



Special Use Permit #2015-0008
617 E-G South Pickett Street (Parcel Address: 504 South Van Dorn Street) – Midas Auto Service and Tire Center

Application	General Data	
Public hearing and consideration of a request to operate a light automobile repair business.	Planning Commission Hearing:	April 7, 2015
	City Council Hearing:	April 18, 2015
Address: 617 E-G South Pickett Street (Parcel Address: 504 South Van Dorn Street)	Zone:	CG/Commercial General
Applicant: Trump, Inc. dba Midas Auto Service and Tire Center represented by Duncan Blair, attorney	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.

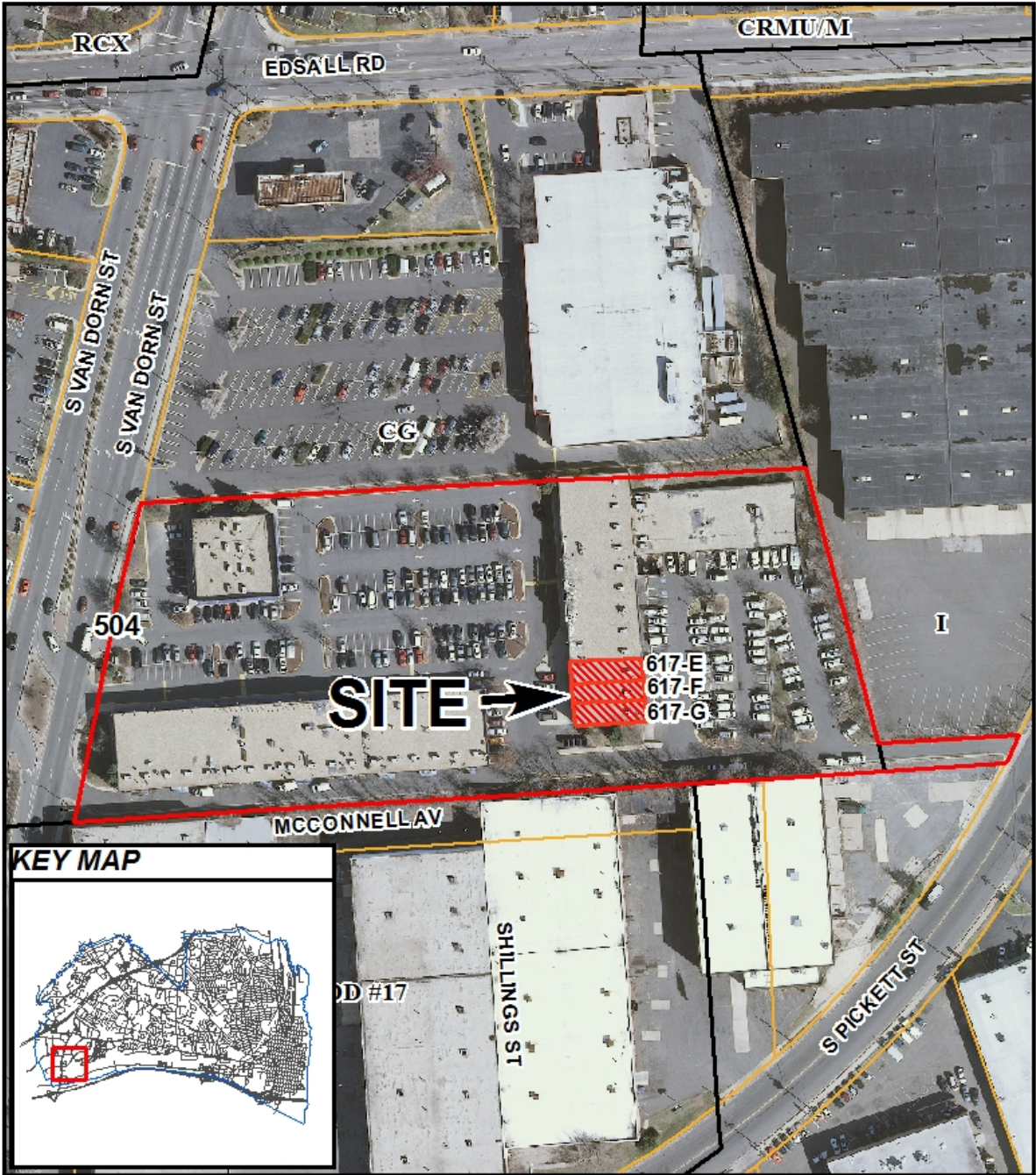
Staff Reviewers: Nathan Randall, nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 7, 2015: On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0008 subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with the representation from the applicant and the property owner that they would work with staff and the community to install additional directional signage to discourage shopping center customers from traveling on the one-way rear access road in the wrong direction. Prior to the applicant's representation, Commissioner Lyle had expressed traffic safety concerns related to customers potentially using the one-way access road in the wrong direction. She also asked staff to look into whether this circumstance would be exacerbated by vehicles from other businesses (potentially in violation of approved SUPs) parking close to the intersection of the access road and South Pickett Street.

Speakers:

Duncan Blair, attorney for the applicant, spoke in support of the request. He noted the applicant's history as a long-time business owner in Alexandria and noted recent coordination to discourage wrong-way travel on the rear access road. He represented to the Planning Commission that the applicant and property owner would work with staff and the community to install additional signage at the site to discourage wrong-way travel on the rear access road.



SUP #2015-0008
617 E-G South Pickett Street
(Parcel Address: 504 South Van Dorn Street)



I. DISCUSSION

The applicant, Trump, Inc. represented by Duncan Blair, attorney, requests Special Use Permit approval to operate a light automobile repair business at 617E-G South Pickett Street.

SITE DESCRIPTION

The subject site is a 4,128 square-foot tenant space within an industrial/flex building located on the same site as the Van Dorn Station Shopping Center. The property is one lot of record with approximately 315 feet of frontage on South Van Dorn Street, 30 feet of frontage on South Pickett Street, an average depth of 720 feet, and a total lot area of 219,000 square feet (5.02 acres). The property may be accessed from South Van Dorn Street, from Edsall Road through the adjacent supermarket parking lot, and from South Pickett Street via a one-way access road.



The site is surrounded by commercial and industrial uses, including two other automobile repair businesses and a contracting business on the rear (or eastern) portion of the shopping center site. Several restaurant/retail tenants are located on the front (or western) portion of the shopping center property. A Giant supermarket is located to the north of the site, and industrial warehouses are located to the east. The Landmark Gateway residential and mixed-use redevelopment, also known as Modera Tempo, is partially complete at the property immediately to the south and adjacent to the corner of South Van Dorn and South Pickett Streets.

BACKGROUND

The applicant has operated a Midas Muffler franchise for over 20 years at 450 South Pickett Street, about 1,000 feet to the east of the subject site. City Council granted SUP#2564 to the Midas franchise in March 1992 for the operation of the business at that location, but the SUP expired before operation could begin. City Council subsequently approved SUP#2741 for the business in November 1993.

Staff observed one SUP violation at its current site in 2003 regarding the accumulation of automotive parts outside of approved containers. A warning ticket was issued and the matter was resolved. Code Administration also received a complaint regarding excessive trash and debris for the entire multi-tenant site in 2010.

In May 2014, City Council approved DSUP#2013-0003, along with associated rezoning, Master Plan Amendment, and other land-use approvals, for the redevelopment of the applicant's current site at 450 South Pickett Street. The new project, which has been referred to as "Cameron Park,"

was approved for the construction of nearly 400 residential units in two multifamily buildings along with dozens of townhouse units and ground-level retail space.

The building in which the subject tenant space is located was constructed as part of the Van Dorn Station Shopping Center following site plan approval in 1988. At least two automobile repair businesses operated at the rear portion of the site in the distant past. More recently, Comcast Cable operated here until a few years ago.

PROPOSAL

The applicant proposes to relocate its existing light automobile repair business to the subject site given the likelihood that its existing location at 450 South Pickett Street may redevelop in the near future. Services offered would include brake, tire, exhaust, electrical, and other minor repairs to vehicles. State safety and emissions testing would also be available. Vehicles would be repaired in up to seven service areas/lifts, accessed through three existing overhead doors. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	7:30 a.m. – 7 p.m. Monday-Friday 7:30 a.m. – 5 p.m. Saturday
<u>Service Area/Lifts:</u>	Seven
<u>Customers:</u>	Approximately seven customers each day
<u>Employees:</u>	Three to six employees
<u>Noise:</u>	Typical noises from light automobile repair business will be in compliance with City Noise Ordinance
<u>Odors:</u>	No offensive odors are anticipated
<u>Trash/Litter:</u>	Used automobile parts and fluids will be picked-up by contractor. Used motor oil will be stored on-site and may, alternatively, be recycled for heating oil. Less than two bags of refuse, including delivery boxes, are expected each day and will be picked up once each week.

ZONING/MASTER PLAN DESIGNATION

The portion of the subject property on which the subject tenant space and associated parking is located is within the CG / Commercial General zone. Section 4-403(R) of the Zoning Ordinance allows a light automobile repair business in the CG zone only with a Special Use Permit. A very small portion of the property adjacent to South Pickett Street, which includes neither the subject tenant space nor any parking associated with the use, is located within the I / Industrial zone.

The property is located within the Landmark/Van Dorn Small Area Plan and the overlapping 2009 Landmark/Van Dorn Corridor Plan. The Corridor Plan envisions residential/retail mixed-use redevelopment on this property and in the immediate vicinity. The property is also located on the border of, but not within, the preliminary area of the Eisenhower West Small Area Plan that is currently being developed. The most recent draft concept of the Eisenhower West Small Area Plan supports the Corridor Plan by indicating the potential for a mixed-use node at the Van Dorn Station Shopping Center property.

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, automobile repair businesses require one off-street parking space for every 400 square feet of space. A 4,128 square-foot light automobile repair business is therefore required to provide 11 off-street parking spaces. The applicant meets its parking requirement through the use of seven spaces inside the building and an additional 11 spaces in the shared, 90-space parking lot immediately in front of the building.

II. STAFF ANALYSIS

Staff recommends approval of the request to relocate Midas Muffler a short distance from its current location. Although the Landmark/Van Dorn Corridor Plan envisions residential/retail mixed-use redevelopment of the site, it is reasonable to allow the relocation of an existing Alexandria business to this site as an interim use until such time that the property may redevelop consistent with planning goals. The relocation would also support the anticipated redevelopment of the existing Midas location at 450 South Pickett Street and would occupy tenant space that has been vacant for at least two years.

Although automobile repair uses can present some potential for neighborhood impacts, and the new Landmark Gateway/Modera Tempo mixed-use building is located nearby, that potential is reduced given that the tenant space is set back from residential uses by driveways/streets and since the business would only offer “light” repairs. Heavier repairs that constitute “general automobile repair,” such as automobile painting and body work, are not allowed here or elsewhere in the CG zone. Staff has also included several standard conditions of approval in this report, such as prohibitions on excessive odors, noise and trash, to further mitigate potential impacts from the use. Standard conditions for automobile-related uses, such as limitations on car washing and prohibitions on parking vehicles on the street or conducting repair work outside have been included here as well.

As it has done for many other SUP uses in the area, and particularly for automobile-related uses, staff recommends a five-year staff level review and a second, fixed-date full hearing review in Condition #13. Staff believes that such a condition remains as a useful tool to potentially encourage redevelopment efforts, particularly in light of approved and ongoing planning goals for the area, and to generally re-assess the future compatibility of the automobile repair business with the neighborhood. Consistent with the approach previously recommended by the Planning Commission in which all SUP approvals with the condition would be reconsidered at the same time, the fixed-date, full-hearing SUP review would occur in November 2023, or approximately eight-and-a-half years from now.

Staff has also included three conditions to address community concerns that have been voiced in the past during the SUP review for other automobile repair businesses either on this site or in the area. Condition #10 would require the applicant to prohibit its customers from traveling the wrong way on the rear access road to South Pickett Street when leaving the site. Condition #11 would prohibit the applicant from test-driving vehicles on residential side streets. Although it seems unlikely that severely damaged vehicles would be present at the subject site or visible from any public streets, staff has nonetheless also recommended in Condition #12 that any severely damaged vehicles should be parked inside or in another location whereby such damage is concealed from passing vehicles on South Pickett Street.

Finally, staff has recommended (Condition #2) an additional two hours of operation on Saturday (until 7 p.m. rather than the requested 5 p.m.) for consistency with the proposed weeknight closing hour and to provide the applicant with additional flexibility. 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 light automobile repair business shall be limited to between 7:30 a.m. and 7 p.m. Monday - Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall occur outside. All 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. 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 applicant shall prohibit customers of this business from using the existing one-way rear access road in an easterly direction from the rear parking area to South Pickett Street. (P&Z)
11. The applicant shall not use residential side streets for test-driving or diagnosing needed vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn Street, South Pickett Street, and Edsall Road for test-driving regardless of the uses located along those streets. (P&Z)
12. No vehicles shall be parked in a location whereby their damage is readily visible from passing traffic on South Pickett Street. (P&Z)
13. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (April 2020) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in November 2023 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)
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. Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
17. 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)
18. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
20. 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)
21. 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)
22. 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: Nathan Randall, Urban Planner III, Department of Planning and Zoning
Alex Dambach, Division Chief, Department of Planning and Zoning

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 It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-1 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-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 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-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)
- R-5 Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 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-8 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-9 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 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-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)

Code Enforcement:

- F-1 No comments received

Health:

- F-1 No comments received

Parks and Recreation:

- F-1 No comments received

Police Department:

- F-1 No comments received

Fire Department:

- C-1 Due to the change in address, a fire prevention permit will be required for this business



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0008

617 E-G South Pickett Street, Alexandria, Virginia 22304

PROPERTY LOCATION: _____

TAX MAP REFERENCE: Part of 67.02.02.01 **ZONE:** CG/Commercial General

APPLICANT:

Name: Trump Inc.; a Virginia corporation D.B.A. Midas Auto Service and Tire Center

Address: 450 A South Pickett Street, Alexandria, Virginia 22304

PROPOSED USE: Special Use Permit for light automobile repair per Section 4-403(R) of the Alexandria Zoning Ordinance.

[x] **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.

[x] **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.

[x] **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.

[x] **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.

Duncan W. Blair, Esq.
Print Name of Applicant or Agent


Signature

1/27/2015
Date

524 King Street
Mailing/Street Address

703-836-1000
Telephone #

703-549-3335
Fax #

Alexandria, Virginia 22314
City and State Zip Code

dblair@landcarroll.com
Email address

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

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

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. Kevin Trump	450 A South Pickett Street, Alexandria, VA 22304	In excess of 10%
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 617 E-G S. Pickett St. Alexandria, VA (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.		
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.

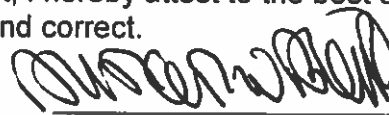
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Trump. <i>(initials)</i>	NONE <i>(initials)</i>	PC & CC <i>(initials)</i>
2.		
3.		

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.

1/27/2015
Date

Duncan W. Blair
Printed Name


Signature

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.		
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 617 E-G S. Pickett St. Alexandria, VA (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. G2 Investments, LLC	4901 Fairmont Ave., Ste. Bethesda, MD 20814	200 34.32%
2. Wendi H. Greenberg Trust	4901 Fairmont Ave., Ste. Bethesda, MD 20814	200 31.93%
3. Richard S. Greenberg Trust	4901 Fairmont Ave., Ste. Bethesda, MD 20814	200 31.93%

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.	None	PC and CC
2. W&R Investment L.P.	None	PC and CC
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.

1/27/15 Leonard Greenberg 3
 Date Printed Name Signature

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 617 E-G South Pickett Street, Alexandria, Virginia, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Automotive Service & Repair use as
 (use)
 described in this application.

Name: W&R Investment L.P., By Leonard A. Greenberg, Trustee Phone: 301.657.2525
 Please Print
 Daniel Paulson
 Address: 4901 Fairmont Ave, Ste 200, Bethesda, MD 20814 Email: dpaulson@greenhillcompanies.com
 Signature:  Date: 1/27/15

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.

Trump Inc. is a Virginia corporation. The only people or entities owning in excess of ten (10%)

is Kevin Trump, 450 A South Pickett Street, Alexandria, Virginia 22304.

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.)

Special Use Permit to operate a light automobile repair facility. The Applicant is relocating its current Midas Auto Service and Tire Center, from 450 A South Pickett Street to the property.

The facility will continue to operate as a Midas Auto Service and Tire Center offering services for repair of brakes, tires, exhaust fuel systems, electrical and other minor services related to automobiles and light trucks, and Virginia State Safety Inspections and DEQ Emissions Testing.

[illegible]

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).

It is anticipated that there will up to 7 customers at any given time, with the greater number occurring
during peak morning hours (7:30 a.m. - 9:00 a.m.) and peak evening hours (5:00 p.m. - 7:00 p.m.).

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

There will be 3-6 employees on-site at any given time, with more staffing occurring during peak morning hours (7:30 a.m. - 9:00 a.m.) and peak evening hours (5:00 p.m. - 7:00 p.m.).

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

Day:	Hours:
<u>Monday - Friday</u>	<u>7:30 a.m. - 7:00 p.m.</u>
<u>Saturday</u>	<u>7:30 a.m. - 5:00 p.m.</u>
<u>Sunday</u>	<u>Closed</u>

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

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

No significant patron or mechanical equipment noise is anticipated outside of that commonly associated with use of a light auto repair shop. Noise levels will be in compliance with Alexandria City Code.

B. How will the noise be controlled?

It is not anticipated that noise will be a source of complaints; as such, no extraordinary noise mitigation and control measures are warranted. All repair work will be performed inside of the facility.

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

It is not anticipated that offensive odors will emanate from the use of the property as a light
automobile repair facility.

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)

The type of volume of trash and garbage generated by the automobile facility will mainly be refuse from products received (i.e. - cardboard delivery boxes). Trash and garbage will be deposited and stored in commercial grade containers and stored in the facility. Used parts will be stored in containers and will be disposed of by a registered recycling company. Used fluids will be stored in containers on the basement level and disposed of by a registered recycling company. Used oil may be recycled on-site and used as heating oil for the automobile repair facility.

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

The automobile repair facility will generate approximately less than two (2) bags per day.

- C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector once per week.

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

Not applicable.

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:

Small quantities of materials defined as hazardous, generally recognized to be appropriate for use by
automobile repair facilities in the operation of the business, will be stored, used as solvents, and disposed
of in accordance with applicable regulations.

- 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:

Small quantities of organic compounds, generally recognized to be appropriate for use by
automobile repair facilities in the operation of the business, will be stored, used as solvents, and
disposed of in accordance with applicable regulations.

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

The location and the proposed hours of operations of the automobile repair facility should provide
a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures
will be required for customers. The facility will be equipped with a security system.

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: One (1) parking space for each 400 square feet of space. Premises is 4,128 square feet.

11 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 90 space shared surface parking facility
☐ off-site

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

N/A

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? None, per Section 8-200 (B)(5)
 the building is not required to provide a loading space.

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? On the surface parking facility adjacent to the business.

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

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?

No improvement required.

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?

4,128 sq. ft. (existing) + -- sq. ft. (addition if any) = 4,128 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☒ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- ☐ automobile or motor vehicle parking or storage lot.
☐ automobile or trailer rental or sales.
☒ automobile service station.
☐ automobile repair, including car wash.
☐ other: _____

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

Light automobile repair establishment offering services for repair of brakes, tires, exhaust fuel systems, electrical and other minor services related to automobiles and light trucks. Will also provide Virginia State Safety Inspections and DEQ Emissions Testing.

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

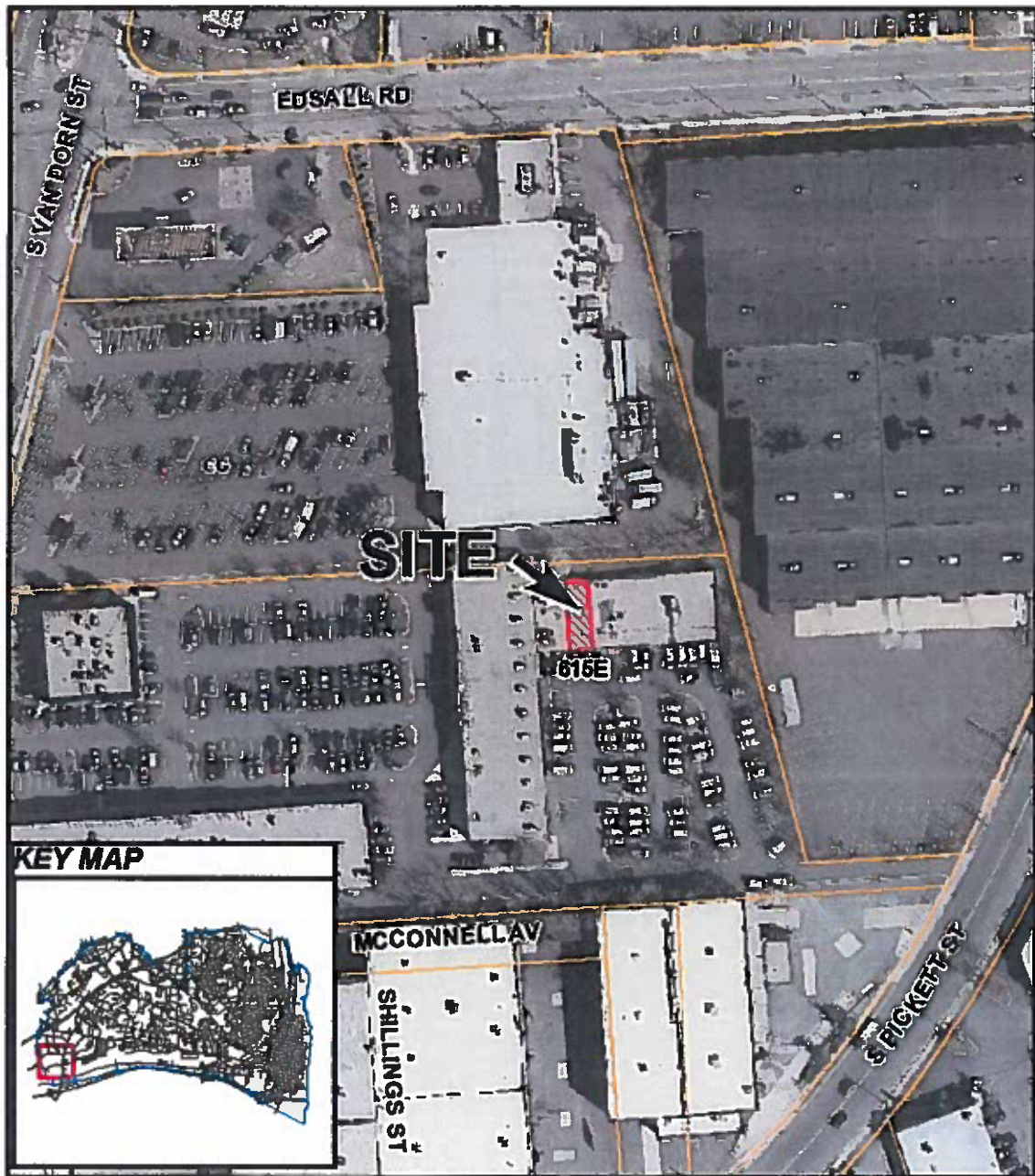
7 hydraulic lifts or racks
0 service pits
7 service bays (three (3) overhead bay doors that access the seven (7) lifts)

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)?

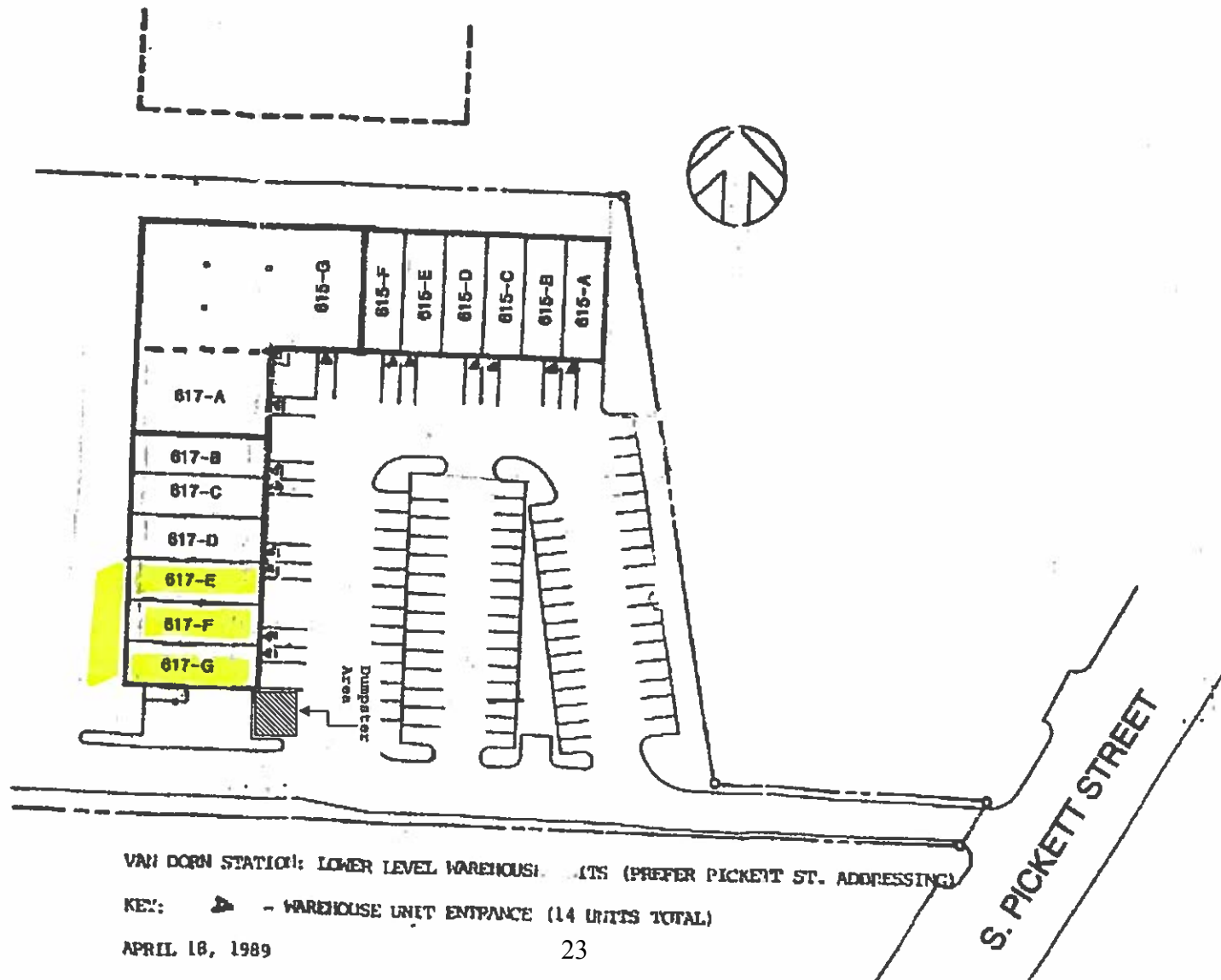
Employees: 3-6
Customers: 0-7
Repairs: 0-7; most repairs are completed same-day; it is anticipated that 0-3 vehicles will be stored overnight.

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.



GIANT



VAN DORN STATION: LOWER LEVEL WAREHOUSE UNITS (PREFER PICKETT ST. ADDRESSING)

KEY: - WAREHOUSE UNIT ENTRANCE (14 UNITS TOTAL)

APRIL 18, 1989

From: Arthur Impastato [mailto:aimpastato@earthlink.net]
Sent: Thursday, April 02, 2015 6:31 PM
To: Karl Moritz
Cc: mindyllyle@comcast.net; mike mayes; mike johnson
Subject: Request for Denial - Planning Commission April 7, 2015 Docket Item 5 - Midas Auto SUP
#2015-0008

Dear Karl:

The board of the Cameron Station Civic Association requests that the above referenced SUP request be denied. The location for the Midas Auto Service is completely unsuitable for the types of services contemplated at the site. The site was formerly occupied by Comcast and is located in a small shopping center that is heavily congested already by car traffic. Moreover, access from the shopping center to or from Van Dorn is dangerous and problematic. To have Midas set up operations and significantly increase the flow of cars to such a confined space in such a congested area is exceedingly ill advised.

Respectfully submitted,

Arthur "Sash" Impastato
President
Cameron Station Civic Association
239 Medlock Lane
Alexandria, VA 22304
703-567-5075 (Home)

From: Nathan Randall
Sent: Tuesday, April 07, 2015 3:21 PM
To: Sam Shelby
Cc: Karl Moritz; Alex Dambach; Kendra Jacobs
Subject: Traffic Potential at 617E-G South Pickett (Docket Item #5)

Chairwoman Lyman and Members of the Planning Commission-

As you may recall, the president of the Cameron Station Civic Association submitted an email recently in which he expressed concern about traffic at and around the Van Dorn Station Shopping Center property, which is the location of the SUP request (SUP#2015-0008) for Midas Auto at 617E-G South Pickett Street on tonight's docket (Docket Item #5). We have spoken with Bob Garbacz in the Department of Transportation and Environmental Services about traffic matters. TES does not believe that the operation of the Midas facility would negatively impact traffic at the site or around the area given the overall size of the site, the large parking areas located there, and the low amount of traffic that would be generated from the proposed use itself.

Feel free to contact us if you have any further questions.

Regards,
Nathan Randall
Urban Planner III