

DATE: April 15, 2015

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Ann Horowitz, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2015-0023
Administrative Review for New Use
Site Use: Massage Establishment
Applicant: Melvin Williams
Location: 5999 Stevenson Avenue
Zone: OCM(50)/Office Commercial Medium

Request

Special Use Permit #2105-0016 is a request to operate a new massage establishment, to be known as Spirit Massage & Bodywork, in a four-story office building at 5999 Stevenson Avenue. The proposed business is an expansion of the applicant's existing massage therapy establishment located at 6000 Stevenson Avenue. The proposed business would occupy 571 square feet of space, which is configured as five office suites on the second floor. Four massage therapists would be on the premises at any one time and would schedule approximately eight appointments a day with individual clients in the four rooms dedicated for massage therapy and cryotherapy. The fifth room would be used for massage therapy training once a month for the massage therapists who work at the proposed business. The applicant would also offer classes three times a week for up to five students on cardiopulmonary resuscitation (CPR) and automated external defibrillator (AED) training. Four healthcare-related businesses, two real estate organizations, one information and technology business, and a copy service are also located in the office building.

Parking

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance, a massage establishment is required to provide one off-street parking space for every 400 square feet of tenant space. The applicant would, therefore, need to provide two parking spaces, which are available in the 121 space parking lot that surrounds the office building.

Community Outreach

Public Notice has been provided through eNews and the City's website. Additionally, notification of the proposed new business has been sent to the Cameron Station Civic and Community Associations and The Lofts Condominiums. Staff has not received comments from residents or adjacent businesses regarding the application.

Staff Action

Staff supports the SUP request for a new massage establishment at 5999 Stevenson Avenue. Impacts from noise and odors are not anticipated since the proposed business would employ

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relatively few employees and accommodate only eight clients a day. The proposed business would complement the existing health and wellness establishments located in the office building. Standard conditions have been included to address matters such as hours of operation, litter, and public transportation options. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: April 15, 2015
Action: Approved

Alex Dambach, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2015-0023

The new owner 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. No more than four massage therapists shall operate at this establishment at any one time. (P&Z)
3. Applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
4. The hours of operation for the business shall be limited to between 9 a.m. and 7 p.m., Monday through Saturday. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
7. 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. (P&Z)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
9. 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
10. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
11. 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

Comment [SMA1]: Used this condition in lieu of the 2x per day in the Zoning Ord. based on the use.

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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)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
- R-3 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- C-1 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.
- C-2 The applicant shall encourage its employees and customers 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. (T&ES)
- C-3 The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
- C-4 The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking.
- C-5 The use must comply with the city's noise ordinance. No outdoor speakers shall be permitted. No amplified sound shall be audible at the property line. (T&ES)
- C-6 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. (TES)

Comment [SMA2]: Used this condition in lieu of the 2x per day in the Zoning Ord. based on the use.

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Code Administration
No comments received

Fire
No comments or concerns

Health Department
No comments

Parks & Recreation
No comments received

Police
No comments received

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STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2015-0023. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the massage establishment at 5999 Stevenson Avenue.

Applicant – Signature

Date

Applicant – Printed

Date