

DATE: December 9, 2015

TO: Robert Kerns, Division Chief
Dirk Geratz, Principal Planner
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2015-0111
Administrative Review for New Use
Site Use: Interim Surface Parking Lot
Applicant: LBG Parcel B, LLC
Location: 2900 Potomac Avenue
Zone: CDD #10/ Coordinated Development District #10

Request

Special Use Permit #2015-0111 is a request to operate a 53-space surface parking lot at 2900 Potomac Avenue. The approximately 46,800 square-foot site, which is known as Landbay G, Block B of Potomac Yard, comprises an entire block surrounded by Potomac Avenue, East Glebe Road, Dogue Street, and Seaton Avenue. It is currently improved with a 21-space parking lot that would be enlarged to 53 spaces. Approximately half of the 53 spaces would satisfy parking requirements for the ground-level retail proposed in a future office building across the street at Landbay G, Block A. The enlarged parking lot would operate on an interim basis at least until the completion of the future collector garage on Block E, and, at the latest, until such time that Block B redevelops.

Background

City Council approved Development Special Use Permit #2007-0022 in January 2009 for the development of multiple parcels in Potomac Yard Landbay G. In November 2010, City Council approved several amendments affecting this area of Potomac Yard, including a Master Plan Amendment (MPA2010-0004) and a CDD Concept Plan Amendment (CDD#2010-0001), in order to better coordinate land uses and density that were approved in May 2010 as part of the North Potomac Yard Small Area Plan. That approval allowed for the future consideration of up to two interim parking lots in Landbay G. Condition #11D of the CDD/Master Plan Amendments allowed for the future approval of the interim parking lots by Administrative SUP.

City Council has also approved major amendments to DSUP#2007-0022 in the last five years. The most recent amendment, DSUP#2014-0028, was approved in October of this year for changes to Landbay G, Block A (immediately across the street to the north.) An office building with 10,000 square feet of ground-level retail was approved in that request.

In 2012, staff administratively approved an SUP, similar to the current request, for an interim surface parking lot on Block A that was never constructed. A temporary sales trailer with an accessory 21-space parking lot, which were used in connection with an adjacent multifamily

residential building, was the most recent use at the subject site (Block B). Although the sales trailer was removed approximately one year ago, the parking lot still exists at the site today.

The applicant has already applied for grading plan approval (GRD2016-0005) for an expanded surface parking lot accessed from the existing curb cut on Seaton Avenue. Three landscaping islands are proposed in the center of the parking lot, with additional landscaping planted along the East Glebe Road and Potomac Avenue frontages of the property. Four existing deciduous trees along the site's Seaton Avenue frontage would also remain in their current locations.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Old Town Greens Townhome Owners Association, the Old Town Greens Unit Owners Association, the Mt. Jefferson Civic Association, and the Auburn Village Condominium Association were sent an e-mail with information about the current application. Staff has not received any comments from the public regarding this request.

Staff Action

Staff does not object to the applicant's proposal to enlarge an existing surface parking lot and operate it as a primary use at the subject site on a temporary basis. The interim use of the land as a parking lot was specifically anticipated, and made eligible for Administrative SUP approval, through condition language of the approved 2010 CDD and Master Plan Amendments. The parking lot is a reasonable interim use that will provide parking for adjacent uses in the area until such time that the Block E collector garage is constructed. The enhanced landscaping and presence of only one curb cut are also positive features of the proposal.

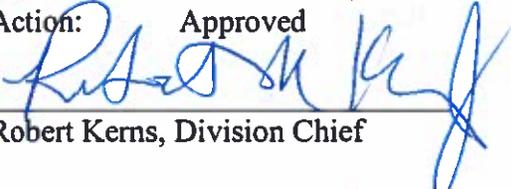
Staff has reinforced certain elements of the proposal through the inclusion of several conditions of approval. It has included a ten-year expiration date in Condition #3, which will allow for a reevaluation of market conditions and construction timing at Potomac Yard in 2025. The addition of an expiration date here also generally supports the redevelopment that is ultimately envisioned for the site. Condition #2 stipulates that the parking lot shall comply with all requirements of the approved grading plan. Condition #4 requires the applicant to maintain the property and all parking lot elements, such as lighting and landscaping, in good condition.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: December 10, 2015

Action: Approved


Robert Kerns, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2015-0111

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)
2. The applicant shall comply with all requirements of the approved DSUP#2014-0028 and the submitted grading plan (GRD2016-0005.) (P&Z)(T&ES)
3. The Special Use Permit shall expire ten years after approval (December 2025.) (P&Z)
4. The parking lot, including the landscaping, lighting, pavement and tire stops, shall be maintained in good condition throughout the duration of the parking lot until it is redeveloped. (P&Z)
5. 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 once each day to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (P&Z)
6. The Director of Planning and Zoning shall review the Special Use Permit one year after 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 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. (P&Z)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

R-1 The applicant shall comply with all requirements of GRD2016-00005. (T&ES)

Code Enforcement:

F-1 No comments received

Health Department:

F-1 No comments received

Parks and Recreation:

F-1 No comments received

Fire Department:

F-1 No comments

Police Department:

F-1 No comments received

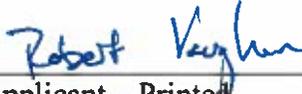
STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2015-0111. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the interim parking lot at 2900 Potomac Avenue.



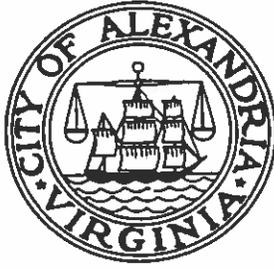
Applicant - Signature

12/16/15
Date



Applicant - Printed

12/16/15
Date



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 #2015-0111

Approved by Planning and Zoning: December 10, 2015

Permission is hereby granted to: LBG Parcel B, LLC

to use the premises located at: 2900 Potomac Avenue

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.

12/10/2015

Date

Karl Moritz RMK

Karl Moritz, Director
Department of Planning and Zoning

