

Special Use Permit Application # 95-0217

2706, 2712, 2752 & 2754 Duke Street, Alexandria
Property Location

62.03 04 7, 8 & 9
Tax Map Reference

CG Commercial General
Zone

Duke Street, L.L.C. and The Great Experiment, L.L.C.
Applicant's Name

PHC Corporation, a Virginia corporation
Property Owner's Name

c/o Don Meyer Volvo, Inc.
1231 West Broad Street
Falls Church, Virginia 22046
Address

c/o Hershman BMW
3154 Jefferson Davis Hwy.
Arlington, Virginia 22046
Address

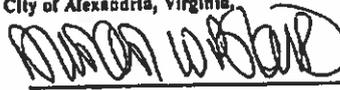
Special Use Permit to construct and operate a full service automobile sales, rental and service dealership
Proposed Use

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Law Offices of Henry A. Thomas
By Duncan W. Blair, Esquire
Print Name of Applicant or Agent


Signature

P. O. Box #20

(703) 838-5109
Telephone Number

Alexandria, Virginia 22313
Mailing Address

originally filed 12/20/95, revised 2/29/96
Date revised 3/14/96

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

MAY 15 1996

Application Filing: _____ \$ _____
date received fee paid date paid

Legal Advertisements: _____ Property Placards: _____

Planning Commission Action: 5-9-96 Recommend Approval 5-0

City Council Action: 5/18/96 PH--Approved the Planning Commission recommendation, as amended, and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with the addition of the conditions as stated in the letter dated May 8, 1996, from Duncan Blair to William Hurd.

Docket Item #5
SPECIAL USE PERMIT #95-0217
LAND ROVER DEALERSHIP

Planning Commission Meeting
May 9, 1996

ISSUE: Consideration of a request for a special use permit, with site plan, to develop the property for an automobile sales and service dealership facility.

APPLICANT: The Great Experiment, LLC
by Duncan W. Blair, attorney

LOCATION: 2706-2754 Duke Street
Land Rover Dealership

ZONE: CG/Commercial General

CITY COUNCIL ACTION, MAY 18, 1996: Approved the Planning Commission recommendation, as amended, and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with the addition of the conditions as stated in the letter dated May 8, 1996, from Duncan Blair to William Hurd.

PLANNING COMMISSION ACTION, MAY 9, 1996: On a motion by Mr. Leibach, seconded by Mr. Wagner, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 5 to 0. Ms. Fossum and Mr. Ragland were absent.

Reason: The Planning Commission agreed with the staff analysis.

Representations:

The applicant will find additional off-site parking if it is needed.

No test-driving will be done in the residential areas.

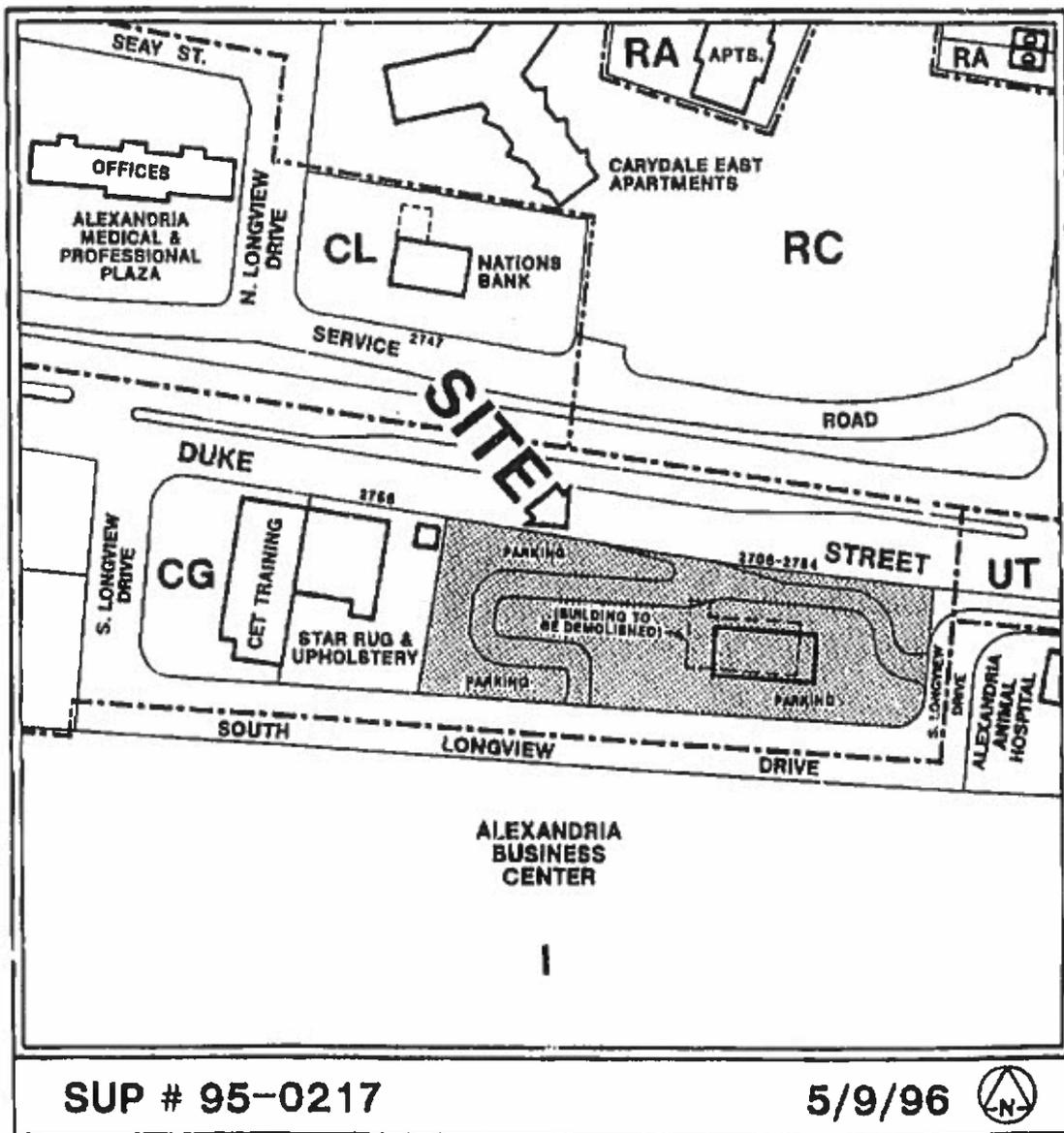
Speakers:

Duncan Blair, representing the applicant.

Lois Kelso Hunt, Taylor Run Civic Association, raised concerns about traffic, test driving, parking and landscaping.

Ellon Pickering asked that money be provided to plant trees along Eisenhower Avenue.

The subject property and surrounding land uses are shown on the sketch below



SUP # 95-0217

5/9/96



(Not to Scale)

STAFF RECOMMENDATION:

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

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. No more than 75 vehicles shall be displayed, parked, or stored outside at any time, including vehicles parked in the display area west of the Duke Street entrance. (P&Z)
3. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
4. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)
5. No repair work shall be done outside. (P&Z)
6. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
7. The hours of operation of the automobile sales business shall be limited to 7:00 A.M. to 8:00 P.M., Monday through Saturday. (P&Z)
8. All vehicles on the lot shall be stored in an orderly manner. (P&Z)
9. The lot shall be paved and striped to the satisfaction of the Director of Transportation and Environmental Services. (P&Z)
10. All lights on the property shall be directed away from residential uses. (P&Z)
11. Loading and unloading of vehicles shall not occur on City right-of-way and shall occur during hours of operation. (P&Z)
12. All fences and retaining walls facing the public right-of-way shall be designed to the satisfaction of the Director of Transportation and Environmental Services. (P&Z)

13. The applicant shall submit a landscape plan to the satisfaction of the Director of Planning and Zoning and the City Landscape Architect with the final site plan. (See attachment for specific landscape requirements.) (P&Z) (PR&CA)
14. Six additional street trees shall be planted in the Duke Street median adjacent to the property frontage. (P&Z)
15. A low hedge parking screen shall be planted along the Duke Street frontage. (P&Z)
16. Discuss specifications for all Best Management Practices with the City Engineer before finalizing the stormwater management plan. (T&ES)
17. Discuss specifications and details with plan-approving authority, before finalizing erosion and sediment control plan. Note, however, that additional erosion and sediment control measures may be required by the City when deemed necessary to comply with the City's erosion and sediment control ordinance as a result of field conditions or construction activity. (T&ES)
18. The water quality inlet, as it is proposed, is unacceptable as the Best Management Practice for the site. (T&ES)
19. Correct Worksheet "B" calculations. (T&ES)
20. Provide permanent erosion and sediment control for the all terrain demonstration area. A basin or other measures will be required. Contact Department of Transportation and Environmental Services staff for information and guidance. (T&ES)
21. Show all proposed site lights, including manufacturers specifications for fixtures, with mounting heights and strength of fixtures in lumens. (T&ES)
22. Provide lighting calculations that verify that lighting meets City standards. (T&ES)
23. Convert the four street lights on the south side of South Longview Drive from mercury vapor to high pressure sodium vapor (8,000 lumen) on pole numbers EK30, DK72, CI65, and CK92. (T&ES)
24. Replace old metal pole DK79, located at the northeast corner of the site with a new concrete pole. (T&ES)

25. Show all existing and proposed easements, both public and private. (T&ES)
26. The site is in a marine clay area. Provide soils study report by a certified professional soils engineer licensed in Virginia. (T&ES)
27. Provide an environmental assessment for the site. Underground tanks and containers which are abandoned must be removed. (T&ES)
28. All driveway entrances shall meet City standards. (T&ES)
29. Show curve radii at returns. (T&ES)
30. Provide a sidewalk along South Longview Drive, five feet in width if directly adjacent to the curb, or four feet in width otherwise. Remove and replace existing curbs, gutters, and sidewalks that are in disrepair as directed by the City Inspector. (T&ES)
31. All emergency vehicle easements must be a minimum of 22 feet in width and designed and constructed in accordance with City Standards (CSAP-1A). Provide a detail of pavement structure and correct the detail on the cover sheet accordingly. (T&ES)
32. Install handicap and emergency vehicle signs as appropriate. (T&ES)
33. Show City standards on the plan; VDOT standards may be use only when there is no applicable City standard. (T&ES)
34. Show spot elevations sufficient to determine drainage, wall heights and so forth. Also, on the top of curb between the proposed entrances to South Longview Drive and Duke Street at 25-foot intervals 75 feet each way from entrances. (T&ES)
35. Provide private collection of solid waste and recyclable materials and show the location of dumpsters and detail of the dumpster enclosure to the satisfaction of the Director of Planning and Zoning and the Director of Transportation and Environmental Services. (P&Z)(T&ES)
36. Provide plan showing drainage divides, computations, and proposed storm sewer. (T&ES)
37. Show all existing and proposed sewer and pertinent information for pipes and structures, including the detention systems. (T&ES)

38. Show outfall for existing inlet #4 and the inlet connected to it. (T&ES)
39. Provide an inlet between the proposed entrances on South Longview Drive to replace the inlet that is a manhole. (T&ES)
40. The applicant shall provide, install, and maintain a bus pad and shelter (near the side of the Duke Street entrance). The shelter and pad shall meet the Americans with Disabilities Act standards. The design of the shelter and the specific location shall be approved by the Office of Transportation Services and Programs prior to construction. (T&ES)
41. All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze shall be disposed of in accordance with all local, state and Federal ordinances or regulations and shall not be discharged to the sanitary or storm sewers. (T&ES) (Health)
42. Demonstrate that the existing sewer along Duke Street has sufficient capacity to handle increased flow. (San. Auth.)
43. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regrading locking hardware and alarm systems of the dealership and for robbery awareness program. (Police)
44. Lighting shall be to satisfaction of the Police Department and the Director of Transportation and Environmental Services. (Police) (T&ES)
45. The applicant will make a contribution to the City's Housing Trust Fund of \$.50 per gross square foot, payable at the time of receipt of the certificate of occupancy. (Off. of Housing)
46. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

Representations:

1. The applicant will find additional off-site parking if it is needed.
2. No test-driving will be done in the residential areas.

SUP 95-0217

SPECIAL USE PERMITS RECOMMENDED BY STAFF

1. Special use permit for an "automobile sales area" with repair garage.

SEE CODE REQUIREMENTS IN ATTACHMENTS

DISCUSSION

Background

The applicant, Duke Street, L.L.C. and The Great Experiment, L.L.C., is requesting approval of a site plan and special use permit to construct a Land Rover automobile dealership at 2706-2754 Duke Street. The proposed facility requires a special use permit for an automobile sales area, which will include an automobile repair facility.

The subject property is located on Duke Street, west of Telegraph Road and is comprised of three lots, with a total area of 54,533 square feet. Two of the lots are currently used as an auto repair facility by Heishman BMW. The third lot is an unused parking lot. The development parcel is steeply graded, dropping about 22 feet from the northeast corner to the southeast corner of the property.

The property is bounded by the Alexandria Animal Hospital to the east, an industrial storage yard to the south, a commercial building containing two auto oriented uses and a rug store to the west, and multi-family dwellings across Duke Street to the north.

The site is zoned CG/Commercial General.

Proposed Building and Site Improvements

The proposed facility will serve as a dealership and repair garage for Land Rover, a company that specializes in four-wheel drive sport utility vehicles.

The applicant proposes to construct an 8,850 square feet two-story 46 foot tall building, which includes an automobile showroom, offices, and automobile repair garage. The building will include an area covered by a metal shed roof for the dropping off and picking up vehicles. The building is built into the slope, with the one story sales area and mezzanine facing Duke Street and the service bays facing South Longview Drive. The applicant also proposes to construct an all-terrain demonstration area for test driving four-wheel drive vehicles at the eastern end of the property. A vehicle display area featuring rocks and other off-road features is proposed to the west of the Duke Street entrance. According to the plans submitted, three to five cars will be displayed in this area.

Access to the site is from eastbound Duke Street and South Longview Drive. A one-way exit on the east side of the property will allow vehicles to exit the property to South Longview Drive.

The applicant indicates that unloading of carriers will occur on the parking area west of the Duke Street entrance. Car carriers will enter and exit the property from the South Longview Drive driveway. Loading/unloading of cars will occur during the dealership's regular business hours.

The site will provide more than adequate parking. The proposed uses require a total of 32 parking spaces, as shown in the table below.

<u>Parking Calculation by Use</u>	<u>Parking Required</u>
Auto Sales (ground floor retail): (1.1 spaces/210 sq. ft. x 3275 sq. ft.)	18 spaces
Auto Service/Repair (industrial, non-storage): (1.1 space/400 sq. ft. x 3411 sq. ft.)	10 spaces
Office: (1.0 space/400 sq. ft. x 1324 sq. ft.)	4 spaces
Total Parking Required:	32 spaces

A total of 70 spaces are provided on site, 38 more than are required. The excess spaces will be used for display and storage of vehicles. The site plan submitted with the special use permit clearly delineates the location and number of spaces to be used for required parking and for display and storage. The required parking spaces, which are to be reserved for the use of employees and customers, are concentrated in the most convenient location, around the dealership building.

The applicant proposes to operate both the auto sales and the service center from 7:00 AM to 8:00 PM, Monday through Friday, and 9:00 AM to 6:00 PM, Saturday. The dealership will not operate on Sundays.

**LAND ROVER AUTOMOBILE DEALERSHIP
SUMMARY OF PROPOSED DEVELOPMENT**

Property Address: 2706-2754 Duke Street
 Total Site Area: 54,533 square feet
 Zone: CG/Commercial General
 Current Use: Automobile repair garage
 Vacant parking lot
 Proposed Use: Automobile sales and repair

	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	27,267 nsf	8,850 gsf
FAR	0.60	0.16
Front Yards	None	46' from Duke Street 85' from South Longview Drive (on east side of property) 29' from South Longview Drive (on south side of property)
Side Yard	None	208' from west property line
Rear Yard	None	N/A
Height	50'	46'
Parking	32 spaces	37 spaces 33 spaces for auto display <u>and storage</u> 70 spaces total

STAFF ANALYSIS

The proposed Land Rover dealership complies with the general zoning requirements of the CG zone and with the Taylor Run/Duke Street Small Area Plan, which designates the property for Commercial General, or highway oriented and service activity uses. The proposed automobile dealership is consistent with the Commercial General designation. Staff's major concerns relate to access and screening.

Access

Access to the dealership will be complicated. Direct access from Duke Street to the site will be limited to eastbound traffic because Duke Street is divided by a median. Westbound travellers must drive past the dealership, continue past two buildings, then turn left onto South Longview Drive, and drive east behind the buildings to the south side of the dealership where a driveway is proposed. A no u-turn sign is posted at the unsignalized intersection of Duke Street and South Longview Drive. All traffic exiting from the site must use westbound South Longview Drive to access Duke Street. Although access is limited, the proposed dealership is small and will be visible to travellers, so staff believes the dealership can function under these constraints.

Screening

Although the applicant has proposed replacing existing street trees on Duke Street and planting new ones on South Longview Drive, these landscape improvements will not provide screening of the 70-car parking lot. Staff recommends a condition requiring a low hedge be planted along the Duke Street frontage. Staff also recommends that additional street trees be provided along Duke Street, the parking lot and demonstration area.

RECOMMENDATION

Staff recommends approval of this special use permit and site plan subject to the recommended conditions.

STAFF: Sheldon Lynn, Director, Planning and Community Development; Kimberley Johnson, Chief/Development; Elizabeth Wilcox, Urban Planner.

ATTACHMENTS:

1. Code requirements called to the attention of the applicant.
2. Special Use Permit application.
3. Proposed site plan, landscape plan and elevation drawings.

SUP 95-0217

REPORT ATTACHMENTS

CODE REQUIREMENTS CALLED TO THE ATTENTION OF THE APPLICANT:

Code Enforcement (Buildings and Fire)

1. New construction must comply with the current edition of the Virginia Uniform Statewide Building Code (USBC §101.1).
2. Provide Building Code Analysis with the following minimum building code data on the plans: a) Use Group, b) Number of stories, c) Type of Construction, d) Floor Area per floor, e) Fire separation between tenant spaces, and f) other fire protection systems.
3. Accessibility for individuals with disabilities must be provided according to USBC Chapter 11, Accessibility.
4. All Emergency Vehicle Easements (E.V.E.) on the site plans submitted for approval must be to the satisfaction of Fire Marshal. All E.V.E.s shall be posted as fire lanes, using signs of a design acceptable to the Fire Marshal.
5. Fire hydrants must be provided at locations acceptable to the Fire Marshal, so that all units or buildings are within 150 feet of a hydrant, measured along the roadways or across open spaces (USBC 916.0).
6. Provide one Fire Department connection located on each structure to the satisfaction of the Fire Marshal (USBC 915.0).
7. Certificates of occupancy for all new structures must be obtained prior to occupancy of the structures, (USBC 115.0).
8. Demolition permit is required for removal of existing building prior to obtaining new building permit.
9. Separate sign permits are required for all signs on the premises.
10. Exterior envelop of the building must comply with the CBO Model Energy Code, 1993 edition.
11. A soils report must be submitted with building permit application.

Health Department

1. All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze shall be disposed of in accordance with all local, state and Federal ordinances or regulations and shall not be discharged to the sanitary or storm sewers.

Human Services Department

1. The plan proposes eight handicapped parking spaces, which in fact is two more than required by code, but does not show where they will be on the site. Four should be located contiguous to employee parking with the remaining four located contiguous to the showroom and as close as possible to the showroom entrance.
2. All handicapped parking spaces must have above-ground signs designating the spaces as "Handicapped Parking." One of the spaces is to be designated as "Van Accessible." Each sign must indicate the amount of the City fine for violating handicapped parking regulations, which is \$125. Handicapped parking signs must display the international handicapped symbol, and shall conform to section 4.30 of the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities; Final Guidelines.
3. Regular handicapped parking spaces must be 20' X 8' with a 5' access aisle. Van accessible spaces must be 20' X 8' with an 8' access aisle as specified in Section 4.6 of the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities; Final Guidelines.

Planning and Zoning

1. The applicant is reminded of the use limitations of the specific zones involved, specifically the CG zone, which must be satisfied in addition to any special use permit conditions required by City Council.
2. No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but 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, Virginia. (P&Z)

3. Section 9-105(E) of the zoning ordinance states whenever the use of a building or structure is removed all signs pertaining to that use which were previously erected or displayed shall be removed within 30 days of the discontinuance of that use.
4. Section 9-105(C) of the zoning ordinance states lighted signs facing and in close proximity to land zoned for residential use shall not be illuminated between 10:30 PM and 6:30 AM. All lighted signs shall be placed on timers to turn off at the prescribed times.
5. Section 6-403(B) of the zoning ordinance states that all rooftop air conditioning equipment shall be concealed by or constructed of exterior architectural materials of the same quality used on the exterior walls of the main building.
6. Each compact space must be marked, pursuant to section 8-200(E) (1) of the zoning ordinance.

Transportation and Environmental Services

1. The bond for public improvements must be posted before release of site plan.
2. The sewer tap fee must be paid before release of site plan.
3. Connect all downspouts to storm sewer.
4. All easements and/or dedications must be recorded prior to release of site plan.
5. Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
6. All drainage facilities must be designed to the satisfaction of the Department of Transportation and Environmental Services. Drainage divide maps and computations must be provided for approval.
7. The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
8. An erosion control plan conforming to the Virginia Erosion and Sediment Control Handbook (Third Edition) with delineation of the disturbed acreage must be submitted and approved by the Department of Transportation and Environmental Services.

9. Provide wall details and show a 42-inch railing or fence for walls over four feet tall
10. Walls of over 3.5 feet in height require a separate permit.
11. A demolition permit will be required and all existing utilities that area banded shall be done so in accordance with the City procedure and applicable codes.

Alexandria Sanitation Authority

1. Ensure that all discharges are in accordance with the City Code. ASA industrial Pretreatment has provide a copy 3661 for the permit applicant.

Landscaping (Planning and Zoning and City Landscape Architect)

1. Plantings shall be of appropriate character and culture for their specified use, and shall be identified by the appropriate horticultural nomenclature.
2. Street trees shall be planted so that they do not conflict with the sidewalk.
3. Jade Red Crabapple (Malus 'Red Jade') shall be substituted with a different species, substitutions might include, but are not limited to Redbud (Cercis canadensis or Service Berry (Amelanchier Sp.)
4. Substitute zelkova trees proposed in the parking lot for trees which develop larger canopies.
5. The parking area should be planted with a single tree species.

Special Use Permit Application # 95-0217

2706, 2711, 2752 & 2754 Duke Street, Alexandria
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62.03 04 7, 8 & 9 CG Commercial General
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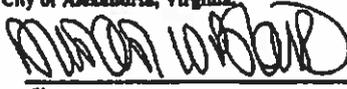
c/o Don Beyer Volvo, Inc. c/o Heishman BMW
1231 West Broad Street 3154 Jefferson Davis Hwy.
Falls Church, Virginia 22046 Arlington, Virginia 22046
Address Address

Special Use Permit to construct and operate a full service automobile sales, rental and service dealership
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Law Offices of Henry A. Thomas
By Duncan W. Blair, Esquire
Print Name of Applicant or Agent 
Signature

P. O. Box 820 (703) 839-5109
Telephone Number

Alexandria, Virginia 22313 originally filed 12/20/95, revised 2/29/96
Mailing Address Date revised 3/14/96

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

MAR 15 1996

Application Filing: _____ \$ _____
date received fee paid date paid

Legal Advertisements _____ Property Placard: _____

Planning Commission Action: _____

City Council Action: _____

SUP 95-0217

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, auto oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Duke Street, L.L.C. is a Virginia limited liability company. The following individuals own an interest in excess of 10%: Donald S. Beyer, Jr., 1231 West Broad Street, Falls Church, Virginia 22046, and Michael S. Beyer, 1231 West Broad Street, Falls Church, Virginia 22046. Duke Street, L.L.C. will own the land and the building in which The Great Experiment, L.L.C. operates the full service automobile sales, rental and service dealership.

The Great Experiment, L.L.C. is a Virginia limited liability company. The following individuals own an interest in excess of 10%: Donald S. Beyer, Jr., 1231 West Broad Street, Falls Church, Virginia 22046, and Michael S. Beyer, 1231 West Broad Street, Falls Church, Virginia 22046. The Great Experiment, L.L.C. will operate the full service automobile sales, rental and service dealership.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application.

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

- A. existing uses
- B. existing zoning
- C. land use designation contained in the master plan

Staff may waive this requirement if the information is easily obtainable.

Special Use Permit # 95-0217

3. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

4. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Duke Street, L.L.C., a Virginia limited liability company, is requesting a special use permit with new construction to construct a full service automobile sales, rental and service Land Rover dealership on a 1.2 acre parcel of land locate don Duke Street between South Longview Drive and Telegraph Drive to be operated by the Great Experiment, L.L.C., a Virginia limited liability company.

USE CHARACTERISTICS

5. The proposed special use permit request is for: (check one)

a new use requiring a special use permit,
 a development special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

6. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

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Special Use Permit # 95-0217

The estimated average number of customers using the full service automobile sales, rental and service dealership is between 50-75 per day.

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

The estimated number of employees who will work at the full service automobile sales, rental and service dealership is 25 people. The estimated number of employees onsite on a shift is 15.

7. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
Monday - Friday	7:00 a.m. to 8:00 p.m.
Saturday	9:00 a.m. to 6:00 p.m.

8. Please describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

It is not anticipated that noise levels from mechanical equipment, automobile service or sales activities will exceed the noise levels permitted by Chapter 5 of Title 11 of the Alexandria City Code.

- B. How will the noise from patrons be controlled?

It is not anticipated that customers of the full service automobile sales, rental and service dealership will generate noise levels exceeding the noise levels permitted by Chapter 5 of the Title 11 of the Alexandria City Code.

*

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9. Describe any potential odors emanating from the proposed use and plans to control them:

It is not anticipated that offensive odors will emanate from the use of the property as a full service automobile sales, rental and service dealership.

10. Please provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?

The type of trash and garbage will be that generally associated with a full service automobile sales, rental and service dealership.

- B. How much trash and garbage will be generated by the use?

It is not anticipated that any extraordinary amounts of trash and garbage will be generated.

- C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector as required.

- D. How will you prevent littering on the property, streets and nearby properties?

The property will be policed for trash and litter on a daily basis.

11. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No. If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of products defined as hazardous materials under environmental regulations generally recognized to be appropriate for normal use in a full service automobile sales, rental and service dealership and for

the maintenance of the property are used and disposed in accordance with applicable environmental regulations.

12. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No. If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of organic compounds recognized to be appropriate for normal use in full service automobile sales, rental and service dealerships and for the maintenance of the property used and disposed in accordance with applicable environmental regulations.

13. What methods are proposed to ensure the safety of residents, employees and patrons?

The full service automobile sales, rental and service dealership will be equipped with a security system to protect customers, employees and personal property.

ALCOHOL SALES

14. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No. If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

16. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200(a) of the zoning ordinance?

Special Use Permit # 95-0217

32 parking spaces are required pursuant to §8-200(a) of the Zoning Ordinance; 70 parking spaces are provided.

B. How many parking spaces of each type are provided for the proposed use:

62 Standard spaces (8 feet x 20 feet).

6 Compact spaces (7 feet x 16 feet).

2 Handicapped accessible spaces.

 Other.

The six (6) compact parking spaces will be used by customers and employees of the full service automobile sales, rental and service dealership. It is anticipated that not all customers and employees will drive Land Rover vehicles.

C. Where is required parking located? on-site off-site. (Check one)
If the required parking will be located off-site, where will it be located:

Not applicable.

Pursuant to section 8-200 (c) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100(a)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

7

22

23

17. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200(b) of the zoning ordinance? One (1) loading space is provided.

B. How many loading spaces are available for the use? One (1)

C. Where are off-street loading facilities located?

The required loading space is adjacent to the service area. New and used vehicle deliveries on car carrier trucks will be unloaded on the surface parking facility of South Longview Drive utilizing the large loading area and existing travel aisles. The unloading procedure is for car carriers to pull into the property off South Longview Drive, through the parking facility, and stop parallel to Duke Street west of the right in access. New or used vehicles are then unloaded. Empty car carriers then exit through the parking facility to South Longview Drive.

D. During what hours of the day do you expect loading/unloading operations to occur?

Loading/unloading operation and activities will occur during regular business hours.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

It is anticipated that light deliveries of supplies and materials necessary for the operations of the full service sales, rental and service dealership will occur daily. It is anticipated that deliveries of new and used vehicles will not exceed two (2) deliveries a week.

18. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

South Longview Drive has adequate capacity. A new right in access on Duke Street will be constructed.

SITE CHARACTERISTICS

19. Will the proposed uses be located in an existing building? Yes. No.
The existing building will be demolished.

Do you propose to construct an addition to the building? Yes. No.

How large will the addition be? _____ square feet.

20. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

21. The proposed use is located in (check one):

a stand alone building* a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

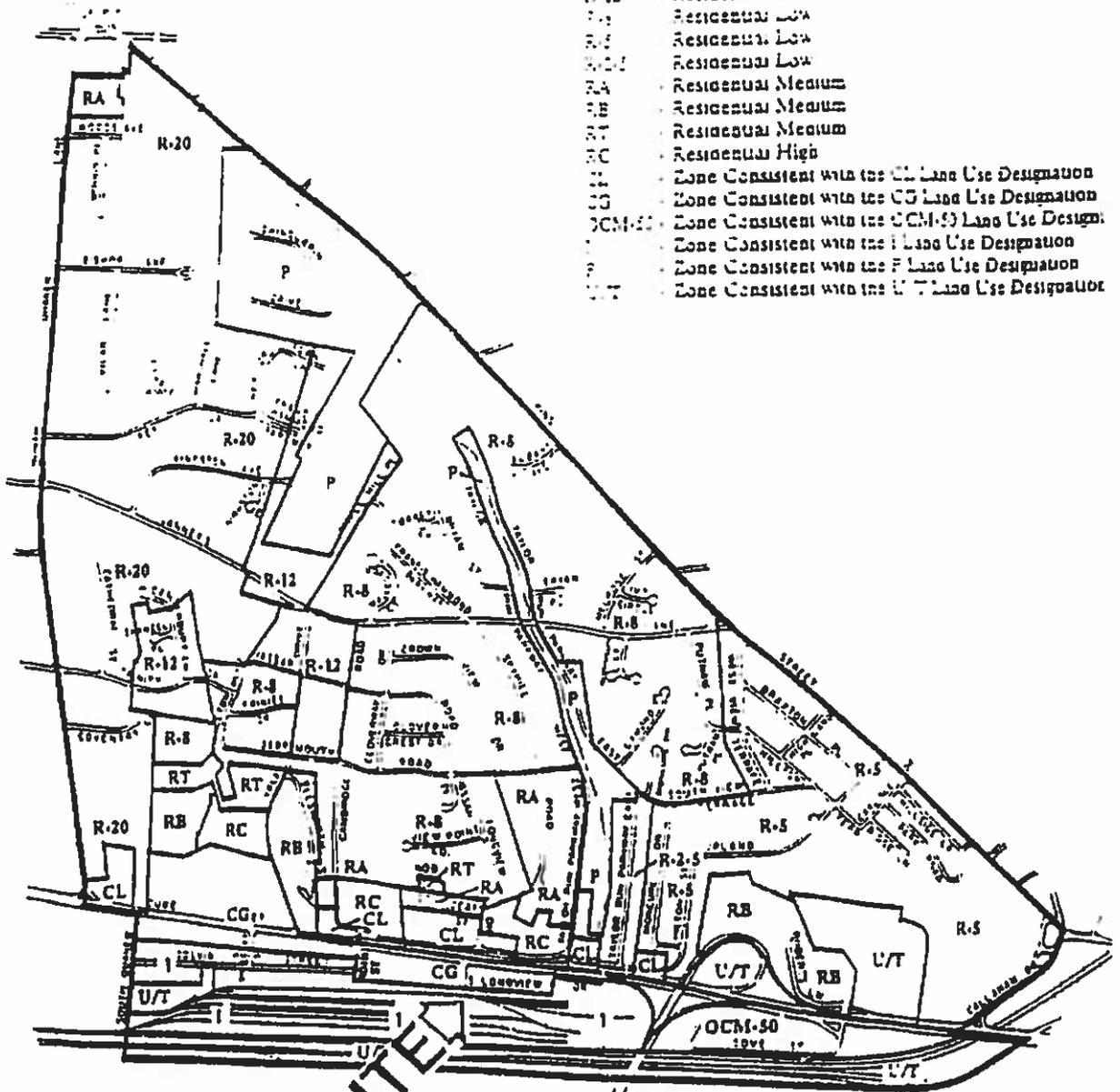
other, please describe: _____

* Newly constructed building containing approximately 8010 square feet of floor area as shown on the Development Plan.

SUP 95-0217

Zoning

- R-10 Residential Low
- R-12 Residential Low
- R-15 Residential Low
- R-20 Residential Low
- R-25 Residential Low
- RA Residential Medium
- RB Residential Medium
- RT Residential Medium
- RC Residential High
- CG Zone Consistent with the CG Land Use Designation
- CC Zone Consistent with the CC Land Use Designation
- OCM-50 Zone Consistent with the OCM-50 Land Use Designation
- F Zone Consistent with the F Land Use Designation
- U/T Zone Consistent with the U/T Land Use Designation

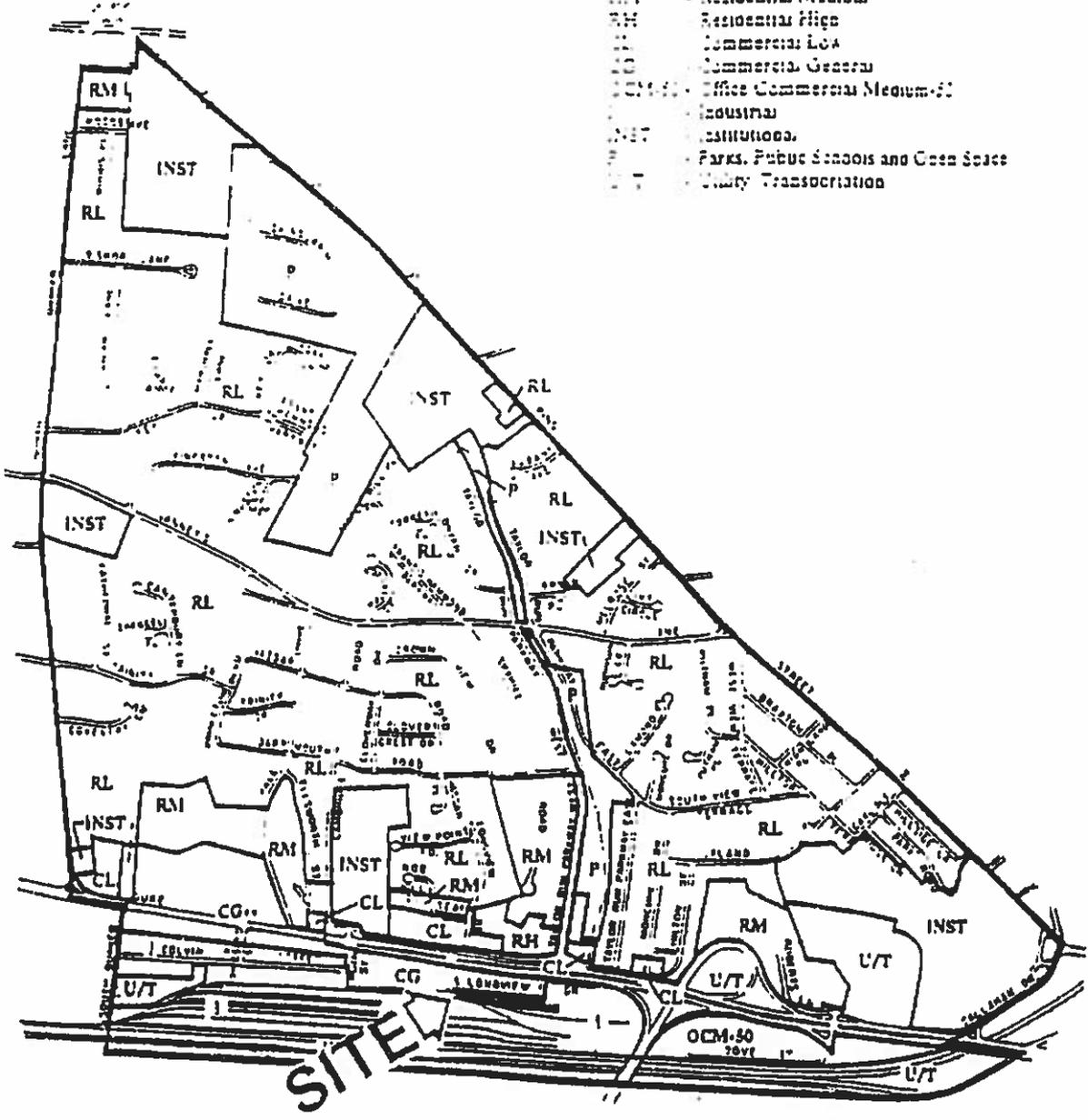


Taylor Run /
Duke Street



SUP 95-0217
Land Use

- RL Residential Low
- RM Residential Medium
- RMH Residential High
- CC Commercial Low
- CCO Commercial General
- OCM Office Commercial Medium-Density
- I Industrial
- INST Institutions
- P Parks, Public Schools and Open Space
- U/T Utility Transportation



Taylor Run /
Duke Street

