

DOCKET ITEM #3
Special Use Permit #2021-00090
2501 and 2601 Oakville Street – Oakville Triangle
Coordinated Sign Plan

CONSENT AGENDA ITEM

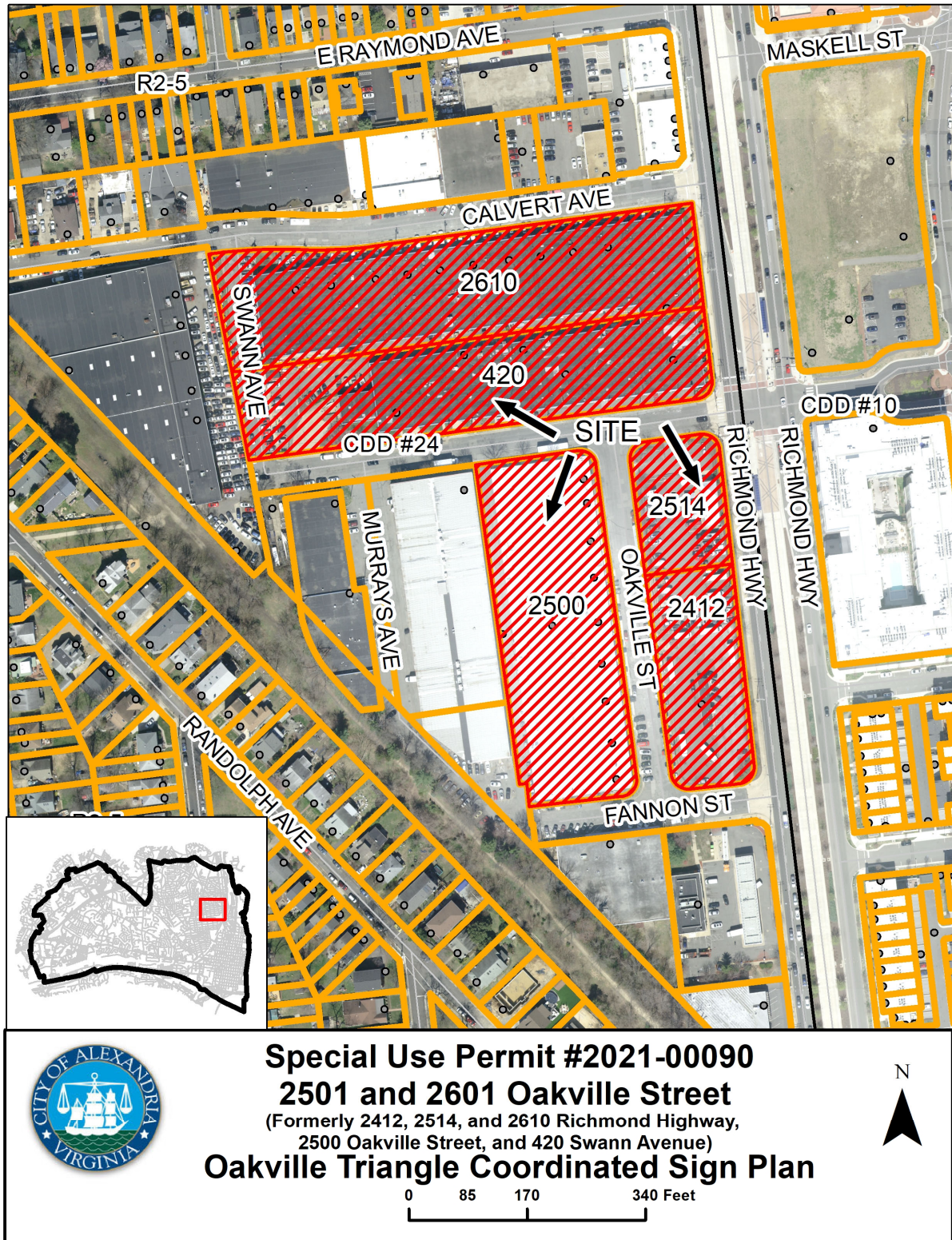
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit for a coordinated sign plan and for the installation of illuminated signs above 35 feet per Section 9-104 of the Zoning Ordinance.	Planning Commission Hearing:	December 7, 2021
	City Council Hearing:	December 18, 2021
Address: 2501 and 2601 Oakville Street (Formerly 2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, and 420 Swann Avenue)	Zone:	CDD #24/ Coordinated Development District #24
Applicant: Oakville Triangle Owner, LLC, represented by Duncan Blair, Attorney	Small Area Plan:	Oakville Triangle/Route 1 Corridor Plan

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

Staff Reviewers:

Sara Brandt-Vorel, Urban Planner III, Sara.BrandtVorel@alexandriava.gov
Ann Horowitz, Principal Planner, Ann Horowitz
Tony LaColla, Division Chief, Land Use Regulatory Services
Anthony.LaColla@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Oakville Triangle Owner, LLC requests Special Use Permit approval for a Coordinated Sign Plan for signage in Oakville Triangle and Special Use Permit approval for the installation of illuminated signs above 35 feet per Section 9-104 of the Zoning Ordinance.

SITE DESCRIPTION

The project site is two lots of record of approximately 3.38 acres; the parcel addressed as 2601 Oakville Street is 1.43 acres and known as Block B and will be a multi-family building with 247 units and ground floor retail uses; the parcel addressed as 2501 Oakville Street is 1.95 acres and is known as Block A1 and will be a multi-family building with 325 units and ground floor retail uses.

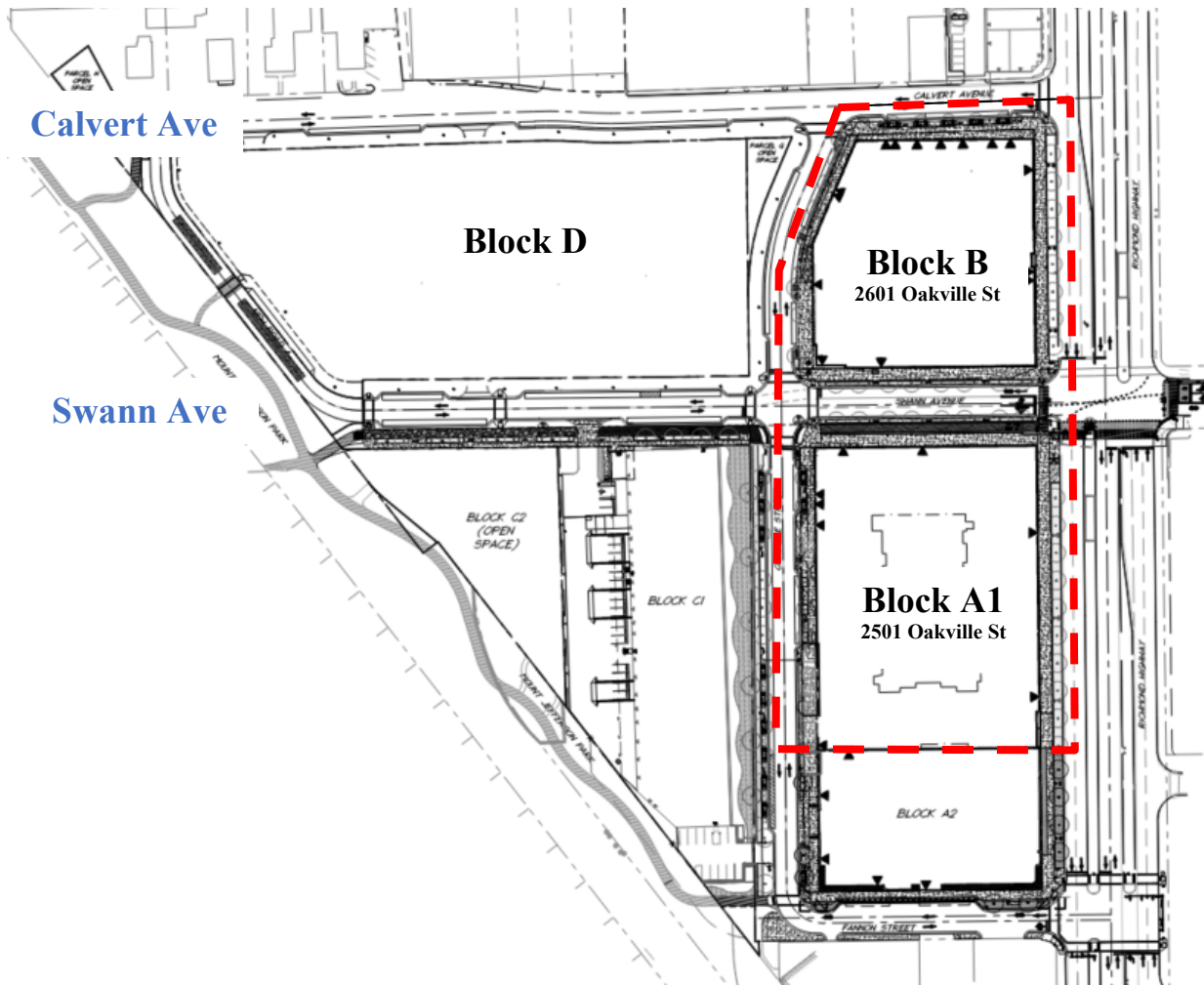


Figure 1: Oakville Triangle neighborhood with area subject to coordinated sign plan, Block B and Block A1, outlined in red.

Parcel 2601 Oakville Street (Block B) has approximately 258 feet of frontage along Richmond Highway, 258 feet of frontage along Swann Avenue, 263 feet of frontage along Oakville Street and 204 feet of frontage along Calvert Avenue. Parcel 2501 Oakville Street sits directly south of 2601 Oakville Street, across Swann Avenue, and has approximately 285 feet of frontage along Swann Avenue and approximately 330 feet of frontage along Richmond Highway and Oakville Street. The southern boundary of parcel 2501 Oakville Street is formed by the directly adjacent INOVA Healthplex which shares a parking podium with the A1 building but is separately owned and operated by INOVA Health Care Services.

The project site is in the Oakville Triangle Neighborhood, an area found in the northeast quadrant of the city, across Richmond Highway from the residential portion of Potomac Yard. The site is zoned CDD #24 and is located within the boundaries of the Oakville Triangle- Route 1 Corridor Plan. The site is currently used as warehouse and automobile repair uses.

The current land uses surrounding the project are primarily surface parking and light industrial including auto repair and warehouses, to the immediate west. Single-family residential, Mount Jefferson Park and small-scale commercial businesses are located further west and north of the site. Multi-family buildings are located to the east across Richmond Highway. The Oakville Triangle Neighborhood is slated to begin demolition and construction in the next few weeks and the existing will be replaced with multi-family residential apartments, a healthplex, a new park and townhomes.

BACKGROUND

In December 2020, City Council approved Master Plan Amendment #2020-0003, CDD Concept Plan Amendment #2020-0003, and Zoning Text Amendment #ZA2020-0006 to facilitate the location of the Inova Healthplex within the Oakville Triangle Small Area Plan area. Amendments to the Master Plan included changes to the mix and of permitted uses, to include medical care facilities and townhomes, updates to building heights, an amendment to the framework streets, and an amendment to the location of open spaces. The CDD Concept Plan was updated to reflect applicable changes from the Master Plan. The Zoning Text Amendment added medical care facilities as a permitted use in CDD #24.

In January 2021, City Council approved a Development Site Plan DSP #2020-00031, Subdivision #2020-0007, and Vacation #2020-0005 which allowed for the construction of sitewide infrastructure, roads, and sidewalks in Oakville Triangle, along with the necessary subdivisions and consolidations to create parcels for each block, consistent with the Master Plan Amendment. Vacation #2020-0005 vacated a portion of public right-of-way on Oakville Street to create the roadway.

City Council approved three Development Special Use Permits in January 2021. Development Special Use Permit #2020-10028 permitted the construction of an approximately 419,000 square foot multi-family building with 324 residential units and two levels of underground parking,

known as Block A1. In conjunction with the approvals for the A1 building, City Council approved Development Special Use Permit #2020-10031 to construct an approximately 93,000 square foot Healthplex which would be built upon the parking garage podium of DSUP #2020-10028 (A1 Building). DSUP#2020-10030 permitted the construction of an approximately 299,000 square foot building with 247 residential units and two levels of underground parking, known as Block B. In November 2021, City Council approved DSUP#2021-10025 for the construction of 84 fee-simple townhomes on what is known as Block D. Additional approvals for the construction of new publicly accessible open space on Block C are slated to be heard by Planning Commission and City Council in early 2022.

The Coordinated Sign Plan SUP#2021-00090 would be applied to Blocks A1 and B (Parcels 2501 and 2601 Oakville Street) as each building seeks signage for their multi-family use and the future ground floor retail and commercial tenants.

APPLICANT PROPOSAL

The Coordinated Sign Plan request from Oakville Triangle Owner, LLC is a continuation of their development requests to implement the redevelopment of Oakville Triangle. This document, if approved, would provide clear and consistent guidance on the quality, design, and materials for individual tenant signs on the ground floor and the two multi-family buildings, above. Per Section 9-103(C) the applicant requests a Coordinated Sign Special Use Permit to establish consistent signage for the two parcels, 2501 and 2601 Oakville Street, and to request illuminated signage above 35 feet per Section 9-104 of the Zoning Ordinance.

Through the Coordinated Sign Special Use Permit, the applicant seeks to increase the number, area of signage, and illumination for signs to be appropriate with the density, scale and activity expected in Oakville Triangle. If approved, the Coordinated Sign Plan could be applied to the two multi-family buildings and the ground floor tenants.

The applicant's Coordinated Sign Plan establishes signage guidelines for three categories of signs expected in Oakville Triangle for Buildings A1 and B:

1. **Building Signage:** Range of potential signage for each building, including sign types such as building top signage, signage for the main entrance of the building, and parking/loading areas.
2. **Ground-Floor Tenant Signage:** Range of potential signage (types, location, materials and permitted square footages) for signage typical of ground-floor commercial tenants, such as retail and restaurants. Key categories include entrance signs, projecting signs and window signs.
3. **Temporary Signage:** Range of potential signage to provide information during periods of transition on site, such as construction and during tenant fit outs of individual retail bays. Key categories include window signs and construction fence signage.

If not subject to a Coordinated Sign Plan, a Coordinated Development District (CDD), would be guided by Section 9-202 of the Zoning Ordinance. Starting with the signage permitted in Section 9-202, the applicant requests the following additional signage in as part of their Coordinated Sign Plan.

- The applicant requests up to two, illuminated building signs (one sign for each building) which may be located above 35 feet above grade. This amends the permitted location of these signs in relation to distance from Interstate 95 per Section 9-104.B.10 for CDD Zone.
- The applicant requests 1.5 square feet of signage per linear foot of frontage, with up to two square feet of signage per linear foot of frontage for exceptional signage design (per the discretion of the Director of Planning and Zoning) for ground floor signage; this exceeds the Zoning Ordinance's prescribed maximum of one square foot per linear foot of frontage per Section 9-202.A.iii.6.a for CDD Zones.
- The applicant requests permission to allow each ground-floor tenant to install a projecting sign with a maximum of 9 square feet per sign; this exceeds the Zoning Ordinance's maximum of 16 square feet per building per Section 9-202.A.iii.8.a for CDD Zones.
- The applicant requests permission to install optional blade signs as the primary building signage for the two multi-family buildings. The blade signs would be a maximum of 90 or 160 square feet per side (varies by proposed location), have a maximum projection of four-feet from the face of the building, and would not go below the top of the second floor building slab which is approximately 17-20 feet above street level; this exceeds the Zoning Ordinance's prescribed maximum of 24 square feet for multi-story buildings per Section 9-202.A.iii.9.a for CDD Zones and the Zoning Ordinance's prescribed mounting and installation height minimums of 20 feet above grade per Sections 9-202.A.iii.7.b and 9-202.A.iii.8.b for CDD Zones.
- The applicant requests permission to install the optional blade signs of up to 160 square feet with a design that utilizes one panel; this exceeds the Zoning Ordinance's maximum of a maximum of 100 square feet per panel per Section 9-202.A.iv for CDD Zones.

ZONING/MASTER PLAN DESIGNATION

Zoning:

Section 9-103(C) of the Zoning Ordinance permits a Coordinated Sign Plan with special use permit approval for sites within specific zones or over a minimum size. The applicant must develop a Coordinated Sign Plan for consideration by City Council which establishes the time, manner, and placement of signs and establishes the design parameters for all proposed signs. City Council may then approve the Coordinated Sign Plan if the proposal, "provides the same or greater benefits to the public as the sign regulations otherwise applicable."

Small Area Plan – Oakville Triangle and Route One Corridor Vision Plan and Urban Design Standards and Guidelines

The Small Area Plan encourages the use of a coordinated sign plan to establish additional signage provisions which exceed those developed in the Small Area Plan. The applicant's proposed Coordinated Sign Plan incorporates the design parameters established in the small area plan and creates a framework for individual buildings and retailers to develop signage which meets the criteria in terms of materials, size, lighting, locations, and operational considerations.

Development Special Use Permit Requirements:

Per conditions of approval in DSUP#2020-10028 for Block A and DSUP#2020-10030 for Block B, the applicant team was conditioned to develop a coordinated sign plan which would govern the location, scale, massing, and character of all proposed signage.

II. STAFF ANALYSIS

Staff supports the applicant's request for a Coordinated Sign Special Use Permit to provide a cohesive approach to signage for Blocks A1 and B in Oakville Triangle. The proposed sign plan provides a framework that will ensure a consistent application of high-quality, appropriately scaled, and visually interesting signage for the two multi-family buildings. An analysis of this request is guided by Section 9-103(C) of the Zoning Ordinance which indicates that a Coordinated Sign Special Use Permit may be permitted if the proposed signage provides the same or greater benefits to the public as the sign regulations otherwise applicable.

The applicant's proposed coordinated sign plan offers a clear and flexible design envelope which will allow the multi-family residential uses and ground-floor retail tenants to install signage which is complementary in terms of size and location between the various users. The plan offers parameters on the type and amount of signage and builds upon the established quality and materials for each individual sign as written in the small area plan. This plan will encourage unique signage which is tailored to each tenant while establishing a consistent level of quality for the signs.

Staff has reviewed the scale of the signage and finds the scale appropriate for a mixed-use, urban style development and is consistent with the scale of signage found in other, mixed-use developments as recently approved by the city. Staff worked with the applicant team to identify a ratio of signage that is proportional to building heights and encourages a mix of ground level signage for retail tenants, shared parking and loading uses. Staff finds the signage is appropriate for the scale of the buildings and will provide clear visual information for the expected mix of pedestrians, cyclists and vehicles who will pass through the neighborhood.

Staff has developed Condition 2 to provide the applicant with flexibility for staff to administratively review additional signage for locations on buildings A1 or B. Condition 4 ensures the quality of materials proposed for signs is consistent with the Small Area Plan.

III. CONCLUSION

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

IV. RECOMMENDED CONDITIONS

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

1. The type and approximate location of signage shall be consistent with the Coordinated Sign Plan dated September 2021, and as amended. Sign permits in Oakville Triangle for parcels addressed as 2501 and 2601 Oakville Street may be administratively reviewed by staff to the satisfaction of the Director of Planning and Zoning to ensure the final design of signage is consistent with the intent of the coordinated sign plan. (P&Z)
2. Additional signage may be administratively reviewed and approved by the Director of the Department of Planning and Zoning, if the intent of the proposed signage design is consistent with coordinated sign plan, including the quality of materials, overall design, and scale. (P&Z)
3. Internally illuminated box signs are prohibited. (P&Z)
4. Quality of sign materials shall be consistent with the guidelines established by the Oakville Triangle and Route One Corridor Vision Plan and Urban Design Standards and Guidelines. (P&Z)
5. Within 90 days of City Council approval (by March 18, 2021), provide the following updates to the Coordinated Sign Plan Document, SUP #2021-00090:
 - a. Update the signs on the following pages to show the maximum allowance of 160 Square feet (for dimensions of 40' x 4') instead of the currently written 120 square feet.
 1. Page 7: BLD.1
 2. Page 8: BLD. 1 and BLD.2
 3. Page 14: BLD.1
 4. Page 17: BLD1 and BLD.2
 - b. Page 21: update to indicate signs may be 90 SF or 160 SF per side, at approved locations.
 - c. Per Condition 147 of DSUP #2020-10028, update the coordinated sign plan to include signage at the entrances to the parking garage with retail parking that is consistent with the City's Wayfinding standards for identifying parking garages.
 - d. Per Condition 148 of DSUP #2020-10028, update the coordinated sign plan to include signage designs for signage within the parking garage structure directing visitors to the stairs or elevator.

VI. CITY DEPARTMENT COMMENTS

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

Planning and Zoning:

C-1 Illumination for signs shall be consistent with section 9-105.A.2 of the City's Zoning Ordinance.

Code Enforcement:

C-1 Permits are required for the installation of these signs.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2021-00090

PROPERTY LOCATION: Part of 2501 Oakville St. and 2601 Oakville Street (Formerly, 2412 Richmond Highway, 2514 Richmond Highway, 2500 Oakville Street 420 Swann Avenue and 2610 Richmond Highway)

TAX MAP REFERENCE: Part of 25.03 02 33 and 25.03 02 29 (Formerly part of 25.03 02 19 & 20) **ZONE:** CDD#24

APPLICANT:

Name: Oakville Triangle Owner, LLC, a Delaware limited liability company..
200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184
Address:

Coordinated Sign Plan Special Use Permit and Special Use Permit for illuminated signage

PROPOSED USE:
in excess of 35' above average finished grade.

- ☒ 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.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State Zip Code

Signature Date
703 836-1000 703 549-3335

Telephone # Fax #
dblair@landcarroll.com

Email address
8 26 21 Re4vised 10 4 21

10/4/21

PROPERTY OWNER'S AUTHORIZATION

Part of 2501 Oakville Street and 2601 Oakville Street.

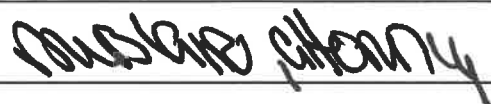
As the property owner of _____, I hereby
(Property Address) Coordinated Sign Plan SUP and Illuminated Signage
grant the applicant authorization to apply for the Illuminated Signage in excess of 35' above AFG. use as
(use)
described in this application.

Name: Oakville Triangle Owner, LLC

Phone: 703 263-1000

Please Print
Address: 7200 Wisconsin Ave, Suite 700, Bethesda, MD 20184

Email: dhairlandscapedel.com

Signature: 

Date: 8/23/21

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. Not Applicable

☐ 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.

The applicant is Oakville Triangle Owner, LLC, Delaware Limited Liability company.
Oakville Triangle Investor Holdings, LLC, a Delaware Limited Liability company owns 100%

of the ownership interest of Oakville Triangle Owner, LLC. 7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184 is the mailing address for both entities.

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. Oakville Triangle Owner, LLC	7200 Wisconsin Ave., Suite 700 Bethesda, MD 20184	100%
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 Parcel A-1 and B Oakville Triangle, Alexandria, Virginia (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. Oakville Triangle Owner, LLC	7200 Wisconsin Ave., Suite 700 Bethesda, Maryland 20184	100%
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. Oakville Triangle Owner, LLC	NONE	
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.

8/10/21

Duncan W. Blair Attorney.



Date

Printed Name

Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Oakville Triangle Owner, LLC	7200 Wisconsin Ave., Suite 700 Bethesda, MD 20184	100%
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 Parcel A-1 and B Oakville Triangle, Alexandria, Virginia (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. Oakville Triangle Investors Holdings, LLC	7200 Wisconsin Ave., Suite 700 Bethesda, Maryland 20184	100% of Oakville Triangle Owner, LLC
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. Oakville Triangle Investor Holdings, LLC	NONE	
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.

8/10/21

Duncan W. Blair Attorney.



Date

Printed Name

Signature

COVID-19 Information & Updates

Updated 5:04 p.m. Fri, July 2

Ownership and Disclosure Statement

Page updated on Aug 30, 2019 at 11:56 AM



RELATED CONTENT

- [About Planning & Zoning](#)
- [Development Division](#)
- [Historic Preservation](#)
- [Neighborhood Planning](#)
- [Planning Commission](#)
- [Land Use Services](#)
- [GIS and Maps](#)

RESOURCES

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor
Elizabeth B. Bennett-Parker, Vice Mayor
John T. Chapman
Canek Aguirre
Redella S. "Del" Pepper
Amy B. Jackson
Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair
Maria Wasowski, Vice Chair
David Brown
Melinda Lyle
John Goebel

- **Administrative
Special Use
Permits**
- **Alexandria Master
Plan & Citywide
Chapters**
- **Community
Associations Map**
- **Design Guidelines
and Committees**
- **Development
Viewer**
- **P&Z Applications,
Forms, Fees and
Schedules**
- **P&Z Dockets &
Webcasts**
- **Special Use
Permit Viewer**
- **Zoning Ordinance**

Stephen Koenig
Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg
Erich Kai Chan
Lee Perna
Daniel Poretz
Timothy Ramsey
Mark Yoo - Acting Chair

Board of Architectural Review

Robert Adams
Bill Conkey
Purvi Irwin
Lynn Neihardt
Christine Roberts - Chair
James Spencer - Vice Chair
John Sprinkle

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;

SHARE

(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;

(5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;

(6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

[FOIA Requests](#)[Contact Us](#)[Follow Us](#)[Visitor](#)[Privacy & Legal](#)[Information](#)[Public](#)[VisitAlexandriaVA.com](#)[Meetings](#)

© 1995–2021 City of
Alexandria, VA and others

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.)

Approval of a Coordinated Sign Plan Special Use Permit and a Special Use Permit

for illuminated signs above 35' above average finished grade.

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: Coordinated Sign Plan SUP and SUP to allow illuminated
signs higher than 35' above averaged finished grade.

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). Not Applicable

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

Specify time period (i.e., day, hour, or shift). Not Applicable

6. Please describe the proposed hours and days of operation of the proposed use: Not Applicable

Day:

Hours:

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

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

Not Applicable

B. How will the noise be controlled?

Not Applicable

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

Not Applicable

- 9.** Please provide information regarding trash and litter generated by the use. Not Applicable

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

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

- C. How often will trash be collected?

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

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? Not Applicable

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property? Not Applicable

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Not Applicable

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks? Not Applicable

☐ 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: Not Applicable

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

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

☐ on-site

☐ 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: Not Applicable

- A. How many loading spaces are available for the use? _____

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? _____

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

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

- 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? Not Applicable
- _____

SITE CHARACTERISTICS Not Applicable

- 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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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



2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 110827-2021
Account Number: 110827
Tax Period: 2021
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):

Professional Occupations/Businesses
9-071-007
Attorney-At-Law

February 9, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2021
Account Number: 110827
Tax Period: 2021
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314