

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

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:

- 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.

- 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.