

Docket Item #18  
DEVELOPMENT SPECIAL USE PERMIT #2001-0010  
ALEXANDRIA TOYOTA

Planning Commission Meeting  
June 5, 2001

**ISSUE:** Consideration of a request for development special use permit amendment to add service bays to the rear of the site for the existing automobile sales facility.

**APPLICANT:** Alexandria Toyota  
by Harry P. Hart, attorney

**LOCATION:** 3750 Jefferson Davis Highway

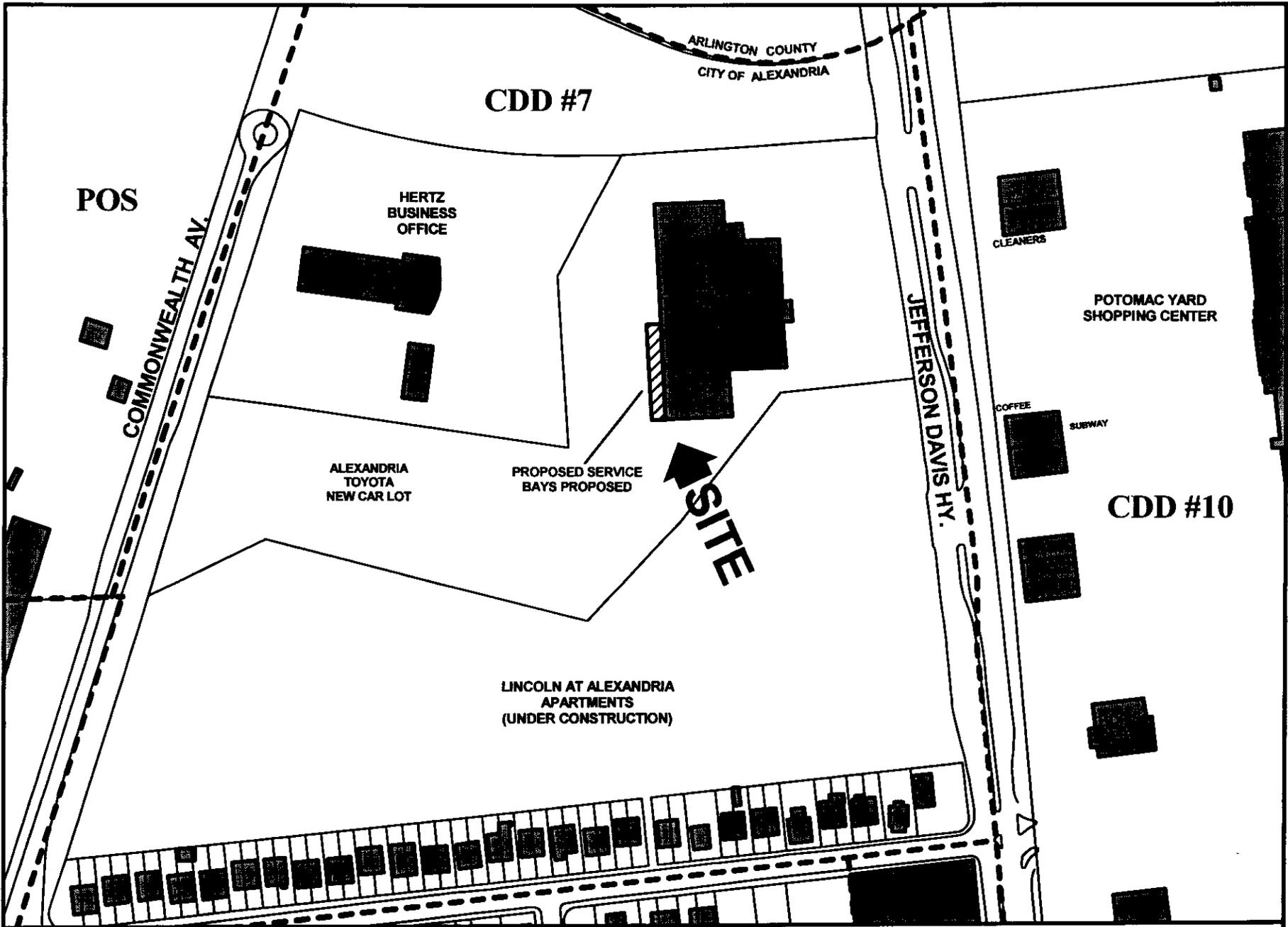
**ZONE:** CDD-7/Coordinated Development District, Rt. 1 Properties

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**PLANNING COMMISSION ACTION, JUNE 5, 2001:** On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission recommended approval of the request, subject to all applicable codes and ordinances and the staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Commission agreed with the staff analysis.

**Speakers:** Mary Catherine Gibbs, representing the applicant.



**DSUP #2001-0010**

**06/05/01**



STAFF RECOMMENDATION:

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

The following are new conditions.

44. CONDITION ADDED BY STAFF: The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z)
45. CONDITION ADDED BY STAFF: The building permit for the proposed building addition shall not be released until all violations have been corrected. (P&Z)
46. CONDITION ADDED BY STAFF: The Director of Planning and Zoning shall review the special use permit one year after approval 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, (b) the director has received a request from any person to docket the permit for review, 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)
47. CONDITION ADDED BY STAFF: All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES)
48. CONDITION ADDED BY STAFF: The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES)
49. CONDITION ADDED BY STAFF: The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES)

50. **CONDITION ADDED BY STAFF: Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES)**
51. **CONDITION ADDED BY STAFF: The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES)**
52. **CONDITION ADDED BY STAFF: Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES)**
53. **CONDITION ADDED BY STAFF: The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)**

The following conditions are carried forward from DSUP#99-0024.

1. Maintain as much of the existing vegetation that is possible in the area around the proposed storm water management pond adjacent to Commonwealth Avenue. (P&Z)(SUP96-0161)
2. Parking on-site shall be utilized only in conjunction with the operation of the dealership (customers, employees, vendors, storage, display, etc.); no spaces shall be leased or utilized for other purposes without amending this special use permit. (P&Z)(SUP96-0161)
3. Used car sales building shall be of similar style and materials as the main dealership building. (P&Z)(SUP96-0161)
4. Provide two (2) bike trail directional signs on each side of the private access road entrance to the satisfaction of the Director of RP&CA. (P&Z) (SUP96-0161)

5. The hours of operation shall be restricted as follows: (P&Z)(SUP96-0161)  

Auto Sales:	Monday through Friday, 9:00 AM to 9:00 PM
	Saturday, 9:00 AM to 9:00 PM
	Sunday, 12:00 PM to 6:00 PM
Auto Service:	Monday through Friday, 7:00 AM to 8:00 PM
	Saturday, 8:00 AM to 5:00 PM
	Sunday, closed
6. No junked, abandoned or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)(SUP96-0161)
7. No automobile repair work shall be done outside. (P&Z)(SUP96-0161)
8. No vehicles shall be displayed, parked or stored on a public right-of-way or on the private access road. (P&Z)(SUP96-0161)
9. The premises shall be policed daily for trash and litter. (P&Z)(SUP96-0161)
10. This SUP shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)(SUP96-0161)
11. 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. All dumpsters and other similar disposal containers shall be located so as not to be visible from a public right-of-way, public property, or residential properties. Where compliance is not feasible, such structures shall be screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161)
12. No amplified sound shall be audible at the property line. (P&Z) (SUP96-0161)
13. All loading and unloading of vehicles shall take place only within the applicant's property from Monday through Friday, 8:00 AM to 5:00 PM, as requested by the applicant. (P&Z)(SUP96-0161)
14. The applicant shall inform its automobile carriers in advance of new car deliveries, and the trailer truck drivers upon arrival, that unloading/loading of cars shall not occur on the public right-of-way. (P&Z)(SUP96-0161)
15. All vehicles displayed, stored, or parked on the site shall be parked in a neat and orderly fashion consistent with the site plan for this special use permit. (P&Z)(SUP96-0161)

16. Customer parking shall be provided on-site as shown on the site plan for this special use permit and clearly marked with adequate signs directing customers to such parking spaces; employees that drive shall be encouraged to park behind the building and shall be prohibited from parking on the private access drive. (P&Z)(SUP96-0161)
17. No banners, streamers, flags, balloons or strings of lights, or similar advertising devices shall be displayed outside of the showroom, except for one American, one Virginia and one Company logo flag; signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z)(PC)(SUP96-0161)
18. All lights on the property shall be directed away from public streets. (P&Z)(SUP96-0161)
19. Any storage tanks on the property shall be located away from public streets and screened to the satisfaction of the Director of P&Z. (P&Z)(SUP96-0161)
20. Outdoor display of merchandise shall be limited to automobiles as indicated on the site plan. (P&Z)(SUP96-0161)
21. No car auctions shall be conducted on the premises. (P&Z)(SUP96-0161)
22. No noise from the auto service facilities shall be audible at the property line. (P&Z)(SUP96-0161)
23. A copy of the final released site plan shall be attached to each building permit document application and the applicant shall 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) (SUP96-0161)
24. Provide a sediment and erosion control plan. (T&ES)(SUP96-0161)
25. Show all existing and proposed street lights and site lights. Include any building mounted lights that would be used as site lighting. (T&ES)(SUP96-0161)
26. Provide manufacturer's specifications for fixtures. (T&ES)(SUP96-0161)
27. Provide lighting photometric to verify that lighting meets City standards. (T&ES)(SUP96-0161)
28. Show drainage divides and computations. (T&ES)(SUP96-0161)

29. Provide emergency vehicle easements as required by Code Enforcement. (T&ES)(SUP96-0161)
30. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). Provide a detail of pavement structure. (T&ES)(SUP96-0161)
31. All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers. (Health)(SUP96-0161)
32. No odors shall be permitted to emanate off the property. (Health)(SUP96-0161)
33. No materials shall be disposed of by venting into the atmosphere. (Health)(SUP96-0161)
34. No paint or coatings shall be applied outside the paint spray booth. (Health)(SUP96-0161)
35. Applicant shall make a contribution to the City's Housing Trust Fund of \$.50 per gross square foot, payable before receipt of the Certificate of Occupancy. (Housing)(SUP96-0161)
36. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police)(P&Z)(SUP96-0161)
37. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police)(SUP96-0161)
38. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police)(SUP96-0161)
39. **CONDITION AMENDED BY STAFF:** Contact the Police Department for a **site** security survey **for the entire business.** ~~temporary sales/marketing trailers, construction trailers and proposed buildings~~ (Police)(SUP96-0161)
40. The applicant shall design and install a vapor barrier and ventilation system under the foundation of the building to prevent the migration or accumulation of methane or other gases under or into the building, or conduct a study and provide a report signed by a professional engineer recommending alternative mitigation measures or that such measures are not necessary. (Health) (SUP97-0110)

41. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z)
42. Any building mounted lights should be incorporated into photometric levels. (T&ES)
43. Indicate type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. (T&ES)

**The Following Conditions Are Being Deleted By Staff (because they related to development of the initial building and have been complied with).**

- ~~1. Increase the proposed buffer strip to a minimum 30 feet continuous depth measured from the back of curb along Jefferson Davis Highway and provide a landscaping plan which includes deciduous and evergreen plantings, ornamental and other trees to the satisfaction of the Director of P&Z. (P&Z)(SUP96-0161)~~
- ~~2. Because the bio-retention area along Jefferson Davis Highway is in such a prominent location either; a) landscape it to be an attractive year round landscape feature, or b) relocate to another location, or c) use an alternative BMP facility to the satisfaction of the Directors of P&Z, T&ES and RP&CA. (P&Z)(SUP96-0161)~~
- ~~3. Revise the street tree planting plan along Jefferson Davis Highway to locate the proposed Willow Oak street trees to the buffer strip behind the existing sidewalk and landscape along Route 1, to the satisfaction of the Director of Planning and Zoning and the City Arborist. (P&Z)(PC)(SUP96-0161)~~
- ~~4. All required site improvements, including landscaping, shall be installed consistent with the released final site and landscape plans, prior to the issuance of the certificate of occupancy for the proposed dealership and/or service buildings. (P&Z)(SUP96-0161)~~
- ~~5. Develop and implement a landscape plan to the satisfaction of the Director of Planning and Zoning. All required site improvements, including landscaping, shall be maintained in good condition. (P&Z)(SUP96-0161)~~
- ~~7. Provide several 6 foot landscape breaks in the front parking lot area along Jefferson Davis Highway. (P&Z)(SUP96-0161)~~
- ~~8. Parking lot shall be paved and striped to the satisfaction of the Director of Transportation and Environmental Services. (P&Z)(SUP96-0161)~~

- ~~9. Provide trees and shrubs in the area along the north side of the ingress/egress easement to screen the service and storage area from Four Mile Run Park including relocating the 8 trees proposed in the buffer strip between Hertz and the parking lot, to the satisfaction of the Director of RP&CA. (RP&CA)(SUP96-0161)~~
- ~~12. The request for a temporary sales/leasing/office trailer shall be limited to use of no more than one (1) year, or upon issuance of the certificate of occupancy for the dealership building, whichever occurs first. (P&Z)(SUP96-0161)~~
- ~~14. Private street name for the existing access roadway shall be determined in conjunction with the Department of P&Z. (P&Z) (SUP96-0161)~~
- ~~16. Provide opaque perimeter fence not to exceed a height of 8 feet along the portions of the site facing existing and potential residential areas (along the western edge and the western portion of the south edge of the site). Fencing with natural landscaping shall be provided around the storm water management pond located along Commonwealth Avenue to prevent young children from entering the area. All fencing visible from the public streets and the park shall be to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP96-0161)~~
- ~~35. Provide documentation from the Corps of Engineers granting permission to fill within the wetlands. (T&ES)(SUP96-0161)~~
- ~~38. Show existing street lights on Jefferson Davis Highway and show any proposed changes to those lights. (T&ES)(SUP96-0161)~~
- ~~39. Indicate type of fixture, and show mounting height, and strength of fixture in Lumens. (T&ES) (SUP96-0161)~~
- ~~43. Provide an alternative design for serving this site with sanitary sewer in view of ownership change and uncertainties concerning construction at Potomac Yard. One such alternative is to extend the existing sanitary sewer along the southerly boundary of the Hertz property to the site via the existing easement. (T&ES)(SUP96-0161)~~
- ~~44. Show size, type, and class of pipe for sewers. The minimum size and class for sewers within the public right-of-way or easement are as follows:~~

~~Sanitary Sewer: PVC SDR-35 or approved equal, a minimum of 10 inches in diameter or, for sizes not manufactured in PVC, ASTM C-76 CL-IV RCCP may be used.~~

~~Storm Sewer: ASTM C-76 CL.IV RCCP or approved equal, a minimum of 18 inches in diameter, except that curb inlet leads may be 15 inches in diameter. (T&ES)(SUP96-0161)~~

- ~~45. Properly identify all easements on or abutting the property, including the sanitary sewer easement along the entire southern boundary of the adjacent Hertz property. (T&ES)(SUP96-0161)~~
- ~~46. Provide a 25-foot storm sewer easement along the full length of the proposed north-south storm sewer replacing the drainage ditch, to the southerly property line. (T&ES)(SUP96-0161)~~
- ~~47. Provide a 15-foot joint sanitary/storm sewer easement from the junction box at the south property line to the east boundary of the property. (T&ES)(SUP96-0161)~~
- ~~48. Provide a 10-foot sanitary sewer easement from the existing easement along the southerly property line of Hertz to its intersection with the above mentioned north-south storm sewer easement and dedicate said north-south easement from this point south as a joint sanitary/storm sewer easement. (T&ES)(SUP96-0161)~~
- ~~49. Provide sidewalks 5 feet in width when adjacent to curb. (T&ES)(SUP96-0161)~~
- ~~52. Provide a detail of the parking lot pavement structure. (T&ES)(SUP96-0161)~~
- ~~62. The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director's of Health and T&ES:
  - ~~1. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.~~
  - ~~2. If needed, submit a Risk Assessment indicating any risks associated with the contamination.~~
  - ~~3. If needed, submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill the utility corridors.~~
  - ~~4. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (Health)(SUP97-0110)~~~~

**DISCUSSION:**

The applicant, Alexandria Toyota, is requesting an amendment to the approved development special use permit for the Alexandria Toyota dealership located at 3750 Jefferson Davis Highway in order to construct a 3,500 square foot building addition containing 11 service bays at the rear of the new building. The site occupies 9.05 acres of a 13.1684 acre tract of land bounded by Jefferson Davis Highway to the east, the 588 unit "Reserves at Potomac Yards" residential apartment complex to the south, Commonwealth Avenue and the Hertz car rental turn-around facility to the west and Four Mile Run channel to the north. Construction of the facility was completed in June of 2000.

The original development plan (SUP#96-0161) for the Alexandria Toyota Dealership was approved by City Council on December 14, 1996. On September 13, 1997 City Council granted approval an 18 month extension (SUP#97-0110) to commence construction of the project and on June 12, 1999, City Council approved an amendment (DSUP#99-0024) to increase the level of lighting at the site.

The applicant is requesting an amendment to the approved development plan to construct a 3,500 net square foot building addition that measures 28' by 142'. The building addition will contain 11 additional service bays that will be utilized for detailing. There are currently 39 service bays and 4 specialty bays located in the existing dealership building. Staff has no objections to the addition, as it is located at the rear of the building, will be designed in an integrated fashion with the existing building, and is 230 feet from the adjacent residential uses (no closer than the existing building).

**Site Inspection**

Staff conducted an inspection of the site for compliance with existing special use permit conditions of DSUP#99-0024 to determine if there were any zoning violations. The Zoning Inspector cited the applicant for violations of DSUP#99-0024 conditions #13, #26, #28 #59 and #61.

- |               |  |
|---------------|--|
| Condition #13 | Provide two (2) bike trail directional signs on each side of the private access road entrance to the satisfaction of the Director of RP&CA.<br><u>Comment:</u> Staff observed that the two signs had not been erected as required.   |
| Condition #26 | All vehicles displayed, stored, or parked on the site shall be parked in a neat and orderly fashion consistent with the site plan for this special use permit.<br><u>Comment:</u> Staff observed several display vehicles parked parallel to the curb contrary to lines for perpendicular parking. |

- Condition #28 No banners, streamers, flags, balloons or strings of lights, or similar advertising devises shall be displayed outside of the showroom, except for one American, one Virginia and one Company logo flag; signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z)(PC)(SUP96-0161)  
Comment: Staff observed that there were streamers located in the front parking lot adjacent to Jefferson Davis Highway.
- Condition #59 Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings.
- Condition #61 Contact the Police Department for a security survey of temporary sales/marketing trailers, construction trailers and proposed buildings.  
Comment: Staff noted that the applicant had not yet consulted with the Crime Prevention Unit of the Alexandria Police Department for a security survey.

The applicant has agreed to comply with, or correct the violations that were observed by staff. Staff is recommending that the site be reinspected within three (3) months of City Council approval to verify that the violations have been corrected and that no additional violations have occurred. In addition, staff is recommending that the building permit for the proposed building addition not be released until such time as the violations have been corrected. Although several special use permit violations were observed at the site staff has no objection to recommending approval the proposed building expansion.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 All downspouts must be connected to the storm sewer system by continuous underground pipe.
- C-2 All drainage facilities must be designed to the satisfaction of T&ES.
- C-3 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-4 The applicant shall comply with the City of Alexandria Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. No structures shall encroach on the existing storm sewer easements. (T&ES)

**These conditions are not being recommended by Planning Staff because they were previously recommended and are currently enforced under conditions of the previous special use permits.**

- R-1 Loudspeakers shall be prohibited from the exterior of the building.. (T&ES)
- R-2 All waste products including but not limited to organic compounds (solvents), motor oil, and antifreeze be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sewer system. (T&ES)

Code Enforcement:

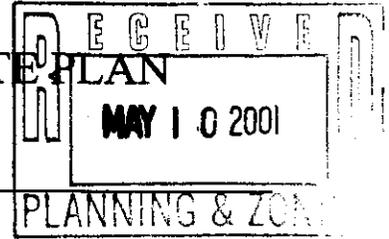
No new comments

Health Department:

No new comments

BT

APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN



DSUP # 2001-0010

PROJECT NAME: ALEXANDRIA TOYOTA

PROPERTY LOCATION: 3750 Jefferson Davis Highway (Lots 500 and 502)

TAX MAP REFERENCE: 8.00-01-01 ZONE: CDD #7 (OC/RC)

APPLICANT Name: Alexandria Toyota

Address: 3750 Jefferson Davis Highway, Alexandria, VA 22305

PROPERTY OWNER Name: Edw. M. & Howard W. Smith, Trustees

Address: 2300 9th Street S., Ste. GR-1, Arlington, VA 22204

SUMMARY OF PROPOSAL: Amendment to SUP #96-0161 to add 11 service bays to the rear of the property.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: None

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 notices 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 also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart
Print Name of Applicant or Agent

Signature of Harry P. Hart

HART, CALLEY, GIBBS & KARP P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

March 27, 2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: Received Plans for Completeness:
Fee Paid & Date: Received Plans for Preliminary:
Legal Advertisement: Property Placard:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

ALEXANDRIA TOYOTA

Development Special Use Permit with Site Plan (DSUP) # 2001-0010

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.

\_\_\_\_\_  
Jack Taylor - 100%  
\_\_\_\_\_  
1707 Mt. Vernon Ave.  
\_\_\_\_\_  
Alexandria, VA 22301  
\_\_\_\_\_

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, if required by the City Code.

**NARRATIVE DESCRIPTION**

2. 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.)

The applicant seeks to construct an addition to the rear of the existing building to add 11 service bays. The addition will add 3,588 square feet and will remove 12 parking spaces from the rear of the lot.

Development Special Use Permit with Site Plan (DSUP) # 2001-0010

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

N/A

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

Up to 100

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
<u>7 days/wk</u>		<u>7:00am to 9:00pm</u>	

6. Describe any potential noise emanating from the proposed use:

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

None anticipated above the lawful limit

B. How will noise from patrons be controlled?

N/A

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

None Anticipated

8. Provide information regarding trash and litter generated by the use:

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

Normal for proposed use.

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

Normal for proposed use.

C. How often will trash be collected?

Normal for proposed use.

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

N/A

9. 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:

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10. 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:

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

Lighting and the number of employees present at all times.  
\_\_\_\_\_  
\_\_\_\_\_

**ALCOHOL SALES**

12. 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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

13. 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?

Currently have 886 parking spaces. Less than 150 are required.  
\_\_\_\_\_

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

\_\_\_\_ Standard spaces (9 feet x 18.5 feet)

\_\_\_\_ Compact spaces (8 feet x 16 feet)

\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_ Other.

Development Special Use Permit with Site Plan (DSUP) # 2001-0010

C. Where is required parking located? (check one)  on site [ ] off-site.

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 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.

14. 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? \_\_\_\_\_ N/A

B. How many loading spaces are available for the use? \_\_\_\_\_ N/A

C. Where are off-street loading facilities located? \_\_\_\_\_ N/A

\_\_\_\_\_

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

Monday through Friday - 7:00am to 6:00pm. Will adjust per reasonable request of City

\_\_\_\_\_

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

Usually once a day

\_\_\_\_\_

15. 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?

Street access is adequate.

\_\_\_\_\_

\_\_\_\_\_



ALEXANDRIA DEPARTMENT OF  
PLANNING AND ZONING  
301 King Street, Room 2100  
Alexandria, Virginia 22314

**NOTICE OF VIOLATION**

YOU ARE CHARGED WITH VIOLATING THE  
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Mon 15 2001 Tues 9:15am  
Date ticket served Day of Week Time AM/PM

Location of Violation: 3750 Jefferson  
Davis Hwy.

Ord. Section: 1F505

Description of Violation: condition #13 (2) bike  
trail directional signs), condition #2  
vehicles parked consistent to site plan  
condition #28 (No banners or streamers)  
condition 59 and 61 (Crime  
prevention survey for building and

Penalty \$: 50.00 proposed building

1st  2nd  
 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY  
May 25 2001 AN ADDITIONAL MONETARY  
PENALTY WILL BE ASSESSED.

Mark S. Johnson 02  
Inspector's Signature ID Number

I personally observed or investigated the commission of the  
violation noted above and/or violation was based upon signed  
affidavit.

- VIOLATORS COPY - WHITE
- CITY ATTORNEY COPY - YELLOW
- FINANCE COPY - PINK
- PLANNING AND ZONING COPY - ORANGE

DSP 99-0024 (KB)

Z-01 TICKET NO. 2207

NOTICE SERVED ON: Dev-Greg

NAME: LAST Taylor FIRST Jack MIDDLE \_\_\_\_\_

PROPERTY OWNER  
 COMPANY Alexandria Toyota  
NAME \_\_\_\_\_

Owner  
POSITION \_\_\_\_\_

OTHER \_\_\_\_\_

3750 Jefferson Davis Hwy  
ADDRESS  
Alexandria, Va  
CITY/TOWN STATE ZIP

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

I hereby acknowledge receipt of this Notice of  
Violation. Signature is not an admission of guilt.

PERSON REFUSED TO SIGN DATE 5/15/01

**CERTIFICATE OF SERVICE**

Mailed/posted a true copy of this notice to the last  
known home or business address of the respondent  
or the respondent's agent

\_\_\_\_\_  
Name of Person or Business Served

\_\_\_\_\_  
Address of Service

\_\_\_\_\_  
City/State

Posted true copy of this notice at the site of the  
infraction

The undersigned states that he/she is an employee  
of the City of Alexandria Department of Planning  
and Zoning and knows this Certificate of Service to  
be true to the best of his/her knowledge.

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date \_\_\_\_\_ Phone # \_\_\_\_\_

**WARNING**

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE  
OF VIOLATION WITHIN 15 DAYS OF THE DATE OF  
SERVICE IN ONE OF THE FOLLOWING WAYS

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A  
HEARING:

- Check the "Admit Violation" or "No-Contest" box below;
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail;
- Print violation notice number on the check or money order;
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4949.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:  
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or  
(b) Appear in person or by an authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-838-4433.

- If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgement against you.

3. TO CONTEST THE INTERPRETATION OF THE  
ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. The interpretation shall be final and unappealable if not appealed within 30 days.

FOR INFORMATION CONCERNING THIS TICKET CALL  
PLANNING AND ZONING AT 703-838-4688

FAILURE TO RESPOND AS PROVIDED ABOVE WILL RESULT  
IN THE ISSUANCE OF A SUMMONS TO APPEAR IN COURT  
AND ANSWER TO THE VIOLATION FOR WHICH THIS NOTICE  
WAS ISSUED

YOU MUST COMPLETE AND SIGN THIS  
CERTIFICATION:

ADMIT VIOLATION  NO CONTEST  CONTEST IN COURT

Name (print) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I hereby certify under penalty of law, that I have  
answered as indicated above, and corrected or made  
substantial efforts to correct the violation that I have  
admitted or for which I have pleaded no contest.

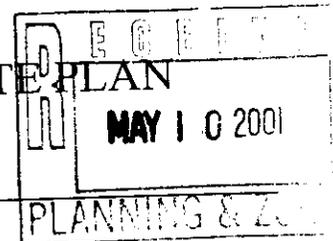
Signature \_\_\_\_\_ Date \_\_\_\_\_

DSP 99-0024-0010

3T

APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2001-0010



PROJECT NAME: ALEXANDRIA TOYOTA

ALEXANDRIA TOYOTA

PROPERTY LOCATION: 3750 Jefferson Davis Highway (Lots 500 and 502)

TAX MAP REFERENCE: 8.00-01-01 ZONE: CDD #7 (OC/RC)

APPLICANT Name: Alexandria Toyota

Address: 3750 Jefferson Davis Highway, Alexandria, VA 22305

PROPERTY OWNER Name: Edw. M. & Howard W. Smith, Trustees

Address: 2300 9th Street S., Ste. GR-1, Arlington, VA 22204

SUMMARY OF PROPOSAL: Amendment to SUP #96-0161 to add 11 service bays to the rear of the property.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: None

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 notices 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 also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Harry P. Hart
Print Name of Applicant or Agent

Signature

HART, CALLEY, GIBBS & KARP P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

March 27, 2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received:
Fee Paid & Date:
Legal Advertisement:

Received Plans for Completeness:
Received Plans for Preliminary:
Property Placard:

ACTION - PLANNING COMMISSION: 6/5/01 Recommend Approval 7-0

ACTION - CITY COUNCIL: 6/16/01PH -- CC approved the Planning Commission recommendation.