

Docket Item #9
SPECIAL USE PERMIT #2004-0001

Planning Commission Meeting
March 2, 2004

ISSUE: Consideration of a request for a special use permit to operate a general auto repair facility.

APPLICANT: Tae Jun Kim and Jeong Bin Kim
by Lonnie C. Rich

LOCATION: 612-B South Pickett Street

ZONE: I/ Industrial

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.

I. DISCUSSION

REQUEST

The applicants, Tae Jun Kim and Jeong Bin Kim, represented by Lonnie C. Rich, request special use permit approval for the operation of a general automobile repair business located at 612-B South Pickett Street.

SITE DESCRIPTION

The subject property is part of one lot of record with approximately 270 feet of frontage on South Pickett Street and a total lot area of approximately six acres. The site is developed with four warehouse buildings which are internally divided and occupied by a variety of light industrial/manufacturing and storage uses. The tenant space for the proposed use is currently vacant but was previously occupied by a sheet-metal manufacturer.

SURROUNDING USES

The site is surrounded by warehouse buildings occupied with industrial uses. Newton Asphalt abuts the site to the south, trucking and recycling businesses are located on the north side of S. Pickett Street.

PROJECT DESCRIPTION

This application is a request to operate a general automobile repair business with five lifts, including one 2-tower frame rack, and one state of the art spray booth provided inside the repair garage (see attached plan).

Hours of Operation: The business is operated between 7:00 A.M. and 6:30 P.M., Monday through Thursday, and 7:00 A.M. to 3:30 P.M. on Fridays. The applicant anticipates five to ten customer per day.

Employees: The business will start operating with two employees, adding up to four for a total of six employees.

Trash: Plastic, metal, rubber, paper boxes, used oil and antifreeze constitute the majority of trash generated by the use. Regular trash will be collected once a week; all hazardous materials will be picked up by a contracted recycling company.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 4,800 square feet is required to provide a minimum of 12 parking spaces (one space for each 400 square feet of floor area), in addition to one space for 400 square feet of office area for a total of 13 spaces. The applicant provides 18 parking spaces, including one handicapped accessible space. Eleven spaces are located inside of the building, the remaining seven spaces are situated on the west side of the building. Loading and unloading will occur during business hours on a designated loading space in front of the building's entrance.

ZONING / MASTER PLAN

The subject property is located in the I/Industrial zone. Section 4-1203 (H) of the Zoning Ordinance allows a general automobile repair business in the Industrial 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 designates the property for industrial use.

II. STAFF ANALYSIS

Staff has no objection to the operation of a general automobile repair business located at 612-B South Pickett Street and believes that the use is compatible with the existing industrial 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 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 13 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. (P&Z)
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 7:00 A.M. and 6:30 P.M. Monday through Thursday and 7:00 A.M. to 4:00 P.M. on Fridays. (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. All paint, thinner and solvents shall be stored so as to prevent any leakage or spillage from entering floor drains, storm sewers or sanitary sewers. (P&Z)
14. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
15. No material shall be disposed of by venting into the atmosphere. (T&ES)
16. 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 conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
18. 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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)

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:

- 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-2 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-3 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.
- R-4 No paint or coatings shall be applied outside the paint spray booth.
- R-5 No material shall be disposed of by venting into the atmosphere.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four 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-5 The current use is classified as F-1; the proposed use is S-1. 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-6 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.
- C-8 The required mechanical ventilation rate for air shall comply with the USBC. 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-9 Electrical wiring methods and other electrical requirements must comply with the 1999 edition of the National Electrical Code, for commercial repair garages of automobiles.
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.

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.
- 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.