

Docket Item #3

Special Use Permit #2013-0075
600 South Pickett Street – German Auto Center

Application	General Data	
Consideration of a Special Use Permit request to operate a general automobile repair facility.	Planning Commission Hearing:	December 3, 2013
	City Council Hearing:	December 14, 2013
Address: 600 South Pickett Street	Zone:	I / Industrial
Applicant: German Auto Center, Inc. by Roland Joun	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.

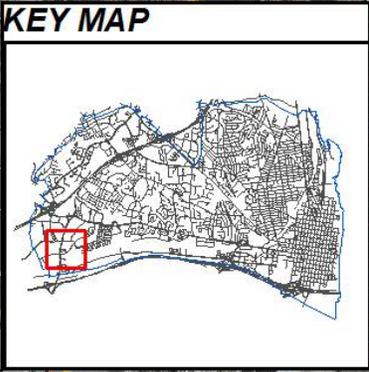
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 3, 2013: On a motion by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission recommended approval of the request with the addition of new Condition #21 as recommended by staff and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Don Buch, representing Cameron Station Civic Association, commented that staff has sufficiently addressed his recent concerns, particularly regarding parking on the property.



SUP# 2013-0075
600 S Pickett Street



I. DISCUSSION

The applicant, German Auto Group of Alexandria LLC, requests Special Use Permit approval to operate a general automobile repair facility at 600 South Pickett Street.

SITE DESCRIPTION

The subject site is the western-most portion of Building #1 at a four-building industrial complex known as Cameron Park. The parcel on which the buildings are located has approximately 276 feet of frontage on South Pickett Street, an average depth of 600 feet and a total lot area of 270,176 square feet (6.2 acres).



Several commercial/industrial uses exist on the property, including four other automobile repair businesses. The property is also surrounded by a mix of commercial and industrial uses, including warehouse and self-storage businesses to the north and auto repair businesses to the west. Armistead Boothe Park is located to the east and Backlick Run is located to the south.

PROPOSAL

The applicant proposes to operate an 11,000 square-foot general automobile repair facility at this location. The business will offer a variety of automobile repair services such as engine and transmission repair, brake work, muffler replacement, and tire changes. Although the applicant specializes in repairs for German automobiles, it offers services to a variety of automobile makes and models. The applicant does not expect to offer automobile body work or painting at the present time. Additional elements of the applicants' current proposal are as follows:

Hours of Operation: 8 a.m. – 7 p.m. Monday – Friday
8 a.m. – 3 p.m. Saturday

Service Pits/Areas: 12 vehicle lifts and one non-lift repair area

Customers: Ten customers each day

Employees: Ten employees at any one time

Noise: Equipment will not be heard more than 20 feet from use

Odors: No significant odors are expected

Trash/Litter: Standard trash will be stored on-site in a dumpster and collected once each week. Vehicle parts and fluids, such as used motor oil and oil filters, will be collected by a contractor on a regular basis.

ZONING/MASTER PLAN DESIGNATION

The 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 Special Use Permit approval.

The property is located within the Landmark/Van Dorn Small Area Plan, which designates the property for uses consistent with the Industrial zone. The property is on the border of, but not located within, the Landmark/Van Dorn Corridor Plan approved in 2009.

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a general automobile repair business is required to provide one off-street parking space for every 400 square feet of space. The proposed 11,000 square-foot business is therefore required to provide a total of 28 parking spaces. The applicant meets this requirement with the provision of 16 outdoor spaces and 12 indoor spaces for a total of 28.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a general automobile repair business. The proposal is appropriate for this largely industrial area, has adequate parking and is not immediately adjacent to residences.

Cameron Station Civic Association has met with staff to discuss the proposal generally and to express its interest in the inclusion of two conditions, recommended in similar cases in the vicinity, regarding the visibility of damaged vehicles and an additional review requirement. Although the applicant does not expect to offer auto body or painting services, given that it could do so in the future, staff recommends prohibiting damaged vehicles from being readily visible from South Pickett Street (Condition #5). In addition, the inclusion of such a prohibition is potentially more significant here than for SUP approvals on neighboring properties given the greater proximity of this tenant space and surrounding parking areas to passing traffic on South Pickett. For similar reasons, staff has also recommended in Condition #7 that the applicant erect screening around the dumpster planned to be located outside the building.

Staff also agrees that the inclusion of condition language to require a five-year staff level review and a ten-year full hearing review remains a useful tool to potentially encourage redevelopment efforts. It also offers an opportunity to re-assess the compatibility of the automobile repair business with the neighborhood. Compared to other recent SUP cases approved with this condition, staff proposes a minor change to the language regarding the timing of the "ten-year" review. Condition #10 will require a staff-level review five years from the date of approval for this case (December 2018) similar to other cases but will now require a fixed date of November

2023 for the ten-year full hearing review. This change incorporates a recommendation from Planning Commission that all SUP reviews within the same area occur at the same time, which will potentially aid redevelopment efforts. At the same time, the language continues to provide a full five years before any review would occur, which is potentially more business-friendly than requiring fixed dates for both reviews.

As a general matter, automobile-related uses have some potential to create impacts on the surrounding neighborhood. Staff has therefore included several conditions in this report, standard for such uses, to mitigate the potential for negative impacts. Condition #4 restricts any repair work from occurring outside and Condition #7 prohibits any parts or other waste from accumulating outside except within suitable disposal containers. Condition #6 prohibits vehicles from being parked on the public right-of-way and Condition #11 requires the proper disposal of vehicle wash discharge. Standard conditions regarding noise, odors, and litter pick-up have also been included in this report.

In conclusion, staff believes that the proposed use is reasonable in this location and recommends approval of the Special Use Permit request subject to the conditions contained in Section III of this report.

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 a.m. and 7 p.m. Monday - Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall occur outside. All repair activities at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
5. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. No vehicles shall be parked in a location whereby their damage is readily visible from passing vehicular traffic on South Pickett Street. (P&Z)
6. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z) (T&ES)
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. The applicant shall install screening around the dumpster area to shield it from being viewed from South Pickett Street to the satisfaction of the Director of Planning & Zoning. (P&Z)

8. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
9. 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)
10. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (December 2018) 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 November 2023 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. (P&Z)
11. Car wash discharges resulting from a commercial operation must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. Without coverage under a VPDES permit, car wash discharges shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
12. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (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 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. (T&ES)
15. 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)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
18. 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)
19. 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)
20. 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; or (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)
21. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall not use streets in residentially-zoned neighborhoods or streets other than primary or secondary arterial streets in CDD-zoned neighborhoods for test-driving or diagnosing needed vehicle repairs. (PC)

STAFF: Alex Dambach, 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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- F-1 This parcel is within the RPA but the building is not. (T&ES)
- F-2 This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 86' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
- F-3 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 86'). (T&ES)
- 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, refrigerant, 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 or at <http://alexandriava.gov/Environment> under Forms and Publications. (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 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. (P&Z) (T&ES)
- R-7 Car wash discharges resulting from a commercial operation must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. Without coverage under a VPDES permit, car wash discharges shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-8 Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-10 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- C-1 All other floodplain conditions apply. Section 6-307 Other Conditions, (B): "All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (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)
- C-3 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit

plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

- C-1 A Certificate of occupancy shall be obtained prior to any building change of occupancy.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.
- C-4 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-5 Application of flammable finishes shall comply with Section 416 of the 2009 VCC.
- C-6 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C-7 Repair garages shall be mechanically ventilated in accordance with the USBC.
- C-8 Repair garage floors shall be of concrete or similar noncombustible and nonabsorbent materials
- C-9 Mixed Uses shall be allowed in the same building as a repair garage subject to the provisions of the building code.

Health

- F-1 No comments

Parks and Recreation

- F-1 No comments received

Police Department

- F-1 No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0075

PROPERTY LOCATION: 600 S Pickett street

TAX MAP REFERENCE: 3492-01-02-06 (067.02^{02.11}) **ZONE:** Industrial

APPLICANT:
Name: ~~Roland Joun~~ German auto Group of Alexandria, VA

Address: 8412 Copperleaf Ct, Fairfax Station, VA 22039

PROPOSED USE: General auto 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.

Roland Joun
Print Name of Applicant or Agent

[Signature] 9-19-13
Signature Date

8412 Copperleaf Ct
Mailing/Street Address

301-871-8822 (301) 855-8380
Telephone # Fax #

Ffx Sta, VA 22039
City and State Zip Code

Rjoun@hotmail.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____
ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2013-0075

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 600 S. Pickett Street, Alexandria, VA, I hereby
(Property Address)
grant the applicant authorization to apply for the auto repair use as
(use)
described in this application.

Name: LRW, LLC Phone: 301/657-2525 x17

Please Print
Address: 4901 Fairmont Ave., Ste. 200 Bethesda, MD 20814 Email:

Signature: [Signature] Date: 9/23/13

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.

Roland Town
Samuel Todd

X

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Roland Joun	8412 Cojjerley Cr	50%
2. Samuel Todd	8209 Waterside Cr	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 600 S Pickett St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. L R WILLE	4901 Fairmount Ave	100%
2.	Ste 200, Belts, Pla, Md	
3.	20814	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Roland Joun	None	City Council & Planning
2. Samuel Todd	None	Commission
3. Names on next Page	None	

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9-19-13 Roland Joun 
 Date Printed Name Signature

No owner has donated money to any City officials, and they are:

LAG Family Trust 2000	1%
RSG Multigenerational Trust 2011	35%
WHG Multigenerational Trust 2011	35%
G2 Investments LLC	26%
Richard S. Greenberg	3%

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.)

This site will be used to perform auto repair for all make of vehicle
 The work will be doing - Tune up -
 brakes - Change oil, engine, Transmission
 Repair & replace Transmissions
 repair & replace engine
 repair & change brakes & rotors
 work on fuel system
 work on mufflers
 perform alignment
 change tires
 change wiper blades
 work on electric car problems
 diagnose engine problems

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).
expect 10 cars per day
hours from 8-7

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
10 employees
hours from 8-7

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

Day:	Hours:
<u>M - F</u>	<u>8 - 7</u>
<u>Saturday</u>	<u>8 - 3</u>
<u>Sunday</u>	<u>closed</u>

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
we use air guns that can not
be heard 20 feet from usage area

B. How will the noise be controlled?
no noise need to be
controlled

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

No odors will take place

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)
paper & office related trash

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

C. How often will trash be collected?
once a week

D. How will you prevent littering on the property, streets and nearby properties?
we have a dumpster

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:

N/A

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:

N/A

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

all safety measures and guidelines required for this operation will be implemented

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.

N/A

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PARKING AND ACCESS REQUIREMENTS

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

- 15 Standard spaces
 - ~~5~~ Compact spaces
 - 1 Handicapped accessible spaces.
 - 12 Other. *inside*
- 28 spaces

Planning and Zoning Staff Only

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

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? ~~1~~ 2

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? one in the rear of the building and two on the side of building
- C. During what hours of the day do you expect loading/unloading operations to occur? 8-10 am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? once a day

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?
yes

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? N/A square feet.

18. What will the total area occupied by the proposed use be?
11,000 sq. ft. (existing) + N/A sq. ft. (addition if any) = 11,000 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: _____

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

Engine repair
 Transmission replacement
 Tune up, alignment
 brakes

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

12 hydraulic lifts or racks electric lifts
 _____ service pits
1 service bays

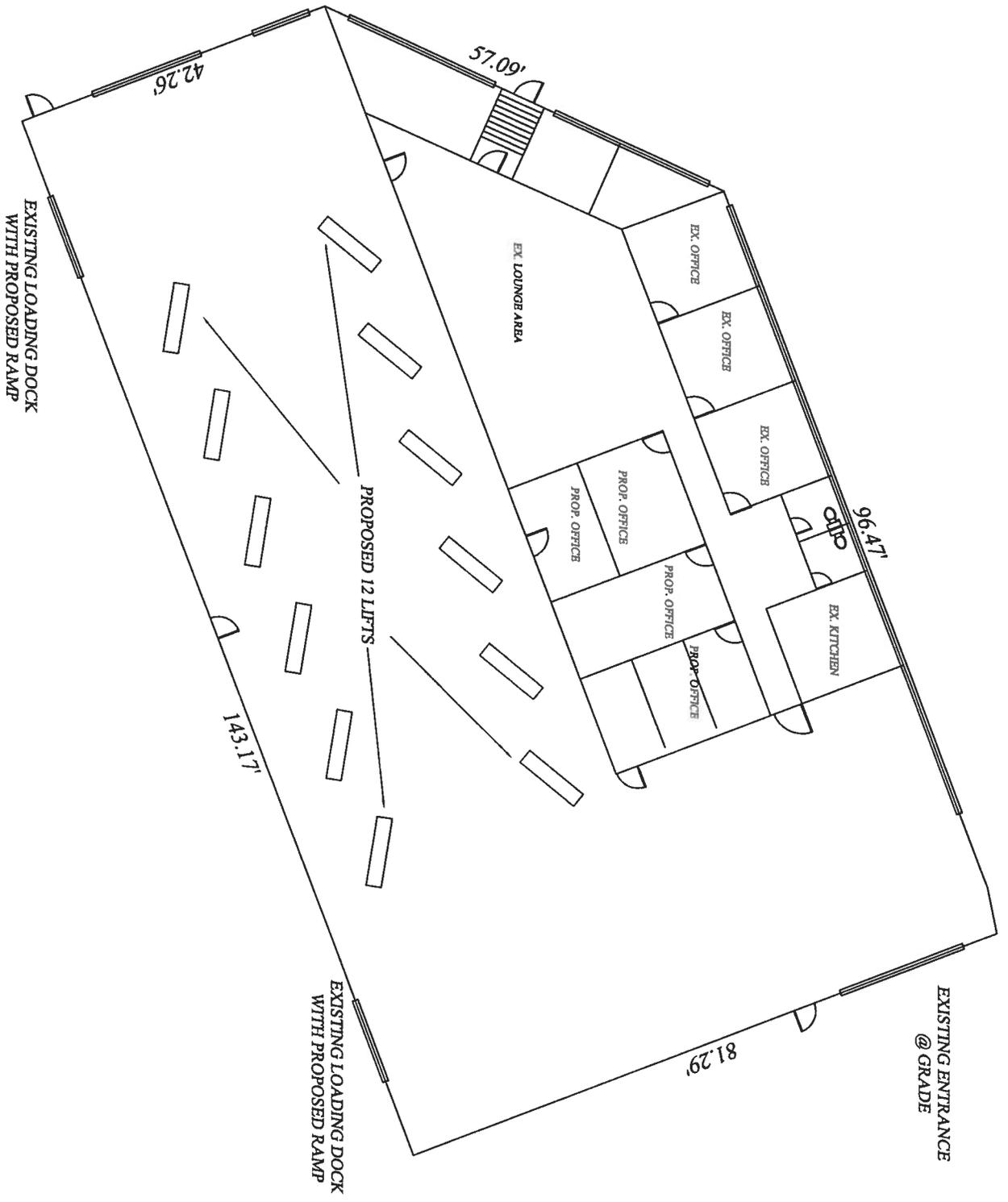
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

10 customers cars
10 employees cars

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.

SUP-2013-0075



DRAWING SCALE :
1" = 20'

PROPOSED CONDITIONS
600 S. PICKETT STREET
GERMAN AUTO GROUP OF ALEXANDRIA
ROLAND JOUN
11,000 SQ.FT

REVISED

Cameron Park Industrial Center Alexandria, Virginia

SITE PLAN

