

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 #2
SPECIAL USE PERMIT #2008-0017

Planning Commission Meeting
May 6, 2008

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

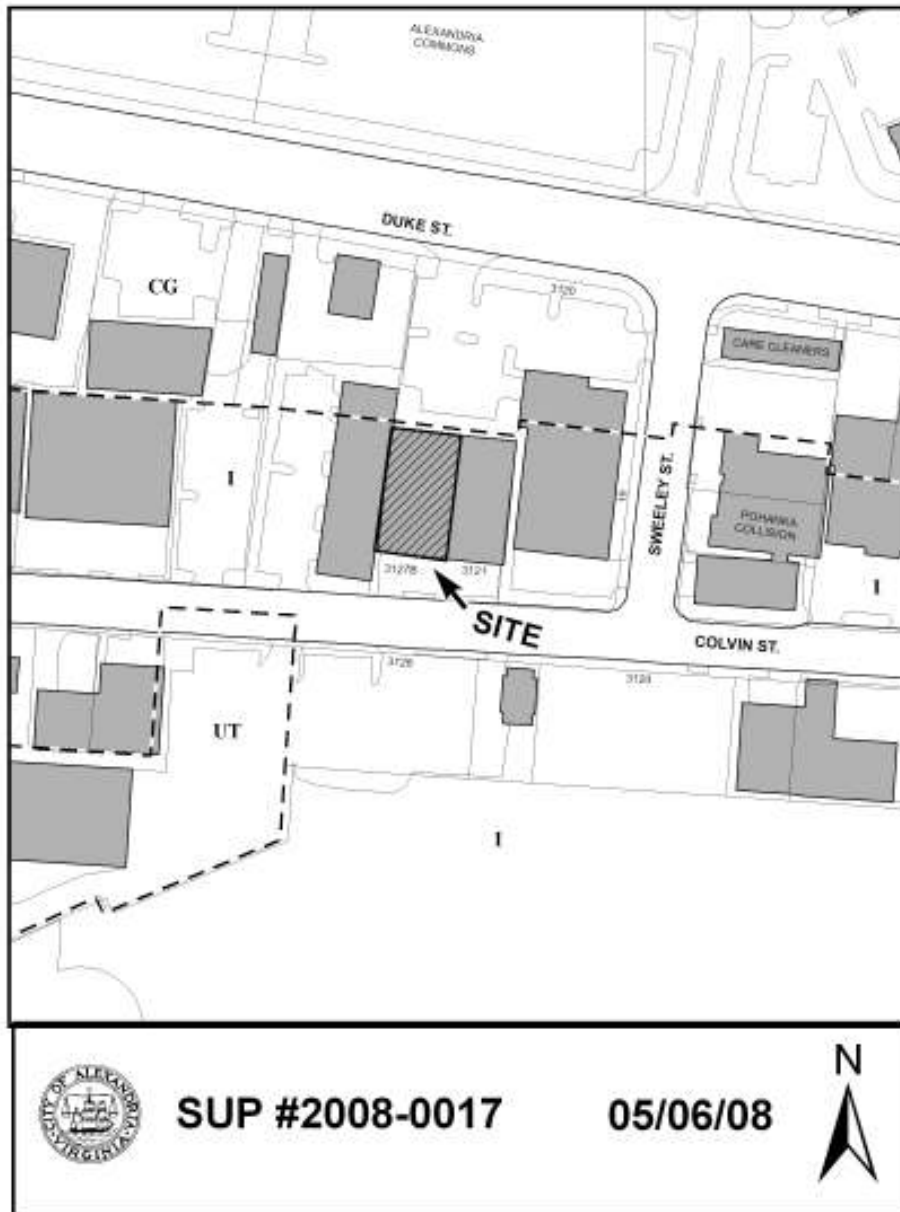
APPLICANT: Ahmad Z. “Zack” Mirza

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

LOCATION: 3127 Colvin Street (Parcel Address: 3121 Colvin Street)

ZONE: I/Industrial

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.



I. DISCUSSION

REQUEST

The applicant, Ahmad Mirza, requests special use permit approval for the operation of a general automobile repair business located at 3127 Colvin Street.

SITE DESCRIPTION

The subject property is one lot of record with 103 feet of frontage on Colvin Street, an average of 138.25 feet of depth and a total lot area of 13,795 square feet. The site is developed with an industrial warehouse building of 10,000 square feet containing two tenants: a light automobile repair business operated by the applicant, and a pet supplies/grooming/training establishment (with no overnight accommodation.) The applicant currently uses 5,000 square feet of the warehouse building for the existing business and proposes to operate general automobile repair in the same amount of space. Access to the property is from Colvin Street.



The surrounding area is occupied by a mix of industrial, retail, personal service, parking and institutional uses. Immediately to the north is a CVS drug store. A private parking lot and the City of Alexandria Traffic Control Center / Carpentry Shop are to the south. To the east on the same property is a pet grooming establishment, and to the east of that on a separate lot is the CVS drug store. To the west is the Colvin Center which includes a mix of retail, personal service, and industrial tenants, for a total of six businesses.

BACKGROUND

The applicant currently operates a light automobile repair business at this location. Staff received one complaint at this property in May 2007 regarding activity which may have constituted general automobile repair. Although no evidence of such activity was found, the applicant subsequently filed for the current special use permit. Staff has not received any complaints since May 2007.

PROPOSAL

The applicant seeks to expand his business to include those uses contained in the definition of general automobile repair, such as engine and transmission repair work.

Hours: Monday – Friday: 8:00 a.m. – 6:00 p.m.
Saturday: 9:00 a.m. – 3:00 p.m.

Noise: Typical noises emitted from general automobile repair activities. Applicant will take steps to minimize noise impact on surrounding area.

Odors: Building has exhaust system to vent any odors that may occur.

Trash/Litter: Trash will be collected once a week by a commercial service (AAA).

PARKING

According to Section 8-200 (20)(d) of the Zoning Ordinance, an industrial building used for other than long-term storage purposes in Parking District #2 requires 1.1 parking spaces for every 500 square feet of non-office area. A general automobile repair business containing 5,000 square feet of non-office area will be required to provide 11 off-street parking spaces. This parking requirement has been met with six parking spaces outside of the building and space for six cars inside of the building.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203 of the Zoning Ordinance allows a general automobile repair business in the I/Industrial zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for industrial use.

II. STAFF ANALYSIS

Staff supports the application for a general automobile repair business at 3127 Colvin Street. Since the proposal is to increase the existing operation from light automobile repair to general automobile repair, the overall impact to the neighborhood will be slight. Any additional noise impact will be slight and would be typical in a neighborhood including a mix of industrial/retail/personal service uses. Staff does not anticipate any parking impacts since the applicant meets his parking requirement using on-site parking inside and outside of the building. The proposed condition of a one-year review would ensure that noise level and parking levels remain acceptable.

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 general automobile repair business shall be limited to between Monday-Friday, 8:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 3:00 p.m. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. 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. (T&ES)
6. 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)
7. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
8. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
9. 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)
10. 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)

11. Applicant shall contribute \$500.00 to the Litter Control 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)
12. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
13. 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. (Police)
14. 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)
15. 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, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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. (T&ES)
- 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. (T&ES)
- 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. (T&ES)
- 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. (T&ES)
- R-6 All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-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 or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-8 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)
- R-9 Applicant shall contribute \$500.00 to the Litter Control 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)

- R-10 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- 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 A new fire prevention code permit is required for the proposed operation.

Health Department:

- F-1 No Comment

Parks & Recreation:

- F-1 No Comment

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.
- F-1 The Police Department has no objections to the business adding a "General Mechanic" to the SUP.

SUP #2008-0017
3127 Colvin Street

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