

DATE: February 3, 2026

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

FROM: Lanning Blaser, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2025-00074
Administrative Review for Minor Amendment
Site Use: Automobiles and trailer rental or sales area
Applicant: Kody Imports IV, LLC
Location: 5125 Duke Street
Zone: CG / Commercial General

Request

Special Use Permit #2025-00074 is a minor amendment request to adjust the hours of operation from the existing Monday to Friday 9 a.m. to 8 p.m. and Saturday 9 a.m. to 7 p.m. hours to the proposed hours of Monday to Friday 7 a.m. to 8 p.m. and Saturday 7 a.m. to 7 p.m. The request adds two hours of operation, Monday to Saturday. The requested change complies with criteria of section 11-511 of the Zoning Ordinance. The applicant does not propose any other changes to the operation.

Background

Special Use Permit #1351 was granted in 1981 to construct a one-story building used for automobile sales, a showroom, parts sales, and repair services. Site Plan #80-038 was approved on November 17, 1981, allowing a 186-vehicle parking lot, which since has expanded to 213 parking spaces. The most recent approval, special use permit #2025-00059 was approved in October 2025 for a change of ownership and minor amendment to adjust the operating hours. The site was inspected on January 9, 2025, confirming no zoning violations have been found. 1

Parking

The 19,900 square foot use includes 213 parking spaces and 26 mechanical lifts for a total of 239 parking spaces. Section 8-200(A)(18) of the zoning ordinance requires one parking space for every 400 square feet of use. The 19,900 square foot site has a parking requirement of 50 spaces. The applicant exceeds the parking requirements of 50 parking spaces, satisfying the parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Cameron Station Civic Association were sent an e-mail with information about the current application. Staff did not receive any comments from residents or adjacent businesses.

Staff Action

Staff are generally supportive of the applicants' request to add two hours to the business morning hours of operation. Staff support the change in hours Monday through Saturday as the requested minor amendment will have minimal impacts for a few reasons. First, the request is minor in nature, providing two additional hours of operation for the business during the morning hours would give the business a larger time frame to provide services and flexibility for both customers and employees. Second, the proposed minor amendment should not have additional impacts on the surrounding community as the requested adjustment in hours is a reasonable timeframe for an auto sales use.

Staff have carried over the existing conditions from the previous SUP. Condition #15 has been amended to reflect the current hours of operation.

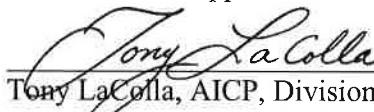
There are existing SUP conditions that outline criteria related to noise. Condition #8 does not permit any work to be done outside and condition #28 requires the business to provide contact information to nearby interested residents who have noise concerns. While these conditions help mitigate overall noise concerns, staff have added condition #36 to address potential noise complaints due to the change in morning hours. Although no zoning violations or noise complaints were found, given the proximity to nearby residents, condition #36 requires the business to keep service/garage bay and mechanical doors closed before the hours of 9 a.m., when possible, to reduce potential noise impacts. Staff are supportive of the hours and believe keeping all bay doors closed during this time will reduce potential noise impacts to the surrounding neighbors in addition to the existing SUP conditions related to noise impacts.

Staff hereby approve the special use permit.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: February 3, 2026

Action: Approved



Tony LaColla, AICP, Division Chief, Land Use + Preservation

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2025-00074

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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#2025-00059)
2. The site layout shall be as shown on Site Plan #80-038, as heard by the Planning Commission on January 6, 1981. (P&Z) (SUP #1351)
3. Solid evergreen screening shall be maintained between the proposed site and adjacent residential apartments. Landscape plan shall be approved by the Department of Transportation and Environmental Services and the Department of Planning and Community Development. (P&Z) (T&ES) (SUP#2025-00059)
4. All lights on the property shall be directed away from the residential uses to the north and west. All lights shall be under dome type shades not more than 16 feet above ground. (P&Z) (CC) (SUP #1351)
5. No amplified sound shall be audible at the property line. All loudspeakers shall be prohibited from the exterior of the building. (T&ES) (SUP#2003-0031)
6. All vehicles on the lot shall be stored in a neat and orderly manner and the area around the building shall be kept free of debris. (P&Z) (SUP#2025-00059)
7. Junked, abandoned or stripped vehicles shall not be displayed, parked, or stored outside. (P&Z) (SUP#2025-00059)
8. No repair, replacement or mechanical work shall be done outside the building at any time. (CC) (SUP # 1351)
9. A security fence, having a minimum height of six feet (6 ft.) shall be maintained along the north and west side of the property. (P&Z) (SUP#2025-00059)
10. Condition deleted. (SUP#2025-00059)
11. All lights not required for illumination by City ordinances and those lights not required for security purposes shall be turned off from 9:30 P.M. to dawn. (CC)(SUP #1351)
12. Condition deleted. (SUP#2025-00059)
13. The loading and unloading of vehicles on site or on the public right-of-way surrounding the site is strictly prohibited at all times. (P&Z) (SUP#2003-0031)
14. The applicant shall indicate on the final site plan the areas devoted to employee parking,

customer parking and new and used car display. In the event that the applicant does not provide parking for all of its employees on the site, the applicant will provide all of its employees with off-site parking at another site. The applicant shall specifically notify all of its employees that parking at Beatley Library, Hallmark Condominium, CVS, and any other nearby business or residence, as well as on any nearby public street is strictly prohibited. To ensure that its employees comply with this requirement at all times, the applicant shall affix to the vehicles (i.e., cars, trucks, motorcycles, etc.) of all of its employees a decal or its equivalent, which clearly denotes that the owner and/or operator of that vehicle is an employee of Landmark Honda, so that such vehicles can be clearly identified should their owners and/or operators attempt to violate this condition. (P&Z) (SUP#2003-0031)

15. **CONDITION AMENDED BY STAFF:** The premises shall be open for business no earlier than 7 9:00 a.m. and no later than 8:00 p.m. Monday through Friday, no earlier than 79:00 a.m. and no later than 7:00 p.m. on Saturday and no earlier than 11:00 a.m. and no later than 5:00 p.m. Sunday. The only activities permitted on Sunday are sales and light automobile detailing, including only interior and exterior cleaning of cars. (P&Z) (SUP#2025-00059)
16. Condition deleted. (P&Z)
17. Condition deleted. (SUP#2025-00059)
18. Condition deleted. (CC) (SUP #1351-G)
19. 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) (SUP#2025-00059)
20. 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) (SUP#2003-0031)
21. 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 703.746.6499 (T&ES) (SUP#2025-00059)
22. 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#2003-0031)
23. 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#2003-0031)

24. Car wash discharges resulting from commercial operations shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:

- A. Car washes be done at an off site commercial car wash facility.
- B. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
- C. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
- D. Commercial car wash installations shall be equipped with water recycling system approved by the building official.(T&ES) (SUP#2003-0031)

25. Condition Deleted. (SUP#2025-00059)

26. The applicant shall screen the dumpster to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2003-0031)

27. The applicant shall conduct employee training sessions on an ongoing basis, and shall discuss all SUP provisions and requirements, as part of that training. (P&Z) (SUP#2003-0031)

28. The applicant shall provide a phone number to interested residents to call in case of problems, including noise problems caused by car alarms, at the automobile dealership. (P&Z) (SUP#2003-0031)

29. 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 and may docket the matter for consideration by the Planning Commission and City Council if 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 or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the city code. (P&Z) (SUP#2025-00059)

30. Vehicles shall not be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2025-00059)

31. Debris or vehicle parts shall not be discarded on the public right-of-way. (P&Z) (SUP#2025-00059)

32. 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) (SUP#2025-00059)
33. 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) (SUP#2025-00059)
34. 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) (SUP#2025-00059)
35. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2025-00059)
36. **CONDITION ADDED BY STAFF:** Garage/service bay and mechanical doors must remain closed until 9 a.m., to the extent possible, to reduce noise impacts during morning operational business hours. (P&Z)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 OEQ recommends the carryforward of all conditions approved through SUP2025-00059, including but not limited to condition #4, 5, 11, 22, 23, and 35.

F-1 Based on the close proximity of residential units to the site building, TES/OEQ has concerns regarding a 7:00am start time on Saturdays. OEQ staff recommends Saturday start at 9am, which is consistent with other allowable activities that may generate noise heard by the surrounding community.

Code Enforcement:

No comments.

Health Department:

No health department comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.

Fire:

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2025-00074. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the Automobiles and trailer rental or sales business at 5125 Duke Street.

Dianne DiAngelo
Applicant - Signature

2/3/26
Date

Dianne DiAngelo
Applicant - Printed

2/3/26
Date