

DATE: November 23, 2016

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

FROM: Ann Horowitz, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0070
Administrative Review for a Minor Amendment
Site Use: General Automotive Repair
Applicant: Automotive Service Garage
Location: 500-520 North Fayette Street
Zone: CRMU/M – Commercial Residential Mixed Use/Medium

Request

Special Use Permit #2016-0070 is a request for a minor amendment to SUP #2015-0049 to add 4,300 square feet at an existing building located at 520 North Fayette Street to an existing 14,500 square foot general automobile repair business at 500-510 North Fayette Street. The total area of the business would be 18,800 square feet. Given that the business expansion does not exceed 33 1/3 percent of the existing space, SUP approval may be administratively granted. The applicant would use the additional space at 520 North Fayette Street to conduct estimates for automobile repair work, which have previously taken place on-street. Approximately ten vehicles could be accommodated in the additional space. No other changes to the business are proposed.

Background

The site has accommodated an automobile repair business since 1940. It became a non-complying use in 1992 after a rezoning from I-2 to CRMU/M. City Council approved SUP #2832 for an expansion of the business in 1994. It granted approval of SUP #95-0098 for a one year review of the business in September 1995. Subsequently, City Council approved SUP #2013-0037 to expand the number of vehicles it stored on-site from 32 to 56. Most recently, staff administratively approved a change of ownership from Automotive Service Garage, Inc. by Dennis Whitestone to Automotive Service Garage, Inc. by Dennis Whitestone and Jeffrey L. Yates. A recent SUP inspection revealed compliance with all SUP conditions.

The applicant submitted a curb cut application (TES #2016-04103) for City department review to provide vehicle access into the space at 520 North Fayette Street.

Parking

Section 8-200(A)(17) of the Zoning Ordinance requires that the applicant provides one off-street parking space for every 400 square feet of space. The applicant's business would occupy 18,800 square feet with the proposed addition and would be required to provide 47 off-street parking spaces. The applicant exceeds its parking requirement with 87 spaces.

Community Outreach

Public Notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the West Old Town Citizens Association, the Prescott Condominium Unit Owners

Association, and the Cromley Lofts Condominium Owners Association have been informed of the application. Staff received a comment from a resident who lives across the street related to noise that is generated from the automobile repair business, particularly on Saturdays. The applicant agreed to adhere to its SUP-approved operating hours between Monday and Friday only.

Staff Action

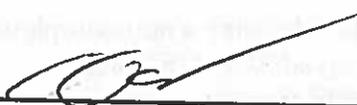
Given that the use of the space at 520 North Fayette Street is dependent on the approval of a curb cut, staff supports the SUP request contingent on curb cut approval, as stated in Condition 25. Staff believes that the request to expand the general automobile repair to include the tenant space at 520 North Fayette Street for estimates would reduce neighborhood parking impacts. The additional space will provide the applicant with an area dedicated to automobile repair estimates and will eliminate the potential use of on-street parking spaces for this business service. This arrangement is formalized in Condition 26.

Conditions have been carried forward. Staff has added the requirement that the applicant encourages its employees to use public transportation and that it contacts the City's parking management service, Go Alex, for the establishment of an employee transportation benefits program, in Condition 24.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: November 23, 2016
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 #2016-0070

The 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 #2832)
2. The hours of operation shall be limited to 7 a.m. to 7:30p.m., Monday through Friday. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2013-0037)
3. No more than 56 vehicles shall be parked or stored outside on the premises at any time. No more than 22 lifts may be located to the rear of the building. Said lifts shall allow no more than one vehicle to be stacked on top of another (double lift) and shall use a hydraulic lift system and motor or other low-noise mechanical system to the satisfaction of the Director of Planning & Zoning. (P&Z) (SUP#2013-0037)
4. All vehicles stored on the property shall be parked in a neat and orderly fashion at all times. (P&Z) (SUP #2832)
5. 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. (T&ES) (P&Z) (SUP#2013-0037)
6. 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) (SUP #2832)
7. 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) (SUP#2013-0037)
8. The area around the garage shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP #2832)
9. Condition deleted. (SUP#2013-0037)
10. The garage doors facing Oronoco Street shall remain closed at all times, except for entry into and exit from the garage. (P&Z) (PC) (SUP #2832)
11. No vehicles shall be loaded or unloaded on the public right-of-way. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP#2013-0037)
12. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP #2832)

13. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (PC) (SUP#2013-0037)
14. The applicant shall screen the vehicle lifts using a landscaped fence system or other screening to the satisfaction of the Director of Planning & Zoning. Prior to installation, the applicant shall submit to the Director of Planning & Zoning for review and approval a screening plan that shall include, at a minimum, the location of all: property lines, fencing, planting strips, lifts, surface parking spaces, dumpster locations, and lift motors. (P&Z) (SUP#2013-0037)
15. 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) (SUP#2013-0037)
16. 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) (SUP#2013-0037)
17. 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) (SUP#2013-0037)
18. 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) (SUP#2013-0037)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES) (SUP#2013-0037)
20. 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) (SUP#2013-0037)
21. **CONDITION AMENDED BY STAFF:** 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) (SUP#2013-0037)

22. **CONDITION AMENDED BY STAFF:** 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) (SUP #2015-0046)
23. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, ~~five years from approval in June 2020~~ in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in June 2030 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (SUP #2015-0046)
24. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
25. **CONDITION ADDED BY STAFF:** Special Use Permit approval is contingent on the approval of a curb cut in front of 520 North Fayette Street. (P&Z)
26. **CONDITION ADDED BY STAFF:** Automobile repair estimates shall occur indoors and shall not take place on-street or in the public right of way. (P&Z)

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Approval of the curb cut is required for a vehicular entrance on N. Fayette Street. (T&ES)

Existing Conditions:

5. 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. (T&ES) (SUP2013-00037)
12. No debris or vehicle parts shall be discarded on the public right-of-way. (T&ES) (SUP2013-00037)
16. 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) (SUP2013-00037)
17. 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) (SUP2013-00037)
18. 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) (SUP2013-00037)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2013-00037)
20. 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) (SUP2013-00037)
21. **CONDITION AMENDED BY STAFF:** 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)(SUP#2013-0037)

New Conditions:

- R-1 **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program.

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. (T&ES)
- C-2 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)

Fire Department:

No comments or concerns

Code Enforcement:

No comments received.

Health Department:

No comments

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0070. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile repair business at 500-520 North Fayette Street.

Engin Artemek
Applicant - Signature

11/23/16
Date

ENGIN ARTEMEK
Applicant - Printed

11/23/16
Date

