

DATE: May 18, 2011

TO: Barbara Ross, Deputy Director
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2011-0026
Administrative Special Use Permit
Site Use: Massage Establishment
Applicant: Melinda Naff
Location: 2855 Duke Street
Zone: CL / Commercial Low

Request

Special Use Permit #2011-0026 is a request to operate a new massage establishment with esthetician services trading under the name “Mon Sanctuaire” in an 376 square-foot tenant space in a professional office complex at 2855 Duke Street. Although only one massage therapist will be operating at any one time, the use is a stand-alone massage business and is not, as is typical, an accessory use to a spa or salon. The applicant expects approximately eight customers per day and hours of operation of up to 11:00am to 8:00pm daily.

Parking

According to Section 8-200(A)(17) of the Zoning Ordinance, a massage establishment requires one off-street parking space for each 400 square feet of floor area. A massage therapy establishment with 376 square feet of space requires one parking space. The applicant meets this requirement by sharing 12 off-street parking spaces with the adjacent 2,000 square-foot doctor’s office.

Community Outreach

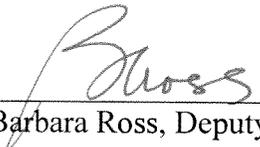
Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. In addition, the Longview Hill Citizens Association was sent information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the applicant’s request. The proposed location in a professional office complex is appropriate for this location. Although no impacts on neighboring properties are expected from the business, particularly given that its small size, staff has included standard conditions of approval here that, for example, address such matters as trash containers and the prevention of litter from accumulating on the property. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: May 24, 2011
Action: Approved



Barbara Ross, Deputy Director

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

CONDITIONS OF SPECIAL USE PERMIT #2011-0026

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 one massage therapist shall operate at this establishment at any one time. (P&Z)
3. 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)
4. 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. (P&Z)
5. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (P&Z) (T&ES)
6. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
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. (T&ES)
8. 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)
9. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
10. The applicant shall contact the Community Relations Unit of the Alexandria Police Department 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees prior to operation. (P&Z)
11. 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)

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, 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)