

DOCKET ITEM #3

Special Use Permit #2009-0041

618 A South Pickett Street – General Auto Repair

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.

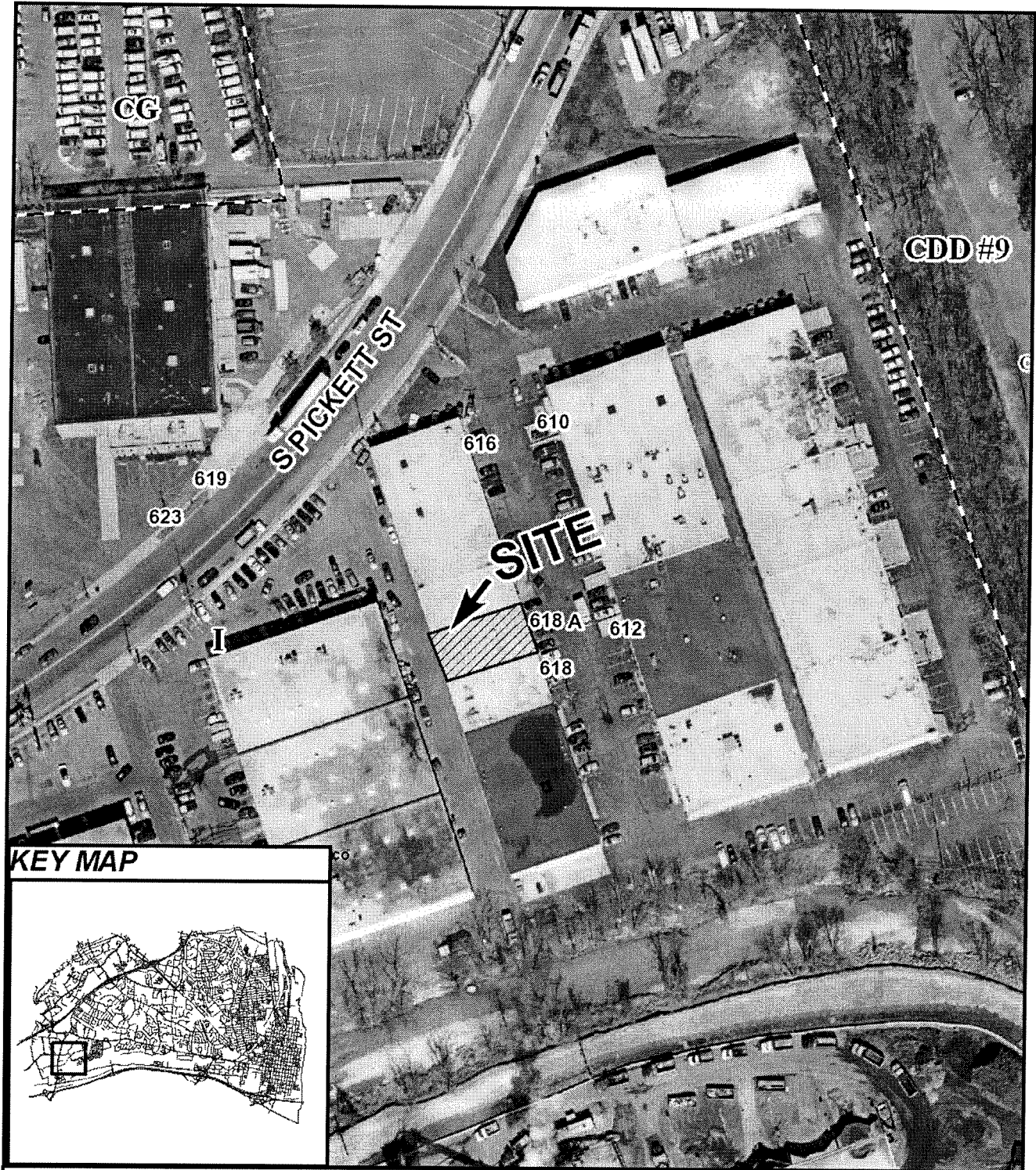
Application	General Data	
Request: Consideration of a request to operate a general automobile repair shop	Planning Commission Hearing:	October 6, 2009
	City Council Hearing:	October 17, 2009
Address: 618 A South Pickett Street	Zone:	I /Industrial
Applicant: Tahir Mahmood	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

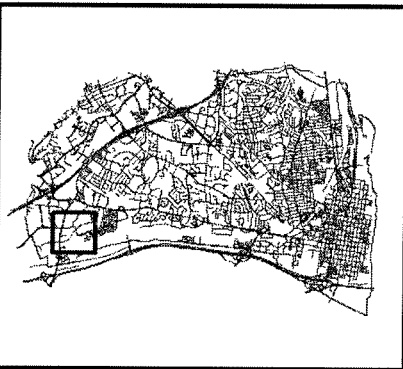
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 6, 2009:

CITY COUNCIL ACTION:



KEY MAP



SUP #2009-0041

10/06/09



I. DISCUSSION

REQUEST

The applicant, Tahir Mahmood, requests special use permit approval for the operation of a general automobile repair business located at 618A S. Pickett Street.

SITE DESCRIPTION

The subject property is one, irregularly-shaped lot of record with approximately 280 feet of frontage on S. Pickett Street, 440 feet of depth and 655 feet of width on average, and a total lot area of 270,176 square feet (6.2 acres.) The site is developed with an industrial/flex space center consisting of four warehouse-style buildings.



The surrounding area is occupied by a mix of industrial and park uses. Immediately to the north is an industrial warehouse. To the south is the Virginia Paving Company site. To the east is Armistead L. Booth Park and to the west is an industrial building with two automobile repair businesses and a small manufacturing business. Located in the same industrial/flex space center as the subject business are storage warehouses, two automobile repair businesses, and other light industrial uses.

BACKGROUND

No Special Use Permit has ever been filed for this location according to City records. The applicant opened a light automobile repair business at this location in July 2009, which is a permitted use in the Industrial zone. The previous use of this space was a storage/warehouse facility.

PROPOSAL

The applicant is proposing to operate a general automobile repair business at this location by expanding the services of his existing light automobile repair business. Although the applicant notes in his application that no body work will occur on the site, staff has included that service in its review of this proposal since it is included within the definition of general automobile repair.

Hours: 8:00am – 6:00pm, seven days/week

Number of Hydraulic Lifts: 2

Number of Customers: Approximately 1-5 customers/day

Noise: Noise from air compressor, air tools and hydraulic lifts is expected, but the use of tools will be minimized to prevent continuous running of air compressor

Odors: Any odors from car exhaust will be minimized by turning cars off while inside and by using fans

Trash/Litter: Trash will be collected 1-2 times/week

PARKING

According to Section 8-200 (A)(17) of the Zoning Ordinance, a general automobile repair business is required to provide one parking space for every 400 square feet of floor area. A general automobile repair business of 3,059 square feet will be required to provide eight (8) off-street parking spaces. The applicant satisfies this requirement with at least nine parking spaces located either immediately in front of the building or inside the building.

ZONING/MASTER PLAN DESIGNATION

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

The proposed use is consistent with the Landmark/Van Dorm Small Area Plan chapter of the Master Plan which designates the property for industrial use.

II. STAFF ANALYSIS

Staff does not object to the applicant's proposal to operate a general automobile repair business at 618A S. Pickett Street. The proposed use is appropriate for the surrounding area and similar to other businesses located in the same industrial/flex space center. Although some potential exists for neighborhood impacts from the operation of this use, this potential is reduced on account of the largely industrial character of the area and the small size of the proposed business. Furthermore, the conditions contained in Section III of this staff report should sufficiently mitigate these potential impacts.

Although the applicant noted in his application that he does not intend to offer body work at this business, staff has not excluded this service from the scope of this Special Use Permit request since body work is appropriate in this location and is allowed under the definition of general automobile repair. This is intended to provide the applicant and any future business owner additional flexibility in the services offered to customers.

Subject to the conditions contained in the staff report, staff recommends approval of the applicant's Special Use Permit request.

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 8:00am and 6:00pm, seven days/week. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
8. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
9. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
10. 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)
11. 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)
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. 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)
14. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)
15. 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 Office of Environmental Quality at 703-746-4065. (T&ES)
16. 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)
17. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
20. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
21. 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)
22. 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: Gwen Wright, Division Chief, 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 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-2 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)
- R-3 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-4 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 Office of Environmental Quality at 703-746-4065. (T&ES)
- R-5 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-6 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-7 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-8 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)

- R-10 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
- C-1 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). (T&ES)
- C-2 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. (T&ES)

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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. An inventory and MSDS sheets for hazardous materials are required.
- C-3 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-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust.
- C-6 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2006 for commercial repair garages of automobiles.

Health Department:

- F-1 No Comment

Parks and Recreation:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

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 assessment 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.
- F-1 The Police Department has no objections.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0041

PROPERTY LOCATION: 618 -A S. PICKETT STREET

TAX MAP REFERENCE: 067.02-02-11 ZONE: I

APPLICANT:

Name: TAHIR MAHMOOD

Address: 7405 LOISDALE RD, SPRINGFIELD, VA 22150

PROPOSED USE: GENERAL AUTOMOTIVE REPAIR

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

TAHIR MAHMOOD
Print Name of Applicant or Agent

[Signature] 06/24/09
Signature Date

7405 LOISDALE RD
Mailing/Street Address

571-594-9096
Telephone # Fax #

SPRINGFIELD, VA 22150
City and State Zip Code

Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 618-A S. Pickett St, Alexandria, Virginia, I hereby
 (Property Address)
 grant the applicant authorization to apply for the general automotive use as
 (use)
 described in this application.

Name: Leonard Greenberg Phone: 301-657-2525
 Please Print
 Address: 4401 Fairmont Ave, Bethesda, MD Email: _____
 Signature: [Signature] Date: 6/23/2009

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

I am an (ASE) Automotive SERVICE EXCELLENCE Technician, currently have 6 certificates. I have been working for over 6 years at a Service Station on Franconia road called BP. Its about 10 min from the location i am trying to get this sup. Most of my clients are from or around alexandria area. I will be doing and serving as a General Automotive Repair Shop. It will include: CAR/LIGHT TRUCK Repairs, TUNE-UPS, OIL CHANGE, BRAKES, TIRES, EXHAUST, MOTOR AND TRANSMISSION REPLACEMENT, REGULAR MAINTAINENCE, IT DOES NOT INCLUDE BODY WORK.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

about 1-5 clients a day

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

1-2 Employees during the day

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

7 DAYS

MON-SUN

Hours:

8AM- 6 PM

MON-SUN

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Shop Air Compressor, Air tools, CAR LIFT

- B. How will the noise be controlled?

Minimize the usage of Air Tools, so the
Air Compressor won't run continuously

8. Describe any potential odors emanating from the proposed use and plans to control them:

CAR EXHAUST.
CARS will be turned off when inside the garage, garage door remains open, Fans.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

mostly auto related, metal, plastic, fluids, oil
Tires, some papers, boxes.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1 bag of paper and boxes a week and
about 50lbs of auto related, metal, plastic etc.

- C. How often will trash be collected?

trash will be collected once a week
or twice a week depending on the work.

- D. How will you prevent littering on the property, streets and nearby properties?

have the clients drop off the cars and leave
or wait in the waiting area.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

parts cleaner, it will be used to
clean the parts in the parts cleaning
bucket. parts include like metal, plastic, Auto related.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Signs, signs outside and inside of the
garage indicating, 'no customers in work area'
Having Five EXTINGUISHERS and First Aid Box at site.

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

4-5 Standard spaces *additional overflow parking on site*
 _____ Compact spaces *if needed.*
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? _____

C. During what hours of the day do you expect loading/unloading operations to occur?

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NO IMPROVEMENTS NEEDED

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

3059 sq. ft. (existing) + _____ sq. ft. (addition if any) = 3059 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☒ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL AUTOMOBILE-ORIENTED USES

Supplemental Information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

☐ automobile or motor vehicle parking or storage lot.

☐ automobile or trailer rental or sales.

☐ automobile service station.

☐ automobile repair, including car wash.

☒ other: GENERAL AUTOMOTIVE REPAIR

2. What types of repairs do you propose to perform?

GENERAL AUTO REPAIRS INCLUDE: OIL CHANGE
BRAKES, EXHAUST WORK, MOTOR REPLACEMENT,
TRANSMISSION REPLACEMENT, A/C SERVICE, MOUNT-
TIRES, FACTORY SCHEDULE MAINTENANCE.

3. How many of each of the following will be provided?

2 hydraulic lifts or racks

_____ service pits

_____ service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

2 employee cars and 4-5 customer
cars for repairs. Cars can also be
parked inside the Garage for service.

5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes ☒ No

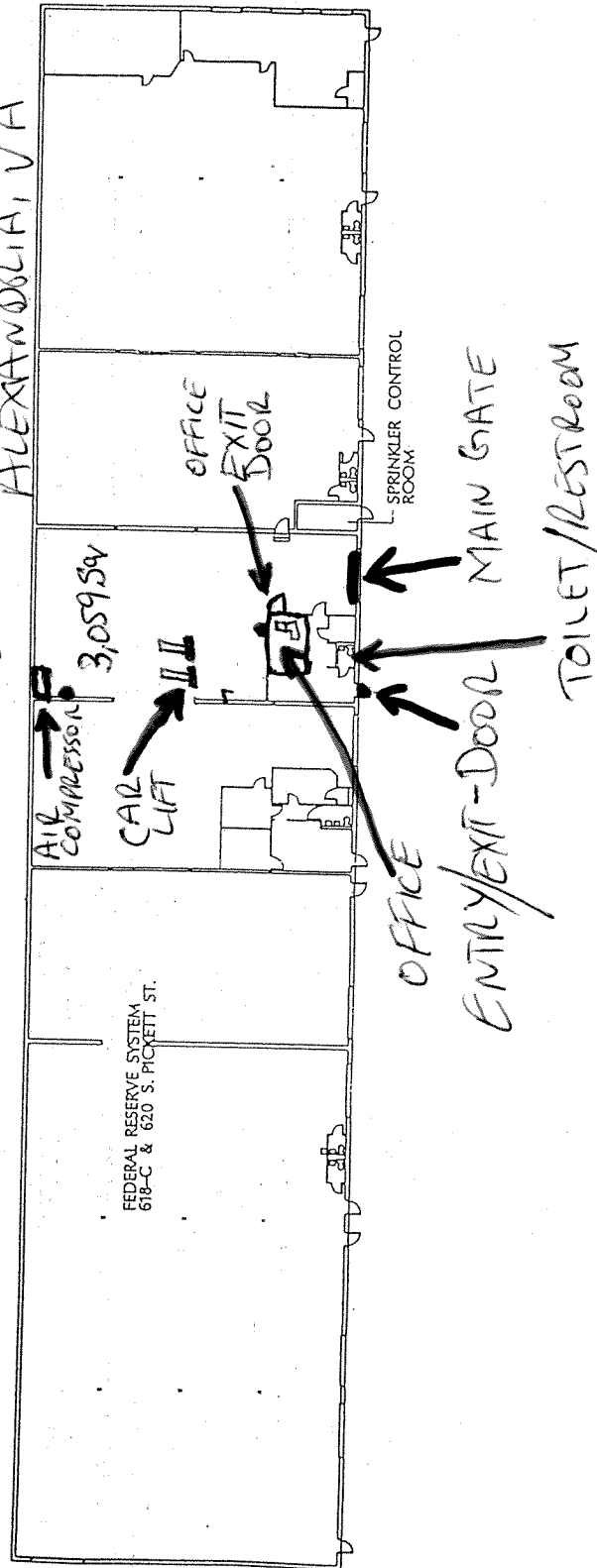
Please note: All repair work must occur within an enclosed building.

1100-600 dhs

BUSINESS NAME: TONY'S AUTO REPAIR

APPLICANT: TAHIR MAHMOOD

618-A S. PICKETT STREET
ALEXANDRIA, VA



• FIRE EXTINGUISHER



Gensler and Associates	Project	G.T.	Issues/Rev	Date	By	Drawing
Architects	INDUSTRIAL PARK			5/23/91	BLA	RJK
Project No. 91043.02						

DUKE ST

EXHIBIT A

Floor Plan

CAMERON PARK

