

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 13, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: SUP#2014-0120
1575 KENWOOD AVENUE, HERTZ LOCAL EDITION

The applicant for SUP#2014-0120 requested deferral of its February docketed case and asked that the Planning Commission review its proposal at the March meeting due to management changes at Hertz Local Edition. Staff has revised the February SUP report to reflect changes in overflow parking locations as well as updates to business practices that would minimize resident impacts. Further, results of a meeting with staff, the applicant, and residents from Peach Street and the Kingsgate Condominiums are referenced in the March SUP staff report.

In addition, an amendment to Condition 5 that appeared in the Memorandum to the Planning Commission, dated January 30, 2015, has been incorporated in the updated SUP staff report.

Staff recommends approval of SUP#2014-0120 subject to the SUP conditions that appear in the staff report.

**DOCKET ITEM #4*****Special Use Permit #2014-0120******1575 Kenwood Avenue (Parcel Address: 1603 Peach Street)
– Hertz Local Edition***

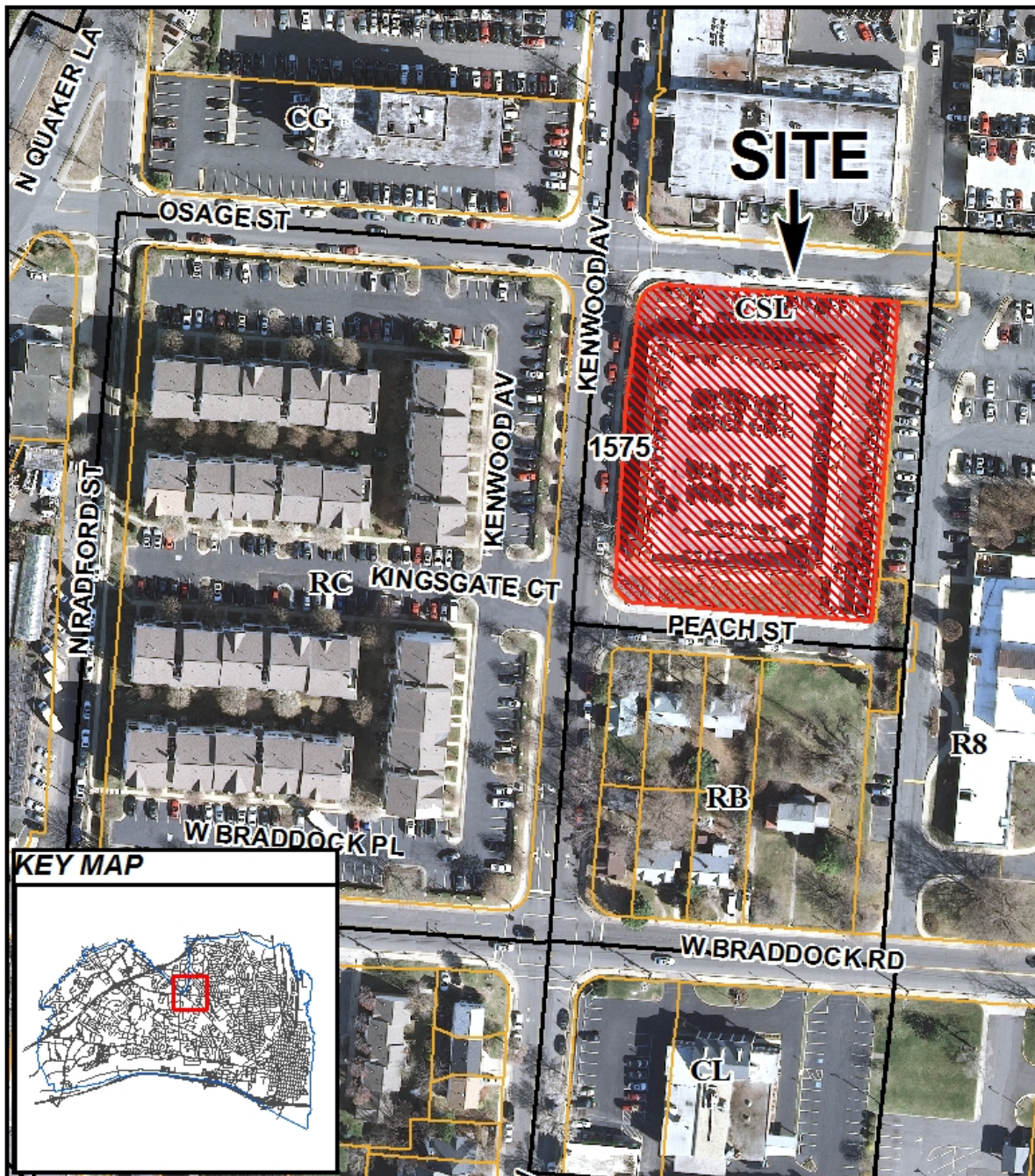
Application	General Data	
Consideration of a request to operate an automobile rental business.	Planning Commission Hearing:	March 3, 2015
	City Council Hearing:	March 14, 2015
Address: 1575 Kenwood Avenue (Parcel Address: 1603 Peach Street)	Zone:	CSL/Commercial Service Low with a proffer
Applicant: Hertz Local Edition	Small Area Plan:	Fairlington/Bradlee

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

<u>PLANNING COMMISSION ACTION, FEBRUARY 3, 2015:</u> Without objection, the Planning Commission noted the deferral of the request.

<u>Reason:</u> The applicant requested the deferral.



SUP #2014-0120
1575 Kenwood Avenue
(Parcel Address: 1603 Peach Street)



I. DISCUSSION

The applicant, Hertz Local Edition, requests Special Use Permit approval for the operation of an automobile rental business located within the Lindsay Lexus Service Center at 1575 Kenwood Avenue.

SITE DESCRIPTION

The subject site is one lot of record at 1603 Peach Street. The lot is bordered by Kenwood Avenue, Peach Street, and Osage Street, with frontages of 256 feet, 208 feet, and 206 feet, respectively. The depth of the lot is approximately 208 feet, and the total lot area is 55,030 square feet.

The subject site contains a one story, 29,000 square foot commercial building with a rooftop parking deck. Surface parking lots are located at the north and east sides of the building. Customers drive into the site on the north side of the building at Osage Street.



Lindsay Cadillac borders the property to the north and Enterprise Rent-A-Car (SUP#98-0120) operates within the Lindsay Cadillac Sales and Service Center. Blessed Sacrament church and school border the site to the east, single family homes are across the street from the property to the south, and the Kingsgate Condominium is across the street from the property to west.

BACKGROUND

Lindsay Lexus Service Center has operated at this site since 2005 after City Council approved MPA#2001-0003, REZ#2001-0003, and DSUP#2001-0007 on December 4, 2001. The City Council actions amended a proffer, approved in 1989 (Ordinance #3384), which restricted development to the construction of an office building and residential townhouses on the OC/Office Commercial and RB/Townhouse zoned parcel, to allow construction of the Lindsay Lexus Service Center commercial building in a CSL/Commercial Service Low zone. Several DSUP conditions were included to orient the business toward Osage Street in order to minimize noise and traffic impacts on residents of Peach Street and the Kingsgate Condominiums on Kenwood Avenue.

The applicant, Hertz Local Edition, established an automobile rental operation in June 2011 within this commercial building to provide rentals to Lindsay Lexus Service Center customers. The applicant's Hertz operation is a satellite location of the Hertz Local Edition regional office headquartered at 501 South Pickett Street (SUP#2004-0018).

Between 2009 and 2012, Code Administration and the Fire Department issued several tickets to Lindsay Motor Car Company for parking vehicles in the fire lane. A code inspection in 2012 revealed litter on the property, which the repair center staff immediately removed.

In January 2014, staff learned that the Hertz rental vehicle activity had increased, resulting in negative impacts on right-of-way parking in the neighborhood. Staff informed the business that it could not be viewed as an accessory use to the Lindsay Lexus Service Center and would need to apply for a Special Use Permit. During that month, two tickets were issued to Hertz establishment for operating without an SUP. A resident registered a complaint with the City on April 8, 2014 regarding rental cars parked in the public right-of-way, although a follow-up zoning inspection revealed no evidence for parked rental cars on the street. On October 3, 2014, a routine zoning inspection identified three rental cars parked in the right-of-way. The inspector informed Hertz employees and Lindsay Lexus Service Center management of the violation and reminded them that Hertz had not applied for a Special Use Permit. A Hertz Local Edition agent subsequently filed an SUP application on November 6, 2014.

On January 26, 2015, a resident reported to staff that Hertz rental cars had parked on Kenwood Avenue during the previous weekend. Staff informed the applicant, who immediately resolved the matter. Since that time, staff has not received additional resident complaints and has not observed Hertz vehicles parking in the public right-of-way. Area residents also acknowledged during a meeting with staff that conditions had improved.

PROPOSAL

The applicant requests to operate an automobile rental business in a 200 square foot office space that is located within the Lindsay Lexus Service Center at 1575 Kenwood Avenue. While open to the public, the applicant primarily provides loaner cars for Lindsay Lexus Service Center customers while their vehicles are being repaired or serviced. The office hours would operate between 7 a.m. and 7 p.m., Monday through Friday, and from 8 a.m. to 12 noon on Saturday. Two employees would work on-site to distribute and accept returned rental vehicles that are stored in Lindsay Motor Car Company off-street parking spaces. Although twenty vehicles could be available at any one time, the on-site inventory is often limited to less than ten automobiles, as the company keeps most of its car inventory in rental activity.

To guarantee off-street parking for all rental vehicles, the applicant created a parking management plan for twenty automobiles that has been coordinated with the Lindsay Motor Car Company. Eleven spaces would be designated with signage for Hertz rental vehicle parking only and an additional fourteen spaces, shared with Lindsay Cadillac and Enterprise-Rent-A-Car, would be available in the Lindsay Motor Car Company parking garage located at the corner of Osage and Fern Streets. In the event that automobiles occupy the eleven Hertz designated parking spaces and garage parking is unavailable, a team of Hertz employees from the 501 South Pickett Street regional office would pick up the excess vehicles from 1575 Kenwood Avenue and deliver them to a Lindsay Motor Car Company lot at 3650 Wheeler Avenue or to alternate Hertz locations in National Airport, Dulles Airport, Washington, DC's Union Station, Springfield, Woodbridge, or Falls Church. In addition, the applicant proposes to suspend the option for after-hours return of vehicles that had been available at this site.

Elements of the proposal are:

Hours:	7 a.m. to 7 p.m., Monday through Friday 8 a.m. to 12 noon, Saturday
Maximum number of vehicles on-site:	20
Number of parking spaces:	5 spaces in Lindsay Lexus Service Center parking lot (designated for Hertz parking only) 6 spaces in Lindsay Motor Car Co. Fern Street parking lot (designated for Hertz parking only) 14 shared spaces in Lindsay Motor Car Co. parking garage at Fern and Osage Streets 25 total spaces
Noise:	Typical noise associated with an automobile rental operation
Deliveries:	Automobiles are dropped off individually during office hours
Trash:	One bag a week that is collected with Lindsay Lexus Service Center trash

PARKING

Pursuant to Section 8-200(A)(18) of the Zoning Ordinance, a commercial office is required to provide one parking space for every 450 square feet of office space. With 200 square feet of office space, the applicant is required to provide one parking space. The applicant exceeds this requirement with eleven spaces designated only for the parking of Hertz vehicles.

Section 8-200(C)(3) requires that the distance from an off-street parking lot to a commercial use that it serves shall not exceed 500 feet as long as the parking area is zoned commercial. The Fern Street parking lot and the parking garage are commercially zoned properties and are located within 390 feet of the automobile rental operation.

ZONING/MASTER PLAN DESIGNATION

The property at 1575 Kenwood Avenue is located in the CSL/Commercial Service Low zone. According to Section 4-303(B) of the Zoning Ordinance, automobile rental establishments are permitted only with a Special Use Permit in the CSL/Commercial Service Low zone.

The proposed use is consistent with the Fairlington/Bradlee Small Area Plan chapter of the Alexandria Master Plan which designates the property for commercial uses.

II. STAFF ANALYSIS

Staff supports the SUP request for an automobile rental establishment at 1575 Kenwood Avenue contingent on the implementation of the parking management plan. The operation of a small rental car business within the Lindsay Lexus Service Center would provide a convenience for customers who are in need of temporary vehicles while the center repairs and services their cars.

Although the parking of Hertz rental cars on City streets around the site has understandably been a concern for nearby residents, staff believes that off-street parking could be effectively coordinated and neighborhood parking impacts would be resolved with the adoption of the proposed parking management plan as recommended in Condition 5. The designation of eleven parking spaces for Hertz rental cars would accommodate the ten vehicles that are most frequently on-site plus an additional space for buffer. Up to 14 additional rental vehicles would be parked at the Lindsay Motor Car Company garage in the shared parking spaces. In the event that rental cars could not be accommodated in off-street parking spaces, Hertz employees would transfer the excess cars to other area Hertz locations with available parking or to 3650 Wheeler Avenue. Customer return of rental vehicles only during business hours would eliminate the possibility of parking in the right-of-way during overnight hours and on weekends. Moreover, Lindsay Lexus Service Center valet employees would be directed to park rental vehicles in off-street parking spaces only.

Nearby residents complained about the use of key fob remotes to search for cars parked on the street. Noise impacts that could result when employees use the automatic key locator to identify rental cars by making them beep would be mitigated with the parking plan moving the cars on-site as well as adherence to Condition 6, which simply prohibits that activity. To monitor parking compliance, all vehicles associated with the applicant's business, including employee automobiles, must be clearly identified as Hertz-related vehicles as stated in Condition 7. In addition, to further preserve on-street parking for public use, return of rental vehicles on Lindsay Motor Car Company properties is restricted in Condition 8 to only occur on site. Staff has added a six-month review to the standard one-year review in Condition 19 to evaluate compliance with SUP conditions, including the implementation and effectiveness of the parking management plan.

Further conditions related to the proper storage of vehicles and vehicle parts are recommended in Conditions 9 and 10 while environmental concerns related to automobile businesses are stated in Conditions 13 and 14. Trash storage and litter maintenance requirements are included in Conditions 12 and 18, respectively.

Staff and the applicant have met with residents from Peach Street and from the Kingsgate Condominiums to discuss the proposed parking conditions. Although the residents stated that other businesses, including Lindsay dealerships, are parking vehicles in the public right-of-way, they were generally satisfied with the conditions of this report and with the applicant's current use off-street parking spaces. Staff is communicating with these other area businesses to resolve the matter of the commercial use of on-street parking.

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** 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of rental vehicles in the applicant's on-site inventory shall not exceed twenty at any given time. (P&Z)
3. The hours of operation shall be limited to between 7 a.m. and 7 p.m., Monday-Friday, and 8 a.m. to 12 p.m., Sunday. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. All rental vehicles shall be parked in off-street spaces and are not permitted to be displayed, parked, stored, or returned on City streets or the public right-of-way. The applicant shall implement a parking management plan for the parking and storage of vehicles to the satisfaction of the Directors of P&Z and T&ES. If the parking management plan is found to be inadequate, the applicant shall amend the plan to the satisfaction of both directors. (P&Z)(T&ES) The parking management plan shall include:
 - a. Parking for a maximum of 20 rental vehicles on Lindsay Motor Car Company properties with:
 - i. five spaces designated with signage for Hertz rental vehicle parking only at Lindsay Lexus Service Center;
 - ii. six spaces designated with signage for Hertz rental vehicle parking only in Lindsay Motor Car Co.'s Fern Street parking lot; and
 - iii. fourteen shared spaces available in the Lindsay Motor Car Company parking garage located at the corner of Fern and Osage Streets.
 - b. The applicant's immediate transfer of rental vehicles to 3650 Wheeler Avenue or to other Hertz locations with available parking if the number of cars on-site exceeds parking spaces within the parking garage located at the corner of Fern and Osage Streets.
 - c. Customer notification that rental vehicles must be dropped off only during business hours and in parking spaces designated for Hertz vehicles only. The applicant must communicate this requirement orally and through print and electronic media, the company website, and other similar methods.
 - d. Lindsay Lexus valet employees shall regularly be notified of the off-street parking requirement.

6. The applicant shall refrain from searching for or identifying rental vehicles with automatic key locaters that produce any noise.
7. All Hertz rental and employee vehicles shall be identified as Hertz-related cars.
8. Individual rental cars shall be only delivered on Lindsay Motor Car Company properties where the applicant is permitted to use off-street parking spaces. (P&Z)
9. 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)
10. No junked, abandoned or stripped vehicles shall be parked or stored outside at any time. (P&Z)
11. 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)
12. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
13. 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)
14. Car wash discharges shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. 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)
18. 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)

19. The Director of Planning & Zoning shall review the Special Use Permit six months and 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, Department of Planning and Zoning.

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 No parking is permitted for any of the rental cars on City streets. (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 Car wash discharges shall not be discharged into a storm sewer. It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- R-4 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-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 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-7 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, 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)

Code Enforcement:

No comments

Fire:

No comments or concerns.

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received

City of Alexandria, Virginia

MEMORANDUM

DATE: January 30, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, ACTING DIRECTOR,
DEPARTMENT OF PLANNING & ZONING

SUBJECT: SUP#2014-0120 CONDITION AMENDMENT
1575 KENWOOD AVENUE, HERTZ LOCAL EDITION

Staff has amended the condition related to the Hertz parking management plan to include that the return of rented automobiles is not permitted on City streets. This revision will ensure that the applicant directs customers to park rental vehicles only in off-street parking spaces upon return.

Staff recommends approval of SUP#2014-0120 subject to the SUP conditions that appear in the staff report and to the amended condition that follows:

5. All rental vehicles shall be parked in off-street spaces and are not permitted to be displayed, parked, ~~or~~ stored, or returned on City streets or the public right-of-way. The applicant shall implement a parking management plan for the parking and storage of vehicles to the satisfaction of the Directors of P&Z and T&ES. If the parking management plan is found to be inadequate, the applicant shall amend the plan to the satisfaction of both directors. (P&Z)(T&ES) The parking management plan shall include:
 - a. Parking for 20 rental vehicles on the following Lindsay Motor Car Company properties with:
 - i. five spaces designated with signage for Hertz rental vehicle parking only at Lindsay Lexus Service Center;
 - ii. six spaces designated with signage for Hertz rental vehicle parking only in Lindsay Motor Car Co.'s Fern Street parking lot; and
 - iii. fourteen shared spaces available in the Lindsay Motor Car Company parking garage located at the corner of Fern and Osage Streets.
 - b. The applicant's immediate transfer of rental vehicles to the Hertz regional office at 501 South Pickett Street when the number of cars on-site exceeds available parking spaces at the parking garage located at the corner of Fern and Osage Streets.

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APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 204-0120

PROPERTY LOCATION: 1575 Kenwood Avenue, Alexandria, VA 22302

TAX MAP REFERENCE: 032.02-02-30 ZONE: CSL

APPLICANT:

Name: Hertz Local Edition

Address: 501 S Pickett Street, Alexandria, VA 22304

PROPOSED USE: Rental car location

☒ 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.

Derrick Nabors
Derrick Holston
Print Name of Applicant or Agent

501 S Pickett St
Mailing/Street Address

Alexandria, VA 22304
City and State Zip Code

Jamail Jallo 10/30/14
Signature Date

(703) 784-5826 (866) 293-5048
Telephone # Fax #

d.nabors
holston@hertz.com
Email address

ACTION-PLANNING COMMISSION: DATE:

ACTION-CITY COUNCIL: DATE:

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1575 Kenward Ave Alexandria VA 22302 I hereby
(Property Address)
 grant the applicant authorization to apply for the Rental Car Office use as
(use)
 described in this application.

Name: Michael Lindsay Phone: 703-647-1276
Please Print
 Address: 3410 King St Alex VA 22302 Email: m.lindsay@lindsaycars.com
 Signature: *Michael Lindsay* Date: 10/31/14

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.

Property Owner: Lindsay Motor Car Company
Michael Lindsay 30.56%
2007 Charles T. Lindsay Jr Trust 48.00%
2007 Regina C Lindsay Trust 21.44%

Hertz - No group with ownership over 10%.

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.

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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.)

The Hertz Corporation is seeking a special use permit to operate a rental desk to service the Lindsay Lexus Service Center. This includes doing rentals onsite within the service center, storing vehicle in provided spaces by the dealership group and having at least 2 (two) employees onsite. Hertz services customers from the Lindsay Service center and is open to the public. The location has a maximum of 30 cars onsite at any given time. It is a corporate office open between 7am and 6:30pm M-F, and 8am - Noon Saturdays

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).

40 customers per ~~day~~ day.

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

2-3 employees, 7am - ^{7:00 pm} 6:30 pm

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

Day:

Hours:

<u>M-F</u>	<u>7am - ^{7:00 pm} 6:30 pm</u>
<u>Sat</u>	<u>8am - Noon</u>
<u>Sun</u>	<u>Closed</u>

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

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

Minimal to no additional noise generated by
running vehicles

- 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.

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 will utilize Lindsay Lexus' existing waste receptacles.

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

1 (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?

Employers have designated waste receptacles on site.

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 employees receive safety training in conjunction with
working at any Hertz location.

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:

20
30 Standard spaces at 1575 Kenwood Ave
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

REVISED**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?

overflow / optional parking: 3650 Wheeler Ave, Alexandria, VA if needed
or 501 S. Pickett St.

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? 8

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? In front of service center.

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

7:00 am - 6:30 pm.

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

0-1 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?

No improvements needed.

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?

200 sq. ft. (existing) + 0 sq. ft. (addition if any) = 200 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: Office within Lindsay Service Center, a stand alone building.

End of Application

Hertz Corporation

Derrick Nabors

501 S. Pickett St. Alexandria VA 22304

Branch Manager

REVISED

Procedure for Hertz at Lindsey Lexus Location:

Customers will be informed at the time of rental of proper drop off locations for the vehicle upon return. They will be told of where they may drop off vehicles and oriented to the locations they will drop off. Since only 1% of Hertz customers drop off after hours we see this as a really small percentage. Most of the customer base for the Hertz at the Lindsey Lexus Location are replacement rentals for Lindsay Lexus customers. These cars are dropped off during business hours and are parked properly, the Hertz Representatives at the Lindsay Lexus location are aware of the proper parking locations for these vehicles and will distribute them accordingly.

The most cars that will ever be grounded at the Hertz location in Lexus is around 10-15 cars and this is mostly for an extremely short period of time since cars that are located at the Lexus location are generally rented within 30 minutes of drop off. The volume of rentals at the Lindsay Lexus location keeps cars off the lot generally only leaving 1-5 cars on the ground during business hours and off business hours. Each customer will be told accordingly of where and where they cannot park, failure to do so in a properly parked location designated by the Hertz Employee's may result in a fine from the Hertz Corporation.

Cars are generally rented at the Lindsay Lexus, but the attached map demonstrates our emergency plan if we ever have 20 vehicles at one time at the Lindsay Lexus location. This is highly unlikely because utilization at the facility is over 90% weekly essentially showing over a 52 week period 1-5 cars are ever left at the facility on a daily basis. We work diligently to provide service to the city of Alexandria and to the Lindsay Lexus location on a daily basis and hope to continue to do so. This is an emergency plan for cars if we ever see an event of over 20 cars grounded.

On top of this plan in the event of an influx of vehicles into the Lindsay Lexus location. 501 S. Pickett St. Alexandria 22304 will send a team of driver to move vehicles from the Lindsay Lexus location into properly parked locations or to be rented by other Hertz Locations to include: Fredericksburg VA, Springfield VA, Woodbridge VA, Falls Church VA, Union Station DC, Reagan Airport, Dulles Airport and more.

We are a very versatile and strongly correlated company working as a team in the area to move cars and distribute them accordingly to the area. We will not see any issues at Lindsay Lexus due to this ability of being able to move cars out and into the location with no problems. We hope to keep doing amazing work for the city of Alexandria.

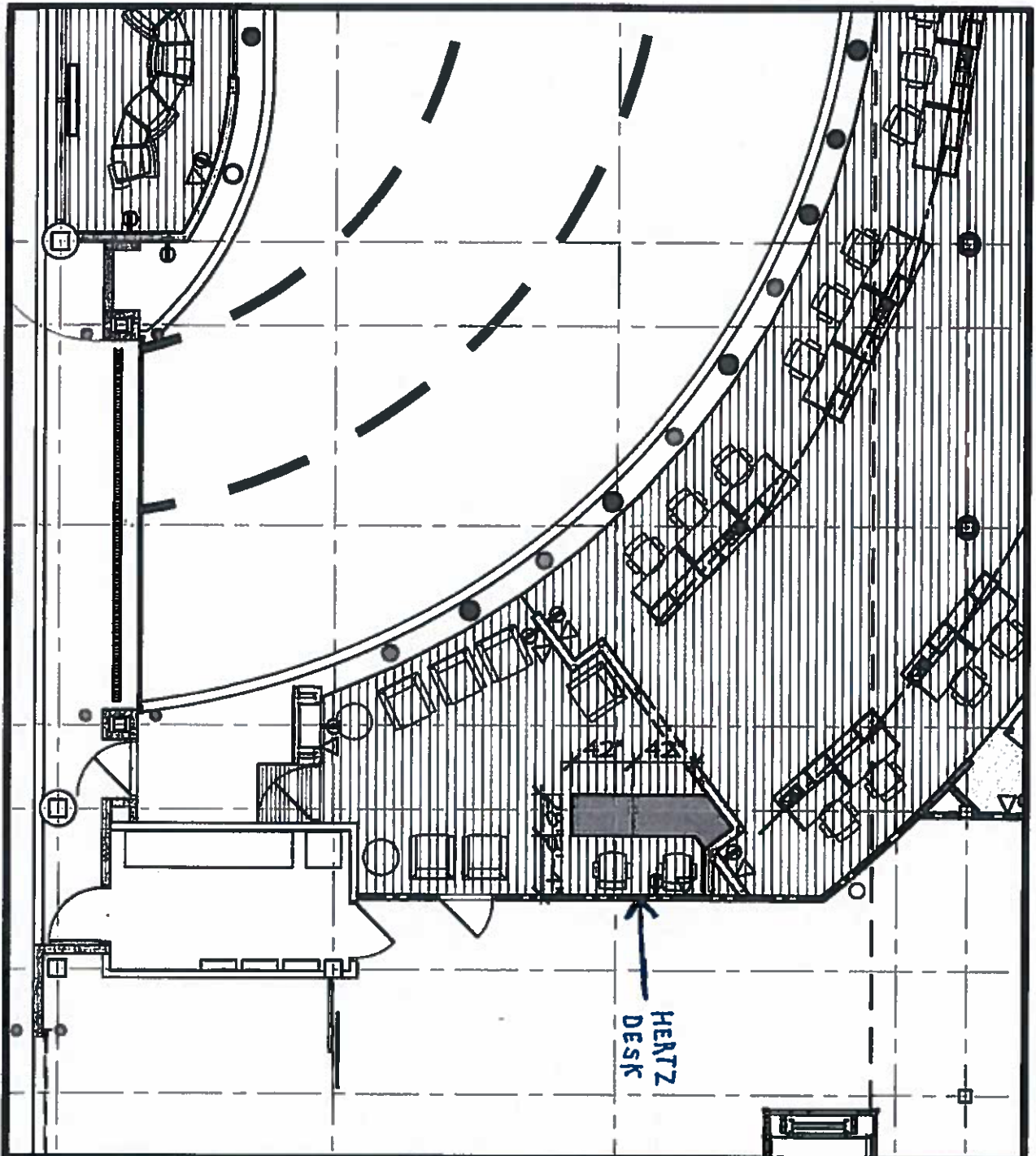


REVISED

There is NO Overnight Drop off for Hertz Rental Vehicles after 7pm. All vehicles must be drop within the service center's business hours in an effort to keep Kenwood Ave clear of any rental/commercial vehicles. ***No Exceptions***

Hertz Management

703-647-1316



supplemental sketch

SK: 22

date:
12.05.11

project: LINDSAY LEXUS SERVICE RENOVATION

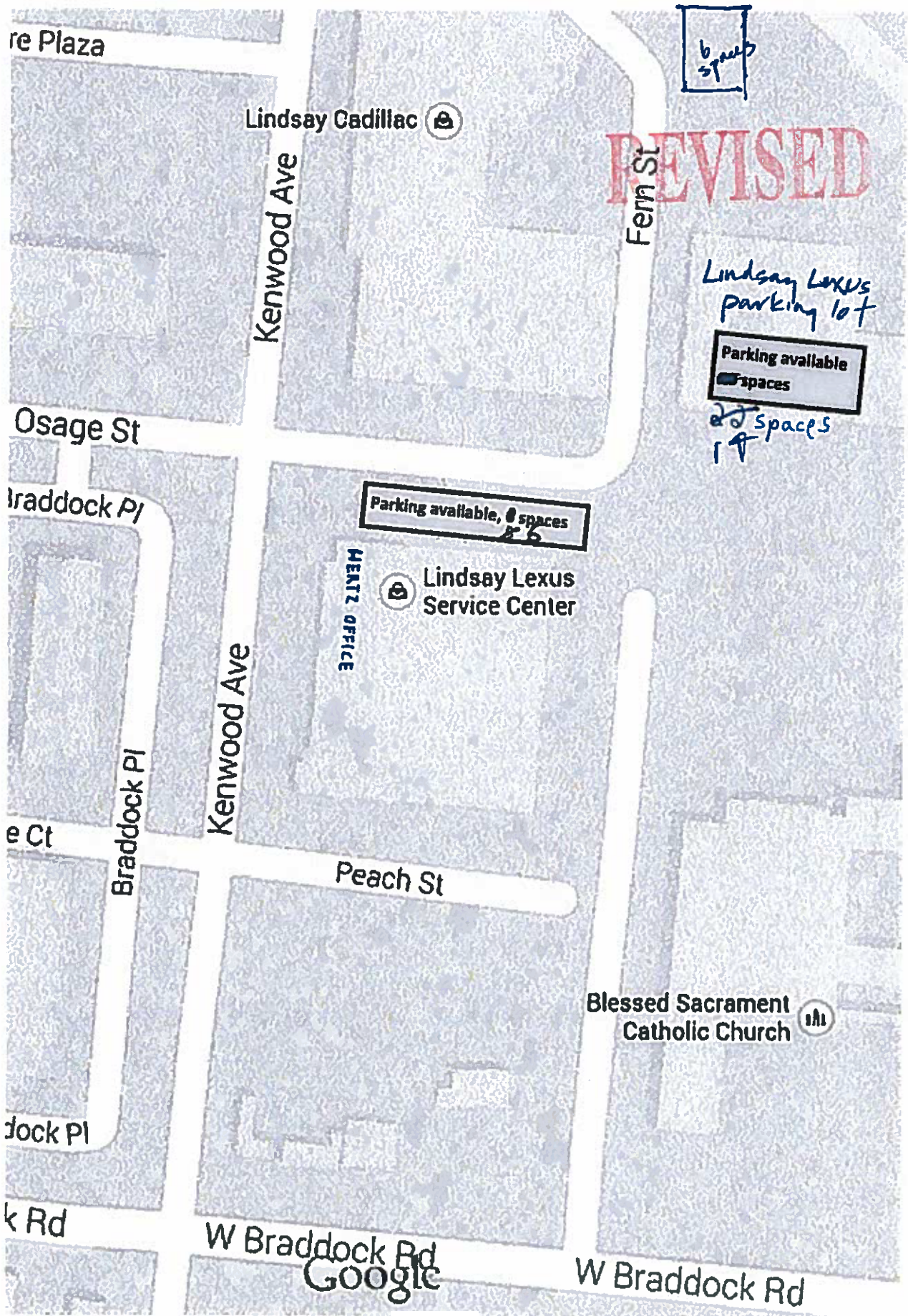
sheet title: CAR RENTAL OFFICE

architects group practice ltd

**ar
gp**

1575 Kenwood Avenue, Alexandria, VA 22302

1575 Kenwood Avenue, Alexandria, VA 22302



From: Mark Daubert <medaubert@msn.com>
Sent: Friday, February 13, 2015 8:50 AM
To: Alex Dambach; Ann Horowitz
Cc: wmhermelin@gmail.com
Subject: Hertz/Lindsay SUP, Kingsgate

Mr. Dambach and Ms. Horowitz,

On behalf of the Kingsgate Condominium Board, I want to thank you both for including us in yesterday's discussion about our concerns with respect to the Hertz SUP application. As we discussed during (and after) our meeting, I hope that you can include the following ideas in your list of conditions for approval:

1. Abolishment of noise pollution caused by the use of the key fobs (lock/unlock key button devices) for rental car location.
2. Further suppression of street parking as it pertains to Hertz employees and/or valet drivers and the need to clearly identify those cars for compliance purposes.

Kingsgate hopes to have a representative at the Planning Commission meeting on 3/3. We really appreciate your dedication to this issue and welcome any thoughts or suggestions you may have for the future.

Thanks again,

-Mark Daubert, President - Kingsgate Condo Assoc. Board of Directors
703.336.9466 (cell)

From: David Smith <davidandpamelasmith@icloud.com>
Sent: Saturday, February 14, 2015 10:25 PM
To: Ann Horowitz
Subject: SUP2014-0120 Hertz, 1575 Kenwood

Dear Ms Horowitz,

Thank you for hosting the meeting between Hertz representatives, residents and Zoning Department employees on Thursday, February 12, 2015. It was extremely disappointing, but not surprising that representatives from Lindsay Automotive did not attend.

Below is a letter I would like shared with the Planning Commission as they review and consider the SUP2014-0120 application.

Thank you for the time, effort and thoughtfulness you have put forth in this matter.

Pamela Smith

February 13, 2015

Planning Commission
Department of Zoning & Planning
City of Alexandria
City Hall
301 King St.
Alexandria, VA. 22314
RE: SUP 2014-0120
Hertz, 1575 Kenwood

Dear Commission Members,

I am corresponding to you as a concerned resident of Peach St, which is adjacent to the Lindsay Lexus Service Center where the Hertz rental car office has been conducting business.

It is important for commission members to be aware of the long standing and involved issues that the Hertz facility in the Lindsay Lexus Service Center is a partner in.

For the entire 6+ years I have been a resident on Peach St, parking by employees and business vehicles associated with Lindsay Automotive on the public right of way streets which bound and are in close distance to the Lindsay Automotive Group facilities has been a constant, daily obstacle for the residents of our neighborhood. Even the addition of District 10 Parking Permits for Peach St residents has not stopped the lack of residential parking space due to the use of public streets for business use by Lindsay Automotive and its associated businesses, i.e. Hertz Rent A Car, Enterprise Car Rental, and most notably Lindsay Automotive Group employees.

Hertz began business operations inside the Lindsay Lexus Service Center in June 2011. At the time the DSUP 2001-0007 for Lindsay Lexus Service Center was presented and approved by Zoning & Planning and Alexandria City Council in December 2001, there was no mention of or application for the inclusion of or separate approval sought to house a rental car business in addition to the request for a DSUP to rezone from residential to commercial use the block bounded by Peach St, Kenwood Ave, Osage St and Blessed Sacrament Church property, building of a parking garage and car wash facility on Fern St; and the building of Lindsay Lexus Service Center on the rezoned property. I have yet to find evidence of a SUP application for the housing of an additional rental car business or for the approval of a private fleet of customer loaner vehicles on Lindsay Lexus Service Center property by Lindsay Automotive Group or any associated business.

At the time of the DSUP application process in 2001 for the building of the Lindsay Lexus Service Center, both the City Zoning & Planning Department and neighborhood residents voiced concerns over issues with parking, traffic, and commercial encroachment into the residential area. Lindsay Automotive Group agreed to not use the public streets for the parking of employee and/or commercial vehicles, and stated there would be no substantial increase in negative parking or traffic issues, because of provisions spelled out in the DSUP. A healthy dose of skepticism by neighborhood residents about actual compliance with the DSUP parking requirements, as well as, other DSUP violations has been evident from the time of Lindsay Lexus Service Center occupancy in 2005. Repeated contacts by both residents and city departments with Lindsay Automotive Group about the violations and lack of response by those in charge of the business has left neighbors, and as I have personally observed, city employees extremely troubled and exasperated. Upon the addition of Hertz Rent a Car into the facility and the subsequent additional large amount of business use of the public street to park and store commercial rental vehicles seven days a week/twenty-four hours a day, I as a resident had reached the end of my patience with the situation, lack of business response and what seems to be the city's inability to get compliance from the Lindsay Automotive Group.

In January 2014, I contacted Councilman Tim Lovain and explained the situation our residents face. Imagine my surprise when I found out from Zoning and Planning that Hertz had been conducting business in the Lindsay Lexus Service Center for years without a SUP either in their own business name or in the name of Lindsay Automotive. In fact, the business was allowed to continue during the year it has taken for Hertz to finally apply for a SUP.

I applaud Hertz effort to finally come into compliance with city code and to develop a plan to resolve the issue of use of public streets for parking of Hertz vehicles. In the past two weeks, since Hertz implemented the parking plan, it seems to be working, as I have no longer observed Hertz rental vehicles parked on Peach St, Kenwood Ave or Osage St. Unfortunately with such a negative history of non-compliance and lack of response to neighbors concerns, our community is skeptical about long term compliance to a new SUP, initiated by a separate entity, but residing in the Lindsay building.

Lindsay Automotive Group continues to be non-compliant with employee parking on a very large scale on all public right of ways surrounding its buildings (most especially Peach St, Kenwood Ave, Osage St, Radford St, Woodbine St, and Dogwood); and with delivery and commercial vehicles parking on public right of ways to bring or retrieve product into the building, (i.e. Cintas truck parked on corner of Kenwood and Peach each morning delivering uniforms and shop supplies - blocking sight of drivers trying to exit Peach onto Kenwood during morning rush hour, Petroleum Oil delivery and waste truck parked on Peach St several times per week on the "no parking" side next to the service center; and Lindsay Lexus Service Center employee personal vehicle, shuttle vehicle, and/or restaurant food delivery vehicle parking in the "no parking" area on Peach St each Saturday at lunch time for food delivery, and other items). Employee and commercial vehicles are also blocking access to the AT-9 DASH bus stop at the corner of Peach and Kenwood on a daily basis in violation of code 10-4-14. Lindsay Automotive also continues to be unresponsive to neighbor and city concerns. Lindsay was to be a part of a meeting between Zoning and Planning, Hertz representatives, and neighborhood residents on February 12, 2015, but did not attend nor respond to city and Hertz inquiries the week of the meeting.

I understand that what the commission members must decide upon is the application currently before it by Hertz, but I believe that because Hertz is operating as an associated business inside of Lindsay Lexus Service Center, the commission

must hold Lindsay Automotive Group accountable for its lack of application for a SUP to separately house another business which impacts our residents, and it's continued non-compliance of its DSUP.

I ask that you defer the vote once again on SUP 2014-0120 until the larger issues still at hand are addressed to the satisfaction of the neighborhood residents and pertinent city departments.

Should Hertz truly be willing to comply with the standards agreed upon as stated in SUP2014-0120, as they appear to be, I would expect they will continue to conduct their business according to the plan as they have done so for the last two weeks, and continue to show good faith in repairing their reputation with our residents. Remember, they have been doing business at this location without a SUP for years.

This is a situation over a decade in the making and I believe that only if larger powers, such as the Planning Commission and the entire Alexandria City Council become involved and confront those who own and operate Lindsay Automotive Group and hold the business accountable to the requirements currently in place, as was agreed to when they asked to expand their facility, will the livability and peaceful co-existence of our residential area and the commercial area of Lindsay buildings finally be resolved to all's satisfaction.

Thank you for your time, attention and consideration.

Pamela L Smith
Resident
1606 Peach St

Ann Horowitz

From: David and Pamela Smith <davidandpamelasmith@yahoo.com>
Sent: Monday, January 26, 2015 1:18 PM
To: Ann Horowitz
Subject: Re: Parking on Kenwood, Osage, and Peach Streets

Dear Ms Horowitz,

Thank you for contacting us concerning the SUP Hertz has applied for from the City of Alexandria.

We have reviewed on line the SUP application, and do have questions and concerns.

Hertz cars are continuing to be parked on Kenwood Ave., especially on evenings and weekends. This past Saturday and Sunday (Jan 24/25), 6 cars remained parked along Kenwood for the entire weekend. This morning (Monday Jan 26) at 11:00 am, 6 cars were once again parked along Kenwood.

If adequate parking for Hertz is currently available as stated in the SUP, why is it not being utilized? What type of arrangement for non-street parking is there for customers who drop off vehicles after business hours? How will the parking arrangements stated in the SUP be enforced by the City of Alexandria?

Should we submit a formal written statement of our questions and concerns to the Zoning & Planning Commission before the SUP review on February 3rd or will this email to you be adequate?

Thank you.

David and Pamela Smith
Peach St

On Jan 26, 2015, at 1:00 PM, Ann Horowitz <ann.horowitz@alexandriava.gov> wrote:

Dear Mr. and Ms. Smith,

You had contacted Councilman Lovain last April regarding the parking of commercial vehicles on City Streets. I wanted to inform you that the Planning Commission and City Council will review a Special Use Permit application in February which includes a number of conditions requiring the Hertz office in the Lindsay Lexus Service Center to park rental vehicles in off-street spaces located on Lindsay Motor Car Company properties.

Do not hesitate to contact me if you have any questions or comments.

Thank you.

Ann

*Ann Horowitz
Urban Planner, City of Alexandria
Department of Planning and Zoning
City Hall
301 King Street, Room 2100
Alexandria, VA 22314*