

DATE: June 28, 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 # 2016-0038
Administrative Review for Change of Ownership
Site Use: Massage Establishment
Applicant: Furong Yu
Location: 2879 Duke Street
Zone: CL: Commercial Low

Request

Special Use Permit #2016-0038 is a request to change ownership of an existing massage establishment from Chen Li and Dong Xia Zhang to Furong Yu under the name of Tao Massage. The applicant proposes to continue operating a massage establishment in approximately 1,200 square feet within the Alexandria Medical and Professional Plaza. The applicant would offer massage services, such as deep tissue, Swedish, and hot stone massage with three massage therapists on premise at any one time and three treatment rooms available. The proposed hours of operation are 8:00 a.m. – 8:00 p.m., Monday through Friday, 9:00 a.m. – 6:00 p.m., Saturdays and 8:00 a.m. – 6:00 p.m., Sundays.

Parking

Pursuant to Section 8-200 (17) of the Zoning Ordinance, a massage use is required to provide one parking space for every 400 square feet of space. With approximately 1,200 square feet, the applicant's massage use is required to provide three off-street parking spaces which would be available in the 163 parking spaces found in the shared parking lot.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, Seminary Walk Condominiums and the Quaker Hill Community Association were sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses.

Staff Action

Staff finds the applicant's request for a change of ownership reasonable. The ongoing operation of a massage use in the Alexandria Medical and Professional Plaza is consistent with the medical nature of the surrounding uses. In addition, staff has received no complaints from nearby businesses or residents in regards to the massage use. Standard conditions, such as those regulating hours of operation, litter, trash containers, and staff training have been carried forward in this SUP. Staff standardized hours of operation in Condition #4 to give the applicant greater flexibility in their business operations.

CONDITIONS OF SPECIAL USE PERMIT #2016-0038

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) (SUP #2015-0110)
2. No more than three massage therapist shall operate at this establishment at any one time. (P&Z) (SUP #2015-0110)
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) (SUP #2015-0110)
4. The hours of operation for the business shall be limited to between 8:00 a.m. to 8:00 p.m., Monday through Friday, and ~~9:00~~ 8:00 a.m. to 6:00 p.m., Saturday and Sunday. (P&Z) (SUP #2015-0110)
5. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP #2015-0110)
6. 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) (SUP #2015-0110)
7. 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) (SUP #2015-0110)
8. 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) (SUP #2015-0110)
9. 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) (SUP #2015-0110)

STATEMENT OF CONSENT

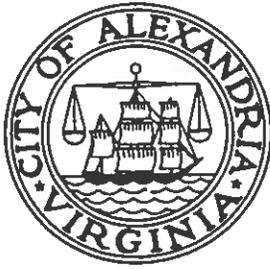
The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0038. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a message establishment at 2879 Duke Street.

Fu Rong Yu
Applicant - Signature

06/30/2016
Date

Fu Rong Yu
Applicant - Printed

06/30/2016
Date



City of Alexandria, Virginia
Department of Planning & Zoning

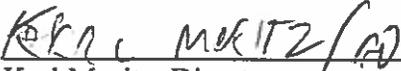
SPECIAL USE PERMIT CERTIFICATE

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 #2016-0038
Approved by Planning and Zoning: June 28, 2016
Permission is hereby granted to: Furong Yu
to use the premises located at: 2879 Duke Street
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.

6/28/16
Date


Karl Moritz, Director
Department of Planning and Zoning