

Docket Item #2
SPECIAL USE PERMIT #2006-0007

Planning Commission Meeting
April 4, 2006

ISSUE: Consideration of a request for a special use permit to operate a massage establishment within a salon and spa.

APPLICANT: JW Salons and Day Spas, LLC
by John Hall

LOCATION: 1561 Potomac Greens Drive

ZONE: CDD-10/Coordinated Development District

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, JW Salons and Day Spas LLC, requests special use permit approval for the operation of a massage establishment in a salon and spa located at 1561 Potomac Greens Drive.

SITE DESCRIPTION

The subject property is a commercial development on Slater's Lane, known as Potomac Plaza, and approved as part of the Potomac Greens residential portion of the Potomac Yard development scheme. (DSUP #2002-0028). The subject tenant space is at the northernmost end of the eastern building. The massage rooms will occupy 200 square feet of a 1,928 square foot salon.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is Old Town Greens townhouse development. To the south is Old Town Crescent Condominiums. To the east is an office/commercial building and to the west is the remainder of the Potomac Plaza development.

PROPOSAL

The applicant proposes to offer two massage rooms in its salon and spa. The salon is a permitted personal service use, and only the massage portion requires the special use permit. Each massage room will be occupied by one client and one technician at a time. Specific aspects of the massage component are as follows:

- Hours: 10:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 p.m. Saturday, and 12:00 noon to 5:00 p.m. Sunday.
- Clients: The applicant anticipates serving up to eight clients daily.
- Trash/Litter: Trash will be limited and includes paper products. A garbage dumpster is shared among all the tenants in the building, and is managed by the property management. Items sold from the premises do not pose a litter problem.

PARKING

As Potomac Plaza was designed to provide neighborhood-serving retail, restaurants, and personal service uses within walking distance of the adjacent residential neighborhood, the parking lot was designed to provide no more than the minimum number of spaces required by the Zoning Ordinance. This minimum/maximum number of spaces (68) was determined using a retail ratio based on the entire 15,000 square feet of potential development. An additional seven parking spaces are available on Potomac Greens Drive in front of the retail center. Below is a table showing the expected tenant mix, parking requirements, and peak time usage for the entire Potomac Plaza.

Business	Use	Size	# of Required Spaces	Estimated Hours	Peak Time
Rustico	Restaurant	4,894 SF (150 seats)	38	8:30 a.m. - 12 a.m. Sunday - Thursday, 8:30 a.m. - 1 a.m. Friday/Saturday	Evening
Spa/Salon & Massage	Personal Service	1,928 SF	5	10 a.m. - 8 p.m.	Day
Periwinkle Clothing	Retail	1,502 SF	7	10 a.m. - 6 p.m.	Day
Dry Cleaners	Personal Service	986 SF	3	7 a.m. - 7 p.m.	Morning, early evening
Dentist Office *	Office	819 SF	2	8 a.m. - 5 p.m.	Day
Specialty Grocery*	Retail	985 SF	5	10 a.m. - 6 p.m.	Day
Tropical Smoothie Café*	Restaurant	1,637 SF (36 seats)	9	8:30 a.m. - 12 a.m. weekdays 8:30 a.m. - 1 p.m. Friday/Saturday	Lunch
Coffeeshop*	Restaurant	2,079 SF (35 seats)	9		Morning, Evening

Total Required			78		
Total provided			75 (68 off-street, 7 on-street)		

Note: Parking reduction of 3 spaces approved for Tropical Smoothie, SUP#2005-0065.

The proposed massage establishment complies with the required parking.

ZONING/MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac Yard/Greens CDD and Small Area Plan chapter of the Master Plan which proposes that the general land uses for this land parcel be commercial and open space use.

II. STAFF ANALYSIS

Staff does not object to a massage establishment within the salon. The massage use is only a small portion of the full-service salon, which is a permitted use. Staff does not anticipate any additional impacts from the massage services beyond those associated with the salon use. Parking is adequate for the proposed use, with the required parking already assumed under a previously approved parking reduction. Staff has included a number of standard conditions, including a one year review.

With these conditions, staff recommends approval.

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. Only City licensed therapists may provide massage services at the facility. (P&Z)
3. The applicant shall require that all employees who drive to work use off-street parking. (P&Z)
4. The hours of the operation of the massage establishment shall be Monday through Saturday from 8:00 a.m. to 6:00 p.m., daily. (P&Z)
5. The applicant shall post the hours of operation at the entrance to the business. (P&Z)
6. 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 and a robbery awareness program for all employees. (Police)
7. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
8. 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)
9. 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)
10. Window signs or posters shall not block the visibility of the interior of the store from the street. Shelving, boxes, coat racks, storage bins, closets, and similar items shall be located where they do not block the windows. All window coverings shall remain open as much as possible and some interior accent lighting shall be provided when the business is closed. The front of the business may not be illuminated by flood lights placed on the sidewalk, trees or poles. Signage shall comply with the conditions and intent of DSUP#2002-0028. (P&Z)

11. 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:

F-1 No objections to request to include message treatment at salon and spa.

Code Enforcement:

F-1 No comment

Health Department:

C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.

C-2 Permits must be obtained prior to operations.

C-3 The massage and personal grooming sections of the business must be permitted separately.

C-4 Five sets of plans of each facility must be submitted to and approved by the department prior to construction. Plans for the massage facility must comply with Alexandria City Code, Title 11, Chapter 4.2, "Massage Regulations" and the personal grooming facility must comply with Alexandria City Code, Title 11, Chapter 7 "Personal Grooming Establishment."

C-5 All massage therapists must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599 Section 54.1-3029 and must possess a current massage therapist permit issued in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

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#2006-0007
1561 Potomac Greens Drive

**REPORT ATTACHMENTS
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