



City of Alexandria, Virginia
Department of Planning & Zoning

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 #2020-0002

Approved by Planning and Zoning: February 24, 2020

Permission is hereby granted to: Recreation, Parks and Cultural Activities

to use the premises located at: 4800 Ben Brenman Park Drive

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.

2/24/2020
Date

Karl Moritz (City Seal)
Karl Moritz, Director
Department of Planning and Zoning

DATE: February 24, 2020

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

FROM: Max Ewart
Urban Planner, Land Use Services,
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-0002
Administrative Review for a Minor Amendment
Site Use: Light fixture height increase
Applicant: Recreation, Parks and Cultural Activities Department,
City of Alexandria
Location: 4800 Brenman Park Drive
Zone: CDD #9/Coordinated Development District #9 – Cameron
Station

Request

Special Use Permit #2020-0002 is a request for a minor amendment to SUP #2018-0020 to increase the height of 18 light fixtures that illuminate a dog park and walking path at Ben Brenman Park from 15 feet to 19 feet to allow for solar panels.

Background

Ben Brenman Park was originally approved in 1998 when City Council approved SUP #98-0048, allowing for the development of the park. Several Special Use Permits have been approved, amending the additional SUP to add amenities to the park. In 2006, City Council approved SUP #2006-0057 for a new playground. In 2010, City Council approved SUP #2010-0006 for lights at two athletic fields. In 2016, City Council approved SUP #2015-0128 for six 15-foot lights and expansion of an existing dog park. In 2017, City Council approved SUP #2017-0087 to add a scoreboard and batting cages.

Most recently, City Council approved SUP #2018-0020 on June 23, 2018 for 12 additional lights along a pathway adjacent to the dog park. The 18 total light fixtures were to be powered by solar energy. There have been no zoning violations recorded at the site.

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, Wakefield Tarleton and Brookeville Seminary Valley Civic Associations were sent an email notification of the current application. Staff did not receive any comments about the proposal

Staff Action

Staff does not object to the increase in height as it would allow for the city to illuminate a public park using net-zero technology, as approved in SUP #2018-0020. The increased height

from 15 feet to 19 feet would not create any additional impacts as the height of the light element would not increase and intensify the impacts of glare.

Staff has carried over conditions from SUP #2018-0020, which include a requirement for the applicant to prevent light spill-over to adjacent properties and for the lights to be turned off when the park is closed.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: February 24, 2020

Action: Approved


Tony LaColla, AICP, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2020-0002

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. Full cut-off lighting shall be used at the site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (SUP #2015-0128)
2. Condition deleted by staff. (SUP #2018-0020)
3. A Minor Site Plan amendment (SIT#96-0019) for the installation of light fixtures, to include the submission of a photometric plan, and the expansion of the dog park shall be administratively approved by the Directors of the Planning and Zoning and Transportation and Environmental Services Departments. (P&Z) (T&ES) (SUP #2018-0020)
4. The use of lighting shall be consistent with the park operating hours. (P&Z) (SUP #2018-0020)
5. The executed lighting plan shall be substantially consistent with illustrations submitted March 15, 2018. (P&Z) (SUP #2018-0020)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments or concerns.

Code Enforcement:

No comments received.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

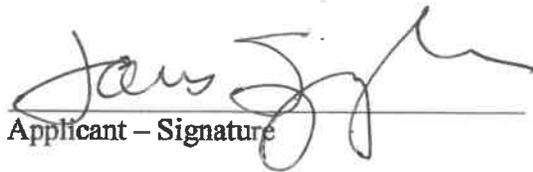
No comments received.

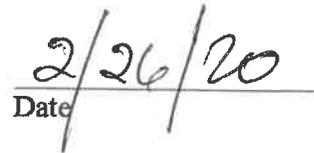
Fire:

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2020-0002. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the installation of lights at 4800 Ben Brenman Park Drive.


Applicant - Signature


Date

James Spengler
Applicant - Printed

2/26/2020
Date