



**DOCKET ITEM #7**  
**Special Use Permit #2024 - 00030**  
**1050 North Fayette Street**  
**Yates Auto Care**

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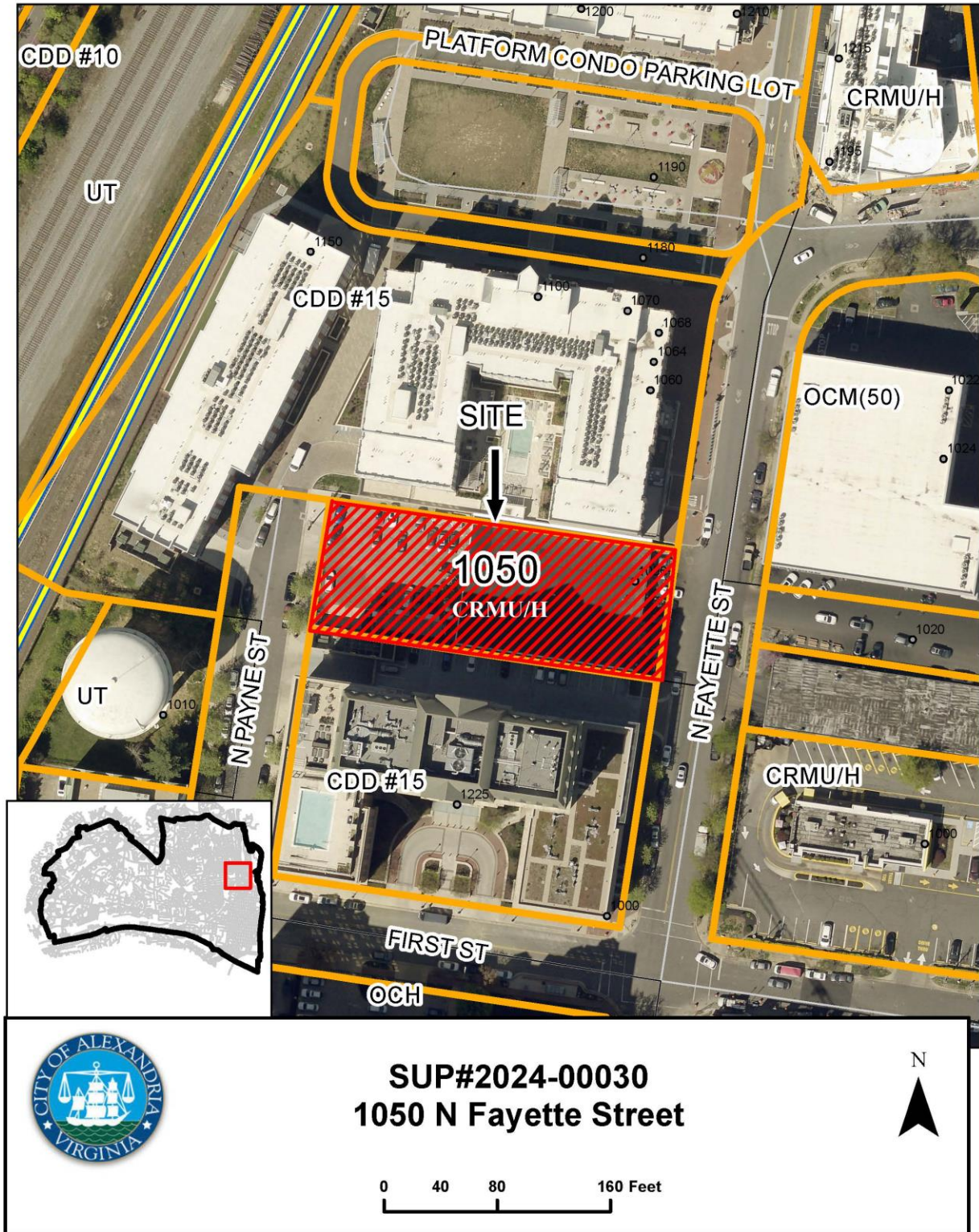
<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public Hearing and consideration of a Special Use Permit for a non-complying light automobile repair use (amending SUP #2014-00032)	<b>Planning Commission Hearing:</b>	June 6, 2024
	<b>City Council Hearing:</b>	June 15, 2024
<b>Address:</b> 1050 North Fayette Street	<b>Zone:</b>	CRMU-H
<b>Applicant:</b> Jeffrey Yates	<b>Small Area Plan:</b>	Braddock Road Metro Station

**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:**

Ann Horowitz, Principal Planner, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)  
Tony LaColla, Division Chief, [anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)

PROJECT LOCATION MAP



## I. DISCUSSION

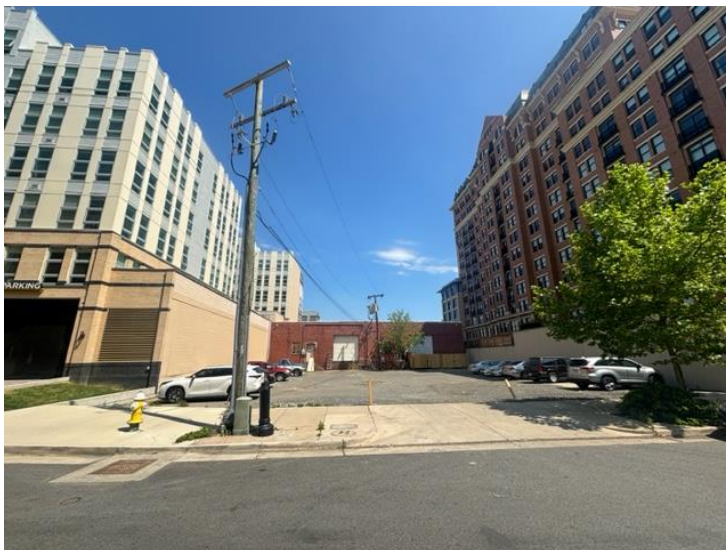
Special Use Permit (SUP #2014-00032), Condition #22 requires a June 2024 review of the non-complying light automobile repair use (washing, drying, detailing of vehicles) at 1050 North Fayette Street. The purpose of the review is to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Further, Condition #22 directs City Council to take such action as it deems appropriate, which includes approval, approval with condition amendments, denial, or deferral for more information.

### SITE DESCRIPTION

The subject property is one lot of record measuring 22,832 square feet in total. With 94 feet of frontage on the east and west sides of the lot and access from North Fayette Street and North Payne Street. It is developed with a warehouse-type building that is divided into two tenant spaces of approximately 5,850 square feet each. Yates Auto Care occupies the space to the south and the tenant space to the north is presently vacant (Figures 1 and 2).



*Figure 1: Front of Yates Auto Care on left at 1050 North Fayette Street.*

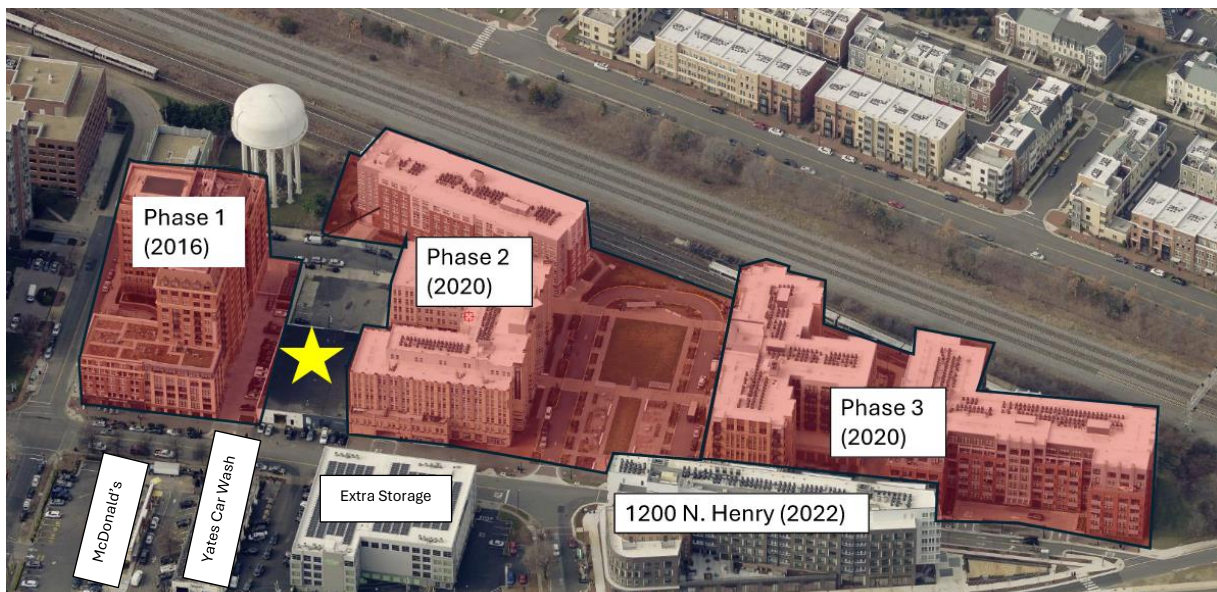


*Figure 2: Site rear entrance from North Payne Street.*

The surface parking lot behind the building provides 16 parking spaces. City Council approved a lease agreement in 2021 for use of a portion of the public right-of-way, allowing for approximately six parking spaces immediately in front of the building, primarily used for drying vehicles from the applicant's car wash across the street.

The site context around the subject property has changed significantly from the time the building was originally constructed. It has transitioned from an area of light industrial and warehouse uses to today's largely mixed-use neighborhood (Figure 3). The automobile repair use is immediately bordered on the south and north by multi-unit dwelling and mixed-use buildings making up Phase 1 (The Dalton) and Phase 2 (Platform) of the Braddock Gateway Coordinated Development District #15. The block directly across the street to the east contains Yates Car Wash and Detail Center, McDonald's restaurant and Extra Space Self Storage.

The Phase 3 (Platform) and 1200 North Henry multi-unit dwelling and mixed-use buildings are located nearby to the north. To the south, several multi-unit residential buildings are located on the 800 and 900 blocks of North Fayette Street. Carpenter's Shelter and The Bloom and the Alate senior living center are also sited to the south. A water tower, owned by Virginia American Water, is located to the west.



*Figure 3: Surrounding uses. Yellow star indicates 1050 North Fayette Street. Red shaded properties identify parcels developed as residential/commercial mixed-uses in the Northern Gateway area of the small area plan.*

## BACKGROUND

### Planning and Zoning – Land Use and Special Use Permits

The property was rezoned from I/Industrial to CRMU-H as part of the City-wide rezoning in 1992. An automobile repair business has operated at this site since 1994, when City Council approved

SUP #94-0357 to change the prior non-complying manufacturing use to general automobile repair pursuant to Section 12-302(B) of the Zoning Ordinance. The general automobile repair use continued until 2006 when it was converted to light automobile repair. In 2000, City Council granted SUP #2000-0136 to the applicant for operation of a general automobile repair business, with the provision that the SUP was to expire five years from approval. Subsequently, in February 2006, City Council granted SUP #2006-0001 to the applicant for the operation of a light automobile repair business, including washing and detailing, with a 10-year expiration date in February 2016.

The most recent City Council-approved SUP was in June 2014 when the applicant requested to amend Condition #22 to continue operation of his existing light automobile repair business for another 15 years. The City Council approved the request, adding reviews at five-year increments until SUP expiration in June 2029. The staff administrative review in 2019 supported the continuation of the SUP at a time when redevelopment interest existed in the area and DSUPs had been approved, although most of the projects had not reached completion or commenced construction. Staff balanced the community benefit of having the use at the location and the general lack of negative impacts with the status of the new area development and determined the use could continue until the City Council review in June 2024. During the 2019 staff administrative review, the business owner confirmed that he would consider the June 2024 use review when structuring leases for the adjacent space, which is presently vacant.

Within the last five years the business received the following warning notices. All violations were addressed within 10 days and no fines were issued.

6/12/2019	Warning for violation of Condition #14 (untagged cars on right-of-way)
6/18/2019	Warning for violation of Condition #5 and Condition #9 (unstriped spaces and no screening)
3/20/2023	Warning for violation of Condition #7 (vehicles parked in the public right-of-way)

Since March 20, 2023 no further violations have been verified. A recent SUP inspection found the applicant in compliance with all condition requirements.

**Planning and Zoning – Development**

Within the past seven years, several sites have been redeveloped with mixed-use and residential buildings near 1050 North Fayette Street. These include:

The Dalton (CDD Braddock Gateway Phase 1)	DSUP #2014-0015	270 units
Carpenter’s Shelter and The Bloom (930 North Henry)	DSUP #2016-0008	107 units
Platform (CDD Braddock Gateway Phase II)	DSUP #2016-0040	258 units
Platform (CDD Braddock Gateway Phase III)	DSUP #2018-0007	370 units
Grayson Apartments (1200 North Henry)	DSUP #2020-0001	119 units
Alate Senior Living Center (1112 North Fayette)	DSUP #2019-0007	133 units

The six developments account for an increase of 1,257 dwelling units in the Braddock Metro neighborhood.

**Section 9.06 and Right-of-Way Lease**

To provide for the washing drying, and finishing of overflow vehicles from Yates Car Wash, the applicant requires a lease for use of the public right-of-way to accommodate parked vehicles in front of 1050 North Fayette Street. The Planning Commission approved a Section 9.06 (Case #2021-00010) in February 2021 to allow for 509 square feet (roughly 92.5 by 5.5 feet) of the right-of-way in front of 1050 N. Fayette Street until June 30, 2024.

Should City Council approve the continuance of this SUP past June 30, 2024, an interim lease extension until September 30 will be required and docketed for City Council review at its June 11 legislative meeting and June 15 public hearing. A longer-term lease will be negotiated and finalized during the summer to allow for docketing in September. Lease terms will include continued use of 509 square feet of the public right-of-way and facilitating construction of a brick sidewalk in front of 1050 North Fayette Street to connect the existing sidewalks to the north and south, constructed during Braddock Gateway Phases 1 and 2 (Figure 4). This would result in an uninterrupted pedestrian connection along the 1000 block of North Fayette Street. The Gateway developer and the applicant contemplated construction of the sidewalk link for several months. Despite the good faith efforts of both parties, mutually agreed-upon terms could not be reached while the developer’s construction crew was available on-site.



*Figure 4: As part of a separate City Council lease agreement review, a new sidewalk section in front of Yates Auto Care will provide continuous and safe pedestrian passage along the 1000 block of North Fayette Street.*

**SUP REVIEW**

Special Use Permit #2014-00032, Condition #22 requires a June 2024 review of the non-complying light automobile repair use to assess the continuation of the use based on the redevelopment potential of the site and the compatibility of the use with other uses in the area.

The applicant would continue operation of this establishment that provides light automobile washing, drying, and detailing of vehicles as follows:

**Hours of Operation:**                    7 a.m. – 9 p.m., Monday – Saturday  
    8 a.m. – 7 p.m., Sunday

<u>Service Pits/Areas:</u>	Two lifts to be installed in the future and two service bays
<u>Customers:</u>	Sixty customers each day
<u>Employees:</u>	Five employees at any one time
<u>Noise:</u>	All work conducted inside building, but there are six outdoor parking spaces near Fayette Street where customers from the car wash that the applicant also owns across the street dry their cars.
<u>Odors:</u>	No significant odors are expected
<u>Trash/Litter:</u>	Standard trash would be stored inside in a dumpster and collected twice each week. Two cubic yards of garbage are typically generated.

### PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance, an automobile repair business is required to provide one off-street parking space for every 400 square feet of floor area. The existing business at 5,850 square feet equates to a 15 off-street parking spaces requirement. A total of 35 off-street parking spaces are provided, 19 of which are located inside the building and 16 spaces in the rear parking lot, exceeding the Zoning Ordinance requirement.

### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CRMU-H/Commercial Residential Mixed-Use High. Light automobile repair, which includes car washing, drying, and detailing, is not allowed in the CRMU-H zone and is a legal non-complying use.

The existing use is also not consistent with the Braddock Metro Neighborhood Plan approved in 2008 as part of the Braddock Road Metro Small Area Plan. The Braddock Metro Station Small Area Plan designates the parcel for one mixed-use residential and commercial building. The Braddock Metro Neighborhood Plan identifies the parcel as part of the seven-acre Northern Gateway Site, to be transformed from a former warehouse district to a pedestrian-friendly mixed-use neighborhood composed of neighborhood-serving retail, office, hotel, and residential uses.

## **II. STAFF ANALYSIS AND RECOMMENDATION**

The incompatibility of the light automobile repair use with other neighborhood uses has become significantly more evident since the 2019 staff administrative review with the completed construction of six new mixed-use buildings, creating 1,257 more residential units and neighborhood-serving commercial space. In 2024, it is clear the neighborhood is successfully transitioning from a concentration of light industrial, automobile-centric, and warehouse uses (vestiges of its pre-1992 industrial zoning) to a mixed-use, higher-density neighborhood, centered around mass transit options, as envisioned in the small area plan. Although staff has not received

recent inquiries for redevelopment, given the area activity over the past seven years, it is possible that the potential for new mixed-use development at 1050 North Fayette Street exists. That said, staff recommends approval to continue the SUP approval past June 2024, to allow the well-established light automobile business to proceed until the SUP expiration in June 2029.

The extension to 2029 allows the applicant time to plan alternatives for the operations at 1050 North Fayette Street. One option could include moving the automobile repair business and consolidating it across the street with the applicant's Yates Car Wash, a legal non-complying use without an SUP expiration date. This would eliminate vehicles frequently crossing from the car wash to the automobile repair use, which can interrupt traffic flow and safe pedestrian passage. With the relocation of the automobile repair business, the applicant could choose to redevelop the parcel or sell it to another for redevelopment. The eventual redevelopment of the parcel with a compatible mixed-use building is essential for a visually cohesive and pedestrian-connected streetscape on the block's west side, filling the incongruent gap between the Braddock Gateway Phase I and II developments. Additionally, the lot could support substantially more density in this transit-rich neighborhood as the existing building has a floor area ratio (FAR) of 0.52; up to 1.5 is permitted by-right with the opportunity to increase up to 2.5 through SUP approval.

Conditions have been carried forward from SUP #2014-00032 with few amendments. The need for an active lease with the City of Alexandria, led by the Department of General Services, for use of the public right-of-way in front of Yates Auto Care is clarified in Condition #7. Given the completion of the 2019 administrative review and this June 2024 docketed review, Condition #22 has been amended to reflect only the SUP expiration in June 2029.

To conclude, while incompatible in the relative short-term, allowing for Yates Auto Repair's SUP to continue past June 2024 and until June 2029 provides the applicant with flexibility to arrange for alternative site uses that are consistent with the Zoning Ordinance and the Master Plan, contributing to a potential increase in housing supply, the establishment of neighborhood-serving commercial uses, and the overall quality of life in this quickly emerging City neighborhood.

Subject to the conditions stated in Section III of this report, staff recommends approval of the extension 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 business or entity in which the applicant has a controlling interest. The applicant for this Special Use Permit request is Jeffrey Yates. (P&Z) (SUP#2000-0136)
2. The hours of operation shall be limited to 7 a.m. to 9 p.m. Monday through Saturday and 8 a.m. to 6 p.m. on Sundays. (P&Z) (SUP#2000-0136)
3. Condition deleted
4. The applicant shall provide and designate three parking spaces inside the building for use by customers and employees. (P&Z) (SUP#2000-0136)
5. The parking lot to the west to be used by the applicant shall be clearly striped, all employee and customer vehicles shall be parked within the striped area at all times, and no parking shall be allowed in areas needed to accommodate towing vehicles, all to the satisfaction of the Director of Planning & Zoning after consultation with adjacent property owners. (PC) (SUP#2000-0136)
6. Condition deleted
7. **CONDITION AMENDED BY STAFF:** All repair work, detailing and hand car washing shall be done inside the building, unless the applicant has an active lease with the City of Alexandria, approved by City Council, to allow ~~cars from 1018 North Henry Street may to be brought to the parking spaces~~ use the 509 square foot public right-of-way on the east side of the building at 1050 North Fayette Street for drying or finishing, ~~but n~~ No washing, drying, or finishing of vehicles shall occur on the public right-of-way, which is not part of an active lease, including on any part of what is commonly considered North Fayette Street. ~~(City Council) (PC) (SUP #2014-00032) (P&Z)~~
8. **CONDITION AMENDED BY STAFF:** No vehicle parts, tires, or other materials, such as chemicals, detergents, and cleaners, shall be permitted to be stored or to accumulate outside except in an enclosure with a roof  ~~dumpster or other suitable trash receptacle or enclosure.~~ (P&Z) ~~(SUP#2000-0136)~~ (T&ES)
9. The dumpster shall be screened with a solid wood fence and shall be maintained in good condition (P&Z) (SUP#2000-0136)
10. No customer, employee, or business associated vehicles shall be displayed, parked, or stored on a public right-of-way, including on any part of what is commonly considered North Fayette Street. (P&Z) (SUP#2000-0136)

11. The area around the building shall be kept free of debris and maintained in an orderly and clean condition. (P&Z) (SUP#2000-0136)
12. No vehicles shall be loaded or unloaded on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (PC) (SUP#2000-0136)
13. No debris or vehicle parts shall be discarded on the public right-of-way, including on any part of what is commonly considered North Fayette Street. (PC) (SUP#2000-0136)
14. The applicant shall not park junked, abandoned, or untagged vehicles on the property. A vehicle will not be considered to be “abandoned” or “untagged” if it is properly registered with an appropriate state authority. (P&Z) (SUP#2000-0136)
15. Condition deleted
16. No amplified sound shall be audible at the property line. (P&Z) (SUP#2000-0136)
17. **CONDITION DELETED BY STAFF:** ~~Prior to occupying the premises, the applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP#2000-0136)~~
18. 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 to be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP#2006-0001)
19. **CONDITION AMENDED BY STAFF:** 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 or at <http://alexandriava.gov/Environment> under Forms and Publications on the [Environmental Quality Forms and Publications Website](#). (T&ES) (SUP #2014-00032)
20. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2006-0001)
21. 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 & Environmental Services. (T&ES) (SUP#2006-0001)
22. **CONDITION AMENDED BY STAFF:** ~~The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (June 30, 2019) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as~~

~~they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in June 30, 2024 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. This approval shall fully expire on June 30, 2029. (P&Z) (SUP #2014-00032)~~

23. Condition deleted

**CONDITION AMENDED BY STAFF:** The Director of Planning & Zoning shall review the Special Use Permit one year after approval it has been operational, and then again every three years for compliance with all conditions and shall may 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, or c) or the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed new or revised conditions are needed to offset land use impacts not addressed in the City Code. (SUP #2014-00032)

24. Repair work shall be limited to light automobile repair. (City Council) (SUP#2000-0136)
25. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (SUP #2014-00032)
26. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer system. If on-site car washing occurs, the applicant shall comply with one of the following alternatives:
- Deleted.
  - Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Renew Enterprises.
  - Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified therein.
  - Commercial car wash installations shall be equipped with water recycling system approved by the building official. (T&ES) (SUP #2014-00032)
27. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
28. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall only occur during business hours, or shall not occur between the hours of 11:00pm and 7:00am, whichever is more restrictive. (T&ES)

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

R-1 Carry forward the existing T&ES condition with amendments to:

Condition #19: The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained on the Environmental Quality Forms and Publications Website (T&ES)

*Additional conditions:*

R-2 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)

R-3 Chemicals, detergents, cleaners, and car parts stored outside the building shall be kept in an enclosure with a roof. (T&ES)

R-4 Supply deliveries, loading, and unloading activities shall only occur during business hours, or shall not occur between the hours of 11:00pm and 7:00am, whichever is more restrictive. (T&ES)

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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES/DROW)

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/DROW)

C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES/DROW)

C-4 The use must comply with the city's noise ordinance.

Code Enforcement:

No comments received

Fire:

No comments received

Parks, Recreation, and Cultural Activities:

F-1 When evaluating redevelopment potential, consider what contribution the site's frontage could make to the designated walking street along Fayette Street as defined in Braddock Metro Neighborhood Plan

Police Department:

No comments received

Health Department:

No comments received

STAFF: Tony LaColla, AICP, Land Use Services Division Chief  
Ann Horowitz, Principal Planner