

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 5, 2023

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #2 – SUP #2023-00021
5150, 5200, 5230 EISENHOWER AVENUE

DOCKET ITEM #3 – SUP #2023-00029
625 FIRST STREET AND 510 SECOND STREET

This memorandum outlines staff recommendations for additional condition amendments for two Special Use Permits on the consent calendar, docket items #2 and #3.

A. Special Use Permit (SUP) #2023-00021, 5150, 5200 and 5230 Eisenhower Avenue

- Condition 2 outlines the special use permit and noncomplying uses that are approved in this SUP for an industrial flex space property. In the docketed report, the “carpenter shop and repair service” use was deleted and replaced with “light assembly, service and crafts,” which in today’s zoning ordinance includes carpentry work. Nonetheless, staff recognized after report docketing, that some of the uses in the “light assembly, service and crafts” use category are not allowed in the OCH zone or considered noncomplying uses. The condition amendment proposed here returns the “carpenter shop and repair service,” a continuing noncomplying use, and deletes “light assembly, service and crafts” as noted:
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The following non-complying, special uses and administrative special uses are permitted with this Special Use Permit on the subject property (PC):

~~Uses permitted through noncomplying use provisions (section 12-302(b)(2):~~

Warehouse and storage
Research and testing
Manufacturing and
assembly Printing and
publishing facilities

Carpenter shop and repair
services

Building materials storage and sales
Catering operation (~~in OCH zone~~)

~~Retail (in OCH zone)~~

~~Light assembly, service, and crafts~~

Light automobile repair

Wholesale business

- Condition #8 of SUP #2023-00021 has been revised to remove the Director's 2033 administrative review of the SUP, allowing for only one SUP term review in 15 years by City Council. The applicant believed that the uncertainty of SUP continuation after 10 years would make it more difficult to secure leases. Staff agrees with this change as it foresees area redevelopment in the mid to long-term and the removal of the 10-year administrative review is not anticipated to hinder redevelopment. Condition #8 has been amended as:

8. **CONDITION AMENDED BY PLANNING COMMISSION:** This special use permit shall be reviewed by the Director of Planning and Zoning in 2033 and by City Council in March 2024³⁸. (~~P&Z~~) (~~SUP#2009-0021~~)-(PC)

B. Special Use Permit (SUP) #2023-00029, 625 First and 510 Second Streets, AKA Hotel

- In response to Vice Chair McMahon's comments on condition redundancy related to foot candle lighting limits, staff consulted with relevant staff to arrive at the following amendments to Conditions #3 and #21. Condition #3 indeed conflicts with Condition #22, which more closely represents the current standards for lighting in parking garages. Staff also reviewed Condition #22 at the Vice Chair's request and found that the foot candle minimum limits for surface parking lots and walkways remains at 1.0 and at 2.0 for common areas and sidewalks, according to T&ES lighting standards. Staff therefore recommends maintaining the current language in Condition #22, the deletion of Condition #3, and amendments to Condition #21 to align with present-day condition language used in DSUPs for parking garages:

3. **CONDITION DELETED BY PLANNING COMMISSION:** The applicant shall ~~maintain lighting that is a minimum of 2.0 foot candles in the parking lots and garage.~~ (SUP1997-00127) (P&Z)

21. **CONDITION AMENDED BY PLANNING COMMISSION:** For the safety of the persons using the proposed garage, ~~it is recommended that~~ the lighting for the parking garage shall be a minimum of 5.0 foot-candle minimum maintained for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. ~~(Police)~~-(SUP2007-00096)-(PC)

- The Vice Chair also asked to amend Condition #46 to suggest that garage parking is not only available at nearby garages but also onsite at the hotel garage:

46. **CONDITION AMENDED BY PLANNING COMMISSION:** 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)~~-(PC)

Staff continues to recommend approval of consent cases SUP #2023-00021 and 00029 with the condition amendments stated in this memorandum.