

EXHIBIT NO. 1

7
11-15-03

Docket Item #9
DEVELOPMENT SPECIAL USE PERMIT #2003-0027
CAMERON RUN REGIONAL PARK

Planning Commission Meeting
November 6, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan, to install and operate a group picnic shelter at Cameron Run Regional Park

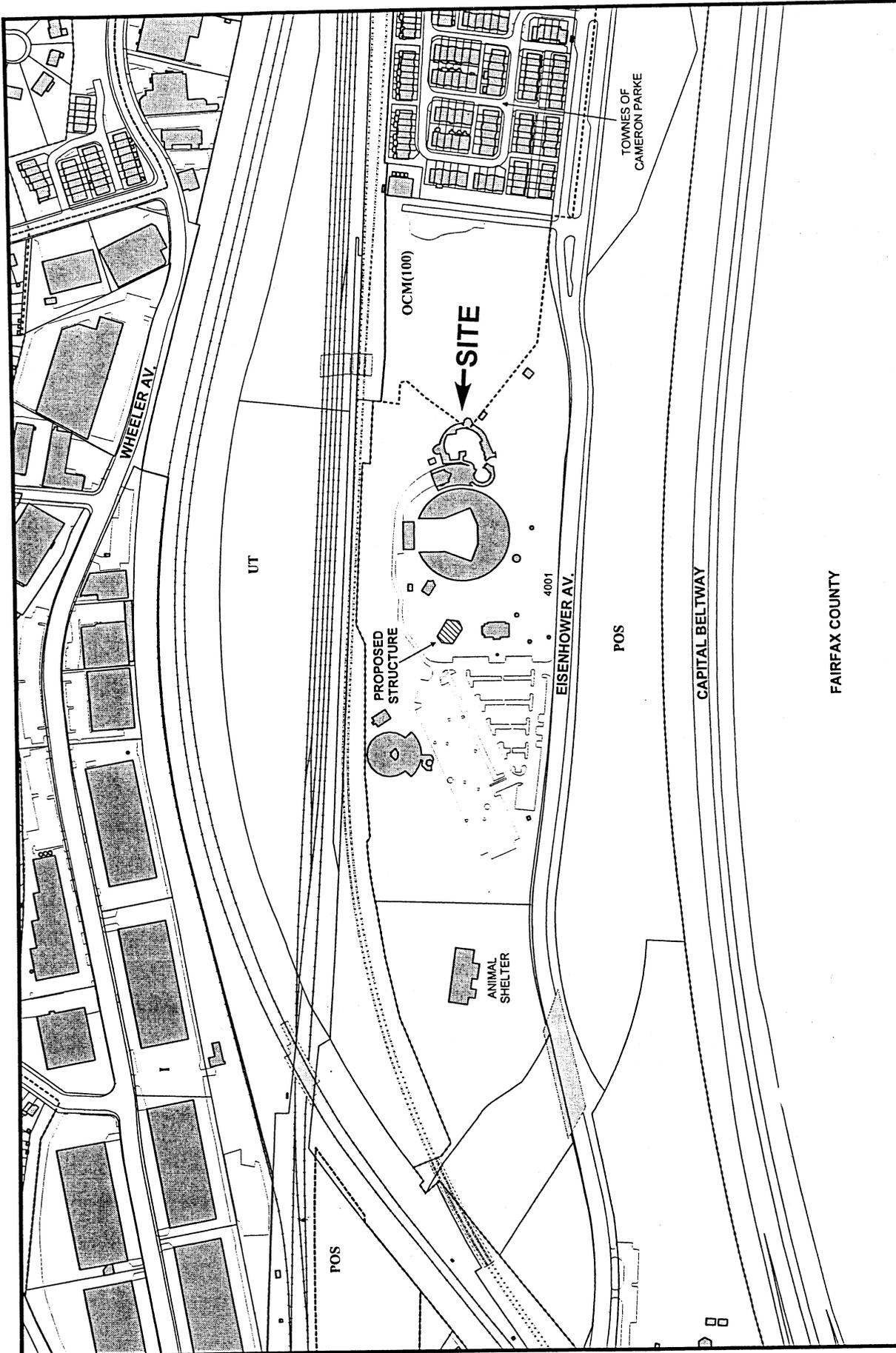
APPLICANT: Northern Virginia Regional Park Authority

LOCATION: 4001 Eisenhower Avenue

ZONE: POS/Public Open Space and Community Recreation

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



11/06/03

DSUP #2003-0027



SUMMARY:

Staff is recommending approval of the development special use permit, with site plan, requested by the Northern Virginia Regional Park Authority to construct and operate a group picnic shelter within the Cameron Run Regional Park at 4001 Eisenhower Avenue. The 3,300 sq.ft. picnic shelter and connecting pathways will be located between the existing wave pool and parking lot. The 30 ft. height of the picnic shelter requires approval of a special use permit and due to the overall size of the structure a site plan is required. The proposed improvement is part of physical enhancements for the park, that such as the \$400,000 refurbishing of the water park, which was completed in August of 2003.

The picnic shelter will accommodate approximately 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter, which is a "tent-like" structure as depicted below will be disassembled between October and March. The hours of the shelter will be consistent with current hours of the park. The shelter will be available to all pool patrons during normal pool hours when it is not reserved for group use.

Staff supports the proposed development special use permit for the 30 ft. height of the picnic shelter because the structure is setback 270 ft. from Eisenhower Avenue and the existing trees, which will all remain and will screen a significant portion of the proposed shelter. The uses that surround the site are primarily nonresidential, including railroad and metro lines to the north; Lake Cook to the east; and the Vola Lawson Animal Shelter to the west. The proposed use will not have a negative impact on any nearby residential areas. The park has a considerable amount of parking (405 spaces), which are sufficient to accommodate the proposed shelter. According to the park authority the intent of the shelter is to accommodate current patrons of the park and water park, rather attracting a significant portion of additional patrons for use of the shelter.

Staff recommends **approval** of the proposed development special use permit, contingent upon the recommendations as outlined within this report.

STAFF RECOMMENDATION:

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

1. The proposed relocated fence between the shelter and the parking lot shall be a decorative material to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The hours for shelter use shall be consistent with the hours of operation for Cameron Run Regional Park. (P&Z)
3. The use of the shelter will shall be between March 15th and October 31st. (P&Z)
4. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete incorporating the required information; the sign shall notify the public of the nature of the project and shall provide a phone number for public questions regarding the project. (P&Z)
5. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
6. Show existing and proposed 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. (T&ES)
7. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater 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)
8. Show all existing and proposed easements, both public and private. (T&ES)
9. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
10. Delineate the existing 100-year water surface elevation of Lake Cook. (T&ES)
11. Revise the Environmental Site Assessment to address the presence of the Resource Protection Area (RPA) on the site. (T&ES)

DSUP #2003-0027
CAMERON RUN REGIONAL PARK

12. Revise the RPA buffer location. The RPA buffer is measured as 100 feet from the top of bank of adjacent Tributary Stream.(T&ES)
13. Based on the location of the proposed improvements in relation to the RPA, the applicant is required to prepare a Water Quality Impact Assessment in accordance with Article XIII of the City's Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The WQIA would support an RPA exception. The RPA exception process of reviewing and approving the WQIA must be completed prior to submitting the final site plans. Therefore, final plan approvals could be delayed due to the encroachment into the RPA. It is noted that while this property and associated RPA buffer encroachments existed prior to adoption of Article XIII, the ordinance does not provide for these properties to build additional encroachments into the RPA.(T&ES)
14. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing stormwater management facility adjacent to the project was not adversely affected by the construction and that it is functioning as designed.(T&ES)
15. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws.(T&ES)
16. The assembly and disassembly of the proposed structure seasonally will require an annual building permit for the of the proposed tent. (Code)
17. Trees are not to be planted under or near light poles. (Police)
18. No shrubs higher than 3 feet to be planted within 6 feet of walkways. (Police)
19. All archaeological work will be carried out in accordance with the *City of Alexandria Archeological Standards* and is subject to the approval of the City Archaeologist. (Police)

20. If determined to be appropriate by the City Archaeologist, one or more historic markers will be erected on this property, according to specifications provided by Alexandria Archaeology. The markers will highlight the historical and archaeological significance of the property. The wording on the markers will be approved by Alexandria Archaeology. (Police)
21. Adjust and pull out temporary fence location and tree protection farther away from the existing trees to be saved. (RP&CA)
22. Add note to tree protection stating that the City Arborist must review and approve all tree preservation fencing at the time of construction and may make minor adjustments to ensure adequate protection of the trees. (RP&CA)

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

1. Proposed height of tent mast of 30 feet.

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:

Cameron Run Regional Park occupies an approximately 15 acre site at 4001 Eisenhower Avenue. The City owns the property and leases it to the Northern Virginia Regional Park Authority, which operates the park. The site is one lot of record with approximately 1000 ft. of frontage on Eisenhower Avenue and a depth of approximately 650 ft. The park consists of three water slides, a wave pool, miniature golf course, batting cages and picnic areas. The water park is entirely fenced. The surface parking lot has spaces for 405 cars. The park is bordered by Eisenhower Avenue by railroad and the Metro rail lines on the north, and to the east by Lake Cook. East of Lake Cook along Eisenhower Avenue is the residential development, The Townes at Cameron Run Park. To the west along Eisenhower Avenue is the Vola Lawson Animal Shelter.

The applicant, the Northern Virginia Regional Park Authority is requesting approval to install and operate a picnic shelter within the Cameron Run Regional Park at 4001 Eisenhower Avenue. The proposed shelter would be located between the existing wave pool and park parking lot.

The picnic shelter will accommodate approximately 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter, which is a "tent-like" structure will be disassembled between October and March. The hours of the park from March 15 until Memorial Day Weekend are 9:00 a.m. to 7:00 p.m. daily; from Memorial Day Weekend to Labor Day Weekend are 9:00 a.m. to 9:00 p.m. daily; and from Labor Day Weekend until October 31 are 9:00 a.m. to 7:00 p.m. daily. The hours of the shelter will be consistent with current hours of the park. The shelter will be available to all pool patrons during normal pool hours when it is not reserved for group use. A temporary fence will separate the proposed shelter from the pool area on days and times when the pool is normally closed. No existing trees will be removed with this proposal and the existing chain link fence along the sidewalk between the parking lot and the shelter will be replaced. Staff is recommending a more decorative fence as a condition of approval. The height of the top of the tent is 30 feet.

ZONING:

The subject property is located in the POS/Public Open Space zone. According to section 6-105(A) of the zoning ordinance states that:

"Public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions, providing functions and facilities such as gymnasiums, meeting rooms, game rooms, arts and crafts centers, and dining and dancing facilities may be allowed in the POS zone pursuant to a special use permit."

Per Sec. 6-106 (A) of the Zoning Ordinance, the maximum height of a building or structure in the POS zone is 15, provided that with a special use permit the height may be increased to an amount not to exceed 30 feet. The proposed group shelter therefore requires a special use permit for the use and height of the structure.

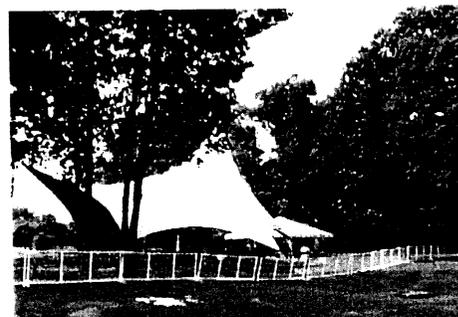
Cameron Run Regional Park -Picnic Structure		
Property Address:	4001 Eisenhower Avenue	
Total Site Area:	30.91 acres	
Zone:	POS	
Current Use:	Cameron Run Regional Park	
Proposed Use:	Cameron Run Regional Park, new group picnic shelter	
	<u>Permitted/Required</u>	<u>Proposed</u>
Yards	None required	
Height	15 ft./30ft. with SUP	30 ft.
Open Space	none	267,000 square feet/97%
Parking	Not regulated in POS	405 spaces

STAFF ANALYSIS:

Staff supports the proposed picnic shelter and believes that the use will enhance the facilities of an existing public park. The use and structure are clearly intended to be accessory uses that are permitted in the park. The shelter will not increase the patron capacity of the facility, but will provide an additional amenity for existing patrons.

Proposed Height:

The 30 ft. height of the proposed picnic structure requires approval of a special use permit. Staff supports the proposed special use permit for the 30 ft. height of the picnic shelter because the structure is setback 270 ft. from Eisenhower Avenue and the existing trees will screen much of the proposed shelter. While the height to the peak of the structure is 30 ft., the majority of the structure is consistent with structures that are typically found within parks.



Temporary 2000 s.f. Tent (Aug. 2003)

Parking:

Cameron Run Regional Park has a considerable amount of surface parking spaces (405 spaces), which are sufficient to accommodate the proposed shelter. According to the Park Authority, the intent of the shelter will accommodate current patrons of the park, rather than attracting a significant portion of additional patrons. Parking requirements for a park use are not specified in the Zoning Ordinance.

The capacity of the park is 2,000 and is proposed to remain the same. There are 30 seasonal employees and 3 full-time employees which will also remain the same. The 405 parking spaces at the park have adequately accommodated patrons and employees in the past. Given that many attendees to the park have children who do not drive and often arrive in large groups, staff estimates that the number of parking spaces will continue to adequately accommodate the number of patrons at the park. Staff surveys of the area at various times throughout the day and evening found that there was a considerable amount of available parking within the existing surface parking lot.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed development special use permit, with site plan, subject to the proposed conditions outlined in the staff report.

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Chief, Development;
Laura Durham, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Provide site lighting plan to meet minimum city standards.
- C-2 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.
- C-3 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control, which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-4 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-5 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Add as general note on plan.
- C-2 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction.
- C-4 A soils report must be submitted with the building permit application.

C-5 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. Add note to plans.

C-6 Cooking shall be prohibited under the tent. No open flames or cooking shall be permitted within 20 feet of the tent in accordance with the Virginia Statewide Fire Prevention Code.

Health Department:

No Comments.

Police Department:

F-1 No lighting plan submitted.

The following recommendation has not been included as the trees that would be impacted are an existing condition and would minimize the screening that is provided by the trees.

F-2 All trees to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.

Historic Alexandria (Archaeology):

F-1 This property is located adjacent to Holmes Run in a setting which has potential to yield evidence of Native American occupation.

C-1 Alexandria Archaeology will conduct a field investigation to determine if significant prehistoric archaeological resources are present. If a site is discovered, the applicant must hire an archaeological consultant to complete the necessary preservation actions.

C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

C-3 The General Notes of the Preliminary and Final Site Plans must include the statement in C-2 above. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

- C-4 If warranted by the City Archaeologist, the developer will produce a small booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.

Parks & Recreation (Arborist):

No comments.

Virginia American Water Company:

- F-1 There is an existing 12" water main runs along bike path. Contact VAWC for further information.

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APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2003-0027

PROJECT NAME: Cameron Run Regional Park Group Shelter

PROPERTY LOCATION: Cameron Run Regional Park, north side of Eisenhower Avenue, west side of Lake Cook

TAX MAP REFERENCE: 070.00-01-03 ZONE: POS

APPLICANT Name: Northern Virginia Regional Park Authority

Address: 5400 Ox Road, Fairfax Station, VA 22039

PROPERTY OWNER Name: City of Alexandria

Address: 301 King Street, P.O. Box 178, Alexandria, VA 22313-1500

SUMMARY OF PROPOSAL: Install and operate a group picnic shelter within the existing Great Waves Water Park at Cameron Run Regional Park.

MODIFICATIONS REQUESTED: Proposed group shelter (tent) is 3,310 square feet.

SUP's REQUESTED: Proposed height: 30 feet to top of tent mast.

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.

Todd E. Hafner
Director of Planning and Development, NVRPA
Print Name of Applicant or Agent

Todd E. Hafner
Signature

5400 Ox Road
Mailing/Street Address

703-352-5900 703-273-0905
Telephone # Fax #

Fairfax Station, VA 22039
City and State Zip Code

7/29/03
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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.

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 Northern Virginia Regional Park Authority is proposing to install and operate a group picnic shelter within the existing Great Waves Water Park at Cameron Run Regional Park.

The proposed use would be located between the existing wave pool and park parking lot. The improvements include a 3,310 square foot white tent on a concrete pad with connecting pathways. The height to the top of the tent mast is 30 feet. The shelter will accommodate 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter will be available to all pool patrons during normal pool hours from Memorial Day to Labor Day weekends when it is not reserved for group use. A temporary fence will separate the group picnic shelter from the pool area on days and times when the pool is normally closed. Groups who request catered events, special entertainment arrangements, and live or amplified music, will be required to obtain a permit from the park manager.

The water park hours, patron capacity (2,000), number of employees (30 seasonal, 3 full-time), and noise level will remain the same. The existing, on-site parking lot, which contains 405 spaces, will be adequate for the existing and proposed uses.

Development Special Use Permit with Site Plan (DSUP) # 2003-0027

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

Group shelter will accomodate 200 patrons. Existing water park capacity
of 2,000 will remain the same.

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

Current staff of 30 seasonal employees and 3 full-time employees will
remain the same.

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

Day	Hours	Day	Hours
<u>March 15 until Memorial Day Weendend: 9:00 a.m. to 7:00 p.m. daily.</u>			
<u>Memorial Day Weekend to Labor Day Weekend: 9:00 a.m. to 9:00 p.m. daily.</u>			
<u>Labor Day Weekend to October 31: 9:00 a.m. to 7:00 p.m. daily.</u>			

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

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

Live or amplified music will be allowed subject to a park permit and
the requirements of the City noise ordinance.

- B. How will the noise from patrons be controlled?

Proposed use is 260 feet from Eisenhower Avenue and 1,245 feet from the
adjacent residential property to the east. Park staff will enforce park
rules and the requirements of the City's noise ordinance.

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

The only odors would be from the preparation of food. Food preparation
would be controlled by park permit and the health department.

Development Special Use Permit with Site Plan (DSUP) # 2003-0027

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

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

Disposable eating utensiles, plates, and cups; food waste.

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

Approximately 20 trash bags daily..

C. How often will trash be collected?

Twice daily.

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

The proposed shelter would be fenced and park staff will monitor and collect trash.

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:

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:

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

On-site park staff and paid off-duty police officers will enforce park rules and ensure safety.

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.

Sale would be allowed only during hours when the pool is closed (spring and fall). Alcohol sales requires NVRPA Board approval and an ABC Banquet License, as well as a permit from the park manager.

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?

Park use is not listed in Section 8-200(A). The existing 405 parking spaces are adequate for the existing and proposed uses.

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

<u>363</u>	Standard spaces
<u>38</u>	Compact spaces
<u>4</u>	Handicapped accessible spaces.
<u> </u>	Other.

Development Special Use Permit with Site Plan (DSUP) # 2003-0027

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 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? None.

B. How many loading spaces are available for the use? Park service road provides spaces.

C. Where are off-street loading facilities located? The existing park service road and the proposed 10-foot wide access to the north side of the shelter will provide off-site loading facilities. The service road is within the park and is used exclusively by the park.

D. During what hours of the day do you expect loading/unloading operations to occur?
9:00 a.m. to 9:00 p.m.

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

The existing 36-foot wide entrance with 25-foot radii is adequate.

formal submission:

- Parking Requirements showing existing versus what is required by the zoning ordinance. See section 8-200(A.14) for outdoor amusement enterprises.
- Calculation of impervious surface and related BMPs
- Description of programmatic uses
- Detailed landscape plan, including all trees to be saved and all paved pathways in relation to current and proposed landscape.
- Zoning tabulation showing all requirements in the POS zone, including FAR, setback requirements, parking and open space.

Please see section 11-406 of the zoning ordinance for general preliminary site plan requirements. Under separate cover, please find the DSUP application process and associated fee schedule.

Cameron Run Regional Park

Proposal for Group Shelter at 4001 Eisenhower Avenue

The Northern Virginia Regional Park Authority is proposing to install and operate a group picnic shelter within the existing Great Waves Water Park at Cameron Run Regional Park.

The proposed use would be located between the existing wave pool and park parking lot. The improvements include a 3,300 square foot white tent on a 5,500 square foot concrete pad with connecting paved pathways. The height of the top of the tent mast is 30 feet. The shelter will accommodate 200 patrons and will be available for group reservations between March 15th and October 31st. The shelter will be available to all pool patrons during normal pool hours from Memorial Day to Labor Day weekends when it is not reserved for group use. A temporary fence will separate the group picnic shelter from the pool area on days and times when the pool is normally closed. Groups who have catered events, special entertainment arrangements and live amplified music will be required to obtain a permit from the park manager.

The water park hours, patron capacity (2,000), number of employees (30 seasonal, 3 full time), and noise level will remain the same. The existing on site parking lot, which contains 405 spaces will be adequate for the existing and proposed uses. Access to the park will be limited when the parking lot is full.

Special Notes:

- No existing trees will be removed.
- The tent will be removed in the winter.
- Existing chain link fence will be moved out to the parking lot and replaced with a more decorative fencing.

Requirements for Project Submission

Development and additions exceeding 3,000 square feet in gross floor area require the submission of a development site plan. In addition, the subject property is located in the POS/Public Open Space zone. According to section 6-105(A) of the zoning ordinance states that:

Public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions, providing functions and facilities such as gymnasiums, meeting rooms, game rooms, arts and crafts centers, and dining and dancing facilities may be allowed in the POS zone pursuant to a special use permit.

And according to section 6-106 (A) of the zoning ordinance, the maximum height of a building or structure in the POS zone is 15, provided that with a special use permit the height may be increased to an amount not to exceed 30 feet. The proposed group shelter therefore requires a special use permit for the use and height of the structure.

Based on the above description provided by the applicant, the city will require the following in a

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**APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2003-0027**

PROJECT NAME: Cameron Run Regional Park Group Shelter

PROPERTY LOCATION: Cameron Run Regional Park, north side of Eisenhower Avenue, west side of Lake Cook

TAX MAP REFERENCE: 070.00-01-03 **ZONE:** POS

APPLICANT Name: Northern Virginia Regional Park Authority

Address: 5400 Ox Road, Fairfax Station, VA 22039

PROPERTY OWNER Name: City of Alexandria

Address: 301 King Street, P.O. Box 178, Alexandria, VA 22313-1500

SUMMARY OF PROPOSAL: Install and operate a group picnic shelter within the existing Great Waves Water Park at Cameron Run Regional Park.

MODIFICATIONS REQUESTED: Proposed group shelter (tent) is 3,310 square feet.

SUP's REQUESTED: Proposed height: 30 feet to top of tent mast.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with 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.

Todd E. Hafner
Director of Planning and Development, NVRPA
Print Name of Applicant or Agent

Todd E. Hafner
Signature

5400 Ox Road
Mailing/Street Address

703-352-5900 703-273-0905
Telephone # *Fax #*

Fairfax Station, VA 22039
City and State *Zip Code*

7/29/03
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: 11/06/03 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: Approved 6 to 0