

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 28, 2018

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: DECEMBER 6, 2018 PLANNING COMMISSION HEARING,
DOCKET ITEM #4: DEVELOPMENT SPECIAL USE PERMIT #2018-0013;

This memorandum is provided to rectify two conditions of approval included in Development Special Use Permit (DSUP) #2018-0013. Based upon further review, the following revisions are recommended by City Staff.

Day Care Centers: The City Council's approval of Text Amendment (TA) #2016-0004 permitted day care centers in many of the City's commercial zones. Instead of an administrative special use permit, day care centers in these zones need only provide a city-approved drop off and pickup plan for approval. Therefore, Staff recommends removal of language from Condition #18 which states that a day care center will require an administrative special use permit.

Condition #18

18. Day care centers shall be permitted ~~with an administrative special use permit~~ provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
- a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
 - b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)

Restaurant Hours: Staff recommends the removal of conditions that limit the seating and hours of use for restaurants. This includes subset items "a", "b", and "c" from condition #19 relating to restaurant uses. Item "a", which sets limitations for the number of indoor and outdoor seats, is unnecessary as the maximum number of indoor and outdoor seating is already regulated by the Building Code. Item "b", which limits the hours of operation for restaurant uses, is recommended for removal as the proposed development is a stand-alone building within an urban area, and doing so would be consistent with recent approvals within the neighborhood, such as the Development Special Use approval DSUP #2017-00023 for Hoffman Block 4 and 5. Item "c", which requires sound proofing for building residents, is unnecessary as residential uses are not proposed as part of the application.

Condition #19

19. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, ~~with the following exceptions.~~ Restaurants that do not meet these conditions may apply for a separate special use permit.
- a. ~~—The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
 - b. ~~—The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.~~
 - c. ~~—If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound proofing materials are provided so as to prevent the entertainment from disturbing building residents.~~
(Code)(P&Z)(T&ES)

City Staff looks forward to discussing these items with the Planning Commission at the December 6th hearing.

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PROJECT NUMBER: 020-160244

PROJECT

2425 EISENHOWER AVE
BLOCK 6C RETAIL PAD SITE
NORTHPOINT REALTY PARTNERS

CONSULTANTS



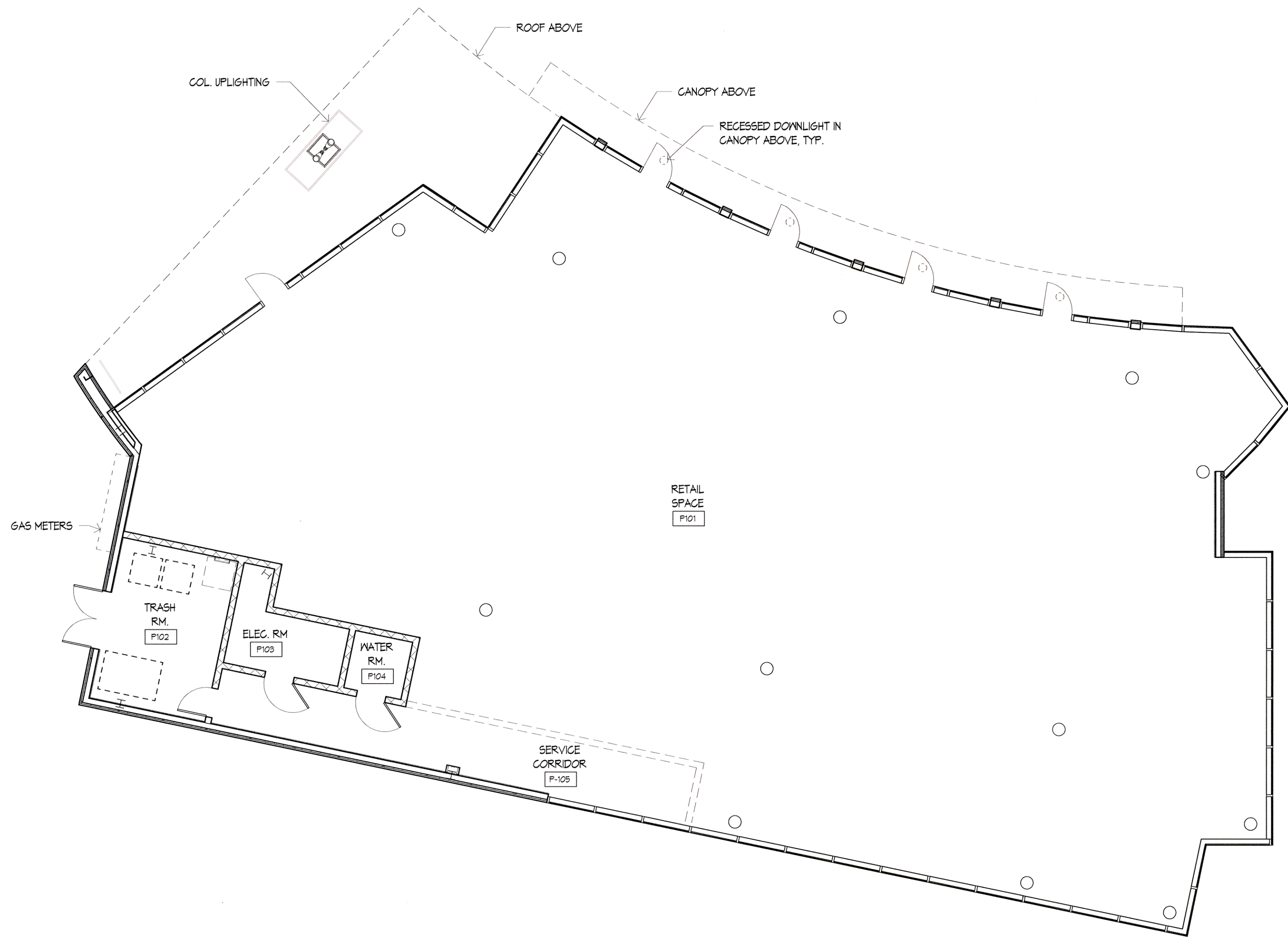
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AUGUST 28, 2016

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TITLE
ZONING EXHIBITS -
RETAIL -
PAD BUILDING -
FLOOR PLAN

NUMBER
AP-001



1 PAD BUILDING - FLOOR PLAN
1/8" = 1'-0"

NOTE:
RETAIL SPACE MAY BE DEMISED AT LATER DATE.
DOOR ON SWAMP FOX ROAD IF POSSIBLE WITH FUTURE RETAIL TENANT.

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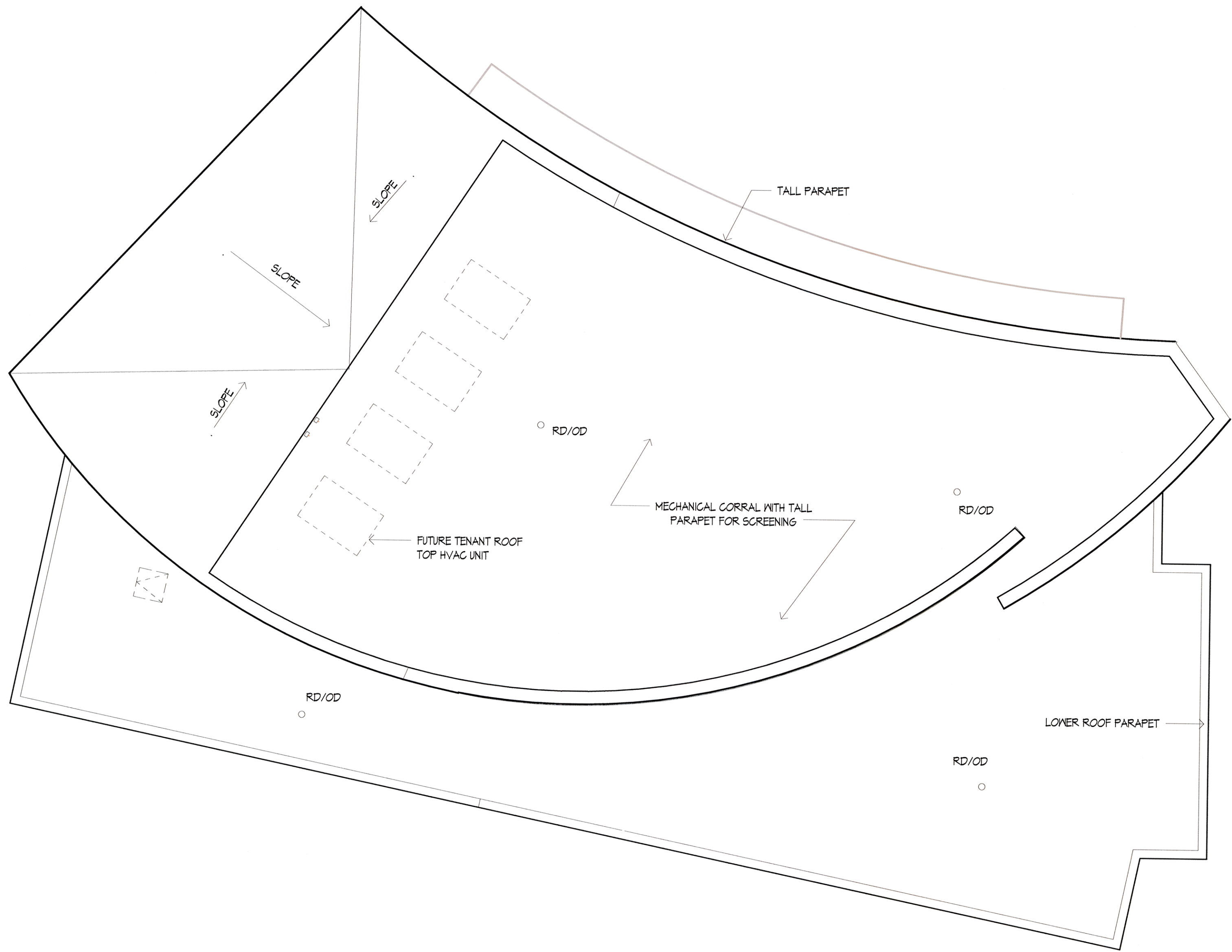
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TITLE

ZONING EXHIBITS -
RETAIL - PAD
BUILDING - ROOF
PLAN

NUMBER

AP-002



1 PAD BUILDING - ROOF PLAN
1/8" = 1'-0"

NOTE:
RETAIL TENANT ROOF VENTS & EXHAUST TO BE LOCATED WITHIN TALL PARAPET AREA IF POSSIBLE.

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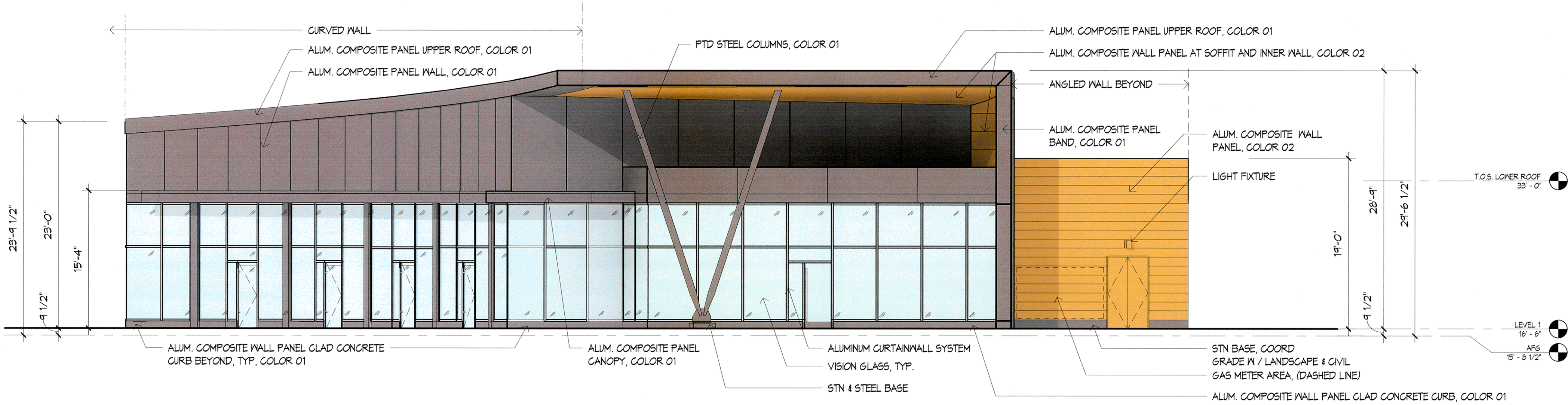
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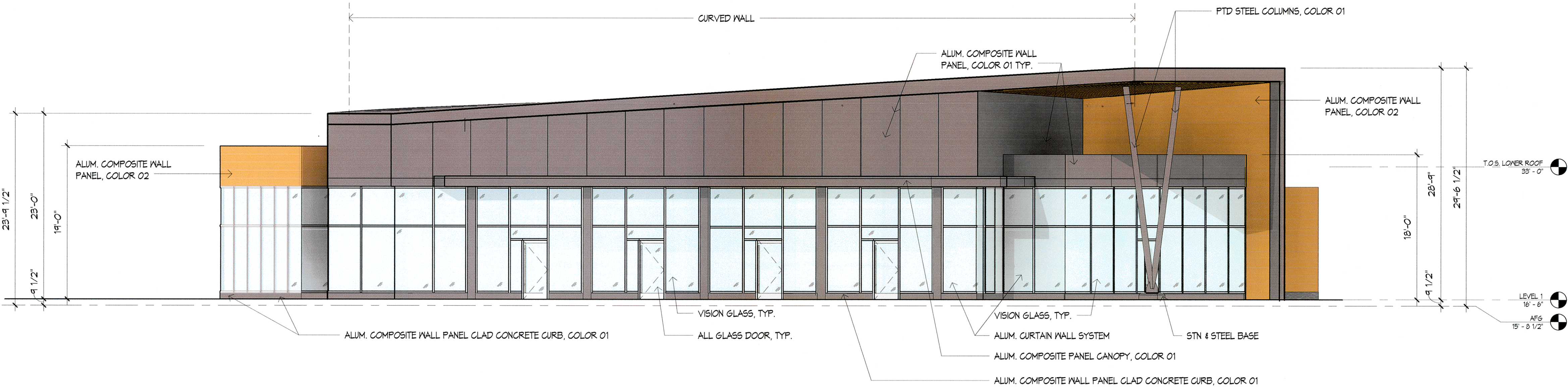
ZONING EXHIBITS-
RETAIL -
PAD BUILDING
ELEVATIONS

NUMBER

AP-101



2 PAD BUILDING - WEST ELEVATION
1/8" = 1'-0"



1 PAD BUILDING - NORTH ELEVATION
1/8" = 1'-0"

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PROJECT

2425 EISENHOWER AVE

BLOCK 6C RETAIL PAD SITE

NORTHPOINT REALTY PARTNERS

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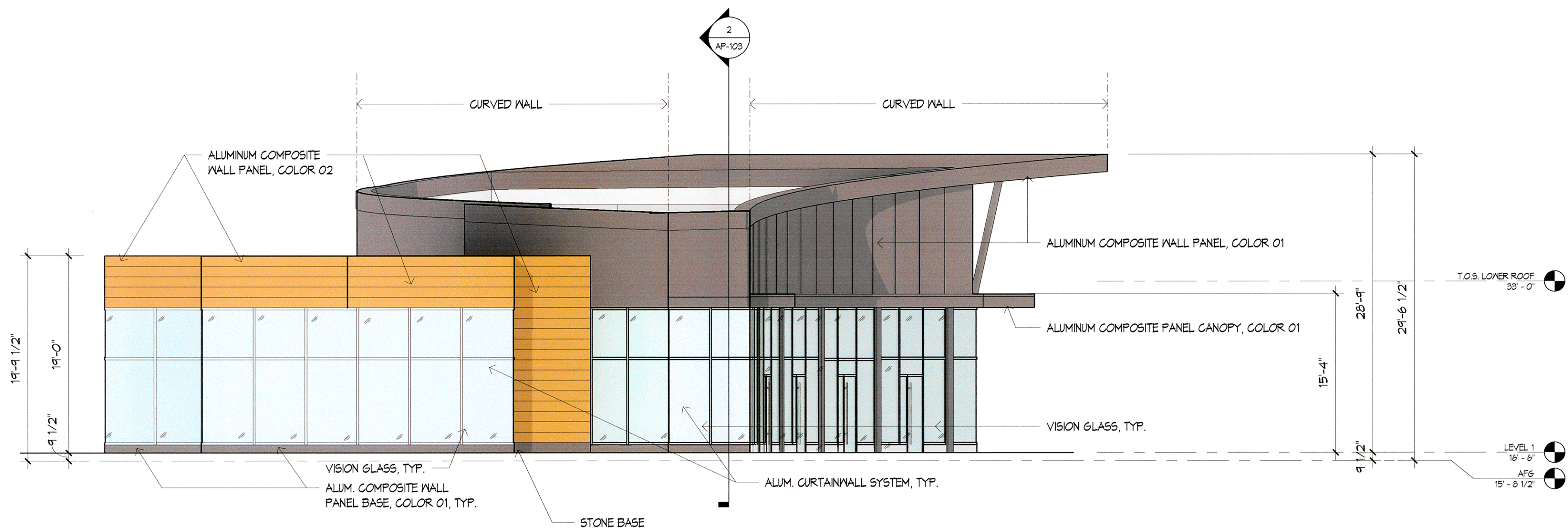
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RETAIL -
PAD BUILDING
ELEVATIONS

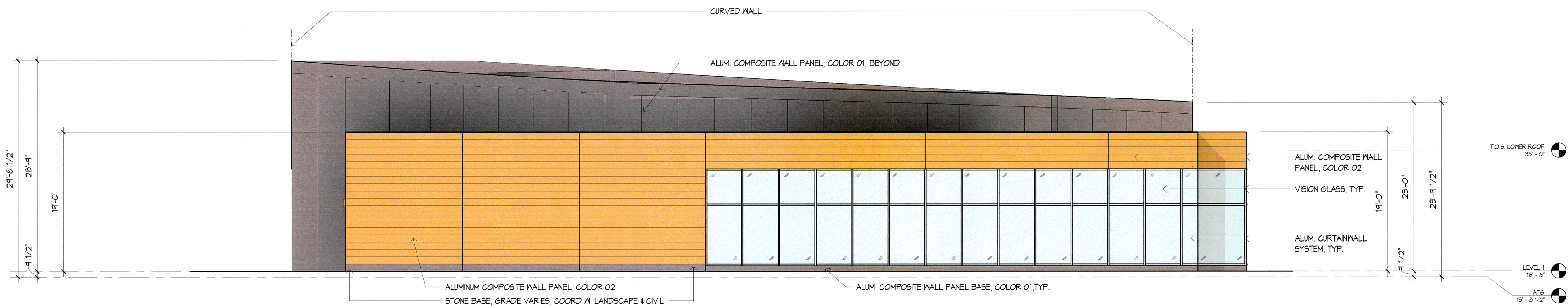
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AP-102

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2 PAD BUILDING - EAST ELEVATION
1/8" = 1'-0"



1 PAD BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

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PROJECT

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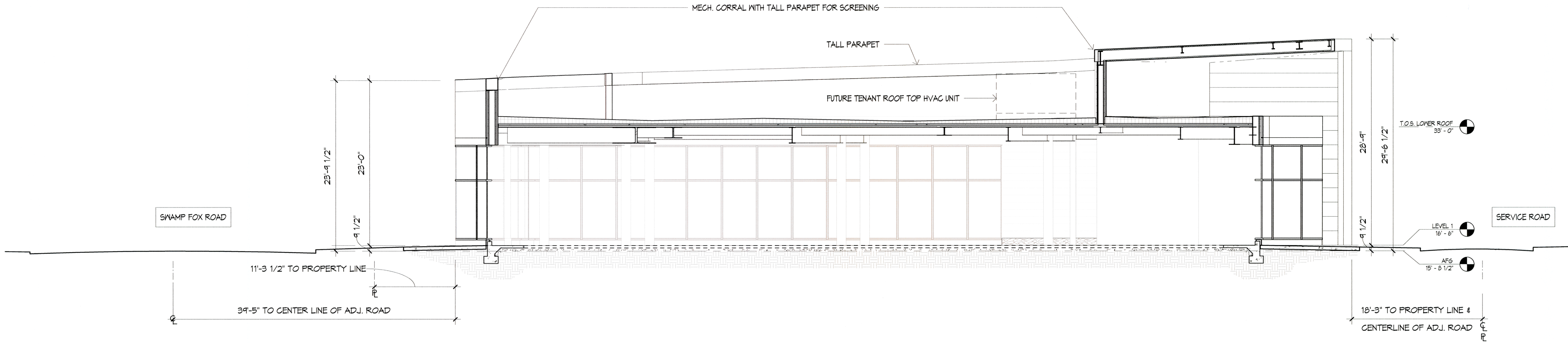
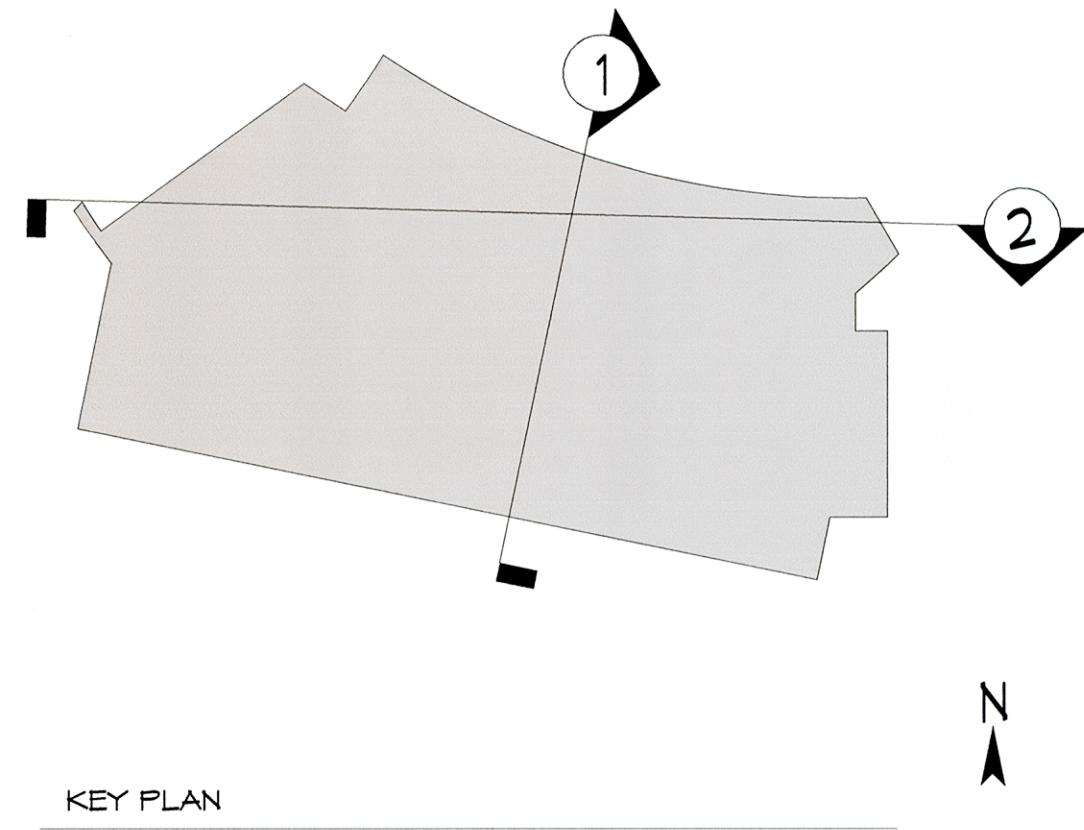
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ZONING EXHIBITS-
RETAIL -
PAD BUILDING
SECTIONS

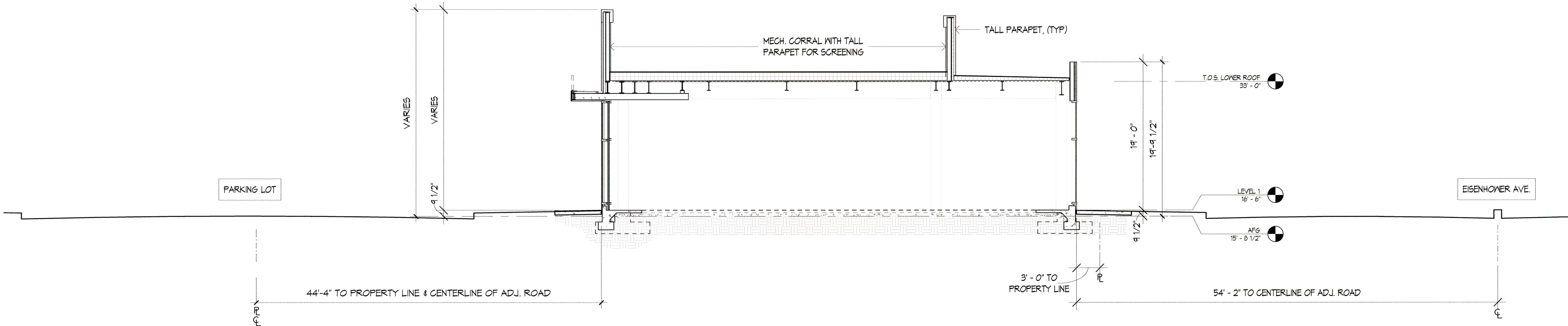
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AP-103

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2 PAD BUILDING - SECTION 2
1/8" = 1'-0"



1 PAD BUILDING - SECTION 1
1/8" = 1'-0"

Robert D. Brant
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Via Email Only

Mary Lyman, Chair
Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**Re: Docket Item #4 – 2425 Eisenhower Avenue
2425 Eisenhower Avenue Block 6C Retail Pad Site
Development Special Use Permit #2018-0013
2425 Eisenhower Acquisitions LLC (the “Applicant”)**

Dear Madam Chair and Members of the Planning Commission:

As I have recently discussed with several of you, the Applicant is proposing a number of revisions to the recommended conditions. The proposed revisions are as follows:

Given the small scale of the proposed 7,752 square foot retail building, the Applicant is requesting the flexibility contemplated by the City’s Green Building Policy (the “Policy”) to allow an alternative method of compliance with the Policy. The Applicant proposes to delete proposed Condition #15 in its entirety, and replace it with the following language:

15. The building design shall incorporate green building measures such that the design meets the standards for LEED Certified or similar standards for an equivalent program. If third-party certification is not pursued, the applicant shall prepare a report, signed by an accredited green building professional, verifying that the building was designed to the LEED Certified level or similar standard for an equivalent program. The report may utilize the LEED Certified checklist or a checklist from an equivalent program to demonstrate compliance. This report shall be submitted prior to issuance of the certificate of occupancy, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

Additionally, the Applicant believes that the provision of a landscape screen, in lieu of the wall screen recommended by staff and the Design Review Board, would be a more appropriate treatment adjacent to the loading area in the southwest corner of the proposed building. The Eisenhower Partnership, as indicated in its letter dated November 8, 2018 supports this approach. The applicant proposes that Condition #12(f) be revised as follows:

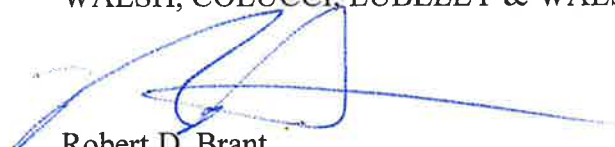
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- f. Provide screening of the loading area in the form of shrubs or trees to ensure that loading activities are not visible from Eisenhower Avenue ~~per the direction of the Carlyle Design Review Board~~. (P&Z)

If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Robert D. Brant

cc: Karl Moritz
Rob Kerns
Nathan Imm
Anna Franco

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LOADING AREA SCREENING EXHIBIT - EXISTING CONTEXT

2425 EISENHOWER AVE
BLOCK 6C RETAIL PAD SITE
NORTHPOINT REALTY PARTNERS

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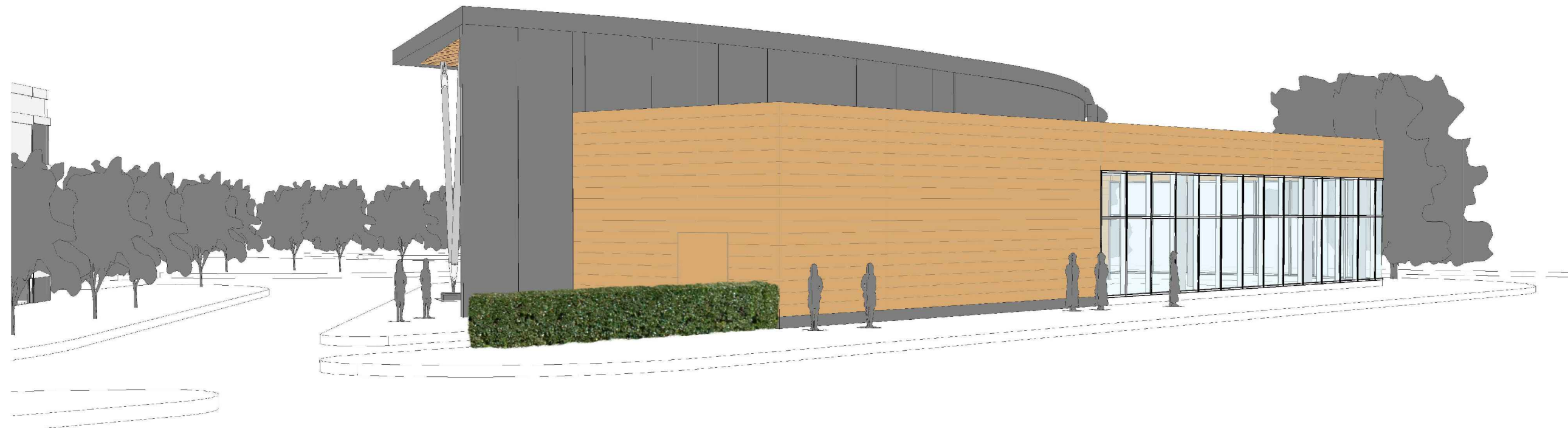
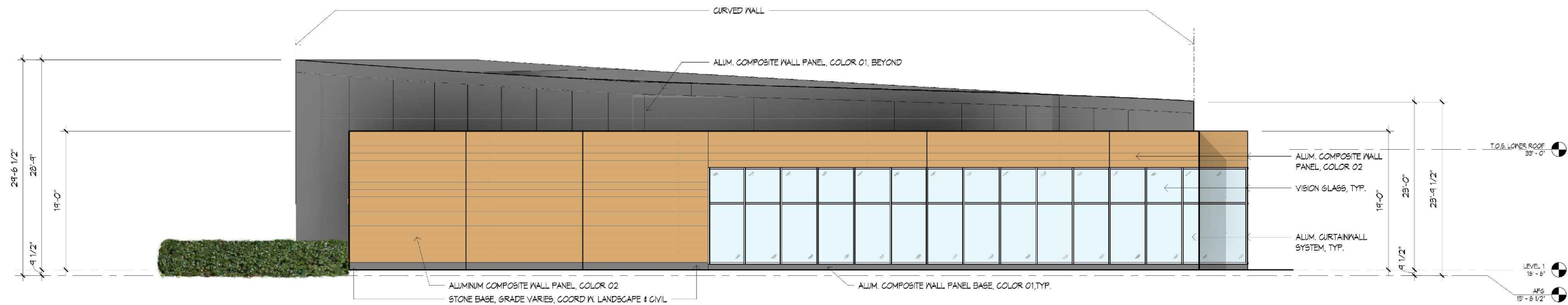
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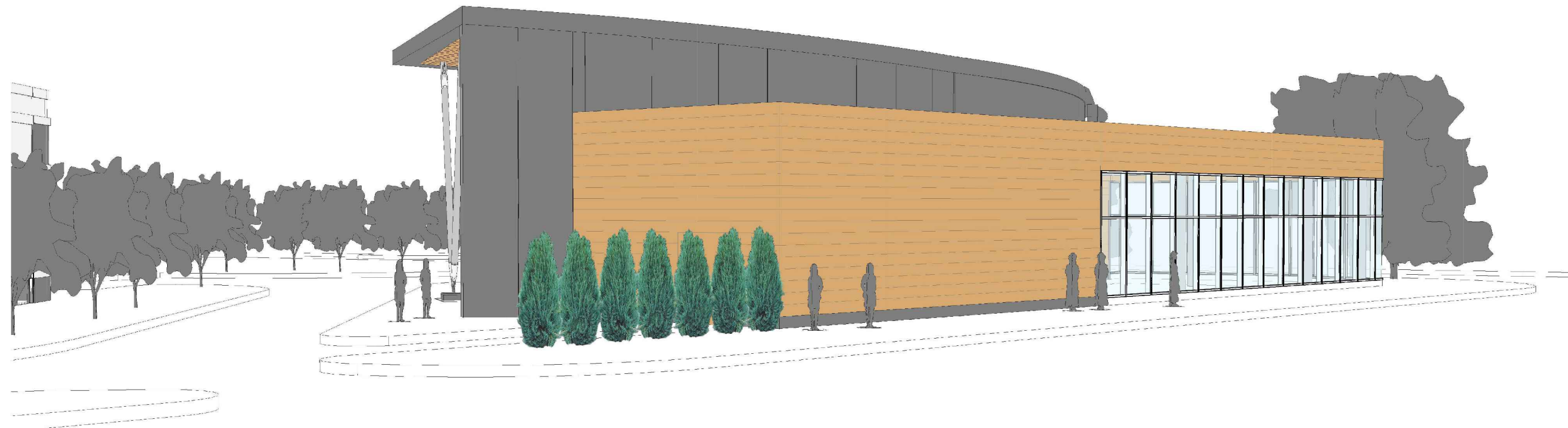
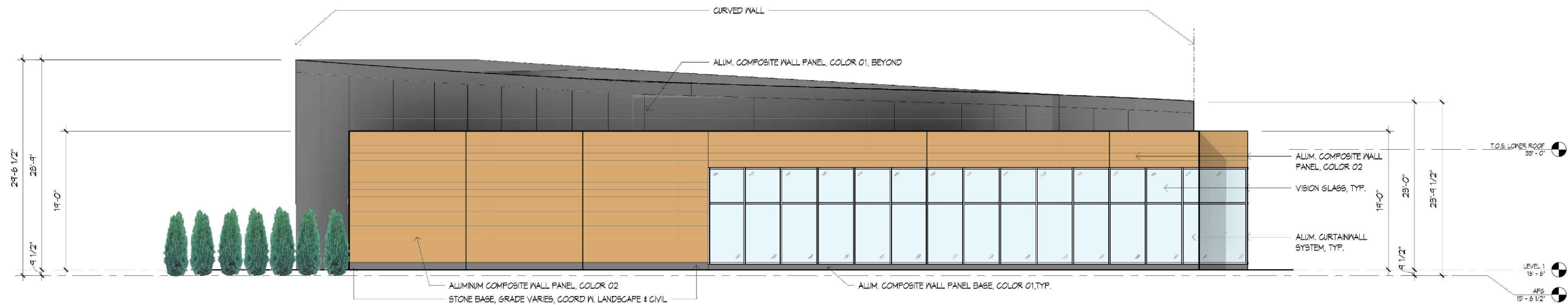
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LOADING AREA
SCREENING
EXHIBIT - EXISTING
CONTEXT

NUMBER

E-001





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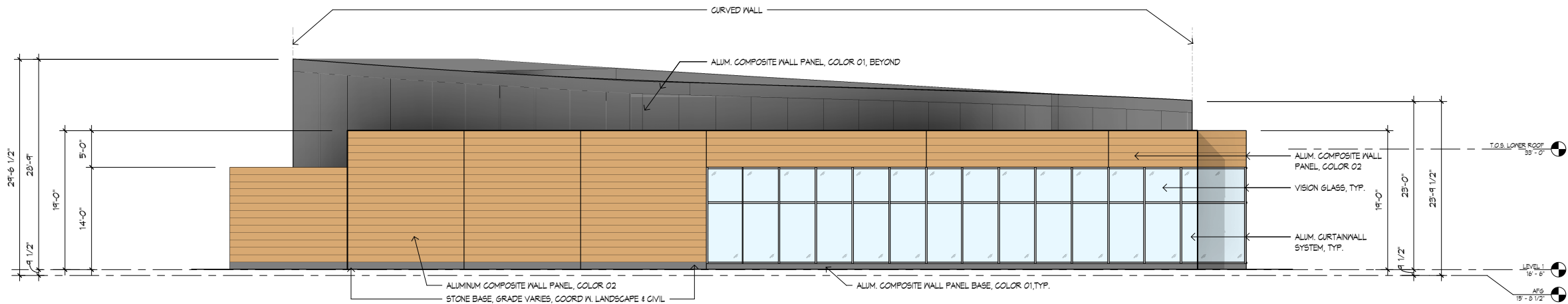
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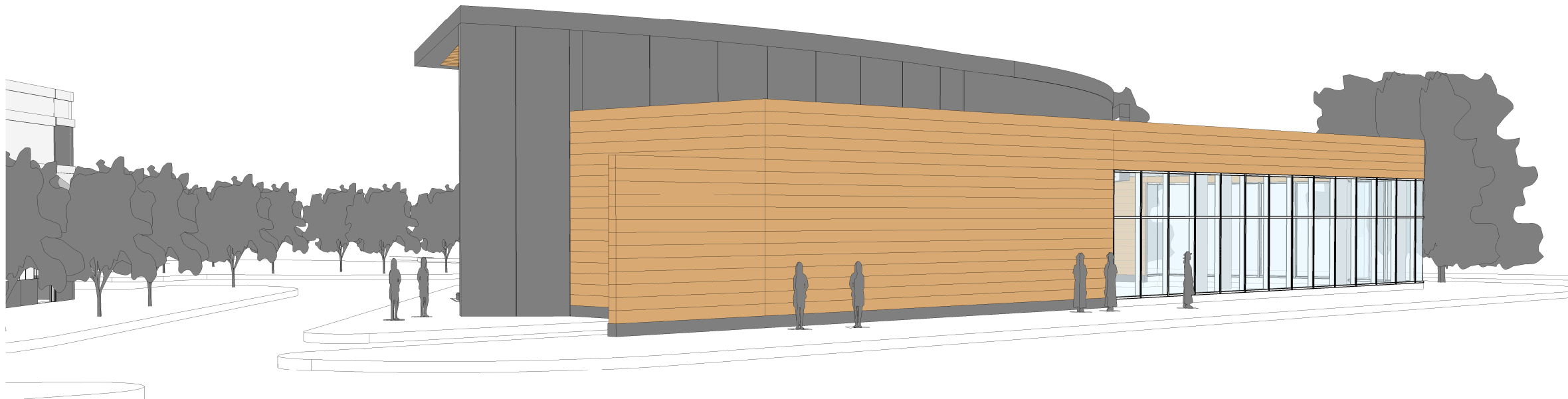
SCREEN WALL
OPTION

NUMBER

AP-003



2 PAD BUILDING - SOUTH ELEVATION
NOT TO SCALE



01 SCREEN WALL - VIEW 01