



**DOCKET ITEM #4**

***Special Use Permit #2014-0112***

***3131 Colvin Street (Parcel Address: 3148 Duke Street) and  
3120 Colvin Street – Total Package Auto***

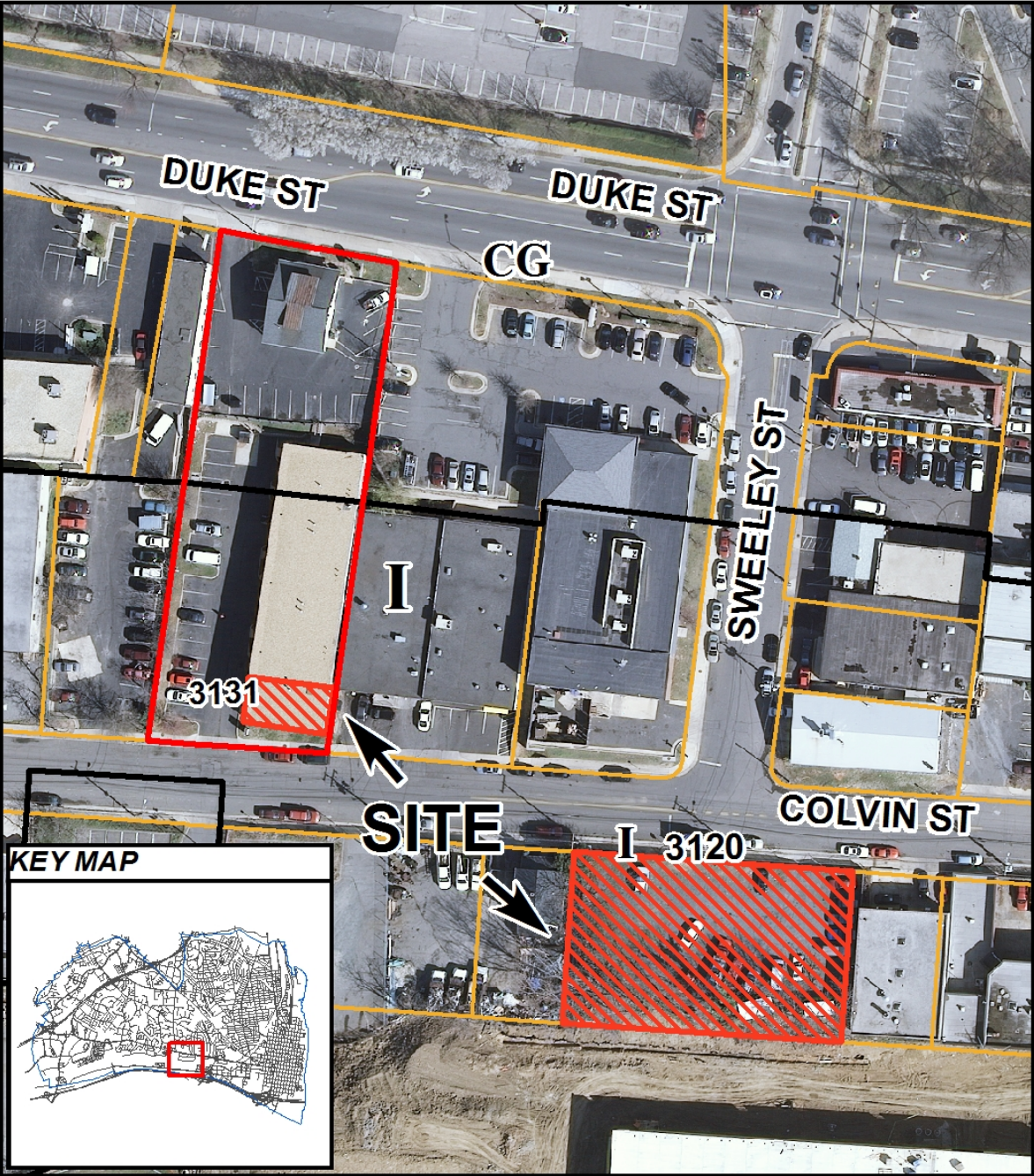
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
Request to operate an automobile sales business	<b>Planning Commission Hearing:</b>	January 6, 2015
	<b>City Council Hearing:</b>	January 24, 2015
<b>Address:</b> 3131 Colvin Street (parcel address: 3148 Duke Street) and 3120 Colvin Street	<b>Zone:</b>	(I)Industrial and (CG)Commercial General – 3148 Duke Street (I)Industrial – 3120 Colvin Street
<b>Applicant:</b> Total Package Auto, LLC represented by Ryan Alexander	<b>Small Area Plan:</b>	Taylor Run/Duke Street

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

**Staff Reviewers:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)





SUP #2014-0112  
3131 Colvin St (Parcel Address: 3148 Duke St)  
3120 Colvin St

N





## I. DISCUSSION

The applicant, Total Package Auto, LLC by Ryan Alexander, requests Special Use Permit approval to operate an automobile sales business under the trade name of Total Package Auto at 3131 and 3120 Colvin Street. The sales office would be in the existing building at 3131 Colvin Street (part of the 3148 Duke Street parcel) and the vehicles would be stored at 3120 Colvin Street.

### SITE DESCRIPTION

Two subject sites are included in the proposal and represent two lots of record at 3120 Colvin Street and 3148 Duke Street (3131 Colvin Street is located at the southern portion of this lot). The lot at 3120 Colvin Street has 156 feet of frontage on Colvin Street, 97 feet of depth, and a total lot area of approximately 14,807 square feet. The lot at 3148 Duke Street has 102 feet of frontage on Colvin Street, 103 feet of frontage on Duke Street, approximately 380 feet of depth, and a total lot area of 26,545 square feet.



*3120 Colvin Street*

The subject property at 3120 Colvin Street is a surface parking lot surrounded by a chain link fence. Automobile repair businesses are located to the north and to the east, the DASH Bus facility is located to the south, and a roofing company operates to the west.



*3131 Colvin Street*

The parcel at 3148 Duke Street includes two commercial buildings—one facing Duke Street and the subject building that fronts on Colvin Street and contains six tenant spaces in the Colvin Business Center where a sign company, a tire business, and an automobile repair operation are located. The applicant would occupy one of the spaces, which is on the first floor with an open floor area and accessible through a garage or a pedestrian door, and a second floor loft. An eighteen-space parking lot serves the Colvin Business Center. A sign company is located on the same land parcel to the north. An automobile parking lot is located to the south, a dog daycare and boarding facility operates to the east, and an oriental carpet company parking lot is located to the west.

### BACKGROUND

Several administrative and full hearing Special Use Permit approvals were granted between 1987 and 1995 for vehicle storage lots and temporary office trailers at 3120 Colvin Street. This subject site is currently used as an automobile storage lot for less than 20 vehicles. In August 2014, the

City received a complaint regarding tall grass and weeds in the storage lot. The condition was found to be remedied after Code re-inspected the property one week later.

The building that includes the subject tenant space at 3131 Colvin Street was approved for occupancy in 1993. City Council approved SUP#95-0186 in December 1995 for a Pizza Hut restaurant that provided only carry-out and delivery service. On two separate occasions in 2009 and 2012, Code inspections confirmed complaints for trash on the property. The conditions were immediately remedied.

### PROPOSAL

The applicant requests to operate an auto sales business in the 1,000 square foot office and showroom space at 3131 Colvin Street and at an automobile storage lot for inventory and parking at 3120 Colvin Street. The business would operate from 10 a.m. and 8 p.m., Monday through Saturday. Two employees would work with wholesale automotive dealers to locate specific automobiles requested by prospective purchasers through the applicant's website. A wholesale dealer would deliver a requested car to the applicant's storage lot. The vehicle would remain there until the potential customer arrives for an appointment to inspect the car and make a purchase decision at the applicant's office space. The office work station would be located on the second floor loft area.

### PARKING

Section 8-200(A)(20)(a) of the Zoning Ordinance requires that offices in industrial buildings in this location provide 1.1 spaces for every 400 square feet. With 1,000 square feet of office space, the applicant must provide three parking spaces. The applicant exceeds the parking requirement at the 3131 Colvin Street site with two parking spaces designated for the use in the parking lot and four parking spaces inside the tenant space for a total of six spaces.

Section 8-200(C)(3) requires that the distance from an off-street parking lot to the commercial or industrial use that it serves shall not exceed 500 feet as long as the parking area is zoned commercial or industrial. The automobile storage area at 3120 Colvin Street is approximately 200 feet away from the office/showroom space at 3131 Colvin Street and fulfills the Zoning Ordinance requirement.

### ZONING/MASTER PLAN DESIGNATION

The property at 3120 Colvin Street is located in the I/Industrial zone. Although the parcel for 3148 Duke Street is located in the CG/Commercial General and I/Industrial zones, the 3131 Colvin Street tenant space is sited in the I/Industrial zone. Pursuant to Section 4-1203(B) of the Zoning Ordinance, Automobile sales establishments are allowed only with a Special Use Permit in the I/Industrial zone.

The proposed use is consistent with the Taylor Run chapter of the Alexandria Master Plan, which designates the property for commercial and industrial uses.

## **II. STAFF ANALYSIS**

Staff supports the applicant's proposal to operate an automobile sales business at 3120 and 3131 Colvin Street. Impacts are not anticipated since the number of customers would be controlled through appointments, the vehicle inventory would be minimal, and only two employees would work at the business.

Nonetheless, staff has included conditions to ensure property maintenance and that the operation is limited to an automobile sales business. The maintenance of the storage lot is stated in Condition 5 while the upkeep of the fence is described in Condition 6. Litter control at both sites is required in Condition 16. Restrictions for adding automobile repair to the business are referenced in Condition 12. Additionally, parking or storing of vehicles in the public right-of-way is restricted in Condition 3.

Subject to the conditions contained in this report, staff recommends approval of the applicant's request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. This special use permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 10 a.m. and 8 p.m., Monday through Saturday. (P&Z)
3. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z)  
(T&ES)
4. The parking lot at 3120 Colvin Street shall be limited to seven parked vehicles associated with Total Auto Package, LLC, in accordance with the plan submitted by the applicant. (P&Z)
5. The parking lot at 3120 Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
6. The existing fence at the 3120 Colvin Street site shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z)
7. No signs shall be allowed at the 3120 Colvin Street site. (P&Z)
8. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
9. 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)
10. 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)
11. The applicant shall control odors, smoke and any other air pollution from operations at the sites 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)
12. No car washing or repair work (to include minor car body and paint repairs) is permitted on the subject properties. (T&ES)

13. All loudspeakers shall be prohibited from the exterior of the building at 3131 Colvin Street, and no amplified sounds shall be audible at the property line. (T&ES)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
16. Litter on the sites 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)
17. 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)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;  
Ann Horowitz, Urban Planner.

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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:

- R-1 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-2 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)
- R-3 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)
- R-4 No car washing or repair work (to include minor car body and paint repairs) is permitted on the subject properties. (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-8 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)
- 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto: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)
- F-1 Transportation supports the request for a maximum of 7 cars to be stored at the 3120 Colvin Street lot in addition to the required parking provided on the site at the 3131 Colvin Street site. (T&ES)

Code Enforcement:

- F-1 The following comments are for SUP. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building, trade permits and inspections may be required depending on the extent of the alterations necessary to operate automobile sales establishment. Further information is required to determine scope of alterations to existing space.

Fire:

- C-1 Depending on the extent of the operation, a fire prevention permit may be required. Further information will be required to make a final determination.

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2014-0112

**PROPERTY LOCATION:** 3131 Colvin St. and 3120 Colvin St., Alexandria VA 22314

**TAX MAP REFERENCE:** 061.04 01 06 and 061.04 02 16 **ZONE:** I

**APPLICANT:**

**Name:** Ryan Alexander- Total Package Auto, LLC

**Address:** 5904 Otley Dr., Alexandria, VA 22310

**PROPOSED USE:** Auto Sales

☒ **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.

Ryan Alexander  
Print Name of Applicant or Agent

 10/24/2014  
Signature Date

5904 Otley Dr.  
Mailing/Street Address

202-596-5578   
Telephone # Fax #

Alexandria, VA 22310  
City and State Zip Code

totalpackageauto1@gmail.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3120 Calvin St., I hereby  
(Property Address)  
 grant the applicant authorization to apply for the Auto Sales use as  
(use)  
 described in this application.

Name: KHANH NGUYEN Phone: 571 243 1177  
Please Print  
 Address: 3025 Calvin St Alexandria Email: \_\_\_\_\_  
Virginia 22314  
 Signature: [Signature] Date: 10/22/2014

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 ten percent.

(See next page)

\_\_\_\_\_

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**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 3131 Colvin Street, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the Special use as  
 (use) Auto Sales  
 described in this application.

Name: George and Agnes Spicer Phone: 703-549-5400  
 Please Print  
 Address: c/o Rector Best Property Mgmt Email: c/o rectorbest@aol.com  
309A Cameron Street, Suite 2, Alexandria  
 Signatures: [Signature] Date: 10/27/14  
George Spicer  
Agnes Spicer

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 ten percent.

~~None~~ Ryan Alexander 3131 Colvin St. Alexandria, VA - 50% owner  
 Raymond Baskerville 3131 Colvin St. Alexandria, VA - 50% owner

Ryan Alexander:  
 5904 Otley Dr  
 Alexandria, VA 22310

Raymond Baskerville:  
 6267 Shackelford Ter  
 Alexandria, VA 22312

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

We would like to open an auto dealership using 3131 Colvin St. as the sale's office and 3120 Colvin St. as the lot  
space in addition to overflow parking. The distance between the two properties is under 200 feet and therefore would  
be comfortable to serve as a place to house the cars for sale and be convenient for potential customers to access  
from the sale's office. The office location at 3131 Colvin St. will have 2 exterior parking spaces on site as well as  
adequate space to house 4 cars inside the warehouse space. The warehouse will be an open space for this reason  
with the loft space serving as office space. The majority of clients will be coming by appointment as the business will  
be based on heavy online sales. This will allow us mitigate the amount of foot traffic between the lot and the office.  
Also based on our style of marketing and selling, we will not seek to put any advertising banners.

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**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 per week between the hours of 10am and 8pm.

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

2 staff members will be on site during the hours of operation.

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

Day:

Mon-Sat

Hours:

10am-8pm

Sunday

Closed

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

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

We anticipate the noise level being minimal. Sounds associated with an office plus the occasional  
starting of a car if a patron would like to test drive.

- B. How will the noise be controlled?

We do not anticipate having to take extra steps to control the noise level.



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

The odors associated with the car dealership should not be anything outside the scope of any business  
already being conducted in the area.

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)

Paper associated with running an office.

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

2 trash bags per week

- C. How often will trash be collected?

Weekly

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

Adequate trash cans will be placed around the property and the staff will also be doing a daily clean up  
of property and surrounding area.

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:

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Employee training and posting of emergency preparedness information including emergency numbers

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## ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

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

20 26 Standard spaces (This will consist of 2 exterior spaces and 4 interior spaces at 3131 Colvin St as well as 20 spaces in the lot at 3120 Colvin St.)  
 \_\_\_\_\_ 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?

3120 Colvin St., Alexandria, VA

**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? 3120 Colvin st, Alexandria, VA 22314

C. During what hours of the day do you expect loading/unloading operations to occur?

10am-8pm

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

The loading/unloading of cars will take place twice a 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?

There is currently adequate street access to the properties and therefore no improvements would

be needed to improve traffic flow.

## 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? N/A square feet.

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

16500 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 16500 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: \_\_\_\_\_

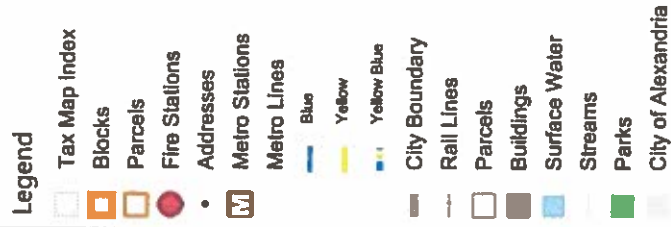
☒ other. Please describe: Two locations- A warehouse and an empty lot space

3131 Colvin St 1000 sq ft  
3120 Colvin St 15,000 sq ft

End of Application

Total Package Auto will be operating an auto sales business with the office located at 3131 Colvin Street and a storage lot at 3120 Colvin Street. Total Package Auto specializes in working with buyers who have specific vehicle needs that want to take advantage of wholesale pricing. The primary source of our sales will come from clients who higher us to procure a specific car. After the specifications of the vehicle are received we work through other wholesale dealers to find the car our client is seeking. Cars in our inventory will be stored at the gated lot at 3120 Colvin Street. Upon notification of arrival of a vehicle, clients will report to 3131 Colvin Street where they will have an opportunity to inspect the vehicle and complete the necessary sales paperwork. Prior to our client arriving for their appointment, an employee of the company will bring the car over from the lot at 3120 Colvin Street to the show room at 3131 Colvin Street where the showing will take place. The number of vehicles that will be stored in the lot at 3120 Colvin Street at a given time will be approximately seven cars.

There will be two exterior parking spaces at 3131 Colvin Street solely reserved for our clients, in addition to four more interior spaces. The interior spaces will be used by employees as well as clients. We anticipate the foot traffic being low as the nature of our business sales are usually arranged by appointment. This is also a reason that the location, which is not on a major road, is serviceable for our online based business model. Because we set the appointments, we would properly be able to manage the amount of foot traffic at a given time.



## Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

188.1	0	94.04	188.1 Feet
188.1	0	94.04	188.1 Feet

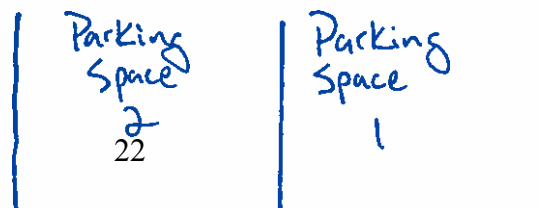
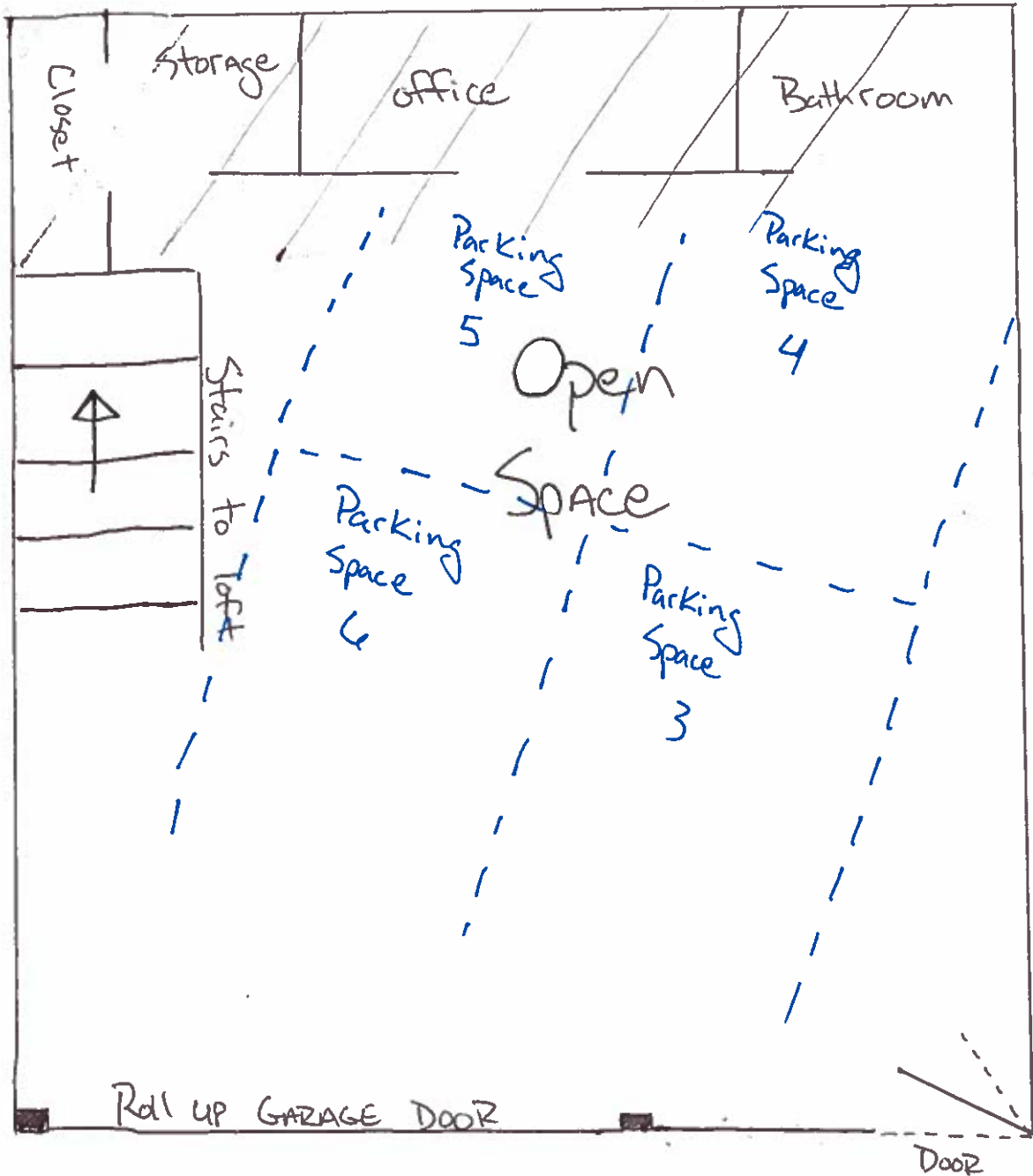
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City of Alexandria, VA





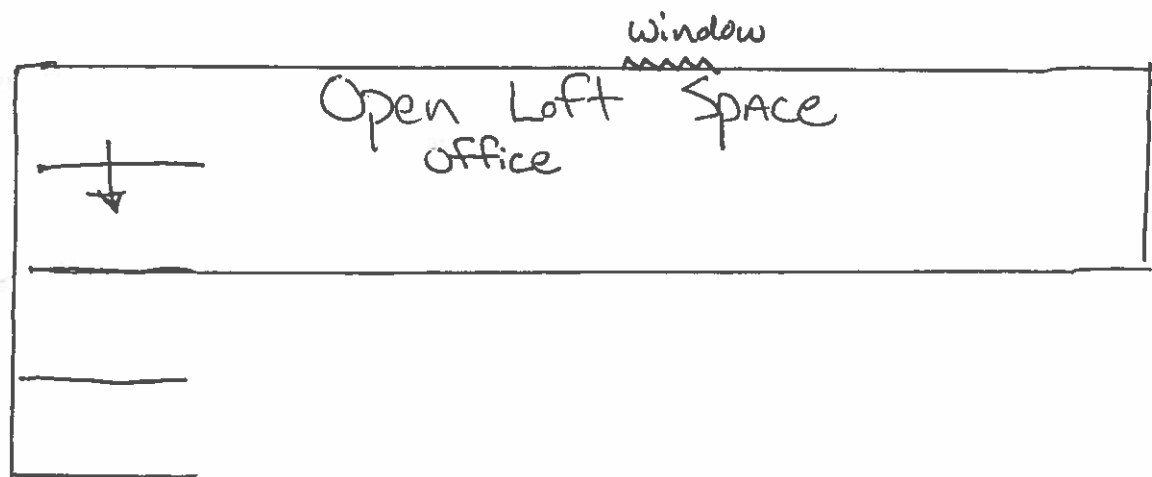
3131 Colvin St. - 1000 ft<sup>2</sup>

REVISED



3131 Colvin St.

2<sup>nd</sup> Floor loft space



3120 Calvin St.  
Storage lot

