



SUP #2022-00018

SUP #2022-00063

SUP #2022-00064

**1605, 1611, 1707-1711, 1801
Mount Vernon Avenue**

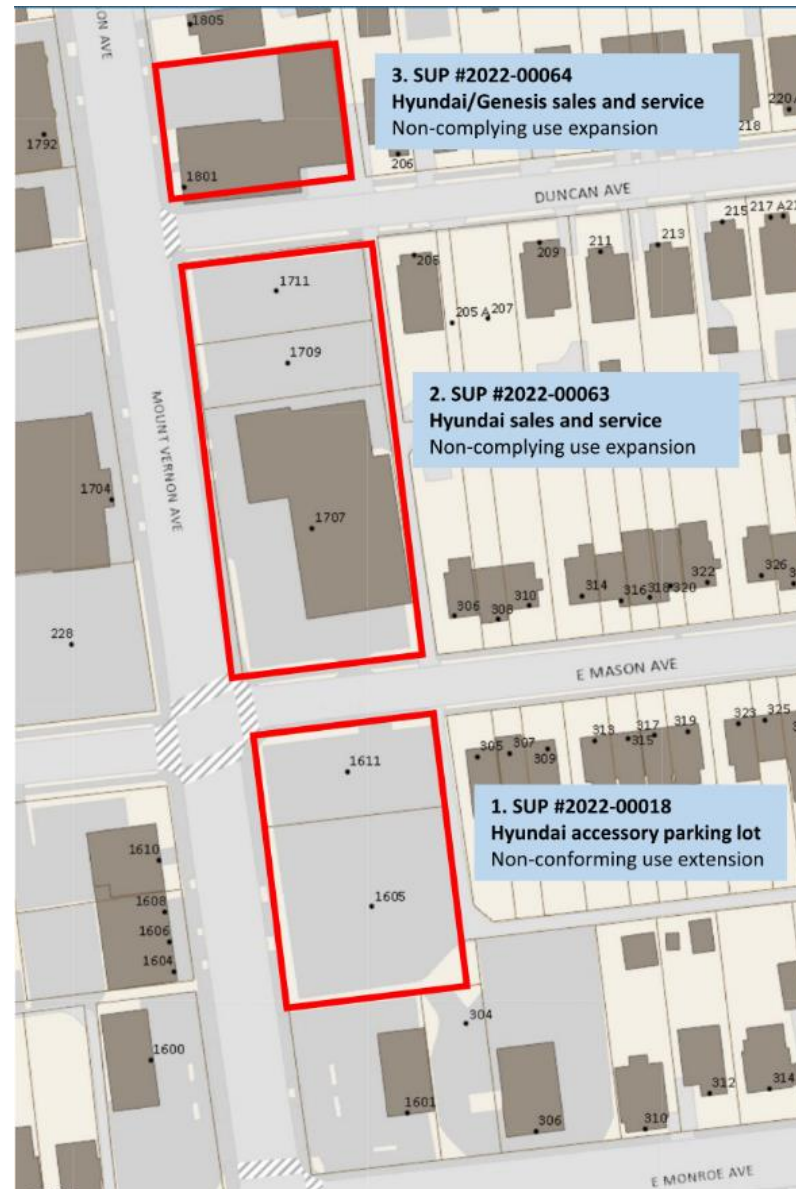
City Council
October 15, 2022

Site Context

Located in the Mount Vernon Avenue commercial corridor, adjacent to residential properties

CL/Commercial low and Mount Vernon Avenue Urban Overlay

Potomac West Small Area Plan as amended by the Mount Vernon Avenue Area Business Plan in 2005



SUP Requests on Mount Vernon Avenue

1. Accessory Parking Lot SUP #2022-00018 – 1605-1611

Amend Condition 13 to extend the use of the Hyundai parking lot from December 31, 2025 to December 31, 2045



2. Hyundai sales and service

SUP #2022-00063 – 1707-1711

Expand building by 2,500 sf and business hours and allow offsite parking



3. Genesis sales and service

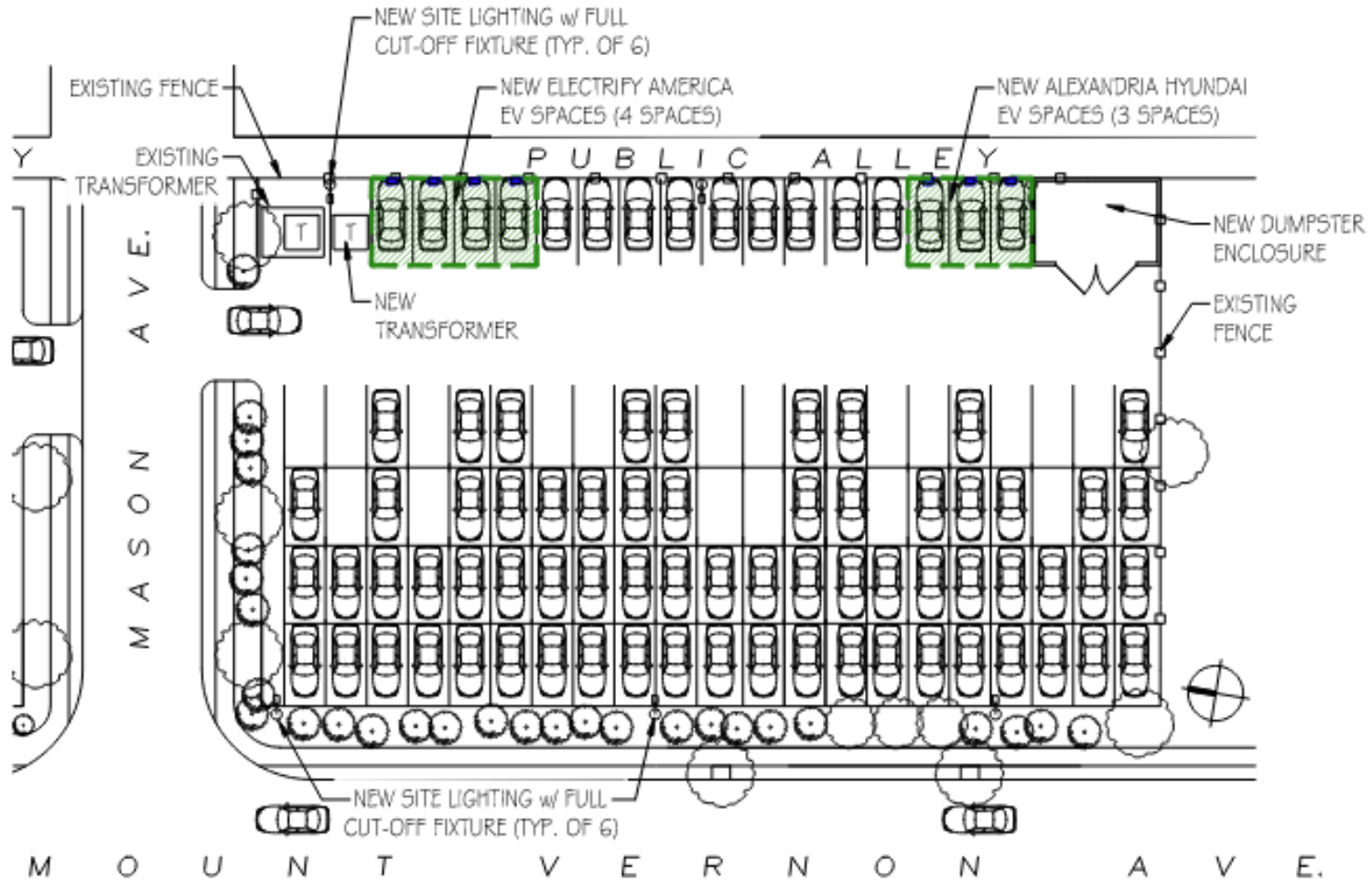
SUP #2022-00064 – 1801

Expand building by 1,950 sf and business hours



SUP Proposal 1

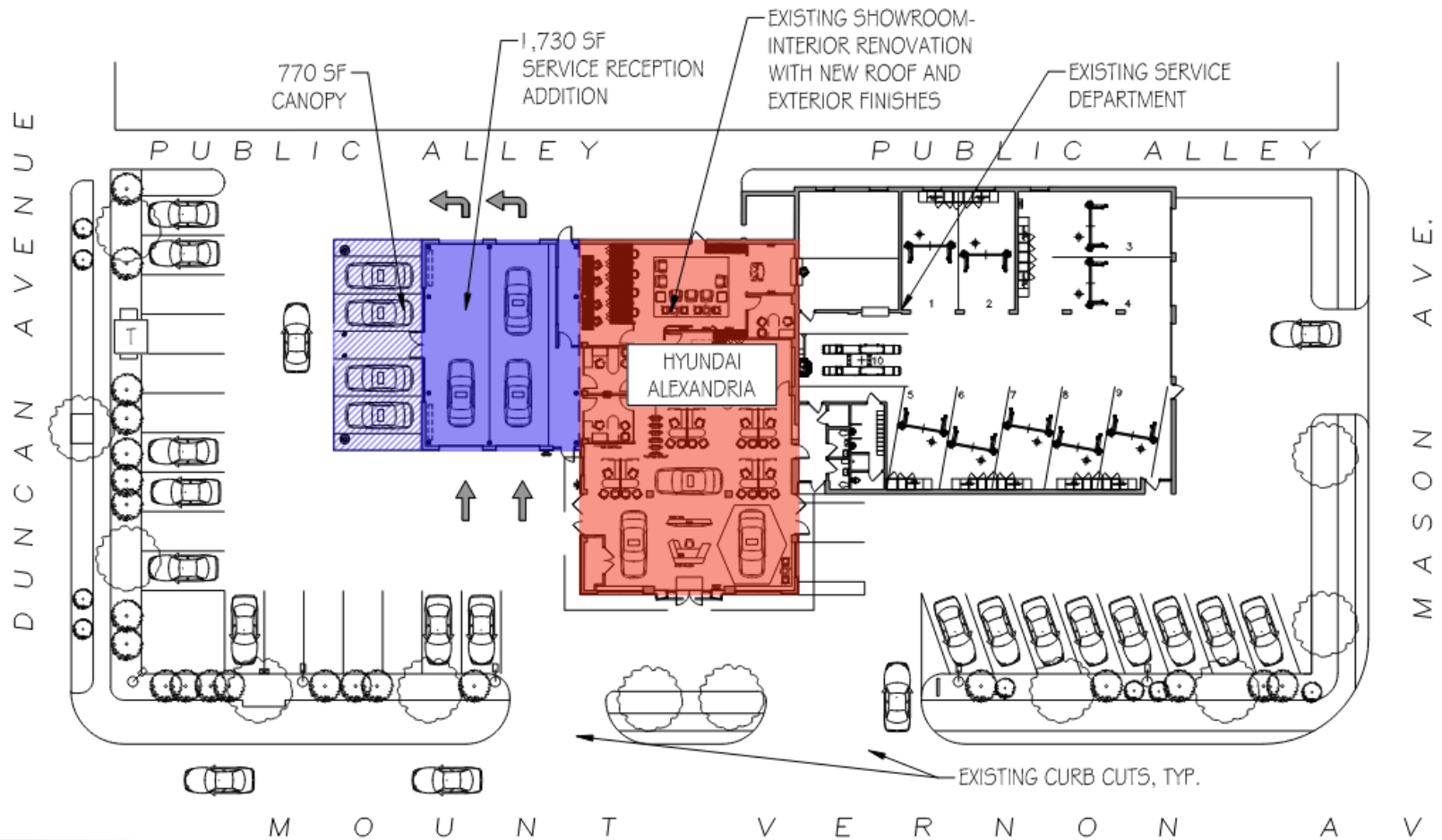
Accessory Parking Lot



PROPOSED SITE PLAN

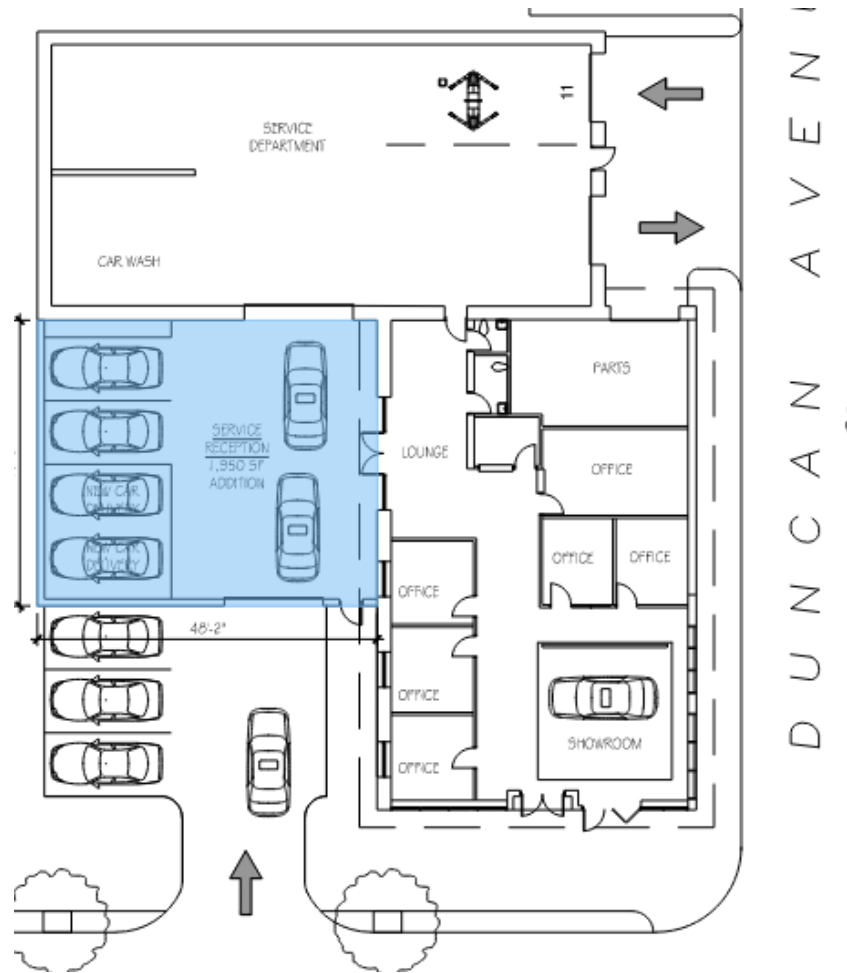
SUP Proposal 2

Hyundai Sales and Service



SUP Proposal 3

Genesis Sales and Service





Recommended Conditions for Auto dealership sites at 1707-1711 and 1801 Mount Vernon Avenue

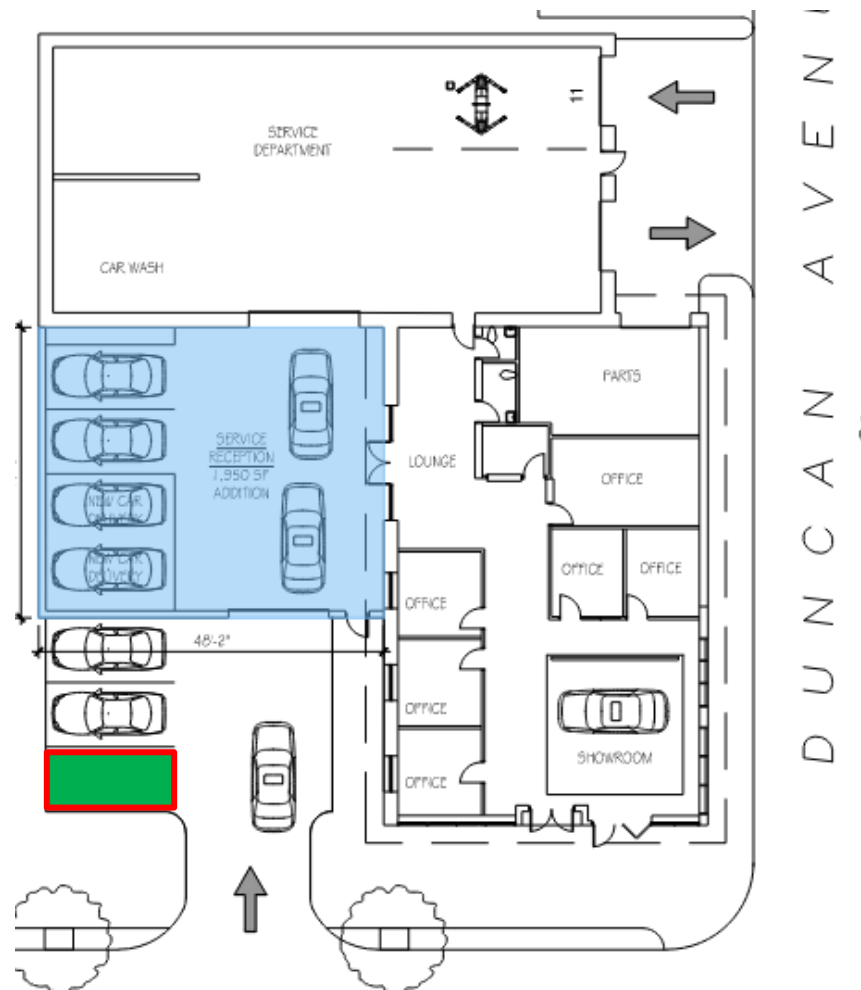
Improve visual quality of streetscape

- Street trees
- Maintenance of existing landscaping and added open space/landscaping at 1801
- Visibility maintained at display windows

Reduce spill-over lighting and glare

Review at public hearings before December 31, 2045 for neighborhood compatibility and redevelopment potential

Added open space and landscaping at Genesis Sales and Service



Streetscape improvements recommended at accessory parking lot **should City Council approve** **SUP #2022-00018**





Planning Commission recommends:

Denial of SUP #2022-00018

to extend the expiration date of the accessory parking lot at 1605-1611 Mount Vernon Avenue as it did not conform to the City's master plan.

Approval of SUP #2022-00063

to expand the noncomplying Hyundai automobile sales and service use at 1707-1711 Mount Vernon Avenue as it conforms with the City's master plan.

Approval of SUP #2022-00064

to expand the noncomplying Genesis automobile sales and service use at 1801 Mount Vernon Avenue as it conforms with the City's master plan.