

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item # 8
SPECIAL USE PERMIT #2008-0041

Planning Commission Meeting
September 4, 2008

ISSUE: Consideration of a request for a special use permit to operate a cosmetology, barbering and esthetics training school.

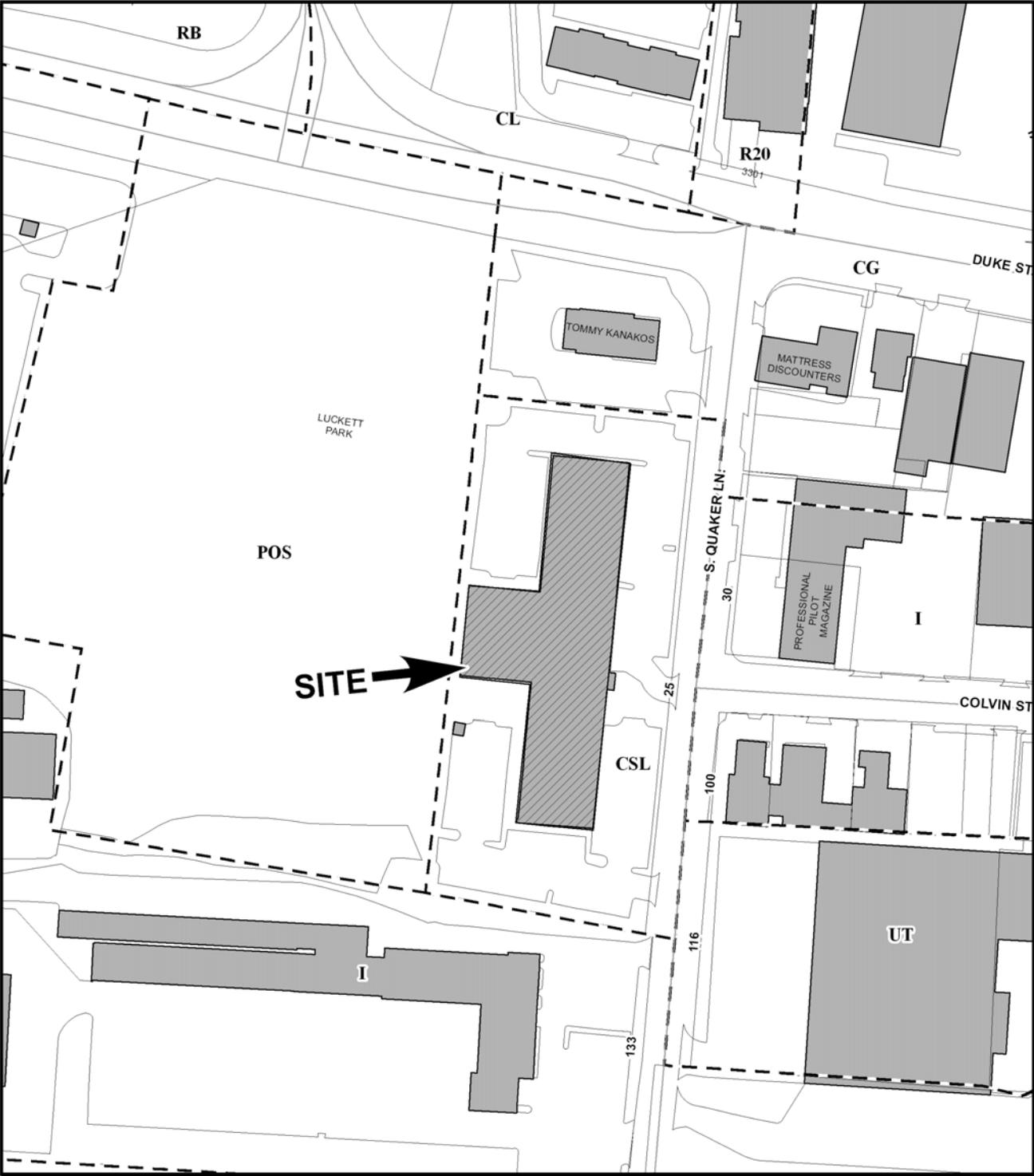
APPLICANT: Spectrum Beauty Academy, LLC
by Patricia Green

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

LOCATION: 25 South Quaker Lane, Suites 13 & 15

ZONE: CSL/Commercial Service Low

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2008-0041

09/04/08



I. DISCUSSION

REQUEST

The applicant, Spectrum Beauty Academy, represented by Patricia Green, requests special use permit approval for the operation of a cosmetology school located at 25 S. Quaker Lane, Suites 13 & 15.

SITE DESCRIPTION

The subject property is one lot of record having 467 feet of frontage on South Quaker Lane, 200 feet in depth, and a total lot area of 2.1 acres. It is located just south of the intersection of South Quaker Lane and Duke Street. The property is occupied by the Stonewall Jackson Building, which was constructed in 1950 as the Stonewall Jackson School, and has since been converted into a multi-tenant commercial space. The building contains a total of 61,090 gross square feet of space. The applicant proposes to occupy a total of 1,840 square feet of space of the second floor of the building.



Current tenants in the building include the Rocklands Barbeque and Grilling Company restaurant and a variety of other commercial tenants, including other commercial schools. Alexandria City Public Schools also operates an Adult Learning Center in the building.

To the north of the property is a Wendy's restaurant, to the south is the City of Alexandria Maintenance Facility, and to the west is Lucketts Stadium. East of the site, across South Quaker Lane, are several one- and two-story office and commercial buildings. The Alexandria Transit Company (DASH) administrative offices and maintenance yard is located at 116 South Quaker Lane, just to the southeast of the subject site.

BACKGROUND

The subject building was previously used as a public school and has been converted to house several uses as noted previously. Site Plan #83-045 identified the parking requirements and other improvements at the site.

The applicant has been operating a beauty salon at this location for approximately three years. Although a beauty salon is a permitted use, a beauty school is a use that requires a SUP. On a routine inspection of the property, zoning enforcement staff noted that the use being conducted was both a salon and a school. The operator of the business was then instructed to apply for a SUP to operate the beauty school.

PROPOSAL

The applicant proposes to operate a cosmetology school of up to 12 students.

Hours: Monday-Friday, 10:00am-7:00pm

Number of students: 12

Noise: Minimal. Beauty academy entrance is located from within the 25 S. Quaker building.

Odors: Any odors from beauty treatments will be controlled via air-exchanging exhaust fan and air purifier.

Trash/Litter: Trash will be collected twice per week.

PARKING

According to Section 8-200 (A)(11.1) of the Zoning Ordinance, a private commercial school requires one (1) parking space for every two (2) students. A private commercial school with 12 students will be required to provide six (6) off-street parking spaces. A private commercial school with 14 students will be required to provide seven (7) off-street parking spaces. The applicant meets these parking requirements by providing 14 parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL (Commercial Service Low) zone. Section 4-303 (V) of the Zoning Ordinance allows a private commercial school only with a Special Use Permit.

The proposed use is consistent with the Seminary Hill/ Strawberry Hill Small Area Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports the proposed cosmetology school at 25 South Quaker Lane. The use is appropriate for the site and rather similar to the other private commercial schools located at the Stonewall Jackson Building.

Although a cosmetology school does use certain beauty products that could create odors from time to time, the applicant states that any odors are only detectable inside the classrooms. Odors will be controlled by both the air-exchanging exhaust fan and by an air purifier. Staff believes that these are reasonable controls for the size and nature of this cosmetology school.

The Stonewall Jackson Building offers a sufficient number of parking spaces for the building's existing tenants. The applicant exceeds the number of spaces needed for the maximum number of students allowed on site. Since the applicant exceeds the parking requirement, staff has conditioned a greater maximum number of students than the applicant proposed initially. This will afford the applicant greater flexibility.

Staff recommends approval of the Special Use Permit request subject to the conditions listed in Section III below.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The number of students attending classes at this school at any one time may not exceed 14. (P&Z)
3. The hours of operation of the private commercial school shall be limited to between Monday-Friday, 10:00am and 7:00pm. (P&Z)
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)
5. 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)
6. 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, (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)

7. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
8. 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)
9. Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
10. Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed. (Parks)
11. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)(Parks)
12. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the Academy. (Police)

STAFF: Richard Josephson, Deputy Director, 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 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-2 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-3 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-3 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC 1109.2.2
 - (b) Door hardware must comply with USBC 1109.13
- C-4 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-5 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-6 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1).

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-refundable.
- C-3 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 7, Personal Grooming Establishments.
- C-4 Permits must be obtained prior to operation.

Parks & Recreation:

- R-1 Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed.
- R-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the Academy.

SUP2008-0041
25 S. Quaker Lane

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**