

DOCKET ITEM #7
Special Use Permit #2018-0112
833 South Pickett Street
(Parcel Address: 821 South Pickett Street)
Caliber Collision

Application	General Data	
Request: Public hearing and consideration of a request to operate a general automobile repair business	Planning Commission Hearing:	March 5, 2019
	City Council Hearing:	March 16, 2019
Address: 833 South Pickett Street (Parcel Address: 821 South Pickett Street)	Zone:	I / Industrial
Applicant: Bret Flory	Small Area Plan:	Eisenhower West

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 Reviewer: Max Ewart, max.ewart@alexandriava.gov



PROJECT LOCATION MAP

I. SUMMARY OF THE REQUEST

The applicant, Bret Flory, requests Special Use Permit approval to operate a general automobile repair business at 833 South Pickett Street. The property is located in the Industrial Zone, which provides areas for light to medium industrial uses. A request to operate a general automobile repair business is required pursuant to section 4-1203(H) of the Zoning Ordinance. Staff recommends approval of the request with the conditions included in this report.

SITE DESCRIPTION

The subject site is one parcel of record with approximately 200 feet of frontage along South Pickett Street and a depth that varies from 375 to 400 feet for a total parcel area of approximately 89,000 square feet. The subject site is developed with a one-story commercial building of approximately 42,660 square feet which is divided into two tenant spaces. The tenant space in question is on the northern end of the parcel (Figure 1). The tenant space is equipped with loading docks that are accessible by the surface parking lot. The subject building is served by a 62-space surface parking lot that runs the along the depth of the building and is accessed by a double wide curb cut from South Pickett Street.



Figure 1 – Exterior of 833 S. Pickett Street and existing surface parking lot

Mosaic Tile, a home design showroom, occupies the other tenant space in the subject building closest to South Pickett Street. The parcel to the east is undeveloped due to a previous fire and is being used as a surface parking lot. The parcel to the west is developed with a two-story office building with multiple commercial tenants. The Virginia Roofing Corporation and Union 206 Studios are located to the south. The 22-acre South Port Apartment complex is located to the north.

BACKGROUND

The subject brick building was constructed in 1965 with approximately 43,000 square feet and has housed a number of industrial uses. City Council approved SUP #2016-0049 for a general automobile repair business, however, the business did not open and the SUP approval expired.

PROPOSAL

The applicant proposes to operate a general automobile repair facility at 833 South Pickett Street and to provide services that include minor repairs, part replacement, painting, and exterior collision repairs. All repair activities would be conducted indoors and completely screened from public view. The applicant proposes to use two hydraulic lift racks and 27 indoor service bays for customer-owned vehicles. Vehicles taken to the site would typically be admitted by tow truck.

The applicant is proposing to operate Monday through Friday from 7:30 a.m. – 5:30 p.m. The business would serve approximately 20 customers per day and staff approximately 19 – 22 employees during business hours. The applicant proposes to maintain insulation in the building to reduce noise levels for the neighboring tenant and to install fencing in the parking lot, screening the rear 32 spaces from South Pickett Street (Figure 2).



PARKING

Section 8-200(A)(18) of the Zoning Ordinance requires general automobile repair businesses to provide one off-street parking space for every 400 square feet of space. The proposed space represents approximately 18,884 square feet, therefore, establishing a 48-parking space parking requirement. The Mosaic Tile Showroom requires the use of a minimum of six spaces according to Section 8-200(A)(16)(a) for a retail operation. The combined parking requirement of 54 for the two uses is satisfied in the 68-space parking lot. Ten additional parking spaces are provided within the applicant's tenant space.

ZONING/ MASTER PLAN DESIGNATION

The subject site 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 subject site is situated within the boundaries of the Eisenhower West Small Area Plan which supports industrial and commercial uses at this property. The Small Area indicates that the long-term vision for the subject site includes the redevelopment of the land for a mixed-use residential building with ground floor production, wholesale, and repair uses (PWR), designed to encourage "maker" and flexible spaces for light industrial uses.

II. STAFF ANALYSIS

Staff supports the applicant's request for a general automobile repair use at this location. The business would fill a long-vacant tenant space with a use compatible with nearby operations. The building is well situated for an automobile repair use with a double-wide curb cut providing access for delivery vehicles to the applicant's site from South Pickett Street, and delivery bays along the building side, which could accommodate automobile repair uses.

While residential uses border the auto repair business to the north, noise impacts are not anticipated as the residences are 150 feet away and a screen of trees, a grade change of approximately 20 feet, and a surface parking lot are located between the auto repair business and the residents.

Standard conditions have been included to limit the potential for impacts of the general automobile use at the site. To ensure that the site remains neat and well-maintained, Condition #4 prohibits the display of junked, abandoned, visibly damaged, or stripped vehicles from being parked outside; Condition #5 requires the rear parking area to be fenced; and Condition #8 requires the applicant to store all vehicle parts and other waste materials in proper waste receptacles. The public right-of-way would not be used by the applicant as regulated in Condition #6, prohibiting vehicles from being stored in the public right-of-way. Noise impacts would be minimized through Conditions #17, #18, and #19, prohibiting outdoor repair work, outdoor speakers, and supply deliveries between 11 p.m. and 7 a.m., respectively. Traffic impacts would be mitigated through Condition #7 which requires loading and unloading to occur on-site and through Condition #10 which limits potential test-driving to major arterial roads. Potential environmental impacts would be regulated through Condition #12 which requires proper disposal of all waste products; Condition #14

requiring the applicant to control any potential fumes and odors; and Condition #15 requiring paint booths to be inspected twice a year to ensure they are maintained to EPA standards.

Given that the Eisenhower West Small Area Plan envisions redevelopment at the site in the mid to long-term, Condition #11 would require a staff-level review in March 2024, five years from the date of approval, and a docketed SUP review in March 2029 to assess the status of redevelopment in the area.

Subject to the conditions in Section III of this report, staff recommends approval of the Special Use Permit Request.

III. RECOMMENDED CONDITIONS

1. The Special Use Permit shall be granted to the applicant only or to any business or entity 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 7:30 a.m. – 5:30 p.m. daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
5. The applicant shall install and maintain fencing around the perimeter of the parking lot to screen parked vehicles. (P&Z)
6. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z)
7. Loading or unloading of vehicles shall take place on-site and during the hours of operation. (P&Z)
8. 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)
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 not use residential side streets for test-driving or diagnosing vehicle repairs. The applicant may use major arterials such as Duke Street, South Van Dorn, South Pickett Street, and Edsall Road for test-driving regardless of the uses located along those streets. (P&Z)

11. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (March 2024) 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 March 2029 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)
12. 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)
13. 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)
14. 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).
15. The paint booth shall be of a state-of-the-art design equipped with a high efficiency filter (>99% efficiency) to prevent paint droplets from entering the atmosphere and creating an air pollution/odor issue. The applicant is required to submit the specifications of this paint booth to the City's T&ES Department for review and approval prior to its installation. (T&ES)
16. Any car washing activity in this facility must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (P&Z)
17. 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)
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 use must comply with the City's noise ordinance. (T&ES)
21. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
22. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
23. 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: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Max Ewart, 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:

- 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 The paint booth shall be of a state-of-the-art design equipped with a high efficiency filter (>99% efficiency) to prevent paint droplets from entering the atmosphere and creating an air pollution/ odor issue. The applicant is required to submit the specifications of this paint booth to the City's T&ES Department for review and approval prior to its installation.
- R-5 Any car washing activity in this facility must drain to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)
- R-6 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (T&ES) (P&Z)
- 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 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 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)
- R-10 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

- R-11 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (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 SUP 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)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 Based on the information provided, one or more fire prevention permits will be required. Type and number will be determined upon inspection by fire marshal's office.

Fire:

- C-1 Based on the information provided, one or more fire prevention permits will be required. Type and number will be determined upon inspection by fire marshal's office.

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2018-00112

PROPERTY LOCATION: 833 South Pickett Street

TAX MAP REFERENCE: Map # 067.01

ZONE: Industrial

APPLICANT:

Name: Bret Flory

Address: 833 South Pickett Street, Alexandria, Virginia 22304

PROPOSED USE: Automobile Paint and Body 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.

Bret Flory

Print Name of Applicant or Agent

1255 W. 15th Street Ste. 125

Mailing/Street Address

Plano, TX

City and State

75075

Zip Code

Bret Flory

Signature

12/17/18

Date

972.398.6644 x301

Telephone #

Fax #

Bflory@CrossArchitects.com

Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 833 S. Pickett St, I hereby
(Property Address)

grant the applicant authorization to apply for the social use permit use as
(use)

described in this application.

Name: Mark S. Miller, Mayor
Victoria L. Miller, Mayor

Phone: 703 753 4750

Please Print Broad Run, VA 20137
Address: 5341 Beverlys Mill

Email: mark.s.miller@cityofalexandria.com

Signature: Victoria L. Miller

Date: 11/13/18

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: Design Architects 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 three percent.

Mark S. Miller - 5341 Beverlys Mill Rd. Broad Run, Va - 50% Ownership

Victoria L. Miller - 5341 Beverlys Mill Rd. Broad Run, Va - 50% Ownership

None of the individuals maintain financial or business relationship with members of any of the City of Alexandria approving bodies

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 three 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. Bret Flory	1255 W. 15th Street, Ste 125 Plano, Tx 75075	0%
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 833 South Pickett Street, Alexandria, Virginia 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Mark S. Miller	5341 Beverlys Mill Road Broad Run, Va 20137	50%
2. Victoria L. Miller	5341 Beverlys Mill Road Broad Run, Va 20137	50%
3. Bret Flory	1255 W. 15th Street, Ste 125 Plano, Tx 75075	0%

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Mark S. Miller	None	N/A
2. Victoria L. Miller	None	N/A
3. Bret Flory	None	N/A

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.

12/17/18

Date

Bret Flory

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

☒ **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.)

Site consists of a platted 2.05-acres of developed land, which is a part of general plan zoned industrial. It's located within limits of Alexandria.

All automotive body repair activities will be conducted indoors and completely screened from public view. Public parking will be located in the front drive parking. Vehicles received for repair will remain behind the screened wall. Vehicles that are taken in for automotive body repairs are typically admitted by tow truck which limits our customers coming to this location.

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).

Approximately 20 customers per day

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

Approximately 19 -22 employees during business hours

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

Day:

Monday - Friday

Hours:

7:30am - 5:30pm

Saturday

Closed

Sunday

Closed

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

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

The type of facility proposed shall be limited to vehicle body "prep", parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.

B. How will the noise be controlled?

The type of facility proposed shall be limited to vehicle body "prep", parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.

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

All paint booth odors are in self contained paint booth technology with ~~mechanical units built in to the booths. Downdraft paint booth intake and~~ exhaust technology contains and virtually eliminates all odors through a heated ~~make up air ventilation system.~~

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)
All discarded parts and materials will be deposited into a completely enclosed container concealed from adjacent properties.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
No more than 50 pounds per day of trash and garbage will be generated by this use

C. How often will trash be collected?
Besides the regular dumpster collection, trash will be collected on an as needed basis.

D. How will you prevent littering on the property, streets and nearby properties?
Report litterbugs, make sure our trash cans have tight-fitting lids, share with others the proper way to dispose of trash. Put papers in a paper bag before placing them in your recycling bin. Request a No Handbill Decal for the mailbox. Encourage your neighbors, clubs, co-workers or families to Adopt-A-Road or join you in an area cleanup. "Adopting" an area can significantly reduce future litter because people litter less in maintained areas. Look for ways to beautify the community, including landscaping and repairing fences. Attractive, maintained neighborhoods are littered less and research shows that they are usually safer, too. Provide plenty of containers for garbage and recyclables. Keep loading areas clean and check dumpsters every day to make sure they are securely closed.

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:

Please see attached commodities list to show what materials will be used and
how they are stored within the shop.

- 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:

Please see attached commodities list to show what materials will be used and how they are stored within the shop.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Given the nature of using automated machinery and restoration supplies, each employee is required to complete and continue ongoing safety training. All equipment used is state of the art and properly maintained. This instruction safeguards the community, the employees, the environment, the clients, their vehicles and all neighboring facilities.

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:

44 _____ Standard spaces
 _____ Compact spaces
 2 _____ 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? None

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? N/A
- 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?

It is adequate. It is an existing property.

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?

18,884 sq. ft. (existing) + 0 sq. ft. (addition if any) = 18,884 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: An existing building

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?

The proposed use will repair, replace, paint and resassemble automobiles' exterior body parts from collisions. All repair activities will be conducted in-doors and completely screened from public view.

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

2 _____ hydraulic lifts or racks

_____ service pits

27 _____ 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)?

Up to 40 spaces.

The site has the potential of having 19-22 vehicles parked on site for employees.

Customers will occupy 0-10 spaces at one time and is located in the north and west sides of the building.

All repair activities will be conducted in-doors and completely screened from public view, so no wrecked or repaired vehicles will remain outside for long. If so, the vehicles will remain behind a screened solid fence

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

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



FLOOR PLAN:

1. ALL DIMENSIONS NOTED OR SHOWN ARE TAKEN FROM FACE OF STUD/ CMU UNLESS NOTED OTHERWISE.
2. ALL EQUIPMENT IS NOT SHOWN FOR CLARITY (REFER SHEET A.1.4 FOR ALL EQUIPMENT).
3. GO TO INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHAL RECOMMENDATIONS AND LOCATIONS.
4. REFER SHEET A3.1 FOR PARTITION TYPE, CONTROL JOINT, AND METAL STUD INFORMATION.
5. G.C. TO CUT A PORTION OF THE SLAB WHERE CURRENTLY SHOWN TO BE REMOVED, TO VERIFY IF IT IS POST-TENSIONED. THIS CUT WILL ALSO DETERMINE THE SLAB THICKNESS AND REBAR SPACING.
6. ALL DATA CABLING IN THE SHOP SHALL BE PULLED IN METAL CONDUIT (EMT PIPE) ALL THE WAY BACK TO THE IT ROOM. THE METAL CONDUIT AND PULL STRING WILL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.
7. CONTRACTOR TO FIELD VERIFY EXISTING GRADE LINE FROM GRID M TO A AND TO PROVIDE SHOP DRAWINGS ON NEW RAMP AND STAIR FOR ARCHITECT'S APPROVAL.

A1.140 WALL MOUNTED WASH/ MOP SINK.

A1.20 WATER HEATER (REFER MEP).

A1.30 EMERGENCY PORTABLE EYE WASH.

A1.40 HI.LO WATER FOUNTAIN (REFER MEP).

A1.50 FLOOR DRAIN REFER MEP FOR ADDITIONAL INFORMATION. (TRAFFIC RATED FLOOR DRAIN & COVER @ DETAIL BAY, ROOM 112)

A1.60 4" WIDE STRIPING PAINTED TRAFFIC YELLOW (16" O. C. DIAGONAL PATTERN @ EMERGENCY EGRESS PATHS ONLY IF REQUIRED).

A1.70 FRAME RACK AND 2-POST LIFT. REF. STRUCTURE FOR SLAB MODIFICATIONS.

A1.80 VERIFY EXACT LOCATION FOR 2" PVC SLEEVE LOCATION AND EXACT PLACEMENT OF EQUIPMENT WITH OWNER (REF. SHEET A1.4).

A1.90 METAL STAIR TO BE DEMO.

A1.100 EXISTING HOLLOW METAL DOOR TO BE DEMO.

A1.110 8 FT. HIGH PLYWOOD WALL PROTECTION TO START/END HERE.

A1.120 NEW ACCESSIBLE STEEL RAMP AND STAIR (REF. SHEET SP1.1, A2.0 AND STRUC.)

A1.130 EXISTING CAGED ROOF LADDER

A1.140 COMPRESSORS (OWNER SUPPLIED)

	EXISTING WALL, INCLUDING METAL SIDING, METAL STUD, WOOD STUD, STUCCO & MASONRY.
	NEW METAL STUD WALL. REFER TO SHEET A4.0 FOR MORE WALL INFO.
	4" WIDE PAINT STRIPING ON THE INTERIOR SLAB SURFACE.



ARCHITECT:
BRIAN RUMSEY
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

**CALIBER COLLISION
(BUILDING RENOVATION)
ALEXANDRIA, VIRGINIA**

DATE: 09/12/2018

PROJECT NUMBER:
18118

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:

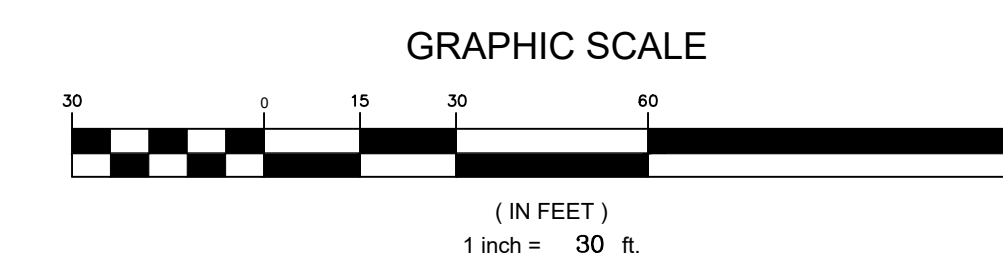
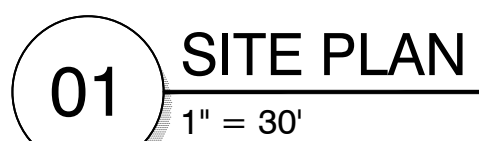
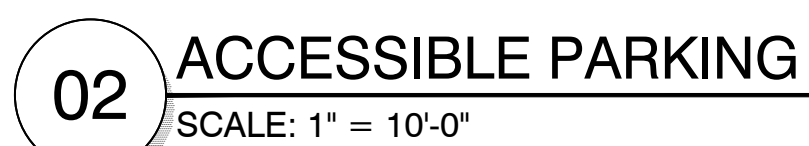
PERMIT

SHEET NUMBER

A1.0

FLOOR PLAN

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ACRES..... 2.05 ACRES

BUILDING..... 18,884 SQ. FT.

PARKING:

SHORT TERM VEHICLE STORAGE:.....32 SPACES
EMPLOYEE/ CUSTOMER SPACES:.....14 SPACES

TOTAL PARKING PROVIDED:.....46 SPACES
(INCLUDING ACCESSIBLE SPACES)

TOTAL PARKING REQUIRED
18,884 SQ. FT. / 500 = 38 SPACES

SITE GENERAL NOTES:

1. PROVIDE ACCESSIBLE SYMBOL AND SIGN PER LOCAL CODE REQUIREMENTS.
2. EXISTING FENCE AND GATES TO REMAIN. ENSURE ALL ARE IN GOOD WORKING CONDITION.
3. FIELD VERIFY ALL EXISTING SITE LIGHTING IS IN GOOD WORKING CONDITION. REPAIR AND RE-LAMP NON WORKING OR DAMAGED FIXTURES.



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(BUILDING RENOVATION)
ALEXANDRIA, VIRGINIA**

DATE: 09/12/2018

PROJECT NUMBER:
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REVISIONS

[illegible]

DRAWINGS ISSUED FOR:

PERMIT

SHEET NUMBER

SP1.0

SITE PLAN

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Product Range

Low VOC

Polyester & Putties

Qty	Code	Article No.	GMC	Product Description	Unit
	3508	29135080	4025331462675	Radernal Spray Polyester 3508	1 L
	7715	29077151	4025331901938	Permacron Fine Putty 7715	0.25 kg

Primers and Primer-Surfacers

Qty	Code	Article No.	GMC	Product Description	Unit
	4085	29140850	4025331235491	Priomat 1K Primer Surfacers 4085 Light Gray	1 L
	4085	29276850	4025331465744	Priomat 1K Primer Surfacers 4085 Light Gray Spray Can	14.3 Oz.
	4100	29341000	4025331468059	Permahyd 1K Primer Surfacers 4100 Gray	3.5 L
	4055	29140550	4025331463603	Priomat 5.5 Wash Primer 4055 Gray	1 L

Surfacers and Sealers

Qty	Code	Article No.	GMC	Product Description	Unit
	5450	29354500	4025331465911	Permasolid Spectro Sealer 5450 SP 150 White	3.5 L
	5450	29354501	4025331465928	Permasolid Spectro Sealer 5450 SP 151 Black	3.5 L
	9002	29090020	4025331468264	Permasolid 1K UV Starlight Primer Surfacers 9002 (Spray Can)	14 Oz.
	5157	29351570	4025331465898	Permasolid 2.1 Surfacers 5157 White	3.5 L
	5157	29351571	4025331465904	Permasolid 2.1 Surfacers 5157 Dark Gray	3.5 L

Clear Coats

Qty	Code	Article No.	GMC	Product Description	Unit
	8094	29580940	4025331468448	Permasolid Air Dry Clear Coat 8094	5 L
	8096	29580960	4025331465188	Permasolid Low VOC Clear Coat 8096	5 L
	8098	29580980	4025331465416	Permasolid Low VOC Clear Coat 8098	5 L

Hardeners / Activators

Qty	Code	Article No.	GMC	Product Description	Unit
	9520	29095204	4025331456414	Radernal Catalyzer 9520 (for 3508)	50 ml
	3080	29030800	4025331464747	Hi-TEC Hardener 3080	0.5 L
	3192	29231920	4025331465324	Permasolid Low VOC Hardener 3192 Fast	2.5 L
	3194	29231940	4025331465331	Permasolid Low VOC Hardener 3194 Medium	2.5 L
	3196	29231960	4025331465348	Permasolid Low VOC Hardener 3196 Slow	2.5 L
	4056	29140560	4025331463610	Priomat 5.5 Activator 4056	1 L

Reducers and Additives

Qty	Code	Article No.	GMC	Product Description	Unit
	1036	29110360	4025331462637	Permacron Speed Blender 1036	1 L
	5409	29254090	4025331467250	Permasolid Surfacers Additive 5409	2.5 L
	5410	29254100	4025331468226	Permasolid Surfacers Additive 5410 Slow	2.5 L
	9010	29190100	4025331458203	Radernal Retarder 9010	1 L
	6000	37560001	4025331465836	Permahyd VE Water 6000	5 L
	6050	29360500	4025331464716	Hi-TEC WT Additive Reducer 6050	3.5 L
	6052	29360520	4025331467052	Hi-TEC WT Additive Special Reducer 6052	3.5 L
	6053	29360530	4025331470427	Hi-TEC WT Additive High Humidity Reducer 6053	3.5 L
	1050	29310500	4025331464730	Hi-TEC Blend-in Additive 1050	3.5 L
	1051	29310510	4025331467076	Hi-TEC Special Blend-in Additive 1051	3.5 L
	1053	37110530	4025331467045	Hi-TEC Blend-In Additive Retarder 1053	1 Quart
	3392	29133920	4025331469414	Permasolid Low VOC Reducer 3392 Express	1 L
	3394	29133940	4025331465355	Permasolid Low VOC Reducer 3394 Medium	1 L

Plastic Refinishing

Qty	Code	Article No.	GMC	Product Description	Unit
	3304	29271240	4025331452409	Priomat Elastic Primer 3304 Spray Can	0.4 L
	7081	29070810	4025331235217	Permahyd Plastic Cleaning Paste 7081	24 Oz.
	9050	29190509	4025331207788	Permasolid Elastic Additive 9050	1 L
	3302	29133020	4025331467205	Permasolid Elastic Adhesion Promoter 3302 White	1 L
	3302	29133021	4025331467212	Permasolid Elastic Adhesion Promoter 3302 Black	1 L

3303	29133030	4025331467229	Permasolid Elastic Adhesion Additive 3303	1 L
4190	29141901	4025331465409	Priomat Elastic Primer 4190	1 L

Silicone Removers

Qty	Code	Article No.	GMC	Product Description	Unit
	7087	29070870	4025331464907	Permaloid Silicone Remover 7087 Spray Can	14 Oz.
	7096	29370960	4025331463511	Permahyd Silicone Remover 7096 (25 g/l surface prep limits)	3.5 L

Axalta Cleaners

Qty	Code	Article No.	GMC	Product Description	Unit
	130	130-5	1250069966	130 Acetone	5 Gallon
	107	107-5	1250069962	107 Low VOC Gun Cleaner	5 Gallon

Miscellaneous

Qty	Code	Article No.	GMC	Product Description	Unit
	MC0001	29100001	4025331468073	Permasolid Base Coat 2K Diamond Midcoat (LU)	1 L
	MC0002	29100002	4025331468080	Permasolid Base Coat 2K Transparent Brilliant Red Midcoat (LU)	1 L

Permahyd Hi-TEC Basecoat 480 Series Mixing Colors

Qty	Code	Article No.	GMC	Product Description	Unit
	WT 301	29003010	4025331467625	Hi-TEC Mixing Color 480 Brass Pearl (LU)	0.5 L
	WT 302	29003020	4025331467632	Hi-TEC Mixing Color 480 Special Gold Pearl (LU)	0.5 L
	WT 303	29003030	4025331468561	Hi-TEC Mixing Color 480 Platinum Silver Extra Fine	0.5 L
	WT 305	29003050	4025331467823	Hi-TEC Mixing Color 480 Ultra Fine Silver Metallic (LU)	0.5 L
	WT 311	29003110	4025331467649	Hi-TEC Mixing Color 480 Ruby Red	0.5 L
	WT 312	29003120	4025331467731	Hi-TEC Mixing Color 480 Magic Fire Effect (LU)	0.5 L
	WT 321	29103210	4025331464044	Hi-TEC Mixing Color 480 White	1 L
	WT 322	29003220	4025331464051	Hi-TEC Mixing Color 480 Micro White	0.5 L
	WT 323	29103230	4025331464068	Hi-TEC Mixing Color 480 Special Black	1 L
	WT 324	29003240	4025331464075	Hi-TEC Mixing Color 480 Reddish Yellow	0.5 L
	WT 327	29003270	4025331464105	Hi-TEC Mixing Color 480 Yellow	0.5 L
	WT 328	29003280	4025331464112	Hi-TEC Mixing Color 480 Ochre	0.5 L
	WT 329	29003290	4025331467687	Hi-TEC Mixing Color 480 Transparent Yellow	0.5 L
	WT 330	29003300	4025331464136	Hi-TEC Mixing Color 480 Blood Orange	0.5 L
	WT 331	29003310	4025331464143	Hi-TEC Mixing Color 480 Translucent Oxide	0.5 L
	WT 332	29003320	4025331468042	Hi-TEC Mixing Color 480 Maroon	0.5 L
	WT 333	29003330	4025331464167	Hi-TEC Mixing Color 480 Granada Red	0.5 L
	WT 334	29003340	4025331464174	Hi-TEC Mixing Color 480 Oxide Red	0.5 L
	WT 335	29003350	4025331467694	Hi-TEC Mixing Color 480 Dark Yellow	0.5 L
	WT 336	29003360	4025331467724	Hi-TEC Mixing Color 480 Translucent Red	0.5 L
	WT 337	29003370	4025331464204	Hi-TEC Mixing Color 480 Red	0.5 L
	WT 338	29103380	4025331464211	Hi-TEC Mixing Color 480 Bluish Magenta Red	1 L
	WT 339	29103390	4025331464228	Hi-TEC Mixing Color 480 Violet	1 L
	WT 340	29003400	4025331464235	Hi-TEC Mixing Color 480 Yellow Magenta Red	0.5 L
	WT 341	29003410	4025331467656	Hi-TEC Mixing Color 480 Azure Blue	0.5 L
	WT 342	29003420	4025331467717	Hi-TEC Mixing Color 480 Dark Violet	0.5 L
	WT 343	29103430	4025331464266	Hi-TEC Mixing Color 480 Blue	1 L
	WT 344	29003440	4025331464273	Hi-TEC Mixing Color 480 Dark Blue	0.5 L
	WT 345	29003450	4025331467670	Hi-TEC Mixing Color 480 Transparent Emerald	0.5 L
	WT 346	29103460	4025331464297	Hi-TEC Mixing Color 480 Transparent Deep Blue	1 L
	WT 347	29103470	4025331464303	Hi-TEC Mixing Color 480 Transparent Green	1 L
	WT 348	29103480	4025331464310	Hi-TEC Mixing Color 480 Transparent Azure Blue	1 L
	WT 349	29003490	4025331467663	Hi-TEC Mixing Color 480 Translucent Green	0.5 L
	WT 350	29003500	4025331467267	Hi-TEC Mixing Color 480 Translucent Black	0.5 L
	WT 351	29003510	4025331464341	Hi-TEC Mixing Color 480 Translucent Azure Blue	0.5 L
	WT 352	29103520	4025331464358	Hi-TEC Mixing Color 480 Translucent White	1 L
	WT 353	29003530	4025331467700	Hi-TEC Mixing Color 480 Translucent Magenta	0.5 L
	WT 354	29003540	4025331467465	Hi-TEC Mixing Color 480 Fine Silver	0.5 L
	WT 355	29103550	4025331467977	Hi-TEC Mixing Color 480 Brilliant Silver Coarse	1 L
	WT 356	29103560	4025331464396	Hi-TEC Mixing Color 480 Medium Silver	1 L
	WT 357	29103570	4025331464402	Hi-TEC Mixing Color 480 Micro Silver	1 L
	WT 358	29103580	4025331464419	Hi-TEC Mixing Color 480 Special Silver	1 L
	WT 359	29103590	4025331464426	Hi-TEC Mixing Color 480 Bright Silver	1 L
	WT 360	29103600	4025331464433	Hi-TEC Mixing Color 480 Coarse Silver	1 L
	WT 361	29103610	4025331464440	Hi-TEC Mixing Color 480 Brilliant Silver	1 L
	WT 362	29103620	4025331464457	Hi-TEC Mixing Color 480 Brilliant Silver Fine	1 L
	WT 363	29003630	4025331467489	Hi-TEC Mixing Color 480 Brilliant Gold	0.5 L
	WT 364	29003640	4025331467274	Hi-TEC Mixing Color 480 White Pearl	0.5 L
	WT 365	29003650	4025331467311	Hi-TEC Mixing Color 480 Lilac Pearl	0.5 L
	WT 366	29003660	4025331467359	Hi-TEC Mixing Color 480 Gold Pearl	0.5 L
	WT 367	29003670	4025331467342	Hi-TEC Mixing Color 480 Fine Green Pearl	0.5 L
	WT 368	29003680	4025331467281	Hi-TEC Mixing Color 480 Fine White Pearl	0.5 L
	WT 369	29003690	4025331467380	Hi-TEC Mixing Color 480 Red Pearl	0.5 L
	WT 370	29003700	4025331467298	Hi-TEC Mixing Color 480 Bright Blue Pearl	0.5 L
	WT 371	29003710	4025331467366	Hi-TEC Mixing Color 480 Brown Pearl	0.5 L
	WT 372	29003720	4025331467304	Hi-TEC Mixing Color 480 Fine Blue Pearl	0.5 L
	WT 373	29003730	4025331467373	Hi-TEC Mixing Color 480 Ruby Pearl	0.5 L
	WT 374	29003740	4025331467328	Hi-TEC Mixing Color 480 Blue Green Pearl	0.5 L
	WT 375	29003750	4025331467335	Hi-TEC Mixing Color 480 Green Pearl	0.5 L
	WT 376	29003760	4025331467397	Hi-TEC Mixing Color 480 Red Pearl Extra	0.5 L
	WT 377	29003770	4025331467403	Hi-TEC Mixing Color 480 Diamond White	0.5 L
	WT 378	29003780	4025331467441	Hi-TEC Mixing Color 480 Diamond Red	0.5 L
	WT 379	29003790	4025331467458	Hi-TEC Mixing Color 480 Diamond Copper	0.5 L
	WT 380	29003800	4025331467427	Hi-TEC Mixing Color 480 Diamond Green	0.5 L
	WT 381	29003810	4025331467410	Hi-TEC Mixing Color 480 Diamond Blue	0.5 L
	WT 382	29003820	4025331467434	Hi-TEC Mixing Color 480 Diamond Gold	0.5 L

WT 383	29003830	4025331467601	Hi-TEC Mixing Color 480 Brilliant Orange	0.5 L
WT 385	29303850	4025331464686	Hi-TEC Mixing Color 480 -System Component A	3.5 L
WT 386	29103860	4025331464693	Hi-TEC Mixing Color 480 Flop Control	1 L
WT 387	29303870	4025331464709	Hi-TEC Mixing Color 480 -System Component B	3.5 L
WT 388	29103880	4025331464679	Hi-TEC Mixing Color 480 Super Deep Black	1 L
WT 389	29003890	4025331468578	Hi-TEC Mixing Color 480 Platinum Silver Fine	0.5 L
WT 390	29003900	4025331468585	Hi-TEC Mixing Color 480 Platinum Silver	0.5 L
WT 391	29003910	4025331464952	Hi-TEC Mixing Color 480 Greenish Yellow	0.5 L
WT 392	29003920	4025331467618	Hi-TEC Mixing Color 480 Magic Effect (LU)	0.5 L
WT 393	29003930	4025331465782	Hi-TEC Mixing Color 480 Light Yellow	0.5 L
WT 394	29003940	4025331467533	Hi-TEC Mixing Color 480 Fantasy Cyan (LU)	0.5 L
WT 395	29003950	4025331467540	Hi-TEC Mixing Color 480 Fantasy Blue (LU)	0.5 L
WT 396	29003960	4025331467588	Hi-TEC Mixing Color 480 Fantasy Green (LU)	0.5 L
WT 397	29003970	4025331467564	Hi-TEC Mixing Color 480 Fantasy Gold (LU)	0.5 L
WT 398	29003980	4025331467571	Hi-TEC Mixing Color 480 Fantasy Silver (LU)	0.5 L
WT 399	29003990	4025331467557	Hi-TEC Mixing Color 480 Fantasy Red (LU)	0.5 L
WT 1500	29115000	4025331468110	Hi-TEC Mixing Color 480 Ultra Deep Black	1 L