

Docket Item #9
SPECIAL USE PERMIT #96-0037

Planning Commission Meeting
May 9, 1996

ISSUE: Consideration of a request for a special use permit to change the hours of operation of an automobile repair garage.

APPLICANT: Duke Street Lubrication Inc.
by Duncan W. Blair, attorney

LOCATION: 2912 Duke Street
Jiffy Lube

ZONE: CG/Commercial General

CITY COUNCIL ACTION, MAY 18, 1996: Approved the Planning Commission recommendation and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION, MAY 9, 1996: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request, subject to compliance with all codes, ordinances and the following conditions:

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&CD)(2064)
2. No more than ten vehicles shall be parked or stored outside at any time. (P&CD)(2064)
3. No repair work shall be done outside the building. (P&CD)(2064)
4. Repair work shall be done on the premises as described in the applicant's statement of intent. (P&CD)(2064)
5. The hours of operation shall be restricted to between 8:00 A.M. and 8:00 P.M., daily. (P&CD)(2064)
6. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&CD) (2064)
7. 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&CD)(2064)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&CD)(2064)
9. The applicant shall install storm sewer, connecting to existing storm sewer on Fruit Growers Express. (T&ES) (2064)
10. The applicant shall install ten foot bench every ten foot vertical in slope. This means a wall will be needed at rear of building unless demonstrated otherwise by a soils engineer. (T&ES) (2064)
11. The applicant shall provide fence or guardrail at top of slope, south side. (T&ES)(2064)

12. Handicap ramps required for sidewalk crossing driveways. Driveways shall be city standard, semi-street concrete driveways. Show grades. (T&ES)(2064)
13. All bulk oil products (new and used) shall be stored so as to prevent any leakage or spillage from entering floor drains, storm drains or sanitary sewers. (Sanit.)(2064)
14. Waste oil processing firm shall be identified by name address, and EPA identification number, if it is located in the ASA service area. (Sanit.)(2064)
15. A drop-off location and containers shall be provided for waste oil for use by the general public. (P&CD)(2064)
16. All waste products including but not limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state federal ordinances or regulations and not be discharge to the sanitary or storm sewers. (Health)
17. No amplified noise shall be audible at the property line. (Health)
18. The applicant shall repair the eroded slope around the drainage inlet on the south side of the property and consult with Transportation and Environmental Services for recommendations. (T&ES)
19. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES)
20. The applicant shall contact the Crime Prevention Unit of the Police Department for a security survey for the business.

DISCUSSION:

1. The applicant, Duke Street Lubrication, Inc., by Duncan W. Blair, Esq., is requesting an amendment to its existing special use permit for light automobile repair at 2912 Duke Street, in order to expand the hours of operation.
2. The subject property is a lot of record with approximately 100 feet of frontage on the south side of Duke Street, a depth of approximately 200 feet and an area of about 20,000 square feet. It is developed with the existing Jiffy Lube service building, 10 parking spaces and landscaping. The site is bordered by a Shell service station on the west and a Mobil service station on the east. Across Duke Street to the north is a townhouse office complex. Behind the site to the south is railroad right of way and the Alexandria Business Center.
3. The Jiffy Lube service business was originally approved by City Council in 1988 by Special Use Permit #2064. The operation provides automobile services, including oil changes, transmission fluid changes, radiator flush and fill, and replacement of air filters. Although originally approved as a "public garage", the use is now listed in the zoning ordinance as light automobile repair.
4. At the time it was approved, the hours of operation were limited, as requested by the applicant, and included as a condition of the special use permit. The applicant would now like to expand the closing hours by adding two hours each day and by being open on Sundays. The current and proposed hours of operation are as follows:

	<u>Current</u>	<u>Proposed</u>
Monday-Saturday	8:00 AM - 6:00 PM	8:00 AM - 8:00 PM
Sunday	Closed	8:00 AM - 8:00 PM

5. According to the applicant, the increase in hours will provide more convenience to customers without increasing the intensity of the use. The applicant estimates that the two additional hours each day will allow it to serve five additional customers and that being open on Sunday will allow it to serve approximately 35 customers. The business now serves approximately 35-50 customers each day.
6. As part of its regular inspection program, staff inspected the

business on February 16, 1996 and found that there were no violations of the special use permit conditions except that the applicant has been operating at the hours now officially requested.

7. Staff has received no complaints regarding the applicant from citizens, nearby property owners or other city agencies, except that the Department of T&ES has identified a drainage problem on the site which the applicant has agreed to correct.
8. Zoning: The subject property is zoned CG/Commercial General. Section 4-403(R) of the zoning ordinance permits light automobile repair with a special use permit in the CG zone.
9. Master Plan: The proposed use is consistent with the Duke Street/Taylor Run Small Area Plan chapter of the Master Plan which designates the property Commercial General.

STAFF ANALYSIS:

Staff has no objection to the increase in evening hours proposed for the Duke Street Jiffy Lube. The use does not create problems now and is not adjacent to residential or other uses which would be negatively impacted by the change. Staff recommends approval of the special use permit.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Barbara Ross, Deputy Director.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The applicant has failed to maintain a stormwater drainage at the rear of the property that is having a negative impact on the adjacent property owner.
- R-1 Repair the eroded slope around the drainage inlet on the south side of the property. Consult with Transportation and Environmental Services for recommendations.
- R-2 Comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact the engineering division on (703) 838-4327 to obtain a copy of the manual.

Code Enforcement:

- F-1 No comments.

Health Department:

- R-1 That the following be included as conditions of the Special Use Permit:
- R-2 That all waste products including but not limited to organic compounds (solvents), motor oils, and antifreeze be disposed of in accordance with all local, state federal ordinances or regulations and not be discharge to the sanitary or storm sewers.
- R-3 That all loudspeakers be prohibited from the exterior of the building.

Police Department:

R-1 The Crime Prevention Unit of the Alexandria Police Department be consulted in reference to a security survey of the business.

REPORT ATTACHMENTS