunction with material safety data sheets and manufacturer's

instructions. Any flammable or combustible waste rags shall be stored in proper containers.

- 4) Wastewater shall not be discharged to any storm drain or onto the ground.

Health

No comments

Parks and Recreation

No comments

Police

No comments

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2014-0017. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the light automobile repair operation at 5422 Eisenhower Avenue.

Applicant - Signature

[Handwritten Signature]

Date

April 7 2014

Applicant - Printed

EVERETT A HELLMUTH IV

Date
