

Docket Item #3
SPECIAL USE PERMIT #2005-0085

Planning Commission Meeting
October 4, 2005

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

APPLICANT: Davaadorj Battuvshin

LOCATION: 4928-C Eisenhower Avenue

ZONE: OCM-100/Office Commercial Medium

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

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION

REQUEST

The applicant, Davaadorj Battuvshin, requests special use permit approval for the operation of a light automobile repair business located at 4928-C Eisenhower Avenue.

SITE DESCRIPTION

The subject property is part of one lot of record with 455 feet of frontage on Eisenhower Avenue, a depth of approximately 795 feet and a total lot area of 8.529 acres. The site is developed with the 'BuildAmerica Six' Industrial Park, a one-story warehouse with 150,000 square feet of floor area, 335 parking spaces, and more than 40 units, and occupied by a variety of light industrial/manufacturing and storage uses. The 1,700 square foot space is located on the northeast side of the building, and is currently vacant.



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, and a self-storage lot is adjacent to the warehouse complex to the east.

PROJECT DESCRIPTION

The applicant requests to operate a light automobile repair business to perform minor repair work, particularly electrical repairs. The applicant intends to install two hydraulic lifts to conduct repair work on vehicles. The applicant proposes the following specific aspects of the operation:

- Hours of Operation: The business is proposed to operate between 8:00 A.M. and 6:00 P.M., Monday through Friday, by appointment on Saturday, and closed on Sunday.
- Employees/Customers: The business will be operated by two employees. The applicant anticipates between three and four customers per day.
- Noise: Air compressor and air powered tools will generate a little noise.
- Trash: The applicant anticipates minimal trash to be generated by the business. Trash will be collected daily.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance an automobile repair garage occupying 1,700 square feet is required to provide a minimum of five parking spaces (one space for each 400 square feet of floor area). The applicant will have four parking spaces designated to it in front of the building, and from two to four vehicles can be stored inside the building. The applicant complies with the parking requirement.

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 does not object to the operation of a light automobile repair business located at 4928-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 CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following 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. Automobile repair work done on the premises shall be limited to light repair which is defined as “Minor service work to automobiles or light trucks including tune up,

lubrication, alignment, fuel system, brakes, mufflers, and replacement of small items but not to include general auto repair services.” The application of paints or coatings shall be prohibited at the site. (P&Z) (T&ES)

4. The hours of operation shall be limited to between 6:00 A.M. and 8:00 P.M. Monday through Saturday, and closed on Sunday. (P&Z)
5. 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)
6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
7. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z)
8. 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)
9. 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)
10. 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)
11. 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)
12. 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)
13. 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)

14. 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)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. 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)
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 Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, 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 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning.
- R-5 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.

Code Enforcement:

- C-1 The current use is classified as F, Factory; the proposed use is A, Assembly. 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 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition

of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

- C-3 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 119.1).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 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.
- C-8 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-9 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-10 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.

- C-11 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- F-1 No comments

Police Department:

- R-1 The applicant is to contact the Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

SUP#2005-0085
4928-C Eisenhower Avenue

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**