

DOCKET ITEM #8

Special Use Permit #2012-0047

628 South Pickett Street – Mercedes-Benz of Alexandria

Application	General Data	
Consideration of a request to operate a general automotive repair facility, motor vehicle storage, and/or automobile sales.	Planning Commission Hearing:	September 6, 2012
	City Council Hearing:	September 15, 2012
Address: 628 S. Pickett Street	Zone:	I/Industrial
Applicant: American Service Center Associates of Alexandria LLC	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

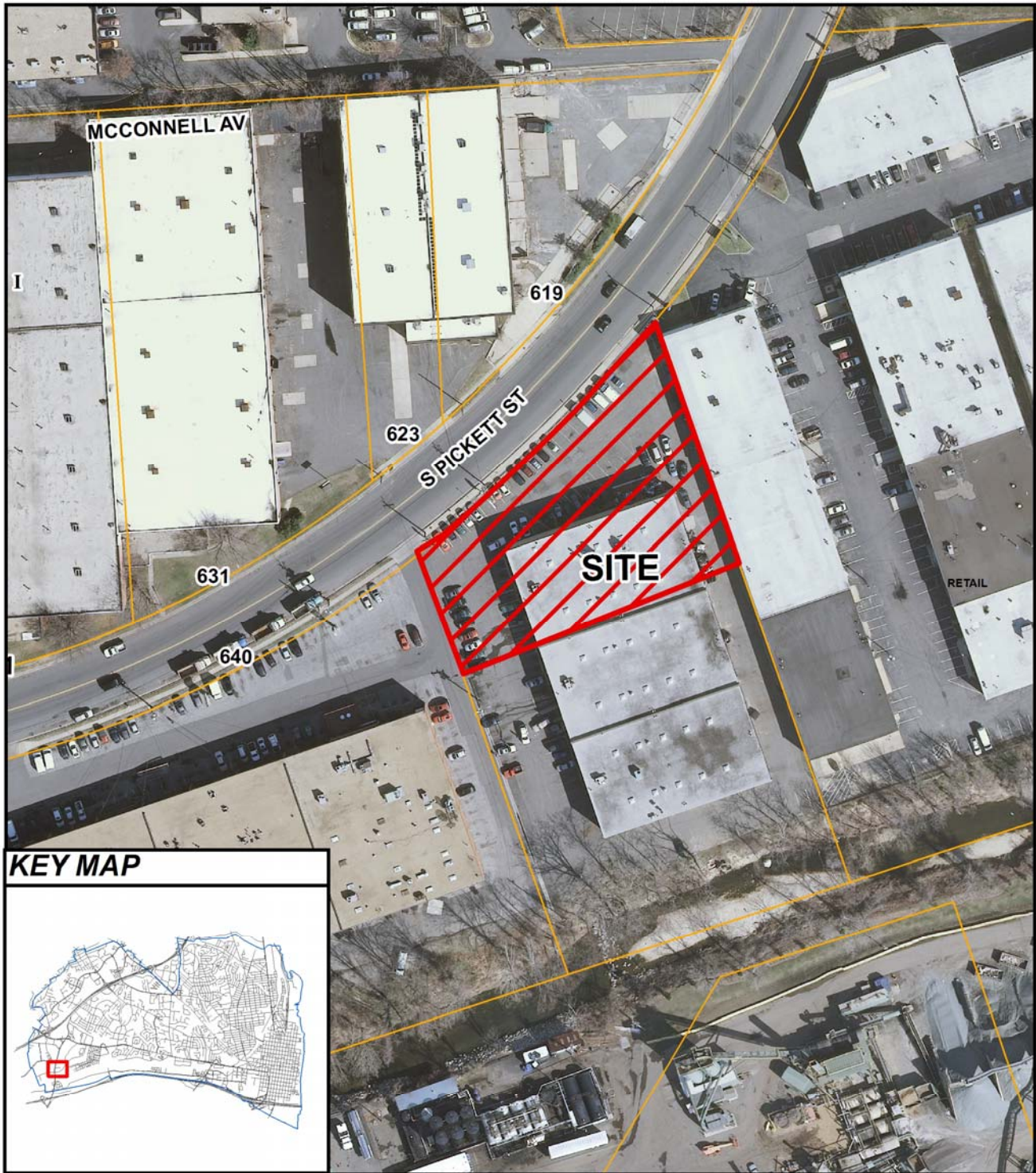
PLANNING COMMISSION ACTION, SEPTEMBER 6, 2012: On a motion by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, with an amendment to Conditions #9 and #11 regarding car washing, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 5 to 0, with Mr. Dunn and Mr. Jennings absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Don Buch, Cameron Station resident, requested the screening of damaged vehicles and the installation of new landscaping near the curb along South Pickett Street.

Lonnie Rich, attorney for the applicant, spoke in support of the applicant's request.



SUP #2012-0047

9/6/2012



I. DISCUSSION

The applicant, American Service Center Associates of Alexandria LLC, requests Special Use Permit approval to operate a general automobile repair facility, motor vehicle storage, and/or motor vehicle sales at 628 South Pickett Street.

SITE DESCRIPTION

The subject site is the northern-most tenant space and adjacent parking area located on one lot of record with approximately 265 feet of frontage on South Pickett Street, 410 feet of depth, and a total lot area of 99,100 square feet (2.28 acres). The entire lot is located within a floodplain and approximately the southern-most one-third of the property is located in a Resource Protection Area (RPA).



The one-story industrial building located on the property is divided into three tenant spaces. The subject tenant space is located in the front third of the building. The rear third of the building (636 South Pickett Street) is already leased to the applicant for light automobile repair.

The surrounding area is currently comprised of industrial and commercial uses. Light industrial uses and warehouses are located to the north and east, but include the future Landmark Gateway site, which will be developed with multifamily housing and limited ground-level retail. Virginia Paving Company is located to the south. Several commercial uses are located immediately to the west at the 640-656 South Pickett Street shopping center, including three restaurants.

PROPOSAL

The applicant proposes to operate a satellite facility to support its Mercedes-Benz dealership at nearby 200 South Pickett Street. The applicant is requesting flexibility to offer one, or a combination of, the following three automobile-related uses in this 12,000 square-foot tenant space: general automobile repair, motor vehicle storage, and/or motor vehicle sales. The applicant expects approximately 10-20 customers each day for the general automobile repair and motor vehicle sales uses. Few customers, if any, are expected to visit the site for the motor vehicle storage use. Additional details regarding the applicant's proposal are as follows:

Hours of Operation: 7 a.m. – 9 p.m. Monday – Saturday

Service Bays: 16 (General Automobile Repair)

<u>Stored Vehicles (maximum):</u>	16 inside, 20 outside (General Automobile Repair) 30 inside, 23 outside (Motor Vehicle Storage) 9 inside, 23 outside (Motor Vehicle Sales)
<u>Number of Customers:</u>	10-20 each day (General Automobile Repair and Motor Vehicle Sales)
<u>Noise:</u>	Typical noise levels are expected but will be controlled by performing all work inside the building
<u>Odors:</u>	Typical odors are expected but will be controlled by performing all work inside the building
<u>Trash/Litter:</u>	Trash such as cardboard and scrap metal will be picked-up twice a week. Paints, oils, and cleaning wastes resulting from general automobile repair will be picked-up from a commercial disposal company.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I / Industrial zone. Sections 4-1203(H), 4-1203(O), and 4-1203(B) of the Zoning Ordinance allow general automobile repair, motor vehicle storage for more than 20 vehicles, and motor vehicle sales only with a Special Use Permit.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for industrial uses. The property lies just outside of the Landmark/Van Dorn Corridor Plan approved in 2009.

PARKING

According to Section 8-200(A)(20), non-long-term storage uses in industrial buildings in this location require one off-street parking space for every 400 square feet of office and 1.1 parking spaces for every 600 square feet of remaining space. The proposed uses will be located in 12,000 square feet of space and therefore require 23 parking spaces. The applicant meets this requirement with the provision of at least 23 off-street parking spaces outside of the building. The applicant will also offer overflow parking at its main dealership site as necessary for employees working at this site.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to allow any one of three automobile-related uses, or as many as all three, in the subject tenant space. The proposal to allow various combinations of general automobile repair, motor vehicle storage, and motor vehicle sales will afford the applicant the additional flexibility it needs for its successful Mercedes-Benz dealership based at 200 South Pickett Street. Although the residential Landmark Gateway project has been approved across the street, and the Landmark/Van Dorn Corridor Plan envisions additional redevelopment across Pickett Street, today the neighborhood is entirely commercial and industrial in character.

Three other automobile repair businesses are located in the immediate vicinity, including one that the applicant operates at the other end of the subject building for light automobile repairs. The proposed uses are therefore appropriate. When additional redevelopment in the area takes place, this site and the two adjacent retail/warehouse centers located to the west, all of which have the same owner, will be a redevelopment candidate as well.

Given that automotive uses present some potential for neighborhood impacts as a general matter, staff has included several standard conditions of approval in this report to address matters such as noise, odors, and waste disposal. Similar to other automobile-related businesses, the applicant will be prohibited from performing any repair work outside (Condition #4), from storing any junked or stripped vehicles outside (Condition #5) and from storing any vehicles in the public right-of-way (Condition #6). If the applicant wishes to offer car washing at this site, wastewater will need to be connected to the sanitary sewer system and commercial car washing equipment will also need to be connected to a water recycling system.

Staff has also included a few special conditions in this report. The applicant should not have difficulty meeting Conditions #10 and #13, which prohibit vehicles or hazardous wastes from the requested uses from being stored in the Resource Protection Area, given that the proposed operation will be located away from the RPA at the other end of the building. Staff also recommends that if any car washing occurs at this site, it should be prohibited after 6 p.m. daily (Condition #11) to avoid noise complaints similar to those staff received when this activity occurred during evening hours at the main Mercedes-Benz dealership site. The applicant has agreed to this limitation at its main dealership site.

Subject to the conditions contained in Section III of this report, staff recommends approval of the 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 and/or motor vehicle sales business shall be limited to between 7 a.m. and 9 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 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)
5. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (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. (P&Z)
8. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
9. **CONDITION AMENDED BY PLANNING COMMISSION:** No painting, detailing, ~~etc.~~ or car washing shall occur outside the building. (T&ES)(PC)
10. Automobiles shall not be stored/ displayed within the Resource Protection Area (RPA) of the property. (T&ES)
11. **CONDITION AMENDED BY PLANNING COMMISSION:** Any car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity 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. ~~If a car washing facility is installed, it shall not be operated after 6:00 p.m. on Monday-Sunday.~~ (T&ES) (PC)
12. 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. Solvent disposal container(s) shall not be stored within the RPA. (T&ES)
14. No material may be disposed of by venting into the atmosphere. (T&ES)
15. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
16. 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)
17. 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)
18. 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)
19. Contractors/deliverymen/patrons shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
20. All exterior building mounted loudspeakers are prohibited and no amplified sound should be audible at the property line. (T&ES)
21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
22. 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)
23. 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)
24. The applicant shall 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)
25. 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)

26. 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 OEQ has received multiple noise complaints from residents regarding the operation of the car washing facility at Mercedes' 200 S. Pickett Street site. Per OEQ's investigation, facility staff was using the car wash facility for personal usage during evenings and night-time hours. It was agreed by management to prohibit its usage after 6:00p.m.
- R-1 No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (T&ES)
- R-2 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) (P&Z)
- R-3 No painting, detailing, etc. shall occur outside the building. (T&ES)
- R-4 Automobiles shall not be stored/ displayed within the Resource Protection Area (RPA) of the property. (T&ES)
- R-5 Any car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity 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. If a car washing facility is installed, it shall not be operated after 6:00 p.m. on Monday- Sunday. (T&ES)
- R-6 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-7 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-8 Comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-746-4065. (T&ES)
- R-9 Solvent disposal container(s) shall not be stored within the RPA. (T&ES)

- R-10 No material may be disposed of by venting into the atmosphere. (T&ES)
- R-11 No paint or coatings shall be applied outside the paint spray booth. (T&ES)
- R-12 Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-13 Contractors/deliverymen/patrons shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- R-14 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-15 All exterior building mounted loudspeakers are prohibited and no amplified sound should be audible at the property line. (T&ES)
- R-16 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-17 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)
- C-1 This property and building are located within the 100-yr floodplain. If these improvements amount to a "Substantial Improvement" as defined by City ordinance, this project will be subject to the Floodplain District regulations. The owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 87' (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)
- C-2 If Substantial Improvement (Cost of improvements = 50% of Market Value of existing building), Lowest Floor must be set at \geq Base Flood Elevation (BFE) +1-ft as required in Floodplain Ordinance. (T&ES)
- C-3 All other 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-4 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)
- C-5 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:

- 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, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 The proposed use B and S-2 are a change in use group classification; a new Certificate of Occupancy is required.
- C-2 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-3 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use if the occupancy use is changing from the current use group of S-1. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. The plans shall show proposed conditions and provide data by the design professional which details of the proposed use, number of stories, type of construction, floor area, will comply with the current edition of the Virginia Uniform Statewide Building Code. Additionally, construction documents may also need to incorporate, structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-6 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-8 Electrical wiring methods and other electrical requirements must comply with USBC and NFPA#70, 2008 for commercial repair garages of automobiles.
- C-9 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.
- C-10 Separators are required for repair garages, gasoline stations with grease racks, grease pits, or work racks, and/or where automobiles are serviced, greased, repaired, washed or where gasoline is dispensed.
- C-11 A fire prevention code permit maybe required for the proposed operation depending on the use group that is decided upon by the applicant. 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.

Health:

- F-1 No comments

Parks and Recreation:

- F-1 No comments received

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding robbery readiness training for all employees.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0047

PROPERTY LOCATION: 628 S. Pickett Street

TAX MAP REFERENCE: 067.02.02-10 ZONE: I

APPLICANT:

Name: American Service Center Associates of Alexandria LLC

Address: 200 S. Pickett St Alexandria VA 22304

PROPOSED USE: General Auto Repair
-Body Shop, and/or Sales/Lease Vehicles, and Storage Motor Vehicle

☒ **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.

RALPH MASTANTUONO

Print Name of Applicant or Agent

[Signature]

Signature

6/28/12

Date

200 S. Pickett St

Mailing/Street Address

703 981-1767

Telephone #

703-525-1430

Fax #

Alexandria VA 22304

City and State

Zip Code

Ralphm@ASCMB.com

Email address

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

SUP # 2612-0047

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 628 S. PICKETT STREET, I hereby
(Property Address)

grant the applicant authorization to apply for the AUTO BODY REPAIR & use as
(use) MOTOR VEHICLE SALES
described in this application.

PICKETT SQUARE - I LLC
BY: MOORE & ASSOCIATES, INC. ITS AUTHORIZED AGENT
Name: JEFFREY M. GRIFFIN EXEC. V.P. Phone: (301) 505-5100

Please Print
Address: 1350 EAST WILK HIGHLAND Email: griffinjcm@mooreassociates.com
ST 500, BETHESDA MD 20814

Signature: [Signature] Date: 6/20/12

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.

Lenore G Zinn Trust- 13.3%

200 South Pickett St Alexandria Va 22304

Brooks Familyll LLC -16%

"

"

Ralph Mastantuono -20%

"

"

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. Ralph Mastantuono	200 South Pickett St Alexandria Va 22304	20%
2. Brooks Family II LLC	200 South Pickett St Alexandria Va 22304	16%
3. Lenore G Zinn Trust	200 South Pickett St Alexandria Va 22304	13.33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 628 South Pickett St Alexandria Va 22304 (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. Pickett Square LLC	4350 East West Highway Suite 500 Bethesda Md 20814	100%
2. Individual Ownership of	Pickett Square LLC	On addendum page
3.		

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 below and "None" in the corresponding fields)**

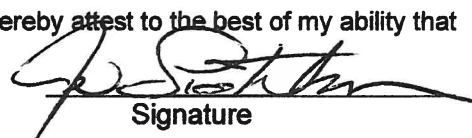
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Ralph Mastantuono	None	None
2. Brooks Family II LLC	None	None
3. Lenore G Zinn Trust	None	None

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.

6/28/18
Date

JANE S. SOULMAN
Printed Name


Signature

* ADDENDUM INFORMATION

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
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 628 South Pickett St Alexandria Va 22304 (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. Lloyd W. Moore	4350 East West Highway Suite 500 Bethesda Md 20814	32.5%
2. Jill M. Moore	4350 East West Highway Suite 500 Bethesda Md 20814	22.5%
3.		

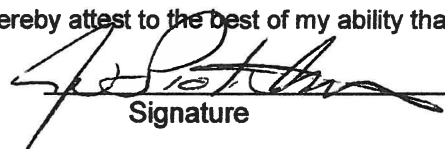
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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Lloyd W Moore	None	None
2. Jill M. Moore	None	None
3.		

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.

6/28/10 JAMES STOLMAN
Date Printed Name


Signature

Julie Fuerth

From: Ralph Mastantuono <RMastantuono@ascmb.com>
Sent: Tuesday, August 07, 2012 10:48 AM
To: Julie Fuerth
Subject: RE: Disclosure Form for SUP2012-0047

The sole member of the Brooks Family, LLC is Alvin Brook

From: Julie Fuerth [mailto:Julie.Fuerth@alexandriava.gov]
Sent: Tuesday, August 07, 2012 10:15 AM
To: Ralph Mastantuono
Subject: Disclosure Form for SUP2012-0047

Mr. Mastantuono,

As mentioned on our phone call today, we will need the name, address, and percent of ownership of the partners of Brooks Family, LLC to complete the information needed for section 1 of the disclosure form submitted with your SUP application for 628 S. Pickett Street. If you could email or fax this information to 703-838-6393, I will include it with the case documents.

Thank you,

Julie Fuerth
Senior Planning Technician
City of Alexandria
Department of Planning & Zoning
703-746-3831

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2197 / Virus Database: 2437/5182 - Release Date: 08/06/12

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.)

The applicant is applying for an SUP for three potential uses: operation of a body shop or an auto sales/display and/or auto storage. The applicant is applying for all three potential uses for flexibility in decision making necessitated by uncertainty around requirements or opportunities from MB parent.

The immediate and probably temporary use will be for excess vehicle storage from
other Alexandria locations.

At some point in the reasonably near future, the primary use will become either a body
shop or an auto sales/display area, possibly with some auto storage associated with
either primary use. The space will not be used both for an auto body shop and for an
auto sales/display.

When/if used as a body shop, the building will accommodate 16 working bays,
including 2 with hydraulic lifts. (See Floor Plan 1) (Cars for employees, customers as
well as cars awaiting repairs or being stored may be parked outside the building
onsite.)

When/if used for sales/display, the building will display 9 vehicles. (See Floor Plan 2)
(Cars for employees, customers and storage may be parked outside the building
onsite.)

When used for auto storage, the building can store approximately 25 vehicles. (See
Floor Plan 3) (Cars for employees, customers and storage may be parked outside the
building onsite.)

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).

10 to 20 per day (10-20)

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

20 employees, see below

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

Day:

Monday - Friday

Hours:

7:00 am - 9:00 pm

Saturday

7:00 am- 9:00 pm

Sunday

7:00 am - 9:00 pm

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

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

Noise levels will be within city requirements and will be typical of an auto facility

B. How will the noise be controlled?

Work will be done within the building

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

Odors will be consistant of an auto facility and body shop. Again all work will be
done within the building

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)
Trash will be mostly cardboard and scrap metal

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
10 lbs per day, 6 days a week

C. How often will trash be collected?
Trash will be collected two (2) times a week

D. How will you prevent littering on the property, streets and nearby properties?
All work will be done within the building with the proper disposal locations

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

☒ Yes. ☐ No.

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

Paints, oils, cleaners. Monthly quantity of about 50 - 100 gallons, Materials will

be disposed of by a commerical disposal company.

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. ONLY WITH BODY SHOP USE.

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

Solvents, paint thinners and degreasers solutions will be used. Monthly will be
about 50 - 100 gallons. Compounds will be disposed by a commerical disposal
company.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
We will follow all federal and state saftey codes as well as have all employees
up to date on OSHA traning

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:

23 50 Standard spaces / OUTSIDE.
 _____ Compact spaces
as 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?	
<input type="checkbox"/> Yes	<input type="checkbox"/> 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

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200	_____
Does the application meet the requirement?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Where are off-street loading facilities located? Loading facilities are located in front and to the
side of the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
During normal allowed loading and unloading times set by the city and state codes.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
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?
n/a

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?
12000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 12000 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: Body Shop

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

Under the Body Shop SUP we would only do authorized Body Shop Repairs

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

2 hydraulic lifts or racks

 service pits

16 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)?

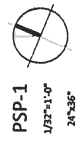
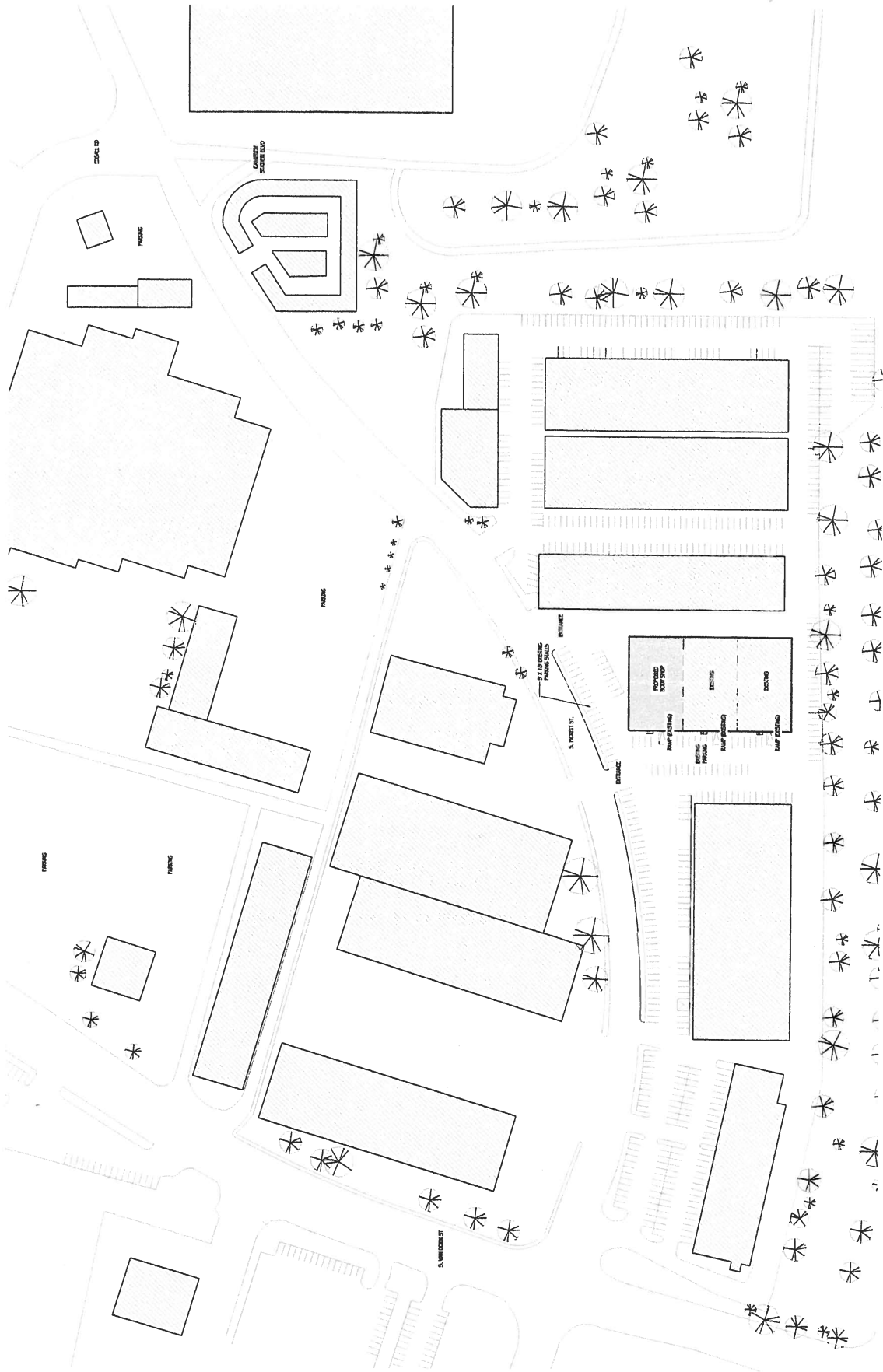
Body Shop 16 customer Cars inside 20 outside and 20 Employees

If Storage 30 inside and ~~25~~ 23 outside

If Auto Sales 9 inside ~~25~~ 23 Outside

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

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



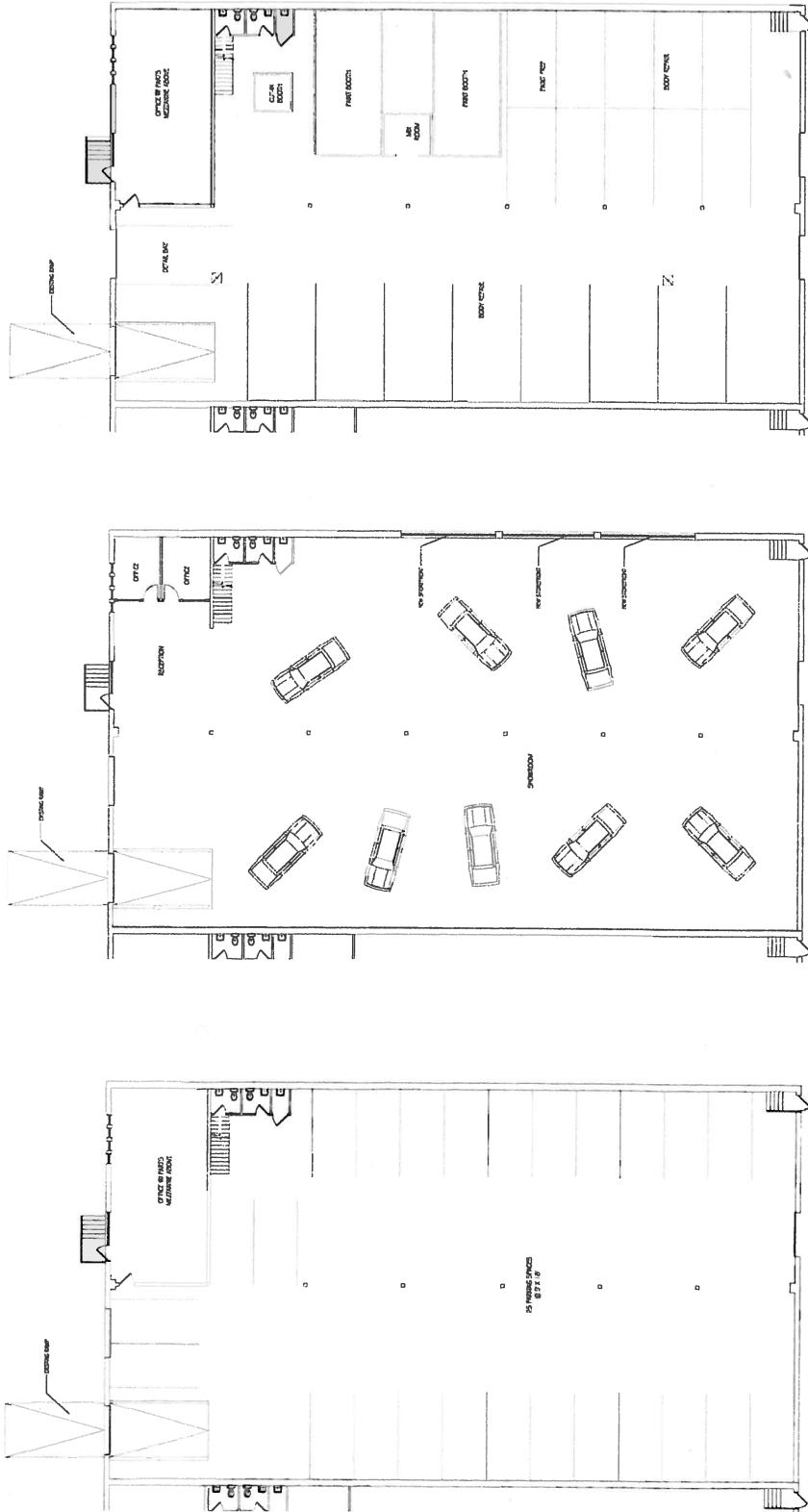
PSP-1
1/2"=1'-0"
24"x36"

MB of Alexandria - Body Shop
638 S. Picard Street
Alexandria, VA
22304-0002

Proposed Site Plan
06.22.12

Mercedes-Benz of Alexandria
Alexandria, VA

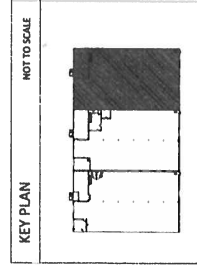
PENNEY DESIGN GROUP
8120 Westwood Avenue | Suite 100 | Bethesda, Maryland 20814
PH: 301.291.1000 | FAX: 301.291.1001 | www.penneydesigngroup.com



3 FLOOR PLAN OPTION 3
Scale: 1/8" = 1'-0"

2 FLOOR PLAN OPTION 2

1 FLOOR PLAN OPTION 1



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 410 | Bethesda, Maryland 20814
p.301.679.7100 | f.301.720.6384 | www.penneydesigngroup.com

Mercedes-Benz of Alexandria
Alexandria, VA

Proposed Floor Plans

06.22.12

MB of Alexandria - Body Shop
636 S. Pickett Street
Alexandria, VA
22304-3002a

PSP-1
3/32"=1'-0"
24"x36"

Comments/Questions Re SUP #2012-0047

Mercedes-Benz of Alexandria – 628 South Pickett Street

Planning Commission Meeting of September 6, 2012 – Docket Item #8

Submitted by Donald N. Buch (dnbuch@hotmail.com)

I apologize for the late submission of these comments but it is only in the last 24 hours that I became aware of the availability of the staff report.

I would suggest that there are some very dramatic differences between the three possible uses that Mercedes envisions for the site (repair, storage, show room). Most local residents would logically choose option 3 but it appears the property is already zoned to allow for all three and the least desirable ("repair") is already conducted on a portion of the site. In turn, there appears little point in debating the use(s). That said, I have two requests which I believe are shared by many local residents:

1. **Visible Vehicles:** One noted condition is that "No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside." Can we get a definition of those terms? Can we agree that no "damaged" vehicles will be displayed, parked or stored where they are visible from Pickett Street? For years we have endured numerous "wrecked" vehicles parked for weeks and months along (the parking area adjacent to) Pickett. It's not a pretty site!
2. **Curb Appeal:** Can we include, as a requirement, that substantial improvements be made to the curbside along this site? It is currently a mess of telephone poles, road signs, a deteriorating sidewalk, (currently dead) weeds, etc. One looks at all the improvements expected of Enterprise on Eisenhower and wonders why there are apparently no such expectations along Pickett? If nothing more, can we at least encourage Mercedes, as good citizens, to set a new standard for what the South Pickett Street curb could look like?

Thanks for your consideration.

Attached: photo of curb by the site

