

EXHIBIT NO. 1

7  
12-14-02

Docket Item # 11  
DEVELOPMENT SPECIAL USE PERMIT #2002-0036  
MERCEDES-BENZ DEALERSHIP

Planning Commission Meeting  
December 3, 2002

**ISSUE:** Consideration of a request for a development special use permit, with site plan, for renovation and expansion of the existing automobile dealership facility.

**APPLICANT:** American Service Center Associates  
by Lonnie C. Rich, attorney

**LOCATION:** 200 South Pickett Street

**ZONE:** CG/Commercial General

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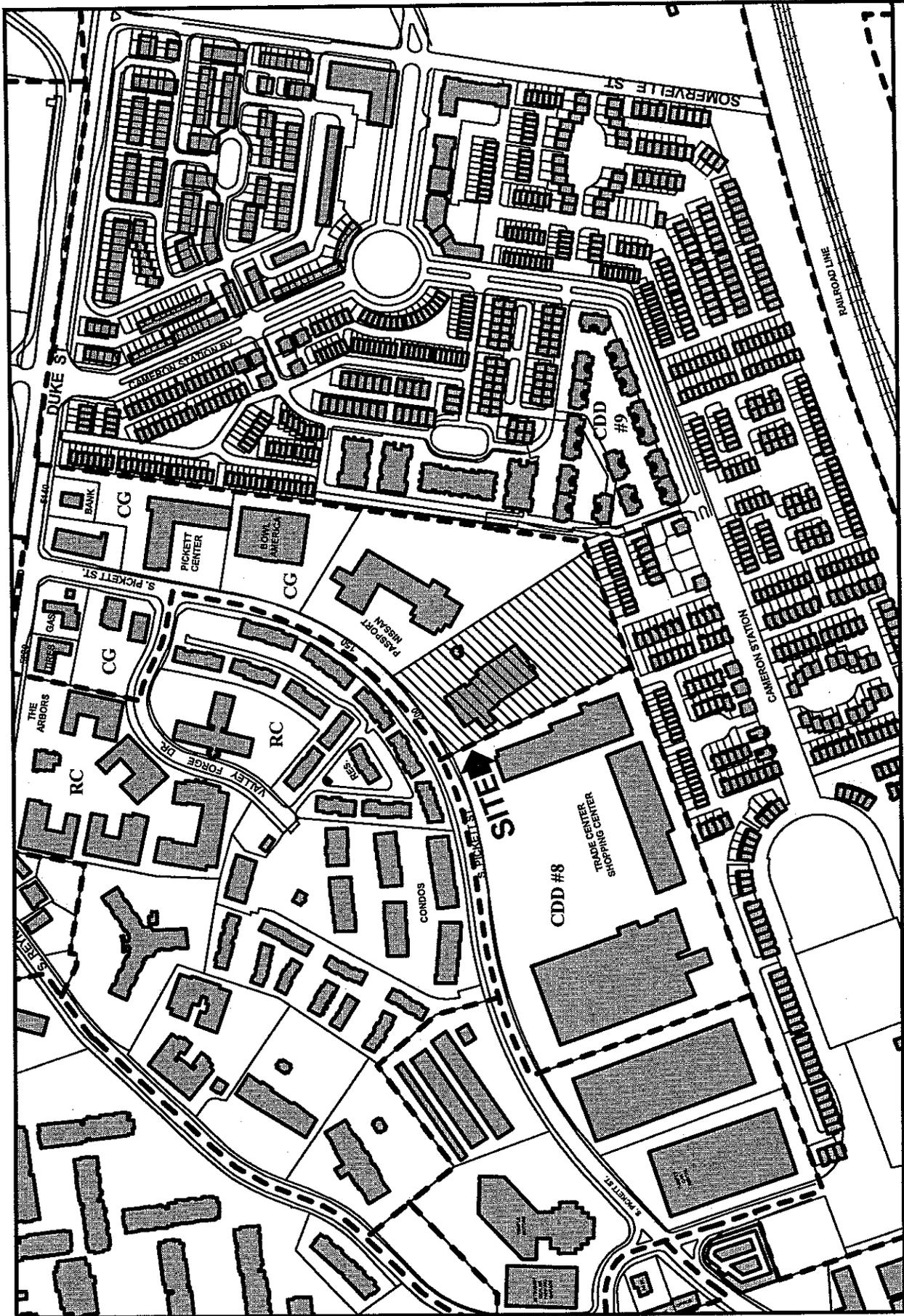
**PLANNING COMMISSION ACTION, DECEMBER 3, 2002:** On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations with deletion of conditions #38, #51 and #57. The motion carried on a vote of 6 to 0, with Mr. Dunn absent.

Reason: The Planning Commission generally agreed with the staff analysis. The Commission recommended approval with the deletion of condition #38 because the garage doors have already been manufactured and delivered to the site, and conditions #51 and #57 were deleted because they are duplicates of conditions #25 and #35.

Speakers:

Lonnie Rich, attorney, represented the application.

No one spoke in opposition to the applicant's request.



12/03/02

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STAFF RECOMMENDATION:

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

**The following are new conditions:**

37. The building facade elevations shall be of the quality and materials as depicted in the drawings provided by the applicant. (P&Z)
38. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The design of the garage doors facing onto to South Pickett Street shall be modified to be of a similar design appearance as the showroom windows when the doors are closed. (P&Z) (PC)~~
39. Provide six shade trees with at least three continuous tree islands (or six pavement cut-outs) at the end of the parking rows toward the back portion of the parking lot. (P&Z)
40. Provide three additional trees along the eastern property line adjacent to Passport Nissan and Infinity. Provide two Maple trees in the area beside the pre-owned building and one Maple tree in the area between the fence and the sanitary sewer easement, to the satisfaction of the Directors of RP&CA and P&Z. (RP&CA)
41. Revise the landscape plan to relocate the six (6) Zelkova trees to the east side of the site next to Passport Nissan and Infinity where Maple trees are designated. Relocate the Maple trees to west of the side of the lot where the Zelkova trees are now proposed to provide better shade in the area along the western property line. (RP&CA)
42. Correct the label leader designating grasses along the frontage of South Pickett Street. The leader does not point to the correct specified materials—six grass plantings—leader is currently pointing to Oak trees. (RP&CA)
43. Include a specific tree planting detail for installation of new tree pits within existing parking lot. Asphalt, base course and any other foundation materials shall be removed from the entire pit prior to planting. A city representative shall verify that material is removed prior to the planting of trees. (RP&CA)
44. Remove the railroad tie tree planters currently being constructed in the rear parking lot. Tree planters are to be constructed as a typical tree planter island, not a planter box. (P&Z)

45. The applicant shall attach a copy of the final released site plan to each building permit document application and 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)
46. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
47. The applicant is advised that all storm water designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
48. Plan must demonstrate to the satisfaction of director of T&ES that adequate storm water outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
49. The stormwater Best Management Practices (BMPs) 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(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
50. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, an schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
51. ~~**CONDITION DELETED BY PLANNING COMMISSION:** The proposed vacation and rededication of the Emergency Vehicle Easement shall be satisfaction of Code Enforcement and recorded prior to issuance of a certificate of occupancy for the phase III building addition. (T&ES) (PC)~~
52. Locate and provide (2) Benchmark description on the cover sheet and plan with elevations on USC&GS datum. (T&ES)

53. The stormwater collection system is part of the Cameron Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director T&ES. (T&ES)
54. The surface appurtenances associated with the on-site structural BMPs shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
55. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10. (T&ES)
56. The applicant shall provide an automatic sprinkler system. (Code Enf)
57. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police) (PC)~~

**The following conditions are incorporated from SUP#2001-0112:**

1. This 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) (SUP#2709) (SUP#2001-0112)
2. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
3. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
4. All signs shall be approved by the Director of the Department of Planning and Zoning. The applicant shall remove the two freestanding signs on the property and shall erect a maximum of two monument signs to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP#2001-0112)
5. Condition deleted. (SUP#2001-0112)
6. This special use permit shall supersede all prior special use permit approvals involving the use of this property, including SUP #705 through SUP #705-D, SUP #2709 and SUP #705-E. (P&Z) (SUP#2001-0112)

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7. No automobile repair work or replacement of parts shall be done outside. (P&Z) (SUP#705-E) (SUP#2001-0112)
8. No banners, streamers, flags, balloons, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z) (SUP#705-E) (SUP#2001-0112)
9. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#705-E) (SUP#2001-0112)
10. 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 that is not feasible, such structures shall be screened to the satisfaction of the Director of Planning and Community Development. (P&Z) (SUP#705-E) (SUP#2001-0112)
11. No vehicles shall be displayed, parked, stored, unloaded or loaded on the public right-of-way. (P&Z) (SUP#705-E) (SUP#2001-0112)
12. Vehicles shall be displayed, parked, or stored in an orderly fashion within the designated spaces identified on the proposed site plan. (P&Z) (SUP#705-E) (SUP#2001-0112)
13. No vehicle auctions shall be conducted on the premises. (P&Z) (SUP#705-E) (SUP#2001-0112)
14. All loading and unloading of vehicles, if any, shall take place on the existing concrete loading pads located in the middle of the north side of the property and during the hours of operation. Automobile transporters shall not be loaded or unloaded from the public right-of-way. (PC) (SUP#2001-0112)
15. The applicant shall erect a sign(s) which: (1) warns tractor trailer drivers not to unload or load vehicles at the front display or parking areas of the dealership, and (2) directs them to the tractor trailer unloading/loading area. (PC) (SUP#2001-0112)
16. The hours of operation shall be limited to 7:00 AM to 10:00 PM, seven days a week, as requested by the applicant. (P&Z) (SUP#705-E) (SUP#2001-0112)

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17. No loudspeakers or any other amplified sound shall be permitted outside the buildings on the property. (P&Z) (T&ES)(SUP #705-E) (SUP#2001-0112)
18. The applicant shall provide and implement a site lighting plan to the satisfaction of the Director of the Department of Planning and Zoning. The plan shall be prepared by a lighting engineer, show the existing and proposed site lighting, indicate the type of fixture, show mounting height and strength of fixture in Lumens or Watts, and provide manufacturer's specifications for the fixtures. Additionally, the plan shall provide lighting calculations to verify that lighting meets city standards and are located and shielded to prevent excessive spillover lighting and glare to adjacent properties. (P&Z) (SUP#2001-0112)
19. The applicant shall provide and maintain landscaping along the S. Pickett Street right-of-way, landscaping within the front and rear parking lots, and landscaping at the rear property line (eastern property line) generally consistent with the attached landscaping plan proposed by staff (dated December 2001) and to the satisfaction of the Director of Planning and Zoning and the City Arborist. (PC) (SUP#2001-0112)
20. All required improvements, including landscaping, shall be maintained in good condition. (P&Z) (SUP#705-E) (SUP#2001-0112)
21. Condition deleted. (SUP 2001-0112)(SUP#2001-0112)
22. All required site improvements, including landscaping, signs, fencing, and lighting shall be installed and approved as acceptable within one year of approval. (PC) (SUP#2001-0112)
23. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
24. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
25. The applicant shall provide an Emergency Vehicle Easement to the satisfaction of the Fire Official. The proposed vacation and rededication of the emergency vehicle easement must be to the satisfaction of Code Enforcement and recorded prior to issuance of a certificate of occupancy for the new additions. (Code) (T&ES) (SUP#2001-0112)
26. CONDITION AMENDED BY STAFF: No paint or coatings shall be applied outside the paint spray booth and no material shall be disposed of by venting into the atmosphere. (T&ES) (SUP#705-E) (SUP#2001-0112) (P&Z)
27. No odors shall be permitted to emanate from the property. (T&ES) (SUP#705-E) (SUP#2001-0112)

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28. No materials shall be disposed of by venting into the atmosphere. (T&ES) (SUP#705-E) (SUP#2001-0112)
29. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
30. Condition deleted. (SUP 2001-0112) (SUP#2001-0112)
31. 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 as a result of a complaint that rises to the level of a violation, 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#2001-0112)
32. CONDITION DELETED BY STAFF (BECAUSE ALREADY MET): ~~A plot plan showing all alterations and additions to the site must be approved by staff prior to issuance of a building permit.~~ (T&ES) (SUP#2001-0112) (P&Z)
33. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES) (SUP#2001-0112)
34. 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 on 703/519-3400, extension 166. (T&ES) (SUP#2001-0112)
35. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey of the business and robbery awareness program for employees. (Police) (SUP#2001-0112)
36. The applicant shall screen the existing chain link fencing located on the property or replace the existing fence with new fencing that serves as a screening device to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP#2001-0112)

**Special use permits and modifications requested by the applicant and recommended by staff:**

1. Special use permit for construction and expansion of an automobile dealership.
2. Modification for reduction of drive aisle width.
3. Modification for reduction of crown coverage.

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**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.

## BACKGROUND

The applicant, Mercedes-Benz of Alexandria, requests a development special use permit for construction of building additions and site alterations for the automobile sales and service business located at 200 South Pickett Street.

The property is located at 200 South Pickett Street, containing a total lot area of approximately five acres. The site is occupied by a one-story showroom and service center facility measuring approximately 114 feet wide by 258 feet long and a one-story accessory facility measuring approximately 30 feet wide by 16 feet long is designated for use as a used cars sales office. The remaining site is occupied by a large parking lot containing approximately 390 parking spaces. Adjacent land uses include the Nissan automobile dealership to the north, the Cameron Station residential development to the east, a shopping center to the south and residential townhouses and condominium buildings across South Pickett Street to the west.

On January 26, 2002, City Council approved special use permit#2001-0112 to change ownership and make alterations and minor additions to the existing dealership, which had previously operated as an Oldsmobile dealership by Stohlman Automotive. This additional development special use permit, with site plan, approval is now required because the applicant has proposed to expand the proposed building more than anticipated in the January approval triggering a site plan requirement in the City.

Staff conducted an inspection of the site on November 20, 2002 and found the site to be in compliance with the conditions for the operations of the dealership. Alterations and site improvements approved for Phases I and II as required under SUP#2001-0112 are currently being undertaken by the applicant.

### Project Description

The applicant's proposed project for renovating and expanding the former Stohlman Oldsmobile dealership consists of three phases. Phase I is interior renovation of the main showroom and service shops. Phase II includes construction of 1,846 sq.ft. building addition and enclosure of service drive lane aisle located on the west side of the existing showroom. Phase II also includes resurfacing the building in brick and adding a large architectural element on the front facade, necessitating the relocation of some parking spaces and the emergency vehicle easement. Phases I and II were approved under SUP #2001-0112 and include requirements for substantial additional landscaping on the site. The applicant has commenced work for Phases I and II under the approved SUP.

The now proposed Phase III, requiring this additional DSUP approval, involves the construction of 7,993 sq.ft. of additional floor area in the main showroom and expansion of the pre-owned sales building (used car sales).

<b>PROJECT: MERCEDES-BENZ OF ALEXANDRIA SUMMARY OF PROPOSED DEVELOPMENT</b>		
Property Address:	200 South Pickett Street	
Total Site Area:	214,500 square feet/4.924 acres	
Zone:	CG/Commercial general	
Current Use:	Automobile Dealership	
Proposed Use:	Same	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	107,250 sq.ft. 28,586 sq.ft. (prior to additions)	1,846 sq.ft. phase II additions <u>7,993 sq.ft. phase III additions</u> 9,839 sq.ft. total additions 37,903 sq.ft. (after additions)
FAR	0.50 (0.133 prior to additions)	0.1767
Yards	None	N/A
Height	50' 24' (existing)	44' with showroom addition
Open Space	none	none
Parking	111 spaces	360 spaces

**STAFF ANALYSIS:**

Staff has no objection to the proposed building expansion. The recent special use permit approved for Phases I and II of this project addressed issues related to parking, operation of the dealership, streetscape along South Pickett Street and impacts on adjacent residents at Cameron Station, including lighting. The additional building does not negatively impact these improvements.

Staff is recommending one change to the proposed building design, that the design of the garage doors facing onto South Pickett Street be modified to be consistent with the design treatment of the showroom windows so that there is a continuity of the facade treatment along the frontage of South Pickett Street, particularly when the garage doors are closed.

Staff is also recommending some enhancements to the landscaping plan approved with the prior special use permit. The proposed site plan for the building addition includes a request for a site plan modification to reduce the required crown coverage on the site. Staff supports the crown coverage reduction, but only to the extent that every effort is made to provide as much planting on the site as is feasible for a dealership. Staff is recommending that the applicant provide for the permanent placement of tree planters in the rear parking lot area. In addition, staff is also recommending that six additional trees, with planters, be provided at the ends of the parking rows in the parking lot. This additional landscaping will significantly reduce the amount of the crown cover reduction being requested.

**STAFF:** Eileen 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

Planning and Zoning

- F-1 Reconcile the discrepancy between the proposed showroom building height indicated on both the cover page and on sheet A2. The proposed showroom building height is indicated as 33 feet under the Zoning Tabulation heading on the cover page, however the showroom building height is illustrated as 44 feet on sheet A2.

Transportation & Environmental Services:

**Planning and Zoning is not recommending the following condition because the lighting plan is currently being reviewed by staff as part of plot plan approval process.**

- R-1 Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All down spouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.

- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 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.

Code Enforcement:

**Planning and Zoning has modified the following condition for clarification.**

- R-1 Provide an automatic sprinkler system
- C-1 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.

- C-7 A soils report must be submitted with the building permit application.
- C-8 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-10 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-11 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code.
- C-12 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-13 A temporary emergency vehicle easement shall be submitted, approved and maintained to the satisfaction of the Director of Code Enforcement prior to and during all construction at this project.

Health Department:

No comments

Police Department:

F-1 No lighting plan submitted.

Historic Alexandria (Archaeology):

No comments

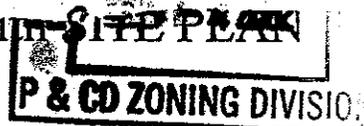
Virginia American Water Company

1. Water service is available for domestic use and fire protection.
2. Show any existing water facilities.
3. Show any proposed water facilities.

3-10-02

APPLICATION for DEVELOPMENT SPECIAL USE PERMIT WITH ~~SITE PLAN~~

DSUP # 2002-0036



PROJECT NAME: Mercedes-Benz of Alexandria

PROPERTY LOCATION: 200 South Pickett Street, Alexandria, VA 22304

TAX MAP REFERENCE: 058.00-03-04 ZONE: CG

APPLICANT Name: American Service Center Associates of Alexandria, LLC

Address: 200 South Pickett Street, Alexandria, VA 22304

PROPERTY OWNER Name: ASC-Alexandria Real Estate, LLC

Address: 200 South Pickett Street, Alexandria, VA 22304

SUMMARY OF PROPOSAL: Showroom/Office Renovation and Addition (Phase III)

MODIFICATIONS REQUESTED: N/A

SUP's REQUESTED: Amendment

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance 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 notice 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 his knowledge and belief.

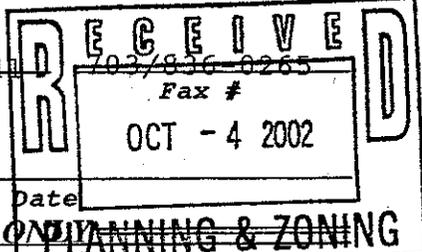
Lonnie C. Rich
Print Name of Applicant or Agent

Signature (Handwritten)

1317 King Street
Mailing/Street Address

703/836-7440 Telephone #
703/836-0265 Fax #

Alexandria, VA 22314
City and State Zip Code



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: 10-4-2002
Fee Paid & Date: \$ 500.00

Received Plans for Completeness:
Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

MERCEDES-BENZ

Development Special Use Permit with Site Plan (DSUP) # 2002-0036

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

- Owner             Contract Purchaser  
 Lessee             Other: \_\_\_\_\_

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.

- Lenose Zinn, 5014 Warren Street, NW, Washington, DC 20016 (20%)  
Alvin Brooks, 10008 Sorrel Ave., Potomac, MD 20854 (20%)  
Morton Zetlin, 9813 Woodford Road, Potomac, MD 20854 (20%)  
Ralph Mastantuono, 8341 Rocky Spring Road, Frederick, MD 21702 (20%)  
Others less than 10% each

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

- 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. If not appropriate to the request, delete pages 4-7.  
*(Attach additional sheets if necessary)*

The property is currently used for sales and service of new and used Mercedes-Benz automobiles.

This Phase III proposal is to renovate and expand the showroom, the office area and parts area. The total expansion for Phase III is 7,993 sq. ft.

The sales volume is expected to be approximately 1200-1500 new and 700-800 used vehicles per year.

Development Special Use Permit with Site Plan (DSUP) # 2002-0036

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

10 sales customers per day

50 service customers per day

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

60 per day

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

Day	Hours	Day	Hours
<u>Monday - Friday</u>	<u>7:30 am - 9:00 pm</u>		
<u>Saturday</u>	<u>9:00 am - 6:30 pm</u>		
<u>Sunday</u>	<u>12 Noon - 5:00 pm</u>		

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

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

Minimal noise from service equipment

No noise from patrons

B. How will the noise from patrons be controlled?

N/A

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

N/A

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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 trash and garbage associated with automobile  
sales and services

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

Normal quantities from sales/service operation of this size

C. How often will trash be collected?

Twice a week

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

Use of trash receptacle on site

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:

Usual automotive material (gas, oil, etc.) disposed of  
in manner required by law

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:

Usual automotive materials disposed of in manner required  
by law

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

Appropriate care will be taken for the safety of residents,  
employees and patrons

### 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?

123 required spaces

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

359 Standard spaces

           Compact spaces

1 Handicapped accessible spaces.

           Other.

Development Special Use Permit with Site Plan (DSUP) # 2002-0036

- 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:

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 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? 2 spaces

- B. How many loading spaces are available for the use? 10

- C. Where are off-street loading facilities located? Concrete loading pad located in the middle of the northeast side of the property

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

Cars, normal business hours, mostly week days

Parts, before noon

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

Cars, twice per week

Parts, daily

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?

N/A

**AUTOMOBILE ORIENTED USES SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of an automobile oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: \_\_\_\_\_

2. What types of repairs do you propose to perform?

Minor repairs in conjunction with service of vehicles  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How many of each of the following will be provided?

- 23 hydraulic lifts or racks
- 0 service pits
- 23 service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

Inventory	130
Customer	20
Employee	60
Repair	150

5. Will a loudspeaker or intercom system be used outside of the building?  Yes.  No.

*Please note all repair work must occur within an enclosed building.*

RICH GREENBERG ROSENTHAL & COSTLE, LLP

ATTORNEYS & COUNSELLORS AT LAW

1317 KING STREET

ALEXANDRIA, VIRGINIA 22314-2928

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SUITE 201  
FAIRFAX, VA 22030  
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EDWARD S. ROSENTHAL\*  
LONNIE C. RICH\*\*  
CARY S. GREENBERG  
CAROLINE E. COSTLE\*  
ANNIE KIM

\* ALSO MEMBER OF THE  
DISTRICT OF COLUMBIA BAR

\* ALSO MEMBER OF THE  
TENNESSEE BAR

December 3, 2002

**By Facsimile only to 703-838-6393**

Ms. Eileen Fogerty, Director  
Department of Planning and Zoning  
Room 2100  
City Hall  
301 King Street  
Alexandria, Virginia 22314

Re: Mercedes-Benz of Alexandria, DSUP 2002-0036  
Landscaping and Staff Report

Dear Ms. Fogerty:

I apologize that this letter is getting to you the day of the Planning Commission meeting. We do appreciate staff's efforts to complete their review for the December docket. However, there are several matters and concerns that I would like to call to your attention; and we would like to have an opportunity to work further with you and your staff to address these issues.

If we have a chance to talk before this item comes up on the docket tonight, that would be great. If not (and I know there are other more difficult items on the docket), then I prefer not to try and revise conditions by a committee during the public hearing. At tonight's meeting, I will simply indicate our provisional acceptance of the conditions and our plan to talk further with staff before the Council meeting.

First, regarding condition #38, the openings for the garage doors have already been built; and the doors themselves have been ordered. I believe this was all done in accord with the drawings submitted in connection with Phase II. If we have misunderstood the import of this condition, then we can check into whether and to what extent we can make modifications without inordinate expense. I can assure you that, within reason, Mercedes wants a first-class look for its building.

Second, regarding storm water management, our engineer is reviewing the new conditions. At this point, I do not know if there are any matters we need to bring to your attention.

25

Third, conditions #51 and #57 appear to duplicate #25 and #35 respectively.

Fourth, regarding the sprinkler system required by condition #56, we assume this refers to a building system, not to a landscape watering system. If a building system, it is our understanding that by making the walls of certain specified materials, a sprinkler system is not required. I believe that our architect worked this out with staff in earlier discussions.

Finally, there is the old subject of landscaping. My client is and has been willing to put in trees to help the street scape and add to the crown coverage. With the new trees being added, the crown coverage will be more than doubled, even though still short of what may be optimally desired. However, we ask you to reconsider the placement of six (6) trees.

1. The two trees nearest the sign in the front of the building, as they grow, will block the sign from view by traffic in both directions. We would like to remove one of those trees and place it elsewhere on the street or the property and move the other tree to directly in front of the sign; since the sign is perpendicular to Pickett, the sign could then be seen by traffic from both sides. It should be remembered that Mercedes has removed two large pylon signs and now only has one small monument sign out front.

2. Regarding the four trees in the islands in front of the auxiliary building for previously-owned vehicles, we would like to move those islands to the property line with Nissan. That should be equally effective at breaking up the combined parking lots of Nissan and Mercedes. Also, it is my understanding that the number of spaces between the Mercedes building and the property line are not sufficient to require tree islands in the middle of the Mercedes lot. Our concerns relate to the number of lost parking spaces and the blocking of the view of the auxiliary building.

3. Regarding condition #41, we have questions about which trees are being shifted on the landscape plan. Because there has already been considerable planting, we understand that this condition only applies if the referenced trees have not already been planted.

We look forward to working with you to resolve each of these matters.

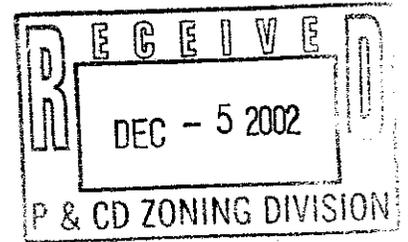
Sincerely,



Lonnie C. Rich

c: Ralph Mastantuono, American Service Center

**THE TRADE CENTER  
830 Herbert Springs Road  
Alexandria, Virginia 22307-0470**



**Alexandria Planning Commission  
City Hall  
301 King Street  
Alexandria, Virginia 22314**

**November 26<sup>th</sup>, 2002**

**To whom it may concern:**

**As general partner for the Trade Center located in the 300 block of South Pickett Street , I want to indicate support for the project before you on December 3<sup>rd</sup> .  
The project is an expansion and renovation of space in the 200 block of South Pickett Street.**

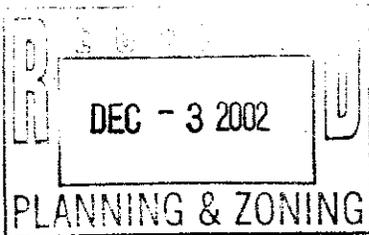
**The addition will be good for Alexandria's tax base and make South Pickett Street a little more upscale.**

**Thank You.**

**Sincerely,**

A handwritten signature in cursive script, appearing to read "J. Guiffre".

**Joseph M. Guiffre, Partner**



Sent to CC, P12 #53  
#11. DSUP 2002-0036  
MERCEDES-BENZ  
12/14/02 PH

**THE TRADE CENTER**  
830 Herbert Springs Road  
Alexandria, Virginia 22307-0470

EI  
BI  
K  
G

**Mayor & Members of City Council**  
City Hall  
301 King Street  
Alexandria, Virginia 22314

November 26<sup>th</sup>, 2002

**Mr. Mayor & Members of Council:**

As general partner for the Trade Center located in the 300 block of South Pickett Street, I want to indicate support for the project before you on December 14<sup>th</sup> 2002

The project is an expansion and renovation of space in the 200 block of South Pickett Street.

The addition will be good for Alexandria's tax base and make South Pickett Street a little more "upscale".

Thank You.

Sincerely,

**Joseph M. Guiffre, Partner**

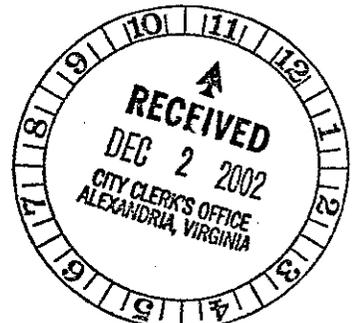


EXHIBIT NO. 2

7  
12-14-02

**RICH GREENBERG ROSENTHAL & COSTLE, LLP**

ATTORNEYS & COUNSELLORS AT LAW

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December 11, 2002

**By Facsimile only to 703-838-6393**

Ms. Eileen Fogerty, Director  
Department of Planning and Zoning  
Room 2100  
City Hall  
301 King Street  
Alexandria, Virginia 22314

Re: Mercedes-Benz of Alexandria, DSUP 2002-0036

Dear Ms. Fogerty:

Most of the outstanding issues regarding this application were resolved by the time of the Planning Commission hearing last week. This letter is to indicate what I believe is or will be acceptable to staff on the last two issues:

First, regarding the sprinkler system required by condition #56, we would like the condition to be subject to the following: "to the extent required by Code." It will be some time before staff in Code Enforcement or we can definitely determine what is required by Code. It may be that a sprinkler will be required in a part of the building, and not in other parts, depending in part on the construction materials in the walls. To the extent such system is required by Code, we want to comply; we do not want to be tied down by staff preference for a sprinkler system, if it not required by Code. If staff agrees that this is what this condition (as written) means, then there is no need to amend the condition.

Second, regarding landscaping, we understand that the following is acceptable to staff:

1. As to the two trees nearest the sign in the front of the building, we will be permitted move one of those trees to directly in front of the sign and replace the other tree with two "thin" trees behind the sign.

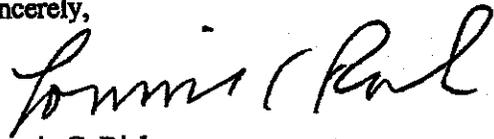
2. Regarding the four trees in the islands in front of the auxiliary building for

previously-owned vehicles, we will be permitted to move those islands to the end of the row to the property line with Nissan. We will add two trees to one island – in the back, near the building on the same row, as staff has requested.

I would appreciate a short note confirming that the above accurately states what is acceptable to staff. If so, there should be nothing to require taking this matter off of the consent calendar on Saturday. If we need to discuss further, let me know.

Thank you again for your cooperation.

Sincerely,



Lonnie C. Rich

c: Ralph Mastantuono, American Service Center

12/14/02 PH

**THE TRADE CENTER**  
830 Herbert Springs Road  
Alexandria, Virginia 22307-0470

7  
12-14-02

Mayor & Members of City Council  
City Hall  
301 King Street  
Alexandria, Virginia 22314

November 26<sup>th</sup>, 2002

Mr. Mayor & Members of Council:

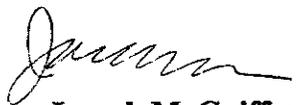
As general partner for the Trade Center located in the 300 block of South Pickett Street, I want to indicate support for the project before you on December 14<sup>th</sup> 2002

The project is an expansion and renovation of space in the 200 block of South Pickett Street.

The addition will be good for Alexandria's tax base and make South Pickett Street a little more "upscale".

Thank You.

Sincerely,



Joseph M. Guiffre, Partner



APPLICATION for  
 DEVELOPMENT SPECIAL USE PERMIT WITH **SITE PLAN**  
 DSUP # 2002-0036

**P & CD ZONING DIVISION**

PROJECT NAME: Mercedes-Benz of Alexandria  
 PROPERTY LOCATION: 200 South Pickett Street, Alexandria, VA 22304  
 TAX MAP REFERENCE: 058.00-03-04 ZONE: CG  
 APPLICANT Name: American Service Center Associates of Alexandria, LLC  
 Address: 200 South Pickett Street, Alexandria, VA 22304  
 PROPERTY OWNER Name: ASC-Alexandria Real Estate, LLC  
 Address: 200 South Pickett Street, Alexandria, VA 22304

MERCEDES-BENZ

SUMMARY OF PROPOSAL: Showroom/Office Renovation and Addition (Phase III)

MODIFICATIONS REQUESTED: N/A

SUP's REQUESTED: Amendment

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance 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 notice 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 his knowledge and belief.

Lonnie C. Rich  
 Print Name of Applicant or Agent

*Lonnie C. Rich*  
 Signature

1317 King Street  
 Mailing/Street Address

703/836-7441  
 Telephone #

Alexandria, VA 22314  
 City and State Zip Code

**RECEIVED**  
 703/836-0265  
 Fax #  
 OCT - 4 2002  
 Date  
**PLANNING & ZONING**

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**  
 Application Received: 10-4-2002  
 Fee Paid & Date: \$ 500.00  
 Received Plans for Completeness: \_\_\_\_\_  
 Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 12/3/2002 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 12/14/02PH--CC approved the Planning Commission recommendation.