



***Special Use Permit #2017-0021***  
***5650 Edsall Road – Enterprise Rent-A-Car***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for an auto rental use.	<b>Planning Commission Hearing:</b>	May 2, 2017
	<b>City Council Hearing:</b>	May 13, 2017
Address: 5650 Edsall Road	<b>Zone:</b>	CG / Commercial General
<b>Applicant:</b> Enterprise Rent-a-Car represented by Mary Catherine Gibbs, attorney	<b>Small Area Plan:</b>	Landmark / Van Dorn

**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 Reviewer:** Alex Dambach, [alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)  
Madeleine Sims, [madeleine.sims@alexandriava.gov](mailto:madeleine.sims@alexandriava.gov)

**PLANNING COMMISSION ACTION, MAY 2, 2017:** By unanimous consent, the Planning Commission recommended approval of the request.

**Reason:** The Planning Commission agreed with the staff analysis.



**Special Use Permit #2017-0021**  
**5650 Edsall Road**



## **I. DISCUSSION**

The applicant, Enterprise Rent-A-Car represented by Mary Catherine Gibbs, Attorney, requests Special Use Permit approval to operate an automobile rental facility at 5650 Edsall Road.

### **SITE DESCRIPTION**

The subject property is one lot of record with approximately 110 feet of frontage along Edsall Road, 190 feet of depth, and a total lot area of 19,250 square feet. The site is developed with two one-story buildings, totaling 4,572 square feet.

The site is primarily surrounded by automotive uses including a Hertz rental car facility to the south and auto dealers to the north-east. The site is located near residential communities to the northwest along south Reynolds Street and a residential development currently under construction to the southeast.



### **BACKGROUND**

City Council has granted several SUPs for restaurants at the subject property over the years. The eastern building was constructed in 1962 and was used continuously as a restaurant until 2015. In 1987, SUP#1999 was approved to allow the restaurant to construct a 375-square foot addition to expand seating. Subsequently, in 1988, City Council approved SUP #2143 to expand that restaurant with a 431 square foot addition. The site received a complaint regarding a cooking oil spill at the rear of the eastern building; the problem was immediately rectified by the manager and the case was closed. In 1992, the zone for the parcel changed from Industrial-1 to Commercial General (CG).

### **PROPOSAL**

The applicant, Enterprise Rent-A-Car request SUP approval to operate an auto rental facility at the former Burger DeLite location near the corner of Edsall Road and S. Pickett Street. The applicant proposes to utilize the former Burger DeLite building as office space as well as the waiting area and service counter for customers. The applicant also proposes a car wash and storage facility in the 2,800-square foot rear building to support the rental business.

The hours of operation would be Monday through Friday, 7:30 a.m. to 6:00 p.m. and Saturday and Sunday 9:00 a.m. to 1:00 p.m. These hours are consistent with the operating hours for other non-airport car rental establishments in the West End of Alexandria and the metropolitan area overall. The applicant expects to employ six to ten people, and serve 10-15 people per day. The parking lot would be configured with a total of 30 parking spaces including stacked spaces for pick-up and drop-off and spaces in front of car wash stalls.

## PARKING

Per Section 8-200(A) (17) of the Zoning Ordinance, an auto rental use is required to provide one parking space for every 400 square feet of space. The 4,572-square foot rental facility is therefore required to provide 12 parking spaces. The applicant satisfies this requirement by providing 30 parking spaces in total. Twenty-one of these spaces would be for general use; five would be stacked and would be used as a staging area mostly for pick-up and car return; and four parking spaces would be located immediately in front of the roll-up doors allowing access to the carwash facility. The applicant would maneuver vehicles from those spaces to allow vehicle access to the car wash.

## ZONING/MASTER PLAN DESIGNATION

The property is located within the CG / Commercial General zone. Section 4-403 (D) of the Zoning Ordinance allows an automobile rental/sales use in the CG zone by Special Use Permit approval. Section 2-118 provides a definition for automobile rental uses.

The property is located within the Landmark / Van Dorn, which designates the site for uses consistent with the CG zone. The plan ultimately proposes this site, along with adjoining properties, to be developed as a residential, mixed-use retail center.

## **II. STAFF ANALYSIS**

Staff recommends approval of this Special Use Permit request. The site is well suited physically to the proposed use and has adequate parking and building space. This proposal reactivates a building that has been vacant for a long time but also allows for the site to eventually get redeveloped through a coordinated project in the future.

The site is configured with an area with a stacked parking configuration near the northern most entrance as an area for customers to pick up or return rental cars. To avoid the potential for traffic backups at that location, staff added Condition 19 to require pavement striping guide drivers. The traffic pattern for the parking lot would only allow incoming traffic on the northern most side of the lot and require that vehicles either continue straight into the stacked parking or turn left and continue into the parking lot to park. Vehicles would exit at the south side of the property and turn onto Edsall Road. The southernmost entrance would also allow incoming traffic.

While this site is earmarked for redevelopment in the future, staff finds the proposed use to fit the current character of the neighborhood. The proposed Enterprise is situated along a minor transportation artery of the area, Edsall Road, and near a major intersection, Edsall Road and Pickett Street. The Landmark Van Dorn Small Area plan calls this area out for residential, office and retail developments. The area is currently redeveloping with residential uses, including a development currently under construction at the east corner of Edsall Road and South Pickett Street, approximately 87 feet from the property line of 5650 Edsall Road. This land use is unlikely to generate noise or other nuisances for residential neighbors. Staff has added Conditions 5, 7, 8, 12 to minimize potential impacts on residential areas located nearby. It should

be noted that this proposal is not the final anticipated use for this site. As such, staff added Condition 4 to allow for a reevaluation of the proposed use in the developing neighborhood. The applicant has signed a 10-year lease prior to SUP approval, however, the small area plan calls for aggressive redevelopment of this block and staff finds the condition to be appropriate for an administrative review in 2022 and a docketed hearing in 2027, which corresponds with practices at other sites in this plan area and respects the timing of the applicant's lease.

### III. RECOMMENDED CONDITIONS

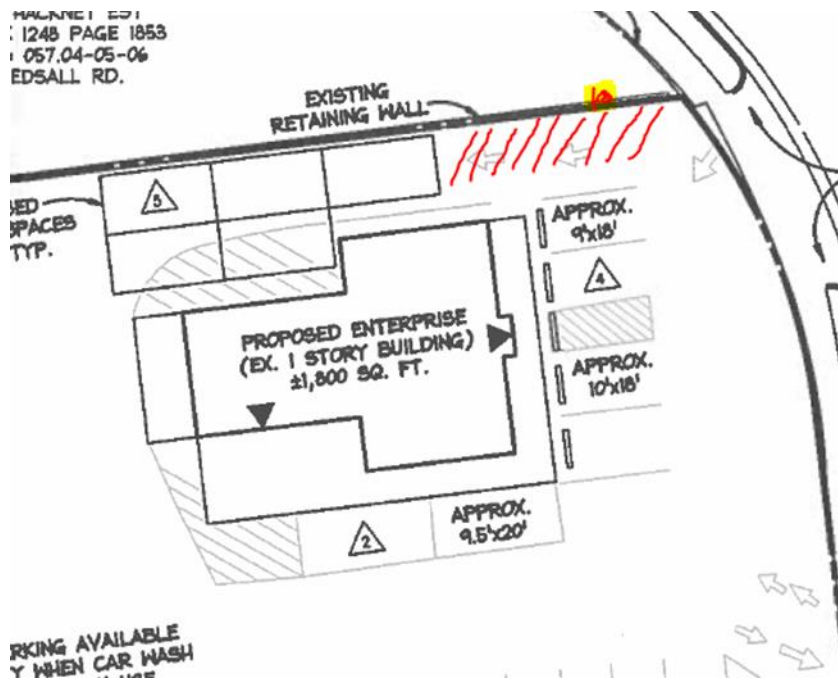
Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

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 7:30 a.m. and 6 p.m. Monday through Friday, and 9 a.m. to 1 p.m. Saturday and Sunday. (P&Z)
3. 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)
4. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, five years from approval (May 2022) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Notwithstanding the staff review, City Council shall review the Special Use Permit in May 2027 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)
5. No vehicles, including car carriers, shall be parked, stored, loaded, or unloaded in the public right-of-way. (P&Z)
6. The applicant shall ensure on-site parking spaces are available for customers to drop off rental cars after hours in order to ensure that no rental cars would be parked on any nearby public rights of way or nearby properties. (P&Z)
7. All stored vehicles shall be parked off-street and not in any portion of public way. (P&Z)
8. The applicant shall ensure no junked, abandoned, stripped, or visibly damaged vehicles are to be displayed, parked, or stored outside. (P&Z)

9. The applicant shall maintain an appropriate appearance of the site. (P&Z)
10. 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)
11. 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)
12. 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)
13. No car repair work shall be done on the subject property. (T&ES).
14. The car wash facility 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)
15. 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)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. The applicant shall require its employees who drive to use off-street parking. (T&ES)
18. 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
19. 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)

20. The applicant shall strip the area to the east of the stacked parking spaces and create signage that reads “No vehicle parking or queuing” as shown in the diagram below:



21. 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  
Madeleine Sims, 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.

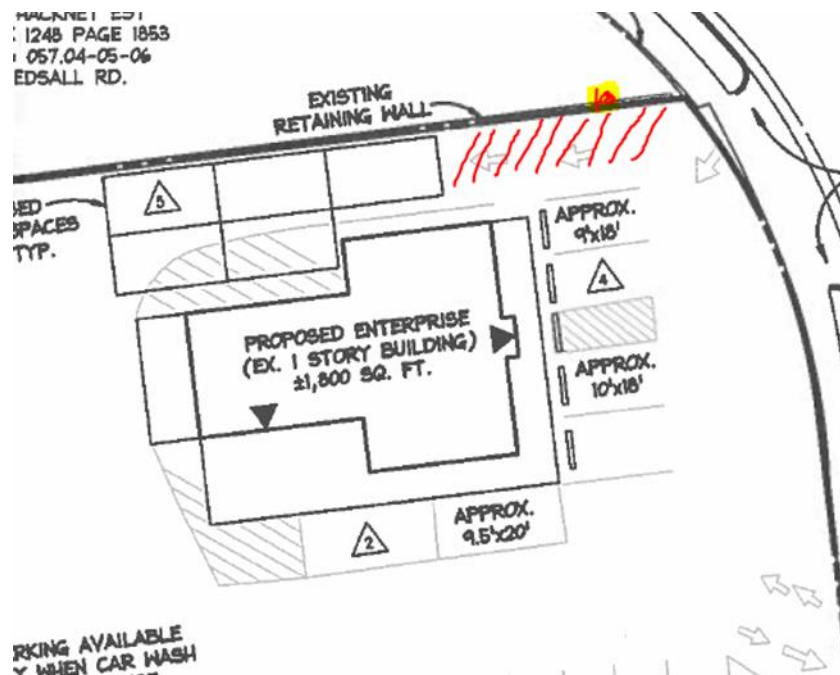
#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- F-1 The applicant's parking requirement is based off of the non-retail uses. At one space per four-hundred square feet, the applicant is required to provide a total of 12 spaces, which are shown on-site; the stacking spaces shall not count toward fulfilling the applicant's parking requirement. (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 car repair work shall be done on the subject property. (T&ES).
- R-5 The car wash facility 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 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-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking. (T&ES)

- R-9 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](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (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)
- R-11 The applicant shall stripe the following location and will provide signage to indicate “no vehicle parking or queuing”, as shown in the diagram below:



Code Enforcement:

- 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 SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto: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)

- 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)

Fire:

No comments received.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



## APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0021

PROPERTY LOCATION: 5650 Edsall Road

TAX MAP REFERENCE: 057.04-05-07

ZONE: CG

**APPLICANT:**

Name: Enterprise Rent-A-Car

Address: 4700 Eisenhower Ave., Alexandria, VA 22314

PROPOSED USE: Automobile rental 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.

Mary Catherine Gibbs

Print Name of Applicant or Agent  
Hart, Gibbs, Pierce & Karp, PC  
700 N. Fairfax St., Suite 600  
Mailing/Street Address

Alexandria, VA 22314  
City and State Zip Code

Mary Catherine Gibbs 2/21/17  
Signature Date

703-836-5757  
Telephone #

703-548-5443  
Fax #

mcgibbs@hartlanduselaw.com  
Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5650 Edsall Road, I hereby  
(Property Address)  
grant the applicant authorization to apply for the automobile rental facility use as  
(use)  
described in this application.

Name: Leonard A. Greenberg, 501 Pickett LLC Phone 301/657-2525  
Please Print  
Address: 4901 Fairmont Ave, Suite 200, Bethesda, MD 20814 Email: kcoakley@greenhillcompanies.com

Signature:  Date: 2/20/17

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 three percent.

See attached ownership information.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

SUP2017-0021

Application Materials

2/22/17

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
1. See Attached		
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 5650 Edsall Road (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
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 require 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 indicated 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. See Attached.		
2.		
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.

2/21/17 Mary Catherine Gibbs  
Date Printed Name

Mary Catherine Gibbs  
Signature

**Ownership and Disclosure Statement Supplement****Application of: Enterprise RAC Company of Maryland, LLC****Date: February 17, 2017****1. APPLICANT:**

Name	Address	Percentage of Ownership
Enterprise RAC Company of Maryland, LLC	2273 Research Blvd, 6 <sup>th</sup> Floor, Rockville, MD 20850	
Enterprise Holdings, Inc.	600 Corporate Park Drive St. Louis, Missouri 63105	Sole Member – 100%

**2. PROPERTY:**

Name	Address	Percentage of Ownership
501 Pickett LLC	4901 Fairmont Ave, Suite 200, Bethesda, MD 20814	
LLG, LLC	4901 Fairmont Ave, Suite 200, Bethesda, MD 20814	79%
JWHS, LLC	4901 Fairmont Ave, Suite 200, Bethesda, MD 20814	20%
Leonard A. Greenberg Family Trust (2000)	4901 Fairmont Ave, Suite 200, Bethesda, MD 20814	1%

**3. BUSINESS OR FINANCIAL RELATIONSHIPS:**

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.)
Enterprise RAC Company of Maryland, LLC	None	
Enterprise Holdings, Inc.	None	
501 Pickett, LLC	None	
LLG, LLC	None	
JWHS, LLC	None	
Leonard A. Greenberg Family Trust (2000)	None	

SUP # 2/22/17

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.)

The applicant is requesting approval to locate an automobile rental facility at this location at the corner of Edsall Road and Pickett Street at the former Burger DeLite location. Currently, Enterprise rents cars from two other locations in the City, at 5800 Edsall Road on the Koons Collision Center property and at 4213 Duke Street, the location recently reviewed as a potential Taco Bell location.

Enterprise has been informed that its footprint at the Koons property will be greatly reduced. Enterprise predominantly rents vehicles at both these locations to persons who are having their own cars serviced elsewhere. Enterprise would like to provide that service out of this new location.

Enterprise plans to have a car wash facility to prepare cars for rental. It is proposed to be located inside the rear building with proper draining as required. There will be 7-10 employees total, 6-8 during the week and 3-5 on the weekends, with hours of operation of M-F 7:30 – 6:00 Sat & Sun 9:00 a.m. – 1:00 p.m. There are 30 available parking spaces on site, see the site plan attached. Four of those spaces are in front of the roll up doors for the rear building and the employees will move cars from these spaces when they need to use the car wash facility.

## 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).

10-15 per day

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

7-10 employees and they will work M-F 7:30 – 6:00 Sat & Sun 9:00 a.m. – 1:00 p.m.

6-8 employees will work M-F and 3-5 will work on the weekends.

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

Day:

Hours:

M-F

7:30am – 6:00pm

Sat & Sun

9:00 a.m. – 1:00 p.m.

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

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

The car wash facility will be indoors, so the only noise will relate to the opening  
and closing of the roll up doors. No other mechanical equipment will be audible.

- B. How will the noise be controlled?

By keeping the doors closed when the car wash is in use.

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

None.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)  
Trash will mostly be office related trash and recycling of materials from the rental process.  
Trash from the car wash facility includes containers from biodegradable cleaners and towels  
for drying.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Trash will vary based on number of patrons per week.
- C. How often will trash be collected?  
It will be kept in a dumpster on site and collected on a weekly basis.
- D. How will you prevent littering on the property, streets and nearby properties?  
Employees will monitor the site to ensure it is kept in a neat fashion.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes.                      [x] No.

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

\_\_\_\_\_

\_\_\_\_\_

SUP #

2/22/17

- 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?

The site will be well lit and the Applicant will be in contact with Alexandria Police for  
a security survey as normally required.

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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:

25 Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces  
5 stacked Other  
30 Total

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

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**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? 0, no loading or unloading of vehicles will take place on site.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

SUP # 2/22/17

- B. Where are off-street loading facilities located? NA
- C. During what hours of the day do you expect loading/unloading operations to occur?  
NA
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
NA

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 more than 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? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?  
1,761 in front building where office and reception area will be located.  
2,811 in sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 4,572 sq. ft. (total)  
rear building for car wash and storage.

19. The proposed use is located in: (check one)
- ☒ a stand alone building Two buildings, as detailed on attached plans.
- ☐ 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?

None, all repairs are done at the Enterprise maintenance facility on Eisenhower Ave.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?

There are 30 spaces proposed for the site. See attached site plan. As described in the SUP application, 4 of those spaces are in front of the roll up doors to the back building where the

car wash facility will be located and employees will coordinate moving those cars when any vehicles need to be washed.

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.**

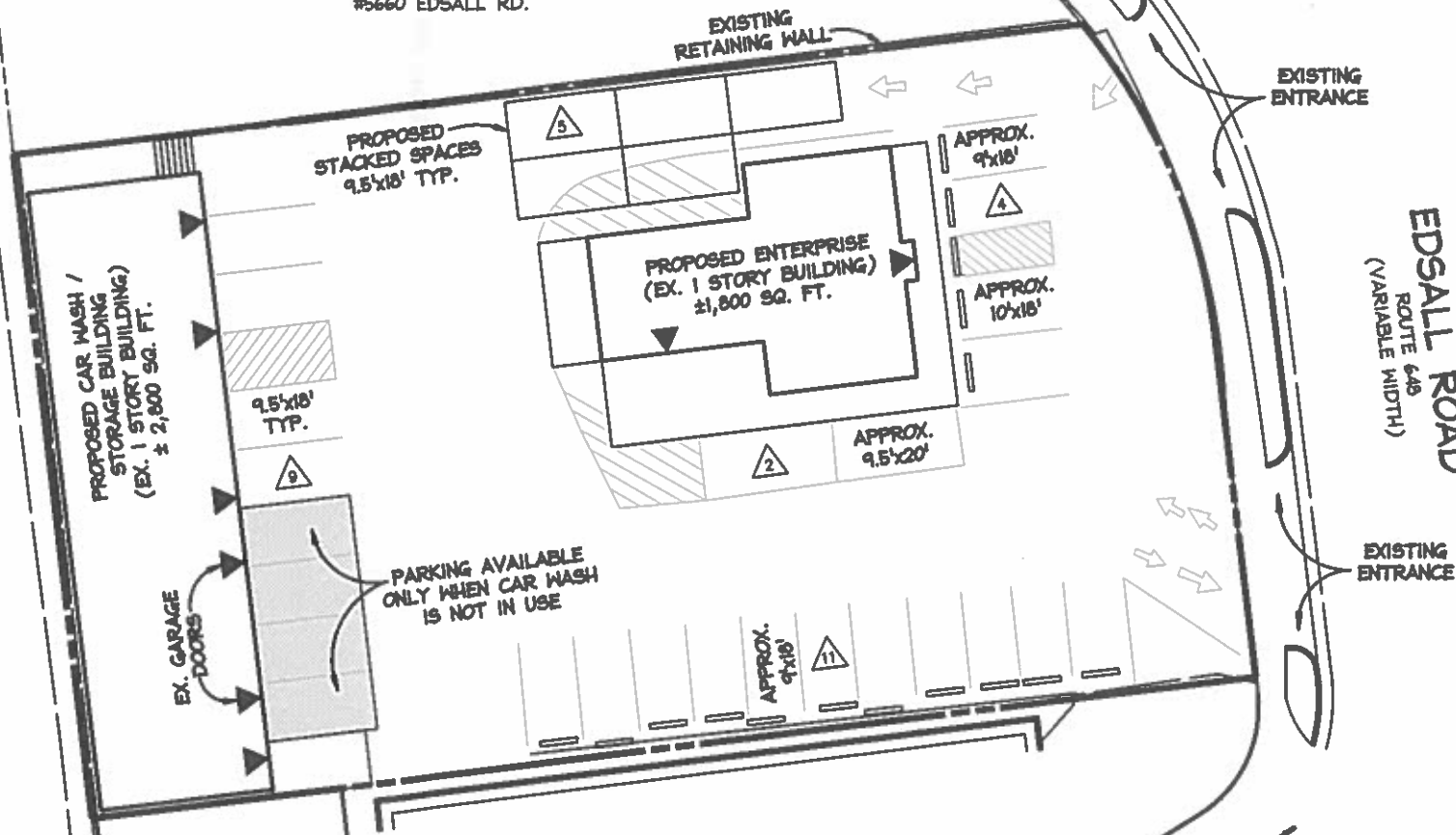
EDSALL ROAD  
ROUTE 648  
(VARIABLE WIDTH)

SUP2017-0021  
Application Materials  
2/22/17

The Engineering Group Inc.  
Engineers | Surveyors | Planners  
Central Office  
13380 Group Drive, Suite 301  
Woodbridge, VA 22192  
PH 703.700.9985 FX 703.670.7769  
South Office  
4936 Southpoint Parkway  
Fredericksburg, VA 22407  
PH 540.710.3987 FX 540.710.3988

LOT 7  
WAPLETON  
BOOK G-15 PAGE 45  
N/F  
THEO T. HACKNEY EST  
DEED BOOK 1248 PAGE 1853  
TAX MAP: 057.04-05-06  
#5660 EDSALL RD.

N/F  
GREENHILLS MAYFLOWER, LLC  
INSTRUMENT 060008093  
TAX MAP: 057.04-05-05  
#611 S. PICKETT ST.



LOT 9  
WAPLETON  
BOOK G-15 PAGE 45  
N/F  
501 PICKETT, LLC  
INSTRUMENT 040005476  
TAX MAP: 057.04-05-08  
#501 S. PICKETT ST.

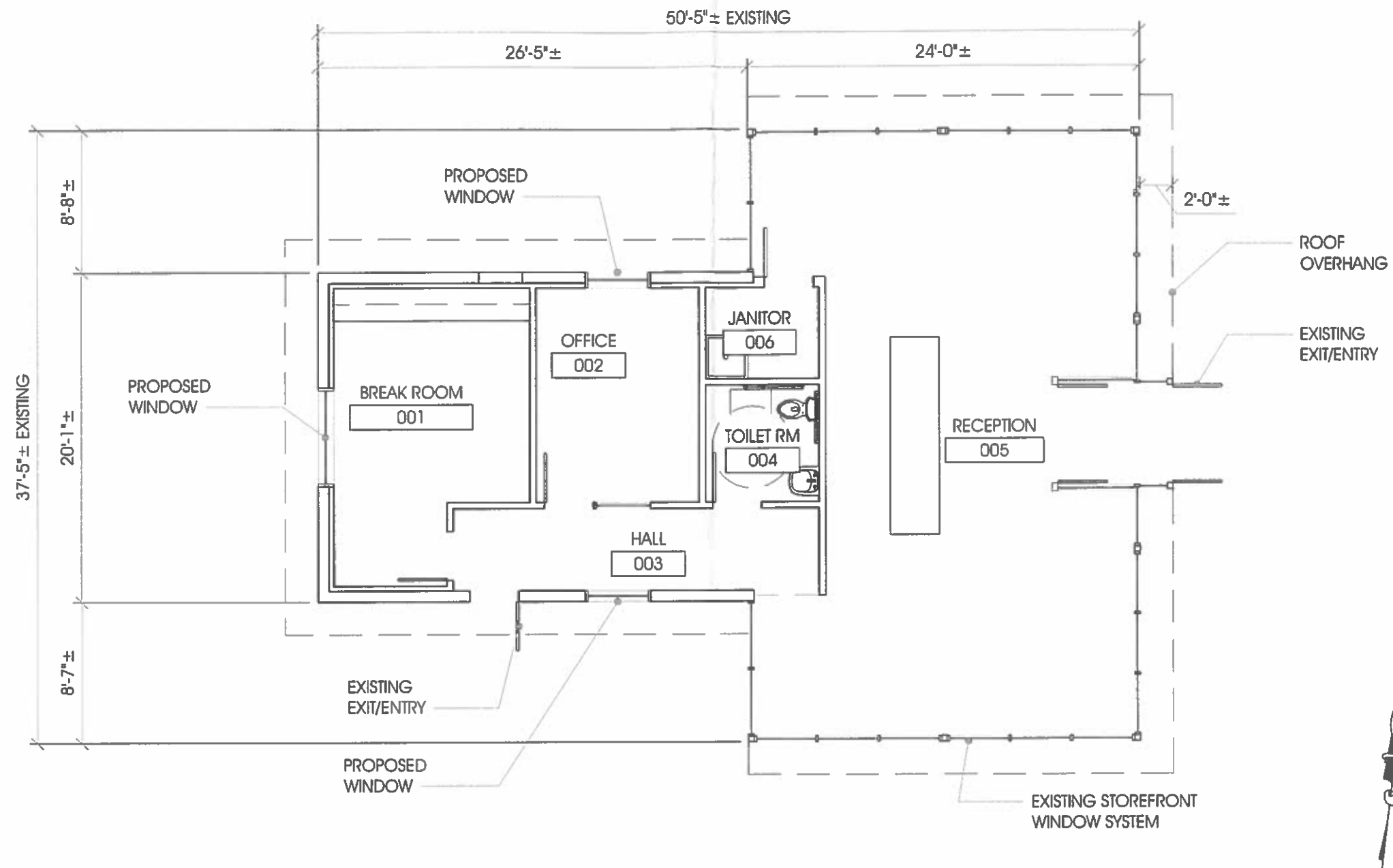
SOUTH PICKETT STREET  
(80' WIDE)

EDSALL ROAD  
ROUTE 648  
(VARIABLE WIDTH)

SUP SITE PLAN  
ENTERPRISE RENT-A-CAR  
5650 EDSALL ROAD  
CITY OF  
ALEXANDRIA, VIRGINIA

ENGINEERING GROUP PROJECT STATUS		DATE: 2/18/17
DESIGNED BY	SCALE: 1"=30'	
DRAWN BY	REVISION:	
CHECKED BY	FILE NO.	
DATE	ACTION	SHEET 1 OF 1

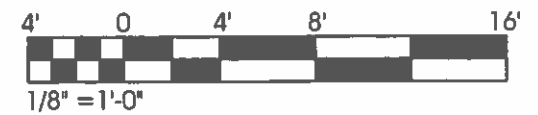




ADDRESS: 5650 EDSALL ROAD, ALEXANDRIA VA  
BUSINESS NAME: ENTERPRISE CAR RENTAL  
APPLICANT: ENTERPRISE RAC COMPANY OF MARYLAND LLC  
SQUARE FOOTAGE: 1,761 GSF UNDER ROOF (EXISTING)

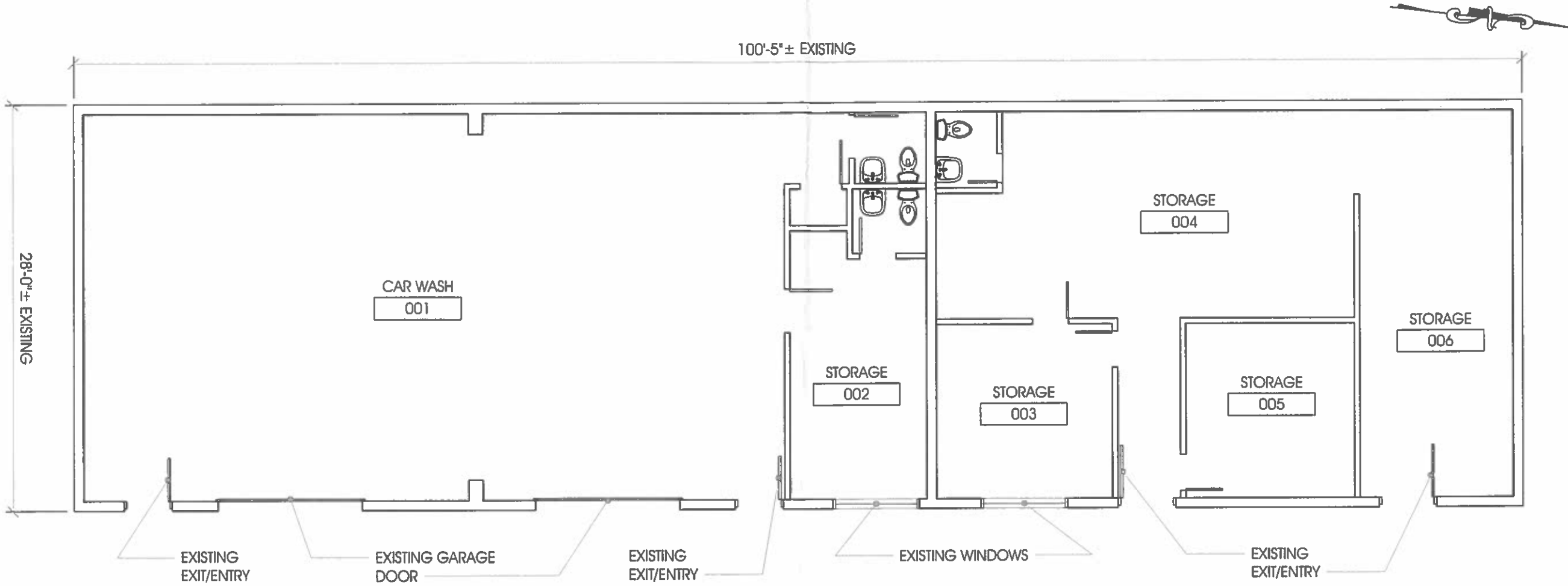
February 17, 2017

FRONT BUILDING PROPOSED PLAN  
EHI at 5650 Edsall Road  
17010



1/8"=1'-0"

RUST | ORLING  
ARCHITECTURE



ADDRESS: 5650 EDSALL ROAD, ALEXANDRIA VA  
BUSINESS NAME: ENTERPRISE CAR RENTAL  
APPLICANT: ENTERPRISE RAC COMPANY OF MARYLAND LLC  
SQUARE FOOTAGE: 2,811 GSF UNDER ROOF (EXISTING)  
February 17, 2017



REAR BUILDING PROPOSED PLAN  
EHI at 5650 Edsall Road  
17010

1/8"=1'-0"