



***Special Use Permit #2016-0084***  
***4251 Eisenhower Avenue – City Recycling Center***

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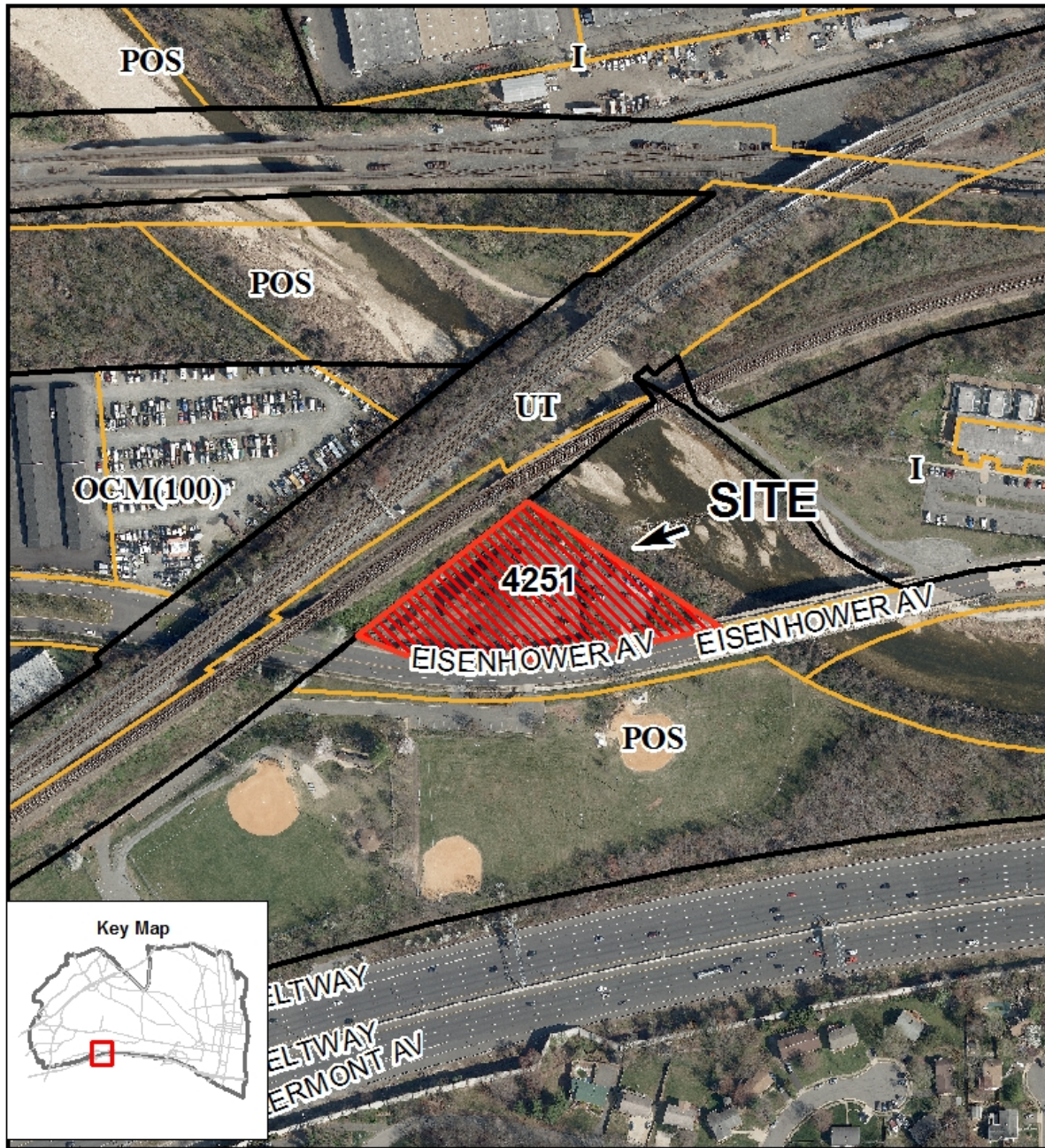
<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for continued operation of the City's public recycling drop-off and leaf mulching center.	<b>Planning Commission Hearing:</b>	January 5, 2017
	<b>City Council Hearing:</b>	January 28, 2017
<b>Address:</b> 4251 Eisenhower Ave	<b>Zone:</b>	POS/Public Open Space
<b>Applicant:</b> City of Alexandria, Department of Transportation and Environmental Services	<b>Small Area Plan:</b>	Eisenhower West Small Area Plan

**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:** Sara Brandt-Vorel, [Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov)

**PLANNING COMMISSION ACTION, JANUARY 5, 2017:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



**Special Use Permit #2016-0084**  
**4251 Eisenhower Avenue**





## I. DISCUSSION

### REQUEST

The applicant, the City of Alexandria, Department of Transportation and Environmental Services, requests Special Use Permit approval to continue the operation of the City's public recycling drop-off and leaf mulching center located at 4251 Eisenhower Avenue.

### SITE DESCRIPTION

The subject site is one lot of record with approximately 645 feet of frontage along Eisenhower Avenue and a varying lot depth up to 275 feet for a total parcel area of approximately 2.2 acres. The subject site is bounded by Eisenhower Avenue along the south, Backlick Run to the north and east, and Metrorail's Blue line to the north and west. Uses directly south of the subject site include Hensley Park, containing open green space and a baseball field. The Vola Lawson animal shelter is located to the north of the subject site, across Backlick Run, and the parking lot of American Self Storage is located across the Metrorail tracks to the west. The northern and eastern side of the subject site is partially located within a Resource Protection Area.

The subject site contains two uses. The western side of the parcel contains the leaf mulching center, which takes up approximately two-thirds of the lot. The land is undeveloped and contains piles of natural materials, such as leaves, brush, and trees which are diverted from a landfill and mulched. The eastern side of the parcel contains a public recycling drop-off center consisting of four recycling containers and five parking spaces on paved asphalt. Access to the leaf mulching center and public recycling drop-off is provided by individual curb cuts onto Eisenhower Avenue. The entire lot is fenced with a chain link fence and an internal fence divides the leaf mulching center from the recycling drop-off. A row of bushes has been planted in front of the fence along Eisenhower Avenue to provide additional screening of the facilities.



**Figure 1: Diagram of city facility at 4251 Eisenhower Avenue. Approximate property line shown in orange, leaf mulching center outlined in yellow and the public recycling drop-off outlined in blue.**

### BACKGROUND

In July 2002, City Council approved DSUP #2002-0007 for a development special use permit for a public recycling center with a site plan. The site plan called for the paving of approximately 2,000 square feet with a distinct pad for recycling containers, five parking spaces, a new curb cut onto Eisenhower Avenue, and the installation of additional fencing. The leaf mulching center was already in use at the subject site at the time of approval for the public recycling center. During approval, the Planning Commission conditioned the recycling center use with a five year expiration. In November 2007, approximately five years after initial approval, City Council approved DSUP #2007-0026 to allow for the continued operation of the City's public recycling drop-off and leaf mulching center. During approval, City Council conditioned the continued use of the public recycling drop-off with a five year review, or upon the adoption of the Eisenhower West Small Area Plan and the site's designation within the plan. As the Eisenhower West Small Area Plan was adopted in November 2015, the applicant has brought forward the special use permit for consideration for the continued use of the public recycling and leaf mulching center.

During a staff inspection in December 2016, the applicant was found to be in violation of Condition #1 requiring that landscaping remain in good condition as several bushes along Eisenhower Avenue had died. Additionally, two tires were left near the recycling bins and litter had accumulated under the bushes along Eisenhower Avenue, a violation of Condition #3 requiring the parking lot and sidewalk be kept free of recyclables and litter at all times. Staff informed the applicant of the violations and the applicant has taken steps to rectify the violations. Plantings along Eisenhower Avenue were scheduled for Spring 2017 to replace landscaping for Condition #1. Trash and litter removal and pick-up were scheduled to address Condition #3 and the applicant will be working with the City's Sign Shop to improve existing signage which directs individuals to the proper locations for the disposal of non-recyclables to prevent future dumping.

### PROPOSAL

The applicant proposes to continue operating the public recycling drop-off center at 4251 Eisenhower Avenue as one of the city's four public recycling drop-off locations. The other three public recycling drop-off centers are located throughout the City, with locations at S. Whiting Street (intersection with S. Tower Court), 3224 Colvin Street, and Jones Point Park (underneath the Woodrow Wilson Bridge). The public recycling drop-off center on Eisenhower Road is open 24 hours, seven days a week for city residents and businesses to drop-off cardboard, mixed paper, aluminum, and plastic bottles into one of four designated recycling containers on-site. No hazardous materials are collected at the subject site. The applicant proposes to continue operating the leaf mulching center as the designated destination for all leaves and Christmas trees collected from curbside locations within the City, and the destination for general bulk brush collection. During seasonal periods of collection, the applicant would run a mulching machine to process the raw materials and the mulch would be stored on-site until the spring when city residents can collect or request deliveries of mulch. The subject would also remain a temporary collection site for debris for the City in the event of a natural disaster.

The applicant proposes to maintain and improve existing fencing, landscaping, and signage to clearly designate the proper recycling receptacles and procedures to ensure the public recycling

drop-off and the leaf mulching center are screened from the public right-of-way. A City employee is tasked with conducting daily on-site litter pick-up Monday – Friday. Additional details of the operation are as follows:

Hours of Operation:

Seasonal leaf and tree drop-off:	Monday – Saturday: 7 a.m. – 6 p.m.
Seasonal mulch processing:	Monday – Friday: 7 a.m. – 6 p.m.
Recycling Drop-Off:	Monday – Sunday: 24 hour access

Typical Usage (both sites): Up to 50 daily users.

Proposed Staffing (both sites): Up to 10 employees during peak times.

Accepted Materials:

Leaf Mulching Center:	Leaves, shrubs, brush, and Christmas trees
Recycling Drop-Off:	Cardboard, mixed paper, aluminum, and plastic bottles.

Material Removal:

Leaf Mulching Center:	Seasonally collected materials are mulched and stored on site until distributed to city residents by delivery or pick-up in the spring.
Recycling Drop-Off:	Recycling containers are emptied weekly.

PARKING

The Zoning Ordinance does not have an off-street parking requirement for public recycling centers; however, the applicant has provided five off-street parking spaces at the public recycling center and has not received any requests to increase parking on-site.

ZONING/MASTER PLAN DESIGNATION

The subject site is zoned POS/Public Open Space, and as such, a public recycling facility is permitted with special use permit approval. The Eisenhower West Small Area Plan shows the subject site as continued public open space and is not indicated as a location for park enhancement efforts.

## **II. STAFF ANALYSIS**

Staff supports the continued operation of the City’s public recycling drop-off center and leaf mulching center. The leaf mulching center is a citywide amenity and service, and the public recycling drop-off provides a convenient recycling location for businesses and residents located in the City’s West End and the Eisenhower Avenue corridor.

The public recycling drop-off on Eisenhower Avenue is heavily utilized according to the Department of Transportation and Environmental Services the facility was the largest collection point of recyclable materials in FY 2016 across all city recycling drop-offs. The Eisenhower Avenue location collected 46% of total recyclables in the City, amounting to 240 tons of

cardboard, mixed paper, and commingled containers. Additionally, the leaf mulching center is a key component of achieving the goals established in the City's 2030 Environmental Action Plan and specifically Goal Three which seeks to increase the diversion of compostable solid waste from disposal. The ongoing operations of the facility provide a local destination for leaves, Christmas trees, and bulk brush. In FY 2016, the mulching center collected over 13 tons of materials which were processed at the facility. In addition to diverting natural materials from a landfill, much of the material was mulched and delivered to city residents. Exporting materials to an external mulching center or landfill could cost the City over \$600,000 a year in dumping costs, along with an additional \$150,000 - \$200,000 in labor and transportation costs to the collection process, and increase the time required to collect leaves by over a month.

Staff found no complaints registered against the facilities and does not anticipate negative impacts associated with the ongoing operations of the public recycling drop-off and leaf mulching center. The site's location is relatively isolated from any nearby residential uses and as such, typical operations do not create noise or activity which would negatively impact residents. Additionally, the site poses limited impacts to traffic as the facility is well served by two curb cuts onto Eisenhower Avenue to provide easy access for employees and users of the facilities. The 24 hour nature of the recycling center ensures that use occurs throughout the day, distributing potential traffic to the site, and the five on-site parking spaces are adequate. As a practical matter, many individuals using the recycling drop-off pull their vehicles up close to the designated recycling container to more easily transfer materials from their vehicle and do not utilize the existing parking spaces.

Nonetheless, staff has carried forward previous conditions regulating activity on site, such as Condition #1 requiring the landscaping to be kept in good condition to limit the visual impact of the facilities and daily inspections of the facility by staff to remove any litter in Condition #3. Condition #4, requiring a copy of the final site plan to accompany all building permits was deemed complete and deleted from the conditions. Staff deleted Condition #6, requiring a five year review of the facility or approval through the Eisenhower West Small Area Plan (EWSAP) and replaced the condition with Condition #7, which requires a ten year review of the use. As the EWSAP was just completed, staff believes the redevelopment envisioned in the plan will be more likely to occur within a ten year horizon, at which point the compatibility of the public recycling drop-off and leaf mulching center could be more accurately assessed with nearby uses. Staff also added Condition #8 requiring the applicant to install and maintain additional signage which clearly indicates the proper locations for non-recyclable materials so as to reduce the potential for illegal dumping on site.

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. The applicant shall maintain the landscaping in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z) (DSUP #2007-0026)
2. All lighting shall be screened and directed downward to prevent glare and spillover onto adjacent properties and public rights-of-way. (P&Z) (DSUP 2002-0007)
3. The parking lot, driveway, street, and sidewalk shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas daily Monday through Friday in order to insure proper upkeep. (P&Z) (DSUP 2002-0007)
4. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSUP 2002-0007)~~
5. 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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) (DSUP 2002-0007)
6. **CONDITION DELETED BY STAFF AND REPLACED BY CONDITION #7:** ~~This special use permit shall expire five years from the date of this approval, or upon the adoption of the Eisenhower West Small Area Plan, whichever occurs first; provided, however, that this small area plan limitation shall not be effective in the event the small area plan is adopted within the five year period, and continuation of the use is consistent with the adopted plan. (City Council) (DSUP #2007-0026)~~
7. **CONDITION ADDED BY STAFF:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, ten years from approval (January 2026) 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. (P&Z)

8. **CONDITION ADDED BY STAFF:** The applicant shall install and maintain prominent signage which clearly indicates the appropriate collection facilities for non-recyclable materials.(P&Z)

**STAFF:** Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;  
Sara Brandt-Vorel, 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:

F-1 T& ES has no objections to the continued use of this facility. (T&ES)

##### Fire Department:

F-1 No comments or concerns.

##### Code Administration:

F-1 No code comment for the request for extension of existing recycling center.

##### Health Department:

F-1 No comments.

##### Recreation, Parks and Cultural Activities:

F-1 No comments.

##### Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2016-0084

**PROPERTY LOCATION:** 4251 Eisenhower Avenue

**TAX MAP REFERENCE:** 69.02.02.04 **ZONE:** POS

**APPLICANT:**

**Name:** Jeffrey DuVal- City of Alexandria Department of Transportation and Environmental Services

**Address:** 4251 Eisenhower Avenue

**PROPOSED USE:** Public Recycling Drop off Center, Leaf and Wood Mulch Processing Center

☒ **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.

Jeffrey DuVal

Print Name of Applicant or Agent

2900 B Business Center Dr

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

9.20.2016

Date

703.746.4106

Telephone #

Fax #

jeffrey.duval@alexandriava.gov

Email address

**ACTION-PLANNING COMMISSION:**

**DATE:**

**ACTION-CITY COUNCIL:**

**DATE:**

SUP# 2016-0084

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 4251 Eisenhower Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Recycling drop off/ Mulch processing use as  
(use)  
described in this application.

Name: JEFFREY DuVAL

Phone: 703.869.6968

Please Print  
Address: 2900 B BUSINESS CENTER DR

Email: jeffrey.duval@alexandriava.gov

Signature: [Signature]

Date: 10/11/2016

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: Deputy Director- T&ES 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 three percent.

City of Alexandria; 100% ownership

## 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 three 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
<sup>1</sup> City of Alexandria	301 King St	100%
<sup>2</sup> City of Alexandria		
<sup>3</sup> City of Alexandria		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4251 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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
<sup>1</sup> City of Alexandria	301 King St	100%
<sup>2</sup> City of Alexandria		
<sup>3</sup> City of Alexandria		

**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.)
<sup>1</sup> City of Alexandria	N/A	N/A
<sup>2</sup> City of Alexandria		
<sup>3</sup> City of Alexandria		

**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.

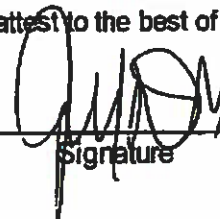
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/20/2016

Date

JEFFREY DUKAL

Printed Name



Signature





SUP # \_\_\_\_\_

## 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: Renewal of existing DSUP 2007-0026

**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).

Multiple users- typically during daytime hours

**B. How many employees, staff and other personnel do you expect?**

Specify time period (i.e., day, hour, or shift).

2-4 employees during normal business hours- seasonal during mulch processing operation

10 max employees during peak times

SBV per  
10/25 email

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

**Day:**

Monday- Saturday

Monday- Friday

Sunday- Monday

**Hours:**

7am-6pm leaf, tree drop- off seasonal

7am-6pm mulch processing (Tub grinder) seasonal

24 hours- recycling drop off

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

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

Seasonal heavy equipment use- winter and early spring. Otherwise minimal

**B. How will the noise be controlled?**

Because of the remote location noise control is not needed

SUP# \_\_\_\_\_

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

Minimal and seasonal odor from mulch- no plan for odor control

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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)  
Leaf and wood mulch, recyclables
- 

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Drop off center collects more than 6,000 tons of material per year
- 

- C. How often will trash be collected?  
Drop off center will be emptied weekly
- 

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

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:

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SUP# \_\_\_\_\_

- 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?  
Area is fenced. Security cameras are located on both the recycling drop off facility and the mulch processing yard.

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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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SUP# \_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

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

N/A Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

<p style="text-align: center;"><b>Planning and Zoning Staff Only</b></p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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- 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? N/A

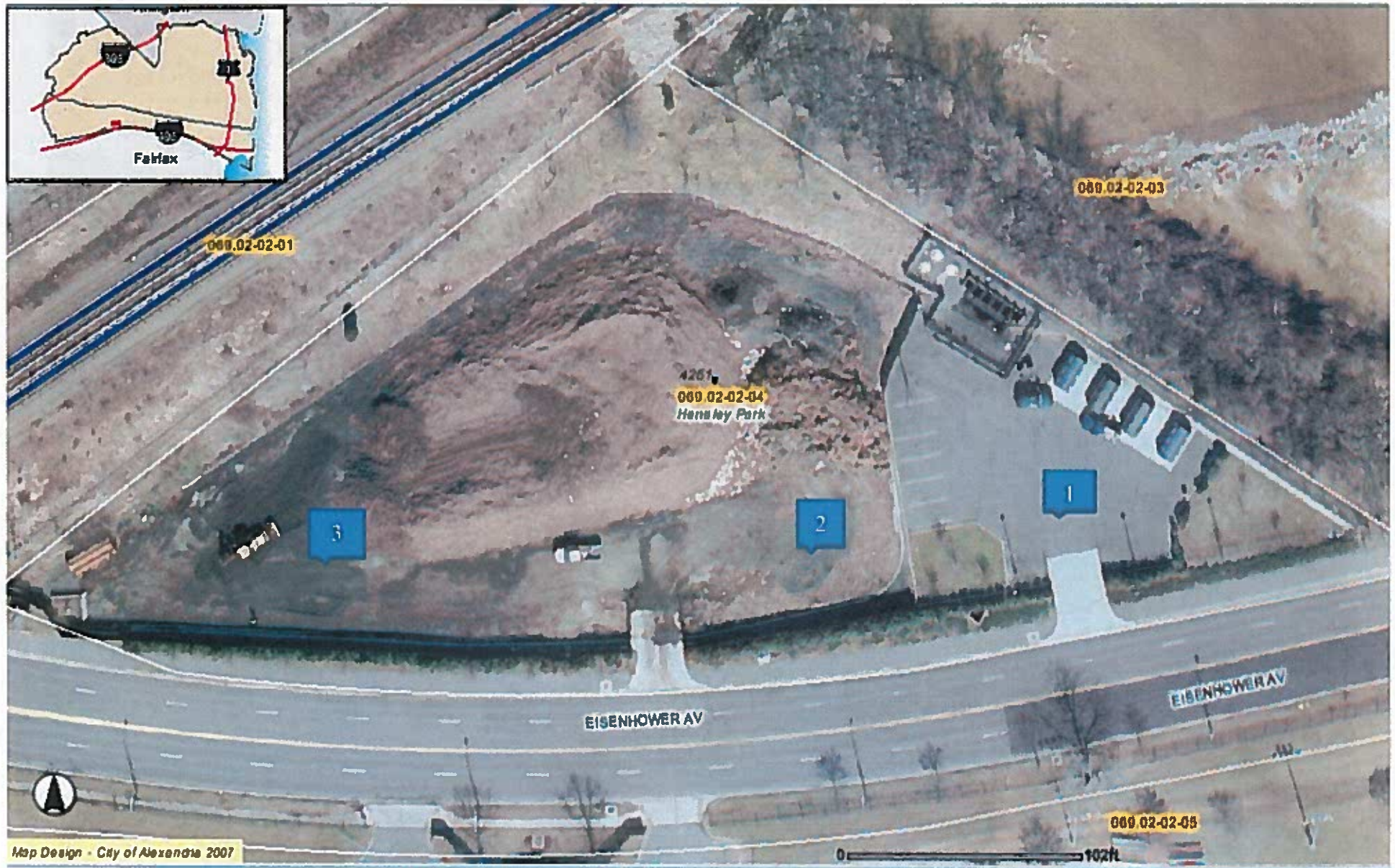
<p style="text-align: center;"><b>Planning and Zoning Staff Only</b></p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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# Site Plan – 4251 Eisenhower Av Public Recycling Drop Off Center & Yard Waste Processing

SUP2016-0084  
Application Materials  
11/4/16







# **1. Recycling Drop Off Center**





## **2. Brush Pile**

SUP2016-0084  
Application Materials  
11/4/16





### **3. Leaf Mulch**

SUP2016-0084  
Application Materials  
11/4/16





0 250 500 1,000 1,500 2,000  
Feet

SUP2016-0084w  
Application Materials  
11/4/16