

DATE: January 13, 2015

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

FROM: Ann Horowitz, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2014-0123
Administrative Review for New Use
Site Use: Massage Establishment
Applicant: Jodey McGhee
Address: 2212 Mount Vernon Avenue
Zone: CL/Commercial Low

Request

Special Use Permit #2104-0123 is a request for a new massage establishment within Pure Aesthetica, an existing day spa, at 2212 Mount Vernon Avenue. The proposed massage and reikki services would occupy two rooms of a 1,000 square foot tenant space in a three story commercial building. The tenant space includes a reception area, a retail sales section, and two rooms for skin care services in a three story commercial building. The massage establishment would account for at least half of the day spa's business. Up to two therapists would offer massage or reikki treatments at any one time. Hours of operation would be 12 p.m. to 8 p.m. Monday, Wednesday, and Thursday; 10 a.m. to 6 p.m., Friday and Saturday, and 11 a.m. to 3 p.m., Sunday.

Background

Currently, the applicant provides massage and reikki services in one room of the day spa as an accessory use for the existing business. Three rooms are used for makeup artistry, foot soaks, raw food nutrition, and facials. The applicant proposes to expand the massage therapy use from one to two rooms by reassigning one facial room for massage appointments. Massage services would become a more substantial part of the business and would require a Special Use Permit, pursuant to Section 4-102.1 of the Zoning Ordinance.

Parking

According to Section 8-200(A)(17) of the Zoning Ordinance, a personal service use, such as a massage establishment, requires one off-street parking space for each 400 square feet of floor area. With 330 square feet of space dedicated to massage therapy, the applicant must provide one parking space. The business currently provides two parking spaces for Pure Aesthetica clients in the parking lot at the rear of the property, therefore, satisfying the parking requirement.

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 DelRay Citizens Association and the DelRay Business 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 2212 Mount Vernon Avenue. The proposed expansion of the massage portion of the business results in a relatively small operation with only two massage or reikki therapists on the premises at any one time. Additionally, the expanded focus on massage and reikki therapies should not increase neighborhood impacts since the overall number of customers will remain the same as the business currently serves. Nonetheless, conditions have been included to address litter, public transportation options, off-street parking, and exterior noise.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: January 13, 2015
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 two massage therapists shall operate at this establishment at any one time. (P&Z)
3. The applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to expanding its place of business. (P&Z)
4. The hours of operation for the business shall be limited to 12 p.m. to 8 p.m. Monday, Wednesday, and Thursday; 10 a.m. to 6 p.m., Friday and Saturday, and 11 a.m. to 3 p.m., Sunday. (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. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
10. 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)

11. 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)
12. 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)
13. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
14. 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)
15. 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)
16. 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 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 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 once during the day, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- R-4 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-5 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-6 The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
- R-7 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-8 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

- F-1 The following comments are for SUP2014-000123. Once the applicant has filed for a 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 Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building, trade permits and inspections are required for this proposed alteration to operate a massage establishment in this structure. Five sets of construction documents that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). Please contact code administration to determine permit requirements.

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 #2014-0123. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 2212 Mount Vernon Avenue.

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Applicant – Signature

Date

Applicant – Printed

Date