



*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 #2019-0115  
Approved by Planning and Zoning: February 18, 2020  
Permission is hereby granted to: MRP Realty  
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.

2/18/2020  
Date

Karl Moritz (Signature)  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: February 18, 2020

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

FROM: Max Ewart, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0115  
Administrative Review for a New Use Special Use Permit  
Site Use: Temporary Vehicle Parking or Storage for over 20 vehicles  
Applicant: MRP Realty  
Location: 2900 Potomac Avenue  
Zone: CDD #10 / Coordinated Development District #10 –  
Potomac Yards

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### **Request**

Special Use Permit (SUP) #2019-0115 is a request to operate a temporary 100-space parking lot and limited staging area at 2900 Potomac Avenue for a span of two years. The applicant would use the temporary parking area for an adjacent construction project. The SUP is required pursuant to condition #11D of CDD#10 which states “Surface parking lots may be permitted on an interim basis on land that has yet to be developed.”

In addition to the proposed parking spaces, the temporary lot would also be the location of five temporary construction trailers, all of which would be surrounded by security fencing. Trailers at construction sites do not require SUP approval.

### **Background**

City Council approved Development Special Use Permit #2007-0022 in January 2009 for the development of multiple parcels in Potomac Yard. In November 2010, City Council approved several amendments, 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 Potomac Yard/Potomac Green Small Area Plan. That approval allowed for the future consideration of interim parking lots. Condition #11D of the CDD/Master Plan Amendments allowed for the future approval of the interim parking lots by Administrative SUP. Most recently, staff administratively approved SUP #2015-0111 for a temporary surface parking lot on December 10, 2015. This lot is no longer in use for the retail operations it was intended to temporarily serve.

### **Community Outreach**

Public notice was provided through eNews, via the City’s website, and by posting a placard at the site. In addition, the Del Ray Citizens, Potomac Yard Civic and Lynhaven Arlandria Civic Associations received notification of the SUP request. Staff has received no comments regarding the SUP application.

**Staff Action**

Staff does not object to the applicant's proposal to provide an interim surface parking lot for construction workers in conjunction with the development of the Potomac Yard Metrorail Station. The parking lot is a reasonable interim use that will provide off-street construction worker parking, limited staging of materials, and temporary use of construction office trailers in close proximity to the Metrorail Station construction site. Neighborhood impacts are not anticipated regarding the temporary lot.

Staff has included standard conditions associated with temporary parking lots for construction purposes. To limit the duration of the surface parking lot, staff has included Condition #3, requiring the Special Use Permit to expire in March 2022.

Staff hereby approves the Special Use Permit request.

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

Date: February 18, 2020  
Action: Approved

  
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Tony LaColla, Division Chief

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

### CONDITIONS OF SPECIAL USE PERMIT #2019-0115

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 only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The Special Use Permit shall expire two years after approval (March 2022). (P&Z)
3. 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)
4. 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)
5. 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)
6. If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
7. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
8. It is the responsibility of the applicant to identify any and all existing easements affected by the temporary construction. (T&ES)
9. Since this use is mainly associated with a nearby construction project, the following conditions are recommended: (T&ES)
  - a. The parking facility is strictly for workers' vehicles and not construction trucks or equipment.
  - b. The operating hours for the parking facility shall be the following:
    - i. Monday to Friday: 7 am to 7 pm
    - ii. Saturdays: 9 am to 6 pm

- iii.       Sundays:               Closed
- c.       The use must conform to the City's noise code. No outdoor speakers and the PA system are allowed.
- d.       Vehicle idling for more than 5 minutes is not permitted.

## CITY DEPARTMENT COMMENTS

Legend: C – code requirement    R – recommendation    S – suggestions    F – finding

### Transportation & Environmental Services:

- R-1    If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
- R-2    Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-3    It is the responsibility of the applicant to identify any and all existing easements affected by the temporary construction. (T&ES)
- R-4    Since this use is mainly associated with a nearby construction project, the following conditions are recommended: (T&ES)
- a.    The parking facility is strictly for workers' vehicles and not construction trucks or equipment.
  - b.    The operating hours for the parking facility shall be the following:
    - i.    Monday to Friday:    7 am to 7 pm
    - ii.   Saturdays:            9 am to 6 pm
    - iii.   Sundays:                Closed
  - c.    The use must conform to the City's noise code. No outdoor speakers and the PA system are allowed.
  - d.    Vehicle idling for more than 5 minutes are not permitted.
- C-1    A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2    New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3    Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-4    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-5    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.

Code Administration

C-1 A building permit and plan review are required for construction trailer prior to occupancy.

Real Estate Assessments

No comments.

Archeology

No comments.

Fire Department:

No comments.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0095. The undersigned also hereby agrees to obtain all applicable licenses and permits required for valet service at 1800 Diagonal Road.

  
Applicant - Signature

2/19/20  
Date

JAMES D'AGOSTINO  
Applicant - Printed

2/19/20  
Date