

DATE: November 5, 2014

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

FROM: Ann Horowitz, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2014-0103
Administrative Review for New Use
Site Use: Massage Establishment
Applicant: Virginia D. Lowe
Location: 108 South Columbus Street, Suite 300
Zone: CL/Commercial Low

Request

Special Use Permit #2104-0103 is a request to operate a new massage establishment in a mixed-use retail and office building at 108 South Columbus Street. The establishment would occupy a 540 square foot commercial space that includes a reception area and a room for client care. The applicant proposes to offer therapeutic massage and chiropractic services, as a sole practitioner for individual clients. Hours of operation would be 10 a.m. to 7 p.m., Wednesday, Friday, and Sunday. Eight clients are expected each day that the establishment would be open.

Parking

The subject property is located within the Central Business District (CBD) on a 1,550 square foot parcel that has been in existence at least since 1900. Pursuant to Section 8-300 (B) of the Zoning Ordinance, chiropractic offices and non-retail uses located within the CBD are exempt from parking requirements if they are located on a parcel of land with less than 10,000 square feet that was in existence before 1983.

Community Outreach

Public Notice has been provided through eNews and the City's website. Additionally, notification of the proposed new business has been sent to the Old Town Civic Association and the Old Town Business and Professional Association. Staff has not received comments from residents or adjacent businesses regarding the application.

Staff Action

Staff supports the SUP request for a new massage establishment at 108 South Columbus Street. The applicant's proposed massage establishment would be small with one employee and would be open only 3 days a week. As a result, impacts from noise and odors on adjacent offices and retail establishments are not anticipated.

Standard conditions have been included to address matters such as hours of operation, litter, and public transportation options. Although the applicant has proposed to open only three days a

week, staff permits daily hours in Condition 4 to allow business conditions to evolve. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: November 5, 2014
Action: Approved

Alex Dambach, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2014-0103

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&Z)
2. No more than one massage therapist shall operate at this establishment at any one time. (P&Z)
3. Applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
4. The hours of operation for the business shall be limited to between 10 a.m. and 7 p.m., daily. (P&Z)
5. 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 those containers. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
7. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z) (T&ES)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
9. The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)
11. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
12. The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (T&ES)

13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
14. The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)
15. 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 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods.
- R-3 The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES)
- R-4 The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
- R-5 The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking.
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- R-7 The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)
- C-1 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). (TES) (SUP2010-0031)
- C-2 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.

Code Administration

C-1 Alterations associated with new use that will include the moving of walls or adding of plumbing, electrical or mechanical systems, please contact code administration to determine scope of construction and which construction permits apply. For any questions please contact Charles Cooper, Plan review division at 703-930-3316.

Fire

No comments or concerns.

Health Department

No comments

Parks & Recreation

No comments received

Police

No comments received

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2014-0103. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 108 South Columbus Street, suite 300

Applicant – Signature

Date

Applicant – Printed

Date