



***Special Use Permit #2015-0015
3230, 3234, & 3240 Colvin Street; 30 South Quaker Lane -
Alexandria Car Connection Inc.***

Application	General Data	
Request to operate an automobile sales business	Planning Commission Hearing:	May 5, 2015
	City Council Hearing:	May 16, 2015
Address: 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane	Zone:	Industrial
Applicant: Alexandria Car Connection, Inc. by Masyed Saydi	Small Area Plan:	Taylor Run

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

PLANNING COMMISSION ACTION, MAY 5, 2015: By unanimous consent, the Planning Commission recommended approval of Special Use Permit #2015-0015 subject to compliance with all applicable codes, ordinances, and staff recommendations.

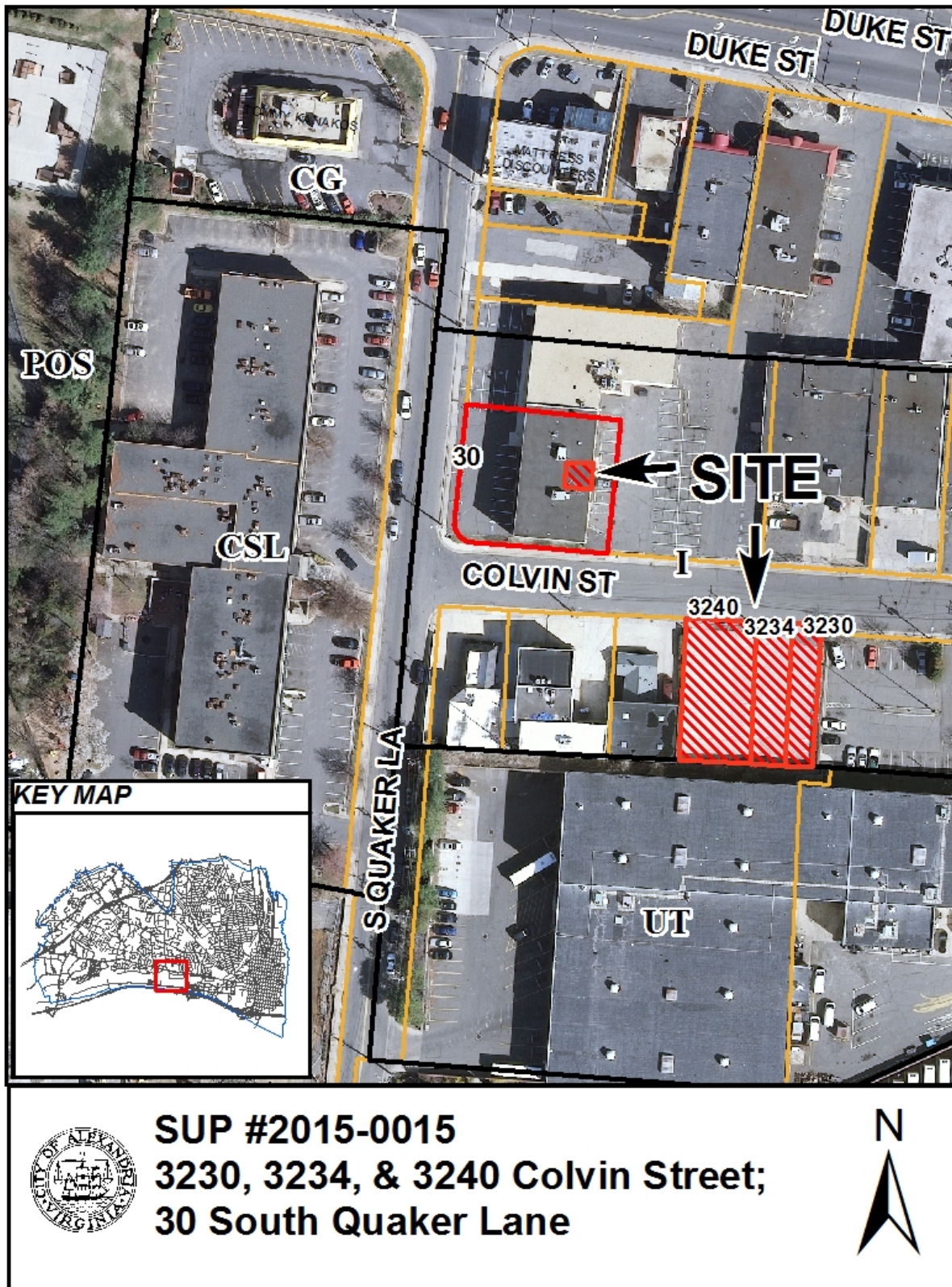
On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to reopen the public hearing and reconsider Special Use Permit #2015-0015. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0015 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

Reason: The Planning Commission agreed with the staff analysis. In response to a speaker's concerns, Commissioner Wasowski acknowledged that car-carrying trucks have the potential to cause impacts, however, automobile sales lots exist in the City and have not resulted in traffic impacts. Commissioner Macek added that similar automobile sales lots have been recently approved on Colvin Street and the use can be monitored through its SUP conditions.

Speaker:

Eric Lawrence, adjacent property owner, expressed concerns regarding the delivery of automobiles by tractor trailers and the potential use of banner signs.



I. DISCUSSION

The applicant, Alexandria Car Connection, Inc., requests Special Use Permit approval to operate an automobile sales business. The sales office would be located at 30 South Quaker Lane and the automobile storage area would be located on contiguous parcels at 3230, 3234, and 3240 Colvin Street.

SITE DESCRIPTION

Four subject sites are included in the proposal and represent four lots of record at 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane. The lots at 3230 and 3234 Colvin Street each have 25 feet of frontage on Colvin Street, 102 feet of depth, and total lot areas of approximately 2,550 square feet. The lot at 3240 Colvin Street has 50 feet of frontage on Colvin Street, 102 feet of depth, and a total lot area of 5,100 square feet. The three Colvin Street lots function as one 10,200 square foot parking lot, surrounded by a chain link fence.



3230, 3234, 3240 Colvin Street

The South Quaker Lane property has 97 feet of frontage on South Quaker Lane and 109 feet of frontage on Colvin Street, and a total lot area of 10,478 square feet.



30 South Quaker Lane

The lot contains a 13,800 square foot office building with 16 parking spaces in front of the building facing South Quaker Lane and 40 spaces behind the building, which are shared with the abutting office building at 20-22 South Quaker Lane. Commercial tenants at 30 South Quaker Lane include a publishing company and a professional membership organization.

A mix of industrial and commercial businesses surrounds the subject sites. The parking lots for 30 South Quaker Lane and for an automobile repair business are located to the north and vacant industrial property is sited to the west of the Colvin Street parcels. Additionally, the City of Alexandria Recycling Drop-off Center is located to the east and the Alexandria Transit Company (DASH) administrative offices and maintenance yard is positioned south of the combined Colvin Street parking lots. Two healthcare businesses and one fitness studio are tenants in the abutting office building to the north of 30 South Quaker Lane property. National Capitol Flag is located across Colvin Street to the south and the Stonewall Jackson office building, a multi-tenant

commercial building, is located to the west. An automobile repair business is based to the east of the South Quaker Lane office building.

BACKGROUND

The office building at 30 South Quaker Lane was constructed in 1968. A research laboratory operated on one floor of this building in 1969 and was replaced in 1973 with a research and development firm following City Council approval of SUP#0940. In 2009, a Code inspection revealed tall grass on the premises. The abject condition was immediately resolved.

PROPOSAL

The applicant requests to operate an automobile sales business in a 266 square foot office suite at 30 South Quaker Lane and at an automobile storage lot located at 3230, 3234, and 3240 Colvin Street. The business would operate from 9 a.m. and 6 p.m., Monday through Saturday. Up to three employees would be based at the office space, where they would secure inventory and make arrangements for delivery to Colvin Street; place cars for sale on internet websites; and meet clients interested in purchasing vehicles. The majority of client meetings would be scheduled by appointment due to the initial marketing of the inventory through websites such as Craig's List, Cars.com, and AutoTrader.com. No more than 30 cars would compose the inventory that would be parked and displayed in the Colvin Street lots. Although a car carrying truck up to 55 feet in length could deliver automobiles to the storage lot up to two times a month, employees would most commonly drive automobile inventory to the sales lot.

PARKING

Section 8-200(A)(20)(a) of the Zoning Ordinance requires that offices in industrial buildings at this location provide 1.1 spaces for every 400 square feet. With 266 square feet of office space at 30 South Quaker Lane, two parking spaces must be provided for the automobile sales office. The applicant fulfills the parking requirement with two parking spaces designated for the use in the South Quaker Lane parking lot. The applicant also exceeds his parking requirement by reserving four parking spaces for employees and customers at the Colvin Street lots in addition to the thirty spaces assigned for its automobile sales inventory.

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 3230, 3234, and 3240 Colvin Street is approximately 140 feet away from the 30 South Quaker Lane office and satisfies the Zoning Ordinance requirement.

ZONING/MASTER PLAN DESIGNATION

The four subject properties are located 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 Small Area Plan chapter of the Alexandria Master Plan, which designates the properties for industrial uses.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to operate an automobile sales business at 3230, 3234, 3240 Colvin Street and 30 South Quaker Lane. This is the third automobile sales business to request an SUP to operate along Colvin Street within the last six months. The Colvin Street corridor is a suitable location for automobile sales operations due to its distance from residential neighborhoods and pedestrian-oriented uses. Traffic impacts are not expected since the proposed automobile inventory is minimal and the number of customers would be generally limited to scheduled appointments.

Nevertheless, conditions have been added in this report to ensure an orderly business operation. Requirements for the maintenance of the storage lot and its fencing are stated in Conditions 5 and 6, respectively. Automobile repair work is prohibited in Condition 12 and vehicles in poor repair are not permitted to be parked outside in Condition 8. Additionally, parking or storing of vehicles in the public right-of-way is restricted in Condition 3. Litter control measures at the automobile storage lot and the office are required in Condition 17.

Subject to the conditions stated 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. 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 9 a.m. and 6 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)
4. The parking lots at 3230, 3234, and 3240 Colvin Street shall be limited to 34 parked vehicles associated with Alexandria Car Connection, Inc. in accordance with the plan submitted by the applicant. (P&Z)
5. The parking lots at 3230, 3234, and 3240 Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z)
6. The existing fence at the 3230, 3234, and 3240 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 3230, 3234, and 3240 Colvin Street sites. (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 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)
12. No repair work shall be done outside on the subject property. (P&Z) (T&ES)
13. Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)(P&Z)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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. 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)
17. 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)
18. 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

3230, 3234, 3240 Colvin Street and 30 South Quaker Lane

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, Land Use Division Chief, Planning and Zoning;
Ann Horowitz, 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:

- F-1 It is recommended that the car washes be done at a commercial car wash facility. (T&ES)
- 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 repair work shall be done outside on the subject property. (P&Z) (T&ES)
- R-5 Car wash facilities must be equipped with a water recycling system, which shall be approved by the building official. The applicant shall provide a plan that shows the method of connection for the discharge of vehicle wash to the sanitary sewer system with prior approval from AlexRenew, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (P&Z)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 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-8 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-9 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:

- 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 A building code plan review, building, trade permits and inspections are required for this project. If you need additional information on permit requirements please contact Charles Cooper@ 703-746-4197
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Accessible features proposed shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.
- C-4 Proposed plan shall have exit, exit access and exit discharge locations identified on plan.

Fire Department:

No comments or concerns.

Health:

No comments

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0015

PROPERTY LOCATION: 3230, 3234 + 3240 COLVIN STREET; AND
30 S. QUAKER LANE

TAX MAP REFERENCE: 061.03-01-23; 061.03-01-22; 061.03-01-21 ZONE: I
061.03-01-12 ZONE I

APPLICANT:

Name: ALEXANDRIA CAR CONNECTION INC + MASYED SAYDI

Address: 6810 BEN FRANKLIN RD, SPRINGFIELD, VA 22150

PROPOSED USE: AUTOMOBILE SALES WITH BUSINESS OFFICE

☒ **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.

ALEXANDRIA CAR CONNECTION, INC Masyed Saydi PRES. 2/9/15
MASYED SAYDI Masyed Saydi 2/9/15
Print Name of Applicant or Agent Signature Date

6810 BEN FRANKLIN RD 703-627-6081 703-591-4280
Mailing/Street Address Telephone # Fax #

SPRINGFIELD, VA 22150 JCARTEPC@AOL.COM
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # 2015-0015

PROPERTY OWNER'S AUTHORIZATION

3230, 3234, 3240 COLVIN ST.
AND 30 S. QUAKER LANE,

As the property owner, of 3230 Duke LLC of _____, I hereby
(Property Address)

grant the applicant authorization to apply for the Car Dealer Ship use as
(use)

described in this application.

3230 DUKE, LLC
Name: MEHRDAN Yavari, MGR. Phone 703-499-4910

Please Print

Address: 6353-B Rolling Rd
SP1VA 22152

Email: CARPETLAND@VERIZON.NET
MYCARPETLAND@GMAIL.COM

Signature: _____

Date: 2/3/2015

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.

MASYED SAYDI

100%

6810 BEN FRANKLIN RD

SPRINGFIELD, VA 22150

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 ten 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. <u>MAYSEB SAYDI</u>	<u>6810 BEN FRANKLIN RD</u> <u>SPRINGFIELD, VA 22150</u>	<u>100%</u>
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 3230, 3234, 3240 COLVIN & 30 S. QUAKER LA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. <u>3230 DUKE LLC</u>	<u>6347 ROLLING RD</u> <u>SPRINGFIELD, VA 2282</u>	<u>100%</u>
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. <u>MAYSEB SAYDI</u>	<u>NONE</u>	<u>NONE</u>
2. <u>3230 DUKE LLC</u>	<u>NONE</u>	<u>NONE</u>
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.

2-9-15
Date

MAYSEB SAYDI
Printed Name

[Signature]
Signature

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.)

I am requesting that the Planning Commission and City Council grant a Special Use Permit for my corporation, Alexandria Car Connection, Inc., to operate a used car sales lot at 3230, 3234 and 3240 Colvin Street (abutting paved vacant lots measuring 100' x 95' where inventory to be displayed) with a sales office for the enterprise located in an office building diagonally across the street from the lot at 30 South Quaker Lane.

I will be purchasing inventory at regional auctions. Oftentimes I and/or an employee will drive the vehicle purchased at the auction to the car lot. Occasionally, a car or two may be brought by a car carrier transport. I would not expect a car carrier delivery but maybe twice per month.

With the parking configuration I am submitting, the company would have display area on the lots for about 30 cars. My hope would be to sell about 10 to 15 cars a month. Most sales would be arranged via the internet using sites like Craig's List, Cars.com and AutoTrader.com. Consequently, I do not expect that we will have much in the way of walk-in clientele.

Currently my lease with the Landlord permits me one space at the 30 South Quaker Lane. Office building site. If any additional parking would be required, my Landlord has said it can make additional spaces available on property it owns directly across Colvin Street from the sales lot.

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).

I expect most customers to contact my business via the internet and make an appointment to come in to see vehicle during my regular business hours which would be 9:AM to 6:PM Monday-Saturday/

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

I plan to run this business by myself with up to two additional employees. Shifts would be 9AM to 6PM Monday-Saturday.

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

Day:

MONDAY - SATURDAY

Hours:

9 AM TO 6 PM

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

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

I anticipate very limited noise levels. Really only when a car carrier transport may deliver a vehicle to the lot will any noise emanate from the lot, and that will be brief.

- B. How will the noise be controlled?

I anticipate no noise abatement will be needed.

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

I anticipate no odors of any type to emanate from the business.

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)

The only trash I anticipate being generated would be ordinary office trash for which Landlord provides.

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

Trash per week will be extremely minimal and involve only ordinary office paper and such.

- C. How often will trash be collected?

I believe Office Building trash is collected once per week.

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

Because of the nature of the business no litter prevention steps are deemed 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:

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

My business should not present any safety hazards to employees and/or patrons. As this is an industrial area, there are no nearby residents. We will do snow and ice removal when necessary to keep lot conditions safe.

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:

35 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

REVIS

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? _____

Two 22' wide by 75' deep aisles on the car lot where a car carrier transport could unload

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

Car carrier transport unloading to occur during normal business hours of 9AM to 6PM Monday through Saturday.

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

Two to three times per month.

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 to subject property is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?

- AS TO SALES OFFICE
☒ 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?

OFFICE: 266 SQ FT
LOT: 9,500 SQ FT

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: SALES OFFICE AT 30 S QUAKER

☒ other. Please describe: SALES LOT AT 3230, 3234 + 3240 COLVIN ST

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?

NO REPAIRS. SALES ONLY

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

0 hydraulic lifts or racks
0 service pits
0 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)?

FOR SALE 30
CUSTOMER 2
EMPLOYEE 3

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

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



FROM 3230, 3234 & 3240 COLVIN LOOKING NORTHWEST
AT OFFICE BUILDING AT 30 S. QUAKER LANE.

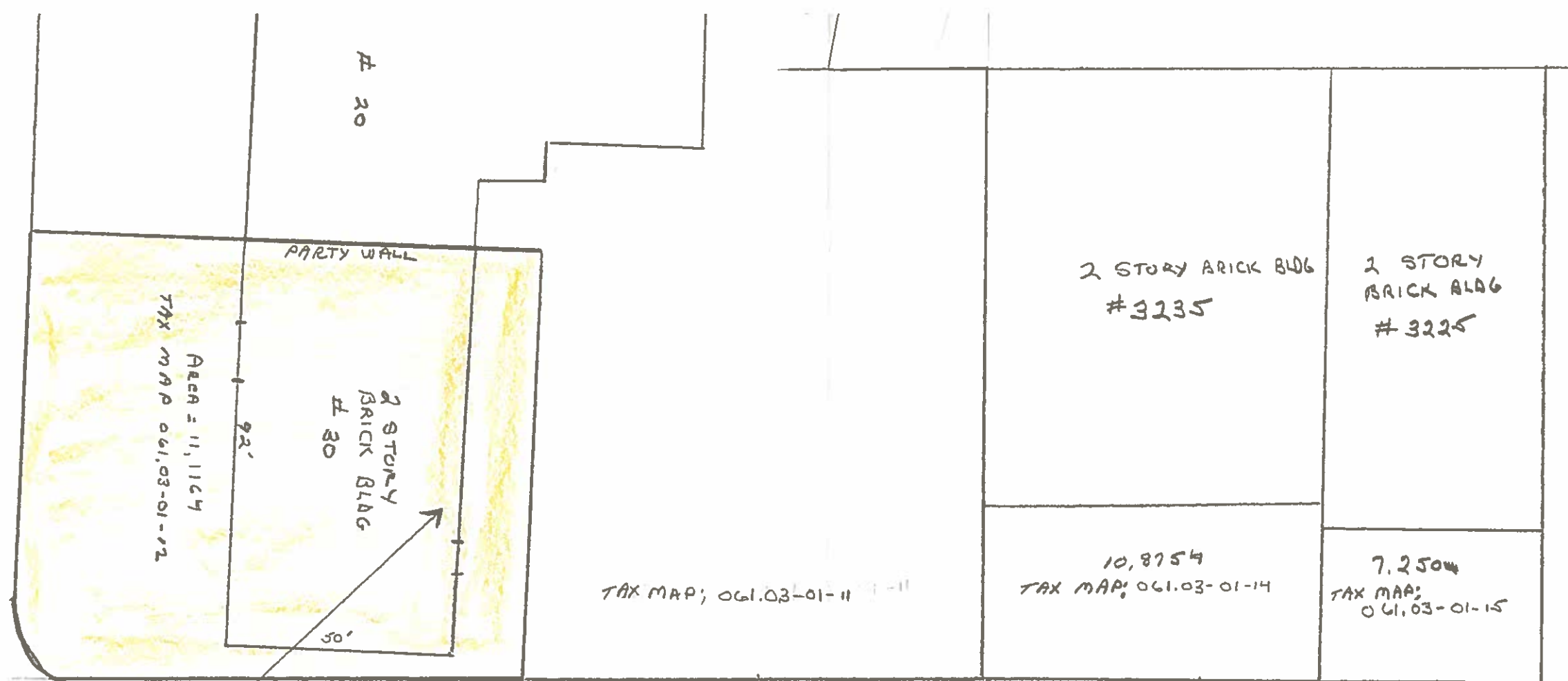
LOOKING ACROSS LOT IN A NORTHWESTERLY
DIRECTION TO OFFICE BUILDING WHERE SALES
OFFICE WILL BE LOCATED



LOOKING SOUTHWESTERLY ACROSS
COLVIN STREET AT LOT,



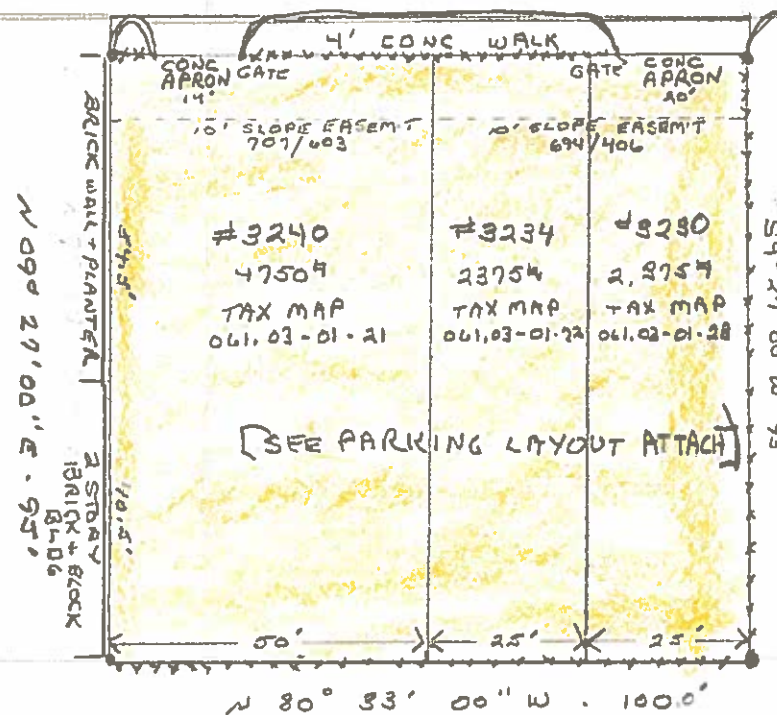
SOUTH QUAKER LANE



OFFICE FOR
USED CAR SALES

COLVIN STREET
50' R/W

S 80° 33' 00" E - 100.0'



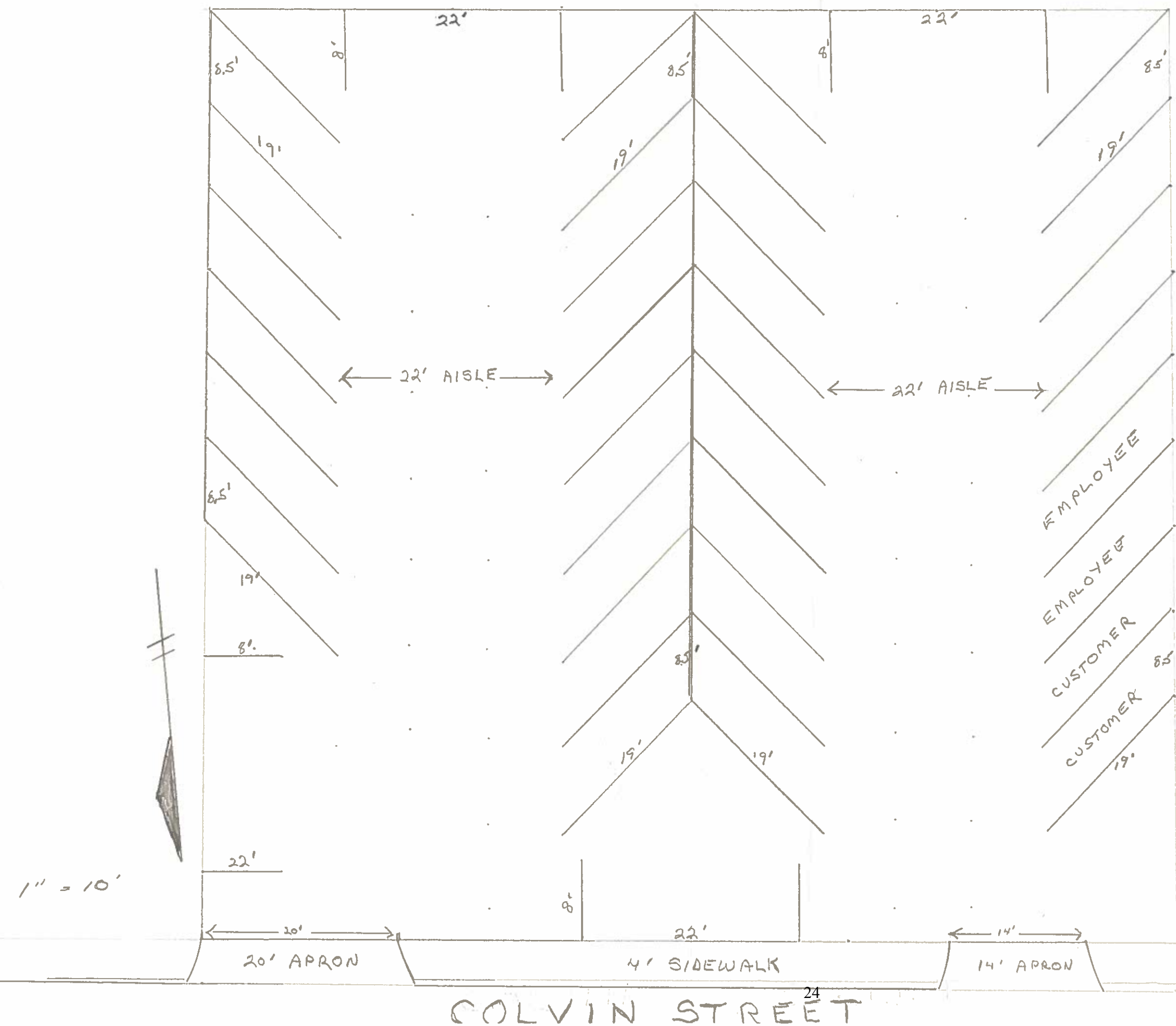
CITY OF ALEXANDRIA
RECYCLING

95004 USED CAR LOT

SITE PLAN FOR SPECIAL USE PERMIT APPLICATION
ALEXANDRIA CAR CONNECTION, INC.
USED CAR SALES LOT AT 3230, 3234 + 3240 COLVIN STREET
USED CAR SALES OFFICE AT 30 SOUTH QUAKER LANE

PARKING LAYOUT

- 30 45° ANGLE SPACES: 8.5' X 19'
- 4 PARALLEL SPACES: 8' X 22'
- 2 22' WIDE AISLES

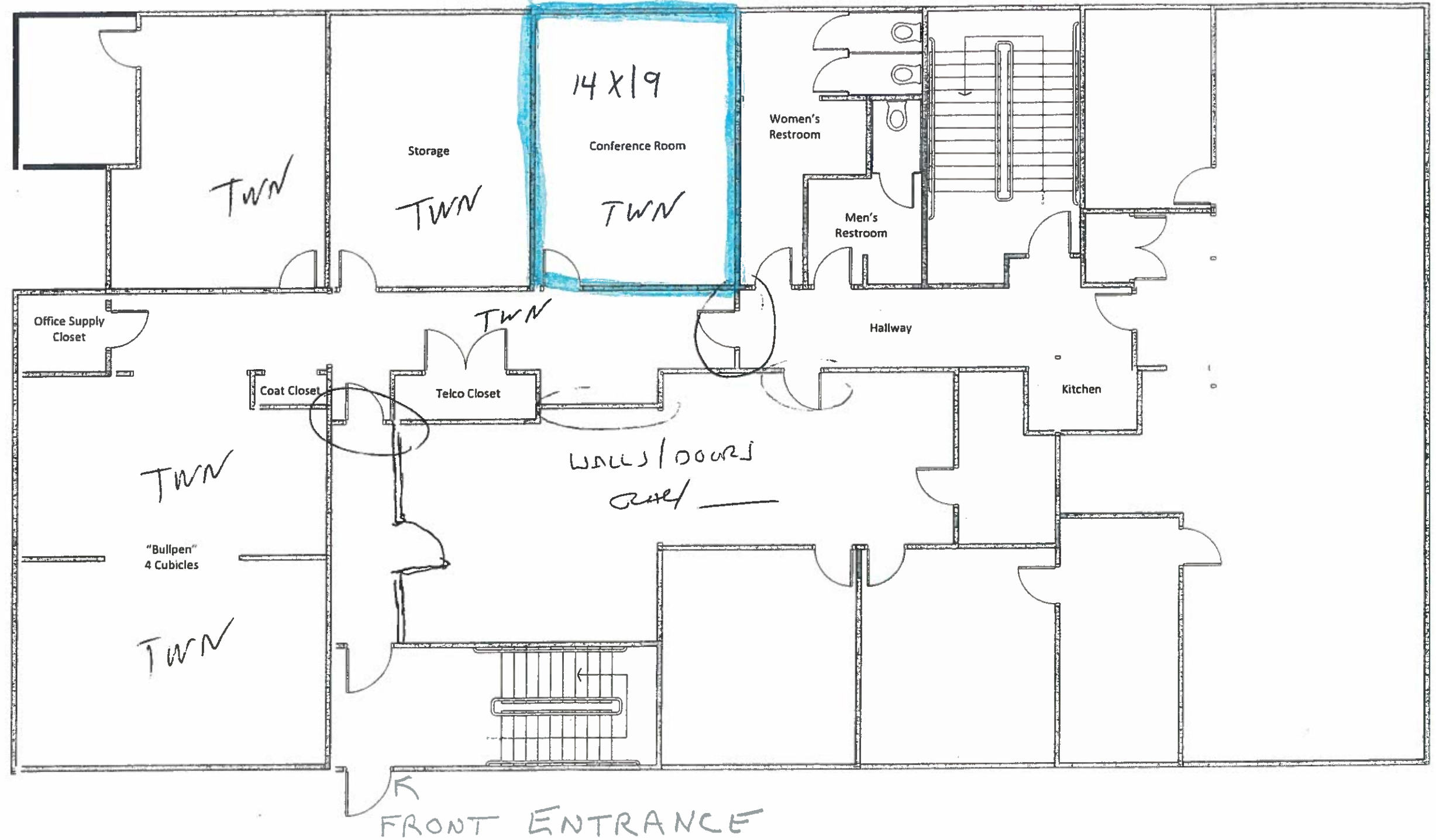


FLOOR PLAN FOR SPECIAL USE PERMIT APPLICATION
ALEXANDRIA CAR CONNECTION, INC.
USED CAR SALES OFFICE AT 30 QUAKER LANE

EXHIBIT A

REAR
ENTRANCE
↓

TO SALES LOT
ACROSS
COLVIN ST.



30 S. QUAKER