



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 #2018-0050
Approved by Planning and Zoning: July 2, 2018
Permission is hereby granted to: Easterns Farrington LLC
to use the premises located at: 611 South Pickett 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.

07/02/2018

Date

K. Moritz by me

Karl Moritz, Director

Department of Planning and Zoning

DATE: July 2, 2018

TO: Mary Christesen, Acting Land Use Division Chief
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0050
Administrative Review for a Minor Amendment
Site Use: Automobile Sales
Applicant: Easterns Farrington, LLC
Location: 611 South Pickett Street
Zone: I / Industrial

Request

Special Use Permit #2018-0050 is a request to add a car wash feature to an existing automobile sales facility at 611 South Pickett Street, Easterns Automotive Group. The hours of operation are 10 a.m., to 8 p.m., Monday through Friday, 9 a.m. to 8 p.m. Saturday, and 11 a.m. to 5 p.m., Sunday. The applicant is approved to store and display 209 vehicles on-site. The car wash would be comprised of a WashBay Solutions SPT-Series Oil Water separator and operate as needed. The applicant would drive the vehicles to be cleaned onto a mat, and water runoff would percolate through the mat into the Oil-Water separator located near the rinse mat. The system would only be used for vehicles associated with the applicant's business.

Background

The applicant, Easterns Farrington, LLC, was granted administrative SUP approval for a car sales facility at 611 South Pickett Street in November 2017. Prior to this approval, the site functioned as storage for various businesses. An SUP inspection was completed in June 2018 by a Zoning Inspector. The Zoning Inspector found no violations of the SUP at that time.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Cameron Station Civic Association was sent an email notification of the application. Staff has not received any comments regarding the SUP proposal.

Staff Action

Staff finds the applicant's request to be reasonable, and expected of an auto sales facility. The addition of an on-site car rinse system could decrease traffic arising from transporting dirty vehicles off-site to be cleaned. Staff has carried forward conditions from the previous SUP approval and added new conditions to address impacts arising from car washing. Staff has amended Condition #21 to reflect the new date of administrative review. Condition #17 is deleted to reflect the applicant's request for a car rinse system and the duplicated condition prohibiting car

repair work which was also listed in condition #11. Staff has added Condition #22 which requires the applicant to submit a plan showing the water recycling system that would connect from the car rinse to the sanitary sewer. The applicant is prohibited from discharging the water from the car rinse system into the storm sewer as stipulated in Condition #23. Finally, Condition #24 requires the applicant to abide by the City of Alexandria's Best Management Practices Manual for automotive related industries.

Staff hereby approves this Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 2, 2018

Action: Approve



Mary Christesen, Acting Land Use Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2018-0050

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 by the Director 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 the controlling interest. (P&Z) (SUP#2017-0111)
2. 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. (P&Z) (SUP#2017-0111)
3. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as South Pickett Street for test-driving. (P&Z) (SUP#2017-0111)
4. 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. (P&Z) (T&ES) (SUP#2017-0111)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2017-0111)
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) (SUP#2017-0111)
7. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2017-0111)
8. The hours of operation shall be limited to between 10 a.m. and 8 p.m., Monday through Friday, 9 a.m. and 8 p.m., Saturday, and 11 a.m. and 5 p.m., Sunday. (P&Z) (SUP#2017-0111)
9. A maximum of 209 vehicles on display for sale associated with the Easterns Farrington LLC shall be parked at the site, in accordance with the plan submitted by the applicant. (P&Z) (SUP#2017-0111)
10. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2017-0111)

11. No repair work shall be done on the subject property. (T&ES) (SUP#2017-0111)
12. No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z) (SUP#2017-0111)
13. The applicant shall maintain the pavement, parking areas, and landscaping in good condition. Parking spaces shall be clearly striped. (P&Z) (SUP#2017-0111)
14. Fencing shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas. (P&Z) (SUP#2017-0111)
15. Vehicle parts, tires, or other materials shall not be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP#2017-0111)
16. Loading and unloading of vehicles by car carriers shall take place on-site. (P&Z) (SUP#2017-0111)
17. **CONDITION DELETED BY STAFF:** ~~No repair work or car washing shall be done on the subject property. (T&ES) (SUP#2017-0111)~~
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2017-0111)
19. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2017-0111)
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 once 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#2017-0111)
21. **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#2017-0111)

22. **CONDITION ADDED BY STAFF:** The car wash facility must be equipped with a water recycling system, which shall be approved by the City building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew. (T&ES)
23. **CONDITION ADDED BY STAFF:** Car wash discharges shall not be discharged into a storm sewer at all times. (T&ES)
24. **CONDITION ADDED BY STAFF:** 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 shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
25. **CONDITION ADDED BY STAFF:** 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)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Condition #2: The applicant shall control odors, 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. (P&Z) (T&ES) (SUP#2017-00111)
- R-2 Condition #4: 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. Th applicant shall also post DASH and Metrobus schedules on-site for employees. (P&Z) (T&ES) (SUP#2017-00111)
- R-3 Condition #17: No repair work or car washing shall be done on the subject property. (T&ES) (SUP#2017-00111)
- R-4 Condition #18: Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2017-00111)
- R-5 Condition #19: All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2017-00111)
- R-6 Condition #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 once 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#2017-00111)
- R-7 **CONDITION ADDED BY STAFF:** The car wash facility must be equipped with a water recycling system, which shall be approved by the City building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew. (T&ES)
- R-8 **CONDITION ADDED BY STAFF:** Car wash discharges shall not be discharged into a storm sewer at all times. (T&ES)
- R-9 **CONDITION ADDED BY STAFF:** 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

shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)

- R-10 **CONDITION ADDED BY STAFF:** 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)
- 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 SUP 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) (SUP#2017-00111)
- 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) (SUP#2017-00111)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES) (SUP#2017-00111)

Code Enforcement:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

SUP #2018-0050
611 South Pickett Street

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0050. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile sales use at 611 South Pickett Street.


Applicant - Signature

7-6-2018
Date

Robert Bassam
Applicant - Printed

7-6-2018
Date

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0050. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile sales use at 611 South Pickett Street.

Applicant - Signature

Date

Applicant – Printed

Date