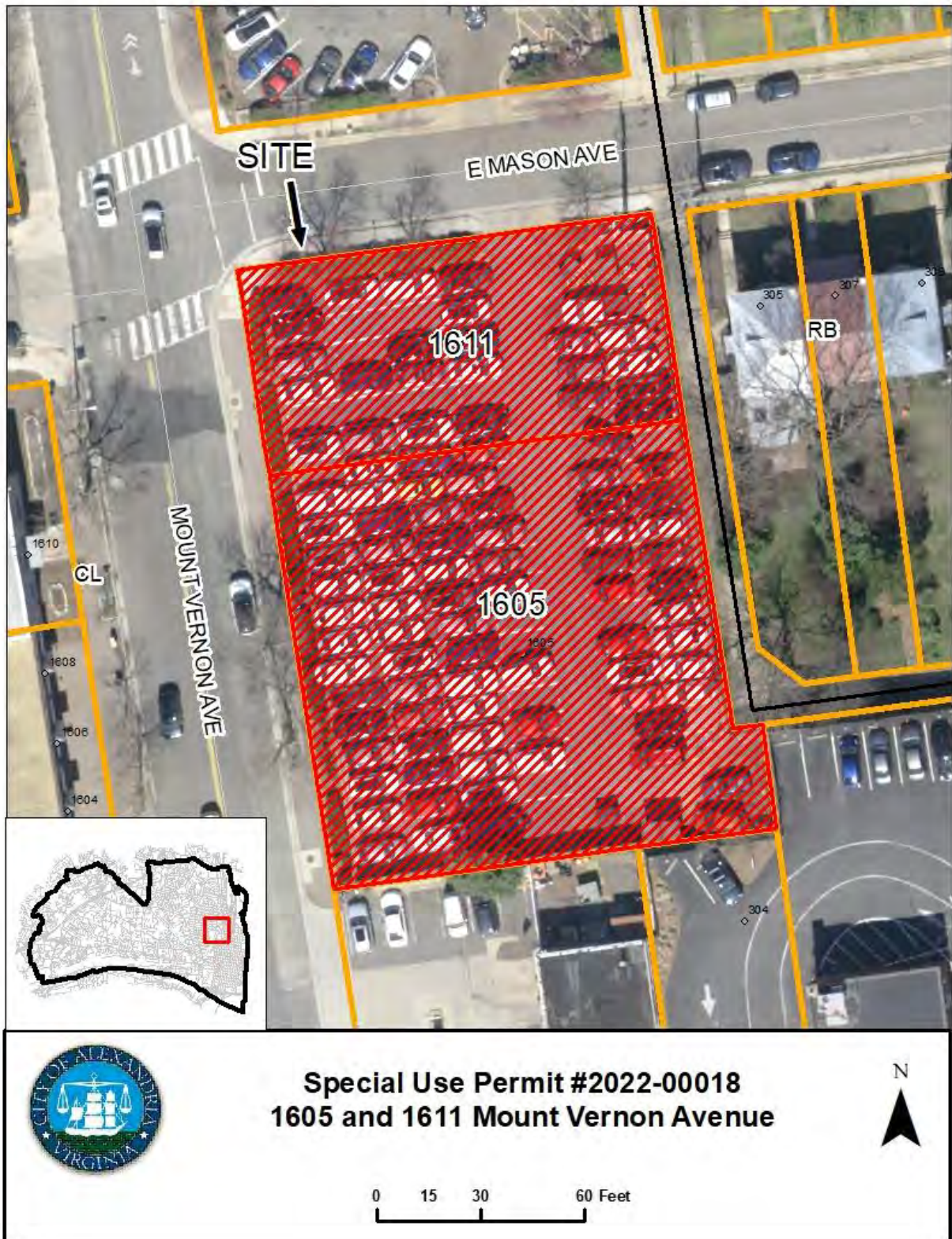


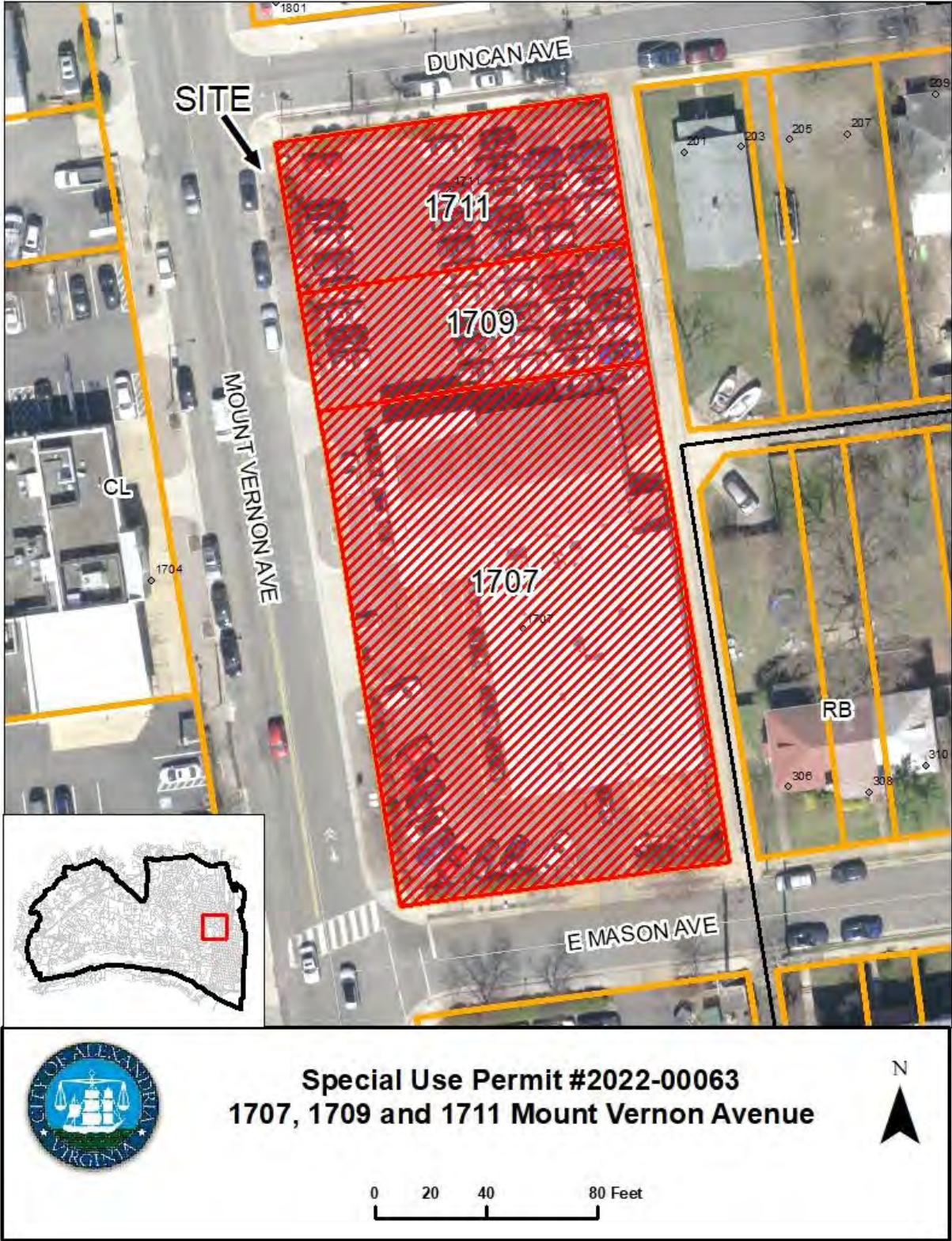


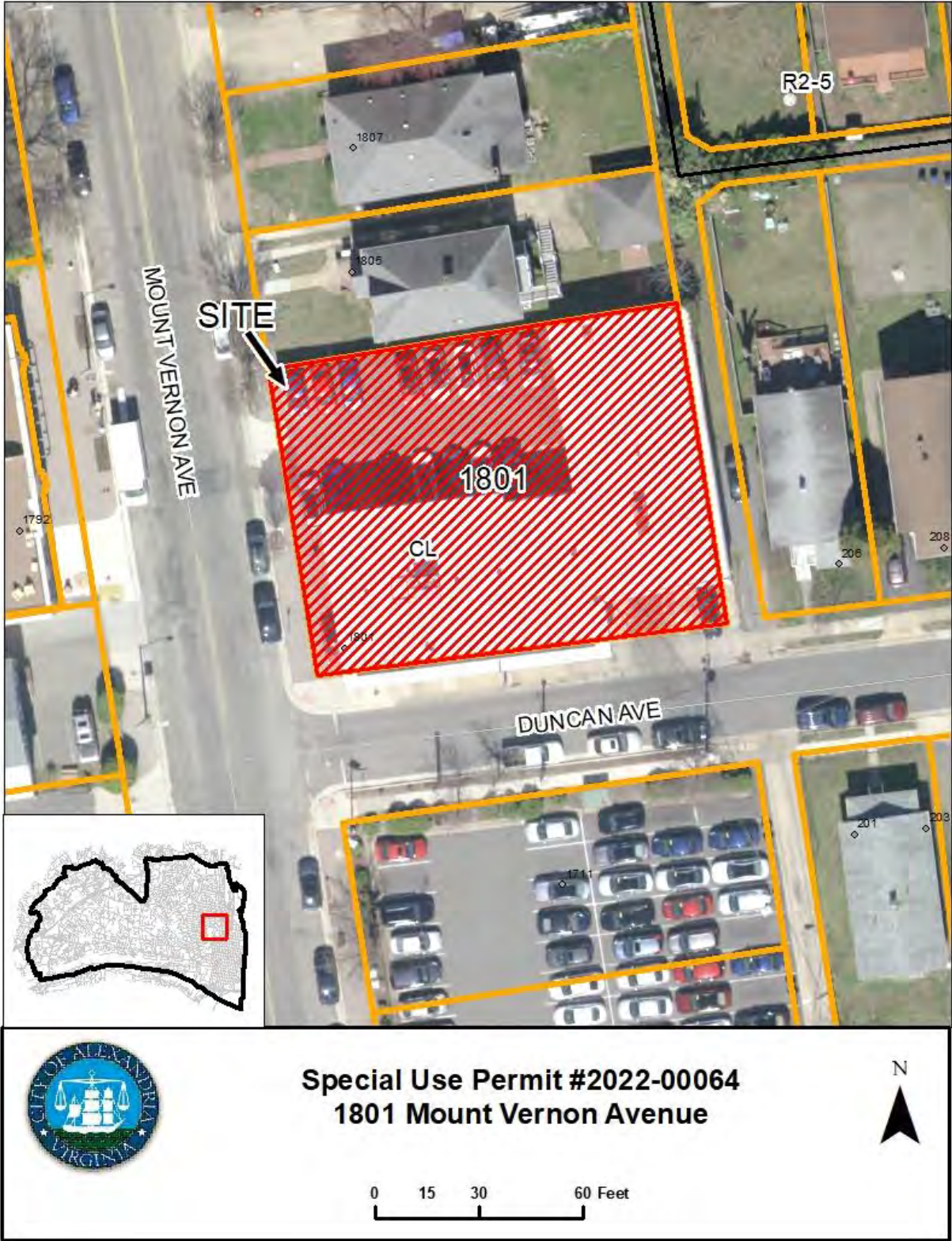
DOCKET ITEM #6, 7, & 8
Special Use Permit #2022-00018,
1605 and 1611 Mount Vernon Avenue;
Special Use Permit #2022-00063,
1707, 1709, 1711 Mount Vernon Avenue;
Special Use Permit #2022-00064, 1801 Mount Vernon Avenue
Alexandria Hyundai

Applications	General Data	
Requests: (1) 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 vehicle parking and storage lot associated with an automobile sales and repair dealership (amending Condition 13 of Special Use Permit #2010-00052); (2) Public Hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile sales and service use (amending SUP #2006-0019) (3) Public Hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile sales and service use (amending SUP #2006-0021)	Planning Commission Hearing:	October 6, 2022
	City Council Hearing:	October 15, 2022
Addresses: 1605, 1611, 1707, 1709, 1711, 1801 Mount Vernon Avenue	Zone:	CL/Commercial Low
Applicant: Alexandria Hyundai, LLC, represented by M. Catherine Puskar	Small Area Plan:	Potomac West
Staff Recommendation: DENIAL		
Staff Reviewer: Ann Horowitz, ann.horowitz@alexandriava.gov		

SUP #2022-00018, 00063, 00064
1605, 1611, 1707-1711, 1801 Mount Vernon Avenue







I. DISCUSSION

REQUEST

The applicant, Alexandria Hyundai, LLC, represented by M. Catherine Puskar, attorney, requests to amend three Special Use Permits associated with Alexandria Hyundai: (1) Special Use Permit (SUP) #2010-00052, Condition 13, to extend the expiration of the nonconforming use parking lot, located at 1605-1611 Mount Vernon Avenue, from December 31, 2025 to December 31, 2045; (2) SUP #2022-00063 to allow for the expansion of the legal noncomplying automobile sales and service use at 1707, 1709 and 1711 Mount Vernon Avenue; and (3) SUP #2022-00064 for the expansion of the legal noncomplying automobile sales and service use at 1801 Mount Vernon Avenue.

SITE DESCRIPTIONS

The six adjacent lots compose a total of 87,754 square feet (two acres) of area with 545 feet of frontage along Mount Vernon Avenue. A mix of commercial and residential uses surrounds the lots. Commercial uses are concentrated along Mount Vernon Avenue: Arlandria Floors and a mixed-use building across Mount Vernon Avenue to the west; Caliber Collision located to the northwest; and the Del Ray Service Center automobile service station sited to the south at 1601 Mount Vernon Avenue. The nonconforming service station shares the same SUP expiration date of December 31, 2025 with the Hyundai nonconforming parking lot (Figure 1).

Specific features of each SUP site are outlined:

1. 1605 and 1611 Mount Vernon Avenue

The subject site at this location includes two lots of record with 180 feet of

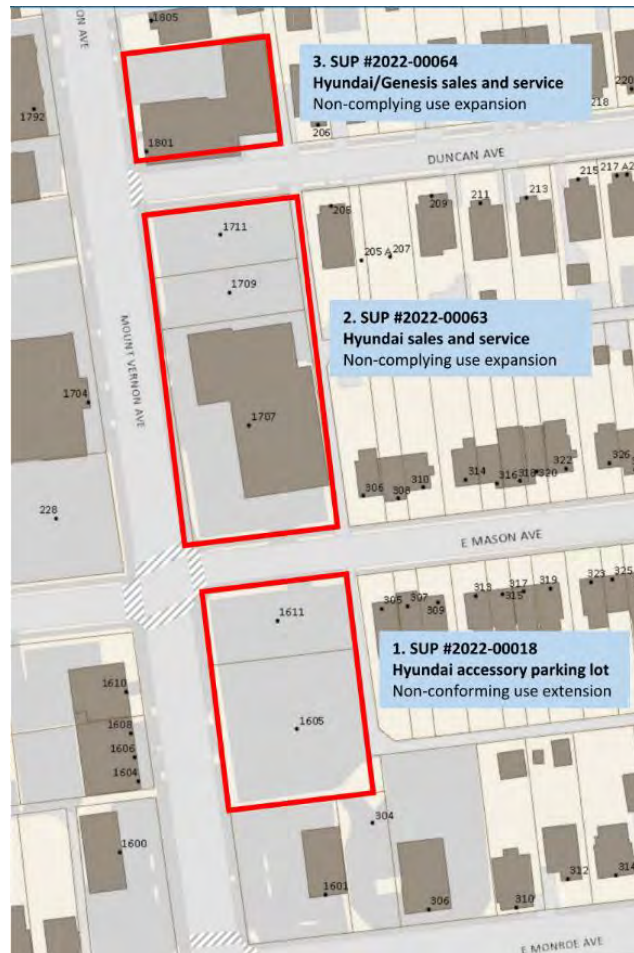


Figure 1: Sites for the three SUP requests

combined frontage on Mount Vernon Avenue, 120 feet of frontage on East Mason Avenue and a total lot area of approximately 22,000 square feet. The site is developed with an asphalt-surfaced parking lot with 125 spaces, where Hyundai and Genesis vehicles inventory for sale and vehicles awaiting repair are stored. The parking lot is accessed from a curb cut on East Mason Avenue. Residential uses abut the parking lot to the east. (Figure 2).



Figure 2: 1605 and 1611 Mount Vernon Avenue

2. 1707, 1709 and 1711 Mount Vernon Avenue

The Alexandria Hyundai automobile sales office, showroom and service area is across East Mason Avenue from the Hyundai parking lot, immediately to the north at 1707-1711 Mount Vernon Avenue. The site consists of three lots of record with 275 feet of combined frontage on Mount Vernon Avenue, 119 feet of frontage on East Mason Avenue, 121 feet of frontage on East Duncan Avenue and a combined total lot area of approximately 33,016 square feet. The site is developed with a 10,885 square foot building, where the main Hyundai office and service area are located, and an asphalt-surfaced parking lot with 63 spaces. Two curb cuts exist on Mount Vernon Avenue and one curb cut provides access from East Mason Avenue (Figure 3).



Figure 3: 1707, 1709 and 1711 Mount Vernon Avenue

3. 1801 Mount Vernon Avenue

The applicant's Genesis dealership, which is Hyundai's luxury line, and service area are located at 1801 Mount Vernon Avenue, another block to the north across from and at the corner of Duncan Avenue. The lot has 90 feet of frontage on Mount Vernon Avenue, 116 feet of frontage on East Duncan Avenue and a total lot area of approximately 10,738 square feet. A 6,355 square foot building and a seven space parking lot exist on the site. One curb cut provides access from Mount Vernon Avenue and one from East Duncan Avenue (Figure 4).



Figure 4: 1801 Mount Vernon Avenue

BACKGROUND

Introduction

When the Zoning Ordinance was rewritten in 1992, the zone where the subject properties are located changed from C-2 to CL/Commercial low. The CL zone did not allow for automobile sales and repair uses, rendering the automobile uses on the 1700 and 1800 blocks as

noncomplying. The parking lot on the 1600 block continued as a nonconforming use. The properties are also included in the Mount Vernon Overlay, which was created in 2004. The Alexandria Toyota dealership originally operated at the sites until 2000 and in 2006, the applicant was granted SUP changes of ownership to operate Alexandria Hyundai at the subject properties. Recent SUP zoning inspections for the three SUPs revealed compliance with all conditions. A detailed regulatory history for each of the three sites follows:

1. 1605-1611 Mount Vernon Avenue

The parking lot at 1605-1611 Mount Vernon Avenue was approved by the Planning Commission in December 1992 as Site Plan #82-055 for Alexandria Toyota. In 1998, the nonconforming use rules were amended to require the abatement of these uses within seven years or apply for a special use permit to continue the specific use. Subsequently, the owner of the Toyota dealership, Jack Taylor Jr., applied for a special use permit in 2000 to continue use of the dealership's parking lot. Staff recommended denial as the continuation of a nonconforming automobile-oriented use did not comply with CL zoning or the Mount Vernon Avenue corridor planning goals. City Council disagreed with staff analysis and approved SUP #2000-00110 on November 18, 2000, including a condition that applicant renew the SUP in 10 years in January 2011. In January 2001, City Council reappraised the SUP to correct an ownership error on the part of the applicant.

The 1982 site plan was administratively amended in 2002 to allow 125 parked vehicles on the lot and it was determined that no change to Special Use Permit #2000-0110 was required. Additional SUP approvals followed for the parking lot at 1605-1611 Mount Vernon Avenue. An SUP change of ownership (SUP #2006-0020) from Alexandria Hyundai, LLC and John E. Taylor, Jr. to Alexandria Hyundai, LLC and Kevin P. Reilly was administratively approved in 2006. At that time, Condition 2 was amended to allow 125 vehicles to align with the 2002 minor site plan amendment. Prior to the January 2011 expiration of the SUP, the applicant requested an extension for use of the lot associated with the dealership until December 31, 2025 through an application filed as SUP #2010-00052. City Council approved the request on November 13, 2010. Although acknowledging the inconsistency of the use with the Mount Vernon Avenue Area Business Plan, staff recommended approval as slow economic growth at the time limited the potential for site redevelopment.

2. 1707, 1709 and 1711 Mount Vernon Avenue

An automobile repair garage, Tony's Service, was first approved at this location as SUP #1026 in 1975. The Alexandria Toyota automobile dealership was approved as SUP#1041 in 1976. The current building was constructed according to Site Plan #76-055, which the Planning Commission approved on March 3, 1976. A rear yard setback variance was approved for an addition through BZA #1533. On November 18, 2000, City Council approved SUP #2000-0123 for a change of ownership for the dealership from Alexandria Toyota, Inc. to Alexandria Hyundai, Inc. and John Taylor, Sr. City Council approved SUP#2001-0055 on September 15, 2001, for a change in the hours of operation. Staff administratively approved Special Use Permit #2006-0019, for a change the ownership of the existing dealership to Alexandria Hyundai LLC and Kevin P. Reilly on June 2, 2006.

3. 1801 Mount Vernon Avenue

An automobile dealership was approved through SUP #1393 in 1981 for Alexandria Toyota. Staff administratively approved Special Use Permit #2006-0021 to change the ownership of the existing dealership to Alexandria Hyundai LLC and Kevin P. Reilly.

Hyundai Motor Company's plans and implications for Alexandria Hyundai

In recent years, Hyundai Motor Company committed to gradually shifting from the production of combustion engine-powered vehicles to electric vehicles. Along with Hyundai Motor Company's transition and expansion of electric vehicle (EV) models, it is requiring dealers to upgrade their facilities to accommodate sales and service changes related to electric vehicle sales and repair and to update its branding image through new interior and exterior design. The applicant is obligated to incorporate these changes at 1701-1711 and 1801-1803 Mount Vernon Avenue into his business to continue as a Hyundai dealer.

In late 2021 and early 2022, the Department of Planning & Zoning staff discussed redevelopment options for the sites with the applicant in response to the Hyundai Motor Company's new design mandates. Given that continuation of automobile uses at this location is inconsistent with the Potomac West Small Area Plan, staff suggested solutions that would better coordinate with City planning objectives. Moving the parking lot and dealership to another auto-centric location, redeveloping 1701-1711 and 1801-1803 as an urban dealership model with commercial on the ground level and housing above, or storing vehicles for sale at an off-site location rather than in the 1605-1611 parking lot were discussed (Figure 5). The applicant explored the various options and found that the existing location proved the most practical as alternative sites for redevelopment, lease or vehicle storage were not available. Having received variances from the Hyundai Motor Company to adapt the rebranding requirements to the size-limited Mount Vernon Avenue sites, the applicant submitted an SUP application for the Planning Commission June 7 docket for an SUP extension for the parking lot at 1605 and 1611 Mount Vernon from 2025 to 2045. It deferred the application review prior to the publishing of the docket to allow for a comprehensive consideration of the entire business's plans at public hearings, including the expansions of the noncomplying automobile sales and service uses at 1701-1711 and 1801-1803 Mount Vernon Avenue with the SUP extension for the parking lot.

Future Trends for Automobile Sales and Repair

Staff researched future trends for automotive dealership sales and repair which indicated practices trending toward online sales and a reduction of on-site inventory for automobile display. Additionally, as several major automakers are solely investing in research and development for electric vehicle technologies, the number of vehicles with combustion engines and all related mechanisms will gradually drop, reducing the need and frequency for complex automobile repairs. Repairs will be largely limited to software updates and tire rotations on electric vehicles. If these forecasted trends hold true, automobile dealers' reliance on expansive parking lots for sales display and repair vehicles is expected to sharply diminish.



Figure 5: Example of a mixed-use building with urban automobile dealerships on the ground floor and residential units on upper floors in a Bethesda, MD pedestrian-oriented commercial core area

PROPOSALS

The applicant, Alexandria Hyundai, LLC, requests amendments to three existing SUPs:

1. SUP #2022-00018 for 1605 and 1611 Mount Vernon Avenue

The applicant requests to extend the use of the Hyundai parking lot from December 31, 2025 to December 31, 2045. To amortize investment for the proposed building upgrades at 1707-1711 and 1801 Mount Vernon Avenue, the applicant asks for certainty through this amendment that the parking lot which services the dealership and repair activities will be allowed to remain for an additional 20 years.

With the SUP expiration extended, the applicant proposes to install four Electrify America Level 3 electric vehicle (EV) chargers to contribute to the City's EV charging infrastructure goals. These would be accessible to the public 24 hours a day and would be located along the eastern border of the fence, near the East Mason Avenue entrance. Three additional EV chargers would be installed and reserved for the automobile dealer use for car purchase and repair. The applicant amended its site plan in response to suggestions from the Del Ray Land Use Committee and

relocated the dumpster away from the East Mason Avenue entrance and to the southeastern corner of the lot, moved the public Level 3 EV chargers closer to East Mason Avenue, and added full cut-off lighting to all existing light fixtures around the perimeter of the lot (Figure 6).

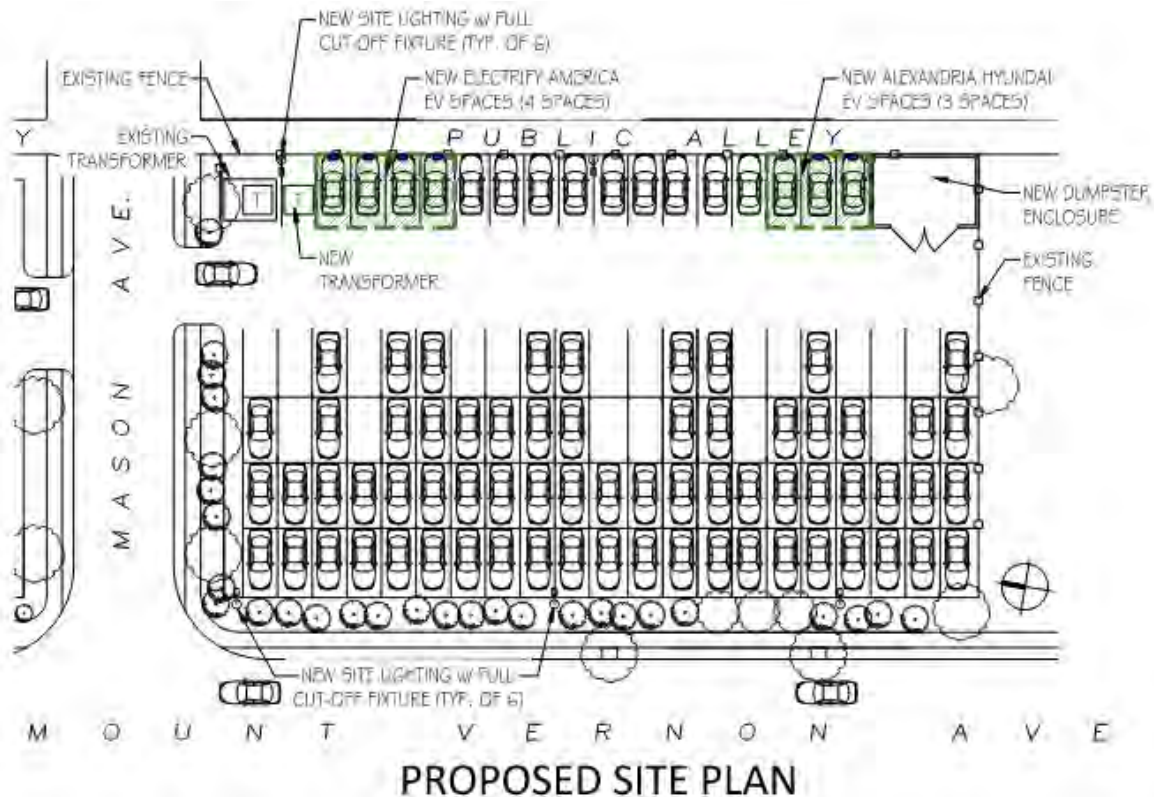


Figure 6: 1605-1611 Mount Vernon Avenue proposed site changes

2. SUP #2022-00063 for 1707-1711 Mount Vernon Avenue

The applicant requests to expand the floor area by 2,500 square feet for a total of 13,385 square feet at the existing legal noncomplying automobile sales and service use at this location. The added space would allow for the modernization of the building with a larger glass storefront and updated exterior building materials, in accordance with the manufacturer requirements (Figure 7). The addition would feature a reception area and a canopy. In addition, the applicant proposes to expand the use in terms of hours of operation, amending Condition 2. Proposed hours would allow the sales operation to open one hour earlier at 11 a.m. on Sundays and the repair business to open two hours later until 8 p.m., Monday through Friday. These hours would coordinate with those proposed for the Genesis site at 1801 Mount Vernon Avenue. As the expansion of the business would reduce the number of parking spaces onsite from 63 to 31, the applicant requests an amendment to Condition 11 to allow offsite parking at its 1605-1611 Mount Vernon Avenue parking lot.

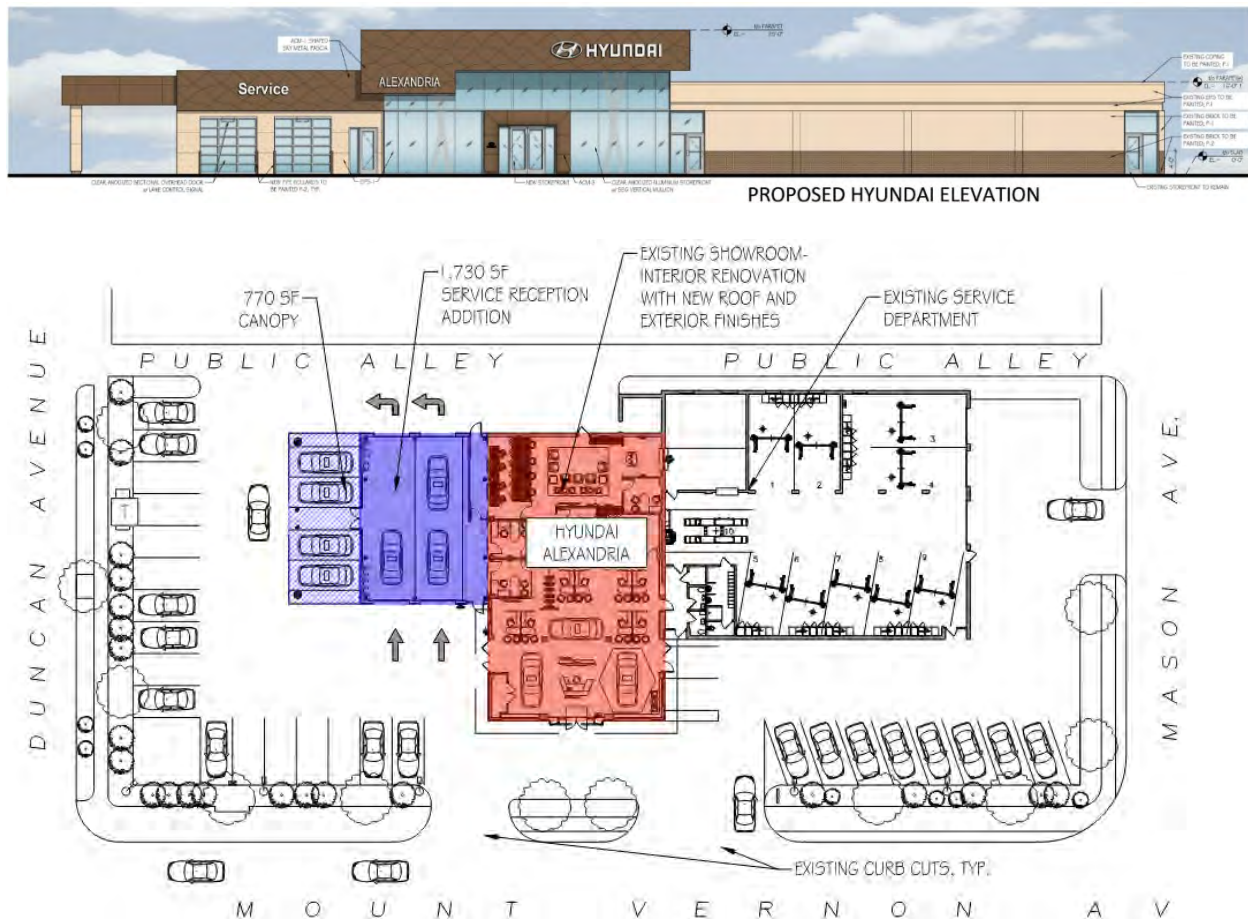


Figure 7: 1707-1711 Mount Vernon Avenue proposed elevation and site plan changes noted in color

3. SUP #2022-00064 for 1801 Mount Vernon Avenue

The applicant requests to expand the floor area by 1,950 square feet for a total of 8,305 at the existing legal noncomplying Genesis automobile sales and service use. The added space would allow for the modernization of the building and include a larger glassed façade and updated exterior building materials, as the manufacturer requires (Figure 8). The addition would serve as a service reception area. In addition, the applicant proposes to expand the use in terms of hours of operation, amending Condition 5. The proposed hours are the same as those proposed for the Hyundai dealership at 1707-1711 Mount Vernon Avenue: Monday through Saturday from 9 a.m. to 9 p.m. and 11 a.m. to 5 p.m. on Sunday for sales; and 7 a.m. until 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday for repair and service. The expansion of the business would reduce the number of parking spaces onsite from seven to three.



Figure 8: 1801 Mount Vernon Avenue proposed elevation and site plan changes noted in color

PARKING

As a miscellaneous commercial use, automobile sales and repair service require one space of parking for every 400 square feet, pursuant to Section 8-200(A)(18) of the Zoning Ordinance. The proposed 13,385 square-foot Hyundai sales and service use at 1707-1711 Mount Vernon Avenue would require 34 spaces, which is three less than what the applicant could supply onsite with the expansion. The proposed 8,305 square foot Genesis sales and service use at 1801 Mount Vernon Avenue would be required to provide 21 spaces and would offer three with the expansion, resulting in a deficit of 18 spaces. The applicant states it could meet the parking requirements with access to its accessory lot at 1605 and 1611 Mount Vernon Avenue, which satisfies the Zoning Ordinance allowance for required parking on commercially zoned property within 1,000 feet of the business.

ZONING/MASTER PLAN DESIGNATION

The subject properties are located in the CL/Commercial low zone and the Mount Vernon

Avenue Urban Overlay. The goal of the overlay is to supplement the traditional CL zoning to achieve a neighborhood of mixed uses and ground floor active retail serving a pedestrian-oriented community.

Although Section 4-103(H) allows motor vehicle parking and storage for more than 20 vehicles with special use permit approval, the parking area at 1605 and 1611 Mount Vernon Avenue operates as an integral part of the automobile sales and repair dealership, which is not permitted in the CL zone. Section 12-214 allows a nonconforming dealership parking lot to continue beyond the seven-year abatement period only with a special use permit, which was first granted in November 2000 with an original expiration date of January 2011.

As the CL zone and the Mount Vernon Avenue Urban Overlay do not allow for the applicant's Hyundai automobile sales and repair use at 1707-1711 Mount Vernon Avenue and the Genesis sales and service use at 1801 Mount Vernon Avenue, the uses operate as legal noncomplying uses which may continue indefinitely subject to Zoning Ordinance Section 12-302. Section 12-302(A) states that special use permit approval is required for any physical expansion, enlargement, or intensification of a noncomplying use. The physical expansions and extension of hours of operation constitute the need for special use permit approval.

The proposed uses are not consistent with the Potomac West Small Area Plan chapter of the Master Plan and as amended by the Mount Vernon Avenue Area Business Plan in 2005. The small area plan designates the property, located in the Monroe Gateway section, for limited commercial uses and excludes automobile-oriented uses. The business plan prioritizes the pedestrian experience and stresses the enhancement of pedestrian connections along the avenue. Redevelopment of mixed-use buildings with ground floor retail and residences or offices above is envisioned at the sites now occupied by the automobile dealerships and the accessory parking lot.

II. STAFF ANALYSIS

Staff recognizes the applicant's impressive community and charitable contributions, positive track record as a good corporate neighbor, and impassioned advocate for an electric vehicle future. Staff, however, must analyze the proposal and develop a recommendation in a way that aligns with the City's land use principles, supporting a vibrant neighborhood economy and a favorable quality of life for residents. In doing so, it has found that the proposed extension of the parking lot use until December 31, 2045 and the expansion of the automobile dealerships do not support the long-term planning goals of the Potomac West Small Area Plan and the Mount Vernon Avenue Area Business Plan. It recommends denial of the three SUP requests. Reasons for the recommendations of denial follow:

Lack of Consistency with Small Area Plan

The Mount Vernon Avenue Area Business Plan expresses the need for a transition from the automobile-oriented and service uses in the Monroe Gateway section between Duncan and Monroe Avenues to more active and pedestrian-serving uses. For example:

- The plan states on page E5 that “a key factor in improving this segment of the Avenue is addressing the existing service and automobile dealership 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 is explaining 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.”
- In describing the Monroe Gateway neighborhood, the Plan states on page 22 that “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.”
- On page 28, the Plan recommends steps to “Enhance streetscape and urban design.” Specifically, “A key factor in improving this portion of the Avenue is addressing the appearance of the existing service uses. The visual appearance of automobile-oriented uses such as fuel and service stations, may be greatly minimized by orienting buildings, instead of the parking areas, onto the Avenue, and using attractive seating walls and vegetative screening to visually buffer car uses. The City should work with individual property owners on innovative ways to complement the streetscape and visual appeal of this gateway.”
- Finally, on page 58, the plan has specific recommendations for the automobile dealerships in the 1600 and 1700 blocks of Mt. Vernon Avenue: “Two automobile dealerships, Alexandria Hyundai and Audi of Alexandria, currently operate in the 1600 and 1700 blocks of Mt. Vernon Avenue. These uses are inconsistent with the Potomac West Small Area Plan and with the existing zoning that does not allow automobile-oriented uses such as automobile dealerships. Although it is unlikely that either dealership property will redevelop in the foreseeable future, mixed-use buildings, with ground floor retail and residences or offices above would be compatible with adjacent residences and would complement the Historic Core and the nearby retail area at Mt. Vernon and Monroe Avenues. On-site parking should be provided below grade, and access to the sites should be provided via a side street and not directly from the Avenue. Any new construction activity should seek to define and develop the street wall in these

blocks, while providing building breaks with publicly visible open space and landscape areas. “Recommended interim improvements to the properties include new, pedestrian-oriented signage, replacement of pavement adjacent to the sidewalk with pavers that complete the streetscape, landscaping to screen parked cars, and other similar improvements designed to enhance the appearance of the property and streetscape.”

The replacement of the nonconforming use automobile dealer lot and the sales and service uses on the 1700 and 1800 blocks, land not used to its fullest potential, with mixed-use buildings would complement the recently renovated commercial and mixed-use buildings directly across the avenue, strengthening the connection between the traditional Main Street environment found in the Historic Core area and the small commercial area south of Monroe Street (Figure 9). Presently, the automobile dealership parking lot and buildings along the 545-foot stretch of Mount Vernon Avenue significantly contribute to the interruption of an active commercial corridor, discouraging pedestrians from walking the entirety of the Avenue between neighborhood business serving centers. With the growth of new commercial business districts in the City – Potomac Yard and Old Town North – the Mount Vernon Avenue commercial core must adapt to remain a competitive shopping and entertainment destination. Maintaining the parking lot use expiration as December 31, 2025 rather than extending it to 2045 and not supporting expansion of the dealership buildings would encourage opportunities for redevelopment in a manner compatible with the small area plan goals.



Figure 9: Conceptual drawing for a mixed-use building on the 1605 and 1611 Mount Vernon Avenue lots.

Redevelopment Potential in Del Ray on Mount Vernon Avenue

Staff believes the redevelopment potential of the six subject lots is favorable in the short-term as proven in CoStar data for commercial and multi-family uses in Del Ray (Table 1). In summary, the data indicates that the commercial center is vibrant due to a stable vacancy rate. The five-year forecast for a 12% increase in rents signals an increase in demand. The potential for multi-

family redevelopment, either standalone or above ground floor commercial, is significant as the projected low vacancy rate and a 15% increase in lease and sales prices combine to indicate the Del Ray area is lagging in meeting multi-family unit housing demand. Furthermore, the recently completed mixed-use building at 1800 Mount Vernon Avenue provides evidence of recent developer interest along Del Ray's commercial corridor. Developers would likely find the relatively large and contiguous six subject lots as preferable for new projects compared to many of the characteristically small and shallow lots on Mount Vernon Avenue.

Table 1: Commercial and Multi-family Housing Vacancy Rates and Costs (source: CoStar)

Del Ray commercial	2021	2022	2027	comments
vacancy rate	3.5%	1.9%	2.8%	Within typical vacancy range.
market rent per square foot	\$34.62	\$33.28	\$38.00	Forecast indicates healthy local economy/retail center and increased demand. Leasing activity sharply increased between second and fourth quarters of 2021.
Del Ray multi-family housing	2021	2022	2027	comments
vacancy rate	6.2%	4.1%	5.5%	Relatively low compared to City's vacancy rate which hovers around 7%.
price per unit square foot	\$322	\$359	\$425	Forecast identifies a lag in meeting multi-family housing demand because prices are significantly increasing.
rental price increase over previous year		10%		
sales price increase over previous year		12%		

Upcoming Expiration of SUP on Adjoining Parcel (1601 Mt. Vernon Avenue)

Maintaining the 2025 expiration date for the dealership's parking lot and restricting expansion of the automobile sales and service buildings is also critical to facilitate the redevelopment of not only the three SUP sites, but also the 1601 Mount Vernon Avenue parcel next door. The parking lot that is the subject of this application shares Mount Vernon Avenue frontage on the 1600 block with one other business, an automobile service station. Similarly, this business is subject to a special use permit (SUP #2010-00051) allowing a time-restricted continuation of a nonconforming use until December 31, 2025. The SUP expiration date for the service station was purposely set to coordinate with the expiration date of the Hyundai dealership lot to increase the redevelopment potential of both sites, as recommended in the Mount Vernon Avenue Area Business Plan (pages 58-59). In November 2010, the City Council approved a 15-year continuation of the service station use. The SUP staff report explains:

“The 1992 rezoning of this area to CL, coupled with the long range planning goals now reflected in the Mount Vernon Avenue Area Business Plan, have been effective at preventing the establishment of new automobile-related uses on Mount Vernon Avenue. However, staff believes that it is appropriate for some automobile - related uses already existing on the Avenue to continue operation for some period of time, particularly if the uses have demonstrated a willingness to work with the community or if the desired alternative uses are not realistic in the near term.

“The redevelopment envisioned in long-range planning goals is not realistic for this site in the near term. The first difficulty is that the site is small and could not be easily redeveloped on its own. The applicant has reported that his family has made attempts to sell the property to its neighbors in the past but has not been successful. Second, the current economic climate and real estate market are not conducive to redevelopment projects. Although there are examples of other automobile - related sites on Mount Vernon Avenue that have redeveloped, such as 2312 Mount Vernon Avenue and the Triangle site, these were approved during times of economic prosperity.

“Staff recommends continuing the practice of requiring the applicant to return for an extension of the Special Use Permit after a fixed amount of time. The continued inclusion of this condition in this and the adjacent Hyundai case will help facilitate redevelopment these large sites at such time that the real estate market improves...

“Since it has recommended a continuation of 15 years (or until December 31, 2025) for the Hyundai vehicle storage lot to coincide with the expiration of Hyundai dealership's lease, staff has no objection to the continuation of the service station use for 15 years. This recommendation continues the precedent of keeping the expiration date the same for both properties.”

Potential to Reduce Flood Impacts

Redevelopment of the existing automobile dealer parking lot and the service and repair sites presents an opportunity to improve the flooding issues in this area. Presuming that the development on the lots do not comply with today's stringent stormwater requirements, staff would recommend that a future redevelopment project at these sites should exceed the minimum stormwater requirements given the known flooding. This would likely contribute to reducing current runoff on the adjacent properties.

Community Outreach

City staff notified the Del Ray Citizens Association (DRCA) and the Del Ray Land Use Committee of the SUP applications and the applicant presented its proposal to the two groups. The applicant also invited the residential neighbors on East Duncan and East Mason Avenues to two open houses in early May to explain the dealership's future plans. The DRCA submitted a letter of support with conditions for the SUP requests (included in the docket materials). The association's recommended conditions mirror the staff report recommendations, however, the report does not include a condition for EV signage. Given that EV drivers locate chargers using apps and GPS and the chargers include identifying logos, staff finds that additional signage on the site is not necessary.

Recommended Conditions

The existing conditions of the three SUPs would stand if the Planning Commission recommends, and the City Council votes to support the staff recommendation of denial. Staff, however, acknowledges that the Planning Commission may recommend, and the City Council may approve some or all three SUP proposals. For this situation, staff has included recommended conditions for Council consideration. As the uses presently operate according to existing SUPs, conditions have been carried forward. Many have been amended to reflect present-day standard conditions or to incorporate new, recommended requirements. Some are deleted as they are no longer required and several conditions have been added. As the SUP proposals do not support the small area plan goals, all recommended conditions bring the requests closer to compliance with City planning policies. Specific conditions that mitigate negative impacts resulting from small area plan noncompliance are detailed here:

Improve visual quality of streetscape

To enhance the pedestrian experience and support more visually appealing connections between the businesses in the Historic Core and the Monroe Avenue Gateway, staff recommends condition amendments and additions to:

- Increase open space and landscaping between the sidewalk and the frontmost building walls by removing parking spaces closest to Mount Vernon Avenue. Required parking not met on the sites could be accommodated at the Hyundai accessory lot.
Recommended Conditions IIIA for parking lot, Conditions 3, 4 (Figure 10)
Recommended Conditions IIIB for Hyundai sales and service site, Conditions 11, 13 (Figure 11)
Recommended Conditions IIIC for Genesis sales and service site, Conditions 10, 40 (Figure 12)



Figure 10: Twenty-one parking spaces, outlined in red, are recommended for removal and for replacement with open space at 1605-1611 Mount Vernon Avenue. Approximate areas recommended for open space and landscaping are shown in green and an addition of a decorative four-foot fence or wall mural is identified in purple.

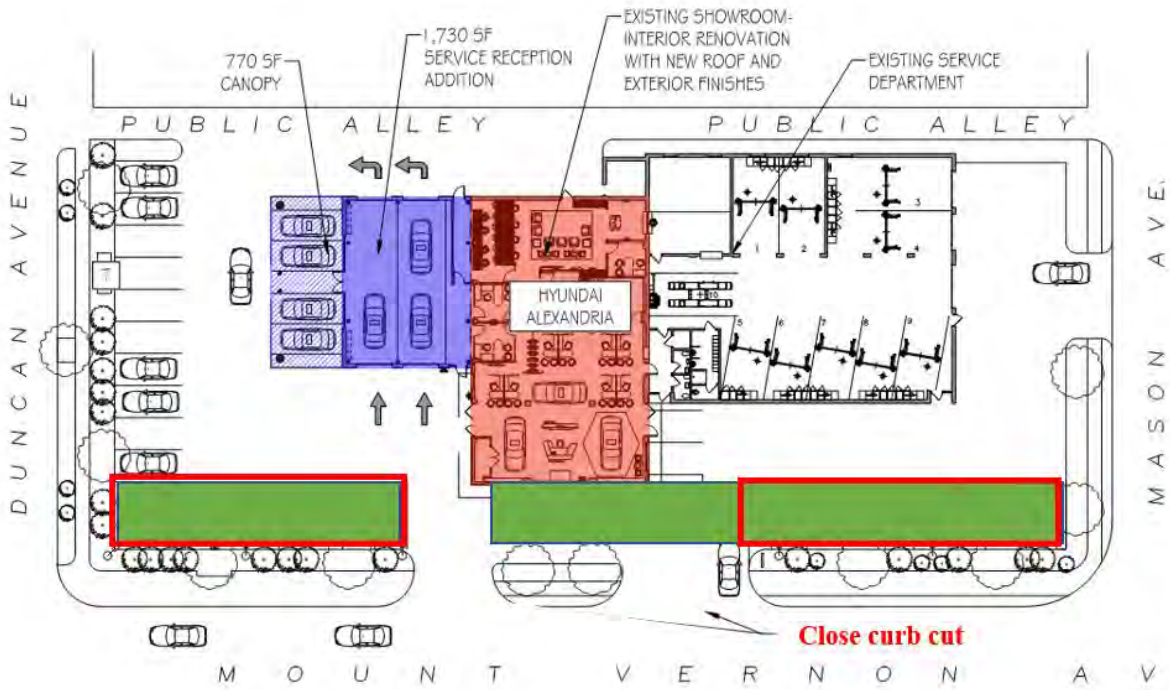


Figure 11: Fifteen parking spaces at 1707-1711 Mount Vernon Avenue, outlined in red, are recommended for removal and for replacement with open space. Approximate areas recommended for open space and landscaping are noted in green. The southernmost curb cut would be closed.

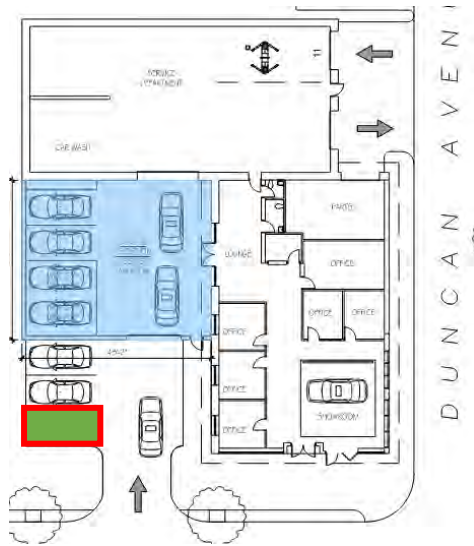


Figure 12: One parking space at 1801 Mount Vernon Avenue, outlined in red, is recommended for removal and for replacement with open space. The area recommended for open space and landscaping is indicated in green.



Figure 13: Installation of landscaped open space and requirement for parked vehicles behind the façade closest to the street (as recommended in Figures 10-12) result in a more pedestrian friendly setting, such as at this automobile dealership within a Bethesda, MD business district.

- Fund the installation of additional street trees in areas deemed appropriate by the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities.
 - Recommended Conditions IIIA for parking lot, Condition 29
 - Recommended Conditions IIIB for Hyundai sales and service site, Condition 42
 - Recommended Conditions IIIC for Genesis sales and service site, Condition 45
- Keep new, larger display windows clear and encourage the display of cars inside to add visual interest from the sidewalk.
 - Recommended Conditions IIIB for Hyundai sales and service site, Condition 30
 - Recommended Conditions IIIC for Genesis sales and service site, Condition 21

Reduce spill-over lighting and glare

- Require full cut-off lighting and ensure compliance with City Code Section 13.1.3 for Commercial properties and residential properties—night illumination
 - Recommended Conditions IIIA for parking lot, Condition 27
 - Recommended Conditions IIIB for Hyundai sales and service site, Conditions 16, 17
 - Recommended Conditions IIIC for Genesis sales and service site, Condition 20

City Council review in ten years for compatibility and redevelopment potential

- Provide City Council with an opportunity to evaluate the neighborhood compatibility and redevelopment potential for the two dealership SUP sites at the same time the

SUP staff recommends expiration of the parking lot use before December 31, 2032.

Recommended Conditions IIIA for parking lot, Condition 13

Recommended Conditions IIIB for Hyundai sales and service site, Condition 29

Recommended Conditions IIIC for Genesis sales and service site, Condition 34

Staff has included the amendments for slightly expanded hours for the Hyundai and Genesis dealership sites in Condition 2 for 1707-1711 Mount Vernon Avenue and in Condition 5 for 1801 Mount Vernon Avenue as the hours are not unreasonably early or late to cause noise disruptions.

Conclusion

Staff's recommendations of denial center on support for strengthening and enhancing the pedestrian experience along the entirety of Mount Vernon Avenue in Del Ray – a key goal of the Potomac West Small Area Plan and the Mount Vernon Avenue Area Business Plan – which the community stressed as important when they participated in the development of the plan.

Achieving this goal can be accomplished in large part by adhering to the plan strategies that call for the redevelopment of the automobile-oriented sites. Market demand for mixed-use development as outlined in the plan exists now and is forecasted to continue at least into the short term. Therefore, staff recommendations of denial to extend the parking lot use to 2045 and for expansions of the noncomplying automobile sales and service uses uphold the goals of the Small Area Plan at a time when economic conditions prove favorable for redevelopment.

**IIIA. RECOMMENDED CONDITIONS for SUP #2022-00018
at 1605 and 1611 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

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#2000-0110)
2. **CONDITION AMENDED BY STAFF:** The parking lot shall be limited to the parking of service, customer, or new sales automobiles in conjunction with an automobile dealership on the adjacent property. No sales or repair work shall occur on the lot. The number of vehicles allowed to be parked in the parking lot shall be limited to ~~125~~ 104, ~~in accordance with the plan submitted by the applicant on July 8, 2003.~~ (P&Z) (~~SUP#2006-0020~~)
3. **CONDITION AMENDED BY STAFF:** Existing fencing along the southern and eastern property lines shall remain at a height of six feet and shall be maintained, ~~in good condition in perpetuity.~~ A four-foot decorative fence or wall mural shall be installed along the Mount Vernon Avenue frontage to screen the parked cars from view, as illustrated in Figure 10. The applicant shall work in consultation with the Del Ray Citizens Association and Department of Planning & Zoning staff to create a fence or wall concept that complies with the Zoning Ordinance and is subject to the Director of Planning & Zoning approval. (P&Z) (~~SUP#2006-0020~~)
4. **CONDITION AMENDED BY STAFF:** The applicant shall ~~replace~~ maintain the existing evergreen landscaping in the planting bed along Mt. Vernon Avenue with a continuous evergreen hedge that will grow to a height of at least three feet. In lieu of this requirement the applicant may install alternative plantings or screening improvements in the existing planting beds to the satisfaction of the Director of Planning & Zoning in consultation with the neighborhood. All ~~new plantings shall be installed no later than May 31, 2011 and~~ landscaping shall be maintained ~~in good condition in perpetuity.~~ Additional open space and landscaping shall be added in place of the row of 21 parking spaces that immediately border Mount Vernon Avenue, as illustrated in Figure 10 to the satisfaction of the Director of the Department of Planning and Zoning, prior to the standard SUP one-year review in October 2023. (P&Z) (~~SUP2010-0052~~)
5. No signs shall be allowed on this site. (P&Z) (SUP#2000-0110)
6. Condition deleted.
7. No vehicles shall be displayed, parked, or stored on a public right-of-way. No debris or vehicle parts shall be discarded on the public right-of-way. (P&Z) (T&ES) (SUP#2000-0110)

8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2000-0110)
9. The parking lot shall be maintained in good condition. (P&Z) (SUP#2000-0110)
10. **CONDITION AMENDED BY STAFF:** The applicant shall maintain the existing landscaping near the electrical switch box in good condition ~~in perpetuity~~. (P&Z) (~~SUP2010-0052~~)
11. All exterior improvements shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z) (SUP2010-0052)
12. **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 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) (~~SUP2010-0052~~)
13. **CONDITION AMENDED BY STAFF:** This Special Use Permit shall expire unless an extension is granted by City Council before December 31, 2025~~32~~. (P&Z) (~~SUP2010-0052~~)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP2010-0052)
15. 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) (SUP2010-0052)
16. 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) (SUP2010-0052)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2010-0052)
18. 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) (SUP2010-0052)

19. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police) (SUP2010-0052)~~
20. **CONDITION ADDED BY STAFF:** The applicant shall install four Level 3 charging stations in parking spaces near East Mason Avenue as shown on the proposed site plan (Figure 6), prior to the October 2023 standard one-year SUP inspection. (P&Z)
21. **CONDITION ADDED BY STAFF:** A minor site plan amendment must be submitted prior to removal of parking spaces, relocation of the dumpster and addition of EV charging stations. (P&Z) (TES)
22. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
23. **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 for information on establishing an employee transportation benefits program. (T&ES)
24. **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 for more information about available resources. (T&ES)
25. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
26. **CONDITION ADDED BY STAFF:** 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 shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
27. **CONDITION ADDED BY STAFF:** The applicant shall install full cut-off lighting as applicable to prevent light spill onto adjacent properties. All lighting must comply with the City Code. (P&Z) (T&ES)
28. **CONDITION ADDED BY STAFF:** Car washing is not permitted on this property. (T&ES)

29. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable. (P&Z)

**IIIB. RECOMMENDED CONDITIONS for SUP #2022-00063
at 1707-1711 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

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 #2000-0123)
2. **CONDITION AMENDED BY STAFF:** The hours of operation of the automobile sales business shall be limited to between 9:00 a.m. and 9:00 p.m., Monday through Saturday, and from ~~Non~~ 11 a.m. to 5:00 p.m. on Sundays. Repair operations may take place from 7:00 a.m. until 6:00 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday. ~~(City Council)(SUP#2001-0055)-(P&Z)~~
3. Repair work done on the premises shall be limited to general automobile repair in connection with an automobile dealership. No automobile painting or heavy body work such as automobile rebuilding or overhauling may be done on the premises at any time. (P&Z) (SUP #2000-0123)
4. The site shall not include a Virginia State Inspection station, except that state inspections of sales vehicles and repair vehicles are permitted. (PC) (SUP #2000-0123)
5. The use may not include the sale of trucks or trailers. (P&Z) (SUP #2000-0123)
6. No repair work shall be done outside. (P&Z) (SUP #2000-0123)
7. No vehicles, under the control of the applicant, shall be displayed, parked, or stored on a public right-of-way, including without limitation sales or repair vehicles. (CC) (SUP #2000-0123)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2000-0123)
9. There shall be no parking or storing of automobiles, under the control of the applicant, on Duncan Avenue or Mason Avenue or testing of automobiles on these streets at any time. (CC) (SUP #2000-0123)
10. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a closed dumpster or other suitably-sized trash receptacle or enclosure. (P&Z) (SUP #2000-0123)
11. **CONDITION AMENDED BY STAFF:** ~~There shall be no parking or storing of sales or repair vehicles associated with this use on any other site which is not specifically approved, by special use permit, for that purpose.~~ The required number of parking spaces

may be accommodated within 1,000 feet of the business on commercially zoned property and formalized with the property owner through a parking agreement. (P&Z) (SUP #2000-0123)

12. The rear alley entrance may only be used for limited delivery of parts and supplies; it may not be used for loading or unloading of vehicles. (P&Z) (SUP #2000-0123)
13. **CONDITION AMENDED BY STAFF:** The applicant shall ~~install~~ maintain existing shrubbery and trees around the perimeter of the site consistent with a landscaping plan approved by the Directors of Planning and Zoning ~~and Recreation, Parks and Cultural Activities with the understanding that the applicant will consult with the appropriate neighborhood groups.~~ Additional landscaping and open space shall be added in front of the closest building wall to Mount Vernon Avenue, replacing 15 parking spaces, identified in Figure 11, and subject to the satisfaction of the Director of Planning & Zoning. Vehicles shall not be parked forward of the frontmost building line. The additional landscaping shall be installed within one year of this approval and prior to the standard SUP one-year review in October 2023. All landscaping shall be-maintained thereafter in perpetuity. (PC)(SUP#2001-0055)-(P&Z)
14. **CONDITION DELETED BY STAFF:** ~~The number of vehicles allowed to be parked in the parking lot shall be in accord with a plan that is submitted and approved by the appropriate city agencies. (CC) (SUP #2000-0123) (P&Z)~~
15. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2000-0123)
16. **CONDITION AMENDED BY STAFF:** ~~The lighting on the parking lot is to be a minimum of 2.0 foot candles minimum maintained during the hours of darknes shall comply with the City Code. (Police) (SUP #2000-0123) (P&Z)~~
17. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2000-0123)
18. No amplified sound shall be heard at the property line. (P&Z) (SUP #2000-0123)
19. Condition deleted.
20. The property owner shall grant public utility easements to the City of Alexandria for the placement of electrical transformers to be used as part of the Mt. Vernon Ave. utility undergrounding project. The location of the easement and switch box shall be reviewed by the Directors of Transportation and Environmental Services and Planning and Zoning to ensure that it is well screened by the required hedge and fencing; if additional landscaping is required to screen the box, it shall be provided by the property owner. (T&ES) (P&Z) (SUP #2000-0123)

21. All waste products including, but not limited to, organic compounds (solvents), motor oils, and anti-freeze 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. (T&ES) (SUP #2000-0123)
22. The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES Engineering Division on (703) 838-4327 to obtain a copy of the manual. (T&ES) (SUP #2000-0123)
23. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises. (P&Z) (SUP #2000-0123)~~
24. All exterior improvements, including signs, shall comply with the Mount Vernon Avenue Design Guidelines. (P&Z) (SUP #2000-0123)
25. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for 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 ~~d~~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 ~~d~~Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(SUP#2001-0055)
26. **CONDITION SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~The applicant shall install brick paver sidewalks wrapping around the corners on Mason and Duncan Avenues at 1605-1611 Mount Vernon Avenue, 1707-1711 Mount Vernon Avenue, and 1801-1803 Mount Vernon Avenue. The applicant shall remove the concrete located between the front building wall and the sidewalk at the 1801-1803 Mount Vernon Avenue site and replace the concrete with brick pavers, with a \$10,000 limitation for expenses for the additional brick work. (City Council)(SUP#2001-0055)~~
27. No amplified sound shall be audible at the property line. (T&ES) (SUP #2006-0019)
28. **CONDITION DELETED BY STAFF:** ~~The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery readiness program for all employees. (Police) (SUP #2006-0019)~~
29. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the City Council before December 31, 2032 for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. (P&Z)

30. **CONDITION ADDED BY STAFF:** All windows facing Mount Vernon Avenue shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, are not permitted. Display of motor vehicles in the windows facing Mount Vernon Avenue and oriented towards the street frontage is encouraged. (P&Z)
31. **CONDITION ADDED BY STAFF:** Minor site plan amendment approval is required prior to issuance of a building permit. (P&Z)
32. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
33. **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 for information on establishing an employee transportation benefits program. (T&ES)
34. **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 for more information about available resources. (T&ES)
35. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
36. **CONDITION ADDED BY STAFF:** 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)
37. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
38. **CONDITION ADDED BY STAFF:** Control odors and any other air pollution sources at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
39. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

40. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
41. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (T&ES)
42. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable. (P&Z)

**IIIC. RECOMMENDED CONDITIONS for SUP #2022-00064
at 1801 Mount Vernon Avenue**

Staff recommends **denial**. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

1. **CONDITION AMENDED BY STAFF:** ~~That the special use permit shall be granted to the applicant only or to any corporation business or entity in which any one or more of the present applicants has a controlling interest. (P&Z) (SUP#1393)~~
2. That no junked, stripped or abandoned vehicles or parts thereof be kept on the outside of the premises at any time. (P&Z) (SUP#1393)
3. **CONDITION AMENDED BY STAFF:** All repairs of motor vehicles shall be conducted inside a building or structure ~~that is approved by the Director of Planning and Zoning. (P&Z)(T&ES)(SUP# 2006-00021)~~
4. That no automobile painting or heavy body work such as automobile rebuilding or overhauling be done on the premises at any time. (P&Z) (SUP#1393)
5. **CONDITION AMENDED BY STAFF:** ~~That the hours of operation for the repair of vehicles be from 7am until 6pm, Monday through Saturday, with no repairs to be performed on Sunday. The hours of operation of the automobile sales business shall be limited to between 9 a.m. and 9 p.m., Monday through Saturday, and from 11 a.m. to 5 p.m. on Sundays. Repair operations may take place from 7 a.m. until 8 p.m., Monday through Friday and 7 a.m. to 6 p.m., Saturday. (PC)(SUP#1393)(P&Z)~~
6. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on premises may be displayed in accordance with Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z) (T&ES)(SUP #2006-0021)~~
7. **CONDITION AMENDED BY STAFF:** ~~All loudspeakers shall be prohibited from the exterior of the building and n~~No amplified sound shall be audible at the property line. (P&Z) (T&ES) (SUP #2006-0021)
8. Condition deleted.
9. Condition deleted.
10. **CONDITION AMENDED BY STAFF:** ~~That the applicant remove dead and dying shrubs, replace them, and~~ The applicant shall maintain install new shrubs open space and landscaping so as replacing one parking space as indicated on Figure 12 and to the satisfaction of the Director of Planning & Zoning. The landscaping shall be installed within one year of this approval and prior to the standard SUP one-year review in

October 2023. Vehicles shall not be parked forward of the frontmost building line.
~~(PC)(SUP#1393)(P&Z)~~

11. That there be no parking or storing of vehicles on Duncan Avenue or Mason Avenue, and that there be no road-testing of vehicles on these streets at any time by employees. (PC) (SUP#1393)
12. **CONDITION DELETED BY STAFF:** ~~That the parking area immediately north of the building be used exclusively for display of new vehicles and for customer parking, with adequate driveway aisles remaining open and unobstructed at all times. Specifically excluded would be displays of used vehicles. (PC) (SUP#1393)~~
13. **CONDITION DELETED BY STAFF:** ~~That the area in front of the building may be used to park and display no more than two new vehicles, in such a manner as not to obstruct pedestrian traffic or the view of drivers onto Mount Vernon Avenue from Duncan Avenue. (PC) (SUP#1393)~~
14. **CONDITION DELETED SATISFIED BY APPLICANT AND DELETED BY STAFF:** ~~That rodent harborage be removed from the premises and that all garbage and trash during occupancy be stored pursuant to Health Department regulations. (PC) (SUP#1393)(P&Z)~~
15. **CONDITION DELETED BY STAFF:** ~~That the City Attorney render an opinion to the City Council at the time that this Special Use permit is considered, as to whether the repair service is as set forth by the applicant conforms to the repair uses as permitted in the C-2 commercial zone. (PC) (SUP#1393)(P&Z)~~
16. **CONDITION DELETED BY STAFF:** ~~That at all times parking in the striped parking spaces in the parking lot adjacent to the north side of the building be restricted to not more than one vehicle per marked space. (PC) (SUP#1393)(P&Z)~~
17. **CONDITION DELETED BY STAFF:** ~~That the applicant be allowed to install prepackaged material until 9:00p.m., Monday through Saturday, limited to not more than four (4) vehicles in any one evening. In the event that the sound of such installation can be heard outside the building, the applicant will cease such installations. (PC) (SUP#1393)(P&Z)~~
18. **CONDITION DELETED BY STAFF AND REPLACED WITH #26:** ~~That all vehicles parked on the lot and in the premises shall be parked in an orderly fashion at all times. (PC) (SUP#1393)(P&Z)~~
19. **CONDITION AMENDED BY STAFF:** That trash be kept in closed containers, and away from the curbs on Mount Vernon Avenue, and that the trash be removed regularly and frequently. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (PC) (SUP#1393)(P&Z)

20. **CONDITION AMENDED BY STAFF:** That all outside lighting shall comply with the City Code and shall be directed onto the lot and shielded, if necessary, from adjoining residential property. ~~(PC) (SUP#1393) (P&Z)~~
21. **CONDITION AMENDED BY STAFF:** ~~That signs shall not be painted or soaped on the windows of vehicles.~~ All windows facing Mount Vernon Avenue shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, are not permitted. Display of motor vehicles in the windows facing Mount Vernon Avenue and oriented towards the street frontage is encouraged. ~~(PC) (SUP#1393) (P&Z)~~
22. **CONDITION DELETED BY STAFF:** ~~That no addition be made to increase the height of the existing structure.~~ ~~(PC) (SUP#1393) (P&Z)~~
23. **CONDITION DELETED BY STAFF:** ~~The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey and robbery awareness program.~~ ~~(Police) (SUP #2006-0021) (P&Z)~~
24. 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 #2006-0021)
25. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP #2006-0021)
26. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP #2006-0021)
27. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP #2006-0021)
28. 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) (SUP #2006-0021)
29. 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 Division of Environmental Quality at 703-519-3400 ext. 166.(T&ES) (SUP #2006-0021)
30. 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) (SUP #2006-0021)

31. **CONDITION AMENDED BY STAFF:** 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 #2006-0021~~)
32. No material shall be disposed of by venting into the atmosphere. (T&ES) (SUP #2006-0021)
33. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 #2006-0021~~)
34. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the City Council before December 31, 2032 for an assessment of the redevelopment potential of the site and compatibility with other uses in the area and to take such action as they deem appropriate at the time. (P&Z)
35. **CONDITION ADDED BY STAFF:** Minor site plan amendment approval is required prior to issuance of a building permit. (P&Z)
36. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
37. **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 for information on establishing an employee transportation benefits program. (T&ES)
38. **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 for more information about available resources. (T&ES)

39. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
40. **CONDITION ADDED BY STAFF:** The required number of parking spaces may be accommodated within 1,000 feet of the business on commercially zoned property and formalized with the property owner through a parking agreement. (P&Z)
41. **CONDITION ADDED BY STAFF:** 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 once 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)
42. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
43. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
44. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
45. **CONDITION ADDED BY STAFF:** The applicant shall fund the installation of additional street trees on the sidewalk right-of-way in areas the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks and Cultural Activities identify as suitable. (P&Z)

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.

IVA. CITY DEPARTMENT COMMENTS for SUP #2022-00018

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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 for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 Car washing is not permitted on this property. (T&ES)
- R-6 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 shall not be discharged into the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
- R-7 No debris or vehicle parts shall be discarded on the public right- of -way. (T&ES)
- R-8 The applicant shall install full cut-off lighting as applicable to prevent light spill onto adjacent properties. (T&ES)
- R-9 A minor site plan amendment must be submitted prior to removal of parking spaces, relocation of the dumpster and addition of EV charging stations. (TES)
- 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, 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)

Code Enforcement:

No comments

Fire:

No comments or concerns

Recreation, Parks and Cultural Activities

No comments received

Police Department:

No comments received

IVB. CITY DEPARTMENT COMMENTS for SUP #2022-00063

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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 for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 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)
- R-6 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-7 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-8 Control odors and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
- R-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-10 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (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 SUP 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)
- 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)

Code Enforcement:

- C-1 Building permit is required

Fire:

No comments or concerns

Recreation, Parks and Cultural Activities:

No comments received

Police Department:

No comments received

IVC. CITY DEPARTMENT COMMENTS for SUP #2022-00064

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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 for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (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 SUP 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)
- 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)

Code Enforcement:

C-1 Building permit required

Fire:

No comments or concerns

Parks and Recreation:

No comments received

Police Department:

No comments received



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.



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")

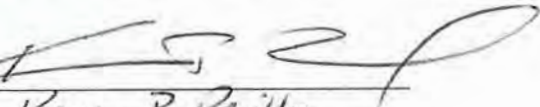
Dear Mr. Moritz:

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 Account 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. 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.

- 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.

- 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.

- C. How often will trash be collected?

Daily.

- 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.

- 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:

- 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:

- 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.

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.

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>

- 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:

- 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>
--

- 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.

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.

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.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1707-1711 Mount Vernon Avenue

TAX MAP REFERENCE: 043.02-03-01, 034.04-16-01, and 034.04-16-02 **ZONE:** CL

APPLICANT:

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

Address: Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Arlington, Virginia 22201

PROPOSED USE: The Applicant requests an SUP to enlarge the existing building.

- ☒ 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

mcPuskar

Signature

07/28/2022

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.

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 1707-1711 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, L.C.	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, L.C.	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.

07/28/2022

M. Catharine Puskar, Attorney/Agent

Date

Printed Name

Signature

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
1707-1711 Mount Vernon Avenue, Tax Map ID 034.04-16-01 and 034.04-16-01
(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 for 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: _____

Date: _____

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
1801-1803 Mount Vernon Avenue, Tax Map ID 034.04-13-19
(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 for 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: Manager

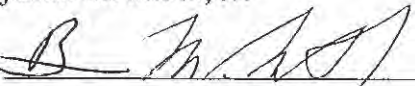
Date: 7/25/22

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: 

Its: Manager

Date: 7/26/2021

Leslie S. Ariail

By: _____

Its: _____

Date: _____

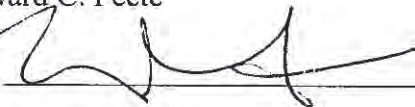
Guy M. Gravett

By: _____

Its: _____

Date: _____

Edward C. Peete

By: 

Its: Manager

Date: 7/26/2022

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: _____

Its: _____

Date: _____

Leslie S. Ariail

By: _____ 

Its: Manager

Date: July 26, 2022

Guy M. Gravett

By: _____

Its: _____

Date: _____

Edward C. Peete

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

Leslie S. Ariail

By: _____

Its: _____

Date: _____

Guy M. Gravett

By: 

Its: Co-Manager

Date: July 23, 2027

Edward C. Peete

By: _____

Its: _____

Date: _____



Alexandria Hyundai

1707 Mount Vernon Avenue Alexandria, VA 22301

July 26, 2022

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

Re: Authorization to File Special Use Permit Application
1707-1711 Mount Vernon Avenue, Tax Map ID 034.04-16-01, -02, and
043.02-03-01 (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 for the Property.

Very truly yours,

ALEXANDRIA HYUNDAI, LLC

By: 

Its: Owner/President

Date: 7/26/2022

OWNER DISCLOSURE ATTACHMENT

Applicant:

Alexandria Hyundai, LLC
115 Oronoco Street
Alexandria, VA 22314

Sole Member: Kevin P. Reilly

Title Owner of 1605-1611 Mount Vernon Avenue (Tax Map ID 043.02-04-01 and 043.02-04-02), 1707-1711 Mount Vernon Avenue (Tax Map ID 043.02-03-01, 034.04-16-01, and 034.04-16-02), and 1801 Mount Vernon Avenue (Tax Map ID 034.04-13-19)

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
1707-1711 Mount Vernon Avenue
Applicant: Alexandria Hyundai, LLC
Tax Map Nos. 043.02-03-01, 034.04-16-01, and 034.04-16-02

Alexandria Hyundai, LLC (the “Applicant”) is the lessee of property located at 1707-1711 Mount Vernon Avenue (the “Property”), which is currently improved with a Hyundai automobile dealership and associated surface parking. The Applicant is requesting an amendment to the existing Special Use Permit (“SUP”) for the existing Hyundai automobile dealership (SUP #2006-0019) to facilitate an addition to the existing building. The Applicant has also filed an amendment to the existing SUP for the Genesis automobile dealership building at 1801-1803 Mount Vernon Avenue (SUP #2006-0021) and an amendment to the existing SUP for the associated parking lot located at 1605-1611 Mt. Vernon Avenue (SUP #2010-0052).

By way of background, the Property has operated as an automobile dealership for over 46 years since approval of SUP #1041 (the “SUP”) in March of 1976 for Alexandria Toyota, Inc. The SUP has been amended over the years to change the hours of operation and to change the ownership, with the most recent amendment in 2006 (SUP #2006-0019). As amended, the SUP contains 28 conditions. The existing Hyundai dealership and related Genesis dealership both operate in accordance with valid Special Use Permits and may continue to operate as such for the foreseeable future.

The Applicant now requests an amendment to the SUP to add an approximately 1,730 square-foot addition to the building and a 770 square-foot canopy for covered drop-off and pick-up of vehicles. These additions are associated with overall upgrades required to modernize the existing building and come into compliance with manufacturer requirements. The total proposed improvements amount to less than a 1/3 of the existing building’s square-footage and less than 3,000 square feet total, and therefore do not trigger a major Development Site Plan approval.

The Applicant also requests to eliminate Condition #11 to permit shared parking on the lot at 1605-1611 Mt. Vernon Avenue and to modify the conditions with regard to hours of operation to be consistent across both Hyundai and Genesis dealerships.

The proposed changes to the Property are a result of the evolving nature of the way dealerships operate and as such, are necessary for the Applicant’s continued operation of the Hyundai dealership. There is an ongoing paradigm shift within the automobile industry which affects 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 is requesting approval of the changes shown in the enclosed exhibits, which will showcase a beautiful, new and modern exterior, while also updating the interior with modern furnishings and amenities. The upgrades are also necessary to incorporate sales and service changes to adapt to an EV-centric environment. The Hyundai and Genesis dealerships will showcase EVs and must have the additional building space to adequately show and service these vehicles.

Further, the improvements to the Property will modernize the existing structure by increasing the amount of glass storefront and updating the exterior building materials. The modernized building designs will create more visual interest and pedestrian activation along Mount Vernon Avenue.

The proposed amendment to the SUP 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 operated the existing dealership 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, 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: _____

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).

Approximately 60 patrons during the day for the dealership (total across both at 1701-1711 and 1801-1803
Mt. Vernon Avenue buildings).

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

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

Approximately 49 employees during the during the day (total across both 1707-1711 and
1801-1803 Mount Vernon Avenue buildings.

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

These proposed hours will be the same for both buildings located at 1707-1711 and 1801-1803 Mount Vernon Avenue

Day:

Monday-Friday

Hours:

Sales: 9:00am - 9:00pm. Service: 7:00am - 8:00pm

Saturday

Sales: 9:00am - 9:00pm. Service: 7:00am - 6pm

Sunday

Sales 11:00am - 5:00pm. Service: Closed

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

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

Usual and customary noise from service tools and vehicles.

B. How will the noise be controlled?

Noise will be in compliance with the noise ordinance.

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

N/A.

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)
Office paper, general trash, and usual and customer trash from service/repair operations.
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Typical garbage associated with automobile sales and service facility will be generated by the use.
-

- C. How often will trash be collected?
6 days a week (Monday - Saturday) with cardboard recycling twice a week and tire/metal recycling twice per month.
-

- D. How will you prevent littering on the property, streets and nearby properties?
Staff will be specifically assigned to collect and deposit trash and will be responsible for cleanliness of trash receptacle areas.
-

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:

The dealership is HAZMAT certified. Items include hybrid batteries, airbags
seatbelt pretensioners, etc. Monthly return quantity will be 1-2 items and the shipping company
is certified through Hyundai Motor America.

- 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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? All City, commonwealth, and federal requirements will be met and maintained.

Dealership personnel are also regularly trained on safety measures pertaining to their work duties and responsibilities.

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.

PARKING AND ACCESS REQUIREMENTS

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

31 _____ 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>

- 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?

A portion of required parking will be located on the parking lot at 1605

-1611 Mt. Vernon Avenue to support the Hyundai and Genesis dealership brands.

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>
--

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

- 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? 2,500 square feet.

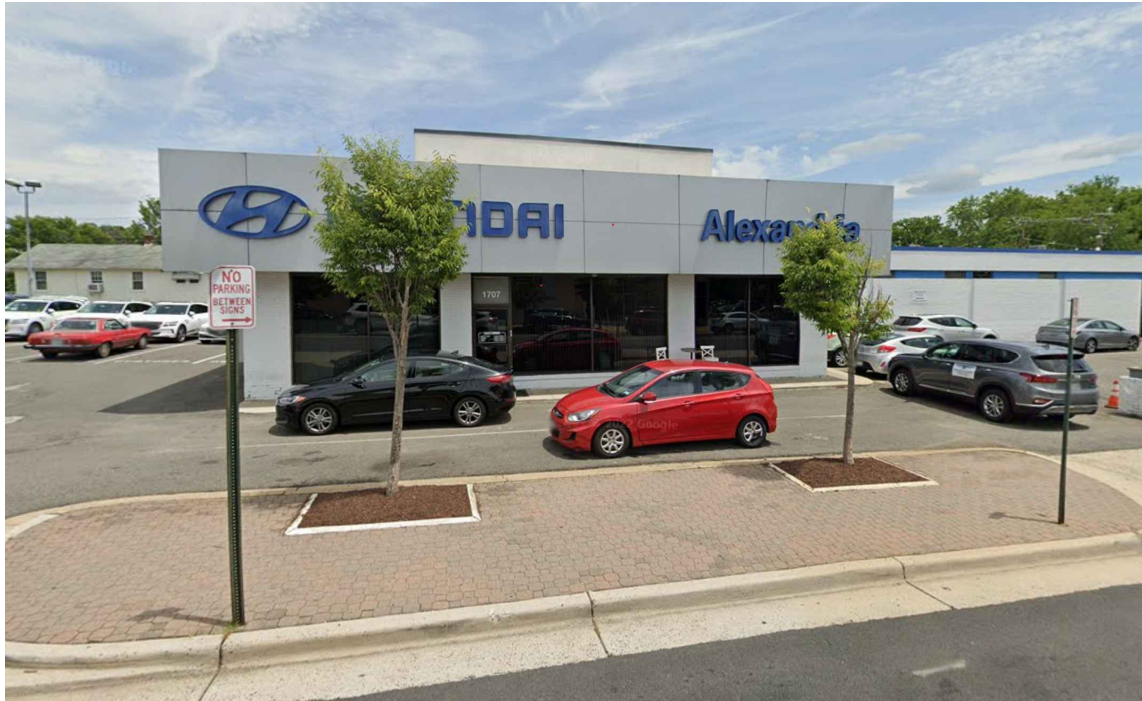
- 18.** What will the total area occupied by the proposed use be?

10,885 sq. ft. (existing) + 2,500 sq. ft. (addition if any) = 13,385 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



HYUNDAI FRONT ELEVATION



HYUNDAI SERVICE ENTRANCE



HYUNDAI ALLEY ACCESS



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com



Exsiting Photos

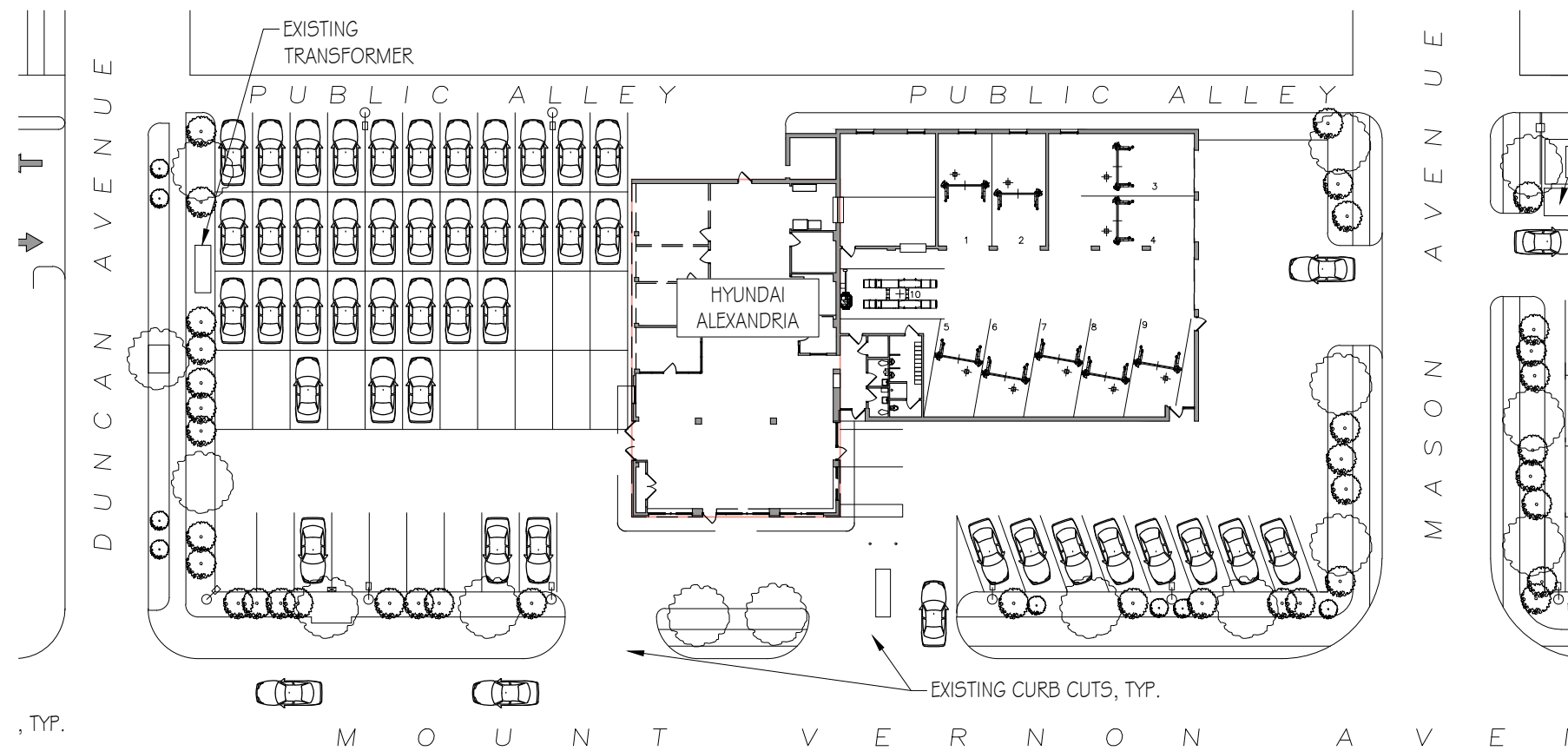
7/27/2022
79

Alexandria Hyundai

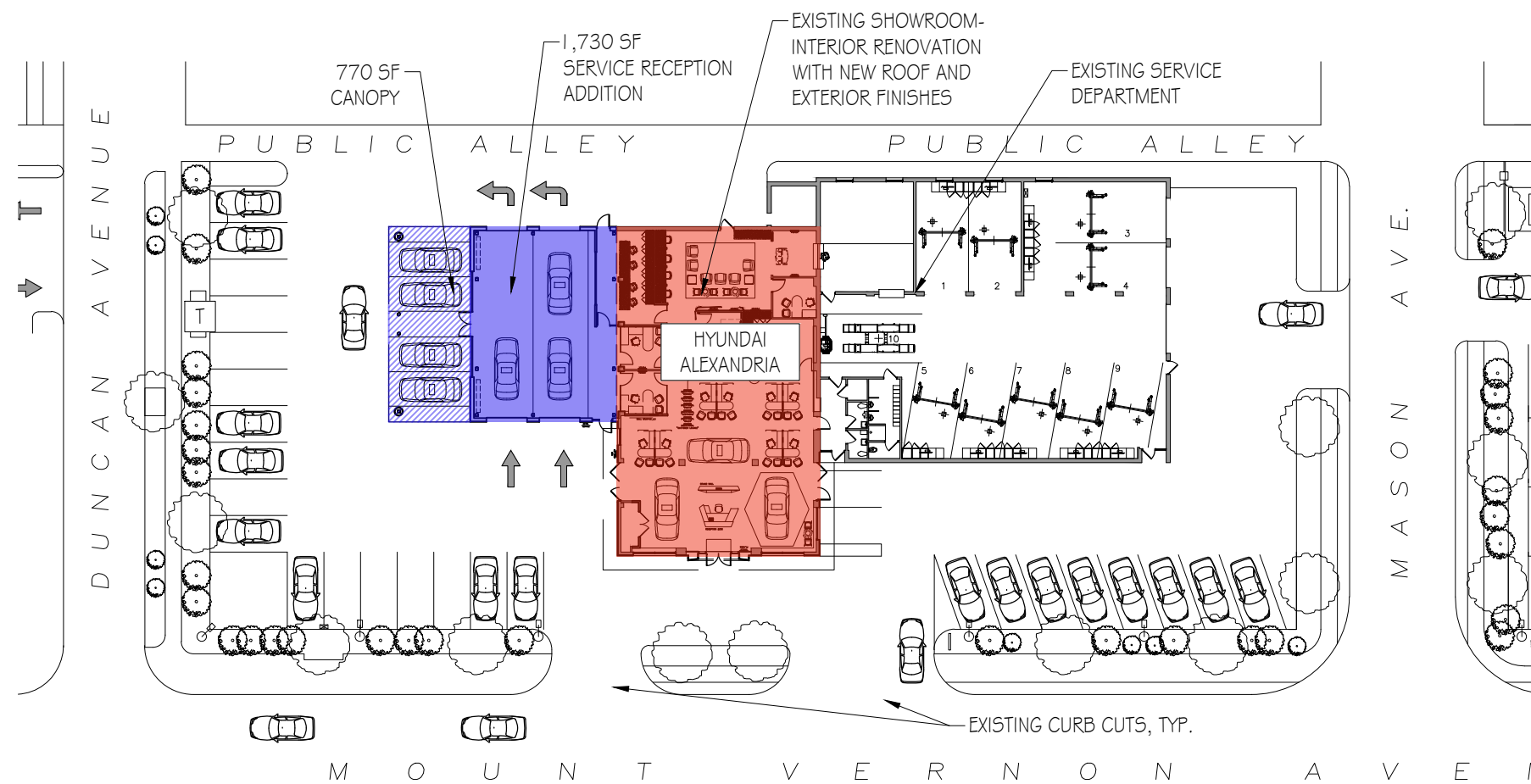
1701-1711 Mt. Vernon Ave
Alexandria, VA
ALH001a

A-1

NTS
12 x 18



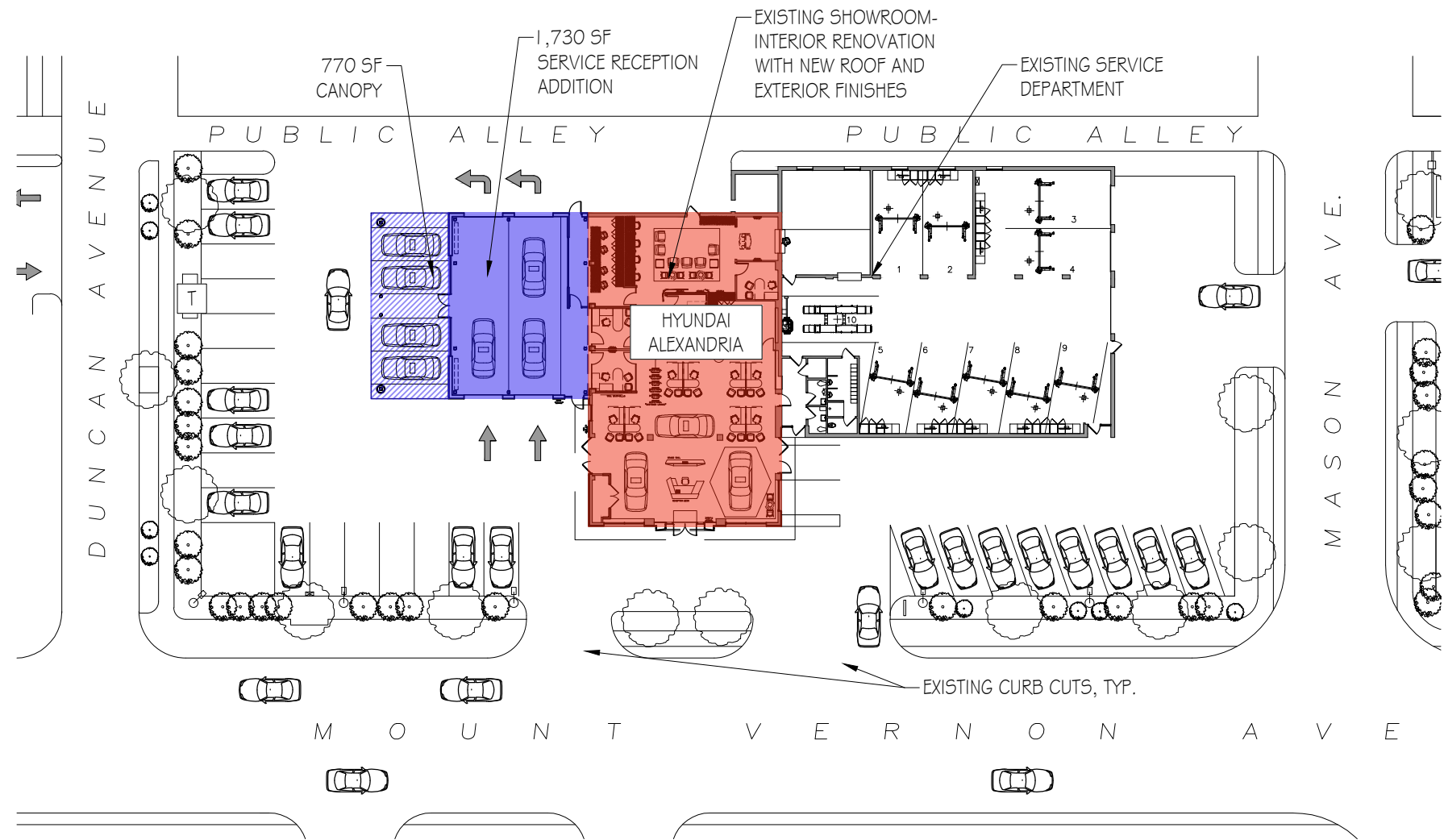
EXISTING SITE PLAN



PROPOSED SITE PLAN



AREA TABULATION- DEALERSHIP- ADDITION			
	EXISTING	PROP. ADD.	TOTAL
1707-1711 MT. VERNON AVE SUP2006-0019 (HYUNDAI)			
HYUNDAI SHOWROOM	10,885 SF +/-		
CANOPY		770 SF	
SERVICE RECEPTION		1,730 SF	
SUBTOTAL	10,885 SF	2,500 SF	13,385 SF
LOT SIZE	33,346 SF		
MAX ALLOW.HT: 35'	EXISTING	PROPOSED	
	18'-0" +/-	25'-0"	
PARKING	EXISTING	PROPOSED	
STANDARD SPACES	63 SPACES	31 SPACES	



*EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY; DESIGN IS SUBJECT TO CHANGE



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com



Area Tabulation

7/27/2022
81

Alexandria Hyundai

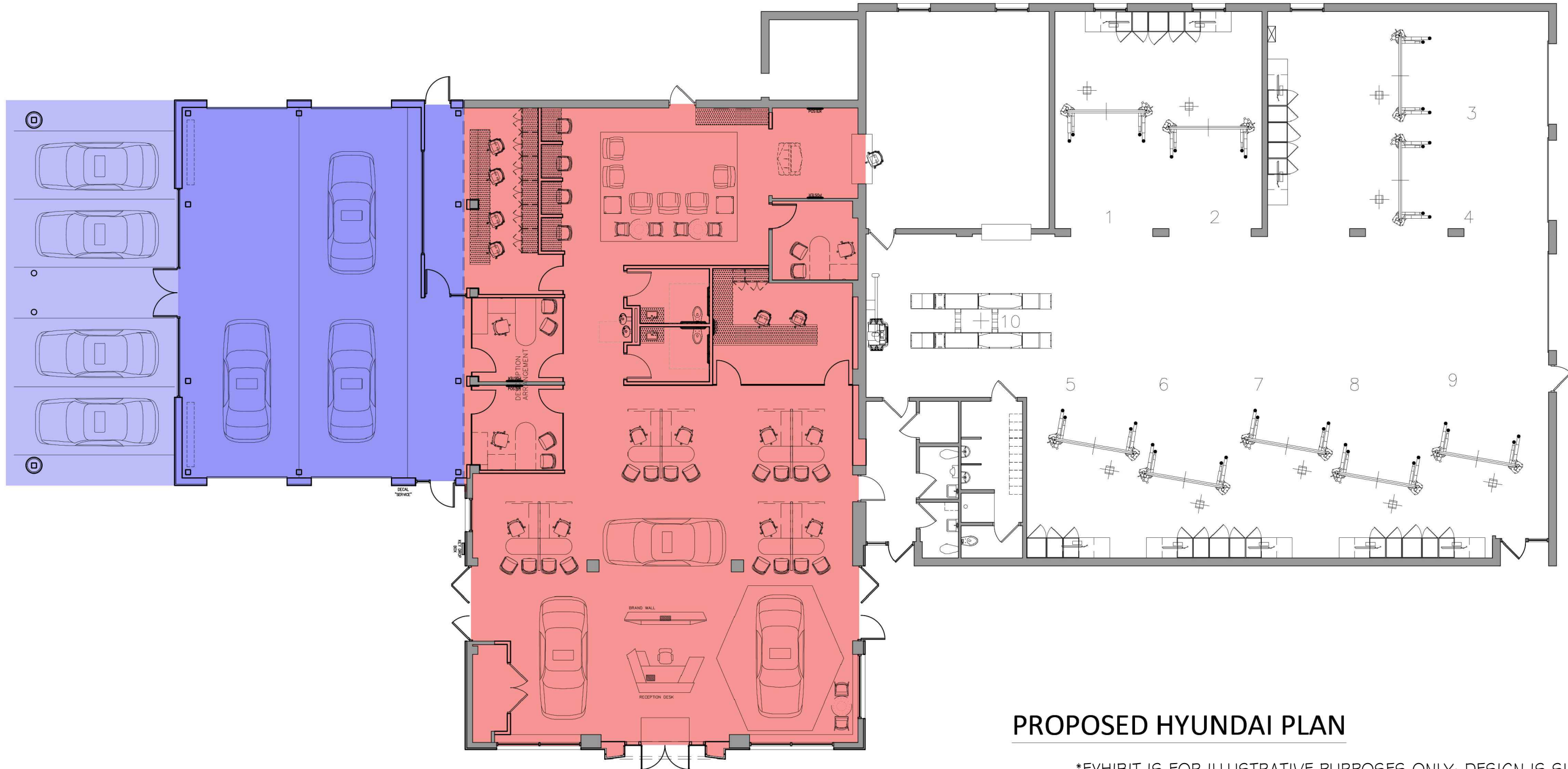
1701-1711 Mt. Vernon Ave
Alexandria, VA
ALH001a

A-3

1:60
12 x 18



PROPOSED HYUNDAI ELEVATION



PROPOSED HYUNDAI PLAN

*EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY; DESIGN IS SUBJECT TO CHANGE



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com



Hyundai Plans

7/27/22
82

Alexandria Hyundai

1701-1711 Mt. Vernon Ave
Alexandria, VA
ALH001a

A-4

12 x 18



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1801-1803 Mount Vernon Avenue

TAX MAP REFERENCE: 034.04-13-19 **ZONE:** CL

APPLICANT:

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

Address: Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Arlington, Virginia 22201

PROPOSED USE: The Applicant requests an SUP to enlarge the existing building.

- ☒ 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

mcPuskar

Signature

07/28/2022

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.

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 1801-1803 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, L.C.	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, L.C.	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.

07/28/2022

M. Catharine Puskar, Attorney/Agent

Date

Printed Name

Signature

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
1801-1803 Mount Vernon Avenue, Tax Map ID 034.04-13-19
(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 for 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: _____

Date: _____

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
1707-1711 Mount Vernon Avenue, Tax Map ID 034.04-16-01 and 034.04-16-01
(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 for 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: Mawyer

Date: 7/25/22

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: 

Its: Manager

Date: 7/26/2022

Leslie S. Ariail

By: _____

Its: _____

Date: _____

Guy M. Gravett

By: _____

Its: _____

Date: _____

Edward C. Peete

By: 

Its: Manager

Date: 7/26/2022

AGPS (FMRA) MANAGEMENT, LLC

Benjamin M. Smith, Jr.

By: _____

Its: _____

Date: _____

Leslie S. Ariail

By: _____ 

Its: Manning

Date: July 16, 2022

Guy M. Gravett

By: _____

Its: _____

Date: _____

Edward C. Peete

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

Leslie S. Ariail

By: _____

Its: _____

Date: _____

Guy M. Gravett

By: Guy M. Gravett

Its: Cc-Mgr.

Date: July 23, 2022

Edward C. Peete

By: _____

Its: _____

Date: _____



Alexandria Hyundai

1707 Mount Vernon Avenue Alexandria, VA 22301

July 26, 2022

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

Re: Authorization to File Special Use Permit Application
1801 Mount Vernon Avenue, Tax Map ID 034.04-13-19
(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 for the Property.

Very truly yours,

ALEXANDRIA HYUNDAI, LLC

By: 

Its: Owner/President

Date: 7/26/2022

OWNER DISCLOSURE ATTACHMENT

Applicant:

Alexandria Hyundai, LLC
115 Oronoco Street
Alexandria, VA 22314

Sole Member: Kevin P. Reilly

Title Owner of 1605-1611 Mount Vernon Avenue (Tax Map ID 043.02-04-01 and 043.02-04-02), 1707-1711 Mount Vernon Avenue (Tax Map ID 043.02-03-01, 034.04-16-01, and 034.04-16-02), and 1801 Mount Vernon Avenue (Tax Map ID 034.04-13-19)

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
1801-1803 Mount Vernon Avenue
Applicant: Alexandria Hyundai, LLC
Tax Map No. 034.04-13-19

Alexandria Hyundai, LLC (the “Applicant”) is the lessee of property located at 1801-1803 Mount Vernon Avenue (the “Property”), which is currently improved with an automobile dealership and associated surface parking. The Applicant is requesting an amendment to the existing Special Use Permit (“SUP”) for the existing automobile dealership (SUP #2006-0021) to facilitate an addition to the existing building as part of its Genesis brand sales and service operations. The Applicant has also filed an amendment to the existing SUP for the Hyundai automobile dealership building at 1707-1711 Mt. Vernon Avenue (SUP #2006-0019) and an amendment to the existing SUP for the associated parking lot located at 1605-1611 Mt. Vernon Avenue (SUP #2010-0052).

By way of background, the Property has operated as an automobile dealership for over 41 years since approval of SUP #1393 (the “SUP”) in April of 1981 for Alexandria Toyota, Inc. The SUP has been amended over the years to change the ownership, with the most recent amendment in 2006 (SUP #2006-0019). As amended, the SUP contains 32 conditions. The existing dealership and related Hyundai dealership both operate in accordance with valid Special Use Permits and may continue to operate as such for the foreseeable future.

The Applicant also requests to modify the SUP conditions with regard to hours of operation to be consistent across both Hyundai and Genesis dealerships.

The Applicant now requests an amendment to the SUP to add an approximately 1,950 square-foot addition for a service reception area. This addition is associated with overall upgrades required to modernize the existing building and come into compliance with manufacturer requirements. The total proposed improvements amount to less than a 1/3 of the existing building’s square-footage and less than 3,000 square feet total, and therefore do not trigger a major Development Site Plan approval.

The proposed changes to the Property are a result of the evolving nature of the way dealerships operate and as such, are necessary for the Applicant’s continued operation of the dealership. There is an ongoing paradigm shift within the automobile industry which affects 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 is requesting approval of the changes shown in the enclosed exhibits, which will showcase a beautiful, new and modern exterior, while also updating the interior with modern furnishings and amenities. The upgrades are also necessary to incorporate sales and service changes to adapt to an EV-centric environment. The Hyundai and Genesis dealerships will showcase EVs and must have the additional building space to adequately show and service these vehicles.

Further, the improvements to the Property will modernize the existing structure by increasing the amount of glass storefront and updating the exterior building materials. The modernized building designs will create more visual interest and pedestrian activation along Mount Vernon Avenue.

The proposed amendment to the SUP 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 operated the existing dealership 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, 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: _____

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).

Approximately 60 patrons during the day for the dealership at 1701-1711 and 1801-1803 Mount Vernon Avenue buildings.

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

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

Approximately 49 employees during the day for the dealership at 1701-1711 and 1801-1803 Mount Vernon Avenue buildings.

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

These proposed hours will be the same for both buildings located at 1707-1711 and 1801-1803 Mount Vernon Avenue Buildings.

Day:	Hours:
Monday-Friday	Sales: 9:00am - 9:00pm. Service: 7:00am - 8:00pm
Saturday	Sales: 9:00am - 9:00pm. Service: 7:00am - 6pm
Sunday	Sales 11:00am - 5:00pm. Service: Closed

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

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

Usual and customary noise from service tools and vehicles.

B. How will the noise be controlled?

Noise will be in compliance with the noise ordinance.

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

N/A.

- 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)
Office paper, general trash, and usual and customer trash from service/repair operations.
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Typical garbage associated with automobile sales and service facility will be generated by the use.
-

- C. How often will trash be collected?
6 days a week (Monday - Saturday) with cardboard recycling twice a week and tire/metal recycling twice per month.
-

- D. How will you prevent littering on the property, streets and nearby properties?
Staff will be specifically assigned to collect and deposit trash and will be responsible for cleanliness of trash receptacle areas.
-

- 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:

The dealership is HAZMAT certified. Items include hybrid batteries, airbags
seatbelt pretensioners, etc. Monthly return quantity will be 1-2 items and the shipping company
is certified through Hyundai Motor America.

- 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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? All City, commonwealth, and federal requirements will be met and maintained.

Dealership personnel are also regularly trained on safety measures pertaining to their work duties and responsibilities.

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.

PARKING AND ACCESS REQUIREMENTS

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

3 _____ 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>

- 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?

A portion of required parking will be located on the parking lot at 1605

-1611 Mt. Vernon Avenue to support the Hyundai and Genesis dealership brands.

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>
--

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

- 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? 1,950 square feet.

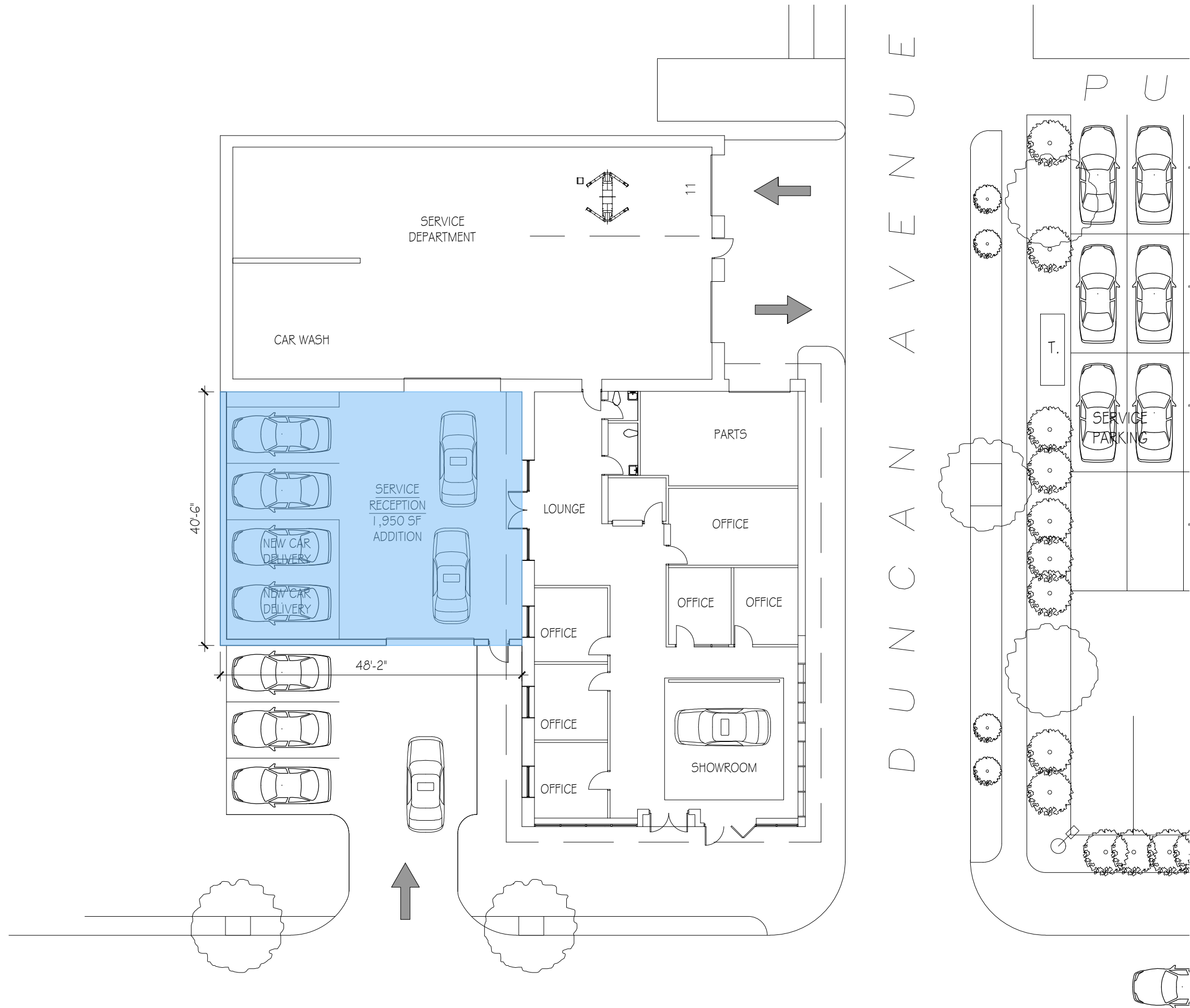
- 18.** What will the total area occupied by the proposed use be?

6,355 sq. ft. (existing) + 1,950 sq. ft. (addition if any) = 8,305 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



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com



Proposed Site Plan

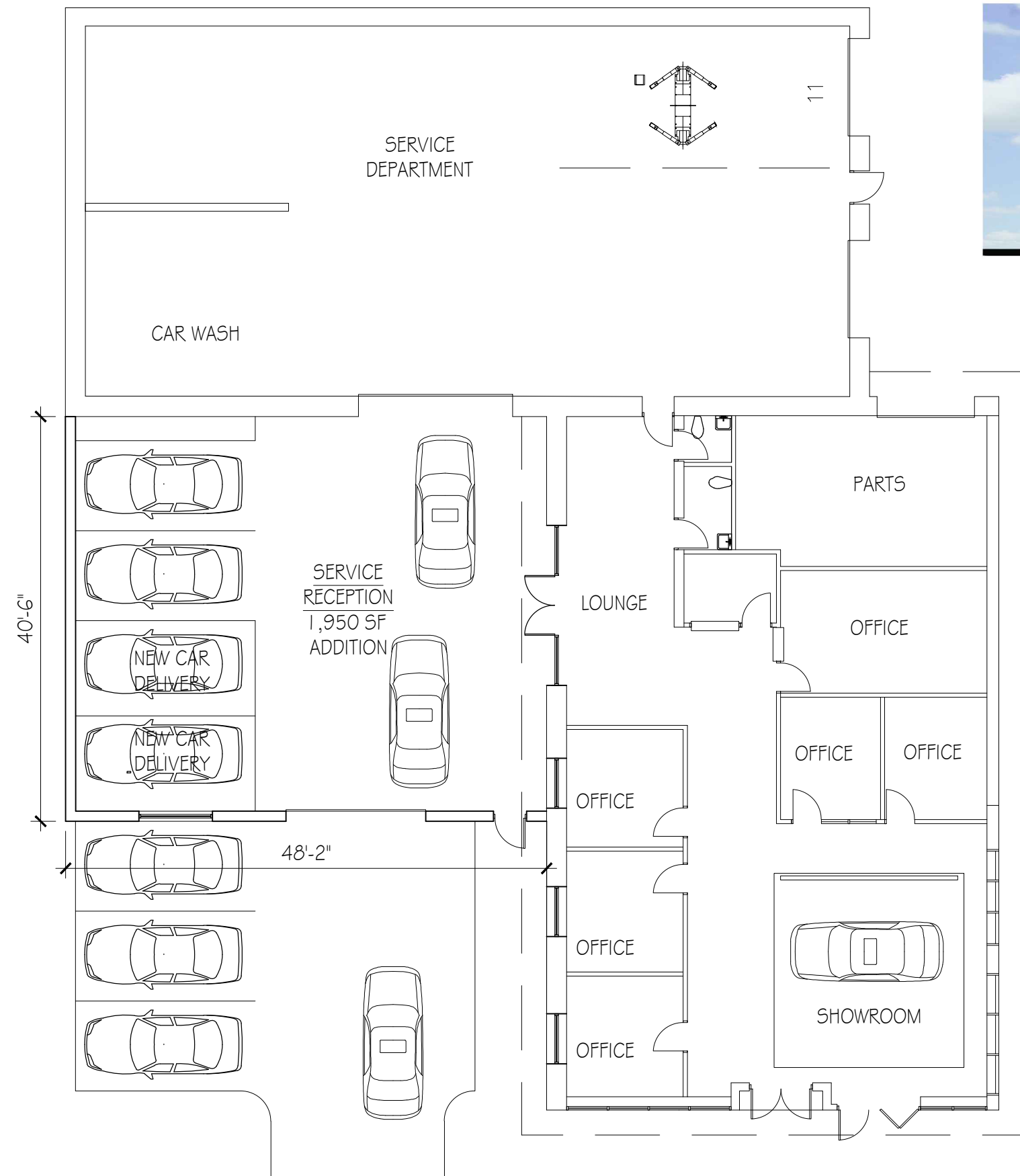
7/27/2022
101

Alexandria Hyundai

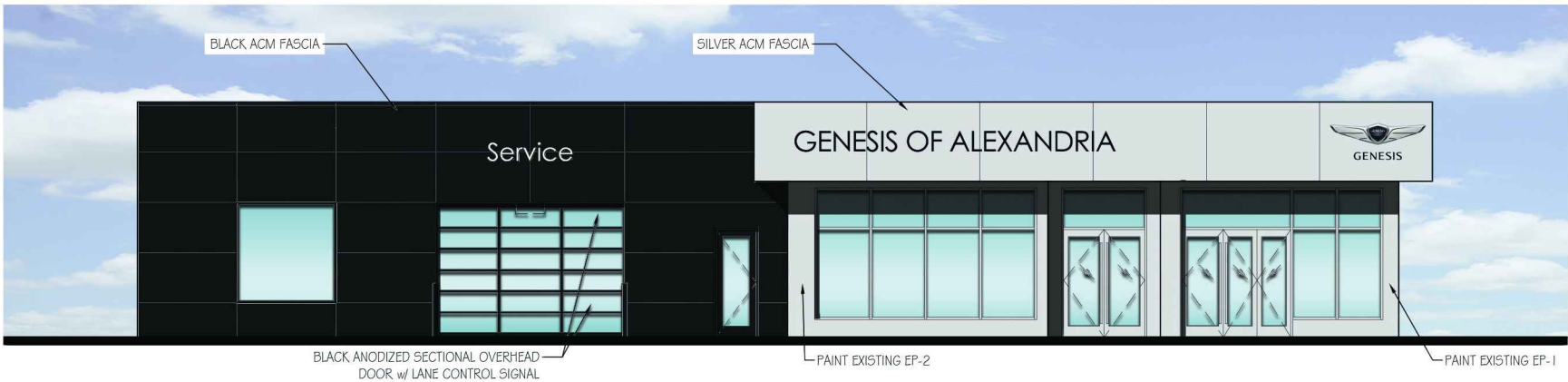
1801 Mt. Vernon Ave
Alexandria, VA
ALH001a

A-1

1/16" = 1'-0"
12 x 18

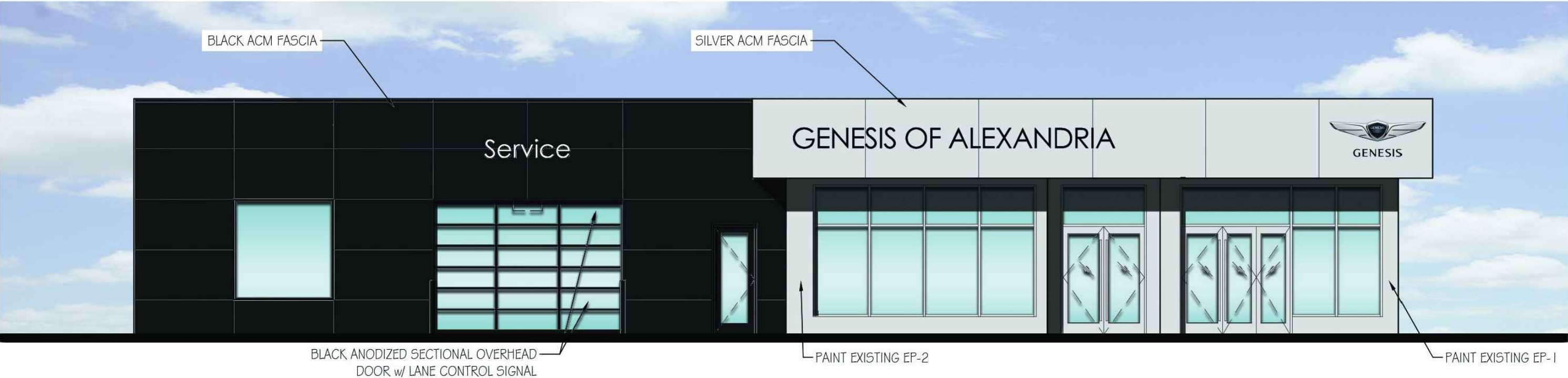


PROPOSED GENESIS PLAN



PROPOSED GENESIS ELEVATION

AREA TABULATION	
EXISTING BUILDING:	6,355 SF
PROPOSED ADDITION:	1,950 SF
TOTAL BUILDING:	8,305 SF
SITE AREA:	11,077 SF
TOTAL FAR:	.75
PARKING SPACES:	3



PENNEY DESIGN GROUP
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814
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Genesis Elevation

7/27/2022
103

Alexandria Hyundai

1801 Mt. Vernon Ave
Alexandria, VA
ALH001a

A-3

12 x 18



Sept. 22, 2022

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

RE: SUP2022-00018, SUP2022-00063, SUP2022-00064
Alexandria Hyundai

Dear Mr. Moritz,

The Del Ray Citizens Association supports the SUP requests for the SUP applications by Alexandria Hyundai with following conditions:

1. **SUP-2022-00018** to extend the non-conforming use of the parking lots at 1605-1611 Mt. Vernon Ave until 2045 with the following conditions:
 - Site lighting to be brought into compliance with the city's lighting requirement Section 13.-1-3: Commercial properties and residential properties - night illumination.
 - Maintaining the four public use charging stations indicated on the site plans as close as possible to Mason Ave (modify Condition 2 of SUP10-052 to reduce the allowed parking for the designated EV charging stations and access to the trash enclosure).
 - Provide signage to identify their location visible from Mt. Vernon Ave complying with the signage ordinance. (modify Condition 5 of SUP 10-052).
 - The trash enclosure to be sized for the roll-out dumpsters and storage of vehicular parts trash.
 - Provide additional street trees in the buffer area adjacent to the sidewalk along Mt. Vernon Ave.





2. **SUP-2022-00063** to allow an addition and canopy to the existing building at 1707-1711 Mt. Vernon Ave with the following conditions:
 - Site lighting to be brought into compliance with the city's lighting requirement Section 13.-1-3: Commercial properties and residential properties - night illumination (modify Condition 17 of SUP2006-0019).
 - No parking of vehicles directly in front of buildings (in parking lot or on sidewalk pavers) unless indicated on the site plan as a parking space and painted with stripes.
 - No cars for sale shall be parked on the street (modify Condition 9 of SUP2006-0019 to include Mt. Vernon Ave in the list of streets).
 - Employees are not allowed to park on the public streets and can only park in designated areas.
 - Provide additional street trees in the buffer area adjacent to the sidewalk along Mt. Vernon Ave.

3. **SUP-2022-00064** to allow an addition to the existing building at 1801-1803 Mt. Vernon Ave with the following conditions:
 - Site lighting to be brought into compliance with the city's lighting requirement Section 13.-1-3: Commercial properties and residential properties - night illumination (modify Condition 20 of SUP2006-0021).
 - Provide a landscape buffer in front of the parking area adjacent to the paved sidewalk. Suggest providing street furniture by building.
 - Provide additional street trees adjacent to the sidewalk along Mt. Vernon Ave.
 - No parking of vehicles directly in front of buildings (in parking lot or on sidewalk pavers) unless indicated on the site plan as a parking space and painted with stripes (modify Conditions 12 & 13 of SUP2006-0021).
 - No cars for sale shall be parked on the street.
 - Employees are not allowed to park on the public streets and can only park in designated areas.





The Del Ray Citizens Association Land Use Committee (DRCA LUC) held a public meeting on Thursday, Sept. 15 to review the presentation of the applicant and his land use attorney. They addressed questions and comments from those attending. On Tuesday, September 20, 2022 the members of the DRCA met to review the SUP applications and discuss the motion set forth by the Land Use Committee. Both the applicant and attorney were in attendance.

During the discussion, several members spoke against the applications because they are non-conforming uses according to the 1992 Master Plan and the 2005 Mt. Vernon Ave. Business Area Plan and should not be allowed to continue operating. Other members stated that if this was a new car dealership asking for approval they could not support it but felt asking a business in good standing to vacate was not something they could do.

Mr. Reilly has been a good neighbor through his 22 years in business and has supported many of the community events in Del Ray that have made it the enviable neighborhood it is today. He goes out of his way to make sure the adjoining residences can contact him at any time if there are issues with parking or cars not being where they should be.

Some members stated that car dealerships should not be on the Avenue as it detracts from the neighborhood. Other members were grateful of the service they provide as it is within walking distance to their homes which contributes to the livability of Del Ray. The city has consistently pushed service and industrial uses out of the city limits, making it harder and more expensive to live here. Alexandria Hyundai is viewed by some as being an asset in Del Ray.

Some members stated that the proposed bonus height text amendment was affecting their view of the applications and they were not willing to see an existing business leave with the uncertainty that a potential six story building which was being proposed under the text amendment could occupy the lots. People felt it was not worth the risk of denying the SUPs if the result would be empty lots and buildings waiting for some developer to invest the money to get a project approved.





Some members stated the parking lot and buildings were an eyesore and improvements were needed. Mr. Reilly is committing to spending millions of dollars to meet the requirements necessary to retain his dealership on Mt. Vernon Ave. Included in the upgrades are improvements to the parking lot and replacement of all the site lighting and poles on all the properties. The DRCA is also requesting an increase in street trees and landscaping improvements on some of the properties.

Mr. Reilly is also providing for community use four Level-3 EV charging stations. These are being installed at his own cost at \$100,000 each. This is an attractive bonus for Del Ray and City of Alexandria residents as cars move to all electric.

After the discussions that were allowed in the time allotted, seventy-five percent of the members voted to support the SUP applications.

Sincerely,

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

Katie Waynick
DRCA President

cc: Ann Horowitz, P & Z
Cathy Puskar, Walsh, Colucci, Lubeley & Walsh, P.C
Kevin Reilly, Alexandria Hyundai

