

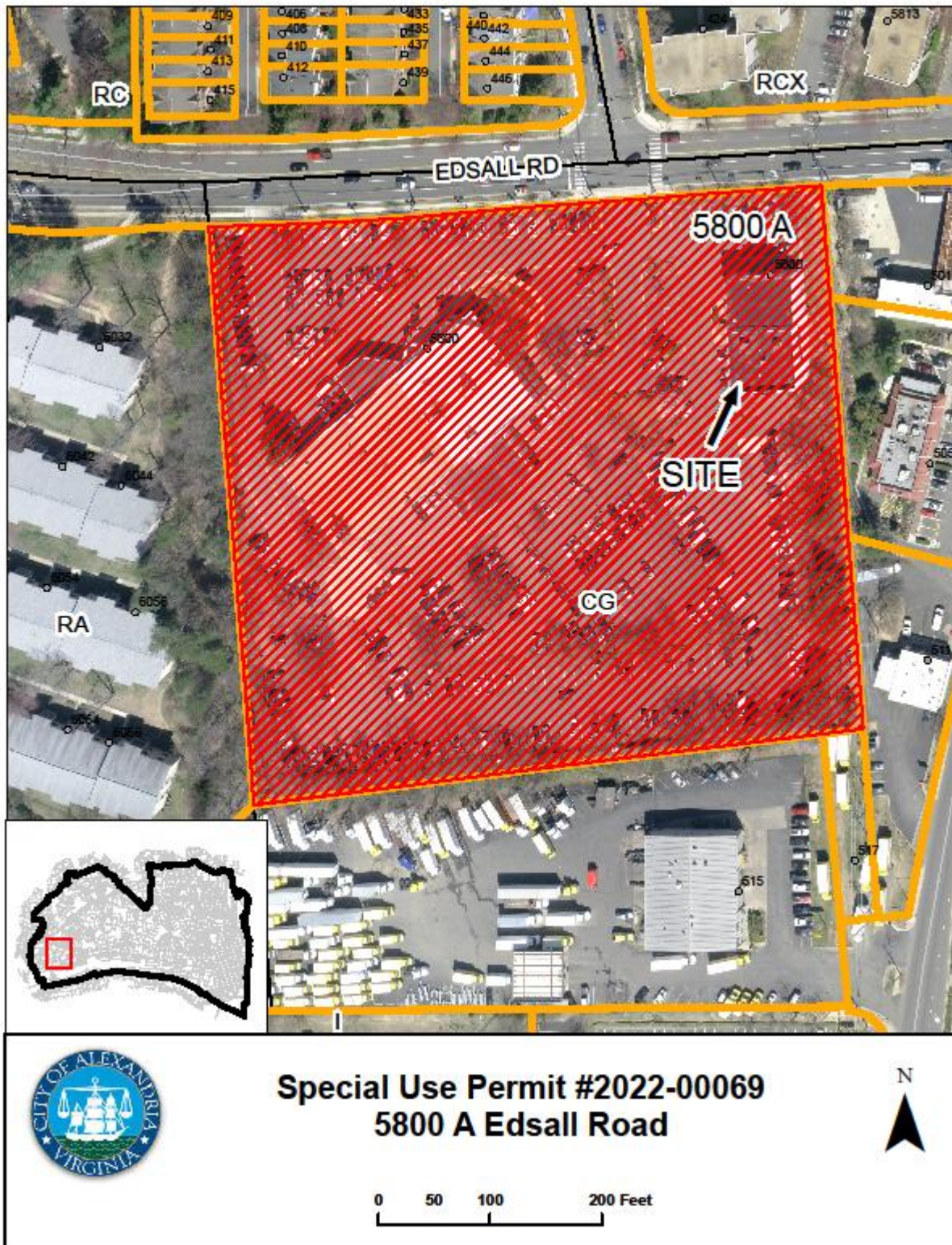
DOCKET ITEM #8
SUP #2022-00069
5800 A Edsall Road (parcel address: 5800 Edsall Road)
Koons of Alexandria

Application	General Data	
Request: Public Hearing and consideration of a request for automobile sales and light automobile repair	Planning Commission Hearing:	November 1, 2022
	City Council Hearing:	November 12, 2022
Address: 5800 A Edsall Road (parcel address: 5800 Edsall Road)	Zone:	CG/Commercial General
Applicant: Koons of Alexandria, Inc. represented by Attorney Cathy Puskar	Small Area Plan:	Landmark/Van Dorn Small Area Plan

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

Staff Reviewers:

Mavis Stanfield, Urban Planner, mavis.stanfield@alexandriava.gov
Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

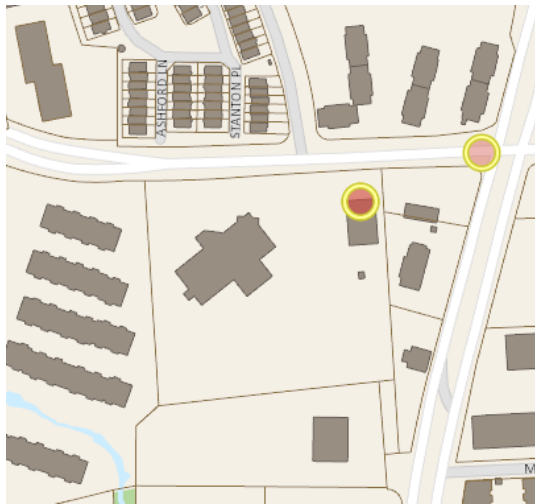


PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Koons of Alexandria, Inc., requests Special Use Permit approval for an automobile sales use with associated light vehicle repair located in a building, identified as 5800A, that has been vacated by a tire sales and service center since December 2020.

SITE DESCRIPTION



The application property at 5800A Edsall Road is located near the southwestern corner of the intersection of Edsall Road and South Van Dorn Street. The property is part of a larger parcel (5800 Edsall Road) that has approximately 550 feet of frontage on Edsall Road, 505 feet of depth and a total lot area of 6.4 acres. The parcel is developed with two commercial buildings: the building at 5800A Edsall Road, which is the subject of the application, with 12,152 square feet square feet and a second building, 5800 Edsall Road, which has 49,444 square feet. The building at 5800A contains two floors and a single loading bay located on the south side of the building. An Enterprise automobile rental operation and a

Koons Collision Repair Center currently occupy the second building addressed as 5800 Edsall Road. These two uses and the proposed use access the site from Edsall Road. The uses would share the on-site 359 space parking lot, which is entirely fenced.

Apartment and condominium complexes and townhouses are located to the west and to the north. Commercial properties, such as McDonald's, Jiffy Lube, Penske Truck Rental, LAMart supermarket, gasoline stations and several restaurants, operate to the south and east.

BACKGROUND

The two buildings at the 5800 Edsall Road parcel were constructed in 1985 as a Kline Mitsubishi dealership. Since that time, City Council has granted SUPs at the subject property for several automobile-related businesses, including both buildings, for sales, rentals, and repair of automobiles. On June 17, 1995, the City Council approved SUP #95-0079 for NTW, Inc. at 5800A Edsall Road to permit a light automobile repair garage specializing in tire sales and installation, brake repairs, and other minor related services at 5800A Edsall Road. That use continued, with minor amendments until, according to the applicant, December 31, 2020.

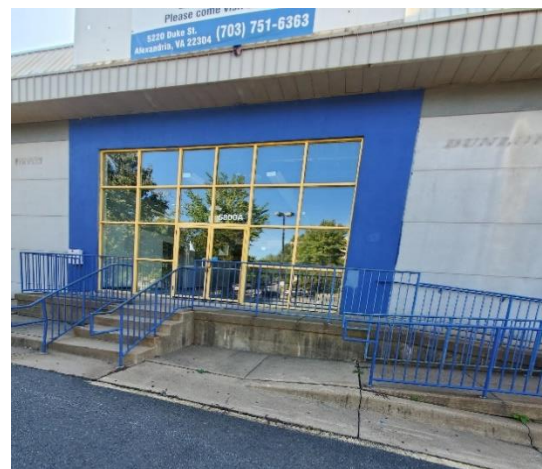


Figure 1 – 5800A, as seen from Edsall Road

It is notable that City Council approved an automobile sales and repair business at 5800 Edsall Road on Mar 18, 2017. Although the City Council approved that application, it was never implemented and SUP #2001-00064 for a noncomplying general automobile repair use and SUP #2003-00035 for the automobile rental use continue and govern the uses at 5800 Edsall Road.

PROPOSAL

The applicant, Koons of Alexandria, Inc., requests SUP approval for an automobile sales operation, to sell used cars, with associated light repair. The hours of operation would be 7 a.m. to 10 p.m., Monday through Saturday, and 10 a.m. to 10 p.m., Sunday. Approximately 50 to 100 used vehicles would be displayed in the on-site parking lot. The business operation would have 16 to 18 employees and between 10 to 20 customers throughout the day.

The applicant would renovate the building interior to provide a sales area on the first floor, facing Edsall Road, and vehicle repairs would occur on a lower level. The first floor would consist of office and meeting areas for the Koons operation. The repair area would have six vehicle lifts and eight service bays. The exterior of the building would be renovated in accordance with the elevations shown in the application. A rendering of the floor plan is provided as Figure 2.

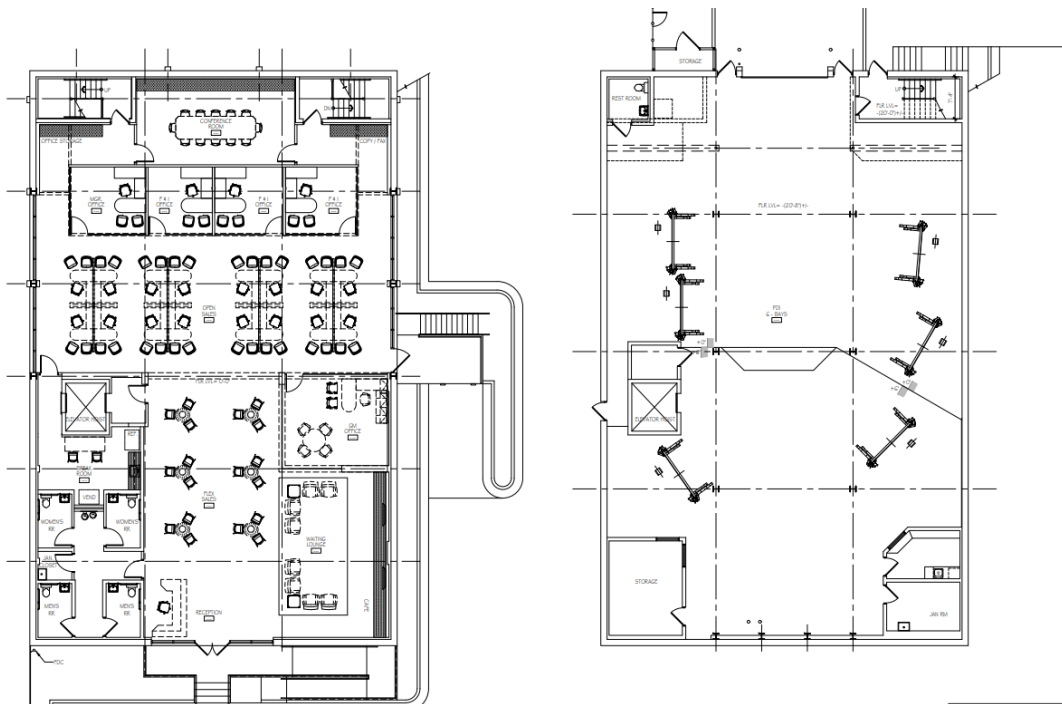


Figure 2 – Proposed Floorplans

PARKING

Pursuant to Section 8-200 (A)(18) of the Zoning Ordinance, an automobile repair business requires one off-street parking space for every 400 square feet of floor area, and staff recommends that automobile sales businesses to provide one off-street parking space for every vehicle offered for sale. The combined 61,596 square-feet for the two buildings on the lot would be required to provide 154 spaces and the vehicle sales use would require an additional 100 spaces for the outdoor vehicle inventory, resulting in a total of 254 required parking spaces. The shared parking lot of 359 spaces would exceed the requirements for the two existing businesses and the proposed use on the parcel. In addition, the applicant is providing two off-street loading spaces pursuant to Section 8-200 (B)(2). This satisfies the one space requirement for loading

ZONING/MASTER PLAN DESIGNATION

Section 4-403(D) of the zoning ordinance allows an automobile sales and rental business with automobile repair in the CG zone only with a special use permit. The property is located within the Landmark/Van Dorn Small Area Plan which designates the property for commercial use. It is also located in the Landmark/Van Dorn Corridor Plan area, where the lot is identified as an area of redevelopment that includes the creation of new streets, mixed-use development, and public parks.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate an automobile sales operation with associated automobile repair at 5800A Edsall Road. The provision of this use would significantly improve the aesthetics of the building exterior and associated parking area. The building typology, its proximity to other automobile-oriented businesses, and the expansive parking lot provide a site suited for an automobile dealership. In addition, the request would reduce the amount of space in the building used by the previous tire sales and service light repair use operation, thus decreasing the most intensive and impactful activity at this building.

Although residential development is located in the vicinity, the residences to the north are located across Edsall Road and the residences to the west are sited at a lower elevation, shielding them visually from the existing and proposed uses. The residential developments are also buffered by trees and landscaping which minimize potential noise and lighting impacts on residents. Conditions that were designed to limit impacts on residents have been transferred from previous automobile sales and repair SUPs at this parcel, such as Condition 4 which requires loading and unloading of automobile inventory to occur at the rear of the property and away from residential development. Traffic congestion is limited by Condition 3 that prohibits any vehicles from being serviced, displayed, parked or stored in the public right-of-way. Lighting impacts would continue to be minimized as Condition 12 requires lighting to be directed downward and screened to avoid spillover in the nearby neighborhood. Potential noise from repair work is reduced as all repairs must occur inside the building, as stated in Condition 5.

The visual quality of the site is protected through several conditions. The parking lot, pavement and landscaping must be maintained, as mandated in Condition 9, and Condition 11 requires that

fencing must remain in good condition. Vehicle-related parts must be stored in an appropriate receptacle or enclosure, as outlined in Condition 6.

The parcel has three freestanding pole signs located to the west of the entrance to the site from Edsall Road. Such pole signs are no longer permitted by the Zoning Ordinance as they contribute to visual clutter on roadways. Staff has included Condition 13, requiring the applicant to remove the existing pole sign that directly relates to the proposed use at 5800A Edsall Road and replacing it with a monument sign during renovations of the building exterior and interior.

Lastly, the potential for redevelopment of the parcel exists as detailed in the Landmark/Van Dorn Corridor Plan. While the proposed use will enhance the neighborhood by revitalizing a vacant property, the use is not consistent with the goals of the comprehensive plan as envisioned by the Landmark/Van Dorn Corridor Plan, which propose new streets, public open space, and mixed uses. Across Van Dorn Street, a significant level of redevelopment was approved in 2018 that includes the Greenhill/West Alexandria CDD, which will result in 2.13 million square feet of residential with ground floor retail and 1.97 million square feet of office. To the north, redevelopment is under way for the former Landmark Shopping Mall. Further, the City is implementing a Bus Rapid Transit (BRT) system to provide high-capacity transit service using a combination of dedicated and shared lanes and stations with rider amenities. This service will be provided along Van Dorn Street, immediately adjacent to the application property.

At this time the potential for redevelopment is significant, and as is customary in areas of redevelopment, staff has included Condition 31 which provides an extended five- and 10-year review of the SUP to evaluate the redevelopment potential of the site.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** of the requested special use permit subject to compliance with all applicable codes and ordinances and the following conditions:

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)
2. All vehicles on the lot shall be stored in a neat and orderly manner. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
3. No vehicles, including car carriers, shall be serviced, displayed, parked, or stored on a public right-of-way. (P&Z) (T&ES)
4. Loading or unloading of vehicles, if any, shall take place on-site and during the hours of operation. Loading of vehicles by car carriers shall take place on-site and only at the rear of the property. (P&Z)

5. No repair work shall be done outside. 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)
6. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
7. The hours of operation shall be limited to between 7 a.m. and 10 p.m., Monday through Saturday and between 10 a.m. to 10 p.m. on Sunday. (P&Z)
8. 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)
9. The applicant shall repair and thereafter maintain the pavement, parking areas, and landscaping in good condition. Parking spaces shall be clearly striped. (P&Z)
10. Repair work done on the premises shall be limited to light automobile repair. (P&Z)
11. Fencing shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas. (P&Z)
12. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent residential areas. (P&Z)
13. The free-standing pole sign for the previous tenant (NTB Tire & Service Center) shall be replaced with a monument sign concurrent with interior and exterior renovations and prior to the Certificate of Occupancy inspection. (P&Z)
14. 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)
15. No material shall be disposed of by venting into the atmosphere. (T&ES)
16. The applicant shall control odors, dusting 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)
17. 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 on 703/519-3400, extension 166. (T&E)

18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
20. Exterior power washing of the building shall not be completed using any kind of detergent. (T&ES)
21. 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)
22. 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)
23. 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. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
25. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
26. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the Director. (T&ES) (P&Z)
27. 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)
28. The use must comply with the city's noise ordinance. (T&ES)
29. Car washing shall be prohibited on this site. (T&ES)

30. 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 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, (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)
31. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval in October 2027 to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit in October 2032 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as it deems appropriate at the time. (P&Z)

STAFF:

Tony LaColla, AICP, Land Use Services Division Chief
Ann Horowitz, Principal Planner
Mavis Stanfield, Urban 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.

IV. CITY DEPARTMENT COMMENTS

Legend: C Code Requirement R Recommendation S Suggestion F Finding

Transportation & Environmental Services

Conditions:

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 The applicant shall not be permitted to park, store, or service vehicles in the City right-of-way. (T&ES)
- R-6 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)
- R-7 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)
- R-8 The applicant shall control odors, smoke, and any other air pollution from demolition/construction /operations activities 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)
- R-9 All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning. (T&ES)
- R-10 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
- R-11 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 on 703/519-3400, extension 166. (T&ES)
- R-11 No material shall be disposed of by venting into the atmosphere. (T&ES)

- R-12 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-13 Car washing shall be prohibited on this site. (T&ES)
- R-14 Exterior power washing of the building shall not be completed using any kind of detergent. (T&ES)
- R-15 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape invasion by animals, or leaking. (T&ES)
- R-16 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
- R-17 Control odors, dusting 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-18 The use must comply with the city's noise ordinance. (T&ES)

City Code Requirements:

- 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

C-1 Will require a building permit

Fire

C-1 The new use may require a fire prevention permit.

Recreation, Parks and Cultural Activities
No comments received

Health
No comments received

Police
No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 5800 Edsall Road

TAX MAP REFERENCE: 054.04-05-01 **ZONE:** CG

APPLICANT:

Name: Koons of Alexandria, Inc.

Address: 2000 Chain Bridge Road, Vienna, Virginia 22182

PROPOSED USE: Automobile sales facility.

- ☒ 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, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Mailing/Street Address

Arlington Virginia 22201

City and State

Zip Code

mcPuskar
Signature

08/08/2022

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION**See attached**

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 attached.

Jim Koons Automotive Companies

Mercedes-Benz

Baltimore MD 410-788-7744

Lexus

Wilmington DE 302-427-4400

Toyota

Tysons Corner VA 703-790-5920
Arlington VA 703-522-6000
Easton MD 410-822-8000
Annapolis MD 410-268-6480
Westminster MD 410-876-6400

Ford

Falls Church VA 703-241-7200
Sterling VA 703-430-7700
Baltimore MD 410-298-3800
Woodbridge, VA 703-986-5500

Chevrolet

Tysons Corner VA 703-790-9800
White Marsh MD 410-931-8600
Clarksville MD 410-988-9522

Buick/GMC

Tysons Corner VA 703-790-9800
Clarksville MD 410-988-9522
Woodbridge, VA 703-494-7121

Chrysler/Dodge/Jeep/Ram

Tysons Corner VA 703-790-0900

Volvo

Owings Mills MD 410-363-3333

Kia

Woodbridge VA 703-494-3333
Owings Mills, MD 443-323-2752

Hyundai/Genesis

Woodbridge VA 703-490-8170

Collision Center

Alexandria VA 703-823-6100

Koons Alexandria Properties LLC

2000 Chain Bridge Road

Vienna, Virginia 22182

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

Re: Consent to File Application for a Special Use Permit for an Automobile Sales
Use and Associated Requests
5800 Edsall Road, Tax Map ID 057.04-05-01 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Koons Alexandria Properties LLC hereby consents to the filing of an application by Koons of Alexandria, Inc. for a Special Use Permit for an automobile sales use and any related requests for the Property.

Very Truly Yours,

By:  _____

Its: Manager

Date: 7/15/2022



When You're Talkin' Cars, You're Talkin' Koons.com

Jim Koons Automotive Companies

Mercedes-Benz

Baltimore MD 410-788-7744

Lexus

Wilmington DE 302-427-4400

Toyota

Tysons Corner VA 703-790-5920
Arlington VA 703-522-6000
Easton MD 410-822-8000
Annapolis MD 410-268-6480
Westminster MD 410-876-6400

Ford

Falls Church VA 703-241-7200
Sterling VA 703-430-7700
Baltimore MD 410-298-3800
Woodbridge, VA 703-986-5500

Chevrolet

Tysons Corner VA 703-790-9800
White Marsh MD 410-931-8600
Clarksville MD 410-988-9522

Buick/GMC

Tysons Corner VA 703-790-9800
Clarksville MD 410-988-9522
Woodbridge, VA 703-494-7121

Chrysler/Dodge/Jeep/Ram

Tysons Corner VA 703-790-0900

Volvo

Owings Mills MD 410-363-3333

Kia

Woodbridge VA 703-494-3333
Owings Mills, MD 443-323-2752

Hyundai/Genesis

Woodbridge VA 703-490-8170

Collision Center

Alexandria VA 703-823-6100

Koons of Alexandria, Inc.

2000 Chain Bridge Road
Vienna, Virginia 22182

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

Re: Authorization to File Application for a Special Use Permit for an
Automobile Sales Use and Associated Requests
5800 Edsall Road, Tax Map ID 057.04-05-01 (the "Property")

Dear Mr. Moritz:

Koons of Alexandria, Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit for an automobile sales use and any related requests for the Property.

Very truly yours,

By: 

Its: Manager

Date: 7/15/2022



When You're Talkin' Cars, You're Talkin' Koons.com

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. James E. Koons	2000 Chain Bridge Road, Vienna, Virginia 22182	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5800 Edsall Road (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. 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. James E. Koons	None	None
2. See attached for property ownership disclosures		
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.

08/08/2022

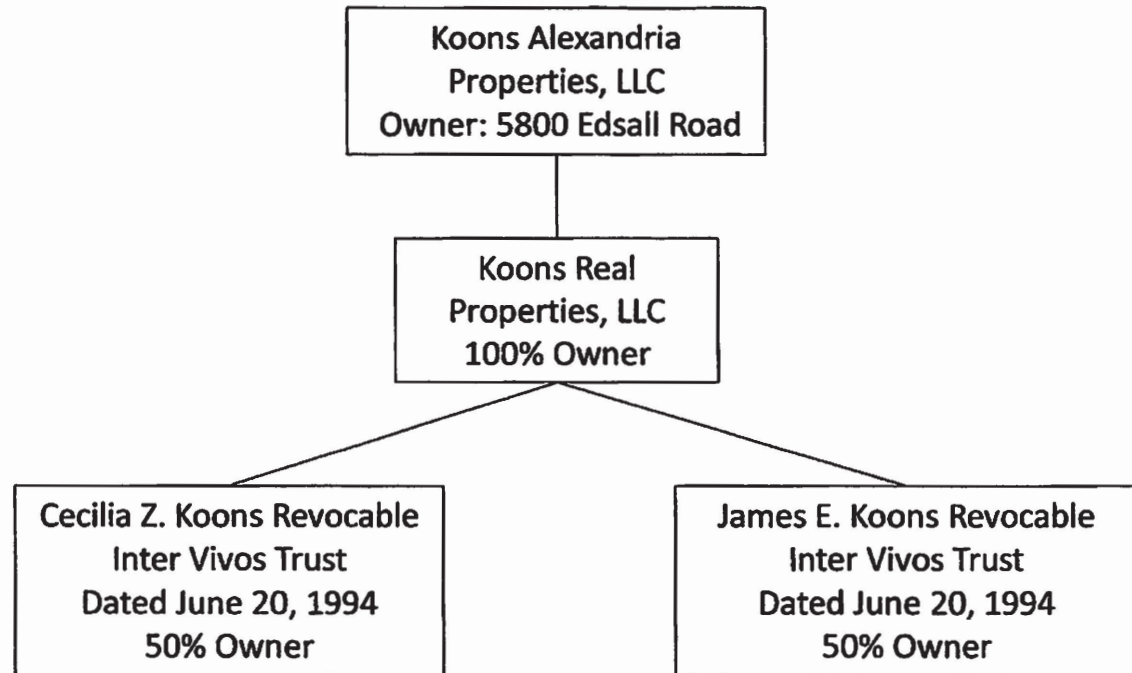
M. Catharine Puskar

Date

Printed Name


Signature

**5800 Edsall Road Ownership Chart
December 27, 2016**



None of the entities indicated above have any business or financial relationship requiring disclosure as defined by Section 11-350 of the Zoning Ordinance.

Statement of Justification
5800A Edsall Road
Tax Map ID: 057.04-05-01

Koons of Alexandria, Inc. (“The Applicant”) is the lessee of property located at 5800A Edsall Road (the “Property”). The Applicant requests approval of a Special Use Permit (“SUP”) to permit the establishment of an automobile sales and light automobile repair use for a used car dealership in the former NTB building on the Property. No changes to the Koons Collision Repair Center and Enterprise car rental agency located at 5800 Edsall Road are proposed.

By way of background, the Property is located on the south side of Edsall Road west of its intersection with S. Van Dorn Street and is zoned to the CG/Commercial General zoning district. It is also located within the Landmark/Van Dorn Corridor Plan area. The Property and 5800 Edsall Road comprise one parcel of record containing approximately 6.42 acres (279,792 square feet). The Property is currently improved with a former National Tire and Battery (“NTB”) building and surface parking, which is shared between the Property and 5800 Edsall Road. The existing building on the Property contains approximately 12,152 square feet.

On June 6, 1995, the City Council approved SUP #95-0079 for the Property to permit a NTW (now NTB) retail tire sales facility with associated light automobile repair for tire installation and minor ride-related services (e.g. wheel alignments, brake work, and installation of shocks and struts), subject to 15 conditions. An administrative minor amendment to this SUP was approved on July 30, 1996 to permit the construction of an accessory building for storing tires. The Property was used as a tire sales and light automobile repair facility from 1995 until December 31, 2020, when NTB vacated the Property and relocated their business. Accordingly, and pursuant to Section 11-506 of the Zoning Ordinance, the existing SUP will remain valid until December 31, 2022.

Additionally, the collision center adjacent to the Property continues to operate a general repair facility as a non-complying use in accordance with SUP #2001-0064. As a permitted non-complying use, the automobile repair center may continue to operate as such for the foreseeable future. Notably, this site also operated as a Koons automobile sales facility from 2003 to 2010. An SUP was later approved in 2017 for a Land Rover/Jaguar dealership on this site (SUP#2016-0106), but the manufacturer ultimately selected another location and SUP#2016-0106 was not implemented.

The Applicant’s request for a used automobile sales and associated light repair facility is permitted in the existing CG zone with an SUP. With this proposal, the Applicant proposes interior and exterior renovations of the existing building to upgrade the building’s appearance, as shown in the enclosed plans. A total of 359 parking spaces are located on the Property and the neighboring 5800 Edsall Road site and are shared between the two buildings. The provided parking is more than sufficient to meet the needs of both buildings. Approximately 50 to 100 used cars for sale will be located on the Property at any given time. The proposed hours of operation are 7:00am to 10:00pm Monday through Saturday and 10:00am to 10:00pm on Sunday. All light automobile repairs will be conducted within the building.

The proposed uses are appropriate given the history of uses on the Property and given the existing neighboring non-complying general automobile repair use, also owned by the Applicant, which lawfully exists and can remain indefinitely. In addition, due to the size and physical constraints of the Property, redevelopment in compliance with the Landmark/Van Dorn Corridor Plan cannot occur without participation of adjacent sites. Further, the proposed light automobile repair facility is consistent with the prior NTB use and will be augmented by a used car sales component, which will increase the economic benefit to the City through increased tax revenue until such time as other neighboring properties are ready to redevelop.

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).

10-20 total customers throughout the day

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

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

16-18 employees from 10am - 10pm

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

Day:

Monday - Saturday

Hours:

7am-10pm

Sunday

10am-10pm

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

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

The proposed use will generate noise levels typically associated with vehicle sales. Noise levels will be in compliance with the City's 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:

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-related trash and refuse typically associated with automobile sales establishments.
-

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

- C. How often will trash be collected?

Weekly

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

Staff will monitor the property, streets, and nearby areas for litter and remove as necessary.

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:

N/A

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Adequate site lighting will be provided.

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:

359 (shared between 5800 and 5800A Edsall Road)

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 2

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? Behind the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 10am - 5pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
3-5 times per week

- 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? _____ square feet.

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

12,152 sq. ft. (existing) + N/A sq. ft. (addition if any) = 12,152 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



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?

maintenance and repairs (mechanical)

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

8 hydraulic lifts or racks

 service pits

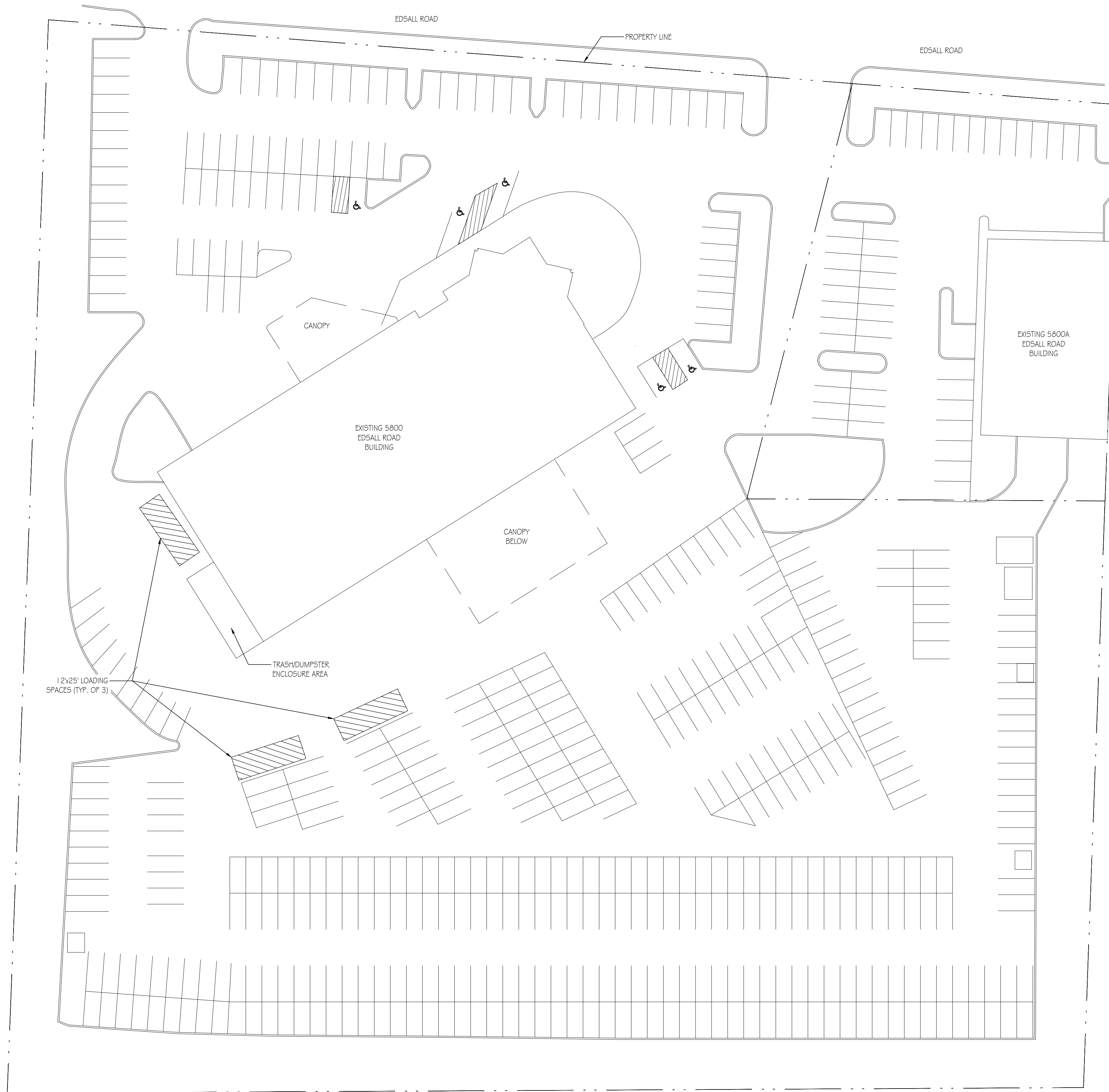
8 service bays

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)?

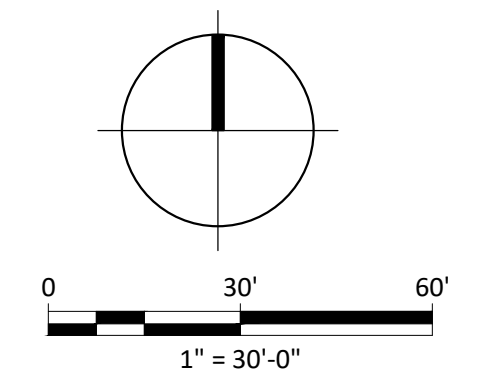
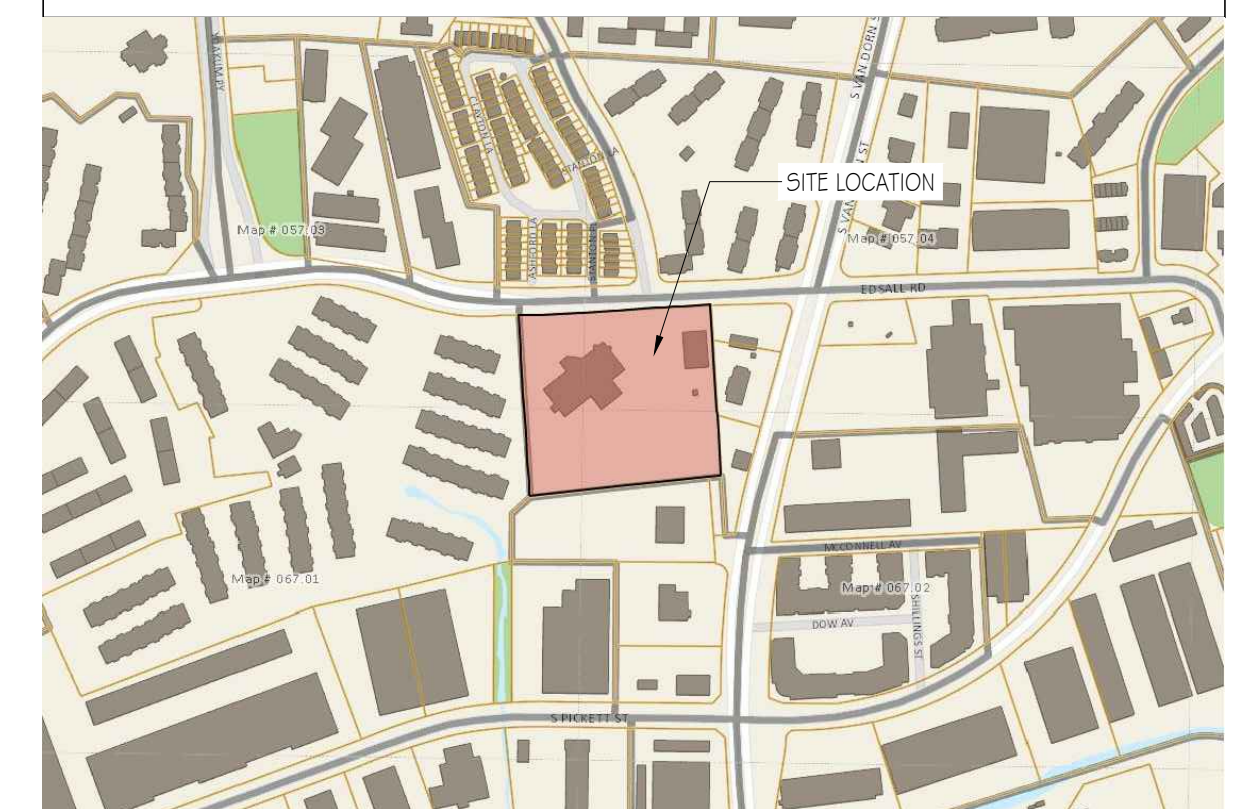
50-100

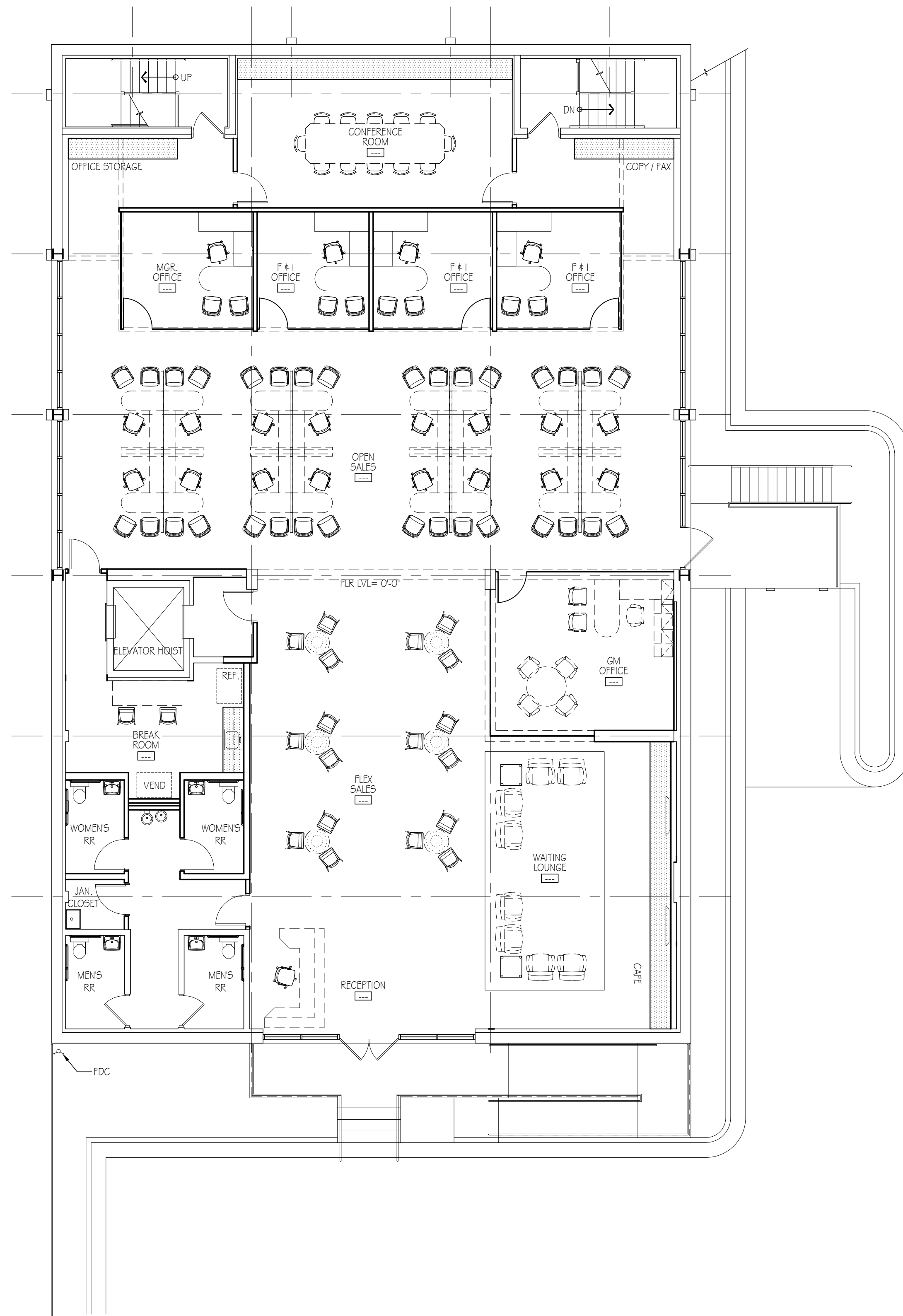
5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes X No

Please note: All repair work must occur within an enclosed building.



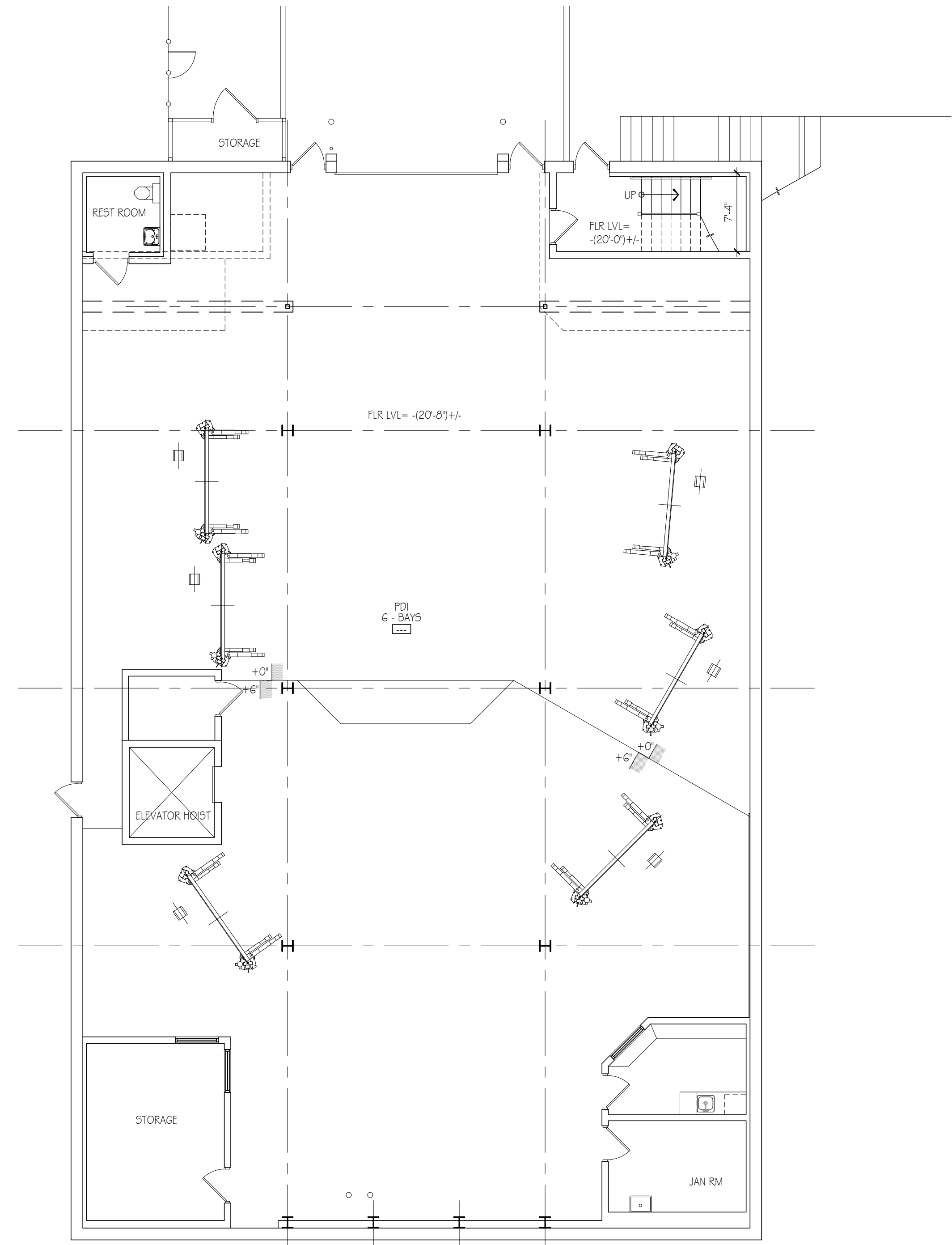
5800 & 5800A EDSALL ROAD - PROPOSED KOONS PRE-OWNED AUTOMOTIVE (5800A)
TOTAL SITE AREA: 6.42 AC
TOTAL SITE PARKING: 359 SPACES (EXISTING) / 359 SPACES (PROPOSED)
5800A EDSALL ROAD FLOOR AREA: 12,152 SF (EXISTING) / 12,152 SF (PROPOSED)





1 Proposed 1st Floor Plan

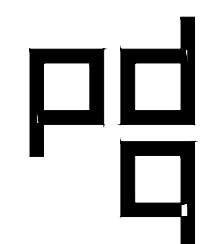
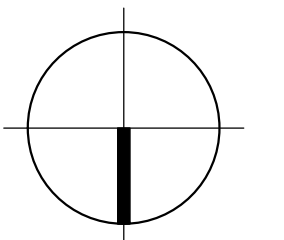
Scale: 1/8" = 1'-0"



2 Proposed Basement Floor Plan

Scale: 1/8" = 1'-0"

5800 & 5800A EDSALL ROAD - PROPOSED KOONS PRE-OWNED AUTOMOTIVE (5800A)
TOTAL SITE AREA: 6.42 AC
TOTAL SITE PARKING: 359 SPACES (EXISTING) / 359 SPACES (PROPOSED)
5800A EDSALL ROAD FLOOR AREA: 12,152 SF (EXISTING) / 12,152 SF (PROPOSED)



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Koons Automotive

Proposed Floor Plans

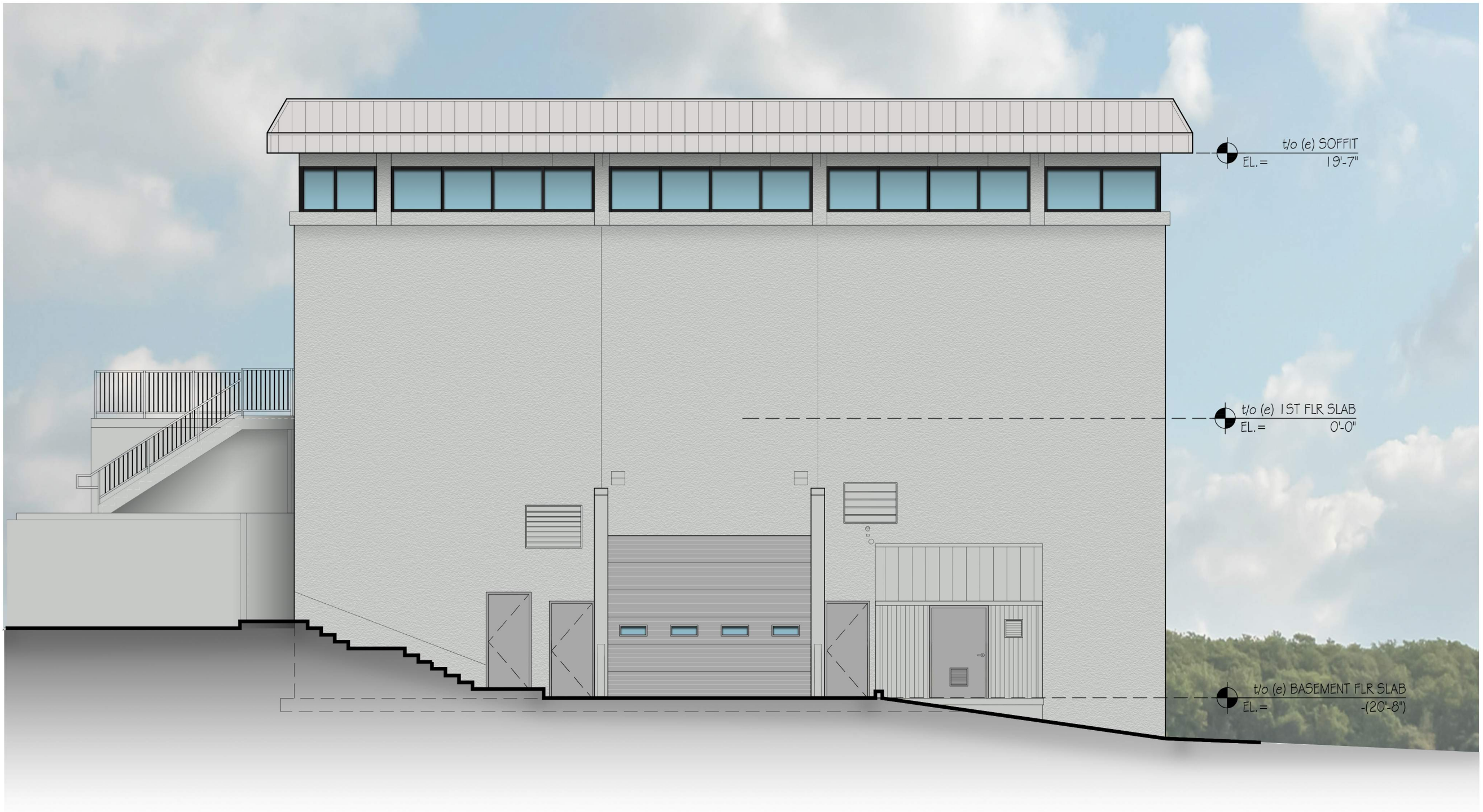
SUP Submission
08/02/2022

KOONS ALEXANDRIA PROPERTIES, LLC.

5800A Edsall Road
Alexandria, VA 22304
JKA017b

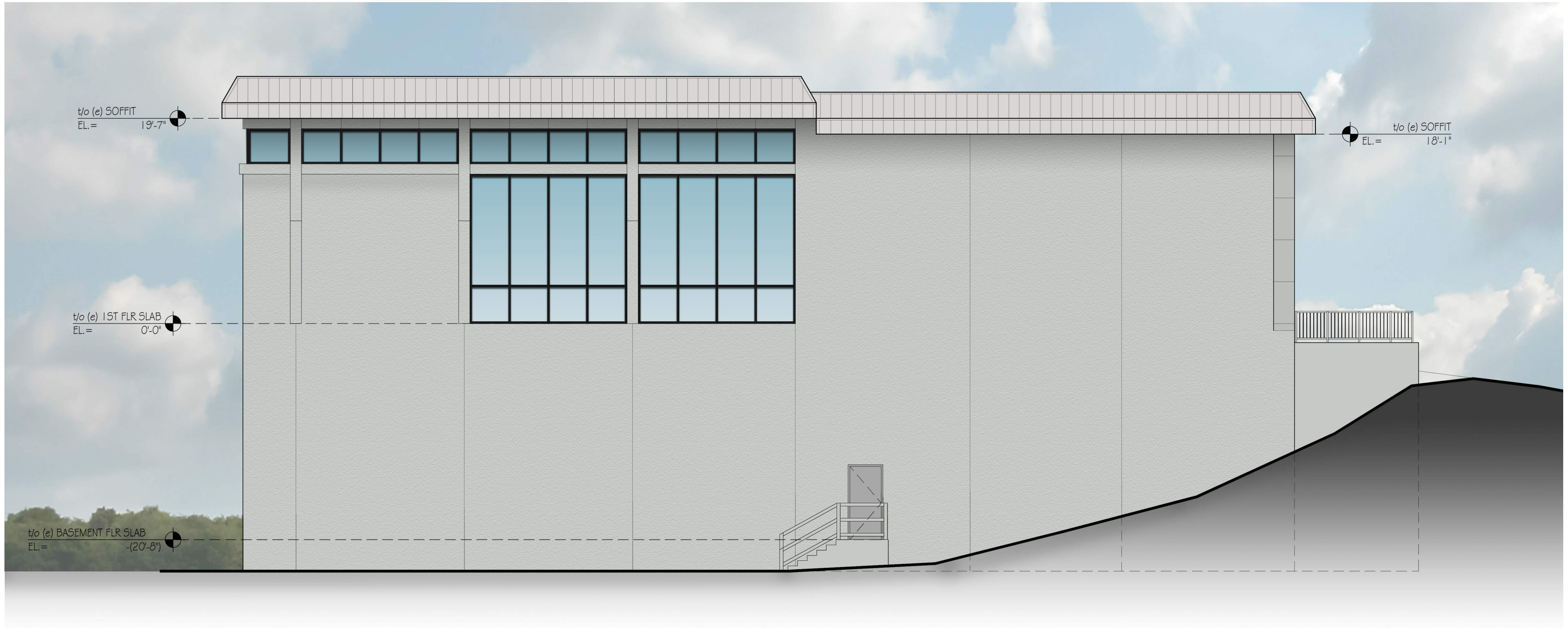
PFP-1

1/8" = 1'-0"
24 x 36



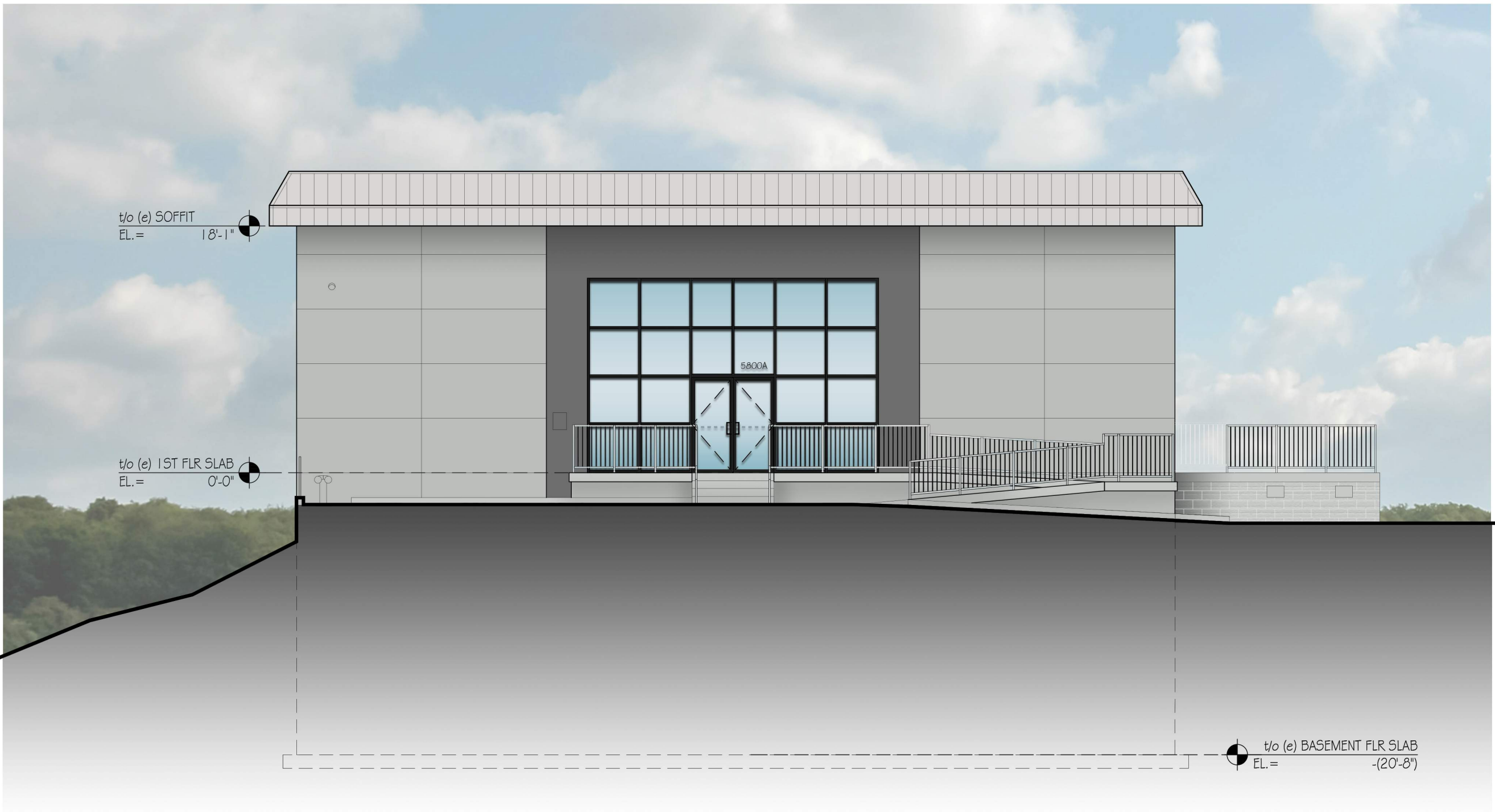
3 Proposed South Elevation

Scale: 1/8" = 1'-0"



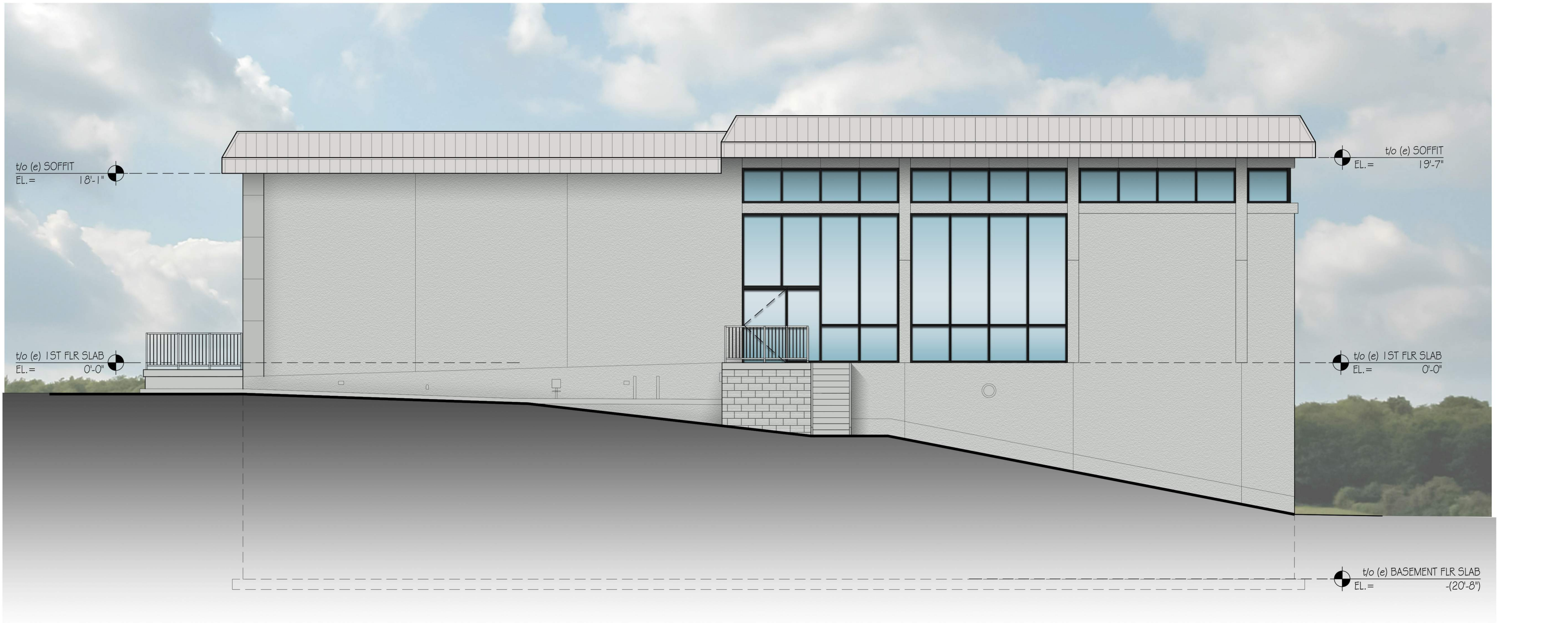
4 Proposed East Elevation

Scale: 1/8" = 1'-0"



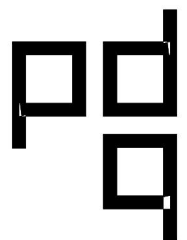
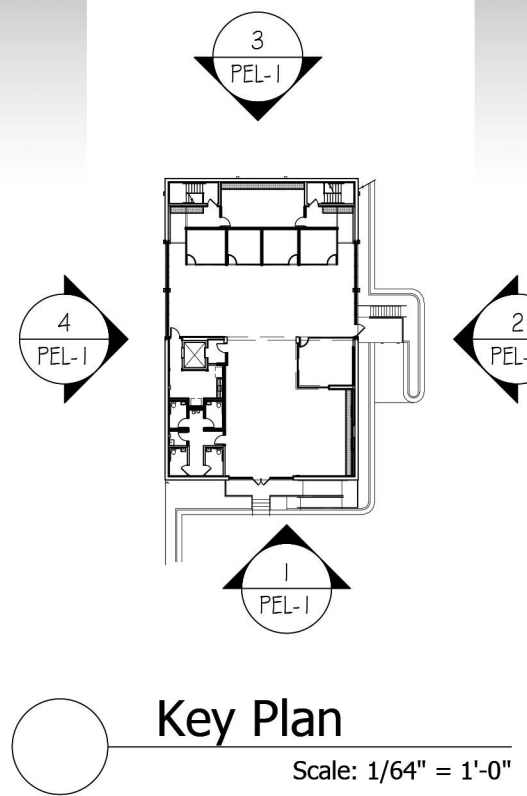
1 Proposed North Elevation

Scale: 1/8" = 1'-0"



1 Proposed West Elevation

Scale: 1/8" = 1'-0"



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Koons Automotive

Proposed Building Elevations

SUP Submission
08/02/2022

KOONS ALEXANDRIA PROPERTIES, LLC.

5800A Edsall Road
Alexandria, VA 22304
JKA017b

PEL-1

1/8" = 1'-0"
24 x 36