

Special Use Permit #2016-0106
5800 Edsall Road – Koons Automotive

Application	General Data	
Public hearing and consideration of a request for automobile sales	Planning Commission Hearing:	March 7, 2017
	City Council Hearing:	March 18, 2017
Address: 5800 Edsall Road	Zone:	CG/Commercial General
Applicant: Koons of Alexandria, Inc.	Small Area Plan:	Landmark/Van Dorn 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: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 7, 2017: On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2016-0106 with the deletion of Condition 24 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown asked the applicant if the proposed Land Rover dealership was related to an existing Land Rover dealership on Duke Street. The applicant’s representative replied that the applicant would purchase the Duke Street dealership, operate it at that location, and move it to Edsall Road when the building has been renovated. Commissioner Wasowski asked staff if lots would have to be consolidated to redevelop the subject area according to the Landmark/Van Dorn Corridor Plan. Planning Director confirmed that the proposed redevelopment would require the consolidation of other lots with the parcel at 5800 Edsall Road to fulfill the goals of the plan. Vice Chairman Macek stated the importance of establishing a rationale for applying the redevelopment review condition, as provided in the staff memorandum.

Speakers:

Cathy Puskar, representative for the applicant, spoke in support of the application and was appreciative of staff’s recommendation to delete Condition 24.



Special Use Permit #2016-0106
5800 Edsall Road



I. DISCUSSION

The applicant, Koons of Alexandria, Inc., represented by Cathy Puskar, requests SUP approval to operate an automobile sales business at 5800 Edsall Road. The use would also incorporate an existing general automobile repair use, Koons Collision Repair Center, as the Zoning Ordinance permits general automobile repair as part of franchised automobile dealerships.

SITE DESCRIPTION

The parcel has approximately 550 feet of frontage on Edsall Road, 505 feet of depth, and a total lot area of 6.4 acres. The subject parcel is developed with two commercial buildings: the subject building at 5800 Edsall Road with 49,444 square feet, and a building at 5800A Edsall Road with 12,152 square feet square feet. An Enterprise automobile rental operation and Koons Collision Repair Center currently occupy the subject building at 5800 Edsall Road. The building contains two floors and three loading spaces at the west side of the building. National Tire and Battery occupies the smaller building on the site at 5800A Edsall Road. The uses share the on-site 359 space parking lot.



Apartment and condominium complexes are located to the west and to the north. Commercial properties, such as McDonald's, Jiffy Lube, Penske Truck Rental, Giant Supermarket, gasoline stations, and several restaurants, operate to the south and east

BACKGROUND

City Council has granted SUPs for several automobile-related businesses—sales, rentals, and repair—at the subject building over the years. In 1992, the zone for the parcel changed from Industrial-1 to Commercial General (CG). As general automobile repair uses on the lot became non-complying with the zone change, City Council approvals included several SUPs for the continuation of this non-complying use.

City Council approved SUP #2001-0064 for Koons Collision Repair Center, the current occupant, to operate as a non-complying general automobile business. The Enterprise automobile rental business was approved by City Council through SUP #2003-0035. The upper level of the building is dedicated to Enterprise and to the Koons Collision Repair Center reception and service areas. The repair activities are in the lower level.

The applicant had previously received City Council approval for an automobile sales business at the site through Special Use Permits #2003-0034 and #2005-0066. Inspectors found that this business had closed around 2010.

A recent SUP inspection was conducted of the existing general automobile repair facility, as it would be incorporated into the proposed automobile sales operation. The inspection revealed two violations of SUP conditions. Several vehicles with collision damage had been parked in the insurance lot, located at the rear of the building, for over 60 days, and the parking area required maintenance. The inspection also identified the use of five trailers for parts storage without SUP approval. The applicant resolved the violations and removed three of the five storage trailers from the lot. Although the applicant requires the use of the remaining two trailers during construction, it has agreed to remove them prior to the Certificate of Occupancy inspection, as stated in Condition 13.

PROPOSAL

The applicant, Koons of Alexandria, Inc. requests SUP approval to operate an automobile sales operation that would incorporate the applicant-owned Koons Collision Repair Center as a general automobile repair component of the business. The proposed Land Rover/Jaguar dealership and repair operation would occupy approximately 48,444 square feet of the building. The showroom, sales office with a six vehicle display area and the related repair section with 12 service bays would occupy the 23,845 square foot upper floor. The 25,599 square foot, lower level would continue to be used for general automobile repair and would include 24 service bays, paint booths, and a car wash. The Enterprise business would relocate to the lower level using the remaining 1,000 square feet of the building.

The hours of operation would be 7 a.m. to 10 p.m., Monday through Saturday and 10 a.m. to 10 p.m., Sunday. Approximately 150 new and used vehicles would be displayed on site: six in the indoor showroom and the remainder in the on-site parking lot. Car carriers or individual employees would deliver vehicles to the site. The applicant proposes to renovate the building interior and upgrade the exterior to reflect the Land Rover/Jaguar brand. Exterior work would include the removal of minor architectural elements and the enclosure of the canopy that serves as a vehicle reception area. The general automobile repair operation would provide a range of services including light automobile repair, collision repair, and repainting. The operation would employ 80 individuals.

PARKING

Pursuant to Section 8-200 (A)(17) of the Zoning Ordinance, a general automobile repair business requires one off-street parking space for every 400 square feet of floor area and staff recommends automobile sales businesses to provide one off-street parking space for every vehicle offered for sale. The combined 48,444 square-foot automobile sales and repair business would be required to provide 98 spaces for the repair use and 144 spaces for the outdoor vehicle inventory (six of the 150 would be parked inside), requiring the applicant to provide 242 parking spaces. Enterprise and National Tire and Battery are required to provide a total of 47 parking spaces in the shared lot. The parking requirement for the proposed automobile sales and repair

business, in addition to the two existing businesses' requirements, is 289 spaces. The shared parking lot of 359 spaces would exceed the requirements for all businesses. In addition, the applicant is required to provide three off-street loading spaces pursuant to Section 8-200 (B)(2). It satisfies the three space requirement for loading.

ZONING/MASTER PLAN DESIGNATION

Section 4-403(D) of the zoning ordinance allows an automobile sales and rental business in the CG zone only with a special use permit. Section 2-118 provides a definition for automobile sales uses and permits general automobile repair as a business component.

The property is located within the Landmark/Van Dorn Small Area Plan which designates the property for commercial use. It is also located in the Landmark/Van Dorn Corridor Plan area, where the lot is identified as an area of redevelopment that includes the creation of new streets, mixed-use development, and public parks.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate an automobile sales operation at 5800 Edsall Road. The provision for this use would enable Koons of Alexandria, Inc. to consolidate its existing automobile repair business with a vehicle dealership and improve the aesthetics of the building exterior. The building typology, its proximity to other automobile-oriented businesses, and the expansive parking lot provide a site suited for an automobile dealership. In addition, the request would reduce the space used by the general automobile repair operation, thus reducing the most intensive and impactful activity at this site.

Although multi-family development is located in the vicinity, the residences to the north are located across Edsall Road and the residences to the west are sited at a lower elevation, shielding them visually from the existing and proposed uses. The residential developments are also buffered by trees and landscaping which minimize potential noise and lighting impacts on residents. Conditions that were designed to limit impacts on residents have been transferred from previous automobile sales and repair SUPs at 5800 Edsall Road, such as Condition 10 which requires loading and unloading of automobile inventory to occur at the rear of the property and away from residential development. Traffic congestion impacts, due to delivery of automobile inventory, are reduced through the limitation in Condition 3 that loading and unloading may not occur in the public right-of-way. Lighting impacts would continue to be minimized as lighting must be directed downward and screened to avoid spillover in the nearby neighborhoods, in Condition 11. Potential noise from repair work is reduced as all repairs must occur inside the building, as stated in Condition 19.

The visual quality of the site is protected through several conditions. The parking lot, pavement and landscaping must be maintained, as mandated in Condition 4, and Condition 6 requires that fencing must remain in good condition. Vehicles displaying permanent damage or are abandoned may not be stored outside on the property, as stated in Condition 7. Further, vehicle-related parts must be stored in an appropriate receptacle or enclosure, as outlined in Condition 9. Although the revised sign ordinance requires a sunset date in seven years for freestanding pole signs, staff has

included Condition 12, requiring the applicant to remove the existing pole sign during renovations of the building exterior and interior.

Last, the potential for redevelopment of the parcel exists as detailed in the Landmark/Van Dorn Corridor Plan. As is customary in areas of redevelopment, staff originally included Condition 24 in the staff report released to the Planning Commission which provided an extended 10 and 15 year review of the SUP to evaluate the redevelopment potential of the site. Redevelopment conditions have been included for other SUPs in the Landmark/Van Dorn Plan Corridor plan area to provide property owners with an opportunity to coordinate lease expirations with small area plan redevelopment. Prior to the Planning Commission meeting, the applicant expressed concerns about the limitations Condition 24 would impose on the future of its proposed business and the related property reinvestment. The applicant also owns the property and, therefore, a lease term did not apply. Additionally, staff did not believe that the investments for the proposed automobile dealership would deter site redevelopment. Nonetheless, staff will review at 10 and 15 years the compatibility of the use and site plan with the Landmark/Van Dorn Corridor small area plan and provide an update to the Planning Commission and City Council. As a result, staff agreed to recommend deletion of Condition 24 to the Planning Commission. The commission agreed with the staff analysis and recommended deletion of Condition 24. *(Language added after the March 7, 2017 meeting of the Planning Commission)*. ~~Given that a significant financial investment is necessary for the proposed automobile dealership and that redevelopment at the site is challenging, staff recommends an extension of the commonly applied condition for five and ten year reviews of SUPs in areas of redevelopment. Therefore, Condition 24 requires a review by the Director of Planning and Zoning in ten years (March 2027) to assess the compatibility of the use and the potential redevelopment of the site. City Council would again review the SUP in fifteen years (March 2032). The applicant's representative has expresses a lack of support for this condition. Staff will continue to discuss the condition terms with the applicant and its representative prior to the March docketed hearings~~

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:

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

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 hours of operation shall be limited to between 7 a.m. and 10 p.m., Monday through Saturday and between 10 a.m. and 10 p.m., Sunday. (P&Z)

3. No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z)
4. The applicant shall maintain the pavement, parking areas, and landscaping in good condition. Parking spaces shall be clearly striped. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
6. Fencing shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas. (P&Z)
7. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. Vehicles with visual damage or requiring collision repairs and awaiting disposition by the vehicle owner's insurance company may be stored on the site for no longer than 60 days in the fenced area at the rear of the lot. (P&Z)
8. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
9. Vehicle parts, tires, or other materials shall not be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
10. Loading and unloading of vehicles by car carriers shall take place on-site and only at the rear of the property. (P&Z)
11. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent residential areas. (P&Z)
12. The free-standing pole sign for Koons Collision Repair Center shall be replaced concurrent with interior and exterior renovations and prior to the Certificate of Occupancy inspection. (P&Z)
13. The applicant shall remove the temporary trailers at the site prior to the Certificate of Occupancy inspection. (P&Z)
14. The applicant shall require its employees who drive to use off-street parking. (T&ES)
15. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
16. 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)
17. 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)
 18. 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. (P&Z)
 19. No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
 20. 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)
 21. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
 22. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
 23. 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)
 24. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, ten years from approval in March 2027 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 in March 2032 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 it deems appropriate at the time.~~ (P&Z) (PC)

25. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 III

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 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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-4 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-5 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-6 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-7 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-8 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 The use must comply with the city's noise ordinance. 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-10 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 Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 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 SUP 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 Alteration listed in SUP application to support new use will require a building permit, plan review and inspections prior to operation or start of construction.

Fire:

- C-1 Although there is a fire prevention permit already required for part of the current operation, additional permits may be required once the facility is inspected and if there is any change in ownership structure. Application shall be made to the Code Administration Office who will process for the Fire Marshal's Office. Contact Chief Deputy Fire Marshal Russell Furr at 703-746-4247 if there are any questions.

Health:

No comments

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0106

PROPERTY LOCATION: 5800 Edsall Road

TAX MAP REFERENCE: 054.04-05-01 **ZONE:** CG

APPLICANT:

Name: Koons of Alexandria, Inc.

Address: 2000 Chain Bridge Road Vienna, Virginia 22182

PROPOSED USE: Automobile sales facility.

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.

M. Catharine Puskar

MCPuskar

12/27/2016

Revised 2/8/2017

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd., Suite 1300

Signature

Date

703-528-4700

703-525-3197

Mailing/Street Address

Telephone #

Fax #

Arlington, VA 22201

cpuskar@thelandlawyers.com

City and State

Zip Code

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2/8/17

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5800 Edsall Road, I hereby
(Property Address)
grant the applicant authorization to apply for the automobile sales facility use as
(use) SEE ATTACHED LETTER
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):
 Owner
 Contract Purchaser
 Lessee or
 Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.
See attached.

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. James E. Koons	2000 Chain Bridge Road Vienna, Virginia 22182	100%
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 5800 Edsall Road (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. See attached.		
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. James E. Koons	None	None
2. See attached for property ownership disclosures.		
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.

12/22/2016 James E. Koons
 Date Printed Name


 Signature

**Koons Alexandria Properties LLC
2000 Chain Bridge Road
Vienna, Virginia 22182**

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for a Special Use Permit for an Automobile Sales Use
and Associated Requests
5800 Edsall Road, Tax Map ID 057.04-05-01 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Koons Alexandria Properties LLC hereby consents to the filing of an application by Koons of Alexandria, Inc. for a Special Use Permit for an automobile sales use and any related requests to allow for the renovation of the existing building on the Property.

Very Truly Yours,

By: 
James E. Koons

Its: Managing Member

Date: 12/22/2016

REVISED
SUP2016-0106
Application Materials
2/8/17

**Koons of Alexandria, Inc.
2000 Chain Bridge Road
Vienna, Virginia 22182**

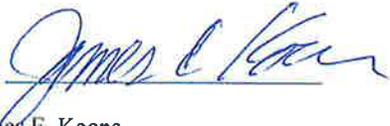
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit for an Automobile
Sales Use and Associated Requests
5800 Edsall Road, Tax Map ID 057.04-05-01 (the "Property")

Dear Mr. Moritz:

Koons of Alexandria, Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit for an automobile sales use and any related requests to allow for the renovation of the existing building on the Property.

Very truly yours,

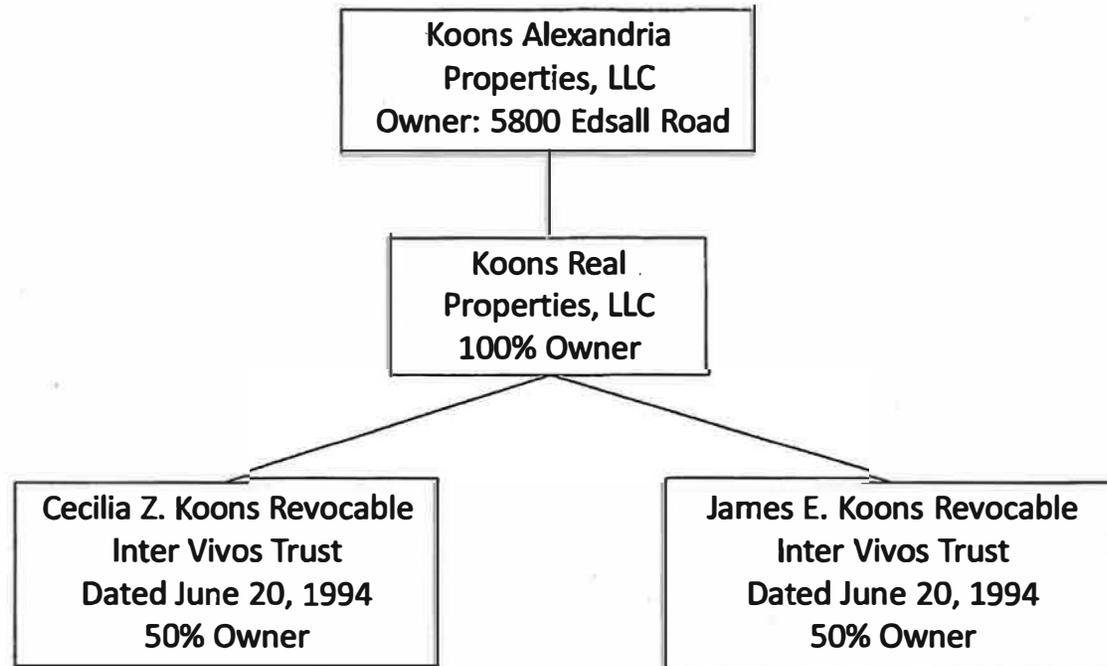
By: 

James E. Koons

Its: President

Date: 12/22/2016

**5800 Edsall Road Ownership Chart
December 27, 2016**



None of the entities indicated above have any business or financial relationship requiring disclosure as defined by Section 11-350 of the Zoning Ordinance.

Statement of Justification
5800 Edsall Road
Tax Map ID: 057.04-05-01

Koons of Alexandria, Inc. (“The Applicant”) requests approval of a Special Use Permit to permit the establishment of an automobile sales use, to be operated as a Land Rover/Jaguar dealership, in an approximately 49,444 square foot building located at 5800 Edsall Road, tax map ID 057.04-05-01 (the “Property”). As part of this application, the existing automobile repair use on the Property, currently operated as the Koons Collision Center (the “Collision Center”), will be incorporated into the proposed automobile sales facility, which will occupy 48,444 square feet of the building in accordance with Section 2-118 of the Zoning Ordinance.

The Property is located on the north side of Edsall Road west of its intersection with S. Van Dorn Street, and is zoned CG/Commercial General. The Property contains approximately 6.42 acres (279,792 square feet), and is developed with two existing buildings that include of a total of approximately 61,462 square feet of floor area. The larger of the two buildings, located at 5800 Edsall Road, is currently occupied by the Collision Center and an Enterprise automobile rental facility (“Enterprise”). The Collision Center operates in accordance with SUP #2001-0064, which was approved by City Council on September 15, 2001. Enterprise operates in accordance with SUP #2003-0035, which was approved by City Council on June 14, 2003.

The smaller of the two buildings on the Property, located at 5800A Edsall Road, is currently occupied by National Tire and Battery (formerly “NTW”), which operates an automobile repair facility in accordance with SUP #2010-0041. Enterprise and National Tire and Battery will continue to operate in accordance with the terms and conditions of their respective SUPs. Enterprise will continue to occupy approximately 1,000 square feet of office on the lower level of the building.

The Applicant is requesting an SUP to re-establish a previously approved, but discontinued, automobile sales use on the Property. The prior automobile sales use operated in accordance with SUP #2003-0034, as amended through SUP #2005-0066. In addition to interior renovations, as part of this SUP application, the Applicant proposes to upgrade the exterior appearance of the building through façade improvements that will reflect the Land Rover/Jaguar brand, including the removal of minor architectural elements and the renovation and enclosure of the existing service reception area.

A total of 359 striped parking spaces are provided on site to serve the existing and proposed uses. As shown on the submitted parking tabulation, the provided number of parking spaces substantially exceeds Zoning Ordinance requirements. Three (3) loading spaces are located on the west side and in the rear of the building. Up to 150 new and used for-sale vehicles will be stored on-site. Some will be displayed in the showroom, and the remainder will be stored in surface parking spaces throughout the Property. The proposed hours of operation are 7:00 a.m. to 10:00 p.m., Monday through Saturday, and 10:00 a.m. to 10:00 p.m. on Sunday. Deliveries will occur between the hours of 7:00 a.m. and 10:00 p.m. The existing Enterprise and National Tire and Battery will continue to operate within their previously approved hours of operation. All light and general automobile repair activities, which will include the painting of vehicles, will be conducted within the building. A maximum of 80 employees of the proposed automobile sales facility will be on site at any given time. The proposed use will create jobs, contribute to diversifying Alexandria’s tax base, and result in the establishment of a high end automobile dealership along the Van Dorn corridor.

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).
Approximately 40 per day, Monday through Saturday, and approximately 20 per day on Sunday.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
There will be a maximum of 80 employees on site at any given time.

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

Day:	Hours:
<u>Monday - Saturday</u>	<u>7:00 a.m. - 10:00 p.m.</u>
<u>Sunday</u>	<u>10:00 a.m. - 10:00 p.m.</u>
_____	_____
_____	_____

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
The proposed use will generate noise levels typically associated with vehicle sales, light and general automobile repair. Noise levels will be in compliance with the City's noise ordinance.

- B. How will the noise be controlled?
All light and general automobile repair will be conducted indoors.

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

N/A

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-related trash and refuse typically associated with automobile sales and service establishments.

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

One 8 cubic yard trash container will be emptied five times per week, and one 8 cubic yard recycling container will be emptied three times per week.

C. How often will trash be collected?

See above.

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

Staff will monitor the property, streets and nearby properties for litter and remove as 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:

Non-halogenated paint and stripping solvent will be stored on the property, and will be disposed of using a liquid fuel-blending process.

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. N/A

If yes, provide the name, monthly quantity, and specific disposal method below:

Waterborne paint associated with the proposed use will be stored on the property. Approximately 50 pounds will be disposed of per month. All waste products will be disposed of in accordance with all local, state and federal ordinances and regulations.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Adequate site lighting will be provided.

ALCOHOL SALES

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

Yes No N/A

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.

N/A

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PARKING AND ACCESS REQUIREMENTS

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

- 208 Standard spaces
- 151 Compact spaces
- Handicapped accessible spaces.
- Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <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?

N/A

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? 3

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? On the side and in the rear of the building (see attached aerial).

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

Between 7:00 a.m. and 10:00 p.m.

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

Loading and unloading of parts is expected to occur on a daily basis. Loading and unloading of vehicles is expected to occur twice 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?

Street access is adequate.

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? 250 square feet.

Note: Proposed improvements include the removal of 383 square feet of minor architectural elements and a minor 633 square foot expansion and enclosure of an existing canopy, for a net increase of 250 square feet.

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

49,194 sq. ft. (existing) + 250 sq. ft. (addition if any) = 49,444 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: _____

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?

Light and general automobile repairs, which include the painting of vehicles.

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

0 hydraulic lifts or racks

0 service pits

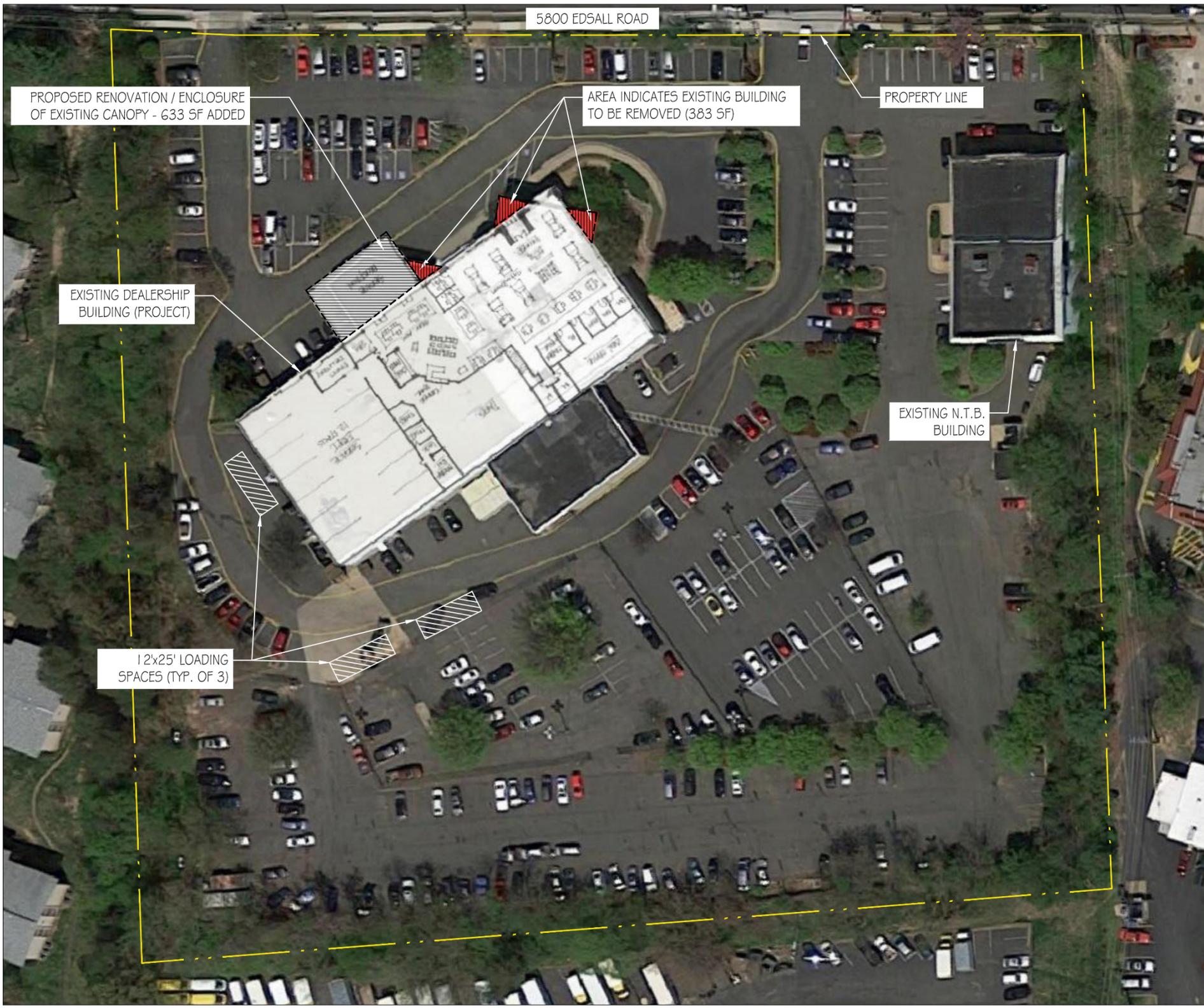
36 service bays

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)?

Up to 150 new and used for-sale vehicles, 20 customer vehicles, 40 vehicles undergoing service, and 80 employee vehicles will be parked on site at any one time. New and used vehicles will be displayed in the showroom on the ground floor of the building, and in surface parking spaces throughout the Property.

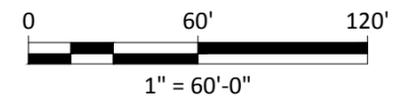
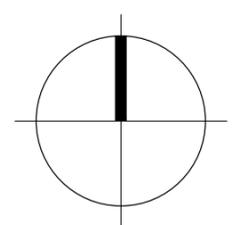
5. Will a loudspeaker or intercom system be used outside of the building? _____ Yes No

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

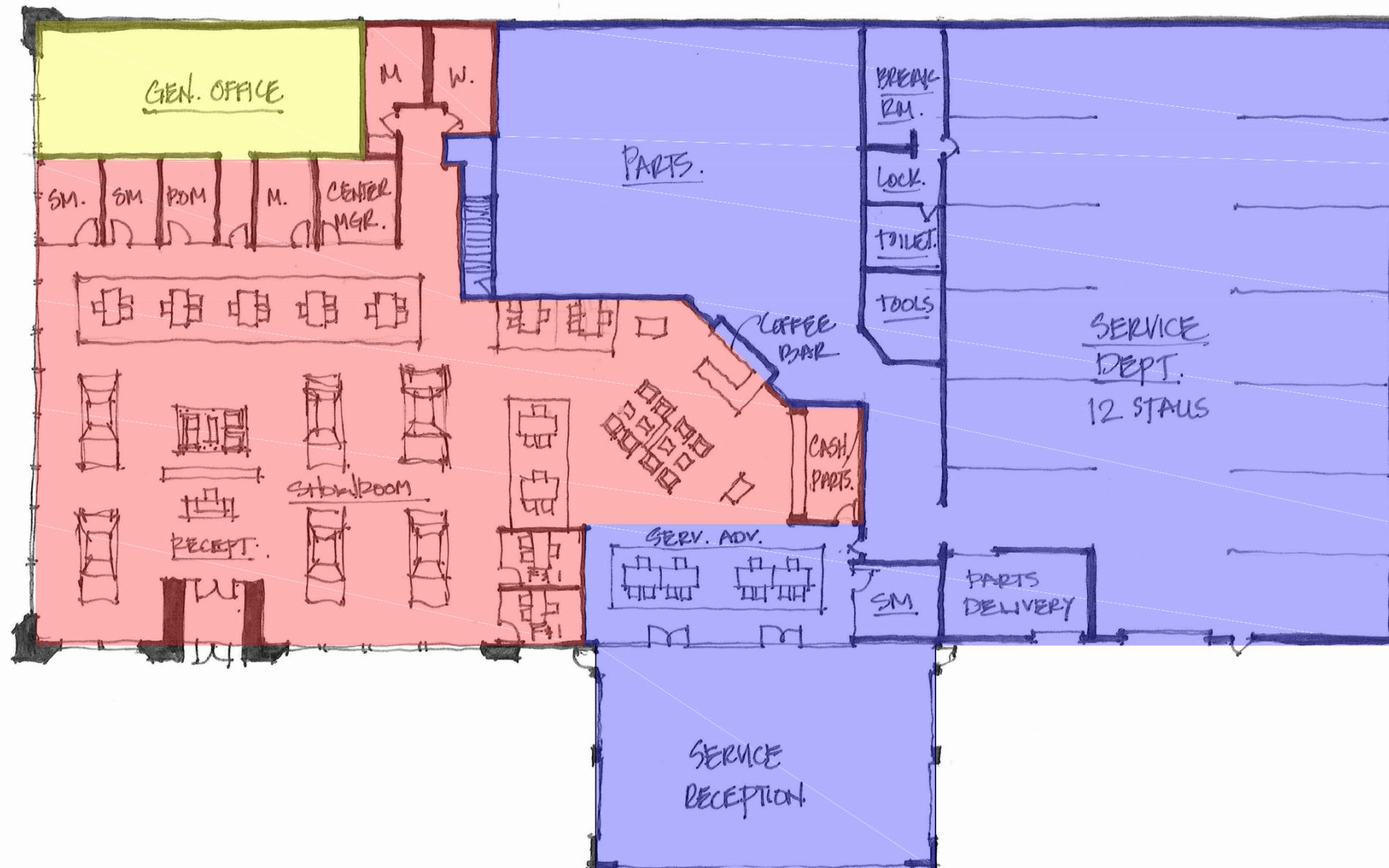


SITE INFORMATION	
OWNER:	KOONS ALEXANDRIA PROPERTIES LLC
ADDRESS:	5800 EDSALL ROAD, ALEXANDRIA, VA 22304
ZONING:	CG
LOT NO.:	6
PARCEL NO.:	057.04-05-01
TAX MAP NO.:	057.04
SITE AREA:	279,729 SF OR 6.42 AC
LOT FRONTAGE:	550.00'
FLOOR AREA (5800 and 5800A Edsall Road)	
EXISTING	PROPOSED
61,462 SF	61,596 SF
FLOOR AREA RATIO	
PERMITTED: .50 OR 139,864 SF	
EXISTING	PROPOSED
.219	.220
BUILDING HEIGHT: 42.00', PERMITTED: 50.00'	

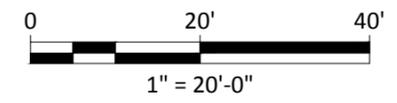
PROPOSED PARKING REQUIREMENT							
ADDRESS	ENTITY	USE GROUP	AREA (SF)	LOAD FACTOR	NO. OF SPACES REQ'D.	NO. OF SPACES PROVID.	NOTES
5800 EDSALL	ENTREPRISE	AUTO. RENTAL	1,000 SF	---	22	22	SUP - #2003-035
5800 A - EDSALL	N.T.B.	AUTO. REPAIR	12,152 SF	---	25	25	SUP - #2010-041
5800 EDSALL	KOONS AUTOMOBILE SALES & REPAIR FACILITY	GENERAL AUTO / SERVICE / PARTS	39,070 SF	1.0 / 400	98		
		SHOWROOM / SALES	8,102 SF	1.2 / 220	44		
		GENERAL OFFICE	1,272 SF	1.0 / 475	3		
		TOTAL	61,596 SF		192	> 359	
PARKING SPACES PROVIDED: 359							
		LOADING SPACES			3	3	



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 Application Materials
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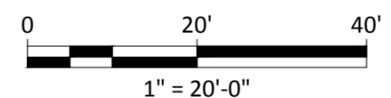
BUILDING AREA TABULATIONS	
UPPER FLOOR LEVEL	
GENERAL AUTO / SERVICE / PARTS STORAGE	14,569 SF
SHOWROOM / SALES	8,102 SF
GENERAL OFFICE	1,174 SF
UPPER LEVEL AREA TOTAL	23,845 SF
LOWER FLOOR LEVEL	
GENERAL AUTO / SERVICE / PARTS STORAGE	24,501 SF
GENERAL OFFICE	98 SF
ENTERPRISE RENTAL	1,000 SF
LOWER LEVEL AREA TOTAL	25,599 SF
TOTAL BUILDING AREA	49,444 SF

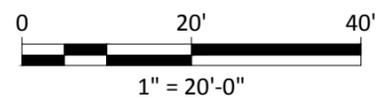
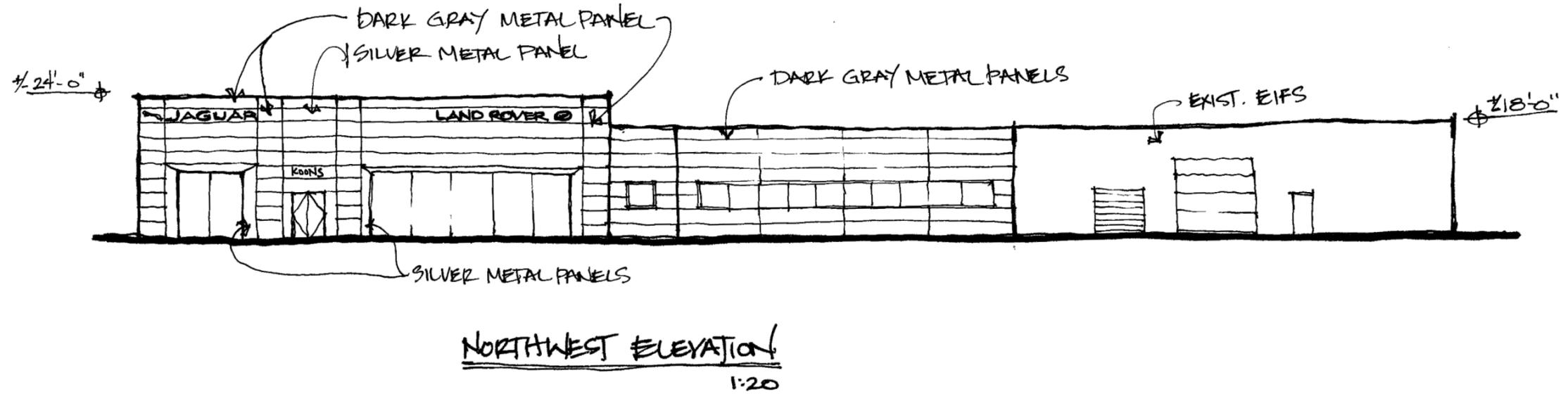


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 SUP2016-0106
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BUILDING AREA TABULATIONS		
UPPER FLOOR LEVEL		
	GENERAL AUTO / SERVICE / PARTS STORAGE	14,569 SF
	SHOWROOM / SALES	8,102 SF
	GENERAL OFFICE	1,174 SF
UPPER LEVEL AREA TOTAL		23,845 SF
LOWER FLOOR LEVEL		
	GENERAL AUTO / SERVICE / PARTS STORAGE	24,501 SF
	GENERAL OFFICE	98 SF
	ENTERPRISE RENTAL	1,000 SF
LOWER LEVEL AREA TOTAL		25,599 SF
TOTAL BUILDING AREA		49,444 SF





City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 6, 2017

TO: CHAIRWOMAN LYMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: SUP #2016-0106, 5800 EDSALL ROAD (DOCKET ITEM #3 CHANGE TO CONDITION 24– KOONS OF ALEXANDRIA, INC.

Recommendation:

That the Planning Commission strike condition #24 in its entirety. Staff will include in its staff report to the City Council a paragraph stating that “At 10 and 15 years, staff will review the compatibility of the use and site plan with the Landmark/Van Dorn Corridor small area plan and provide an update to the Planning Commission and City Council.”

Background and Analysis:

The staff report for docket item #3 notes at the bottom of page 5 that the applicant has requested that staff reconsider the inclusion of condition #24, a condition that is typically included for special use permits on sites that are planned for redevelopment in small area plans. The staff report notes staff offered a longer timeframe for the mandatory review which the applicant found equally problematic, and so the staff report notes that staff and the applicant would continue discussions on the condition language prior to the hearing.

The applicant’s concerns are rooted in the increased uncertainty provided by the condition, especially given the applicant’s substantial investment in the property. The applicant has also noted the positive economic impact of the dealership to the City and the positive impact to the general neighborhood resulting from the location of a luxury auto dealer and the associated physical improvements to the site that will come with it.

Staff’s interest, however, is to ensure that there is a public policy basis for not requiring a condition that has been regularly applied in a number of previous cases in the Landmark/Van Dorn Small Area Plan. The rationale for this condition is to ensure that SUP approval does not create obstacles to planned and desired redevelopment.

Specifically, the SUP condition achieves its goal by influencing lease terms so that over time, clusters of tenants in redevelopable parcels will have the same or similar lease expiration dates. This creates a window of opportunity, when all or most tenant leases are to expire, removing one potential obstacle to redevelopment.

In this case, the property is owned by the applicant, and so there is no ability to influence lease terms. In addition, staff is satisfied that the proposed improvements are not of such magnitude that they will make the site inherently less likely to redevelop, or change the economics of redevelopment so substantially that redevelopment will be delayed.

As always, our review of special use permits in redevelopment areas has to balance our long term interest in encouraging redevelopment with the need to allow property owners to have productive use of that property until redevelopment is feasible.

Staff proposes to include in the staff report that is transmitted to City Council (and thereby memorialized as part of the record for this case) staff's intention to continue to be actively engaged in the redevelopment of the Corridor to achieve Plan objectives. Specifically, in this case, to regularly assess whether redevelopment pressure has reached the point that consolidation and redevelopment could be feasible, and if so, to work with property owners to pursue it.

Planning Commission Action:

Staff recommends approval of SUP #2016-0106 with the deletion of Condition 24 and with the addition of a paragraph in the analysis section of the staff report stating that “At 10 and 15 years, staff will review the compatibility of the use and site plan with the Landmark/Van Dorn Corridor small area plan and provide an update to the Planning Commission and City Council.”

Proposed site for automobile sales operation at 5800 Edsall Road is outlined in black on the Landmark/Van Dorn Corridor Plan. New streets, public open space, and mixed uses are proposed for this parcel.

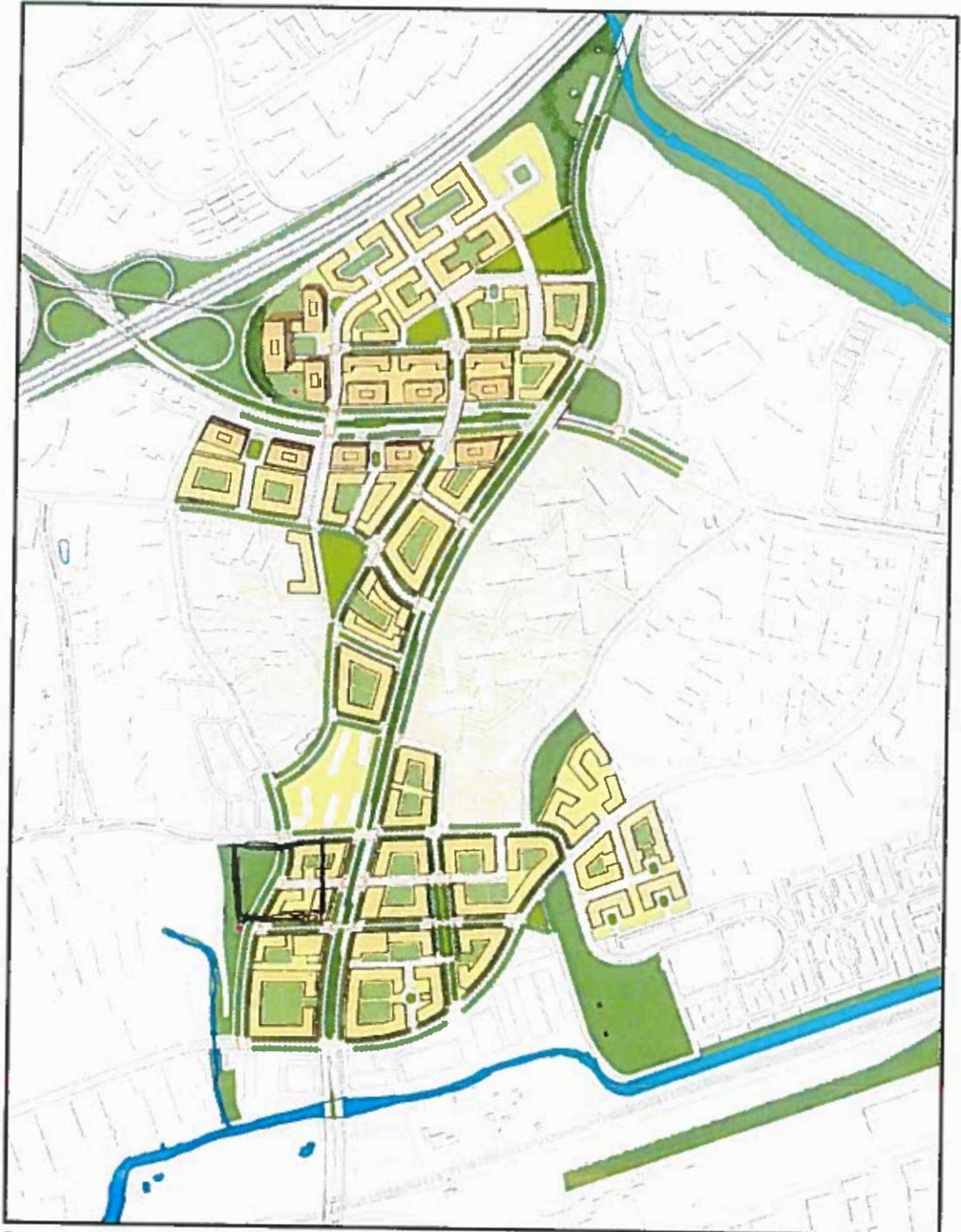


Figure 3-1. Framework Plan. The framework plan shows conceptually how the areas proposed for redevelopment in the plan could be developed to achieve the vision outlined. New streets, parks and new mixed-use developments are shown.