



***Special Use Permit #2023-00097***  
***1601 Mount Vernon Avenue***  
***Del Ray Service Center***

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<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public Hearing and consideration of a request for a Special Use Permit to extend the Special Use Permit until December 31, 2045 for the continued use of a nonconforming automobile service station (amending SUP #2010-00051)	<b>Planning Commission Hearing:</b>	January 4, 2024
	<b>City Council Hearing:</b>	January 20, 2024
<b>Address:</b> 1601 Mount Vernon Avenue	<b>Zone:</b>	CL/Commercial Low
<b>Applicant:</b> MVSC, Inc., represented by Lauren G. Riley, attorney	<b>Small Area Plan:</b>	Potomac 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:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, JANUARY 4, 2024:**

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of SUP #2023-00097, subject to all conditions, code requirements, ordinances, the condition 7 amendment in the January 3 staff memorandum, and the applicant's amended condition 23 in its January 4 memorandum. The motion carried on a vote of 7-0.

**Reason:**

The Planning Commission partially agreed with the staff recommendation and voted to recommend changing the 2035 Director administrative review to 2040, aligning with the Hyundai parking lot SUP City Council review in 2040.

**Discussion:**

Commissioner Lyle stated support for an administrative review in 2040 instead of 2035 to coordinate with the City Council review of the Hyundai lot in 2040. The automobile service center lot is relatively small and would not redevelop without a consolidation of adjacent lots. She asked when staff would update the Mount Vernon Avenue Area Business Plan and Director Moritz replied that the plan has not been scheduled due to other small area plan updates that have taken precedence.

Commissioner Manor inquired about the height limit and what the small area plan envisions for this area

of Mount Vernon Avenue. Staff responded that the height limit is 45 feet and that mixed use buildings, with residential units above ground floor commercial uses are envisioned for this site.

Chair Macek appreciated the comments related to site improvements but given that the request was not a DSUP or involved a physical expansion, leverage for requiring site improvements was not applicable in this case.

Speakers:

Praveen Kathpal, 207 Clifford Avenue, noted incompatibility of the service station use with the Mount Vernon Area Business Plan and recommended additional conditions for curb cut closures and additional landscaping. He also encouraged the commission to keep in mind the Environmental Action Plan greenhouse gas emissions goals for a 50% reduction by 2030 and an 80-100% reduction by 2050 when evaluating fossil fuel retailers.

Lauren Riley, applicant attorney, spoke in support of the application, noting community support of the business, as indicated by the DRCA vote in favor of the SUP extension. She requested that the commission consider a change to condition 23 to extend the staff administrative review to 2040 to align with the City Council review of the Hyundai lot at the same time. Ms. Riley answered commissioner questions, confirming that the business has an agreement to park cars at the Walgreen's parking lot, the DRCA did not request site improvements, and the business does not plan to improve the property before 2045. The reason for the SUP extension request was to allow the applicant to negotiate its long-term fuel contract and streetscape improvements would be most appropriate at the time of future redevelopment. As the business is constrained by the small site size, the existing curb cuts need to remain for the applicant to accommodate vehicle movement on the property.

## I. DISCUSSION

The applicant, MVSC Inc. requests Special Use Permit approval to extend the SUP term from December 31, 2025 to December 31, 2045 for the Del Ray Service Center, an automobile service center located, at 1601 Mount Vernon Avenue.

### SITE DESCRIPTION

The subject property is one corner lot of record with approximately 112 feet of frontage on Mount Vernon Avenue, approximately 87 feet of frontage on East Monroe Avenue, and a total lot area of approximately 9,744 square feet. The site is developed with an automobile service station which includes three service bays (Figure 1).



*Figure 1: Del Ray Service Center*

Sited along the Mount Vernon Avenue business corridor, commercial businesses immediately surround the use: the Alexandria Hyundai parking lot is located to the north; Burke and Herbert Bank is located to the east; a Shell automobile service station is located to the west across Mount Vernon Avenue; and Walgreens is located to the south across East Monroe Avenue.

### BACKGROUND

An automobile service station has been in operation at this location since at least 1941. In 1951, the land was zoned C-2 which allowed a service station with a special use permit. The business operator did not apply for an SUP after this rezoning, resulting in a nonconforming use status. In 1992, the subject property was rezoned to CL, where automobile service stations are not permitted.

The nonconforming use rules were amended in 1998 to require the abatement of nonconforming uses in seven years with operations ceased or secure Special Use Permit approval by 2005. Subsequently, City Council approved Special Use Permit #2001-0071 in September 2001 for the continued operation of the nonconforming automobile service station and included an SUP expiration date of November 2010. Because of two condition violations, City Council reviewed the SUP in January 2003 and approved Special Use Permit #2002-0112 for the continued operation as the applicant was addressing corrective measures.

In November 2010, when the SUP was to expire, City Council approved SUP #2010-0051 for a change of ownership from Mount Vernon Service Center, Inc. to MVSC, Inc. and to extend the

SUP term to continue until December 31, 2025. The rationale for allowing an extension was primarily based on the economic climate and real estate market conditions that did not favor redevelopment, especially for this relatively small and shallow lot.

Also in November 2010, City Council approved an extension of the SUP term to December 31, 2025 for the abutting Hyundai nonconforming parking lot, representing 180 square feet of frontage on Mount Vernon Avenue and 22,000 square feet of lot area. The purposeful alignment of the SUP expiration dates was intended to increase the redevelopment potential of both sites when the real estate market improved (Figure 2). This strategy furthered implementation of a recommendation from the Mount Vernon Avenue Area Business Plan, pages 58-59, as “[A] coordinated redevelopment of both sites could create an anchor in this area that would draw people down the Avenue and strengthen the small commercial area at Monroe Avenue. Mixed-use, including residential or office uses, with ground floor retail, is appropriate at this location and compatible with its residential and commercial neighbors.”



*Figure 2: Del Ray Service Center and the Hyundai dealership parking lots*

Mixed-use, including residential or office uses, with ground floor retail, is appropriate at this location and compatible with its residential and commercial neighbors.”

In October 2022, City Council extended the Hyundai dealership parking lot SUP term through approval of SUP #2022-00018 until at least 2040. The condition extension incorporates a public hearing review in 2040 to determine the compatibility of the use with surrounding uses. If area compatibility is determined to exist, the SUP would then expire on December 31, 2045. At the same public hearing, City Council approved SUP #2022-00063 and SUP #2022-00064, granting physical expansions of the Hyundai noncomplying automobile sales and service businesses at 1707-1711 and 1801 Mount Vernon Avenue. These SUPs established future City Council reviews no later than December 31, 2045 to assess the sites’ redevelopment potential and compatibility with surrounding uses.

The SUP condition inspection for the automobile service station at 1601 Mount Vernon Avenue occurred on November 29 and noncompliance with Condition #20 for not posting hours of operation and Condition #3 for repair work done outside were identified. A reinspection on December 6 indicated compliance with all SUP conditions.

### PROPOSAL

The applicant, MVSC Inc., requests Special Use Permit approval to extend the SUP term from December 31, 2025 to December 31, 2045 for the Del Ray Service Center. The extension is necessary to negotiate the business’s long-term supply agreement with its fuel provider and it cannot do so without assurance the service center can continue to operate past 2025. No other

changes to the business operation are proposed. The hours of operation would continue as 6 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 9 p.m. on Sundays. The repair center hours would be from 8 a.m. to 5 p.m., Monday through Saturday. Trash is stored in an outdoor dumpster which is screened by fencing. The service station serves approximately 75 to 100 customers a day and employs six people.

#### PARKING

The service station has no technical parking requirement as it has been in operation at least since 1941, Nonetheless, the applicant exceeds the present-day Zoning Ordinance regulations which would require one parking space for every gasoline pump. Seventeen parking spaces exist at the site: eight outdoors; three in the indoor service bays; and six at each pump.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial low zone and the Mount Vernon Avenue Urban Overlay. The overlay supplements the CL zoning to establish a neighborhood of mixed uses, including active ground floor commercial businesses to foster pedestrian activity.

An automobile service center is not a permitted use in the CL/Commercial low zone and the Mount Vernon Avenue Urban Overlay. Nonetheless, the existing business operates as a nonconforming use under SUP #2002-0112 according to Section 12-214, which allows the use with special use permit approval.

The proposed use is situated within the Potomac West Small Area Plan chapter of the Master Plan as amended by the 2005 Mount Vernon Avenue Area Business Plan. The plan places the automobile service site within the Monroe Avenue Gateway area of the Mount Vernon Avenue corridor. The automobile service station use is not consistent with the small area plan, as the plan designates the property for limited commercial uses and excludes automobile-oriented uses. The business plan also prioritizes the pedestrian experience, stresses the enhancement of pedestrian connections along the avenue as achieved with mixed-use redevelopment featuring ground floor retail and residences or offices above. Specifically, the Mount Vernon Avenue Area Business Plan states:

- On page E5, the key factor in improving this segment of the Avenue is addressing the existing automobile-oriented uses with screening of parking lots, relocation of contractors' vehicles, and materials to less visually prominent locations on the sites, and related building and site improvements.”
- On page E7, the plan states, “Prioritize the pedestrian over the automobile in the redevelopment of automobile-oriented uses, such as the gas stations, service uses, and automobile dealerships, to ensure a pedestrian friendly environment.”
- On page 14, the plan notes that, “In addition, with the adoption of the CL District in 1992 a purposeful effort was made to focus the area for more pedestrian-friendly uses. Automobile-oriented uses, such drive through windows, gas stations, auto sales, and services, were removed from the listing of allowable uses. Existing uses were made

noncomplying and no new ones can be established.”

- On page 17, the plan explains the collective concerns of the community and work group members and states, “In other sections of the Avenue, additional improvements to screen parking or on-site storage, and widen sidewalks, should be undertaken to enhance the pedestrian environment and encourage people to walk comfortably along the Avenue.”
- On page 22, while describing the Monroe Gateway neighborhood, the Plan states, “The automobile dealerships and service uses interrupt the continuity of retail uses along this section of the Avenue, making it difficult to have an active retail environment.” In addition, on page 27: “Although it has the same Main Street scale as the Historic Core, it lacks the continuous retail street frontage given the mix and location of service and automobile-oriented uses. There is an opportunity to strengthen the traditional Main Street retail environment by filling the gaps in street wall where incompatible uses or underutilized parcels exist and by improving uses that currently detract from the quality of the street environment.”

## II. STAFF ANALYSIS

Although the nonconforming automobile service station does not comply with the small area plan, staff acknowledges that this small and shallow property may not be attractive for redevelopment without the consolidation of either the Burke and Herbert lot to the east or the Hyundai parking lot to the north. For this reason, staff recommends extending the SUP expiration date to December 31, 2035, with an option to further the extension to December 31, 2045, pending approval through a 2035 administrative staff review, as noted in Condition #23. The 2035 review would consider the compatibility of the service station use with the nearby uses and the potential for site redevelopment. Staff believes that an interim check-in in 2035 is not only reasonable but also wise given inconsistency with the small area plan and the redevelopment prospects in adjacent areas, namely the expansive redevelopment of Oakville Triangle and the significant development recently proposed for Potomac Yard.

According to Condition #23, should the Director of Planning determine in 2035 that the automobile service station use is a compatible neighborhood use and redevelopment is not likely in the foreseeable future, the SUP term would automatically extend to December 31, 2045, potentially aligning with the Hyundai parking lot SUP (if in 2040 City Council approves an extension to 2045). On the other hand, if the service station property is found to be incompatible within the neighborhood or is in an active redevelopment area in 2035, the Director would docket the SUP for City Council review of the SUP term.

It is recognized that the 2035 review occurs prior to the 2040 SUP public hearing review for the Hyundai parking lot and the reasoning for the earlier review is purposeful. First, an administrative review for the automobile service center in 2035 is not equivalent to a 2040 docketed review. An evaluation in 2035 of business and redevelopment activity would provide staff and the community with a critical interim assessment of what is occurring in the neighborhood and how the Oakville Triangle and Potomac Yard development projects may be influencing changes along Mount Vernon Avenue.

Given that this SUP amends a staff report approved 13 years ago, several conditions have been deleted, amended, or added for consistency with present-day SUP requirements. Deleted conditions include references to limiting exterior colors and signage in accordance with the Mount Vernon Design Guidelines, as noted in Condition #12. Since that time, color selection is the prerogative of the property owner and signage is regulated by Section IX of the Zoning Ordinance. Restricting alcoholic beverage sales is no longer an SUP condition as the Virginia Alcoholic Beverage Control Authority adequately governs this activity, leading to the deletion of Condition #21. Lastly for deletions, Condition #22 has been removed as the Police Department no longer requires a security survey for businesses.

In addition to amending Condition #23 for the SUP expiration, Condition #30 has been amended to reflect that landscaping and site improvements were addressed and that these shall be maintained in good condition moving forward. Staff recommends that supply delivery hours are slightly extended, mirroring current SUPs with delivery hours prohibited between 11 p.m. and 7 a.m., as stated in Condition #32. Noise impacts from deliveries are not anticipated as residential uses are set apart from the automobile service center. Staff also recommends relying on the Zoning Ordinance definition for light automobile repair to guide applicant compliance and has deleted the itemized business practices in Condition #2.

Added standard conditions #33 to #36 focus on environmental factors, requiring employee off-street parking, encouraging public transportation use, and prohibiting car wash discharge into the storm sewers.

In summary, staff recommends approval of extending the SUP expiration to December 31, 2035 with an option to extend the term to December 31, 2045, pending a 2035 staff administrative finding that the automobile service station use is compatible with area uses and redevelopment is not anticipated. The approval recommendation is subject to the conditions contained in this report.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2001-0071)
2. **CONDITION AMENDED BY STAFF:** Repair work done on the premises shall be limited to light automobile repair ~~such as tune ups, oil changes, brake and tire repair and hose and belt replacements as stated by the applicant.~~ (P&Z) (SUP #2001-0071)
3. No repair work shall be done outside. (P&Z) (SUP #2001-0071)

4. No more than six repair vehicles shall be parked or stored outside at any time. (P&Z) (SUP #2001-0071)
5. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP #2001-0071)
6. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (T&ES) (SUP #2001-0071)
7. **CONDITION AMENDED BY PLANNING COMMISSION:** No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. No vehicle parts, tires, or other materials can be discarded in the public right-of-way. (P&Z) (SUP #2001-0071) (PC)
8. Condition deleted.
9. Loading and unloading of vehicles, if any, shall take place on-site and during the hours of operation. (P&Z) (SUP #2001-0071)
10. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2001-0071)
11. No expansion of the building or pump islands is permitted. (P&Z) (SUP #2001-0071)
12. **CONDITION DELETED BY STAFF:** ~~Any change to the color of the building or signage must be approved by staff pursuant to the Mount Vernon Design Guidelines.~~ (P&Z) (SUP #2001-0071)
13. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #30:** ~~The applicant shall remove all debris and weeds from the property and maintain the property in good condition.~~ (P&Z) (SUP #2001-0071)
14. Condition deleted.
15. Condition satisfied.
16. Condition deleted.
17. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2001-0071)



18. **CONDITION AMENDED BY STAFF:** 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. on the [Environmental Quality Forms and Publications](http://alexandriava.gov/Environment) website. (T&ES) (SUP #2001-0071)
19. The hours of operation shall be limited from 6:00 a.m. to 10:00 p.m. Monday through Saturday and 6:00 a.m. to 9:00 p.m. on Sundays. Repair operations may take place from 8:00 a.m. until 5:00 p.m., Monday through Saturday. (P&Z) (SUP #2001-0071)
20. The applicant shall post the hours of operation at the entrance to the building. (P&Z) (SUP #2001-0071)
21. **CONDITION DELETED BY STAFF:** ~~No alcoholic beverages shall be sold on the premises. (P&Z) (SUP #2001-0071)~~
22. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and robbery awareness training for all employees. (Police) (SUP #2001-0071)~~
23. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~The Special Use Permit shall expire on December 31, 2035 with the option for an extension to December 31, 2045 as The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, by December 31, 2035~~2040 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. The Special Use Permit shall expire on December 31, 2045. (P&Z) (SUP #2010-0051) (PC)
24. The provisions of Section 12-214 (B) limiting repairs and improvements shall not apply to this site and building. Improvements and investments shall, however, be consistent with section 12-214 (A)(2), which prohibits expansion or intensification, and with the expiration date in this permit. (P&Z) (SUP #2001-0071)
25. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval 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 a 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) (~~SUP #2001-0051~~)

26. Condition deleted.
27. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP #2010-00051)
28. 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) (SUP #2010-00051)
29. 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) (SUP#2002-0112)
30. **CONDITION AMENDED BY STAFF:** ~~The applicant shall fully implement a site improvement plan to the satisfaction of the Director of Planning & Zoning no later than May 31, 2011. All site improvements, including landscaping, shall be maintained in good condition, in perpetuity. All landscaping shall be consistent with the Alexandria Landscaping Guidelines. The site improvement plan shall consist of the following elements SUP #2010-00051:~~
  - a) **SATISFIED:** ~~A wooden board-on-board fence shall be installed on the northeast corner of the property to screen the existing dumpster and other waste receptacles from the public right of way. The applicant shall work with staff to determine an acceptable location and configuration for the fence, although final approval of the fence remains with the Director of Planning & Zoning.~~
  - b) **SATISFIED:** ~~The missing faces on the existing freestanding sign at the corner of Mount Vernon and East Monroe Avenues shall be replaced with faces that match those existing prior to the August 5, 2010 storm.~~
  - c) **SATISFIED:** ~~One tree or large shrub shall be added immediately adjacent to the southeastern corner of the service station building along the eastern property line shared with Burke & Herbert Bank.~~
  - d) **NOT APPROPRIATE:** ~~If appropriate based on consultation between the Director of Planning & Zoning, the Director of Parks, Recreation and Cultural Activities and the Director of Transportation & Environmental Services, one tree shall be added in the existing tree well between the existing curbs cuts along Mount Vernon Avenue.~~
  - e) The existing planters in front of the building and at each gasoline pump shall be

retained and annual flowers shall be planted in these planters except during winter months.

- f) ~~**SATISFIED:** Evergreen shrubs shall be installed in the existing planting bed at the corner of Mount Vernon and Monroe Avenues to replace the potted plants that are resting on the ground.~~
  - g) ~~The base of light poles and sign poles on the property shall be repainted~~ remain painted to improve their appearance. (P&Z)
31. 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) (SUP #2010-00051)
  32. **CONDITION AMENDED BY STAFF:** Supply deliveries, loading, and unloading activities (excluding gasoline deliveries) shall not occur between the hours of 101:00pm and 67:00am. (T&ES) ~~(SUP #2010-00051)~~
  33. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
  34. **CONDITION ADDED BY STAFF:** 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
  35. **CONDITION ADDED BY STAFF:** 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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
  36. **CONDITION ADDED BY STAFF:** Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)

**STAFF:** Tony LaColla, Division Chief, Land Use Services,  
Department of Planning and Zoning;  
Ann Horowitz, Principal 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:

- 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](mailto: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)
- R-1 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least once during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES)
- R-2 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-3 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-4 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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-5 The Applicant is prohibited from staging, storing, loading &/or unloading any vehicles, equipment, machinery or otherwise in the public right-of-way. (T&ES)
- R-6 \*Update to SUP2010-0051 permit condition 18; "The applicant shall comply with the City of Alexandria Best Management Practices Manual for automotive related industries.

The applicant shall comply with the City of Alexandria Best Management Practices Manual for automotive related industries. A copy can be obtained on the [Environmental Quality Forms and Publications](#) website. (T&ES)

- R-7 All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-8 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (OEQ)
- R-9 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. (OEQ)
- R-10 Supply deliveries, loading, and unloading activities (excluding gasoline deliveries) shall not occur between the hours of 11:00pm and 7:00am. (OEQ)
- R-11 Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-12 No debris or vehicle parts shall be discarded on the public right-of-way. (T&ES)

Code Enforcement:

No comments received.

Health:

No comments received.

Fire:

No comments received.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: JANUARY 3, 2024

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #5 – SPECIAL USE PERMIT #2023-00097 –  
1601 Mount Vernon Avenue

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This memorandum contains a staff recommendation to revise Conditions 7 and 23 of SUP #2023-00097 for added clarity and consistency.

During a commissioner briefing, the Vice Chair suggested clarifying Condition 7 to affirm that automobile-related parts may not be placed in the public right-of-way. In response, staff recommends the following amendment:

7. **CONDITION AMENDED BY PLANNING COMMISSION:** No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. No vehicle parts, tires, or other materials can be discarded in the public right-of-way. ~~(P&Z) (SUP #2001-0071) (PC)~~

Further, staff recommends an amendment to Condition 23 for language consistency with previous conditions approved for other SUP noncomplying or nonconforming uses at sites where the potential for redevelopment exists. The intent of the condition as proposed in this memorandum has not changed with a Director's administrative review in 2035 and Planning Commission and City Council consideration at public hearing should the Director find the automobile service station use is not compatible with area uses or redevelopment is expected. A definitive Special Use Permit expiration of December 31, 2045 has been added to align with the SUP expiration of the Hyundai parking lot SUP, approved by City Council in October 2022.

23. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~The Special Use Permit shall expire on December 31, 2035 with the option for an extension to December 31, 2045 as~~ The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, by December 31, 2035 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. The Special Use Permit shall expire on December 31, 2045. ~~(P&Z) (SUP #2010-0051) (PC)~~

Staff continues to recommend approval of the SUP request with the proposed amendment to Conditions 7 and 23.



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 1601 Mount Vernon Avenue

**TAX MAP REFERENCE:** 043.02-04-26 **ZONE:** CL

**APPLICANT:**

Name: MVSC, Inc.

Address: 1601 Mount Vernon Avenue, Alexandria, Virginia 22301

**PROPOSED USE:** Extension of existing SUP for automobile service station and light automobile repair center for additional 20 years, to December 31, 2045

- 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.

Lauren G. Riley

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Mailing/Street Address

Arlington, Virginia 22201

City and State Zip Code

Lauren G. Riley 10-26-2023  
Signature Date

703-528-4700 703-525-3197

Telephone # Fax #

lriley@thelandlawyers.com

Email address



**PROPERTY OWNER'S AUTHORIZATION See attachments**

As the property owner of \_\_\_\_\_, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: \_\_\_\_\_ Phone \_\_\_\_\_

Please Print

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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 three percent.

See attached.

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Potomac West Management, LLC  
7941K Angus Court  
Springfield, Virginia 22153

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Special Use Permit Application  
1601 Mount Vernon Avenue, Tax Map ID 043.02-04-26 (the "Property")

Dear Mr. Moritz:

Potomac West Management, LLC, as owner of the above-referenced Property, hereby consents to the filing of a Special Use Permit application to extend the operation of an automobile service station with light automobile repair on the Property by MVSC, Inc.

Very truly yours,

POTOMAC WEST MANAGEMENT, LLC

By: Asif Mahmood *ajm*

Its: Manager

Date: 10/26/23

MVSC, Inc. (d/b/a Del Ray Service Center)  
1601 Mount Vernon Avenue  
Alexandria, Virginia 22301

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Special Use Permit Application  
1601 Mount Vernon Avenue, Tax Map ID 043.02-04-26 (the "Property")

Dear Mr. Moritz:

MVSC, Inc. (d/b/a Del Ray Service Center) hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application and any related requests to extend the operation of an automobile service station with light automobile repair on the Property.

Very truly yours,

MVSC, INC.  
(d/b/a Del Ray Service Center)

By: Asif Mahmood 

Its: Manager

Date: 10/26/23

# 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. See attached		
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 \_\_\_\_\_ (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. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. See attached		
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.

10-26-2023  
 \_\_\_\_\_  
 Date Printed Name

Asif Mahmood, By: Lauren G. Riley, Attorney/Agent

  
 \_\_\_\_\_  
 Signature

**Ownership & Disclosure Attachment**

Title Owner of 1601 Mount Vernon Avenue (TM 043.02-04-26)

Potomac West Management, LLC  
7941K Angus Court  
Springfield, Virginia 22153

Asif Mahmood – 100%  
1601 Mount Vernon Avenue  
Alexandria, Virginia 22301

No additional owners of more than three percent

\*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

Lessee of 1601 Mount Vernon Avenue (TM 043.02-04-26)

MVSC, Inc. (d/b/a Del Ray Service Center)  
1601 Mount Vernon Avenue  
Alexandria, Virginia 22301

Asif Mahmood – 100%  
1601 Mount Vernon Avenue  
Alexandria, Virginia 22301

\*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

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.

N/A

**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.)

See attached.

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Statement of Justification  
1601 Mount Vernon Avenue  
Applicant: MVSC, Inc. (d/b/a Del Ray Service Center)  
Tax Map No. 043.02-04-26

MVSC, Inc. (the “Applicant”) is the lessee of property located at 1601 Mount Vernon Avenue (the “Property”), which is currently improved with an automobile service station known as the Del Ray Service Center. The Property is located in the Del Ray neighborhood and is zoned to the CL/Commercial Low zoning district. The Property is also within the Potomac West Small Area Plan (“Plan”) and the Mount Vernon Avenue Urban Overlay Zone. Currently, the site is bordered by other commercial uses, such as the Burke & Herbert Bank and drive-through, the Walgreens Pharmacy, the Junction Bakery & Bistro, the Shell service station, the Arlandria Floors building, and the Hyundai dealership parking lot.

The Property has historically operated as an automobile service station with light automobile repair services (e.g., vehicle inspections, oil changes, etc.) since the 1940s, when the Property was zoned to the C-2 zoning district, which permitted service automobile service stations. The Property was rezoned to the current CL zoning district in 1992, at which time the automobile service station use became nonconforming. On September 15, 2001, the City Council approved SUP #2001-0071 to permit the existing nonconforming use to continue, with an expiration date in November 2010. On November 13, 2010, the City Council approved SUP #2010-0051 to permit the existing use to continue for another 15 years, with an expiration date of December 31, 2025.

Concurrent with the 2010 SUP extension, the City Council also considered extension of the neighboring Hyundai vehicle storage lot at 1605-1611 Mount Vernon Avenue. The staff report acknowledged that the Property cannot be easily redeveloped in accordance with the Plan recommendations due to its small size. Accordingly, the expiration of the Property’s SUP and Hyundai’s SUP were intentionally considered together.

On October 15, 2022, City Council approved SUP #2022-00018 to extend the SUP for the adjacent Hyundai vehicle storage lot for an additional 20 years as part of overall upgrades to the Hyundai dealership. City Council acknowledged the difficulty of redevelopment in the near term and noted that the extension does not preclude development in accordance with the Plan if market conditions are favorable. The Applicant proposes a similar extension of the existing SUP for 20 years, to December 31, 2045, in order to continue operation of the existing business consistent with the SUP timing of the adjacent property.

The Del Ray Service Center is one of the few automobile service centers, including gas and light automobile repair, in the neighborhood and has a loyal customer base. The service center currently serves approximately 75 to 100 customers per day and employes six people. Hours of operation for gasoline sales are from 6:00 a.m. to 10:00 p.m. Monday through Saturday and 6:00 a.m. to 9:00 p.m. on Sundays. The repair center’s hours of operation are from 8:00 a.m. to 5:00 p.m. Monday through Saturday and is closed on Sundays. The repair center contains three service bays, where all repairs, inspections, and related work are performed inside the building.

Trash is also stored in a dumpster outside, which is screened from view by fencing. Further, while there is no parking requirement for the service center as it has been in operation since the 1940s, there are eight parking spaces on-site available for customers.

The proposed SUP extension will not adversely affect the neighborhood as it has operated successfully for more than 80 years. Additionally, due to the size of the Property, redevelopment in compliance with the Plan is unlikely to occur without participation of neighboring sites, which may retain their uses either indefinitely (Burke & Herbert bank and drive-through) or until 2045 (Hyundai vehicle storage lot). Extension of the SUP until 2045 would be consistent with the extension of the neighboring Hyundai vehicle storage lot SUP and would not preclude redevelopment of the Property before 2045. The existing use is consistent with the surrounding commercial context and the requested extension will allow the Applicant to continue providing a valuable neighborhood service, with economic benefit to the City.



## 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: extension of existing special use permit.

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).

75 to 100 customers per day

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

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

5 to 6 employees per day.

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

Day:

Gas Station: Sunday-Saturday

Hours:

6:00 a.m. - 10:00 p.m. Mon. - Sat.; 6:00 a.m. - 9: p.m. Sunday

Repair Center: Monday - Saturday

8:00 a.m. - 5:00 p.m

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

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

Noise levels will be in compliance with the noise ordinance.

B. How will the noise be controlled?

All repair activities are performed inside an enclosed building.

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

No odors are anticipated. Trash is stored in an enclosed dumpster.

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**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)  
Typical for the proposed uses.

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B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Approximately 8 to 9 bags per week.

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C. How often will trash be collected?  
Trash is collected weekly.

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D. How will you prevent littering on the property, streets and nearby properties?  
Employees monitor the premises and collect trash daily.

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**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:

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**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:

Motor oil, antifreeze, brake fluid, and typical products associated with the uses.

All products are placed in protective containers until collected by trash or recycling companies.

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**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Employees are trained appropriately and all state and federal workplace requirements are met.

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## **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.

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## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

7 Standard spaces  
           Compact spaces  
1 Handicapped accessible spaces.  
           Other.

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

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

on-site  
 off-site

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

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**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? 0

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u>          </u>
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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?  
Between 6:00 a.m. to 10:00 p.m.

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

\_\_\_\_\_

## **SITE CHARACTERISTICS**

**17.** Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

**18.** What will the total area occupied by the proposed use be?

1,628 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 1,628 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**



## Department of Planning & Zoning Special Use Permit Application Checklist

### Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

### Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

### If Applicable

- Plan for outdoor uses

### Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets



# 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?

State inspections, oil changes, routine vehicle maintenance (e.g. brake repair, tire repair, etc.) and other light automobile repair.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

2 hydraulic lifts or racks

\_\_\_\_\_ service pits

3 service bays

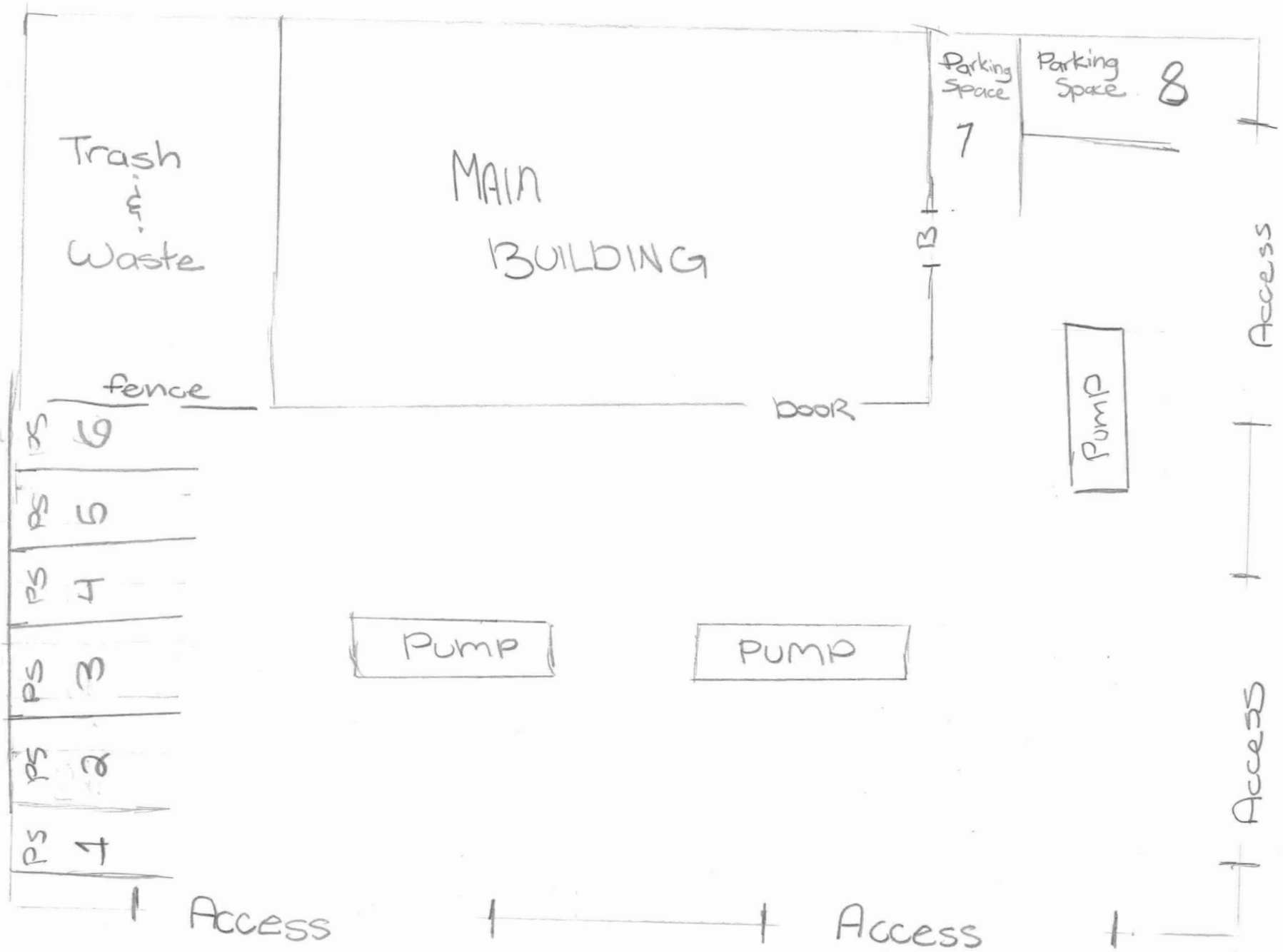
4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Up to 8 vehicles for customers and employees.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

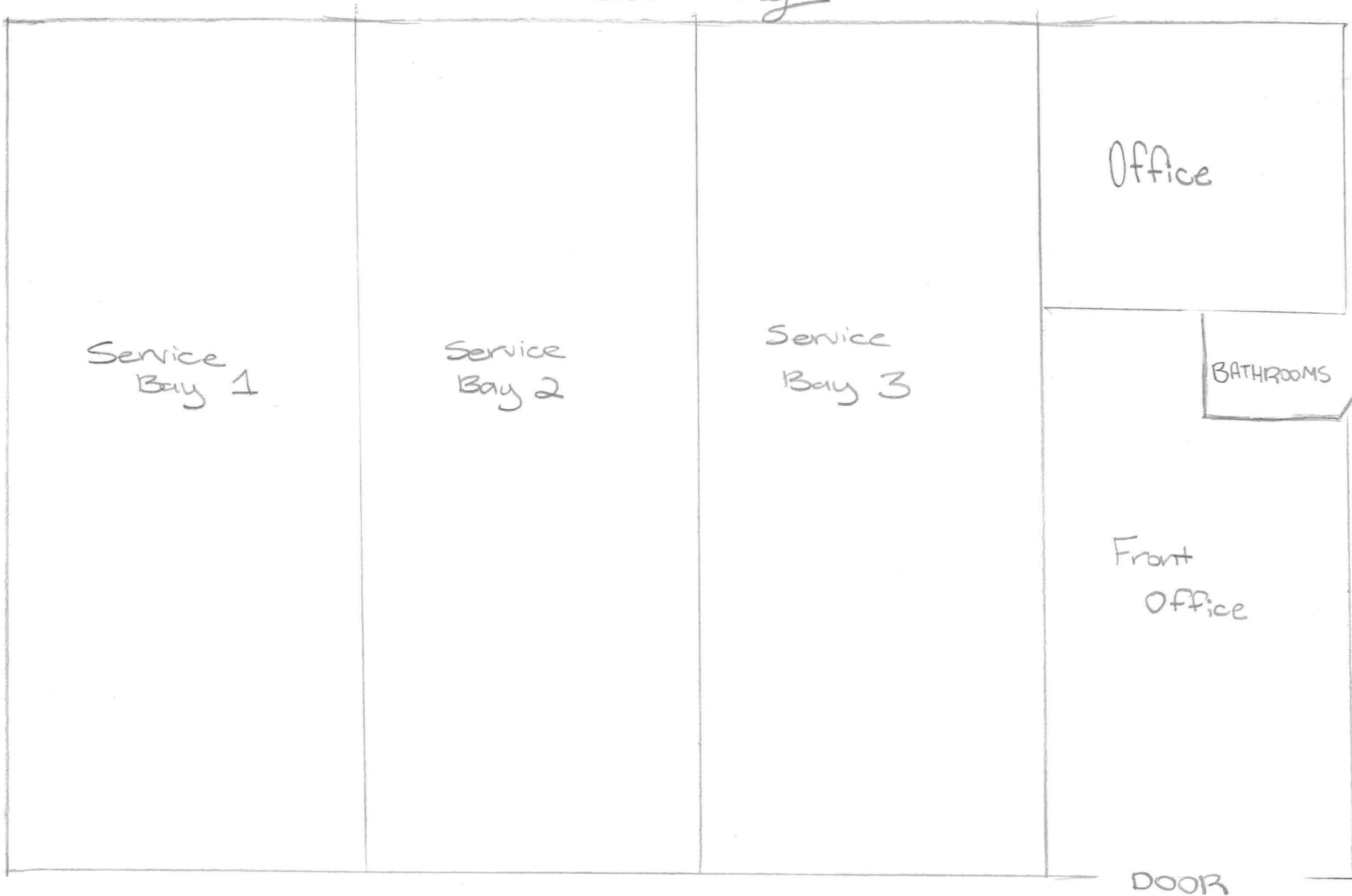
5. Will a loudspeaker or intercom system be used outside of the building? \_\_\_\_\_ Yes  No

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



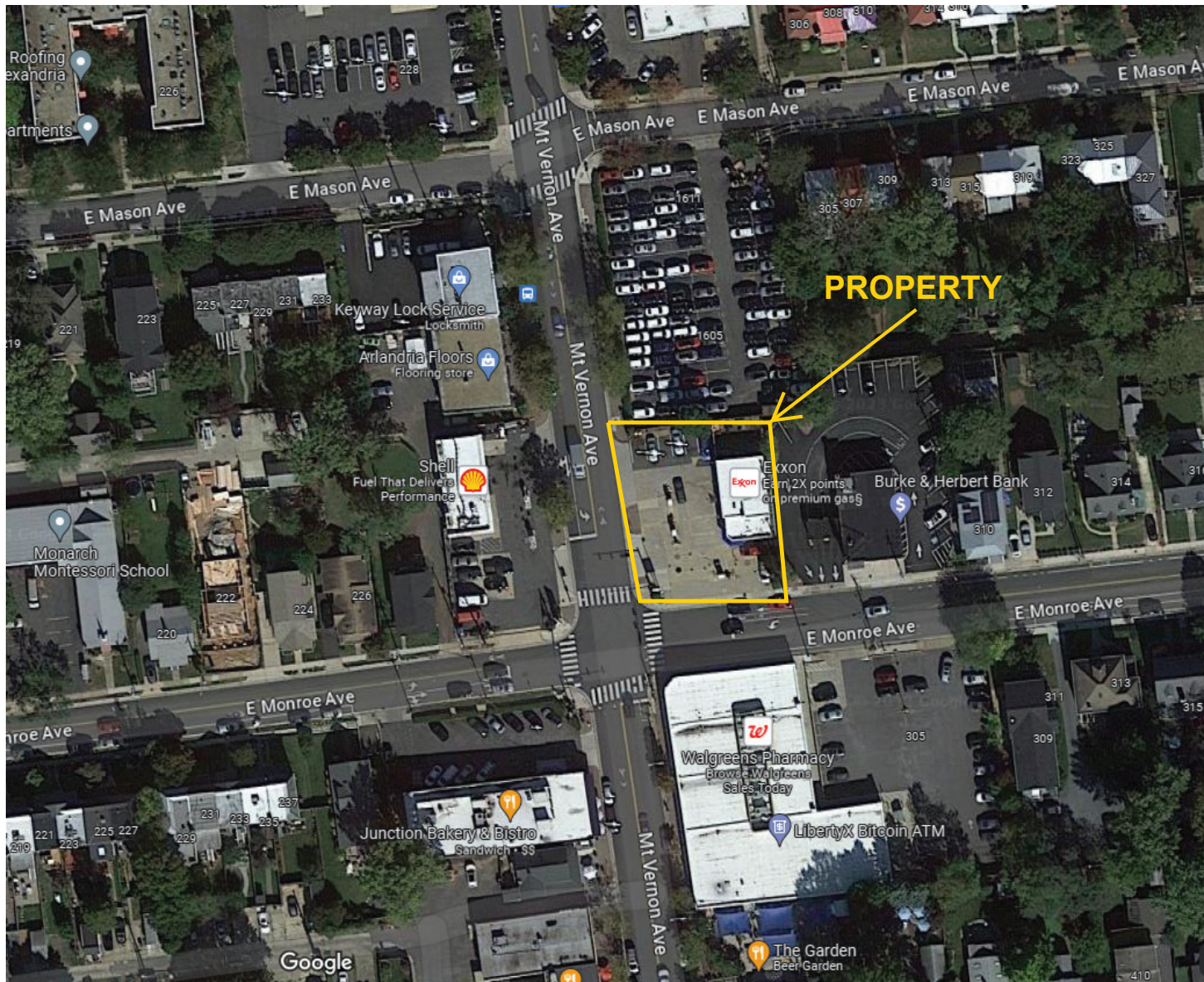


# MAIN Building



# AERIAL CONTEXT PLAN

## 1601 Mount Vernon Avenue





Dec. 28, 2023

Karl W. Moritz, Director  
Department of Planning and Zoning  
City of Alexandria  
City Hall, Room 2100  
Alexandria, VA 22314

RE: SUP2023-00097  
1601 Mt. Vernon Ave

Dear Mr. Moritz,

**The Del Ray Citizens Association (DRCA) voted to support the extension of the SUP at 1601 Mt. Vernon Ave for the Del Ray Service Center until 2045.**

The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public Zoom meeting on Wednesday, Nov. 29, 2023. Members of the community, the applicant and the applicant's representative were in attendance and reviewed the presentation prepared by the LUC of the proposed SUP and given the opportunity to address questions and comments. On Wednesday, Dec. 13, 2023, during the regular DRCA Zoom membership meeting, the membership reviewed the presentation, the motion set forth by the LUC was discussed, and the applicant's representative answered questions from the membership. An amendment to change the sign to a monumental type sign was submitted and seconded but did not pass. The original motion was then voted on and passed.



Another DRCA member stated a concern about the extension of the SUP and the transition to a net-zero greenhouse gas emission economy by 2050 and phase-out of fossil fuels. Many members voiced their support of the City's objective to reduce community-wide greenhouse gas emissions while still supporting the SUP and this long-standing Del Ray business.

Sincerely,

Kristine Hesse, DRCA LUC Co-Chair  
Lisa Lettieri, DRCA LUC Co-Chair

Katie Waynick  
DRCA President

cc: Ann Horowitz, P & Z  
Lauren Riley, Walsh, Colucci, Lubeley & Walsh, P.C.



Lauren G. Riley  
(703) 528-4700 Ext. 5423  
[lriley@thelandlawyers.com](mailto:lriley@thelandlawyers.com)

WALSH COLUCCI  
LUBELEY & WALSH PC

January 2, 2024

Mr. Nathan Macek  
Chairman, Alexandria Planning Commission  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**Re: Docket Item #5 – SUP #2023-00097  
MVSC, Inc. (the “Applicant”)**

Dear Mr. Chairman and Members of the Planning Commission:

On behalf of the Applicant, I am writing to request that Condition 23 of SUP #2023-00097 be amended as follows:

23. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be docketed for City Council’s review sometime within the year 2040 to determine whether the use is still suitable for this location. If the SUP is allowed to continue at that time, it will expire on December 31, 202535 with the option for an extension to December 31, 2045 as reviewed by the Director of Planning and Zoning, with notice to the community, 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.

This condition is consistent with the expiration condition for the Alexandria Hyundai SUP (#2022-00018) for the adjacent parking lot. Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lauren G. Riley

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

From: Praveen H. Kathpal [praveen@kathpal.name](mailto:praveen@kathpal.name)

Sent: Wednesday January 3, 2024 11:23 PM

To: PlanComm

Subject: Pedestrian improvements: Del Ray Service Center SUP

Chair Macek and Planning Commission members,

I'm writing to you about Docket item #5 on your January 4, 2024 meeting, the extension of SUP #2023-00097 for Del Ray Service Center.

I encourage you to recommend additional pedestrian and streetscape improvements on the site. Specifically:

- The site has four very large curb cuts, two on Mt Vernon and two on Monroe, which add up to the majority of its ~200 feet of its combined frontage on those two streets. I suggest reducing this to one smaller cut on Monroe Ave, farthest from the intersection.
- Extending the brick sidewalk to the removed curb cut areas and adding street trees where appropriate.
- The site has minimal landscaping and I recommend adding a landscaping buffer, similar to the nearby Junction, Hyundai, and Caliber/Audi sites.
- Moving the retail entrance to be adjacent to the sidewalk.

These suggestions are consistent with the Mount Vernon Avenue Business Area Plan. I have cited some relevant excerpts below from the Plan.

Thank you,

Praveen

Support from the [Mount Vernon Avenue Business Area Plan](#)

- p15: There is a discontinuity of street tree planting on portions of the Avenue, with some portions completely lacking in street trees

- p17: Thus, there are a number of instances in the main retail core of the Avenue where the area of private property between the building wall and the property line consists of asphalt or concrete, rather than pavers or landscaping.
- p53: The Monroe Gateway can reinforce the sense of entrance into a special place by creating a distinction through signage, landscaping and scale. These concepts should be incorporated to showcase the identity of the Avenue and surrounding community, and to create a sense of arrival.
- p53: This section of the Avenue currently includes a combination of retail, service and residential uses. Although it has the same Main Street scale as the Historic Core, it lacks the continuous retail street frontage given the mix and location of service and automobile-oriented uses. There is an opportunity to strengthen the traditional Main Street retail environment by filling the gaps in street wall where incompatible uses or underutilized parcels exist and by improving uses that currently detract from the quality of the street environment.
- p74: Allowing direct access via curb cuts on Mt. Vernon Avenue is not desirable as such curb cuts conflict with pedestrian movement and safety, interrupting the continuity of the retail street wall.
- p95: Gaps in the continuity of the street wall are minimized and the pedestrian experience is strengthened by prohibiting curb cuts along Mt. Vernon Avenue and restricting the width and number of curb cuts along side streets. ... Curb cuts along Mt. Vernon Avenue are strongly discouraged.
- p96: Curb cuts are prohibited along Mt. Vernon Avenue for corner sites. ... While 100% street frontage is encouraged, one curb cut with a 15-foot drive lane is permitted along the cross street provided it is set back 50 feet from the property line at Mt. Vernon Avenue.
- p97: Storefront Design. The primary pedestrian entrance should directly front along the sidewalk or at the corner

From: Tom VanAntwerp [tom@tomvanantwerp.com](mailto:tom@tomvanantwerp.com)

Sent: Wednesday January 3, 2024 2:54 PM

To: PlanComm

Subject: Resident comments on docket items 5 and 6

I'm writing to express my views regarding docket item 5 (service station at Monroe and Mount Vernon Ave, Special Use Permit #2023-00097) and docket item 6 (404A E Alexandria, Special Use Permit #2023-00076).

I am against the extension of the SUP for the service station. The dual curb cuts for the service station on both Mount Vernon and Monroe make it treacherous for pedestrians walking by it on any side. It contributes to danger to pedestrians on Mount Vernon Ave, a street mostly geared toward pedestrian-friendly commercial. This service station contributes to making Monroe a busier street than it ought to be, creating a hazardous divide between north and south ends of Del Ray. This service station exists in contradiction to the aims of the Mount Vernon Avenue Area Business Plan. A 20 year extension of this SUP locks the neighborhood into a poor allocation of this land, which doesn't well serve the actual residents versus those driving through. I encourage you to not support this SUP.

I am for the SUP for 404A E Alexandria. I live very near to the lot in question, and it has always perplexed me why that land stood empty. Putting a new home there would be an excellent addition to the neighborhood.

Thank you for taking the time to review my comments.

Best,

Tom VanAntwerp

Resident, Del Ray