

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

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 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.

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REPORT ATTACHMENTS AVAILABLE IN THE PLANNING AND ZONING OFFICE