

Docket Item #13
SPECIAL USE PERMIT #2004-0044

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for a special use permit to operate a light automobile repair establishment.

APPLICANT: Carlos Flores

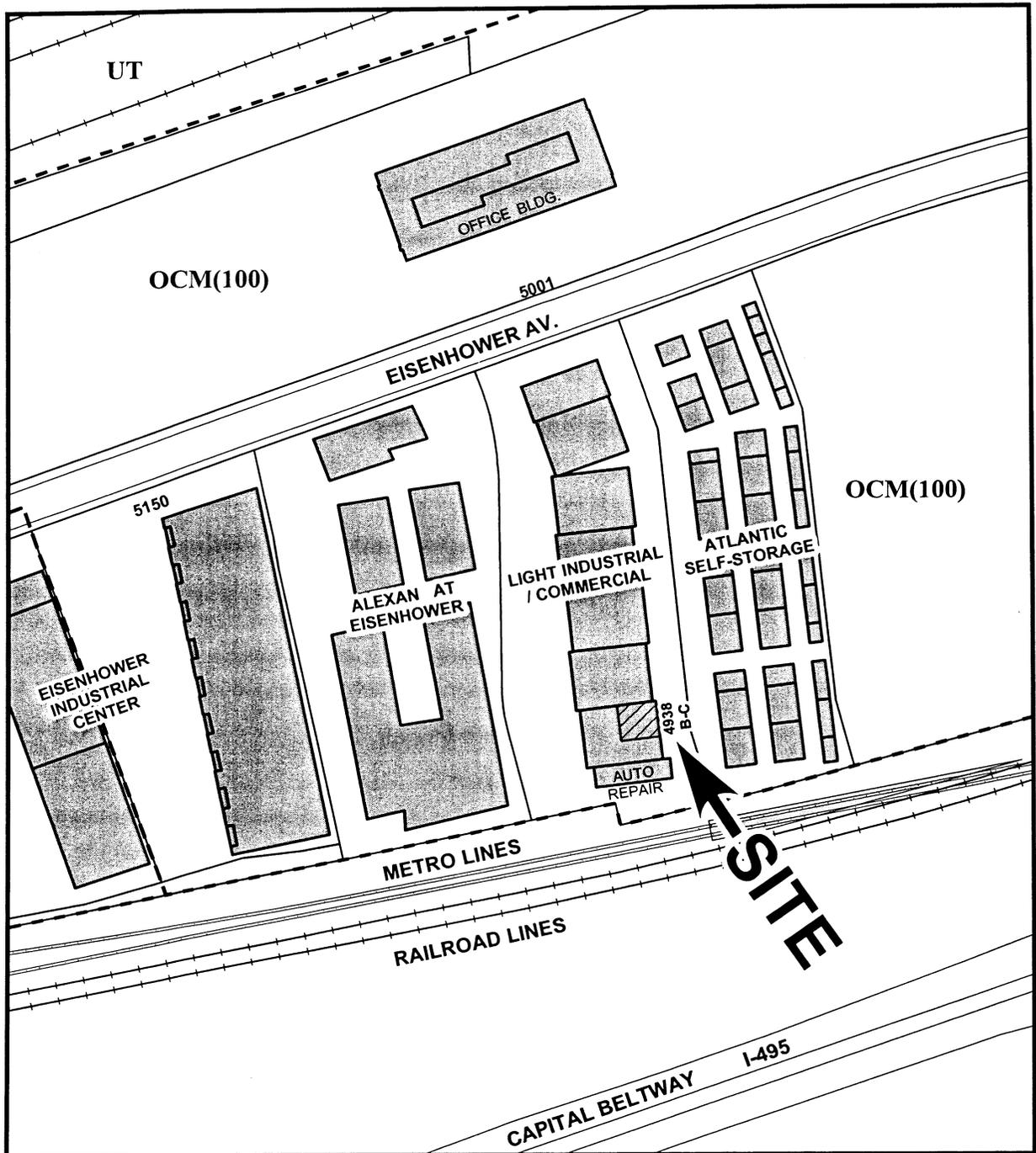
LOCATION: 4938 B-C Eisenhower Avenue (Parcel Add.: 4900 Eisenhower Ave)

ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, JUNE 1, 2004: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2004-0044

06/01/04



2

I. DISCUSSION

REQUEST

The applicant, Carlos Flores, requests special use permit approval for the operation of a light automobile repair business located at 4938 B-C Eisenhower Avenue.

SITE DESCRIPTION

The subject property is part of one lot of record with approximately 500 feet of frontage on Eisenhower Avenue and a total lot area of approximately eight acres. The site is developed with the 'BuildAmerica Six' Industrial Park with more than 40 units, which are occupied by a variety of light industrial/manufacturing and storage uses. The two subject spaces are currently vacant and located at the rear of the property.

SURROUNDING USES

The site is surrounded by industrial, commercial and storage uses. The railroad tracks abut the site to the south, an office building is located on the north side of Eisenhower Avenue.

PROJECT DESCRIPTION

This application is a request to operate a light automobile repair business to perform wheel balancing and alignment services. No handling of oil or other combustible material will be part of this use. The service will be performed in one of the two connected tenant spaces, Unit C, which is 1,800 square feet in size and equipped with one lift and a computer center. The second space, Unit B, will only be used for storage of vehicles.

Hours of Operation: The business is proposed to operate on an appointment basis between 7:00 A.M. and 6:00 P.M., Monday through Saturday.

Employees/Customers: The business will be operated by two employees. The services are estimated to last one hour and the applicant anticipates between eight and nine customers per day. The majority of customers will wait for their cars while they are being serviced. Overnight storage is available and provided in Unit B.

Trash: The applicant anticipates minimal trash to be generated by the business, as the service is mechanical and computerized. Trash will be collected three times a week and the property will be monitored to prevent littering.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 1,800 square feet is required to provide a minimum of five parking spaces (one space for each 400 square feet of floor area). The applicant provides four parking spaces in front of the building and up to eight spaces in Unit B, thus meeting and exceeding the technical parking requirement. Loading and unloading will occur during business hours on a loading space in front of the building's entrance.

ZONING / MASTER PLAN

The subject property is located in the OCM-100/Office Commercial Medium zone. Section 4-1003 (S) of the Zoning Ordinance allows a light automobile repair business in the OCM-100 zone only with a special use permit. The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan, which encourages the preservation of light industrial use and service commercial activities within the area.

II. STAFF ANALYSIS

Staff has no objection to the operation of a light automobile repair business located at 4938 B-C Eisenhower Avenue and believes that the use is compatible with the existing light industrial and commercial uses in the area. Staff notes that the site has been used for industrial uses and automobile repair in the past and does not object to the continuation of these uses in this location.

Staff has included the standard conditions for automobile repair businesses and a condition requiring a review of the special use permit one year after City Council approval so that if there are problems with the operation of the business, additional conditions may be imposed.

With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED PERMIT 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. (P&Z)
2. The applicant shall provide at least five parking spaces. (P&Z)
3. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)

5. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
6. 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)
7. 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)
8. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
9. The hours of operation shall be limited to between 6:00 A.M. and 8:00 P.M. Monday through Saturday. (P&Z)
10. 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)
11. 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 on 703/519-3400, extension 166. (T&ES)
12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
13. The application of paints or coatings shall be prohibited at the site. (P&Z) (T&ES)
14. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
15. 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)

16. 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)
17. 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 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)

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Bettina Irps, 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.
- 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.
- 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.
- R-4 The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth.
- R-5 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning.
- R-6 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- 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.

Code Enforcement:

- C-1 The current use is classified as A-Assembly; the proposed use is M-Mercantile. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.

- C-2 This structure contains mixed use groups [M, Mercantile; B, Business; S-2, Low-Hazard Storage] and is subject to the mixed use and occupancy requirements of USBC .
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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. An inventory and MSDS sheets for hazardous materials are required.
- C-5 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-6 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. 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
- C-7 Electrical wiring methods and other electrical requirements must comply with National Electrical Code for commercial repair garages of automobiles.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to the business opening.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

SUP#2004-0044
4938 B-C Eisenhower Avenue

APPLICATION for SPECIAL USE PERMIT # 2004-0044

[must use black ink or type]

PROPERTY LOCATION: 49380 C EISENHOWER AVE, ALEX VA 22304

TAX MAP REFERENCE: 068.04-01-14 ZONE: OCM-100

APPLICANT Name: CARLOS FLURES

Address: 4938A EISENHOWER AVE, ALEX, VA 22304

PROPERTY OWNER Name: TAYLOR BURKE

Address: 107 S FAIRFAX ST. ALEX, VA 22314

PROPOSED USE: Wheel Alignment (light auto repairs)

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

CARLOS FLURES
Print Name of Applicant or Agent

[Signature]
Signature

4938A EISENHOWER AVE
Mailing/Street Address

(703) 757-1499
Telephone # Fax #

ALEXANDRIA, VA 22304
City and State Zip Code

3-29-04
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

CARLOS FLORES 4938A EISENHOWER AVE, ALEX, VA 22304
IS LEASING FROM TAYLOR BURKE OF
BURKE AND HERBERT BANK

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.



Attachment to Page 3

This premise is intended to be used for wheels balancing and alignment. There will be no oil or any other combustible material involved on this premise. We estimate that at the rate of one hour per car for the service, the shop will accommodate approximately seven to eight cars each day. Hours of operation will be from 9:00 to 6:00. There will be two employees assigned to this shop. One parking for patron will be sufficient, because the service performed is by appointment, therefore, patron's vehicle will be inside the shop. The two employees use public transportation (we are two blocks from Metro), therefore, one employee parking will be provided.

This premise is located in the "BuildAmerica Six" Industry Park and was built for industrial and commercial use in 1980. All of the surrounding area is zoned industrial and used for various industrial and warehouse uses. The location of this premise is at the end of the Park adjacent to the railroad track. Wheel balancing and alignment will not generate too much noise volume.

Request to operate a full service wheel balancing and alignment service. The hours proposed are 9:00 am to 6:00 pm, six days a week. This service is by appointment and vehicle will be in service area therefore limited parking spaces are needed. It is estimated two spaces are sufficient.

4938B IS STRICTLY FOR VEHICLES STORAGE OF OVERNIGHT CUSTOMERS.
4938C IS FOR ALIGNMENT.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

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).

ALIGNMENTS ARE APPOINTMENT SERVICE, ESTIMATE 1 HOUR PER CAR (8-9 patrons during THE HOURS OF 9 AM TO 6 PM.

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

(2) Two EMPLOYEES AT ALL TIME FROM 9 AM TO 6 PM

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

Day:	Hours:
<u>MONDAY</u>	<u>9-6</u>
<u>TUESDAY</u>	<u>9-6</u>
<u>WEDNESDAY</u>	<u>9-6</u>
<u>THURSDAY</u>	<u>9-6</u>
<u>FRIDAY</u>	<u>9-6</u>
<u>SATURDAY</u>	<u>9-6</u>

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

BALANCE AND ALIGNMENT GENERATE LOW NOISE LEVELS

B. How will the noise from patrons be controlled?

PATRONS WAIT FOR THEIR VEHICLE, NO
NOISE WILL BE GENERATED.

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

THIS SERVICE IS COMPUTERIZE AND ENTIRELY
MECHANICALLY PERFORMED.

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?

THIS SERVICE IS ENTIRELY PERFORMED BY ELECTRIC
LIFT, THEREFORE MINIMAL TRASH WILL BE GENERATED

B. How much trash and garbage will be generated by the use?

MINIMAL TRASH.

C. How often will trash be collected?

THREE TIMES A WEEK.

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

THE PROPERTY OWNER HAS ZERO TOLERANT FOR
LITTERING. THIS IS SPECIFICALLY WRITTEN IN THE
LEASE, MINIMAL TRASH AND THREE TIME PICK-UP
SHOULD PREVENT LITTERING.

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 residents, employees and patrons?

EMPLOYEES ARE TO WEAR PROTECTIVE GEAR, FIRE EXTINGUISHERS
ARE IN PLACE. PATRONS ARE NOT ALLOWED INTO THE
SERVICE AREA.

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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

2 Standard spaces

2 Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

LOCATED IN FRONT OF PREMISE

C. Where is required parking located? on-site off-site (check one)

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

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A
N/A

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

N/A
N/A

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?

N/A
N/A

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? _____ square feet.

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

1,800 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: BUILD AMERICASIX INDUSTRIAL PARK

AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION

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: WHEELS BALANCING & ALIGNMENT

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

WHEELS BALANCING & ALIGNMENT

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

- 1 hydraulic lifts or racks
- service pits
- service bays

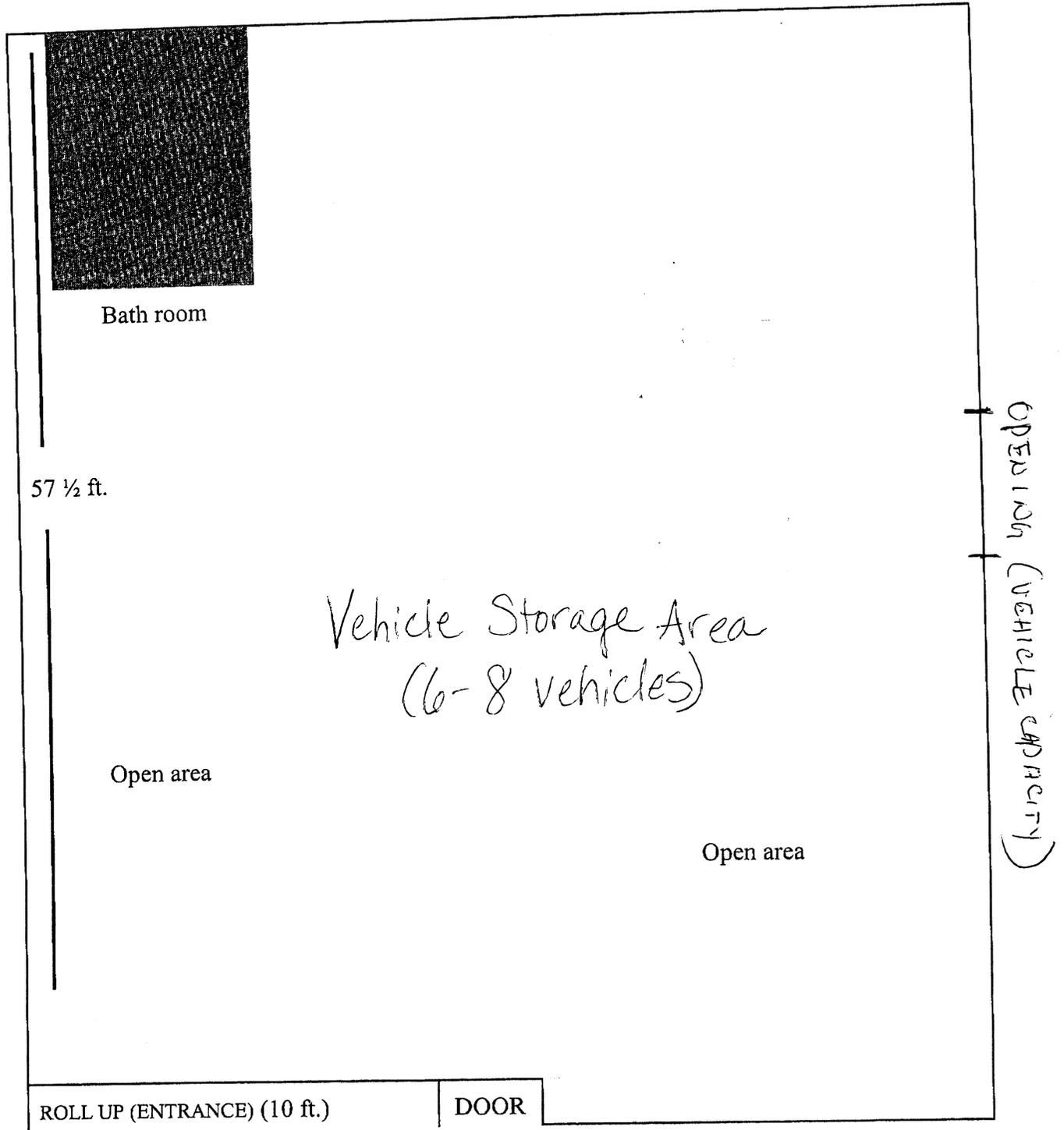
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

THIS SERVICE IS BY APPOINTMENT ESTIMATE ONE
CAR PER HOUR (9:00 AM TO 6:00 PM) Two EMPLOYEES

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.

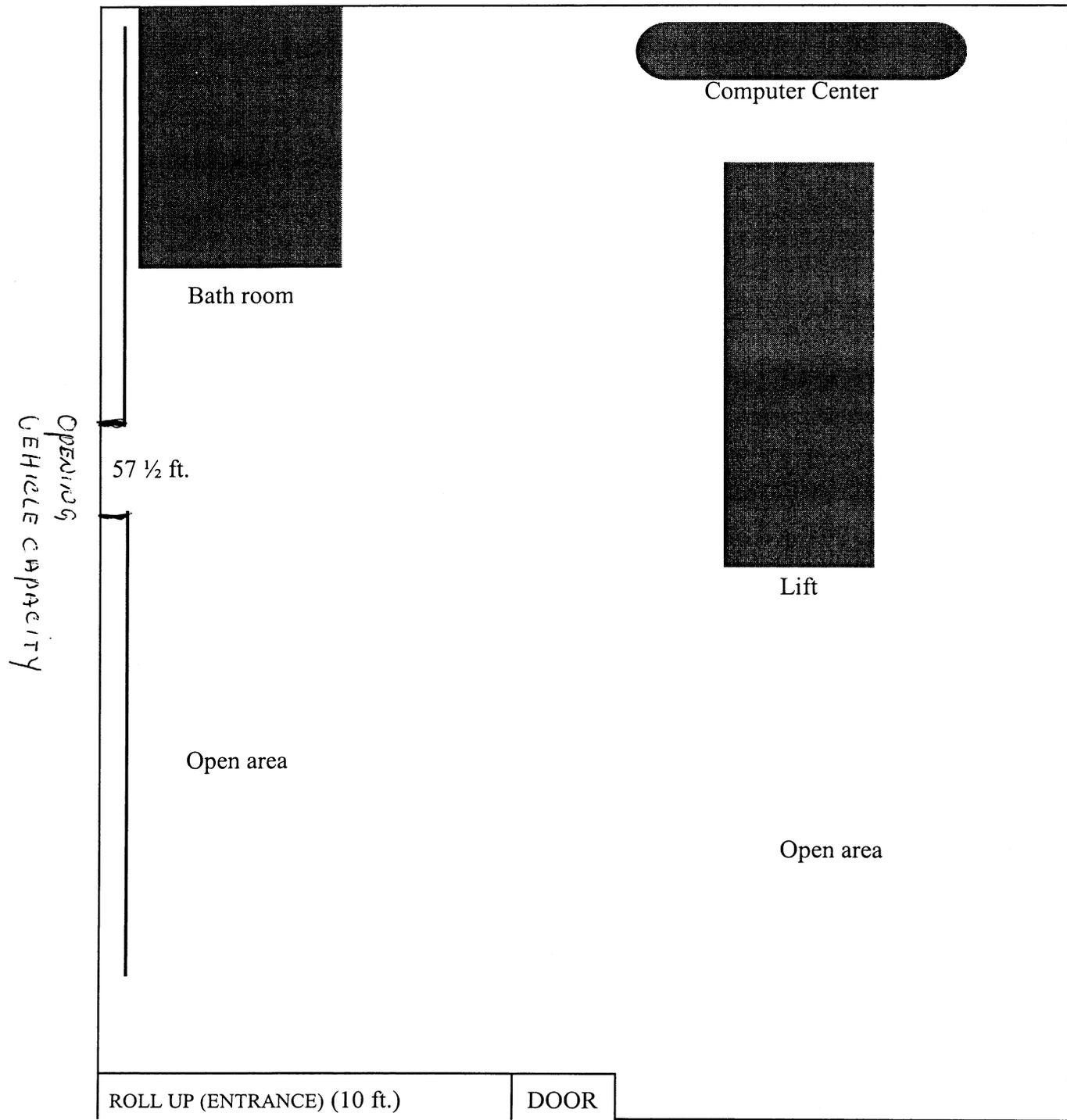
4938B SUP2004-0044
FLOOR PLAN - 4938 EISENHOWER AVENUE, ALEXANDRIA, VA



TOTAL 1,800 SQ.

SUP 2004-0044

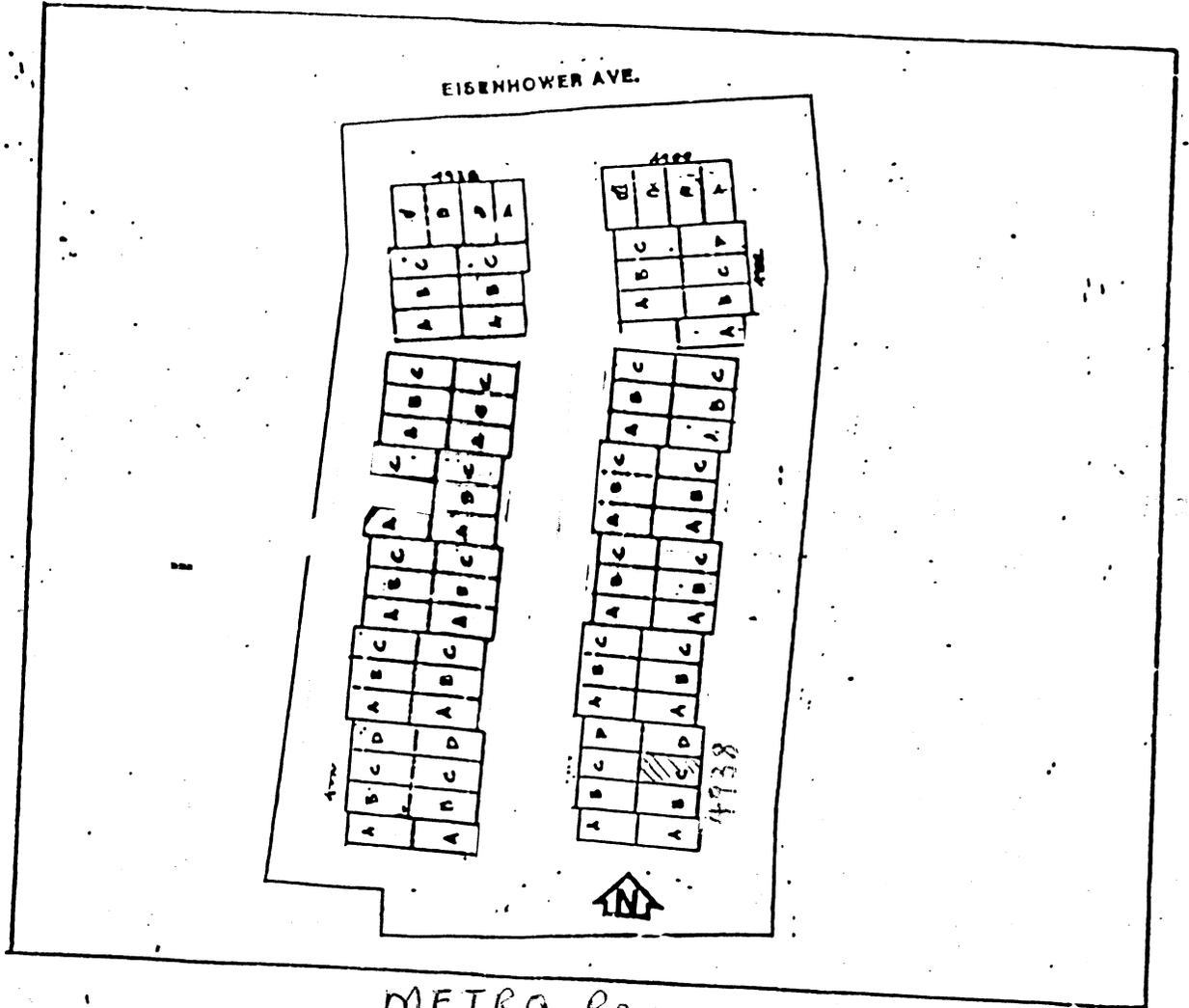
FLOOR PLAN - 4938B EISENHOWER AVENUE, ALEXANDRIA, VA



30 1/2 ft.

TOTAL 1,800 SQ.

SUP 2004-0044



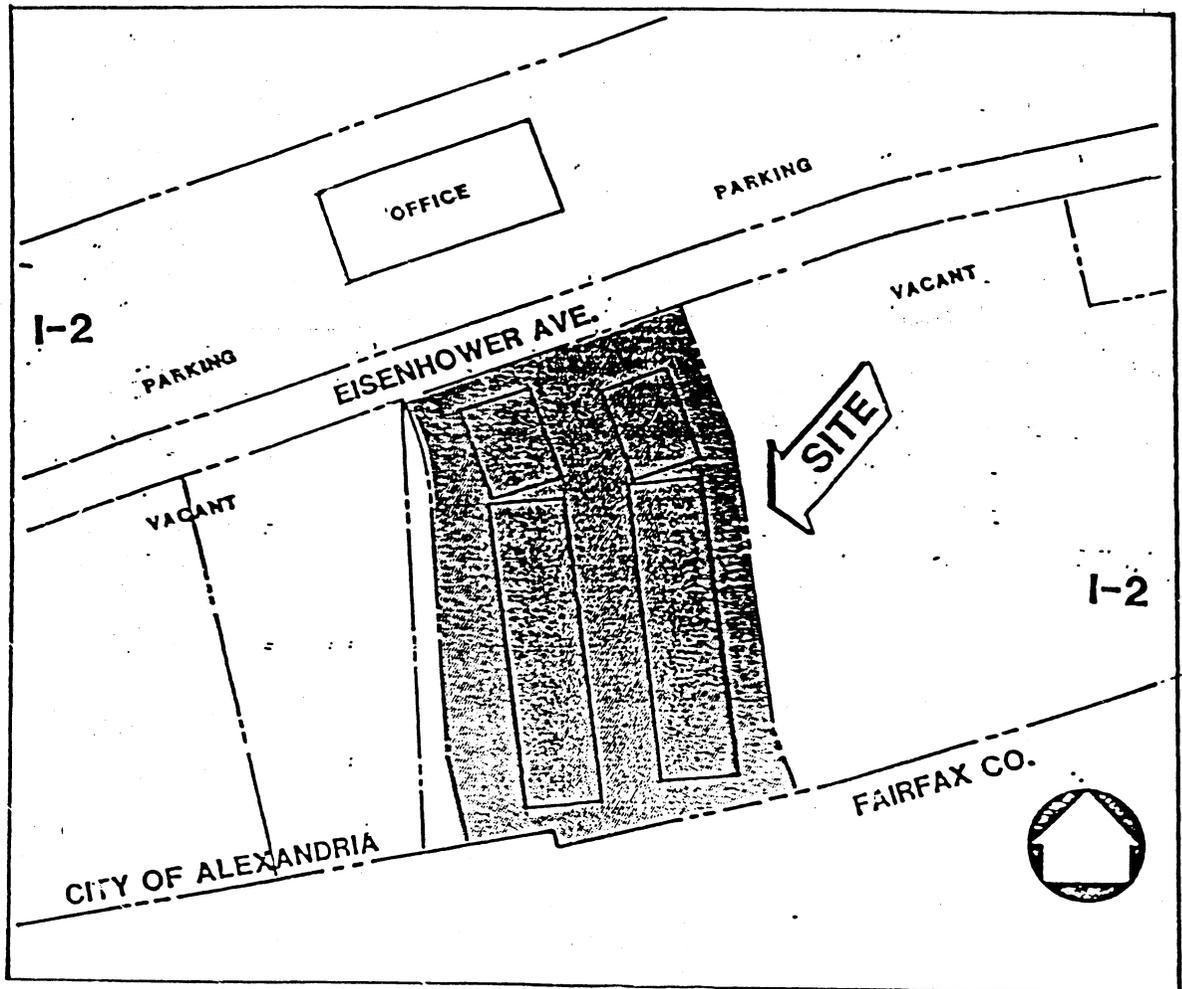
METRO RAIL TRACK

28

1565

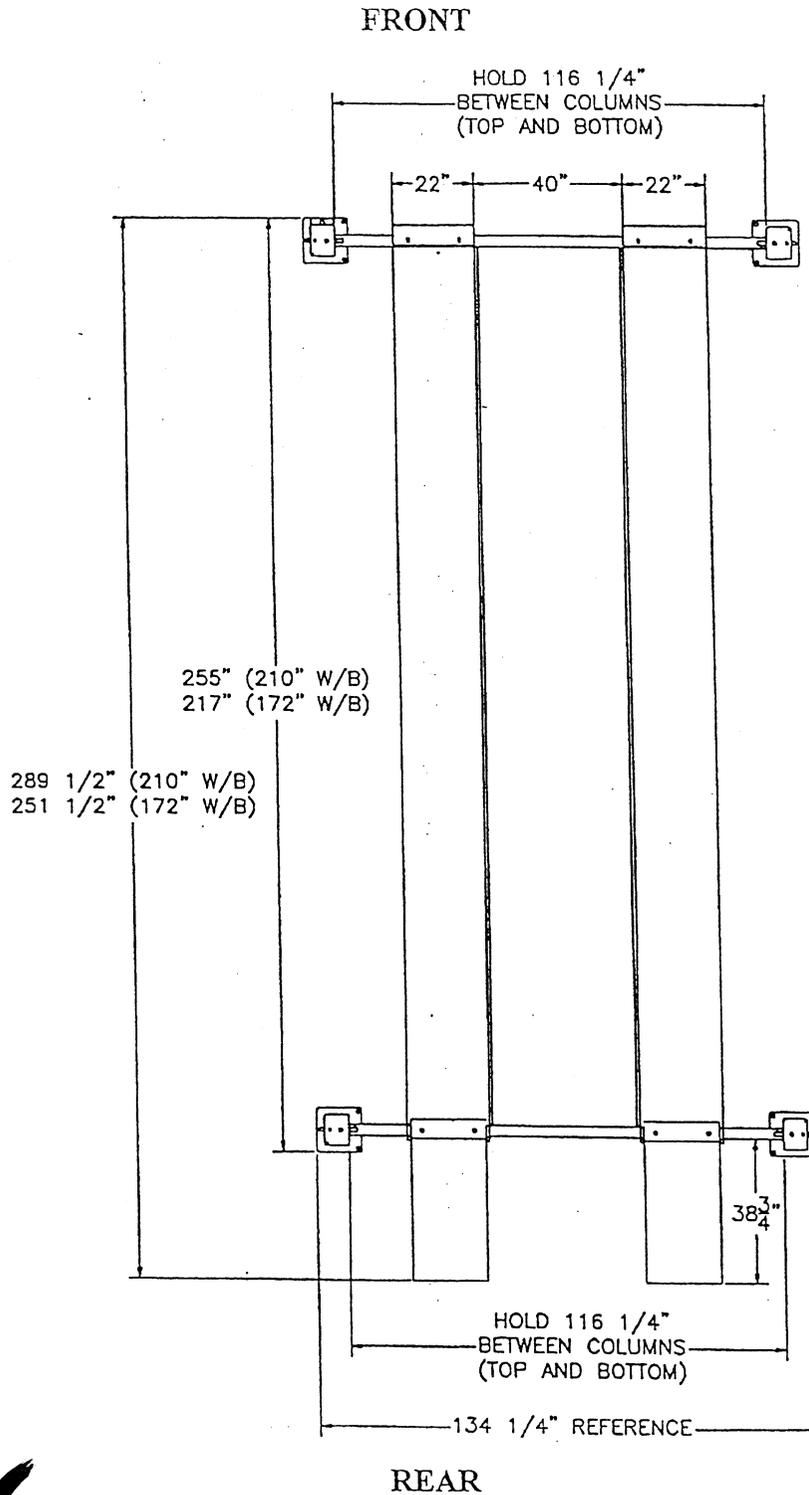
SUP2004-0044

The property in question and surrounding land use are shown on the sketch below:



GENERAL LIFT SPECIFICATIONS

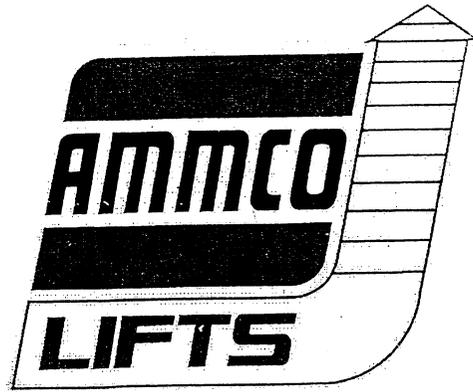
SUP 2004-0044



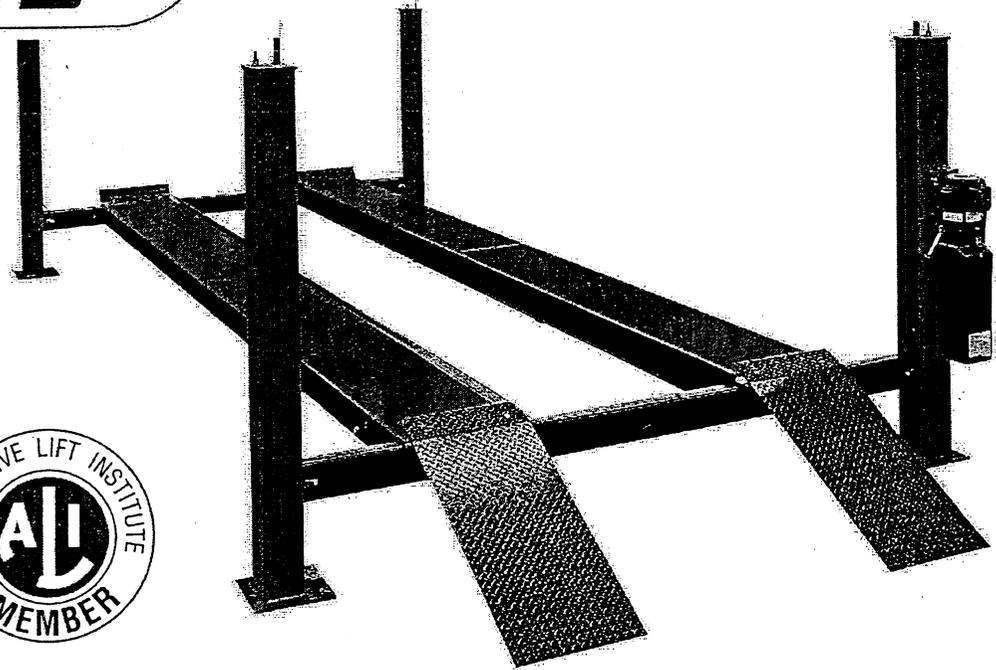
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Figure 1

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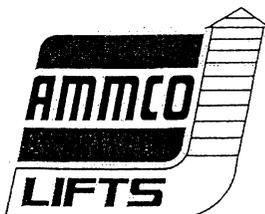


SUP2004-0044
**INSTALLATION
and OPERATION
MANUAL**



**12K CLOSED FRONT 4 POST
SERVICE 172"/210" W/B
S412C S - S/X,0/2,R/B/M,1/3**

**READ and SAVE THIS
INSTRUCTION MANUAL**



AUG 2003

6-2688

10

APPLICATION for SPECIAL USE PERMIT # 2004-0044

[must use black ink or type]

PROPERTY LOCATION: 4938B C EISENHOWER AVE, ALEX VA 22304

TAX MAP REFERENCE: 068.04-01-14 ZONE: OCM-100

APPLICANT Name: CARLOS FLORES

Address: 4938A EISENHOWER AVE, ALEX, VA 22304

PROPERTY OWNER Name: TAYLOR BURKE

Address: 100 S FAIRFAX ST. ALEX, VA 22314

PROPOSED USE: Wheel Alignment (light auto repairs)

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CARLOS FLORES
Print Name of Applicant or Agent

[Signature]
Signature

4938A EISENHOWER AVE.
Mailing/Street Address

(703) 757-1499
Telephone # Fax #

ALEXANDRIA, VA 22304
City and State Zip Code

3-29-04
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 06/01/04 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 6/12/04 Approved 6-0