DATE: June 6, 2016

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

FROM: Sara Brandt-Vorel, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0033
Administrative Special Use Permit

Site Use:	Massage Establishment
Applicant:	Amy E. Smith, CMT
Location:	1707 Osage Street, Suite 400
Zone:	CG/Commercial General

Request

Special Use Permit #2016-0033 is a request to operate a massage establishment within a medical office suite. The proposed massage use is located at 1707 Osage Street in Suite 400, and the building is surrounded by a surface parking lot of 65 shared parking spaces. The medical suite is part of the Fairlington Professional Building, a four-story building that contains medical and professional office suites. The applicant's massage use would be part of a larger medical practice with two additional healthcare providers, four additional treatment rooms, restroom facilities, a reception area, and shared reception staff. The applicant proposes to use one massage room of approximately 127 square feet to offer craniosacral, medical, and therapeutic massage. The applicant would be the only massage therapist present and expects a maximum of five clients per day. The proposed hours are 10 a.m. – 5 p.m. Tuesday through Thursday, and 8 a.m. – 4 p.m. on Fridays.

Parking

Pursuant to Section 8-200(17) of the Zoning Ordinance, a massage establishment would be required to provide one off-street parking space for each 400 square feet of tenant space. At 127 square feet, the applicant would therefore need to provide 1 parking space, which would be available in the 65 space parking lot that surrounds the office building.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the North Ridge Citizens Association, Braddock Place Town Home Association, and the Kingsgate Condominium Association were sent an e-mail with information about the current application. Staff has received no comments.

Staff Action

Staff supports the applicant's request for a new massage establishment use. The proposed massage use would be offered in conjunction with additional medical treatment provided by healthcare professionals in the same suite and offers a holistic treatment plan for patients at one convenient location. In addition, staff finds the applicant's request consistent with additional medical related uses located within the building and would maintain the concentration of medical services provided at that site.

Staff does not expect impacts on adjacent businesses, however standard conditions of approval regarding hours of operation, litter, and training on SUP conditions have been included. Staff has standardized hours of operation as 8 a.m. to 5 p.m., daily in Condition 4 to enable the applicant greater flexibility to expand their business.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 6, 2016
Action: Approved

Alex Dambach, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2016-0033

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 corporation 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 8:00 a.m. and 5:00 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, to discuss all SUP provisions and requirements. (P&Z)

7. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

8. 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (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. 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 & Environmental Services. (T&ES)

11. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)

12. 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. (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 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)

R-3 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-4 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 & Environmental Services. (T&ES)

R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)

R-6 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. (T&ES)

R-7 The applicant shall require its employees who drive to work to use off-street parking. (T&ES)

R-8 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)

R-9 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)

City Code Requirements:

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). 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. (TES)

Health
No comments.

Fire
No comments or concerns.

Police
No comments received.

Code Enforcement
No comments received.

Recreation, Parks, and Cultural Activities
No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0033. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 1707 Osage Street, Suite 400.

Amy E Smith — 6-8-16
Applicant - Signature — Date

Amy E Smith — 6-8-16
Applicant – Printed — Date

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the Special Use Permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	#2016-0033
Approved by Planning and Zoning:	June 6, 2016
Permission is hereby granted to:	Amy E. Smith, CMT
to use the premises located at:	1707 Osage Street, Suite 400
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

6/6/16
Date

Karl Moritz, Director
Department of Planning and Zoning