

DOCKET ITEM #4
Special Use Permit #2015-0015
3230, 3234, & 3240 Colvin Street; 30 South Quaker Lane -
Alexandria Car Connection Inc.

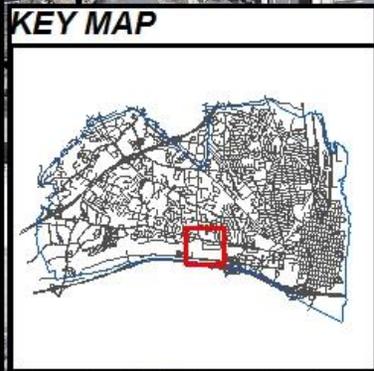
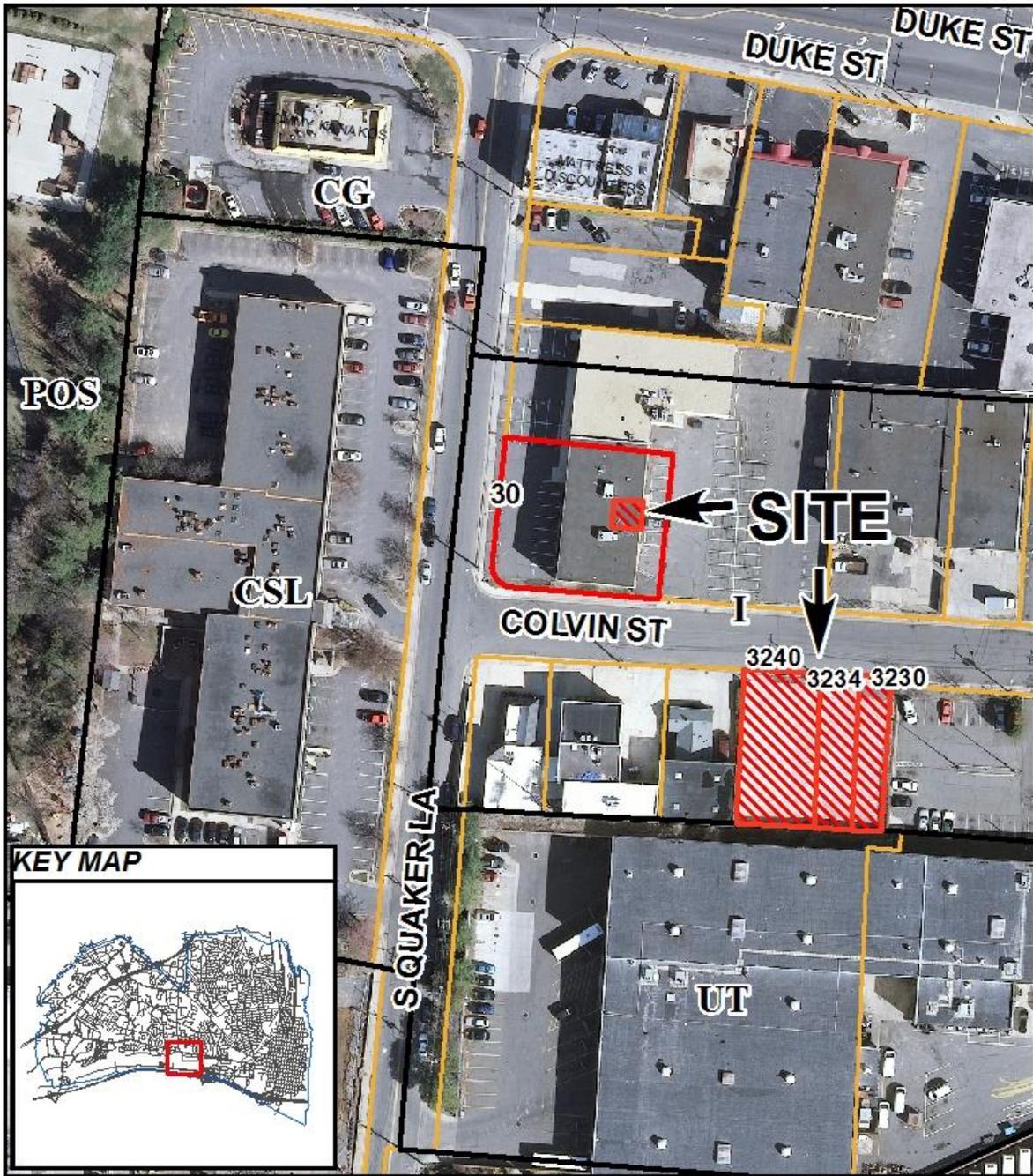
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request to operate an automobile sales business	Planning Commission Hearing:	May 5, 2015
	City Council Hearing:	May 16, 2015
Address: 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane	Zone:	Industrial
Applicant: Alexandria Car Connection, Inc. by Masyed Saydi	Small Area Plan:	Taylor Run

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Ann Horowitz, ann.horowitz@alexandriava.gov



 **SUP #2015-0015**
3230, 3234, & 3240 Colvin Street;
30 South Quaker Lane



I. DISCUSSION

The applicant, Alexandria Car Connection, Inc., requests Special Use Permit approval to operate an automobile sales business. The sales office would be located at 30 South Quaker Lane and the automobile storage area would be located on contiguous parcels at 3230, 3234, and 3240 Colvin Street.

SITE DESCRIPTION

Four subject sites are included in the proposal and represent four lots of record at 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane. The lots at 3230 and 3234 Colvin Street each have 25 feet of frontage on Colvin Street, 102 feet of depth, and total lot areas of approximately 2,550 square feet. The lot at 3240 Colvin Street has 50 feet of frontage on Colvin Street, 102 feet of depth, and a total lot area of 5,100 square feet. The three Colvin Street lots function as one 10,200 square foot parking lot, surrounded by a chain link fence.



3230, 3234, 3240 Colvin Street

The South Quaker Lane property has 97 feet of frontage on South Quaker Lane and 109 feet of frontage on Colvin Street, and a total lot area of 10,478 square feet.



30 South Quaker Lane

The lot contains a 13,800 square foot office building with 16 parking spaces in front of the building facing South Quaker Lane and 40 spaces behind the building, which are shared with the abutting office building at 20-22 South Quaker Lane. Commercial tenants at 30 South Quaker Lane include a publishing company and a professional membership organization.

A mix of industrial and commercial businesses surrounds the subject sites. The parking lots for 30 South Quaker Lane and for an automobile repair business are located to the north and vacant industrial property is sited to the west of the Colvin Street parcels. Additionally, the City of Alexandria Recycling Drop-off Center is located to the east and the Alexandria Transit Company (DASH) administrative offices and maintenance yard is positioned south of the combined Colvin Street parking lots. Two healthcare businesses and one fitness studio are tenants in the abutting office building to the north of 30 South Quaker Lane property. National Capitol Flag is located across Colvin Street to the south and the Stonewall Jackson office building, a multi-tenant

commercial building, is located to the west. An automobile repair business is based to the east of the South Quaker Lane office building.

BACKGROUND

The office building at 30 South Quaker Lane was constructed in 1968. A research laboratory operated on one floor of this building in 1969 and was replaced in 1973 with a research and development firm following City Council approval of SUP#0940. In 2009, a Code inspection revealed tall grass on the premises. The abject condition was immediately resolved.

PROPOSAL

The applicant requests to operate an automobile sales business in a 266 square foot office suite at 30 South Quaker Lane and at an automobile storage lot located at 3230, 3234, and 3240 Colvin Street. The business would operate from 9 a.m. and 6 p.m., Monday through Saturday. Up to three employees would be based at the office space, where they would secure inventory and make arrangements for delivery to Colvin Street; place cars for sale on internet websites; and meet clients interested in purchasing vehicles. The majority of client meetings would be scheduled by appointment due to the initial marketing of the inventory through websites such as Craig's List, Cars.com, and AutoTrader.com. No more than 30 cars would compose the inventory that would be parked and displayed in the Colvin Street lots. Although a car carrying truck up to 55 feet in length could deliver automobiles to the storage lot up to two times a month, employees would most commonly drive automobile inventory to the sales lot.

PARKING

Section 8-200(A)(20)(a) of the Zoning Ordinance requires that offices in industrial buildings at this location provide 1.1 spaces for every 400 square feet. With 266 square feet of office space at 30 South Quaker Lane, two parking spaces must be provided for the automobile sales office. The applicant fulfills the parking requirement with two parking spaces designated for the use in the South Quaker Lane parking lot. The applicant also exceeds his parking requirement by reserving four parking spaces for employees and customers at the Colvin Street lots in addition to the thirty spaces assigned for its automobile sales inventory.

Section 8-200(C)(3) requires that the distance from an off-street parking lot to the commercial or industrial use that it serves shall not exceed 500 feet as long as the parking area is zoned commercial or industrial. The automobile storage area at 3230, 3234, and 3240 Colvin Street is approximately 140 feet away from the 30 South Quaker Lane office and satisfies the Zoning Ordinance requirement.

ZONING/MASTER PLAN DESIGNATION

The four subject properties are located in the I/Industrial zone. Pursuant to Section 4-1203(B) of the Zoning Ordinance, automobile sales establishments are allowed only with a Special Use Permit in the I/Industrial zone.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Alexandria Master Plan, which designates the properties for industrial uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to operate an automobile sales business at 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane. This is the third automobile sales business to request an SUP to operate along Colvin Street within the last six months. The Colvin Street corridor is a suitable location for automobile sales operations due to its distance from residential neighborhoods and pedestrian-oriented uses. Traffic impacts are not expected since the proposed automobile inventory is minimal and the number of customers would be generally limited to scheduled appointments.

Nevertheless, conditions have been added in this report to ensure an orderly business operation. Requirements for the maintenance of the storage lot and its fencing are stated in Conditions 5 and 6, respectively. Automobile repair work is prohibited in Condition 12 and vehicles in poor repair are not permitted to be parked outside in Condition 8. Additionally, parking or storing of vehicles in the public right-of-way is restricted in Condition 3. Litter control measures at the automobile storage lot and the office are required in Condition 17.

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

III. RECOMMENDED CONDITIONS

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

1. This special use permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 9 a.m. and 6 p.m., Monday through Saturday. (P&Z)
3. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z)
4. The parking lots at 3230, 3234, and 3240 Colvin Street shall be limited to 34 parked vehicles associated with Alexandria Car Connection, Inc. in accordance with the plan submitted by the applicant. (P&Z)
5. The parking lots at 3230, 3234, and 3240 Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
6. The existing fence at the 3230, 3234, and 3240 Colvin Street site shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z)

7. No signs shall be allowed at the 3230, 3234, and 3240 Colvin Street sites. (P&Z)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
9. 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)
10. 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)
11. 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)
12. No repair work shall be done outside on the subject property. (P&Z) (T&ES)
13. Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
17. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
18. 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

3230, 3234, 3240 Colvin Street and 30 South Quaker Lane

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: Alex Dambach, Land Use Division Chief, Planning and Zoning;
Ann Horowitz, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-1 All waste products including, but not limited to, organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-4 No repair work shall be done outside on the subject property. (P&Z) (T&ES)
- R-5 Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (P&Z)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-9 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- F-1 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at Charles.cooper@alexandriava.gov or 703-746-4197.

- C-1 A building code plan review, building, trade permits and inspections are required for this project. If you need additional information on permit requirements please contact Charles Cooper@ 703-746-4197

- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Accessible features proposed shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

- C-4 Proposed plan shall have exit, exit access and exit discharge locations identified on plan.

Fire Department:

No comments or concerns.

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received