

Docket Item # 9
SPECIAL USE PERMIT #97-0071

Planning Commission Meeting
June 3, 1997

ISSUE: Consideration of a request for a special use permit to construct a drive-through facility for a bank.

APPLICANT: Virginia Commerce Bank
by Peter Converse

LOCATION: 5140 Duke Street

ZONE: CG/Commercial General

CITY COUNCIL ACTION, JUNE 14, 1997: Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

PLANNING COMMISSION ACTION, JUNE 3, 1997: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. Landscaping and other features of the approved landscape plan shall be installed prior to the operation of the expanded drive-through facility, or such later day as the Director of Planning and Zoning may approve. (P&Z)
3. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey for the business and a robbery awareness program for all employees. (Police)
4. No amplified sound shall be audible at the property line. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning

ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Virginia Commerce Bank, requests special use permit approval of a two lane drive-through facility at 5140 Duke Street in conjunction with a new bank to be located at that site.
2. The subject property is one lot of record with 120 feet of frontage on Duke Street, 140 feet of depth and a total lot area of 16,800 square feet. The site is developed with a commercial building and a parking lot. To the east of the site is a private alley and the new Cameron Station residential development.
3. The applicant proposes to install a two lane drive-through facility with a teller window and an automatic teller machine (ATM). The building was formerly occupied by a bank which operated a drive-through facility on the site and a concrete pad remains on the site. Subsequently, the building was used as an office and the drive-through facility was removed. In addition to the expansion of the drive-through lanes, modifications to the parking area will be made to reconfigure the parking area for a total of 19 spaces. (See attached plan.)
4. The drive-through teller lane will operate from 8:00 a.m. to 7:00 p.m. Monday through Friday, and from 9:00 a.m. to 12:00 p.m. on Saturday.
5. Section 8-200 (17) of the zoning ordinance requires a banking operation to provide one off-street parking space for every 400 square feet of space. The bank facility will occupy 4,800 square feet and is, therefore, required to provide a total of 12 parking spaces. The proposed plan indicates that 19 parking spaces will be provided.
6. Zoning: The subject property is located in a CG/commercial general zone. Section 4-403(J) of the zoning ordinance permits drive-through facilities only with a special use permit in the CG zone.
7. Master Plan: The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff has no objection to the proposed addition to the drive-through facility at 5140 Duke Street. Access to the new drive-through lanes will be provided solely within the subject property.

Staff has met with the applicant's representatives regarding the need for landscaping along the Duke Street frontage and agreed on a plan to achieve screening at the perimeter by requiring street trees along Duke Street and installing plantings within the parking lot itself.

Staff recommends approval of the special use permit.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Jan Weydemeyer, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No objections or recommendations.

Code Enforcement:

C-1 All modifications to the building or building systems will require appropriate permits prior to starting work. All modifications must meet the specifications of the Virginia Uniform Statewide Building Code (USBC).

C-2 All work must be inspected and approved prior to any occupancy or use of the space or portion thereof.

Health Department:

F-1 No comments.

Police Department:

R-1 Security survey for the building.

R-2 Robbery awareness program for all employees.

R-3 Lighting in the parking lot to be a minimum of 2.0 foot candles minimum maintained.

R-4 Relocate the handicap parking space closer to Duke Street, making the person using the space less likely to be struck by a car going through the lot, or the victim of a crime.

REPORT ATTACHMENTS