

DATE: March 15, 2011

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

FROM: Nathan Randall, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2010-0084  
Administrative Review for Minor Amendment  
Site Use: Light Automobile Repair  
Applicant: Van Dorn Site Associates, LLC by Catharine Puskar, attorney  
Location: 511 South Van Dorn Street  
Zone: CG / Commercial General

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**Request**

Special Use Permit #2010-0084 is a minor amendment request to add a third repair bay at the existing Jiffy Lube automobile repair shop. The proposed addition will measure approximately 476 square feet in size, increasing the total building size to a total of 3,056 square feet. No other changes to the operation are proposed.

**Background**

On September 18, 1982, City Council granted SUP#1507 to Jiffy Lube International, Inc. for the operation of a light automobile repair business at this location. On December 15, 1982, staff released Site Plan #82-037, which approved a 2,580 square-foot building as well as a 476 square-foot addition and associated parking for the light automobile repair shop. SUP approval does not appear to have included this additional 476 square feet of space and the addition space in question was never built. Therefore the applicant's current expansion request now requires new SUP approval.

In the early 2000s, the business was found to be disposing of used motor oil and other waste products in a manner inconsistent with local, state and federal environmental regulations and was required to comply with the terms of settlement agreement with the City of Alexandria. A Grading Plan (PLT2006-00036) approved in July 2008 brought the site into compliance with current best management practices for treating stormwater. The improvements were completed in November, 2008.

Although the previous SUP approval did not include any conditions, staff visited the subject property on December 16, 2010 for a general site inspection and found no violations or other issues. Two violations were recorded regarding illegal signage at the site previously. One violation occurred in 2008 for which a warning ticket was issued, while the other violation in 2009 resulted in a notice of violation. However, staff has not received any complaints or documented violations that would require staff to docket the Special Use Permit for public hearing.

**Parking**

According to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair business requires one off-street parking space for every 400 square feet of floor area. An automobile repair business with 3,056 square feet of space is required to provide eight parking spaces. The applicant meets this requirement by providing nine off-street parking spaces on the site. Six spaces are located outside and the remaining three spaces are provided in the three repair bays inside the building.

**Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. 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 minor amendment request. The proposed increase in floor area represents an increase of less than 20% of the floor area of the existing building and is consistent with Section 11-511(2)(b)(i)(e) of the Zoning Ordinance regarding eligible minor amendment requests.

The existing SUP does not carry any conditions of approval, which, while not unusual in 1982, is not consistent with current practice for SUP approval of automobile-related businesses. Staff has therefore added several standard conditions to reduce potential impacts from the use on neighboring properties, such as requiring routine litter pick-up, prohibiting any repair work from being conducted outside, and prohibiting the accumulation of vehicle parts outside of dumpsters or other receptacles. Staff has also included site-specific condition language requiring the applicant to satisfy certain stormwater quality requirements prior to the release of any anticipated revisions to the approved site plan or grading plan.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: March 15, 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 #2010-0084**

The applicant 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.

**NEW CONDITIONS (#1 - #24) ADDED BY STAFF:**

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 maximum hours of operation for the light automobile repair business shall be between 8:00am and 7:00pm Monday-Friday and between 8:00am and 5:00pm Saturday and Sunday. (P&Z)
3. The applicant shall post the hours of operation at the entrance to 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. (P&Z) (T&ES)
5. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. 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)
8. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
9. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
10. The applicant shall submit a plan for all signs on the building to the Director of Planning & Zoning for review and approval. Signage shall be limited to advertising the general business conducted on the premises. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises. (P&Z)
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. 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. (P&Z)

13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. 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)
15. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
16. 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)
17. 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)
18. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. (T&ES)
19. Revisions to previously approved plans PLT2006-00036 and SIT82-0037 will be required to be approved prior to issuance of any building permit for construction. (T&ES)
20. The following shall be completed prior to the release of the revisions to PLT2006-00036 and SIT82-0037.
  - a. Applicant shall provide certification from design professional that the existing BMP is in good working order and functioning as designed. (T&ES)
  - b. Submit two originals of the storm water quality BMP maintenance agreement with the City. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the revisions to the plans. (T&ES)
  - c. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default

requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

- d. Provide a BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
21. For modifications to the existing system or new facilities, the storm water Best Management Practices (BMPs) shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
    - a. Constructed and installed as designed and in accordance with the approved Plan.
    - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
  22. Final design of secondary containment and drains shall be approved by T&ES and Code prior to issuance of the building permit. (T&ES)
  23. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
  24. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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)