



DATE: January 27, 2017

TO: Alex Dambach, Division Chief  
Department of Planning and Zoning

FROM: Ann Horowitz, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0104  
Administrative Review for a New Use  
Site Use: Shared Parking  
Applicant: Keith Salmon  
Location: 2727 Mount Vernon Avenue  
Zone: CL/Commercial Low

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### **Request**

Special Use Permit #2016-0104 is an administrative SUP request for shared parking at 2727 Mount Vernon Avenue. Shared parking arrangements are permitted through administrative SUP approval as stated in Section 8-100(A)(6) of the Zoning Ordinance. The applicant, Keith Salmon, would operate a jiu jitsu studio, a private commercial school and a by-right use, in a 1,456 square foot basement tenant space at this address. The business would be open between 6 p.m. and 10 p.m., Monday through Friday, and between 1 p.m. and 3 p.m., Saturday and Sunday. A maximum of 10 customers are expected each day.

The tenant space is located in a mixed-use building, where residents and commercial businesses share a 16-space parking lot. One parking space is designated for the jiu jitsu studio in the lot. Operating a private commercial school with 10 students, the applicant would be required to provide five parking spaces, as mandated in Section 8(200)(A)(11) of the Zoning Ordinance. Given that two commercial tenants are provided the use of four parking spaces and are closed during the times that the jiu jitsu studio is open, a shared parking arrangement is possible. The studio would satisfy its five-space parking requirement with one designated space and four shared spaces.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Del Ray Citizens' Association and the Warwick Village Citizens' Association were sent an e-mail with information about the current application. Staff did not receive comments in regards to the shared parking request.

### **Staff Action**

Staff finds the the shared parking request to be reasonable on a temporary basis. As the

spaces for two businesses would be unoccupied in the evenings and on weekend afternoons, the applicant's customers could conveniently access the studio at those times. Staff believes, however, that the applicant should apply for a parking reduction SUP to ensure a long-term off-street parking solution. Businesses that the applicant would share parking spaces with could extend their hours or be replaced with businesses with added hours, negating the opportunity for sharing parking spaces. Staff has added Condition 3 to require the applicant to apply for a parking reduction SUP 60 days after he has opened his business.

Staff hereby approves the Special Use Permit request.

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

Date: January 27, 2017  
Action: Approved

  
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Alex Dambach, Division Chief

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

**CONDITIONS OF SPECIAL USE PERMIT #2016-0104**

The new owner 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)
2. 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)
3. The applicant shall submit an SUP application for a parking reduction after the business has been operations for 60 days.
4. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
5. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
6. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
7. The applicant shall encourage patrons to park off-street through the provision of information about the on-site parking lot on advertising and on the business' website. (T&ES)
8. The applicant shall require its employees who drive to work to use off-street parking.
9. 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.
10. 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. (P&Z)

CITY DEPARTMENT COMMENTS

Legend:

C – code requirement    R – recommendation    S – suggestion    F – finding

Transportation & Environmental Services

- F-1    Noise and vibration from this use can transmit to tenants located above this use. Padded floor and noise-insulating ceiling might be required for this use. (T& ES)
- R-1    All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
- R-2    The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3    The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-4    The applicant shall encourage patrons to park off-street through the provision of information about the on-site parking lot on advertising and on the business' website. (T&ES)
- R-5    The applicant shall require its employees who drive to work to use off-street parking.
- R-6    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.
- C-1    The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2    The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703)

746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

Code Administration

C-1 A change of use will be required for tenant fit out prior to operating in this space.

Fire Department

F-1 No comments or concern related to shared parking.

Health Department

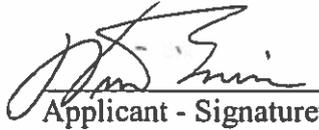
No comments received

Police Department

No comments received

**STATEMENT OF CONSENT**

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0104. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the shared parking arrangement at 2727 Mount Vernon Avenue.

 for Keith Salmon  
Applicant - Signature

1/29/17  
Date

WILLIAM D. EVILLE  
Applicant - Printed

1/29/17  
Date