



Special Use Permit # 2018-0057
405 Fannon Street

Application	General Data	
Request: Public hearing and consideration of a request for a special use permit for a parking reduction	Planning Commission Hearing:	September 4, 2018
	City Council Hearing:	September 15, 2018
Address: 405 Fannon Street	Zone:	I (Industrial)
Applicant: 405-F, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac 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: Jose Carlos Ayala, jose.ayala@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2018: On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0057 with the deletion of Condition 14 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

Speakers:

Mr. David Fromm, 2307 E. Randolph Ave., expressed concern about the parking space reduction the applicant is requesting and how it may affect the neighborhood. He also wanted to clarify if the proposed parking configuration fronting the building will be available for public use or if it will be used for tenant patrons. He pointed out that condition 14 of the report uses the word off-street when it should be called on-street parking and the proposed illustrative parking configuration does not take into consideration unloading area need it to support industrial uses.

Ms. Loraine Field, 2309 E. Randolph Ave, expressed no concerns about the parking reduction. However, her interest is related to Mount Jefferson Trail connectivity. She stated that the parking

reduction depends on the pedestrian connectivity and that the Mount Jefferson Trail could be the point to connect to the site. She recommended adding a condition indicating that the applicant should improve the trail as part of their application.

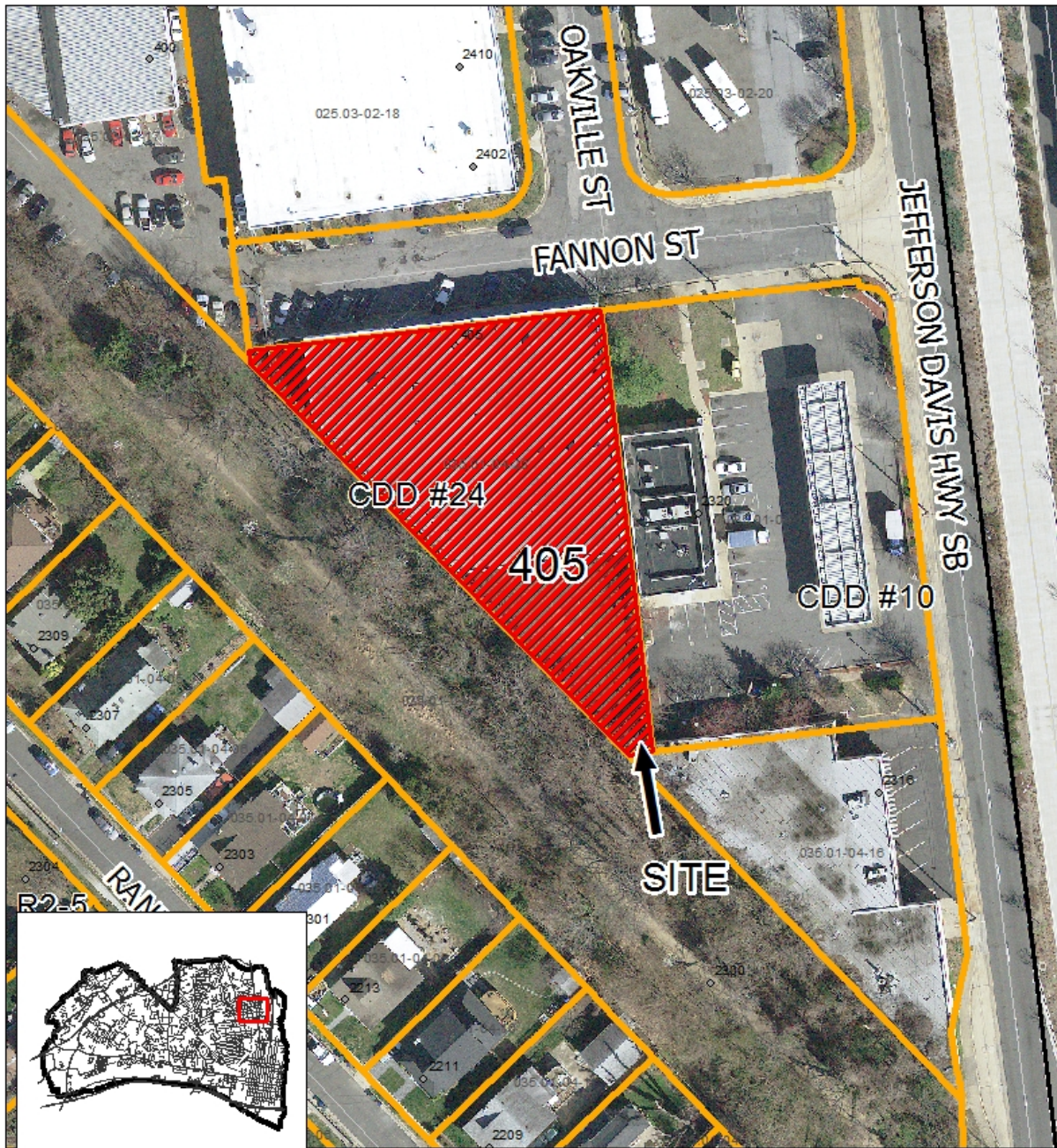
Ms. Amy Slack, 2307 E. Randolph Ave, expressed safety concerns with some of the uses requested and the potentially hazardous conditions some of the uses may occur when there is a gas station near to the site.

Robert Brant, the attorney representing the applicant, spoke in support of the application and addressed public and Commissioners comments, questions, and concerns.

Vice Chairman Macek spoke in support of the applicant request. He stated that this is an excellent example of how to provide flexibility of the use of an existing building. He continued asserting that the current zoning ordinance parking design standards may require more parking than necessary, thus creating an unnecessary burden to activate existing buildings.

Commissioner Brown spoke in favor of the applicant and the opportunity to expand the ability of the building to continue to be temporarily used while the Oakville Triangle gets redeveloped in the near future.

Commissioner Wasowski agreed with Vice Chairman and Commissioner Brown comments. She pointed out that the site is near Metroway and other modes of transportation. Consequently, employees can arrive using various modes of transportation, rather than an automobile. Commissioner Wasowski agreed with Mr. Froom regarding condition 14 and asked for this condition to remove.



Special Use Permit #2018-0057
405 Fannon Street



0 30 60 120 Feet

I. DISCUSSION

The applicant, 405-F, LLC, represented by M. Catharine Puskar, attorney, requests approval of a Special Use Permit at 405 Fannon Street to allow a full parking reduction for a maximum of 45 spaces for a variety of uses that are permitted by-right or require administrative SUP approval in the Industrial zone.

SITE DESCRIPTION

The subject property consists of 22,443 square feet of lot area. The property is developed with an industrial building, constructed in approximately 1952, that includes 17,714 square feet of gross floor area. The building was constructed to the property line on all three sides of the triangular shape parcel, including the northern property line that abuts Fannon Street, a public street. Nine on-street diagonal parking spaces are located immediately adjacent to the building entrances on Fannon Street. The property does not include any off-street parking. On the northern portion of Fannon Street, the existing sidewalk width is three feet, and the opposite side of the street does not have a sidewalk.

Similar industrial buildings across Fannon Street characterize the surrounding area. The property is located on the south side of Fannon Street, and about 160 feet west of the Route 1 intersection. To the north of the site are auto-oriented services, such as automobile repair and body shops. A self-storage facility and a dog daycare service is also located to the north. To the east is an automobile service station and to the west is the Mount Jefferson Park trail.



Figure 1: Plan View - The subject parcel, outlined in red, existing building outlined in yellow.

BACKGROUND

Since its construction in 1952 the building footprint has not changed and has been maintained to accommodate a long-term storage use. There have been no recent code or zoning violations associated with the property.

PROPOSAL

The applicant is requesting a full parking reduction of up to 45 parking spaces for efficiency in marketing the property for the following permitted and the administrative SUP uses in the Industrial zone:

Permitted Uses from Section 4-1202

- Animal care facility with overnight accommodation
- Animal shelter
- Bottling plant
- Building materials storage and sales
- Catering operations
- Ice and cold storage facility
- Light assembly and crafts
- Light automobile repair
- Machine shop
- Manufacturing
- Medical laboratory

Administrative Special Use – Section 4-1202.1

- Day care center



Figure 2: Existing building - Fannon Street facade.

- Personal service establishment
- Printing and publishing facilities
- Private school, commercial
- Research testing laboratory
- Retail shopping establishment, up to 20,000 gross square feet
- Sheet metal shop
- Storage buildings and warehouses
- Wholesale businesses

PARKING

A long-term storage use could continue on this property with the existing parking arrangement that provides no off-site parking since the building was constructed prior to 1963, pursuant to Section 8-200(F) of the zoning ordinance. As the applicant envisions future uses at the building other than long-term storage uses, and with higher parking standards, the applicant must satisfy the standards of the more parking intensive uses.

Table 1 identifies the uses that the applicant intends to pursue as tenants and the relevant parking requirements. Specific Commercial use requirements call for five spaces, Miscellaneous Commercial uses require 45 spaces and Industrial uses require 33 spaces. The 45-space parking reduction request is the subject of this report as it represents the maximum number of parking spaces required for the proposed uses.

Table 1

General Parking Requirements per Permitted Uses for a 17,714 SF Building				
Uses	Parking Requirement Categories			Total Parking Spaces
	Specific Commercial Uses Minimum of .25 parking spaces for every 1,000 SF Sec. 8-200 (A) (16) (a)	Miscellaneous Commercial 1.0 sp. Per 400 SF Sec. 8-200 (A) (18)	Industrial Uses 1.1 sp. per 600 SF Sec. 8-200 (21) (D)	
Animal Care Facility w/Overnight	x			5
Light Assembly and Craft	x			5
Personal Service Establishment	x			5
Retail	x			5
Day Care Center	x			5
Private School, Commercial	x			5
Animal Shelter		x		45
Catering Operations		x		45
Medical Laboratory		x		45
Bottling Plant			x	33
Building Materials Storage and Sales			x	33
Ice and Cold Storage Facility			x	33
Machine Shop			x	33
Manufacturing			x	33
Printing and Publishing			x	33
Research and Testing Lab			x	33
Sheet Metal Shop			x	33
Storage Buildings and Warehouses			x	33
Wholesale Businesses			x	33

TRANSPORTATION CONNECTIVITY

The subject property is located within walking distance of different modes of transportation such as Metroway (Bus Rapid Transit), Potomac Yard and Mt. Jefferson Park Trails. Along with those modes of transportation, the future Potomac Yard Metro Station will be located within 1/2 mile of the site. The Bus Rapid Transit bus station is within 600 feet, Mt. Jefferson Park Trail is within 200 feet, and the Potomac Yard Trail is within approximately 1,760 feet of the site.

ZONING

The subject property is located in the I / Industrial zone. The applicant proposes to market its property to tenants with uses listed in Sections 4-1202 and 4-1202.1, for permitted and administrative special uses in the Industrial zone

MASTER PLAN DESIGNATION

The subject parcel is located within the Potomac Yard Small Area; however, the 405 Fannon Street lot has been designated as an opportunity redevelopment site under District Two Block Three in the Oakville Triangle & Route 1 Corridor Vision Plan. In District Two, the street grid will visually unify this approximately 15-acre district.

The defining elements of this redeveloped neighborhood will be the adjoining Mount Jefferson Park frontage and the centrally located public urban plaza. The lot at 405 Fannon Street and the adjacent gas station are envisioned to become sites for multifamily residential and retail development.

The Corridor Vision Plan proposes an interim street section for Fannon Street. The street section calls for a six-foot widening of the sidewalk along the southern portion of Fannon Street, to the east of the building. Eventually, when the lot at 405 Fannon Street and the adjacent gas station are redeveloped, the sidewalk will be widened to 15 feet (Figure 3). The Plan also envisions reducing the street typology to a mixed-use boulevard with parallel on-street parking.

B. FANNON STREET (INTERIM)

TYPOLGY: MIXED USE BOULEVARD

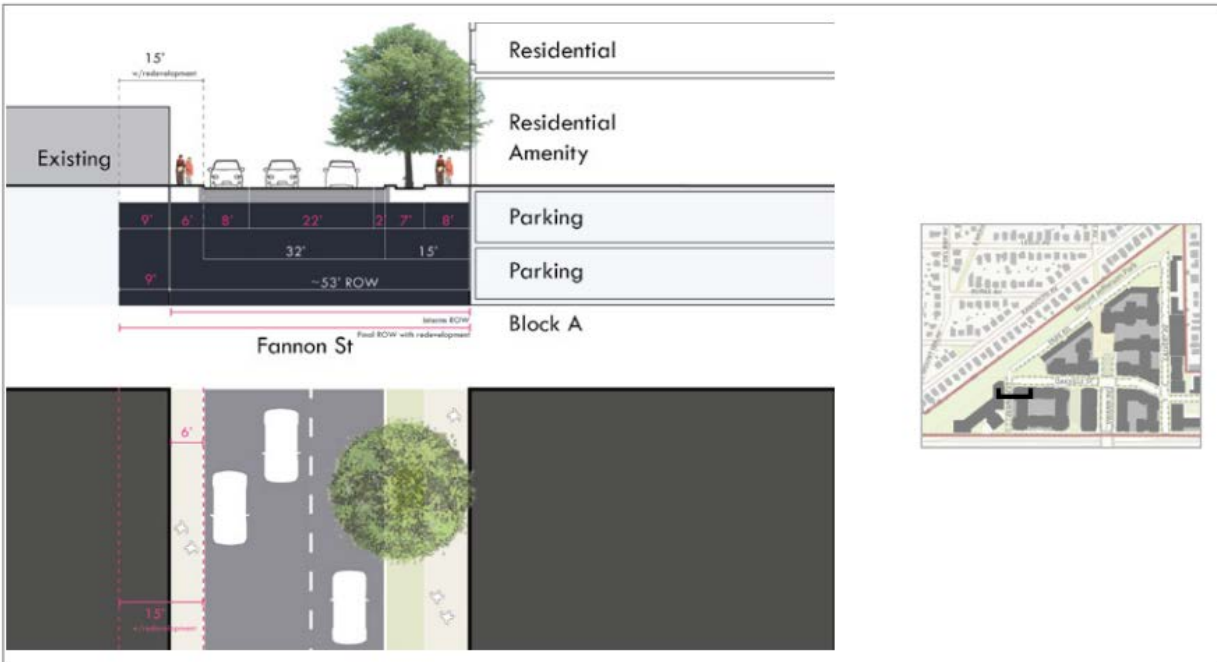


Figure 3: Future sidewalk widening plans

II. STAFF ANALYSIS

Staff supports approval of the applicant's SUP request to allow a 45-space parking reduction for specific industrial and commercial uses.

Use Analysis

The proposed uses are consistent with the existing Industrial (I) Zone uses operating in the area, and the 66-year-old current building structure is well suited for the intended purposes. However, elements of the adjacent public right-of-way should be improved. Notwithstanding, the suggested uses, such as catering operations, medical laboratories, personal service establishments, private schools, and retail shopping establishments, require the applicant's attention to pedestrian safety in front of the building.

Sidewalk in front of 405 Fannon Street

The existing sidewalk width does not meet the minimum five feet requirement to ensure pedestrian safety on the sidewalk in front of the site. A portion of the vehicles that park diagonally in front of the building often cover a part of the sidewalk and further reduce the pedestrian right of way (Figures 4a and 4b). In addition, since some of the proposed uses will result in a considerable increase in pedestrian traffic, staff expressed concern to the applicant about the existing parking conditions and pedestrian safety. Staff and the applicant have worked on an intermediate solution, prior to the establishment of the Oakville Triangle street grid, that will improve pedestrian safety and the public realm. The agreed solution will temporarily add landscaped nonpermanent planters,

that comply with Section 5-2-29 of the City Code, to serve as a buffer between cars and pedestrians (Figures 5a, 5b, 5c).



Figure 4a: Existing 3 feet sidewalk



Figure 4b: Parked car takes half of the sidewalk space

Staff believes that as the Oakville Triangle redevelops, the interim addition of temporary galvanized large nonpermanent planters on the street will serve as an attractive buffer between pedestrians and cars. The applicant would be responsible for maintaining the nonpermanent planters in optimal condition year-round.



Figure 5a: Galvanized planters precedent image



Figure 5b: Galvanized planter precedent image

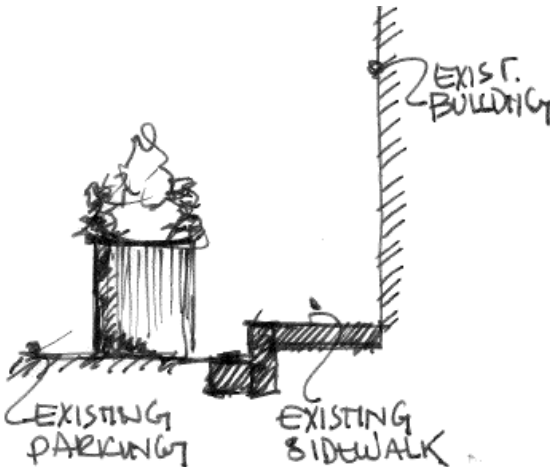


Figure 5c: Galvanized planter suggested location

Parking

Understanding that the site is within walking distance of several different modes of transportation staff believes that a reduction in the required parking requirement is justified. However, staff believes that the applicant should install five (representative of the proposed Specific Commercial Use requirement) additional on-street parking spaces in front of the building by restriping the existing 9 diagonal spaces as a minimum of 14 spaces perpendicular to the curb, as mandated in Condition 3. In addition to patrons, employees of the businesses at 405 Fannon Street would also be permitted to park on-street in these spaces, subject to Condition 14. This action would further offset the parking reduction impacts, improve pedestrian safety and enhance the quality of the public realm.

At the August Del Ray Land Use Committee meeting, residents expressed concerns about the number of requested uses and how these may increase the number of people parking in their neighborhood. To address resident concerns, staff added Condition 2 to plan for a more permanent

parking solution that will be required once the Oakville Triangle area is developed and new parking is constructed in the area.

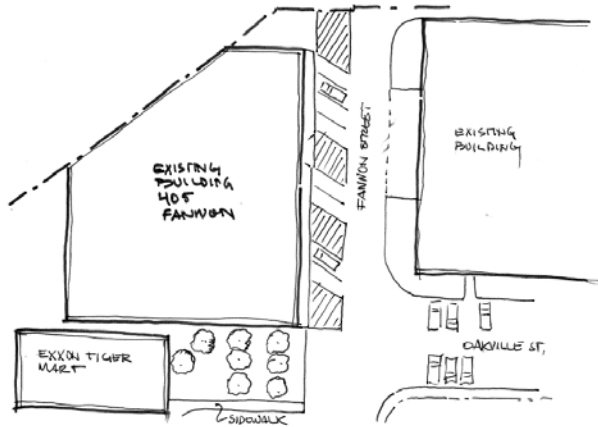


Figure 6: Existing on-street parking.

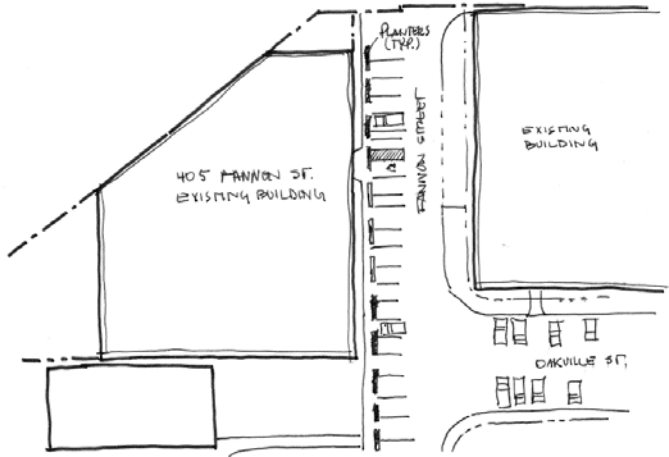


Figure 7: Proposed on-street parking.

Conclusion

Staff believes that these parking solutions will provide the applicant with the opportunity to activate the site, improve pedestrian safety, improve the area's visual quality, as well as advance the principles of the Oakville Triangle & Route 1 Corridor Vision Plan. Additionally, staff believes the applicant's proposal at 405 Fannon Street to allow a 45-space parking reduction for the proposed industrial and commercial uses is consistent with uses in adjacent industrial buildings. The parking solutions developed between staff and the applicant offset the potential parking impacts of the parking reduction request. Consequently, 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 Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall pursue off-street parking in the Oakville Triangle development area once the first new building is fully leased. (P&Z) (T&ES)
3. The applicant shall work with the City to restripe the on-street parking spaces in front of 405 Fannon Street to create a minimum 14 parking spaces, subject to prior approval of the Directors of Planning and Zoning and Transportation and Environmental Services.
4. A nonpermanent planter shall be installed at the front of each parking space. The nonpermanent planter shall not exceed 30 inches in height and the base must not exceed 36 inches in depth, subject to permit approval of the Department of Transportation & Environmental Services. (P&Z) (T&ES)
5. The applicant shall install and maintain plantings in the nonpermanent planters year-round. (P&Z)
6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (T&ES)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
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)
10. 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 & Environmental Services. (T&ES)
11. 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)

12. 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)
13. Outdoor storage of debris or building materials is not permitted. (P&Z)
14. ~~The applicant shall require tenants to require that their employees who drive to use off-street parking except for Fannon Street. (T&ES)~~ CONDITION REMOVED BY THE PLANNING COMMISSION (P&Z)
15. The applicant shall encourage tenants to encourage its employees use public transportation to travel to and from work. New tenants shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
16. The applicant shall require tenants to provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
17. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, 10 years from approval (September 2028) 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 September 2033 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)
18. The Director of Planning and Zoning shall review the Special Use Permit one year after condition 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 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 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)

STAFF: Anthony LaColla, Division Chief, Land Use Services,
Ann Horowitz, Principal Planner,
Jose Carlos Ayala, CNU-A, 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:

No comments.

Code Enforcement:

No comments.

Fire:

No comments.

Health:

No comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 405 Fannon Street

TAX MAP REFERENCE: 035.01-04-20 **ZONE:** 1

APPLICANT:

Name: 405-F, LLC By: M. Catharine Puskar, Attorney/Agent

Address: P.O. Box 236 McLean, Virginia 22101

PROPOSED USE: Parking reduction for specified uses.

☒ **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, Attorney/Agent

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MC Puskar

Signature

6/13/2018

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 405 Fannon Street, I hereby
(Property Address)
grant the applicant authorization to apply for the parking reduction use as
(use) **SEE ATTACHED LETTER**
described in this application.

Name: 405-F, LLC c/o John Sheridan

Phone: 703-200-7720

Please Print

Address: _____

Email: john.sheridan@cbre.com

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.

John T. Sheridan, Jr. (100%) - 3135 Highland Lane. Fairfax, VA 22031

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
1. John T. Sheridan, Jr.	3135 Highland Lane Fairfax, VA 22031	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 405 Fannon Street (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. 405-F, LLC (100% owned by John T. Sheridan, Jr.)	P.O. Box 236 McLean, Virginia 22101	100%
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. John T. Sheridan, Jr.	None	Not applicable
2. 405-F, LLC	None	Not applicable
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.

6/25/18
Date

McCatharine Puskar
Printed Name

McCatharine Puskar
Signature

John T. Sheridan, Jr.

405-F, LLC.
PO Box 236
McLean, Virginia 22101

C 703 200 7720

John.Sheridan@cbre.com

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

Re: Authorization and Consent to File Parking Reduction Special Use Permit
Application
405 Fannon Street
Tax Map ID 035.01-04-20 (the "Property")

Dear Mr. Moritz:

On behalf of 405-F, LLC, the Applicant and owner of the above-referenced Property, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a parking reduction Special Use Permit for the Property and any related requests.

Very Truly Yours,

405-F, LLC

By: 
John T. Sheridan Jr.

Its: MANAGING MEMBER

Date: 6/6/18

SUP # _____

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 N/A

☐ **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.)

See attached.

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Statement of Justification
405 Fannon Street
Tax Map ID: 035.01-04-20

405-F, LLC (the “Applicant”) requests approval of a Parking Reduction Special Use Permit (SUP) on property located at 405 Fannon Street (the “Property”) to allow a full parking reduction for a number of proposed industrial and commercial uses specified below.

The Property is located on the south side of Fannon Street, west of its intersection with Route 1. The Property consists of 22,443 square feet and is zoned to the I (Industrial) zone. The Property is developed with an industrial building, constructed in approximately 1952, that includes 17,714 square feet of gross floor area. The Property is surrounded by similar industrial buildings across Fannon Street to the north, an automobile service station on Route 1 to the east, and the Mt. Jefferson Park trail to the west. The building was built to the property line on all three sides of the triangular shaped parcel, including the northern property line that abuts Fannon Street, a public street. While there is ample parking along Fannon Street and throughout the area, including eight (8) spaces immediately adjacent to the building entrance that effectively serve as parking for the building, the Property itself does not technically include any on-site parking spaces.

The building has historically been used for storage and warehouse purposes. Due to the lack of on-site parking the building is considered noncomplying. Any change in use would require compliance with the parking requirements set forth in Article VIII, which is not possible given site constraints. The Applicant has received interest from a number of prospective tenants, however, due to the uncertainty, timing and cost associated with processing a parking reduction SUP application, these tenants have elected not to execute a lease. Approval of a parking reduction will provide prospective tenants with the certainty they require to execute a lease, and enhance the Applicant’s ability to market the building. The Applicant is therefore requesting a full parking reduction for the following proposed uses, all of which are permitted in the I Zone either by right, or with Administrative SUP approval:

Permitted Uses – Section 4-1202

- Animal care facility with overnight accommodations
- Animal shelter
- Bottling plant
- Building materials storage and sales
- Catering Operations
- Ice and cold storage facility
- Light assembly and crafts
- Machine shop
- Manufacturing
- Medical laboratory
- Motor vehicle parking or storage for 20 vehicles or fewer
- Personal service establishment
- Printing and publishing facilities
- Private school, commercial
- Research and testing laboratory
- Retail shopping establishment, up to 20,000 gross square feet
- Sheet metal shop
- Storage buildings and warehouses
- Wholesale businesses

- Accessory uses, as permitted by Section 7-100

Administrative Special Uses – Section 4-1202.1

- Day care center
- Motor vehicle parking or storage for more than 20 vehicles.

While the actual parking requirement will vary by the size and type of tenant in accordance with Article VIII, uses that are likely to generate the highest parking requirement are the specific commercial uses listed in Section 8-200(A)(16). Pursuant to the recently adopted text amendment, such uses require a minimum of 0.25 spaces per 1,000 square feet, and a maximum of 3.0 spaces per 1,000 square feet. Applying the higher end of this range, a specific commercial use that occupies the entire building would require a minimum of 5 and a maximum of 18 parking spaces. Accordingly, the Applicant is requesting a full reduction of 18 parking spaces in order to accommodate the needs of all uses identified in the above table.

The requested parking reduction is appropriate given the Property's location in a transit-oriented area of the City, the availability of on-street spaces throughout the surrounding area, and the relatively low parking demands of the proposed uses. The Property is located in close proximity to a Bus Rapid Transit station at the intersection of Route 1 and E. Custis Avenue, and is within the Enhanced Transit Area. Although technically located within the right of way, eight (8) striped parking spaces are located adjacent to the building entrance on Fannon Street, and additional on-street parking is available in the surrounding area. Many of the specified uses are industrial and/or storage uses that do not generate a significant parking demand. Given the availability of parking on Fannon Street and the lack of a vehicular connection to the adjacent neighborhood, the requested reduction will not result in spillover parking on nearby residential streets.

While the Property is located within the boundaries of the Oakville Triangle/Route 1 Corridor Plan, this area is not likely to redevelop in the foreseeable future. There is a demonstrated need in the City for industrial and commercial space for small businesses and industrial users. Approval of the requested parking reduction will enhance the Applicant's ability to market the building to these types of tenants. For these reasons, a parking reduction for this Property is appropriate.

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: Parking reduction.

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).

Varies by tenant

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

Varies by tenant

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

Day:

Varies by tenant

Hours:

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

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

Noise levels will vary by tenant, but will comply with the City's noise ordinance.

B. How will the noise be controlled?

Varies by tenant.

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

Varies by tenant.

- 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)
Varies by tenant.

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

Varies by tenant.

- C. How often will trash be collected?

Varies by tenant.

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

Tenants and employees will monitor the property throughout the day, and will be responsible for removing trash and litter from the property.

- 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:

The type and quantity of hazardous materials stored on the property, if any,
will vary by tenant.

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:

The type and quantity of organic compounds stored on the property, if any will vary by tenant.

- 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

Note: While not all of the proposed uses involve the sale of alcoholic beverages, some uses may (i.e. retail shopping establishments, bottling plants, wholesale businesses).

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.

Varies by tenant.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

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

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 N/A
☐ 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? _____

Three loading spaces are provided on Fannon Street adjacent to the building.

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 # _____

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
Varies by tenant.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Varies by tenant.
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? _____ square feet.
18. What will the total area occupied by the proposed use be? Total occupied area within the building will vary by tenant.
The existing building includes 17,714 square feet.
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 17,714 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

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant is requesting a full reduction of the parking spaces required for proposed uses set forth in the attached statement of justification for the industrial building located at 405 Fannon Street.

2. Provide a statement of justification for the proposed parking reduction.

See attached statement of justification.

3. Why is it not feasible to provide the required parking?

See attached statement of justification.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. See attached statement of justification.



City of Alexandria, Virginia



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Tax Map Index

- Parcels
- Blocks
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
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- Surface Water
- Streams
- Parks
- City of Alexandria

Notes



City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 28, 2018

TO: CHAIRWOMAN MARY LYMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: DOCKET ITEM #4 - SPECIAL USE PERMIT #2018-0057 –
405 FANNON STREET

Summary

This memorandum provides revisions to the staff report for SUP #2018-0057 which is a request for a parking reduction; zoned: I/Industrial. With this memorandum, staff is revising its recommendations in two ways:

- Removing “Motor vehicle parking or storage for 20 vehicles or fewer” as one of the permitted uses. Since the request is for a parking reduction, this use would not be appropriate.
- Correcting the street typology for the proposed street from “neighborhood street” to “mixed use boulevard” to be consistent with the Corridor Vision Plan.

Report Revisions

Staff revisions to SUP #2018-0057 relate to the proposal for permitted uses on page 4 of the report and Master Plan Designation street typology on page 6.

PROPOSAL

The applicant is requesting a full parking reduction of up to 45 parking spaces for efficiency in marketing the property for the following permitted and the administrative SUP uses in the Industrial zone:

Permitted Uses from Section 4-1202

- | | |
|----------------------------------------------------|--------------------------------|
| •Animal care facility with overnight accommodation | •Catering operations |
| •Animal shelter | •Ice and cold storage facility |
| •Bottling plant | •Light assembly and crafts |
| •Building materials storage and sales | •Light automobile repair |
| | •Machine shop |

- Manufacturing
- Medical laboratory
- ~~Motor vehicle parking or storage for 20-vehicles or fewer~~
- Personal service establishment
- Printing and publishing facilities
- Private school, commercial
- Research testing laboratory

- Retail shopping establishment, up to 20,000 gross square feet
- Sheet metal shop
- Storage buildings and warehouses
- Wholesale businesses

Administrative Special Use – Section 1202.1

- Day care center

MASTER PLAN DESIGNATION

The subject parcel is located within the Potomac Yard Small Area; however, the 405 Fannon Street lot has been designated as an opportunity redevelopment site under District Two Block Three in the Oakville Triangle & Route 1 Corridor Vision Plan. In District Two, the street grid will visually unify this approximately 15-acre district.

The defining elements of this redeveloped neighborhood will be the adjoining Mount Jefferson Park frontage and the centrally located public urban plaza. The lot at 405 Fannon Street and the adjacent gas station are envisioned to become sites for multifamily residential and retail development.

The Corridor Vision Plan proposes an interim street section for Fannon Street. The street section calls for a six-foot widening of the sidewalk along the southern portion of Fannon Street, to the east of the building. Eventually, when the lot at 405 Fannon Street and the adjacent gas station are redeveloped, the sidewalk will be widened to 15 feet (Figure 3). The Plan also envisions reducing the street typology to a ~~neighborhood street~~ mixed use boulevard with parallel on-street parking.

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

August 29, 2018

Planning Commission Members and Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: Special Use Permit (SUP) # 2018-0057

405 Fannon Street- SUP for Parking Reduction for Specified Uses

The Del Ray Citizens Association Land Use Committee (DRCA LUC) supports a blanket reduction of up to 18 spaces for the uses permitted in the building located 405 Fannon Street.

The Del Ray Citizens Association Land Use Committee considered the 405 Fannon Street parking reduction request at our August 14 meeting. At this meeting we discussed a detailed review of the original (revised 6/25/2018) application, which requested reduction of up to 18 spaces, as well as a presentation by the applicant's attorney that indicated that the request might be revised up to as many as 45 spaces. Concern that additional parking demands generated at the site might spill over into the adjacent residential neighborhood also was discussed (details below). Based on this discussion, and the recognition of the need for sites for light industrial uses in the City, the committee voted to support a parking reduction of up to 18 spaces. An option to support a reduction of up to 42 spaces did not receive majority support.

The Del Ray community is concerned that increased parking demands might spill into adjacent areas for several reasons:

- 1) As was seen in site visits and can be seen in satellite photos, the utilization (by neighboring businesses) of the existing parking spaces along Fannon St and Oakland Street is fairly high. Also see, for example, the photo in the staff report of parked cars encroaching on the sidewalk in front of 405 Fannon St.
- 2) The possibility that significant numbers of potential employees and clients will find the automobile preferable to the available public transit options. The walk from on-street parking at the south end of E Randolph Ave to the building entrance is as short as the walk from the Bus Rapid Transit platform at E. Custis Ave. Alternatively, the City's one-half mile walk shed concept (based on how far residents might be willing to walk to utilize a transit option) can be used as a yard stick to assess the potential penetration of spill-over parking. This walk shed extends to the south as far as Bellefonte Ave., to the west as far as Dewitt Ave., and to the northeast (along E Randolph Ave.) beyond Stewart Ave.

DEL RAY CITIZENS ASSOCIATION

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- 3) There are numerous other properties in the Oakville Triangle that may want to redefine their potential use in the same manner as 405 Fannon St. If the grant of the parking reduction (accommodating all permitted uses) requested for 405 Fannon St. becomes a precedent for these properties as well, demand for on-street parking in the area could become very much higher.

Sincerely,

Kristine Hesse, Chair
Del Ray Citizens Association
Land Use Committee

Cc:
DRCA Land Use Committee
Cathy Puskar, Attorney/Agent for the Applicant
Jose Ayala: Staff Reviewer