

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #3  
SPECIAL USE PERMIT #2007-0009

Planning Commission Meeting  
April 3, 2007

**ISSUE:** Consideration of a request for a special use permit to operate a massage therapy and yoga instruction establishment.

**APPLICANT:** Sara VanderGoot

**STAFF:** Richard Bray  
richard.bray@alexandriava.gov





**LOCATION:** 2214 Mt. Vernon Avenue

**ZONE:** CL/Commercial Low

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**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.



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## I. DISCUSSION

### REQUEST

The applicant, Sarah VanderGoot, requests special use permit approval for the operation of a massage therapy and yoga instruction establishment located at 2214 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 24.5 feet of frontage on Mount Vernon Avenue, 50.1 feet of depth and a total lot area of 1,227 square feet. The site is developed with an 800 square foot office space currently occupied by the applicant operating as a single massage therapist, accessory to a chiropractor. Access to the property is from Mount Vernon Avenue.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is Jag Title Inc. and Color Book Gallery (retail shopping). To the south is a 7-Eleven convenience store. To the east is a mix of retail and personal service uses. To the west is a single family residential community.

### PROPOSAL

The applicant proposes to operate a massage therapy business with yoga classes. The massage therapy will have three therapists with one client per therapist per hour. The yoga instruction will have eight students per class with a maximum of three classes per day. The maximum number of clients at one time will be 11.

Hours: Daily 10am – 8pm

Number of patrons: 39 clients per day

Noise: No anticipated noise impacts

Trash/Litter: No anticipated littering impacts

### PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a personal service establishment requires one parking space for every 400 square feet. A personal service establishment with 800 square feet will be required to provide two off-street parking spaces. Two exclusive parking spaces are provided in the lot behind the business. In addition there is a public parking lot at 2311 Mount Vernon Avenue.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL, commercial low zone. Section 4-103 (G.1) of the Zoning Ordinance allows massage therapy in the CL zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for neighborhood retail and personal service use.

**II. STAFF ANALYSIS**

Staff supports the proposed massage therapy and yoga facility at 2214 Mount Vernon Avenue. The applicant currently operates a successful massage therapy office at this location as accessory to a chiropractor. The proposed yoga studio will help to promote the vibrant, active lifestyle embodied by the Del Ray neighborhood. Staff believes that the 8:00 pm closing time will benefit the existing retail and restaurant establishments by helping to ensure a mid to late evening presence on Mount Vernon Avenue.

With the following 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the massage and yoga establishment shall be limited to between 10:00 am and 8:00 pm, seven days a week. (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. (P&Z)

6. 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, and a robbery readiness training for all employees. (Police)
7. 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
8. Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
10. 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;  
Richard Bray, Urban Planner.

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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 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- R-2 Applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval.
- R-3 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
- 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 Any proposed 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-2 Any proposed alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.
- C-2 This facility must meet current Alexandria City Code requirements for massage establishments.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 4.2 Massage Regulations.
- C-5 All massage therapist must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.0-3029 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 robbery readiness training for all employees.

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