

Docket Item #4
SPECIAL USE PERMIT #2006-0087

Planning Commission Meeting
November 9, 2006

ISSUE: Consideration of a request for a special use permit to operate a day spa with massage therapy service.

APPLICANT: Serenite Vie Day Spa, LLC
by Victoria M. Olafson

LOCATION: 520 John Carlyle Street-Unit #180
Shops at Carlyle Square

ZONE: CDD-1/ Coordinated Development District 1

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, Victoria M. Olafson- Serenite` Vie Day Spa, LLC, requests special use permit approval for the operation of a day spa with massage therapy located at 520 John Carlyle Street.

SITE DESCRIPTION

The subject property is one lot of record with 277 feet of frontage on John Carlyle Street, 279 feet of depth and a total lot area of 77,228 square feet. The site is being developed with the Shops at Carlyle Square building, a multi-story condominium building that includes a mix of residential and retail uses.

The building is part of the 70-plus acre Carlyle development that has been designed for a mix of office, residential, and retail uses.

PROPOSAL

The applicant requests approval to provide massage therapy at its day spa where facial treatments, skin treatments, and other services will be provided. The operations of the business as proposed by the applicant are as follows:

Hours:	Monday- Friday	10am- 9pm
	Saturday	10am- 8pm
	Sunday	12pm- 6pm
Average number of patrons/day:	22	
Number of Massage Rooms:	7	
Number of Massage Therapists:	6	
Total Number of Employees:	11	
Trash/Litter:	Approximately 5 pounds per day to be collected twice per week provided by the building owner	

PARKING

The parking requirements for the subject building were specified in the Transportation Management Plan (Special Use Permit #2254) for the Carlyle Development, and these parking requirements were met for the subject site in the development of the on-site parking garage. The parking garage provides parking for the building's retail and residential uses. The applicant is thus not required to

provide parking beyond that already provided at the subject site. The final site plan for the subject building shows that there are 17 retail parking spaces and 155 office parking spaces within the on-site parking garage.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#1/Coordinated Development District zone. Section 2-602 (A) of the Zoning Ordinance identifies OC/Office Commercial zone as the underlying zone which allows a massage establishment only with a special use permit.

The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for a use consistent with the CDD #1 zone.

II. STAFF ANALYSIS

Staff does not object to the proposed day spa with massage therapy located at 520 John Carlyle Street. The proposed use will be consistent with the Eisenhower East Small Area Plan. The use will also be consistent with the planned development for the Shops at Carlyle Square.

In addition, staff finds that the parking requirements for the use have been met within the transportation management plan for Carlyle, where the adjacent parking garage provides parking for the building's retail uses.

Staff recommends approval of the request for Special Use Permit subject to recommended conditions.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the massage establishment shall be limited to daily between 8am- 9pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. 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)
5. 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, and on how to prevent underage sales of alcohol. (P&Z)
6. Only City of Alexandria licensed therapists may provide message services at the facility. (P&Z)
7. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness presentation for all employees and a security survey for the business. (Police)
8. 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 be open as much as possible and provide some interior accent lighting when the business is closed. The front of the business may not be illuminated by flood lights placed on the sidewalk, trees or poles. (P&Z)
9. 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 a robbery readiness presentation for all employees. (Police)
10. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
11. All waste products 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 control any odors, smoke or 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)
13. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)

14. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

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 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, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, 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 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 control any odors, smoke or 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-3 All loudspeakers shall be prohibited from the exterior of the building.
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials.(Sec. 5-1-99)

Code Enforcement:

- C-1 The current use is classified as M, Mercantile; the proposed use is B, Business. 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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.

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 operation.
- C-3 The massage and personal grooming section of the business must be permitted separately.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans fro the massage facility must comply with the 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 Establishments."
- C-5 All massage therapist must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance wit the Code of Virginia Chapter 599, § 54.1-3029 and must possess a current massage therapist permit issued in

accordance with Alexandria City Code Tittle 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 readiness presentation for all employees
- F-1 The police Department has no objection to the day spa.

SUP 2006-0087
520 John Carlyle St Unit #180

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