

Docket Item #12

Special Use Permit #2013-0022

600A South Pickett Street - Perfect Auto Detailing

Application	General Data	
Consideration of a Special Use Permit request to operate a general automobile repair facility.	Planning Commission Hearing:	June 4, 2013
	City Council Hearing:	June 15, 2013
Address: 600A South Pickett Street	Zone:	I / Industrial
Applicant: Perfect Auto Detail, Inc. by Samuel Osei	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.

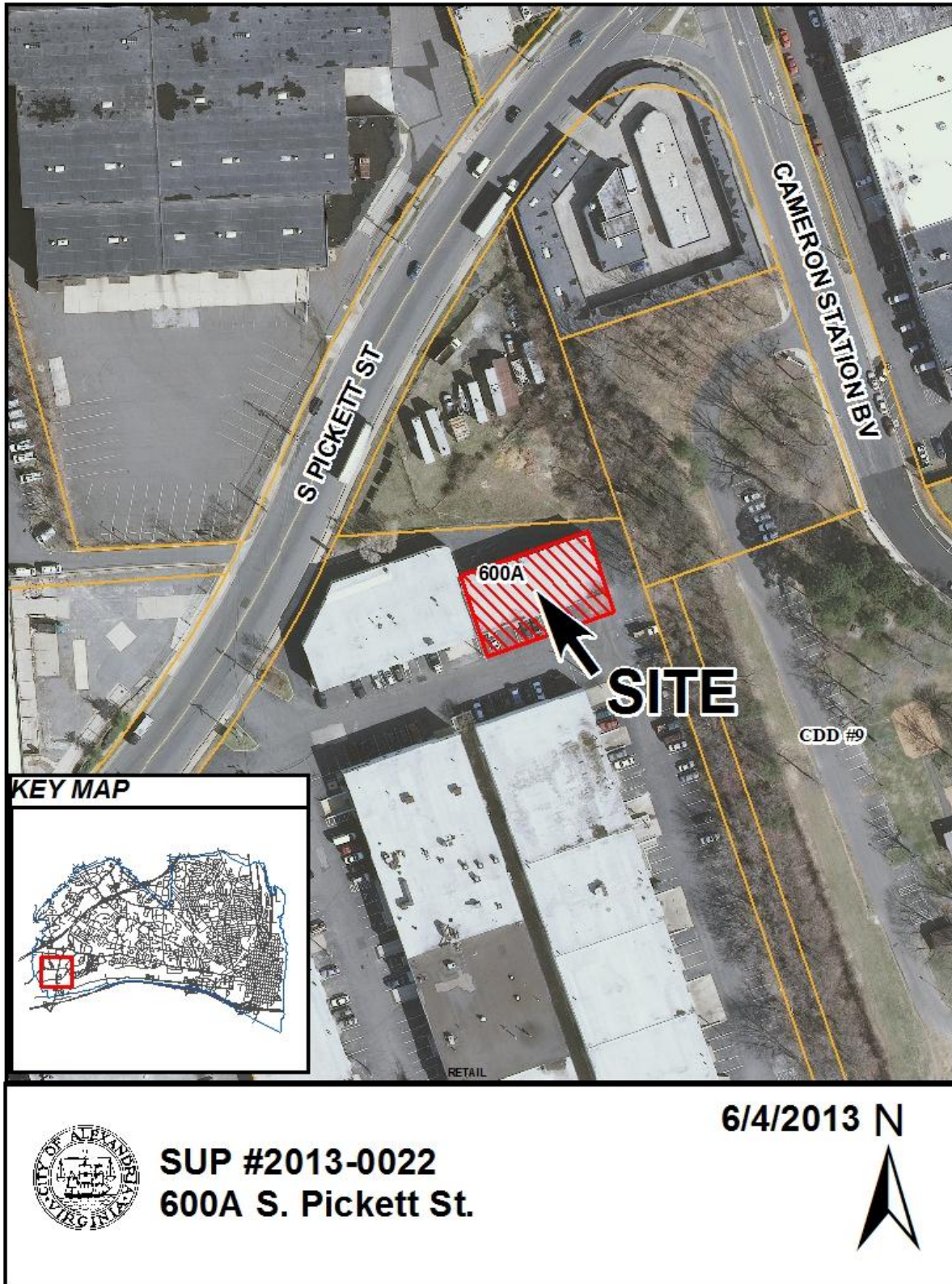
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2013: On a motion by Mr. Macek, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 0, with Chairman Komoroske and Mr. Wagner absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Sam Osei, applicant, spoke in favor of the request.



I. DISCUSSION

The applicant, Perfect Auto Detail, Inc. by Samuel Osei, requests Special Use Permit approval to operate a general automobile repair facility at 600A South Pickett Street.

SITE DESCRIPTION

The subject site is a 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 approximate depth of 600 feet and a total lot area of 270,176 square feet (6.2 acres).



A mix of commercial/industrial uses exists on the property, including at least two 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.

BACKGROUND

The prior tenant in this space was a light automobile repair business, affiliated with the nearby Passport Nissan, which offered minor automobile detailing. Staff has received an Administrative SUP (SUP#2013-0029) requesting approval to operate a new dance studio in the other tenant space in the building, which was formerly a granite wholesale business.

PROPOSAL

The applicant proposes to operate an approximately 5,800 square-foot general automobile repair facility at this location. The business will offer interior and exterior automobile “detailing”, in which used vehicles are reconditioned for future sale by individual automobile owners and automobile dealerships. The emphasis of the applicant’s exterior detailing business will be removing dents and repainting scratches. It does not expect to repair vehicles involved in automobile accidents on a regular basis. Car washing and painting, in an approved paint booth, are planned for the site. Additional elements of the applicants’ current proposal are as follows:

Hours of Operation: 8:30 a.m. – 6 p.m. Monday - Saturday

Service Pits/Bays: Eight in total, up to 10 cars parked inside at any one time

Customers: Four to six clients per day

<u>Employees:</u>	Six to eight employees at any one time
<u>Noise:</u>	Noises under 80 decibels are expected, but equipment will be turned off when not in use.
<u>Odors:</u>	Exhaust system will be installed to mitigate possible odors from paint
<u>Trash/Litter:</u>	Standard trash will be stored on-site and collected once each week. Paints and other chemical/cleaning compounds will be collected by vendor and disposed off-site.

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 5,782 square-foot business is therefore required to provide a total of 15 parking spaces. The applicant exceeds this requirement with the provision of 20 outdoor spaces and up to 10 indoor spaces for a total of up to 30 parking spaces.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to operate a general automobile repair business in this location. The proposed business is appropriate for this largely industrial area, is not immediately adjacent to residences and has ample parking. The request represents the expansion of a successful, long-standing small business in Falls Church into a new, second location here in Alexandria.

Cameron Station Civic Association has met with staff to discuss the proposal generally and two specific areas of concern: the possibility that the subject proposal could negatively impact future redevelopment and the potential unsightly appearance of damaged vehicles that may be parked outside of the business. Staff recognizes that the character of the neighborhood is likely to transition in the future from being commercial/industrial to having a broader mix of uses. The Landmark Gateway project is currently under construction a short distance away on South Pickett, and additional redevelopment is anticipated in the Landmark/Van Dorn Corridor Plan for other properties to the west of the site. Redevelopment may also emerge as a goal in future planning efforts for adjacent areas, like the subject site, that are outside of the Landmark/Van Dorn Corridor Plan.

It is possible that market forces alone could spur redevelopment in the area, particularly upon completion of the Landmark Gateway project. On the other hand, the subject site may be slower to redevelop given that it contains several independent businesses that may be difficult or time-consuming to relocate. The possibility also exists that the proposed use may no longer be compatible with the neighborhood if the area redevelops with a broader mix of uses than exists today. Staff therefore recommends a review condition (Condition #10) to allow for future consideration of the redevelopment potential for this site as well as the subject use's neighborhood compatibility. The condition language, which includes a five-year staff review and a ten-year City Council review, is similar to the condition recently included in the SUP approval for a gas station in Arlandria. The inclusion of this condition balances the need of this small business to make a return on its investment without significantly inhibiting any future plans for the area.

Automobile-related uses have some potential, as a general matter, for creating impacts on the surrounding neighborhood. Staff believes that the potential for impacts is low here given the area's industrial character and that the tenant space is somewhat set back from South Pickett Street, in part by another property (at 550 South Pickett Street). It is also screened from adjacent parkland by a swath of trees. Nonetheless, staff has included several standard and special conditions in this report to mitigate the potential for negative impacts from the use. For example, it has included prohibitions on the applicant conducting any repair work, detailing or car washing outside (Condition #4), painting any vehicles outside of an approved paint booth (Condition #13), and allowing any parts or other waste to accumulate outside except within approved disposal containers (Condition #7). On-site car washing must also include the use of a water recycling system (Condition #11).

With respect to the concern about damaged vehicles parked outside, staff believes it is unlikely such vehicles' damage would be plainly visible from South Pickett Street on a regular basis. The subject space is located away from the street and no parking spaces are available for this use on the street side of the building. Moreover, the applicant does not expect to repair such vehicles regularly since the emphasis of its business is to clean and repair vehicles having cosmetic exterior flaws. Nonetheless, Condition #5 has been included in this report to prohibit vehicles from being parked in a location whereby their damage is visible from South Pickett Street. The applicant can comply with this condition by, for instance, parking any heavily-damaged vehicles inside the building or around the corner of two buildings on the site, or possibly by erecting fencing if needed.

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 8:30 a.m. and 6 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, painting, detailing or car washing shall occur outside. All repair, painting, detailing and car washing 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. (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 (June 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. The Director shall docket the Special Use Permit for Planning Commission and City Council review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment. Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (June 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. (P&Z)
11. 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. (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. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)
14. 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)
15. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
16. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
17. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. The applicant shall 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)
20. 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)
21. 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: Joanna Anderson, Acting 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.

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. There shall be no outside painting, fumes are to be controlled and no disturbance shall occur within the RPA. (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 11'). (T&ES)
- R-1 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-2 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-3 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. (T&ES)
- R-4 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-5 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to

neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)

- R-6 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (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 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-9 The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Administration. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES)
- R-10 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
- R-11 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-12 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 Per 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.

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 # 2013-00022

PROPERTY LOCATION: 6000 South Pickett St. Alexandria, VA 22304

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

APPLICANT:

Name: Perfect Auto Detail, Inc.

Address: 1115A West Broad Street Falls Church VA 22046

PROPOSED USE: general automotive repair

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

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

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

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

Samuel K. Osei
Print Name of Applicant or Agent

1115A West Broad Street
Mailing/Street Address

Falls Church VA 22046
City and State Zip Code

[Signature] 3/25/2013
Signature Date

703.237.9067 703.237.9066
Telephone # Fax #

jr@perfectautodetail.com
Email address

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

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

SUP # 2013-00022

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1000 S. Pickett St., Alexandria, VA I hereby
(Property Address)
grant the applicant authorization to apply for the automotive repair use as
(use)
described in this application.

Name: Leonard A. Greenberg

Phone: (301) 657-2525

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

Email: _____

Signature: [Signature]

Date: 3/26/13

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.

Samuel K. Osei 115A West Broad Street Falls Church VA 22046 100%

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. Samuel K. Osei	1115 West Broad St. Falls Church, VA 22046	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1005 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. Leonard A. Greenberg	4901 Fairmont Ave, Suite 200 Bethesda MD 20814	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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. Leonard Greenberg	None	Planning Commission City Council
2. Samuel Osei	↓	↓
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.

3/25/2013
Date

Samuel K Osei
Printed Name

Signature

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 0225-063063

☐ **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.)

please see attached

Perfect Auto Detail, Inc has been in business providing top notch quality detailing service to retail customers at our headquarters in Falls Church and to dealerships in the Washington Metropolitan Area for 23 years.

The vision of Perfect Auto Detail, Inc to move forward to expand providing general automotive reconditioning service to retail and wholesale customers. These services include dent removal and auto paint.

In addition to offering a larger scope of services, we are looking to expand and open an Alexandria location. Shop set up in Alexandria will be similar to our Falls Church location with the addition of having a designated space to provide dent removal services and also install an enclosed paint booth.

Employees will consist of an office administrator and 6-8 techs who will work on vehicles. A portion of the space will be constructed with an office and small waiting area. Our customers typically drop off their vehicles to us during business hours for work to be completed and return later in the day to pick them up.

The detail machinery that is utilized is minimal and within the OSHA Standards for noise levels under 80 decibels. Machinery includes commercial grade vacuums cleaners, hand buffers, air gun, ionizer, and steam extractor. Dent removal services is a manual service that we provide using hand held tools and does not require the use of products or chemicals. Perfect Auto Detail plans to install an exhaust system for the paint booth to comply with OSHA regulations. Before painting a sander will be used to smooth out the surface of the area to be painted. Painting will typically be bumpers, doors, fender, quarter panels, hoods, and removable automotive parts.

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).

Monday - Saturday 8:30am - 6:00pm 4-6 clients per
day, drop-off services provided; clients typically do not spend
time waiting for services to be completed

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Monday - Saturday: 8:30am - 6:00pm; 5-6 staff personnel
and detailers.

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

Day:

Monday - Saturday

Hours:

8:30 am - 6:00 pm

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

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

under 80 decibels based on DSHA weighted
sound levels.

B. How will the noise be controlled?

Equipment is turned off when not in use

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

possible odors from paint; an exhaust system will be
installed to address

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)

office paper, food wrappers

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

1-2 13 gal. trash bags per day

- C. How often will trash be collected?

once a week

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

no products will be sold to generate litter; employees will
pick up inside and outside the property

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

☒ Yes.

☐ No.

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

paints & cleaning compounds which will not be disposed on site;
if necessary for disposal the vendor will collect. Quantities
will be supplied to this location in 5-10 gal. containers
for cleaning compounds and 1 gallon containers for paint.

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:

SOS are attached for products used, same quantity and
disposal methods will be used as in #10.

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

OSHA compliance training and implementation will
ensure safety for all residents, employees & patrons

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:

15-17 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site☐ off-site

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

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

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

☐ Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? side of building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Mon - Fri 8:30am - 6:00pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
2-3 times per week
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?

street access is adequate

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
5782 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5782 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: industrial commercial site

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. *will install water separator*

☐ other: _____

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

general automotive repair - (Auto Detailing, and auto body & Paint)

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

0 hydraulic lifts or racks

8 service pits

0 service bays

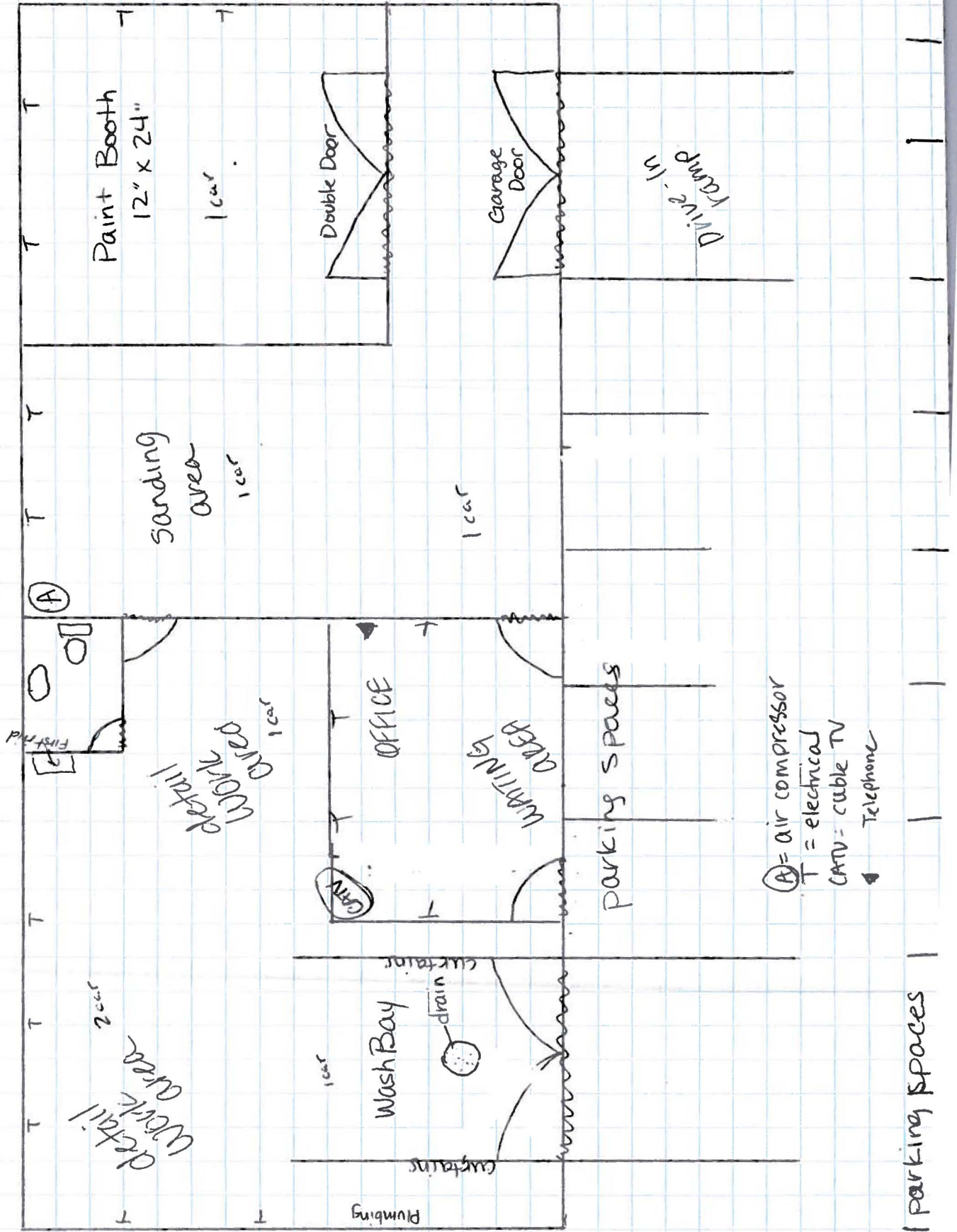
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

0-10 Employee + customer cars

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

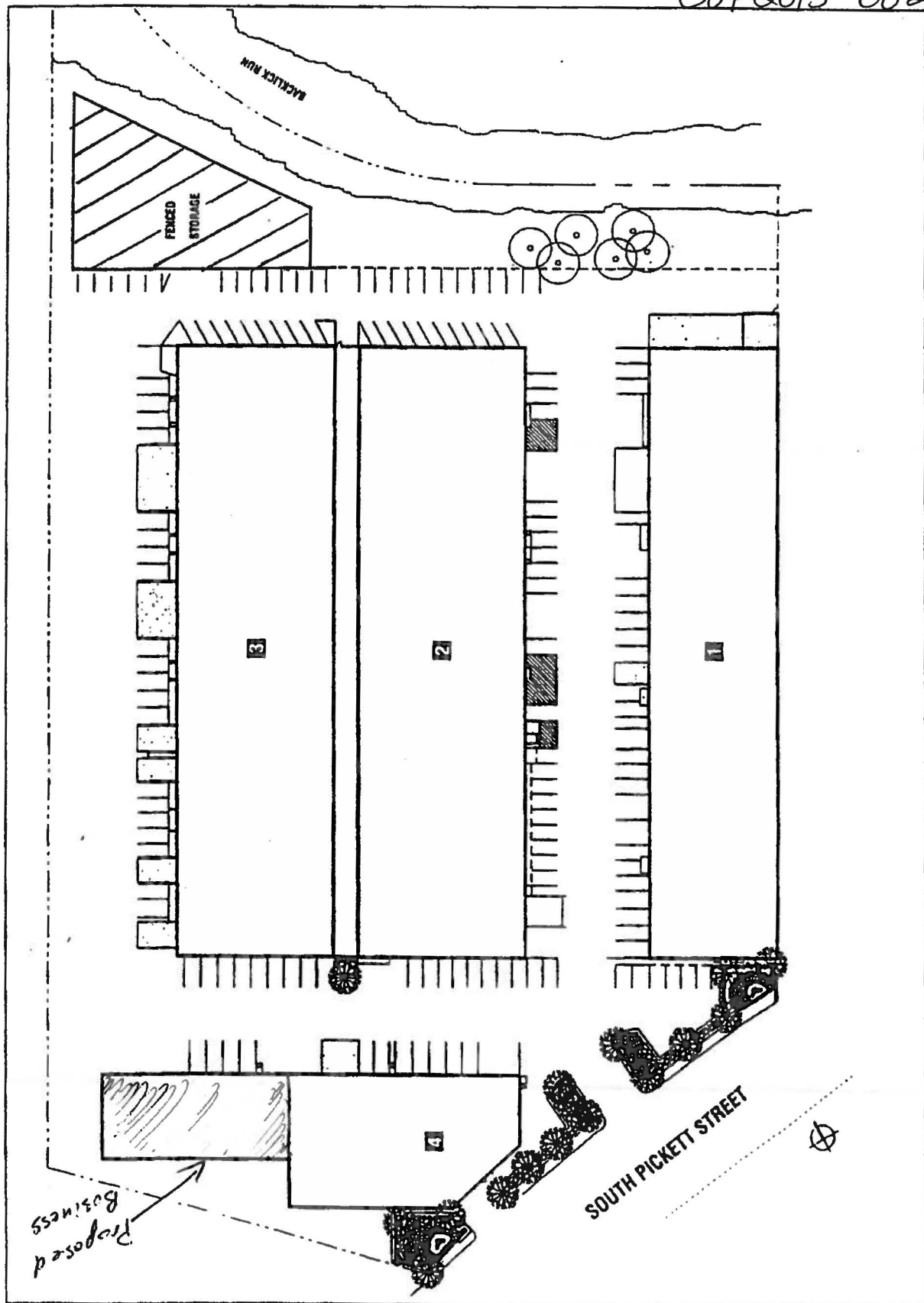
Please note: All repair work must occur within an enclosed building.

Interior Floor Plan



Cameron Park Industrial Center Alexandria, Virginia **SITE PLAN**

SUP 2013-0022



600 S. Pickett St.

- 7
- 6
- 5
- 4
- 3
- 2
- 1

- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8

- 18
- 19
- 20