

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 #6
SPECIAL USE PERMIT #2008-0049

Planning Commission Meeting
September 4, 2008

ISSUE: Consideration of a request for a special use permit to operate a general automobile repair business.

APPLICANT: Best Auto Corner
by Nariman Sultanzada and Abdul Khair

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

LOCATION: 451 Calvert Avenue

ZONE: I/Industrial

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 #2008-0049

09/04/08



I. DISCUSSION

REQUEST

The applicant, Best Auto Corner, requests special use permit approval for the operation of a general automobile repair business located at 451 Calvert Ave.

SITE DESCRIPTION

The general automobile repair business is proposed for one unit of Building #6 at the Oakville Industrial Park. The entire property is one lot of record with 634 feet of frontage on Calvert Street, 150 feet of frontage on Jefferson Davis Hwy, 175 feet of frontage on Swann Street, and a total lot area of 107,248 square feet (2.46 acres.) Access to the property is from Calvert Ave. The general automobile repair business will occupy 6,420 square feet of space.



The surrounding area is occupied by a mix of industrial and commercial uses. Immediately to the north are two restaurants. To the south is Building #5 of the Oakville Industrial Park. To the east of the entire property is Potomac Yard Landbay H and to the west is an industrial building not officially a part of the Oakville Industrial Park.

BACKGROUND

The six industrial buildings at the Oakville Industrial Park were constructed between 1940 and 1960. On June 17, 1995, City Council granted Special Use Permit #95-0055 for the operation of a general automobile repair business, known as Dr. Motorworx, in the subject space. On January 25, 1997, City Council granted Special Use Permit #96-0182 to reduce parking requirements for all uses in the Oakville Industrial Park that are “by-right” according to the Zoning Ordinance. The subject space has been vacant for over two years prior to the applicant’s filing of this special use permit.

PROPOSAL

The applicant proposes a general automobile repair shop with up to four vehicles being repaired at any one time. The business is being operated in connection with the Best Auto Sales automobile dealership located at 2514 Jefferson Davis Highway. Many, though not all, of the vehicles repaired at this facility would be those intended for sale at that location. The applicant is not proposing any painting of vehicles as a part of the business operation.

Hours: Monday-Saturday, 8:00am – 7:00pm

Number of Repair Bays: 4

Noise: Some equipment will produce noise, such as the air compressor, air tools, and lifts. The applicant will mitigate these noises by keeping doors closed while they are in use.

Odors: Any odors would be typical of an automobile repair shop.

Trash/Litter: Spare parts, waste oil & other fluids, and office trash will be generated. General trash will be collected weekly, other items will be disposed of in conformance with industry best practices and all applicable laws.

PARKING

According to Section 8-200(A)(20) of the Zoning Ordinance, a general automobile repair business at this location requires 1.1 parking spaces for every 500 square feet of space. A general automobile repair business comprising 6,420 square feet of space will be required to provide 15 off-street parking spaces.

SUP#96-0182 reduced parking requirements for all “by-right” uses in the Industrial zone. Since general automobile repair is a special use, however, the parking reduction does not apply to this business.

Nonetheless, the applicant meets the requirement of Section 8-200(A)(20) with three parking spaces in front of the building, three parking spaces behind the building, and ten parking spaces inside the building, four of which are service bays.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203(H) of the Zoning Ordinance allows a general automobile repair shop in the industrial zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for industrial use.

II. STAFF ANALYSIS

Staff supports the application for a general automobile repair business at 451 Calvert Street. The use is appropriate for this area of industrial and retail uses and the overall impact to the neighborhood will be slight. Any additional noise impact will be slight and

would be typical in a neighborhood including a mix of industrial/retail uses. Staff has conditioned that waste generated from the general automobile repair business should be disposed of properly and in conformance with industry standards and applicable laws.

Despite the fact that the applicant satisfies its parking requirement, staff is concerned that the potential for parking and congestion problems could arise as vehicles are dropped-off and picked-up. Therefore staff has conditioned that all repair shop employees shall park either behind the building at 451 Calvert Ave. or at the parking lot of the automobile dealership operated by the applicant at 2514 Jefferson Davis Highway. Furthermore, any tow trucks delivering vehicles after hours shall unload them at the automobile dealership property instead of 451 Calvert Ave.

Subject to the conditions listed in Section III of this report, staff recommends approval of the special use permit.

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 hours of operation of the general automobile repair business shall be limited to Monday-Saturday, 8:00am to 7:00pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (P&Z)(T&ES)
5. No vehicles of any kind, whether operable, inoperable, junked, abandoned or stripped, shall be displayed, parked, or stored on a public right-of-way. (P&Z)
6. 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)
7. All vehicles in front of the business shall be parked or stored in a neat and orderly manner. (P&Z)
8. Loading and unloading of vehicles, if any, at 451 Calvert Ave. shall occur only during hours of operation. Tow trucks delivering vehicles after hours shall only drop-off vehicles at the automobile dealership lot operated by the applicant at 2514 Jefferson Davis Highway. (P&Z)

9. The applicant shall require its employees who drive to work to use off-street parking located at the 2514 Jefferson Davis Highway automobile dealership. (P&Z)
10. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)(T&ES)
11. 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)
12. 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)
13. 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)
14. 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 of Environmental Quality at 703-519-3400 ext.166. (T&ES)
15. 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)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
17. 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)
18. 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)
 19. 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)
 20. 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. (Parks)
 21. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (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 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)
- R-2 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 of Environmental Quality at 703-519-3400 ext.166. (T&ES)
- R-3 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)
- R-4 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-6 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-7 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-8 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-9 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.
- 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).

Code Enforcement:

- C-1 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-2 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-3 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-4 Mechanical ventilation for motor vehicle exhaust is required (USBC 2801.1)
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area (USBC 2801.1). In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust (USBC 2801.1).
- C-6 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.
- C-7 Separators are required for repair with grease racks, grease pits, or work racks. The design of oil separators must comply with USBC.

- C-8 Separators are required for repair garages, gasoline stations with grease racks, grease pits, or work racks, and/or where automobiles are serviced, greased, repaired, washed or where gasoline is dispensed.
- C-9 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 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)

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 business.

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