

MEMORANDUM

DATE: NOVEMBER 4, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: REVISIONS TO DOCKET ITEM #2: SUP#2015-0098,  
408 East Glebe Road and 3006 Jefferson Davis Highway

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This memo contains a revision to Condition 17 of the staff report for Docket Item #2. This is a request to add an on-site laundry and dry cleaning operation to an existing dry cleaning business, offering only pickup service, in the Oakville Triangle/Route 1 Corridor Plan area.

Given that the proposed business is located in this recently adopted overlay within the Potomac West Small Area Plan, Condition 17 recommends an administrative, five year SUP review in November 2020 and a docketed, ten year review by the Planning Commission and City Council in November 2025. After further analysis of the Oakville Triangle/Route 1 Corridor Plan timeline and review of a recent administrative SUP approval for a restaurant in July 2015 at the subject parcel, staff recommends that the Planning Commission substitutes September 2025 for November 2025 as the scheduled time for the second SUP#2015-0098 review for consistency with the previously approved SUP at the site.

Additionally, staff recommends that future SUPs proposed in the Oakville Triangle/Route 1 Corridor Plan area similarly contain a condition for an administrative, five year review as well as a docketed review at the fixed date of September 2025. The Planning Commission and City Council, therefore, will have the opportunity to evaluate all Oakville Triangle/Route 1 Corridor area SUP uses, approved after July 2015, for compatibility with the overlay plan and the redevelopment potential of the sites at the September 2025 meetings.

Staff recommends approval of SUP#2015-0098 subject to the SUP conditions that appear in the report with a revision to Condition 17 as follows:

17. **CONDITION AMENDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from the date of approval (November 2020), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit, ~~ten years from the date of approval (November 2025)~~ in September 2025, in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)