



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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## **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 #2019-0048

Approved by Planning and Zoning: June 14, 2019

Permission is hereby granted to: AV Automotive Munich, LLC

to use the premises located at: 499 South Pickett Street

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.

6/14/2019  
Date

Karl Moritz (by DT)  
Karl Moritz, Director  
Department of Planning and Zoning



DATE: June 21, 2019

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

FROM: Cara DelVecchio  
Non-development Case Unit Intern, Land Use Services,  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0048  
Administrative Review for a Minor Amendment  
Site Use: Automotive Sales and Service  
Applicant: AV Automotive Munich, LLC  
Location: 499 South Pickett Street  
Zone: CSL/Commercial Service Low

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### **Request**

Special Use Permit #2019-0048 is a request for a minor amendment to an existing auto shop, to expand operation hours from 7 a.m. to 9 p.m. Monday through Friday, 9:00 a.m. to 9:00 p.m. Saturday and 12:00 p.m. to 6:00 p.m. Sunday to 6:00 a.m. to 10:00 p.m. Monday through Friday, 8:00 a.m. to 10:00 p.m. Saturday, and 10:00 a.m. to 6:00 p.m. Sunday. No additional changes to the current operations are proposed. The business would continue to perform automotive sales and repair services.

### **Background**

On January 18, 1986, City Council granted Special Use Permit #1859 and #1859-A to Oliver T. Carr and Temple Motor Company for the operation of an automobile sales and service business. On September 16, 2000, City Council granted Special Use Permit # 2000-0093 to a new owner, Koons of Alexandria, for the expansion of the business. The ownership of the business has changed twice in the past few years, most recently on September 22, 2009, when staff administratively approved Special Use Permit #2009-0049 to change ownership of the business to AV Automotive Munich, LLC. Special Use Permit #2009-0070 was approved in January of 2009 to expand operation hours, adding hours on Sundays. A zoning inspection in May 2019 revealed multiple violations of SUP conditions and resulted in a warning notice.

### **Parking**

The applicant will continue to provide up to 528 spaces for vehicles as shown in its parking plan from SUP#2000-0093.

### **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 was sent an email notification of the current application. Staff received two comments regarding the impacts the business have had on traffic in the surrounding area and the impact the extended hours of operation may have on employees.

**Staff Action**

Staff supports the applicant's request to extend the hours of operation on Saturday, Sunday and in the evenings Monday through Friday for the automobile sales and service business located at 499 South Pickett Street. In order to maintain consistent hours of operation with nearby auto-oriented uses and limit the impact the business would have on the surrounding neighborhood, staff does not support the proposed 6 a.m. opening on Monday – Friday and has retained the 7 a.m. opening time in Condition #3. The subject use has existed in this location for many years and is reasonable and appropriate for the surrounding area. While the use presents some potential for neighborhood impacts, staff has carried forward the prior conditions of approval with only minor changes. These conditions should mitigate any potential impacts.

Staff hereby approves the Special Use Permit request.

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

Date: June 21, 2019

Action: Approved

  
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Tony LaColla, AICP, Division Chief

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

### CONDITIONS OF SPECIAL USE PERMIT #2019-0048

The 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 or to any corporation in which the applicant has a controlling interest only. (P&Z) (SUP #1859)
2. No repair work shall be done outside. All repairs of motor vehicles shall be conducted inside a building or structure that is approved by the Director of Planning and Zoning (P&Z) (T&ES) (SUP #2009-0049)
3. **CONDITION AMENDED BY STAFF:** The hours of operation shall be restricted to between 7:00 a.m. and ~~10:00~~ 9:00 p.m. Monday through Friday, from ~~8:00~~ 9:00 a.m. to ~~10:00~~ 9:00 p.m. Saturday, and from ~~10:00 a.m.~~ ~~12:00 p.m. noon~~ to 6:00 p.m. on Sunday. (P&Z) (SUP #2009-0070)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked or stored outside. (P&Z) (SUP #2009-0049)
5. No vehicle parts, tires or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (T&ES) (SUP #1859)
6. No vehicles shall be displayed, parked, or stored on a public right of way. (P&Z) (T&ES) (SUP #1859)
7. No banners, flags (other than City, State and national flags), streamers, balloons or other unfixed signs or moving objects shall be used for advertising purposes or displayed on the premises outside the main building. 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. (P&Z) (SUP #2009-0049)
8. The garage doors shall be kept closed except when moving a vehicle into or out of the building so all noise is kept inside from air guns and other equipment used in repair facility. (T&ES) (P&Z) (SUP #1859)
9. No outside public address system shall be utilized at any time. (PC) (SUP #1859)
10. All lights on the property shall be directed away from residential uses. (PC) (SUP #1859)
11. All vehicles parked on the site shall be parked in a neat and orderly fashion at all times. (PC) (SUP #1859)
12. City, State and national flags shall be no larger than five feet by six feet (5' x 6') for each flag, and the flag poles shall be no higher than 35 feet from ground level. (PC) (SUP #1859)

13. All lights not required for illumination by City ordinance or not required for security purposes shall be turned off from 9:30 p.m. to dawn. (PC) (SUP #1859)
14. The applicant shall conduct no loading or unloading of vehicles on the public right-of-way at any time. (PC) (SUP #1859)
15. The applicant shall provide employee and customer parking as needed, and as indicated by the number of spaces (but not necessarily the location of the spaces) on its revised plan dated August 18, 2000. (SUP #2000-0093)
16. **CONDITION AMENDED BY STAFF:** All loading and unloading of vehicles shall take place on-site and only during operating hours with the exception that these activities shall take place between 9:00 a.m. and 9:00 p.m. on Saturdays. (PC) (P&Z) (T&ES) (~~SUP #2009-0070~~)
17. The applicant agrees to place appropriate traffic signage along Edsall Road to satisfaction of Transportation and Environmental Services. (PC) (SUP #1859)
18. Sales personnel shall refrain from using neighboring private property for purposes of demonstrating automobiles. (PC) (SUP #1859)
19. The applicant shall maintain the landscaping on the site in good condition and shall replace any dead or missing plantings, including trees and shrubs along its South Reynolds Street, Edsall Road, and South Pickett Street frontages with comparable stock. Work shall be completed within 6 months of City Council approval, to the satisfaction of the Directors of RP&CA and P&Z. (P&Z) (RP&CA) (SUP #2009-0070)
20. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for all employees. This is to be completed prior to opening for business. (Police) (SUP #2009-0070)
21. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP #2009-0070)
22. 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 703-746-4065. (T&ES) (SUP#2009-0049)
23. **CONDITION AMENDED BY STAFF:** 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) (SUP#2009-0049)

24. 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) (SUP#2005-0046)
25. **CONDITION AMENDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. ~~and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.~~ (P&Z) (SUP #2009-0070)
26. 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#2005-0046)
27. 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#2005-0046)
28. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2005-0046)
29. Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. The car washing equipment shall be operated during business hours only. (SUP#2009-0049)
30. The applicant shall remove all existing freestanding signs on site and shall submit a comprehensive sign plan for new signage to the Director of Planning & Zoning for review and approval. The comprehensive sign plan shall include all signage on site, including any wall-mounted or freestanding signs. Any freestanding sign(s) shall be monument-type signs that are ground-mounted. (P&Z) (SUP #2009-0070)

## CITY DEPARTMENT COMMENTS

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

### Transportation & Environmental Services:

- R-1    All loading and unloading of vehicles shall take place on-site and only during operating hours with the exception that these activities shall take place between 9:00 am and 9:00 pm on Saturdays. (T&ES)
  
- R-2    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#2005-0046)
  
- R-3    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#2005-0046)
  
- R-4    All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (SUP#2005-0046)
  
- R-5    Car wash discharges resulting from a commercial operation shall not be discharged into a storm sewer. The car washing equipment shall be operated during business hours only. (T&ES) (SUP2009-00049)

### Code Enforcement:

No comments received.

### Health Department:

No comments received.

### Parks and Recreation:

No comments received.

### Police Department:

No comments received.

Fire:

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0048. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automotive sales and service use at 499 South Pickett Street.

  
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Applicant – Signature

June 26, 2019  
Date

J-GREG PUGH  
\_\_\_\_\_  
Applicant – Printed

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Date