DOCKET ITEM #16

Special Use Permit #2014-0032
1050 North Fayette Street – Yates Auto Care

Application	General Data	
Consideration of a request for a Special Use Permit amendment to continue operation of an existing, noncomplying light automobile repair business.	**Planning Commission Hearing:**	June 3, 2014
	City Council Hearing:	June 14, 2014
Address: 1050 North Fayette Street	**Zone:**	CRMU/H/Commercial Residential Mixed Use – High
Applicant: Jeffrey Yates	**Small Area Plan:**	Braddock Road Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Alex Dambach alex.dambach@alexandriava.gov Nathan Randall nathan.randall@alexandriava.gov

CITY COUNCIL ACTION, JUNE 14, 2014: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JUNE 3, 2014: On a motion by Vice Chairman Dunn, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations. The Commission voted to retain Condition 22 which mandates further reviews of the use at 5 year increments and amended Condition 7. The motion carried on a vote of 7 to 0.

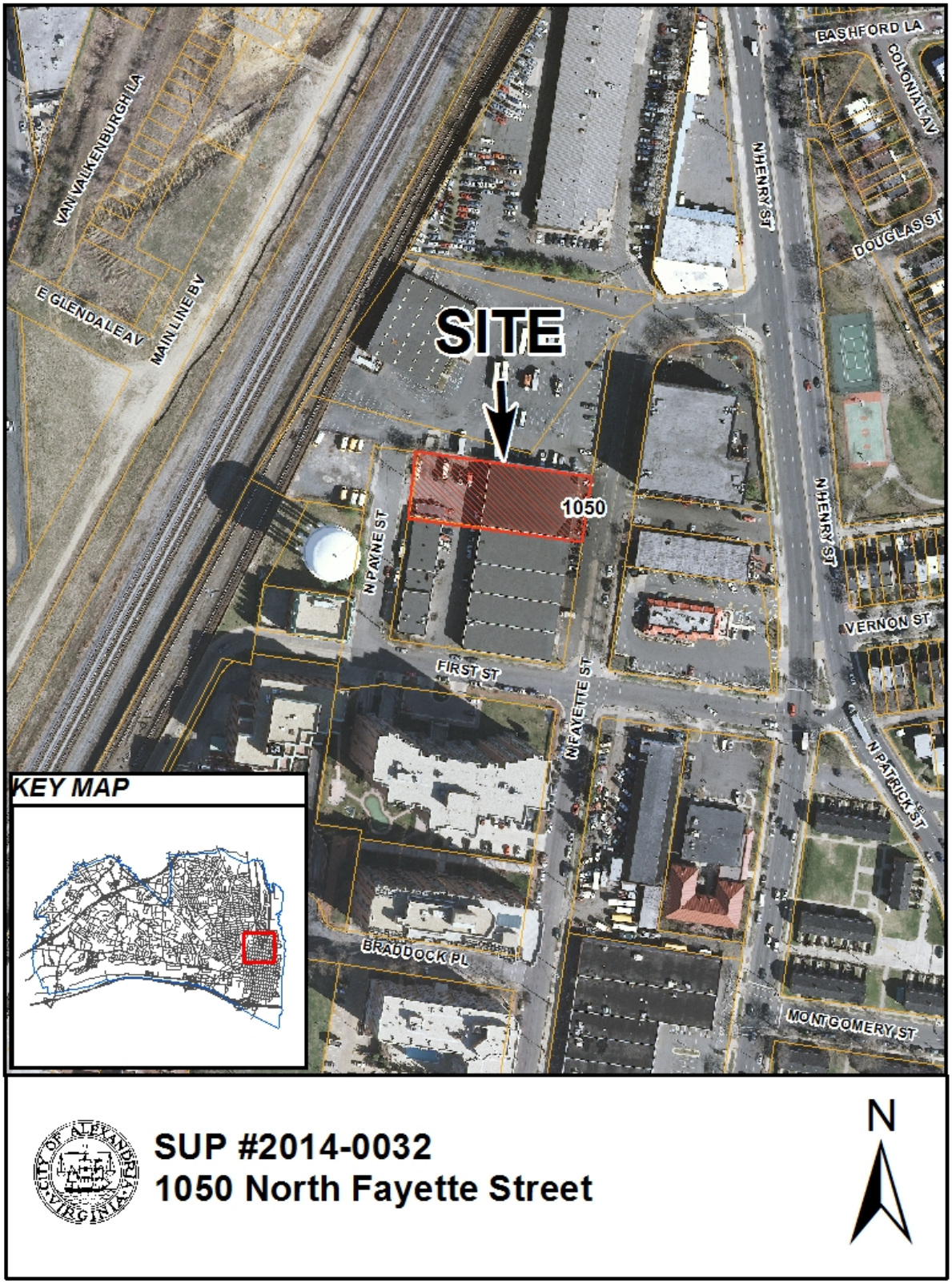
Reason: The Planning Commission agreed with the staff analysis. There was discussion regarding proposed improvements to the property, however the applicant did not provide a description of these property investments. The Commission ultimately recommended the staff-recommended 5 year reviews along with Commissioner Macek's amendment to Condition 7 prohibiting washing, drying, or finishing of vehicles in the public right-of-way.

Staff stated at the hearing that the Braddock Implementation Advisory Group submitted a recommendation that the approval period be for a period or only 5 years. The Commission

ultimately decided to recommend staff's original condition for the approval period of 15 years with 5 year reviews.

Additional discussion was held about the applicant's businesses in the area, with concern that automotive business activities such as drying and wiping down of cars are occurring on nearby streets. Staff noted that enforcement had been active in the area and would increase.

Speakers: Jeff Yates, the applicant, spoke in support of the application. He initially asked for Condition 22 to not include the requirement for reviews of the use every 5 years explaining that he was making investments in the property that would need a longer amortization period.



SUP #2014-0032
1050 North Fayette Street

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I. DISCUSSION

The applicant, Jeffrey Yates, requests a Special Use Permit amendment to allow for the continued operation of an existing, noncomplying light automobile repair business.

SITE DESCRIPTION

The subject property is one lot of record measuring 22,832 square feet in total. With 94 feet of frontage on North Fayette Street, 94 feet of frontage on North Payne Street, the property is considered to be a "through-lot" and is developed with a warehouse building that is divided into two tenant spaces measuring approximately 5,850 square feet each. The subject business occupies the southern half of the building. Carbon Industrial Design, a modern furniture store, is opening in the northern half of the building.

The site is surrounded by a mix of commercial, light industrial, institutional and residential uses. The site located immediately to the north, currently occupied by DC Metro Church, is slated for redevelopment as part of Braddock Gateway Phase II (DSUP#2012-0004). A self-storage business, the applicant's car wash business, and a McDonald's restaurant are all located to the east facing Route 1 (North Henry Street). Vacant property, which is cleared for the construction of the Braddock Gateway Phase I project (DSUP#2011-0002), is located immediately to the south. Tony's Garage and the Meridian at Braddock Road, a multi-story residential apartment building, are located farther to the south. A water tower, owned by Virginia American Water, and a three-story office building are located to the west.

BACKGROUND

The property was previously addressed as 1215-1217 First Street, and changed to its current address of 1050 North Fayette Street in July 2012.

The property was rezoned from I / Industrial to CRMU-H as part of the City-wide rezoning in 1992. An automobile repair business has operated at this site since 1994, when City Council approved SUP#94-0357 to change the prior noncomplying manufacturing use at the site to general automobile repair pursuant to Section 12-302(B) of the Zoning Ordinance. The provision allows a noncomplying use to be changed, with Special Use Permit approval, to any other use allowed in the zone in which the noncomplying use is first listed in the Zoning Ordinance. The general automobile repair use continued until 2006 when it was converted to light automobile repair.

The first and second owners of the automobile repair businesses there were frequently cited for violations of the SUP conditions and SUP approval was revoked in 1997 and 1999, respectively. In 2000, City Council granted SUP#2000-0136 to the current applicant for operation of a general automobile repair business, with the provision that the SUP was to expire five years from approval. Subsequently, in February 2006, City Council granted SUP#2006-0001 to the applicant for the operation of the business as a light automobile repair business, including washing and detailing, with a 10-year expiration date (February 2016).

The applicant originally requested SUP approval to add automobile sales to the existing noncomplying light automobile repair business. However, staff determined that the Zoning Ordinance does not permit the addition of a use not allowed in CRMU-H zone to an existing noncomplying use. Staff also determined that Section 12-302(B) does not allow for a light automobile repair use to be changed to automobile sales use because automobile sales is not a permitted use in the zone (CC / Commercial Community zone) where light automobile repair is first listed in the Zoning Ordinance. An existing non-complying use can be converted to another non-complying use that is listed in the same zone where the existing non-complying us is first listed.

PROPOSAL

The applicant's business includes minor repairs and detailing of cars inside the building. The applicant also has six parking spaces set aside on this site for customers of the nearby Yates Car Wash, which the applicant also owns, to dry and wax their cars.

The applicant requests to amend Condition #22 of the existing SUP to continue operation of his existing light automobile repair business for another 15 years. The applicant would continue operation of this establishment that provides light automobile repairs, automobile detailing, and washing/drying of vehicles if this amendment were approved.

Details of the applicant's existing operation are as follows:

Hours of Operation:	7 a.m. – 9 p.m., Monday – Saturday 8 a.m. – 7 p.m., Sunday
Service Pits/Areas:	2 lifts to be installed in the future and 2 service bays
Customers:	Sixty customers each day
Employees:	Five employees at any one time
Noise:	All work conducted inside building, but there are six outdoor parking spaces near Fayette Street where customers from the car wash that the applicant also owns across the street dry their cars.
Odors:	No significant odors are expected

Trash/Litter: Standard trash would be stored inside in a dumpster and collected twice each week. Two cubic yards of garbage are typically generated.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair, washing and detailing business is required to provide one off-street parking space for every 400 square feet of floor area. The existing business, at 5,850 square feet, is therefore required to provide 15 off-street parking spaces. A total of 41 off-street parking spaces are provided, 19 of which are located inside the building. There are 16 spaces for this applicant in the parking lot to the west of the building at the rear and six spaces at the front of the building that are also used by the nearby car wash.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CRMU-H / Commercial Residential Mixed-Use High. Light automobile repair, which includes the car washing and detailing as its use, is not allowed in the CRMU-H zone and is considered to be noncomplying.

The proposed use is also not consistent with the Braddock Metro Neighborhood Plan approved in 2008 as part of the Braddock Road Metro Small Area Plan, which designates the property as a redevelopment site for development of new mixed residential and pedestrian-oriented commercial uses.

II. STAFF ANALYSIS

This site is in an area undergoing major transformation from a largely industrial area to a mixed-use residential and retail/service commercial district. The area was rezoned from Industrial to CRMU-H in 1992 to help shepherd this change, and subsequently new residential and mixed use developments have been built and others are approved for construction in the site's immediate vicinity. Properties to the immediate north and south are slated to be redeveloped with multifamily residential buildings with ground level retail as part of Phases I and II of the Braddock Gateway redevelopment project, which would leave the applicant's property surrounded on both sides by this large new developments. The Braddock Gateway project was designed around this applicant's site with sensitivity to its existence. That project has its main entrances and retail areas located away from this applicant's use, so it is unlikely that this light automobile repair operation would adversely affect those projects. The portions of the Braddock Gateway project that are immediately abutting the site are proposed as surface parking areas, garage entrances, loading docks, and a walled-in garden.

Although it is incompatible with the overall Braddock Metro Neighborhood Plan, this automotive use has been in operation by a locally owned company for the past 20 years and provides a service to the surrounding community without known negative impacts. This particular establishment serves as a useful service for existing and new residents and businesses for the area. The building that contains this use also contains a new artisan furniture company that has been well received by the community.

There is currently no known development interest for this site. Staff therefore recommends that the applicant's request be approved with an extension that would expire on June 30, 2029, but like other automotive uses in areas planned for transformation to more residential and mixed-use development patterns, staff recommends that condition 22 be modified to stipulate that the Director of Planning and Zoning review the case in 2019 and possibly docket it for Planning Commission and Council Review based on its continued compatibility with the neighborhood and its redevelopment potential. In 2024 this case would automatically be docketed for review again for redevelopment potential and neighborhood compatibility. Other conditions have been amended only to update them to current standards, conditions, and code requirements.

III. RECOMMENDED CONDITIONS

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

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. The applicant for this Special Use Permit request is Jeffrey Yates. (P&Z) (SUP#2000-0136)

2. The hours of operation shall be limited to 7 a.m. to 9 p.m. Monday through Saturday and 8 a.m. to 6 p.m. on Sundays. (P&Z) (SUP#2000-0136)

3. **CONDITION DELETED BY STAFF DUE TO THE ADDRESS CHANGE AND THE CURRENT PARKING CONFIGURATION.**

4. The applicant shall provide and designate three parking spaces inside the building for use by customers and employees. (P&Z) (SUP#2000-0136)

5. The parking lot to the west to be used by the applicant shall be clearly striped, all employee and customer vehicles shall be parked within the striped area at all times, and no parking shall be allowed in areas needed to accommodate towing vehicles, all to the satisfaction of the Director of Planning & Zoning after consultation with adjacent property owners. (PC) (SUP#2000-0136)

6. Condition deleted (City Council) (SUP#2000-0136)

7. All repair work, detailing and hand car washing shall be done inside the building. Cars from 1018 North Henry Street may be brought to the parking spaces on the east side of the building at 1050 North Fayette Street for drying or finishing, but no washing, drying, or finishing of vehicles shall occur on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (City Council) (PC)

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#2000-0136)

9. The dumpster shall be screened with a solid wood fence and shall be maintained in good condition (P&Z) (SUP#2000-0136)

10. No customer, employee, or business associated vehicles shall be displayed, parked, or stored on a public right-of-way, including on any part of what is commonly considered North Fayette Street. (P&Z) (SUP#2000-0136)

11. The area around the building shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP#2000-0136)

12. No vehicles shall be loaded or unloaded on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (PC) (SUP#2000-0136)

13. No debris or vehicle parts shall be discarded on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (PC) (SUP#2000-0136)

14. The applicant shall not park junked, abandoned, or untagged vehicles on the property. A vehicle will not be considered to be "abandoned" or "untagged" if it is properly registered with an appropriate state authority. (P&Z) (SUP#2000-0136)

15. **CONDITION DELETED BY STAFF BECAUSE COMPLIANCE IS NOW REQUIRED BY CODE.**

16. No amplified sound shall be audible at the property line. (P&Z) (SUP#2000-0136)

17. Prior to occupying the premises, the applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP#2000-0136)

18. 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 to be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP#2006-0001)

19. 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)

20. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2006-0001)

21. 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#2006-0001)

22. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (June 30, 2019) 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 30, 2024 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. This approval shall fully expire on June 30, 2029 (P&Z)

23. Condition satisfied and deleted (SUP#2006-0001)

24. The Director of Planning & Zoning shall review the Special Use Permit one year after approval 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)

25. Repair work shall be limited to light automobile repair. (City Council) (SUP#2000-0136)

26. 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)

27. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer system. If on-site car washing occurs, the applicant shall comply with one of the following alternatives:
    a. Deleted.
    b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Renew Enterprises.
    c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified therein.
    d. Commercial car wash installations shall be equipped with water recycling system approved by the building official. (T&ES)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 Previous Conditions to carry forward:

3. No more than four vehicles shall be parked in the area to the east of the building at 1217 First Street. (P&Z) (SUP#2006-0001)

4. The applicant shall provide and designate three parking spaces inside the building for use by customers and employees. (P&Z) (SUP#2006-0001)

5. The parking lot to the west to be used by the applicant shall be clearly striped, all employee and customer vehicles shall be parked within the striped area at all times, and no parking shall be allowed in areas needed to accommodate towing vehicles, all to the satisfaction of the Director of Planning and Zoning after consultation with adjacent property owners. (PC) (SUP#2006-0001)

7. All repair work, detailing and hand car washing shall be done inside the building. Cars from 1018 North Henry Street may be brought to the parking spaces on the east side of the building at 1215 and 1217 First Street for drying or finishing. (City Council) (SUP#2006-0001)

10. No customer, employee, or business associated vehicles shall be displayed, parked, or stored on a public right-of-way, including on any part of what is commonly considered North Fayette Street. (P&Z) (SUP#2006-0001)

12. No vehicles shall be loaded or unloaded on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (PC) (SUP#2006-0001)

18. 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 to be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP#2006-0001)

19. **CONDITION AMENDED 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 ~~Division~~ Office of Environmental Quality at ~~703-519-3400 ext. 166~~ 703-746-4065 or at http://alexandriava.gov/Environment under Forms and Publications. (T&ES)

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#2006-0001)

21. 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#2006-0001)

26. **CONDITION AMENDED BY STAFF:** 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 ~~that is approved by the Director of Planning & Zoning~~. (T&ES)

27. **CONDITION AMENDED BY STAFF:** It is not clear from the SUP application the methodology used for car washing. Car wash discharges resulting from ~~a~~ commercial operations shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:

a. Car washes to be done at an off-site commercial car wash facility.
b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
d. Commercial car wash installations shall be equipped with water recycling system approved by the building official. (T&ES)

R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-3 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)

R-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. (T&ES)

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. (SUP2006-00001)

C-2 **CONDITION REQUIREMENT ADDED BY STAFF:** 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)

Code Enforcement:

F-1 No comments

Health:

F-1 No comments

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Fire Department:

C-1 Applicant indicates they are requesting to preform light auto repair. Applicant shall provide inventory statement of all chemicals and method of storage to the Fire Prevention and Life Safety office for the purpose of review and determination if a fire prevention permit will be required for this operation.

REVISED

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0032

PROPERTY LOCATION: 1050 N Fayette St.

TAX MAP REFERENCE: 44.03-05-06 **ZONE:** CRMU-H

APPLICANT:
Name: Yates Auto Care

Address: 1050 N. Fayette St.

PROPOSED USE: Continuation of an existing SUP for Car Washing, Drying and Detailing with light auto repair ~~and adding automobile sales~~ (VA)

☑ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Yates Auto Care - by Jeff Yates
Print Name of Applicant or Agent

Jeffrey L. Yates
Signature

Date

1018 N Henry St
Mailing/Street Address

703-244-2447 703-836-4477
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

Yatescarwash@msn.com
Email address

ACTION - PLANNING COMMISSION: DATE:

ACTION - CITY COUNCIL: By:

PROPERTY OWNER'S AUTHORIZATION *Owner is applicant*

As the property owner of 1050 N Fayette St., I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone _____
Please Print
Address: _____ Email: _____

Signature: _____ **Date:** _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

[✓] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

2. The applicant is the *(check one)*:
[✓] Owner
[ ] Contract Purchaser
[ ] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Jeffrey Yates - 100%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jeffrey Yates	1018 N. Henry St	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jeffrey Yates	2525 King St	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. All	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/21/14	Jeffrey Yates	Jeffrey Yates
Date	Printed Name	Signature

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The operation will consist of automobile washing, drying, detailing, light auto repair (inside building only ~~and automobile sales~~). Approximately 60 customers and 5 employees per day. Parking provided on site. Customers will typically be Carwash customers from the adjacent Carwash & Detail Center at 1018 N Henry St. These activities should not produce any noise, trash, odors, chemicals, fumes or any other undesirable elements. The building will be remodeled and improved to resembale a retail use. Out side parking to be fenced in a pleasing manner. The Fayette Street Front facede will be consistent with other Retail Storefronts. Applicant is requesting a 15 year term for this S.U.P.

REVISED

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:
   [ ] a new use requiring a special use permit,
   [ ] an expansion or change to an existing use without a special use permit,
   [ ] an expansion or change to an existing use with a special use permit,
   [✓] other. Please describe Continuation of an existing SUP ~~with the addition of Automobile Sales at~~ for a 15 year term

5. Please describe the capacity of the proposed use:

   A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
   60 per day

   B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
   5 employees, Normal business hours

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
Monday - Saturday	7:00am – 9:00pm
Sunday	8:00am - 7:00pm

7. Please describe any potential noise emanating from the proposed use.

   A. Describe the noise levels anticipated from all mechanical equipment and patrons.
   -None (other than people talking)

   B. How will the noise be controlled?
   - N/A -
   Will comply with all noise related City codes

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

General car cleaning trash

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2 Cubic yards per week

C. How often will trash be collected?

twice a week

D. How will you prevent littering on the property, streets and nearby properties?

Placement of Public trash receptacles on site

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

_____

_____

_____

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Compliance with (BMP) Best Management Practices for auto related uses

_____

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [✓] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

_____

_____

_____

_____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

16 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A_____

Does the application meet the requirement?
[ ] Yes [ ] No

B. Where is required parking located? *(check one)*
[✓] on-site
[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[ ] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200_____

Does the application meet the requirement?
[ ] Yes [ ] No

B. Where are off-street loading facilities located? ON-Site

C. During what hours of the day do you expect loading/unloading operations to occur?
Normal Business Hours

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3 per week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [✓] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

5850 sq. ft. (existing) + Ø sq. ft. (addition if any) = 5,850 sq. ft. (total)

19. The proposed use is located in: *(check one)*
[ ] a stand alone building
[ ] a house located in a residential zone
[✓] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

[ ] automobile or motor vehicle parking or storage lot.
[✓] automobile or trailer rental or sales.
[ ] automobile service station.
[✓] automobile repair, including car wash.
[ ] other: _____

2. What types of repairs do you propose to perform?

Light Auto Repairs

3. How many of each of the following will be provided?

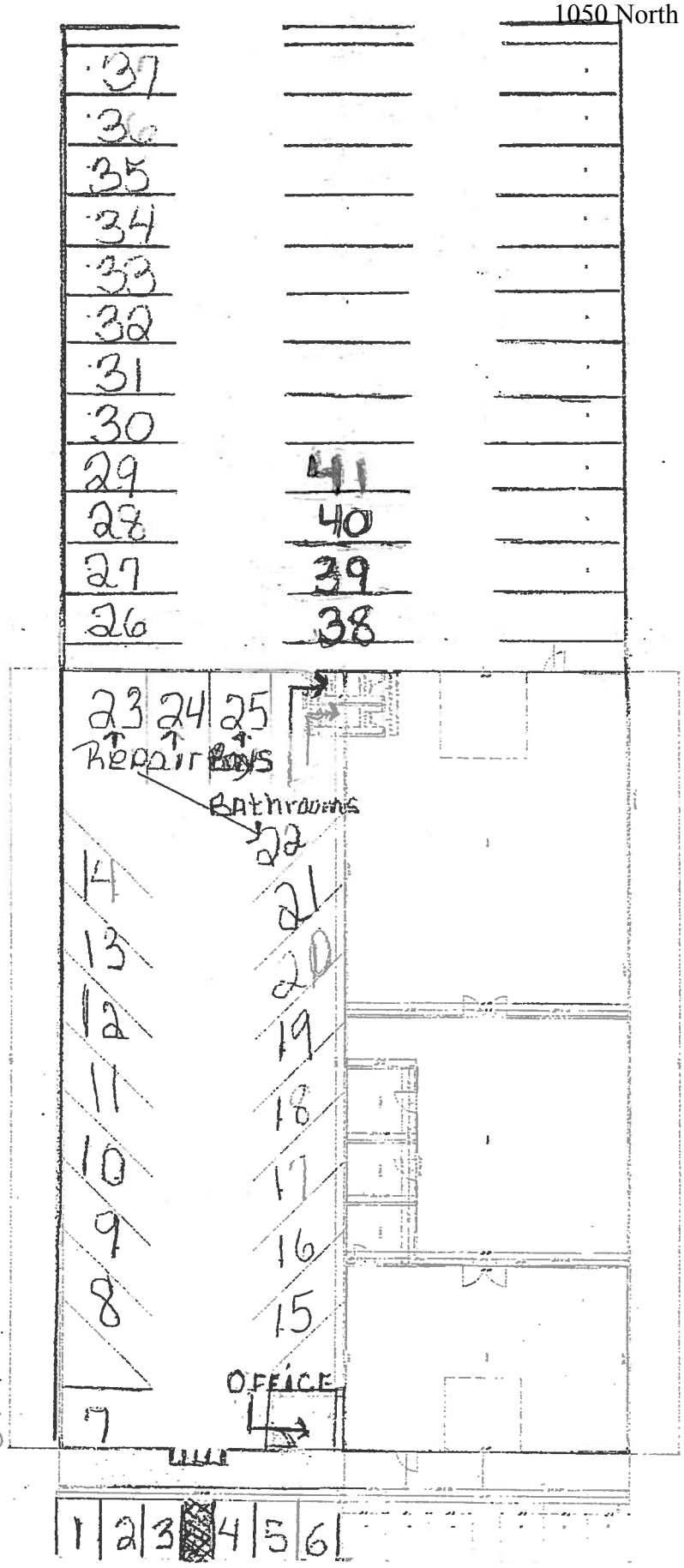
2 hydraulic lifts or racks (Future-possibly)
0 service pits
+ 2 service bays
4 total service areas

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

For Sale = 12
Employees = 4
Repairs = 4
Customer = 4

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes ✓ No

Please note: All repair work must occur within an enclosed building.

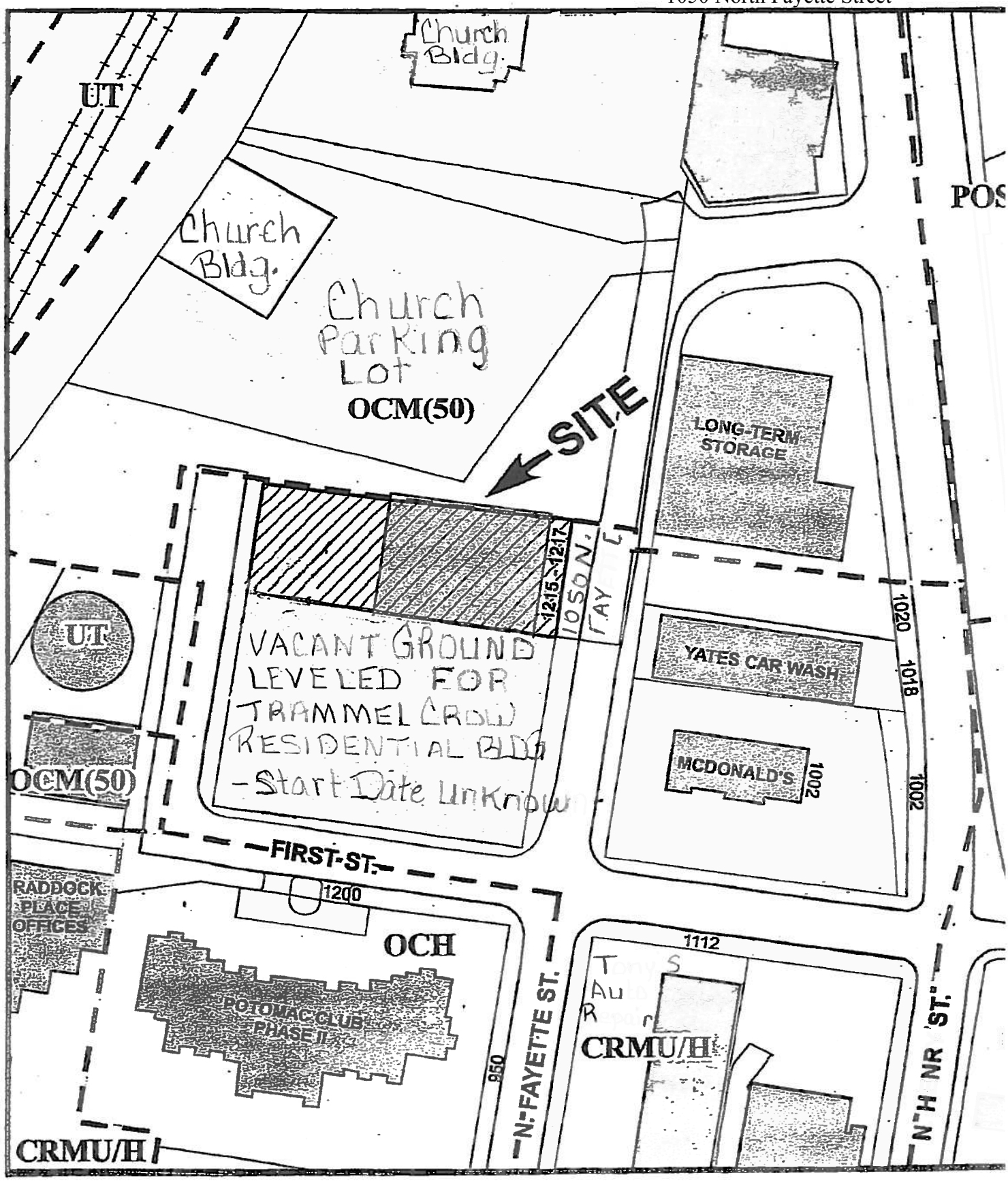


YATES AUTO

22 Outside
19 Inside

41 Total
Parking Spaces

YATES AUTO
1050 FAYETTE ST.


Church Bldg.
UT
Church Bldg.
Church Parking Lot
OCM(50)
SITE
LONG-TERM STORAGE
1215
1217
1050 N. FAY
UT
VACANT GROUND LEVELED FOR TRAMMEL CROW RESIDENTIAL BLDG - Start Date unknown
YATES CAR WASH
1020
1018
MCDONALD'S
1002
1002
OCM(50)
FIRST ST.
1200
RADDOCK PLACE OFFICES
OCH
POTOMAC CLUB PHASE II
950
N. FAYETTE ST.
1112
CRMU/H
N. H NR ST.
CRMU/H

DEPARTMENT OF PLANNING AND ZONING

Mr. Jeffrey Yates
2525 KING ST
ALEXANDRIA VA 22301

July 12, 2012

Re: NEW ADDRESS ASSIGNMENT for property located at 1217 First Street

Dear Mr. Yates,

Since the Braddock Gateway Phase I redevelopment is moving forward with the City's review process and eventual construction, the current access drive from First Street that serves your property will no longer exist. This letter serves to inform you that the property located at the above referenced address will now have a new address assignment as depicted below. The new address for your property will be 1050 N Fayette St.

Please do not hesitate to contact me via telephone at 703.746.3814 or via email at Garry.Meus@alexandriava.gov if you have any questions, concerns or if you desire a meeting with City staff to discuss the address change.

Sincerely,

Garry Meus
Urban Planner, Development

cc: Gwen Wright, Chief, Development
Patricia Escher, AICP, Principal Planner, Development
Shanna Austin, Site Plan Coordinator, T&ES
Moe Abu-Rabi, GIS Analyst, GIS

From: Eddy Cettina <eddy@jaguar-development.com>
Sent: Monday, June 2, 2014 4:42 PM
To: PlanComm
Cc: Faroll Hamer; Karl Moritz
Subject: Special Use Permit #2014-0032

Chairman and Members of Planning Commission,
Director of Planning and Zoning,
Deputy Director of Public Planning

Ladies and Gentlemen,

I will be out of town tomorrow so cannot speak tomorrow night. I would like to bring to your attention the SUP application filed by Jeff Yates of Yates Auto Care. He applied for a 15-year SUP to continue operating his business: automobile washing, drying, detailing and light auto repairs at his location, 1050 N. Fayette (formerly 1215 and 1217 N. Fayette), across from his cash wash.

Staff recommends approval of the 15-year term with the condition that the Director of Planning and Zoning review the SUP every 5-years for conformity with other uses in the area and to ascertain that no violations have occurred.

While I support the continued operation as requested by Mr. Yates, I object to the 15-year term as it puts undue responsibility on the Director of Planning and Zoning and staff. I believe that a 5-year term is more in keeping with the changes that have been approved and that will occur in the very near future (approx. 800 units). It will allow for more participation from residents of the neighborhood if the extension is not automatic as in the 15-year approval.

Thank you.

Eddy Cettina

Eddy (Edmea) Cettina
JAGUAR DEVELOPMENT, LC
46859 Harry Byrd Hwy, #202
Sterling, VA 20164
Telephone: 703-926-4615
E-mail: eddy@jaguar-development.com

From: Judy Noritake [mailto:jnoritake@nka-arch.com]
Sent: Tuesday, June 03, 2014 10:10 AM
To: Derek Hyra; Eric Wagner; H Stewart Dunn; Maria Wasowski; Mary Lyman; Nathan Macek; dwbapc@gmail.com
Cc: Faroll Hamer
Subject: Yates Auto Center (Car WAsh) SUP

RE: **SUP2014-0032 Application**

Dear Planning Commissioners:

I wanted to send a short note I would like entered into the official record for the hearing this evening on **SUP2014-0032, Yates Auto Center at 1050 North Fayette**. I will be unable to testify in person this evening.

The applicant has asked for a 15 year extension of this his SUP for the carwash business at this location. It is currently a non-conforming use. Staff has recommend some additional oversight over the course of the next 15 years, but I would ask that you **NOT EXTEND this SUP for 15 years**, but rather for 10 years and with a mandatory review by the Planning Commission at 5 years.

As you know the development in this neighborhood is taking off faster than the Small Area Plan – or City officials – ever anticipated. Even a modest increasing trend in the economy over the next decade will bring much of the Braddock SAP to fruition. At ten years out that part of the neighborhood will be such that this use is likely to be wholly inappropriate. It is for this reason that I urge a more cautions and conservative consideration of this SUP: **10 years with a mandatory Planning Commission review at 5 years**.

Thank you for your consideration.

Judy Noritake

Judy Guse-Noritake, AIA, LEED AP
1119 Wythe St. Alexandria, VA 22314

From: Michelle H Saylor
Sent: Tuesday, June 03, 2014 11:34 AM
To: dhyra@vt.edu ; erwagner@comcast.net ; hsdunn@ipbtax.com ; mariawasowski@comcast.net ; mlyman@gnarusllc.com ; natemacek@hotmail.com ; dwbapc@gmail.com
Cc: Heidi Ford
Subject: Re: SUP2014-0032 Application

Planning commission,

BIAG concurs with the email below and also recommends that staff look at SUP2014-0032 and support a renewal period of 5 years because of existing non-conformance and to encourage compatible use with regard to color of building and parking of cars by the business.

Michelle Saylor
Co-chair BIAG

Sent from Yahoo Mail on Android

From: Salena Zellers Schmidtke <salena@bioinjury.com>;
To: dhyra@vt.edu <dhyra@vt.edu>; erwagner@comcast.net <erwagner@comcast.net>; hsdunn@ipbtax.com <hsdunn@ipbtax.com>; mariawasowski@comcast.net <mariawasowski@comcast.net>; mlyman@gnarusllc.com <mlyman@gnarusllc.com>; natemacek@hotmail.com <natemacek@hotmail.com>; dwbapc@gmail.com <dwbapc@gmail.com>;
Cc: sal <salena_zellers@yahoo.com>; Michelle Saylor <mshel613@yahoo.com>;
Subject: SUP2014-0032 Application
Sent: Tue, Jun 3, 2014 2:40:53 PM

Dear Planning Commissioners:

SUP2014-0032, Yates Auto Center at 1050 North Fayette.

The applicant has asked for a 15 year extension of this SUP for the carwash business at this location for a non-conforming use. Staff has recommend some additional oversight over the course of the next 15 years. I ask that you not extend the SUP for 15 years but rather extend the SUP for 10 years and with a mandatory review by the Planning Commission at 5 years.

The development in this neighborhood is finally taking off. Even a modest increasing trend in the economy over the next decade will bring much of the Braddock SAP to fruition. At ten years out that part of the neighborhood will be such that this use may be inappropriate. It is for this reason that I urge a more cautions and conservative consideration of this SUP: **10 years with a mandatory Planning Commission review at 5 years**.

Thank you for your consideration.

Salena Zellers
1122 Madison St
Braddock Lofts Resident
Braddock Implementation Advisory Group Member
Braddock Metro Citizens' Coalition Treasurer