

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2024-00010

Approved by Planning and Zoning: March 25, 2024

Permission is hereby granted to: VHC Health

to use the premises located at: 2800 and 2800A Shirlington Road

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

March 25, 2024

Karl Moritz (by T. LaColla)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: March 25, 2024

TO: Tony LaColla, Division Chief,
Land Use and Regulatory Services, Department of Planning and Zoning

FROM: Mavis Stanfield, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00010
Administrative Review for a Minor Amendment
Site Use: Sign
Applicant: VHC Health
Location: 2800 and 2800A Shirlington Road
Zone: OCH/Office commercial high

Request

Special Use Permit #2024-00010 is a request to amend Condition 2 to document the new sign configuration. The new sign would be placed in the same location as approved in SUP #2017-0014. Figure 1 indicates the specifications for the new sign. The size of the proposed sign would be reduced from 200 square feet to 104 square feet and the colors would change from blue and white during the day and white at night to green and blue during the day and green and white at night. The dimensions of the channel letters of the sign would change from four feet by 50 feet to four feet by 26 feet.

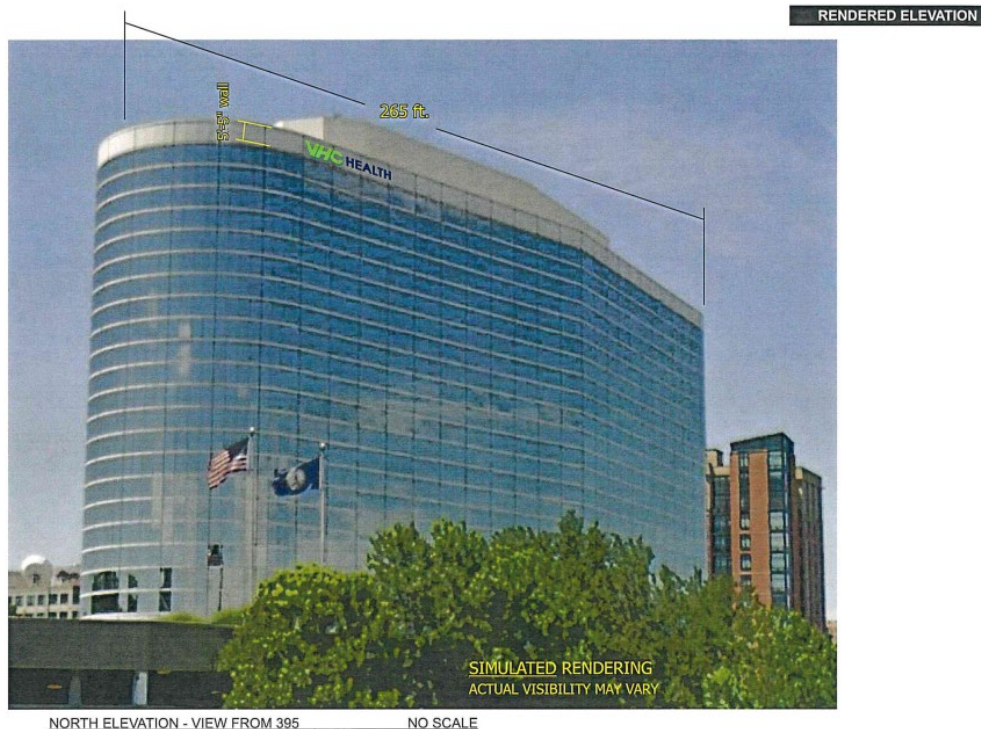




Figure 1

Background

Site Plan #84-0002 was approved on March 19, 1985, for the 12-story, Shirlington Gateway Building with 601 parking spaces.

City Council approved SUP 2017-0014 on May 13, 2017, to allow the applicant, then known as Virginia Hospital Center, to install an illuminated wall sign 130 feet above average grade on the northeast building wall of the Shirlington Gateway building. The applicant had recently leased 24,000 square feet in the building to house a primary care medical facility and the hospital’s information technology services. The sign was placed along the building’s 265-foot width facing Four Mile Run.

Community Outreach

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. Staff did not receive any comments to cause docketing of the minor amendment request.

Staff Action

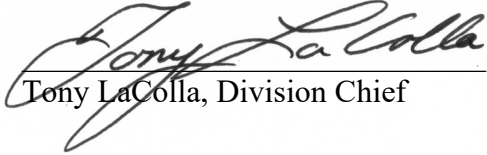
Staff supports the minor amendment request to Condition 2. Given that the proposed sign is substantially smaller than the originally approved sign, staff believes that any glare that may have existed would be considerably diminished. Its location on the building would not change, so the new sign would not face or be proximate to residential properties. The northeast facing sign directly abuts and faces an area in Arlington County that is developed with parkland, industrial and commercial uses. Staff has carried forward the previous conditions amending them to address the proposed design for the new sign.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: March 25, 2024

Action: Approved


Tony LaColla, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2024-00010

The applicant 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 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)(SUP 2017-0014)

2. **CONDITION AMENDED BY STAFF:** The design of the sign shall be consistent with plans submitted on ~~February 17, 2017 and revised on March 8, 2017~~ February 16, 2024 as shown in Figure 1 of this report. The placement of the sign on the northeast wall of the building shall be consistent with the diagram submitted on ~~April 11, 2017~~ February 16, 2024 as shown in Figure 1. (~~SUP 2017-0014~~) (P&Z)

3. **CONDITION AMENDED BY STAFF:** 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. (~~SUP 2017-0014~~) (P&Z)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments received.

Code Enforcement:

C-1 The new sign will require a building permit.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00010. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the proposed sign at 2800 and 2800A Shirlington Road.



Applicant - Signature

3-28-24

Date

Melissa Brent

Applicant - Printed

3-28-24

Date