

DATE: October 18, 2012

TO: Barbara Ross, Deputy Director
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2012-0069
Administrative Review for Minor Amendment
Site Use: Automobile Repair Business
Applicant: J & H Auto Repair
Location: 4938-D Eisenhower Avenue
Zone: OCM (100) / Office Commercial Medium

Request

Special Use Permit #2012-0069 is a request for a minor amendment to extend the closing hour and to change ownership of the existing light automobile repair business from Auto Glass and Services LLC to J & H Auto Repair. The applicant proposes to extend the closing hour of the business from 6 p.m. to 8 p.m. Monday-Saturday. No other changes to the operation are proposed. The applicant plans to offer windshield replacement and other light automobile repair services under the trade name of J & H Auto Repair.

Background

On October 29, 2010, staff administratively approved SUP#2010-0062 for the operation of a new light automobile repair business. The business is currently closed. Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

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 and Summer Groves Civic Associations and the West End Business Association were sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the Special Use Permit for public hearing.

Staff Action

Staff does not object to the change of ownership or minor amendment requests. The change to the closing hour represents only a small increase of two hours that is consistent with Section 11-511(A)(2)(b)(i)(a) of the Zoning Ordinance.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: October 16, 2012

Action: Approved

Barbara Ross, Deputy Director

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

CONDITIONS OF SPECIAL USE PERMIT #2012-0069

The applicant 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) (SUP#2010-0062)
2. **CONDITION AMENDED BY STAFF:** The hours of operation of the light automobile repair business shall be limited to between 8:00am and ~~6:00pm~~ 8 p.m. Monday through Saturday. (P&Z) (SUP#2010-0062)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2010-0062)
4. Repair work shall be limited to light automobile repair only, which may include glass repair, oil changes, tire installation and other light repairs. Repair work shall not include general automobile repair, with includes without limitation engine repair, transmission repair, body work or repainting. (P&Z) (T&ES) (SUP#2010-0062)
5. No repair work shall be done outside. (P&Z) (T&ES) (SUP#2010-0062)
6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2010-0062)
7. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2010-0062)
8. 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#2010-0062)
9. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP#2010-0062)
10. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. No vehicles shall be loaded or unloaded on the public right-of-way. (P&Z) (SUP#2010-0062)
11. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria, Virginia. (P&Z) (SUP#2010-0062)

12. The area around the building shall be kept free of debris and maintained in an orderly and clean condition. 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#2010-0062)
13. The applicant shall require its employees who drive to use off-street parking and shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work. The applicant shall also post information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES) (SUP#2010-0062)
14. 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) (SUP#2010-0062)
15. At such time as an organized parking program is adopted by City Council to assist with employee or customer parking for the area in which the subject property is located, such as a shared parking program or the Park Alexandria program, the applicant shall participate in the program. (T&ES) (SUP#2010-0062)
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#2010-0062)
17. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES) (SUP#2010-0062)
18. 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. (T&ES) (SUP#2010-0062)
19. 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#2010-0062)
20. 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#2010-0062)

21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0062)
22. **CONDITION AMENDED BY STAFF:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at ~~703-838-4520~~ regarding a security assessment for the business and robbery readiness training for all employees. (Police) (~~SUP#2010-0062~~)
23. 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#2010-0062)
24. **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#2010-0062~~)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 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) (SUP2010-00062)
- C-2 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). (TES) (SUP2010-00062)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of administrative 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.

Recommendations:

From Previous SUP2010-00062:

4. Repair work shall be limited to light automobile repair only, which may include glass repair, oil changes, tire installation and other light repairs. Repair work shall not include general automobile repair, with includes without limitation engine repair, transmission repair, body work or repainting. (P&Z) (T&ES) (SUP2010-00062)
5. No repair work shall be done outside. (P&Z) (T&ES) (SUP2010-00062)
12. The area around the building shall be kept free of debris and maintained in an orderly and clean condition. 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) (SUP2010-00062)
13. The applicant shall require its employees who drive to use off-street parking and shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work. The applicant shall also post information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (T&ES) (SUP2010-00062)

14. 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) (SUP2010-00062)
15. At such time as an organized parking program is adopted by City Council to assist with employee or customer parking for the area in which the subject property is located, such as a shared parking program or the Park Alexandria program, the applicant shall participate in the program. (T&ES) (SUP2010-00062)
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) (SUP2010-00062)
17. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES) (SUP2010-00062)
18. 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. (T&ES) (SUP2010-00062)
19. 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) (SUP2010-00062)
20. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2010-00062)
21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2010-00062)

Code Enforcement:

Health Department:

F-1 No comments.

Parks and Recreation:

Police Department:

Zoning:

F-1 No comments.