



## APPLICATION

# SPECIAL USE PERMIT

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

**PROPERTY LOCATION:** 1605 and 1611 Mount Vernon Avenue

**TAX MAP REFERENCE:** 043.02-04-01 and 043.02-04-02 **ZONE:** CL

**APPLICANT:**

Name: Alexandria Hyundai, LLC By: M. Catharine Puskar, Attorney/Agent

Address: 1605 and 1611 Mount Vernon Avenue

**PROPOSED USE:** The Applicant requests a SUP to extend the use of the property as an automobile parking and storage lot for an additional 20 years.

- ☒ 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.

M. Catharine Puskar

Print Name of Applicant or Agent  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

MC Puskar

Signature

03/14/2022

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@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 attachments.

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Alexandria Hyundai

1707 Mount Vernon Avenue Alexandria, VA 22301

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

Re: Authorization to File Special Use Permit Application  
1605 and 1611 Mount Vernon Avenue, Tax Map ID 043.02-04-01 and  
043.02-04-02 (the "Property")

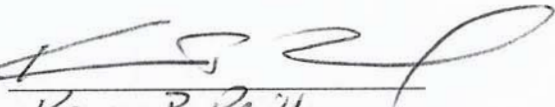
Dear Mr. Moritz:

Alexandria Hyundai, LLC 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 a vehicle parking and storage lot on the Property.

Very truly yours,

ALEXANDRIA HYUNDAI, LLC

By:

  
Kevin P. Reilly

Its:

President/owner

Date:

3/9/2022

Four Mile Run Associates, L.C.  
2407 Columbia Pike, Suite 200  
Arlington, Virginia 22204

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

Re: Consent to File Special Use Permit Application  
1605 and 1611 Mount Vernon Avenue, Tax Map ID 043.02-04-01 and 043.02-04-02 (the "Property")

Dear Mr. Moritz:

Four Mile Run Associates, L.C., as owner of the above-referenced Property, hereby consents to the filing of a Special Use Permit application to extend the operation of a vehicle parking and storage lot on the Property. Four Mile Run Associates, L.C. may withdraw its consent to file the Special Use Permit application at any time.

Very truly yours,

FOUR MILE RUN ASSOCIATES, L.C.

Howard W. Smith, III

By: 

Its: as Group "A" managers and as  
Attorney-in-fact for all Group "A" members  
of the company

Date: 3/9/22

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: BS M SA

Its: Chief Administrative Manager

Date: 10 Mar 22

Leslie S. Ariail

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

Guy M. Gravett

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

Edward C. Peete

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: \_\_\_\_\_

Its: \_\_\_\_\_

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

Leslie S. Ariail

By: LSA

Its: Class B Manager

Date: March 10, 2022

Guy M. Gravett

By: G.M. Gravett

Its: Co-Manager

Date: 3-10-2022

Edward C. Peete

By: E.C. Peete

Its: Class D Member Manager

Date: 3/10/2022

# 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. Alexandria Hyundai, LLC	see attached	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 1605 and 1611 Mount Vernon Avenue (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. Four Mile Run Associates, LLC	see attached	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. Alexandria Hyundai, LLC	none	none
2. Four Mile Run Associates, LLC	none	none
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.

03/14/2022

Date

Alexandria Hyundai, LLC, By: M. Catharine Puskar, Attorney/Agent

Printed Name

  
Signature

## OWNER DISCLOSURE ATTACHMENT

Applicant:

**Alexandria Hyundai, LLC**  
**115 Oronoco Street**  
**Alexandria, VA 22314**

Sole Member: Kevin P. Reilly

Title Owner of 1605 and 1611 Mount Vernon Avenue (Tax Map ID 043.02-04-01 and 043.02-04-02)

**Four Mile Run Associates, L.C.**  
**1701 Mt. Vernon Avenue**  
**Alexandria, VA 22301**

Managers: Howard W. Smith, III  
AGPS (FMRA) Management, LLC

<u>Members owning 3% or more</u>	<u>Percent Ownership:</u>
Lucinda S. Seale	3.5%
Benjamin Calloway-Jones	3.5%
Howard W. Smith, III	3.5%
Marion N. Smith, Jr.	3.5%
Lizette G. Smith	3.5%
RSC 2017 Trust u/a/ dated 6/28/17	3.5%
Presley A.L. Smith	3.5%
Tonahill Family Partners, Ltd.	25%
The BMS Jr 2011 Trust 7/a dated 2/23/2011	13%
Edward M. Smith Residuary Trust	7.4%
Edward C. Peete	6.3%
David D. Peete	6.3%

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





Statement of Justification  
1605 and 1611 Mount Vernon Avenue  
Applicant: Alexandria Hyundai, LLC  
Tax Map No. 043.02-04-01 and 043.02-04-02

Alexandria Hyundai, LLC (the “Applicant”) is the lessee of property located at 1605 and 1611 Mount Vernon Avenue (the “Property”), which is currently improved with an automobile parking and storage lot associated with the Hyundai and Genesis dealership buildings at 1707-1711 (Hyundai) and 1801-1803 (Genesis) Mount Vernon Avenue.

By way of background, the Property has historically operated as a parking and storage lot for approximately 40 years, since it was constructed in 1982. This parking lot supports the Hyundai and Genesis dealerships, whose lots are not large enough to hold the necessary amount of inventory. Special Use Permits (“SUPs”) were granted for these two dealerships in 1976 and 1981, respectively. Those properties may continue to operate with automobile-oriented uses in the future and are not a part of this request. The Property, along with the two dealership properties, was rezoned from the C-2 to the CL/Commercial Low zoning district in 1992. In 2000, the previous owner of the dealership buildings applied for and obtained an SUP to continue operating the Property as a vehicle parking and storage lot. In 2010, the City Council approved an SUP to extend the use for 15 years. Specifically, Condition 13 of this SUP provides that the use shall expire on December 31, 2025 unless an extension is granted by City Council. The Applicant hereby requests an extension of the existing SUP for an additional 20 years from the expiration date, to December 31, 2045.

The current changes within the automobile sales and service industry is reflecting a massive paradigm shift in how dealerships operate and how their use is perceived. A great deal of this paradigm shift comes from the electrification of automotive fleets. Hyundai Motor Corporation’s brands, Hyundai and Genesis, exemplify this shift to electric. Hyundai Motor Company is currently committed to being the worldwide leader in electric vehicles (“EVs”). As evidence of this, Hyundai has ceased all funding for research and development of internal combustion engines. Genesis has announced that all new model introductions, beginning in 2025, will be EV only. In short order, messy and loud engine overhauls in the dealerships service areas will be replaced with the relatively quiet EV software updates and tire rotations.

Along with Hyundai's rapid transition to, and expansion of, EV technologies, Hyundai Motor Company is requiring all dealers to upgrade their facilities to showcase these new technologies. Accordingly, the Applicant will be making changes to the existing buildings located at 1701-1711 and 1801-1803 Mount Vernon Avenue. These upgrades will showcase a beautiful new, modern exterior, as well as an updated interior with modern furnishings and amenities. The upgrades are also necessary to incorporate sales and service changes to adapt to an EV-centric environment. 1707-1711 Mount Vernon Avenue will showcase Hyundai vehicles and 1801-1803 Mount Vernon Avenue will showcase Genesis vehicles. While these upgrades are reflected in the illustrative exhibits attached to this application, these improvements will be processed administratively and are not part of this SUP request.

The improvements to the Hyundai and Genesis buildings will modernize the existing structures by increasing the amount of glass storefront and update the exterior building materials. The modernized building designs will create more visual interest and pedestrian activation along Mount Vernon Boulevard. Additionally, the parking lot on the Property will continue to be screened by shrubs and trees. The downward slope of the site from Mount Vernon Avenue to the alley further shields the parking lot from the street. The Applicant also proposes moving the existing dumpster at the lot's entrance on East Mason Avenue to the north western corner of the site and placing it in a dumpster enclosure to enhance views into the site.

In addition to the improvements described above, the Applicant will also install four high-speed Level 3 EV charging stations available for public use, and another three high-speed charging stations for the dealership's use. The Applicant recognizes that the adoption of EVs relies largely on having the necessary infrastructure for widespread consumer adoption of cleaner, environmentally friendly vehicles. To that end, leading up to this application filing, the Applicant has worked extensively to negotiate an agreement with Electrify America, one of the largest EV infrastructure companies in the nation.

These types of chargers can power EVs up to 80% within 15 minutes of charging, providing residents with a quick and efficient way to power their sustainable vehicles. These EV chargers would be for public use, whereby the users would set up an account with Electrify America, and have the ability to charge their vehicles on this site (payment for the charging service would be from the user to Electrify America). The level of investment to install this EV charging infrastructure is substantial and the Applicant is committed to the investment of approximately \$500,000 to \$1 million dollars to install and maintain the proposed EV charging stations on the Property. To support the new EV charging stations, a new transformer to power these stations, and the dumpster enclosure, the Applicant will reduce the parking lot's existing 125 spaces to 114 spaces.

This proposal will provide the City of Alexandria with a substantial increase in its EV charging infrastructure and make City residents more comfortable that, if they were to choose to purchase a cleaner, more environmentally friendly vehicle, there would exist EV charging infrastructure to support the operation of their EV. The Applicant's proposal also represents the flagship location of Electrify America's Level 3 chargers as the Property will be the first location to provide Level 3 chargers and it will also be the first Hyundai dealership location to provide a substantial amount of public high-speed chargers. This proposal represents a unique opportunity for the City of Alexandria to be on the forefront of high-speed eco-friendly EV chargers and provide necessary infrastructure for City residents as Hyundai and several other automotive companies move toward an all-electric future.

The continued use of the Property for parking and storage is necessary for the business operations on the adjacent Hyundai and Genesis dealership properties. The Property is part of the natural flow of vehicles moving through different stages of service or sale to customers (e.g., vehicles that await service or parts, vehicles that await imminent purchase and delivery, etc.). Without the existing and continued use of the Property, the Applicant would not have the requisite infrastructure to meet the demands of its customers.

With Hyundai Motor Company's required upgrades and the upcoming expiration of the existing SUP in 2025, the Applicant needs to obtain certainty in its ability to remain in the City of Alexandria and make the required improvements. The continued use of the Property as a parking and storage lot is crucial to the Applicant's ability to remain in the Del Ray community and within the City. As such, while there is no expiration on the automobile-oriented uses on the Hyundai and Genesis sites, the Applicant requires an extension of the existing SUP to continue its use. The proposed SUP extension will not adversely affect the health or safety of people living or working in the neighborhood nor will it be detrimental to the public welfare or injurious to the surrounding improvements in the neighborhood.

Additionally, the Applicant has been a part of the fabric of the Del Ray neighborhood and business community since they opened their doors over 20 years ago. The Applicant has continued the parking lot on the Property along with the Hyundai and Genesis buildings with minimal complaints from the neighborhood and has quickly addressed any issues that have arisen. The Applicant's business has also generated millions of dollars in tax revenue for the City of Alexandria and they have been an outstanding corporate citizen through their relationship with the Del Ray community and participation in and contribution to charitable endeavors.

The Applicant has demonstrated its commitment to the neighborhood by serving on the Board of the Del Ray Citizens Association and as the President of the Del Ray Business Association. The Applicant has also contributed to the greater region through its longstanding work with Children's National Hospital in funding pediatric cancer research and its involvement in the Hyundai Hope on Wheels charitable organization, also funding pediatric cancer research.

The Applicant is a valuable asset to the Del Ray business community and its presence will allow them to continue their valuable charitable work, make a substantial contribution to the City's EV charging infrastructure, and remain an outstanding corporate citizen and resource of City's commercial tax base.

## 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 automobile parking and storage lot use.

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).

10-15 per day

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

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

10-15 per day

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

Day:

Monday - Friday

Hours:

7:00 a.m. to 9:00 p.m.

Saturday

7:00 a.m. to 6:00 p.m.

Sunday

12:00 p.m. to 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.

No mechanical equipment will be on site. Noise levels will be in compliance with the noise ordinance.

B. How will the noise be controlled?

N/A.

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

No odors are anticipated. Trash will be located in a dumpster enclosure.

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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)

Minimal trash is generated by this use.

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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)

Less than one bag per week.

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- C. How often will trash be collected?

Daily.

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

Dealership employees and attendants will monitor the site to keep it clean.

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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:

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? All City, state, and OSHA code requirements are met and maintained.

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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:

114 Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A. No loading will occur on-site.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A. No loading will occur on-site.

- 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?

Existing 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?

21,853 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 21,853 sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☒ other. Please describe: An existing parking and storage lot on the site.

## End of Application



## APPLICATION - SUPPLEMENTAL

### AUTOMOBILE-ORIENTED USES

*Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).*

1. What type of automobile oriented use do you propose?

☒ automobile or motor vehicle parking or storage lot.

☐ automobile or trailer rental or sales.

☐ automobile service station.

☐ automobile repair, including car wash.

☐ other: \_\_\_\_\_

2. What types of repairs do you propose to perform?

None. This site is used for parking and storage of vehicles.

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

0 hydraulic lifts or racks

0 service pits

0 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 114 vehicles. The majority of vehicles will be used for customers and repair vehicles, with the remainder used for retail inventory and employees.

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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.