



***Text Amendment #2017-0005  
Additional Uses in OCM(50) and OCM(100) Zones***

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<b>Issue:</b> (A) Initiation of a Text Amendment; and (B) Public hearing and consideration of a Text Amendment to Section 4-900 and Section 4-1000 of the Zoning Ordinance to add permitted uses, administrative special uses, and special uses to the OCM(50) and OCM(100) zones.	Planning Commission Hearing:	June 14, 2017
	City Council Hearing:	June 24, 2017
<b>Staff:</b> Alex Dambach, Division Chief <a href="mailto:alex.dambach@alexandriava.gov">alex.dambach@alexandriava.gov</a> Ann Horowitz, Urban Planner <a href="mailto:ann.horowitz@alexandriava.gov">ann.horowitz@alexandriava.gov</a> Madeleine Sims, Urban Planner <a href="mailto:madeleine.sims@alexandriava.gov">madeleine.sims@alexandriava.gov</a>		

**Staff recommendation:** Staff recommends that the Planning Commission INITIATE and recommends APPROVAL of the text amendments.

**PLANNING COMMISSION ACTION, JUNE 14, 2017:** On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2017-0005. The motion carried on a vote of 7-0. On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2017-0005. The motion carried on a vote of 7-0.

**Reason:** The Planning Commission agreed with staff analysis.

## **I. Issue**

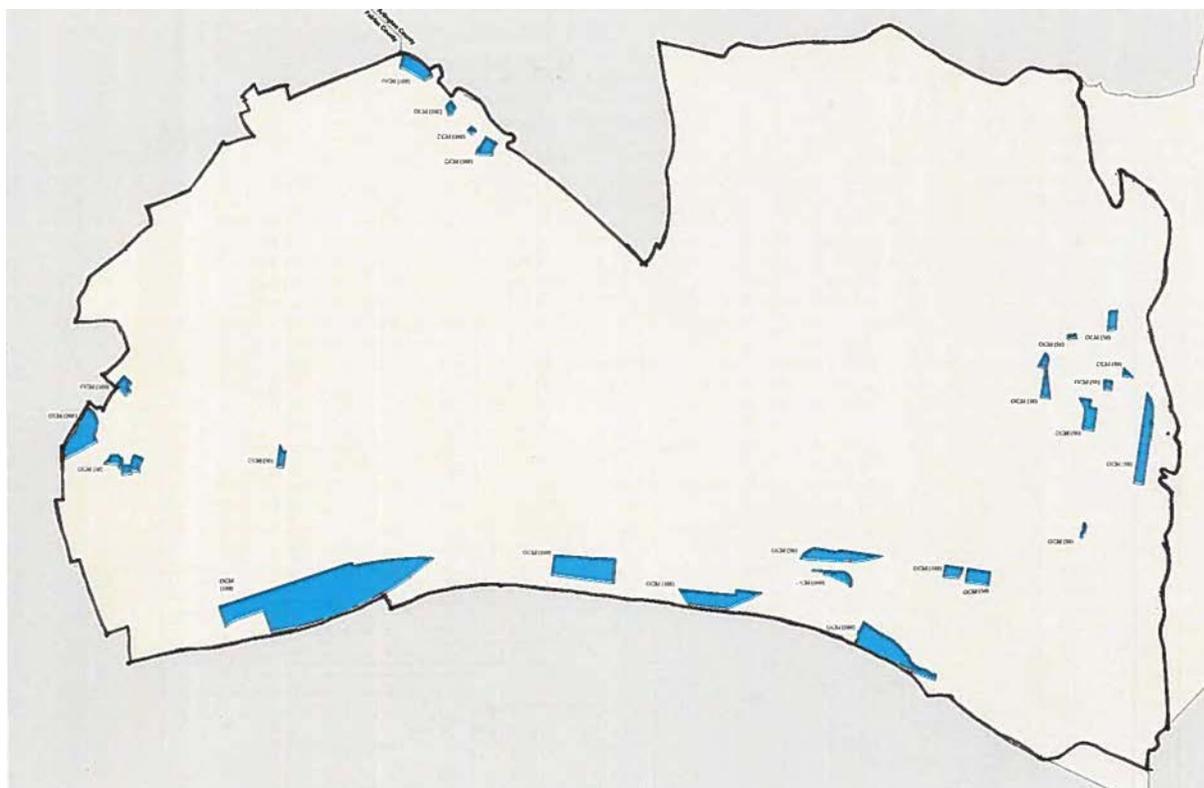
To respond to the increasing demand from small-scale production start-up businesses to operate in the City, staff recommends that new uses be added to the OCM(50)/Office Commercial Medium and OCM(100)/Office Commercial Medium zones. The proposal also coordinates with the goals of the Eisenhower West Small Area Plan and the Oakville Triangle/Route 1 Corridor Vision Plan which encourage “Production, Warehouse and Repair” (PWR) uses in those areas.

## **II. Background**

The OCM(50) and OCM(100) zones are located near the borders of the City, with the highest concentration along Eisenhower Avenue, north of I-495, and the City’s southern border. Other locations are in the North Old Town area to the east; along King Street, north of I-395 and adjacent to the border with Arlington; and on either side of I-395 at the City’s western border (Fig. 1).

Although the OCM(50) and OCM(100) zones were established to accommodate primarily office uses, a wide range of commercial uses beyond office are permitted by-right and through administrative or full-hearing SUP approval. The primary difference between the two zones is related to height requirements; otherwise the zones are generally identical in types of uses that may possibly locate in these areas.

City land that is zoned OCM(50) and OCM(100) typically are developed as low and mid-rise office buildings and industrial or flex space centers (defined in Section 2-161.1 on Attachment 2) that can accommodate a range of commercial uses. Although there are residential areas adjacent to the commercial complexes in some locations, they are often buffered by parking lots, landscaping, or streets.



*Fig. 1: Location of OCM(50) and OCM(100) zones*

### **III. Proposed Text Changes**

Staff proposes to amend Sections 4-900 and 4-1000 with additional by-right, administrative SUP, and SUP uses. Attachment 1 provides the text amendment language. A summary of the proposed amendments follow:

#### ***A. Addition of a permitted use to OCM(50) and OCM(100)***

- Business offices with or without accessory storage other than business and professional offices as defined in Section 2-2126 (Attachment 2).

The ordinance currently only accommodates office uses defined as “business and professional offices” or “personal service,” but it does not accommodate other office and business types such as offices associated with small scale contractors with accessory indoor storage, internet-based wholesalers, and production facilities. The addition of this use would provide flexibility in allowing different types of offices to operate in the City. Staff believes the proposed use would not result in impacts great than a business and professional office or a personal service office, which are permitted uses in the zones.

***B. Addition of Administrative Special Uses in the OCM(50) and OCM(100) zones***

1. OCM(50)

- Catering operation in an industrial or flex space center
- Light assembly, service and crafts in an industrial or flex space center

2. OCM(100)

- Light assembly, service and crafts in an industrial or flex space center

The catering operation in an industrial and flex space center use is an existing administrative SUP use in the OCM(100) zone. As the OCM(50) zone uses are nearly identical with the OCM(100) zone, staff considers the use to be also suitable in the former zone. Catering operations as well as light assembly, service and crafts uses represent the “production” category of the PWR use group. Light assembly, service and crafts (defined in Section 2-163.1 on Attachment 2) are small-scale production facilities that predominately assemble materials manufactured at other locations. Staff finds that an administrative approval for the two uses, when located in an industrial or flex space center, is adequate as the centers are not located in proximity to residential properties. Section 11-513(V) has been added to this proposal to establish specific standards for light assembly, service, and crafts, which must be included as SUP conditions in administrative reviews.

***C. Addition of Special Use in the OCM(50) and OCM(100) zones***

- Light assembly, service and crafts located in buildings other than an industrial or flex space center

Light assembly, service and crafts uses that are not located in an industrial or flex space center would require full-hearing SUP approval given the potential for noise and odor impacts on residential areas.

**IV. Recommendation**

Staff recommends that the Planning Commission initiate text amendments and recommends approval of the text amendments stated in this report. The addition of commercial uses associated with small-scale production operations in the OCM(50) and OCM(100) zones would expand business opportunities in existing commercial areas that contain building typologies supportive of these uses. Uses requiring administrative SUP or full-hearing SUP approval would be subject to an analysis of neighborhood impacts which would result in conditions to minimize potential effects on adjacent uses.

Staff: Alex Dambach, Land Use Services Division Chief;  
Ann Horowitz, Urban Planner;  
Madeleine Sims, Urban Planner

**Attachments:** Proposed Zoning Text Changes  
Zoning Definitions

*Attachment 1*

**Proposed Zoning Text Changes**

**Sec. 4-900 - OCM(50)/Office commercial medium (50) zone.**

**4-902 - Permitted uses.**

The following uses are permitted in the OCM(50) zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (C.2) Business offices with or without accessory indoor storage other than those listed in Section 4-902(C.1)
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (I.1) Public school;
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant located within a shopping center or hotel;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

**4-902.1 - Administrative special uses.**

The following uses may be allowed in the OCM (50) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Massage establishment;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking;
- (H) Catering operation in an industrial or flex space center
- (I) Light assembly, service, and crafts in an industrial or flex space center

**4-903 - Special uses.**

The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

- (A) Amusement enterprise;
- (A.1) Animal care facility with overnight accommodation, other than pursuant to section 4-902.1;
- (B) Apartment hotel;
- (C) Automobile service station;
- (C.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (D) Bus shelter on private property;
- (E) Catering operation, other than pursuant to 4-902.1(H)
- (F) Congregate housing facility;
- (G) Convenience store, other than pursuant to section 4-902(E.1);
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;

- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Health and athletic club, other than pursuant to section 4-902(E.3) or 4-902.1(A.1);
- (N) Home for the elderly;
- (O) Homeless shelter;
- (P) Hospital;
- (Q) Hotel;
- (R) Interstate bus station;
- (R.1) Light assembly, service, and crafts, other than pursuant to 4-902.1(I)
- (S) Light automobile repair;
- (T) Medical care facility;
- (U) Motor vehicle parking or storage for more than 20 vehicles;
- (V) Reserved;
- (W) Nursing or convalescent home or hospice;
- (W.1) Outdoor food and crafts market, other than pursuant to section 4-902.1;
- (W.2) Outdoor garden center, other than pursuant to section 4-902.1;
- (X) Private school, academic, with more than 20 students on the premises at any one time;
- (Y) Public building;
- (Z) Research and testing laboratory;
- (AA) Restaurant, other than pursuant to sections 4-902(K.1) and 4-902.1;
- (AA.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (BB) Rooming house;
- (CC) Social service use;
- (DD) Wholesale business.

**Sec. 4-1000 - OCM(100)/Office commercial medium (100) zone.**

**4-1002 - Permitted uses.**

The following uses are permitted in the OCM(100) zone:

- (A) Single-family dwelling, except as limited by section 4-1003(A.1);
- (A.1) Two-family dwelling, except as limited by section 4-1003(A.1);
- (A.2) Townhouse dwelling, except as limited by section 4-1003(A.1);

- (B) Multi-family dwelling, except as limited by section 4-1003 (A.1);
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (C.2) Business offices with or without accessory indoor storage other than those listed in Section 4-1002(C.1)
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel, industrial or flex space center or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (I.1) Public school;
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant, located within a shopping center, hotel or industrial or flex space center;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

**4-1002.1 - Administrative special uses.**

The following uses may be allowed in the OCM (100) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Massage establishment;
- (C) Outdoor garden center;

- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking;
- (H) Catering operation in an industrial or flex space center; and
- (H.1) Light assembly, service, and crafts in an industrial or flex space center
- (I) Light auto repair in an industrial or flex space center.

**4-1003 - Special uses.**

The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

- (A) Amusement enterprise;
- (A.1) Single-family, two-family, townhouse and multi-family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;
- (A.2) Animal care facility with overnight accommodation, other than pursuant to section 4-1002.1;
- (B) Apartment hotel;
- (C) Automobile service station;
- (C.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (D) Bus shelter on private property;
- (E) Catering operation, other than pursuant to section 4-1002.1;
- (F) Congregate housing facility;
- (G) Convenience store, other than pursuant to section 4-1002(E.1);
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;
- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Health and athletic club, other than pursuant to section 4-1002(E.3) or 4-1002.1(A.1);
- (N) Home for the elderly;
- (O) Homeless shelter;
- (P) Hospital;

- (Q) Hotel;
- (R) Interstate bus station;
- (R.1) Light assembly, service, and crafts, other than pursuant to 4-1002.1(H.I)
- (S) Light automobile repair, other than pursuant to section 4-1002.1;
- (T) Medical care facility;
- (U) Motor vehicle parking or storage for more than 20 vehicles;
- (V) Reserved;
- (W) Nursing or convalescent home or hospice;
- (W.1) Outdoor food and crafts market, other than pursuant to section 4-1002.1;
- (W.2) Outdoor garden center, other than pursuant to section 4-1002.1;
- (X) Private school, academic;
- (Y) Public building;
- (Z) Research and testing;
- (AA) Restaurant, other than pursuant to sections 4-1002(K.1) and 4-1002.1;
- (AA.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (BB) Rooming house;
- (CC) Social service use;
- (DD) Wholesale business.

**11-513 - Administrative special use permit.**

- (V) *Specific standards for Light assembly, service, and crafts.*
  - (1) Materials shall be stored within an enclosed building.
  - (2) The area around the building shall be kept free of debris and maintained in an orderly and clean condition.
  - (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.
  - (4) Equipment shall not be cleaned outside and residue washed into the streets, alleys or storm sewers.
  - (5) Deliveries to the business are prohibited between 11:00 p.m. and 7:00 a.m.

*Attachment 2*

**Existing Zoning Ordinance Use Definitions**

*No changes are proposed*

**Section 2-126 - Business and professional office.**

Any room, studio, clinic, suite, clinic, suite or building in which the primary use is the conduct of a business such as accounting, correspondence, research, editing, administration or analysis; or the conduct of a business by a salesman, sales representative or manufacturer's representatives; or the conduct of a business by professionals such as engineers, architects, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents and landscape architects but not including offices for dentists, physicians or other medical practitioners, or for day labor agencies.

**Section 2-161.1 - Industrial or flex space center.**

A building or complex of buildings under common ownership and control, which is no more than two stories in height, includes at least three independent businesses within it, and consists of at least 45,000 square feet of floor area.

**Section 2-163.1 - Light assembly, service and crafts.**

Assembly under this definition is a use engaged in the assembly, predominantly from previously prepared materials, of finished products or parts, and may include processing, assembly, treatment, packaging, incidental storage and sales of such consistent with the definition of light assembly and crafts. Crafts is a use engaged in by artists or craftspersons for the production or creation of individual handmade objects, not mass produced, such as furniture, sculpture, paintings, pottery, glassware, specialized bookbinding and clothing, and may include accessory exhibition and retail space for products created on the premises. It is specifically anticipated that assembly, service and craft uses under this definition will not be uses typically associated with industrial uses; will have no discernible impact, including noise, odor, light, glare or vibration, at the nearest property line; that all operations, including storage, will be housed completely within an enclosed building, and will operate with a minimal number of pickups and deliveries by trucks larger than a pickup or a van. No uses related to automobiles or other vehicles or heavy equipment are permitted, and all uses must be designed and operated so as to demonstrate compatibility with the character of neighboring uses and all uses permitted in the zone.