

DATE: October 31, 2025

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

FROM: Lanning Blaser, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00067  
Administrative Review for Change of Ownership  
Site Use: Automobile and trailer rental or sales area  
Applicant: NCALEXANDRIA, LLC  
Location: 499 S Pickett Street and 5651 Edsall Road  
Zone: CSL/Commercial Service Low

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### **Request**

Special Use Permit #2025-00067 is a request to change ownership of an existing automobile and trailer rental or sales area use from AV Automotive Munich, LLC to NCALEXANDRIA, LLC. No changes to the business operations are proposed and the applicant would continue operating an automobile sales area under BMW of Alexandria.

### **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 from residents or adjacent businesses.

### **Parking**

The applicant will continue to provide up to 528 spaces for vehicles as shown in its parking plan from SUP#2000-0093. A copy of the approved 2000 parking plan has been attached to the staff report.

### **Staff Action**

Staff supports the change of ownership request and finds the continued operation of an automobile sales business is an appropriate use at this location. The request has no changes in the day-to-day business operations. A zoning inspection was completed on October 28, 2025 and the business was found in compliance with all conditions of the SUP. Conditions have been carried over from the previous Special Use Permit. Conditions #1, #5, #17, #22, and #23 have been amended to reflect current SUP language. Conditions #7, #12, and #20 have been deleted as they no longer apply.

Condition #30 has been satisfied by the applicant and has been deleted by staff.  
Conditions #31- #35 have been added as standard SUP conditions.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: October 31, 2025

Action: Approved

*Tony LaColla* [ADH]

Tony LaColla, Division Chief

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

## CONDITIONS OF SPECIAL USE PERMIT #2025-00067

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. **CONDITION AMENDED BY STAFF:** The special use permit shall be granted to the applicant only or to any ~~corporation~~ business or entity in which the applicant has a controlling interest ~~only~~. (P&Z) (SUP #1859)
2. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning (P&Z) (T&ES) (SUP #2009-0049)
3. The hours of operation shall be restricted to between 7:00 a.m. and 10:00 p.m. Monday through Friday, from 8:00 a.m. to 10:00 p.m. Saturday, and from 10:00 a.m. to 6:00 p.m. on Sunday. (P&Z) (SUP #2019-0048)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP #2009-0049)
5. **CONDITION AMENDED BY STAFF:** ~~No~~ Vehicle parts, tires or other materials shall not be stored or be permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (T&ES) (SUP #1859)
6. No vehicles shall be displayed, parked, or stored on a public right of way. (P&Z) (T&ES) (SUP #1859)
7. **CONDITION DELETED BY STAFF:** ~~No banners, flags (other than City, State and national flags), streamers, balloons or other unfixed signs or moving objects shall be used for advertising purposes or displayed on the premises outside the main building. Signs advertising the general business conducted on the premises may be displayed in accordance with Article IX, Section 9-100 of the Zoning Ordinance of the City of Alexandria. (P&Z) (SUP #2009-0049)~~
8. The garage doors shall be kept closed except when moving a vehicle into or out of the building so all noise is kept inside from air guns and other equipment used in repair facility. (T&ES) (P&Z) (SUP #1859)
9. No outside public address system shall be utilized at any time. (PC) (SUP #1859)
10. All lights on the property shall be directed away from residential uses. (PC) (SUP #1859)
11. All vehicles parked on the site shall be parked in a neat and orderly fashion at all times. (PC) (SUP #1859)

12. **CONDITION DELETED BY STAFF:** ~~City, State and national flags shall be no larger than five feet by six feet (5' x 6') for each flag, and the flag poles shall be no higher than 35 feet from ground level. (PC) (SUP #1859)~~
13. All lights not required for illumination by City ordinance or not required for security purposes shall be turned off from 9:30 p.m. to dawn. (PC) (SUP #1859)
14. The applicant shall conduct no loading or unloading of vehicles on the public right-of-way at any time. (PC) (SUP #1859)
15. The applicant shall provide employee and customer parking as needed, and as indicated by the number of spaces (but not necessarily the location of the spaces) on its revised plan dated August 18, 2000. (SUP #2000-0093)
16. All loading and unloading of vehicles shall take place on-site and only during operating hours with the exception that these activities shall take place between 9:00 a.m. and 9:00 p.m. on Saturdays. (PC) (P&Z) (T&ES) (SUP #2019-0048)
17. **CONDITION AMENDED BY STAFF:** The applicant agrees to ~~place~~ maintain appropriate traffic signage along Edsall Road to satisfaction of Transportation and Environmental Services. (PC) ~~(SUP #1859)~~
18. Sales personnel shall refrain from using neighboring private property for purposes of demonstrating automobiles. (PC) (SUP #1859)
19. The applicant shall maintain the landscaping on the site in good condition and shall replace any dead or missing plantings, including trees and shrubs along its South Reynolds Street, Edsall Road, and South Pickett Street frontages with comparable stock. Work shall be completed within 6 months of City Council approval, to the satisfaction of the Directors of RP&CA and P&Z. (P&Z) (RP&CA) (SUP #2009-0070)
20. **CONDITION DELETED BY STAFF:** ~~The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for all employees. This is to be completed prior to opening for business. (Police) (SUP #2009-0070)~~
21. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2009-0070)

22. **CONDITION AMENDED BY STAFF:** 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 Division of Environmental Quality at 703.746.6449 703-746-4065. (T&ES) (~~SUP#2009-0049~~)
23. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions ~~for one year~~ and shall may 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 to offset land use impacts not addressed in the city code. (P&Z) (~~SUP#2009-0049~~)
24. 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) (SUP#2005-0046)
25. The applicant shall require its employees who drive to use off-street parking. (P&Z) (SUP #2019-0048)
26. 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) (SUP#2005-0046)
27. The application of paints or coatings shall be prohibited at the site, unless a paint spray booth is designed and built to the satisfaction of the Director of Code Enforcement. If automotive refinishing is permitted, no materials shall be disposed of by venting to the atmosphere and no paints or coating shall be applied outside of the approved paint spray booth. (T&ES) (SUP#2005-0046)
28. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2005-0046)
29. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. The car washing equipment shall be operated during business hours only. (SUP#2009-0049)
30. **CONDITION SATISFIED AND DELETED BY STAFF:** ~~The applicant shall remove all existing freestanding signs on site and shall submit a comprehensive sign plan for new signage to the Director of Planning & Zoning for review and approval.~~

~~The comprehensive sign plan shall include all signage on site, including any wall-mounted or freestanding signs. Any freestanding sign(s) shall be monument type signs that are ground mounted. (P&Z) (SUP #2009-0070)~~

31. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)
32. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the Director. (P&Z)
33. **CONDITION ADDED BY STAFF:** Vehicles shall not be displayed, parked, or stored on a public right-of-way. (P&Z)
34. **CONDITION ADDED BY STAFF:** Debris or vehicle parts shall not be discarded on the public right-of-way. (P&Z)
35. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (P&Z)

## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00067. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile and trailer rental or sales use at 499 S Pickett Street and 5651 Edsall Road.

Trudy Boulia, Sec'y  
Applicant - Signature

10-31-2025  
Date

TRUDY BOULIA  
Applicant - Printed

\_\_\_\_\_  
Date

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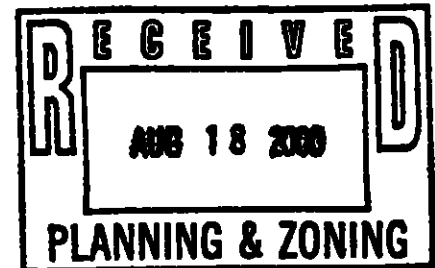
WEB SITE

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August 18, 2000

DELIVERY BY HAND

Ms Kathleen Beeton  
Department of Planning and Zoning  
Room 2100  
City Hall  
301 King Street  
Alexandria, Virginia 22314



Re Koons Mitsubishi Dealership – SUP Application dated 7/18/00  
Parking Matters

Dear Kathleen.

This letter responds to a couple of questions you raised about parking at this site in connection with the new dealership being added. It is important for the applicant and for the citizens to know how parking for customers, employees and inventory will be accommodated.

Enclosed is a revised "parking" plan which shows not only designated parking places, but also other areas where parking can and should be expected to occur: showrooms, service areas, and one non-fire lane for occasional double parking. The plan shows potential parking for 528 cars. Note the reference to an off-site lot for an additional 120 cars. The applicant leases the offsite lot and has an option to purchase it. This plan shows that usage of the spaces can be broken down as follows: 21 for sales customers, 104 for service customers, 278 for new cars in inventory (including about 40 used by employees as demonstrators), 65 for used cars in inventory, and 60 for employees.

Regarding employee parking, the application indicates a maximum of 90



employees with the added dealership. Of those, 40 drive demonstrators. Also, all 90 employees do not work at the site at the same time. There are two shifts each day. The 60 employee spaces on the revised plan are probably double the number actually needed at any one time. If ever 61 spaces were needed for employees, as apparently required by Code calculations, there could and would be a space made available on the site.

Regarding customers, it is my understanding that the required parking for customers (both sales and service) is 123 spaces. The revised plan shows 125 spots for customers – 21 for sales customers and 104 for service customers. It is estimated that 60 to 85 customers will be the most to visit the site throughout a given day. For sales customers, there are rarely more than 10 customers at a time – only once, for a huge auction sale, about 20 customers were attracted at one time. As for service customers, there are at most 45 on a given day. Spaces not needed for sales customers should be available for service customers and vice versa. There should be many more parking spaces for customers than actually needed.

Regarding vehicle inventory, it is expected that at any one time there would not be more than 200 new cars and 60 used cars. The plan can accommodate 278 new cars and 65 used cars.

Now a word about the plan document – whether the original plan or the plan as revised – it is not intended that the document would operate as “the plan,” but simply as “a plan.” Even though it is important to show how all of the parking needs can be accommodated, flexibility is very important because needs shift during the day and from season to season. The applicant should not be prohibited from using an unused “employee” spot for a vehicle coming out of service, especially when the number of spaces for employees appears to be considerable more than will ever be needed.

The applicant can represent that no employees, no vehicle inventory and no cars in for service will be parked on the streets or in any nearby neighborhood. The applicant has a strong interest in and will always maintain sales customer parking spaces near the building – for its own obvious business reasons and to ensure that no sales customers will park on the streets.

Turning to a new subject, I understand that the police department recommends that all vehicles in for service be stored inside at night. We ask that this not be included as a condition of the SUP. Every automobile dealer providing service allows its customers to drop cars off at night and leave the keys in a drop box. This applicant is no different. In this day, with every person working, many people drop their cars off at night. It is needed and expected by customers. Having said that it is certainly in this

applicant's interest, like any other dealer, to have as many customer cars inside as possible to cut down on potential theft and damage Every reasonable effort is and will continue to be made to store inside as many customer cars as possible

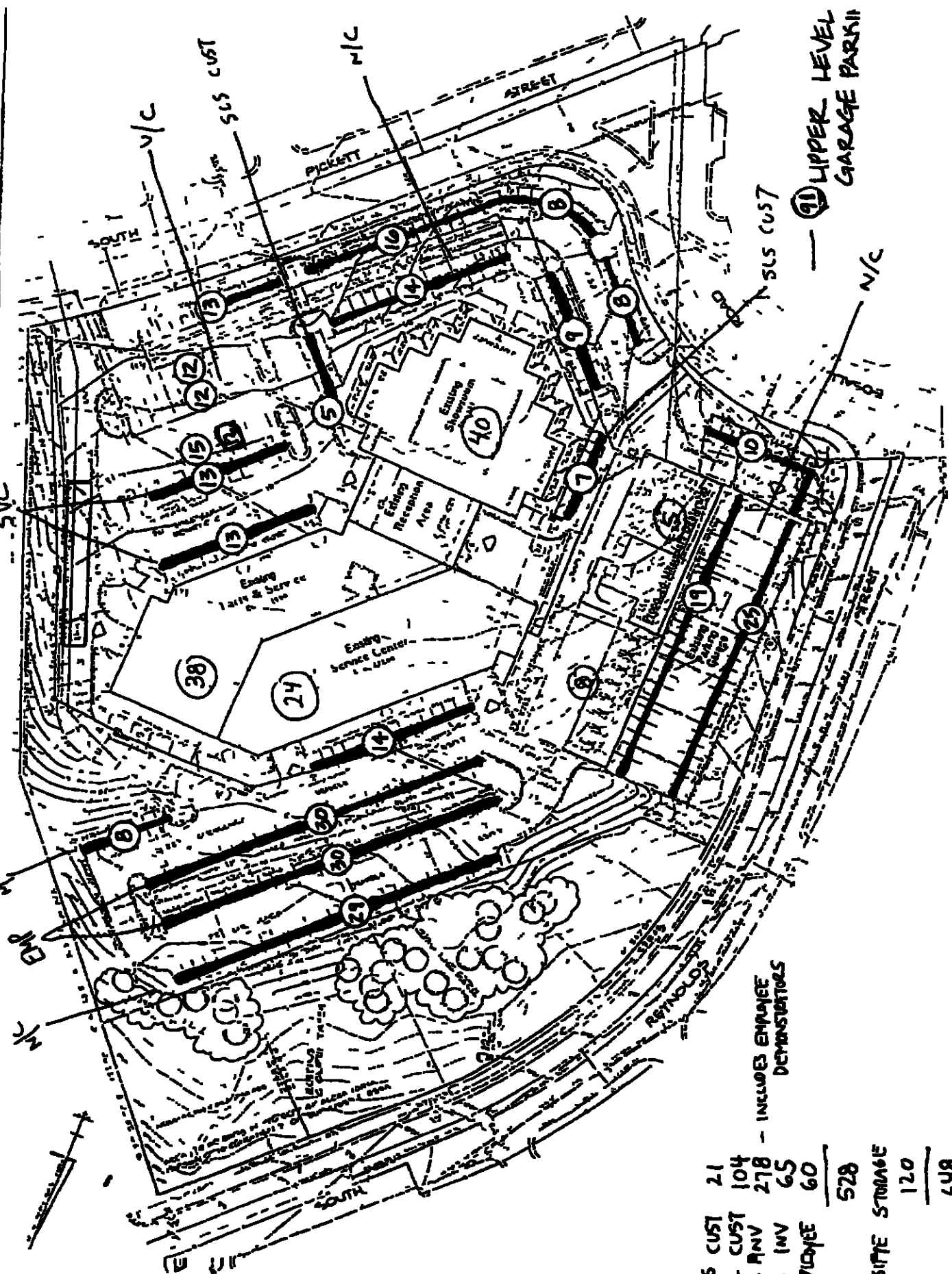
If you have any questions about either issue or the application generally, please contact me

Sincerely,



Lonnie C Rich

c Mike Field



SLS CUST	21	
SVC CUST	104	
N/C INV	278	- INCLUDES EMPLOYEE DEMONSTRATORS
V/C INV	65	
EMPLOYEE	60	
	528	
OFFSITE STORAGE	120	
	648	

TOTALS: INTERIOR 70 SVC + 45 SLS / GARAGE 135 / EXTERIOR (167 FRONT) (IN BACK) = 528 TOTAL SUP 2000-0093.

