

EXHIBIT NO. 1

6
10-15-05

Docket Item #2
SPECIAL USE PERMIT #2005-0066

Planning Commission Meeting
October 4, 2005

ISSUE: Consideration of a request for a special use permit amendment to expand an existing automobile sales use.

APPLICANT: Koons Select Pre-owned
by M. Catharine Puskar, attorney

LOCATION: 5800 Edsall Road

ZONE: CG/Commercial General

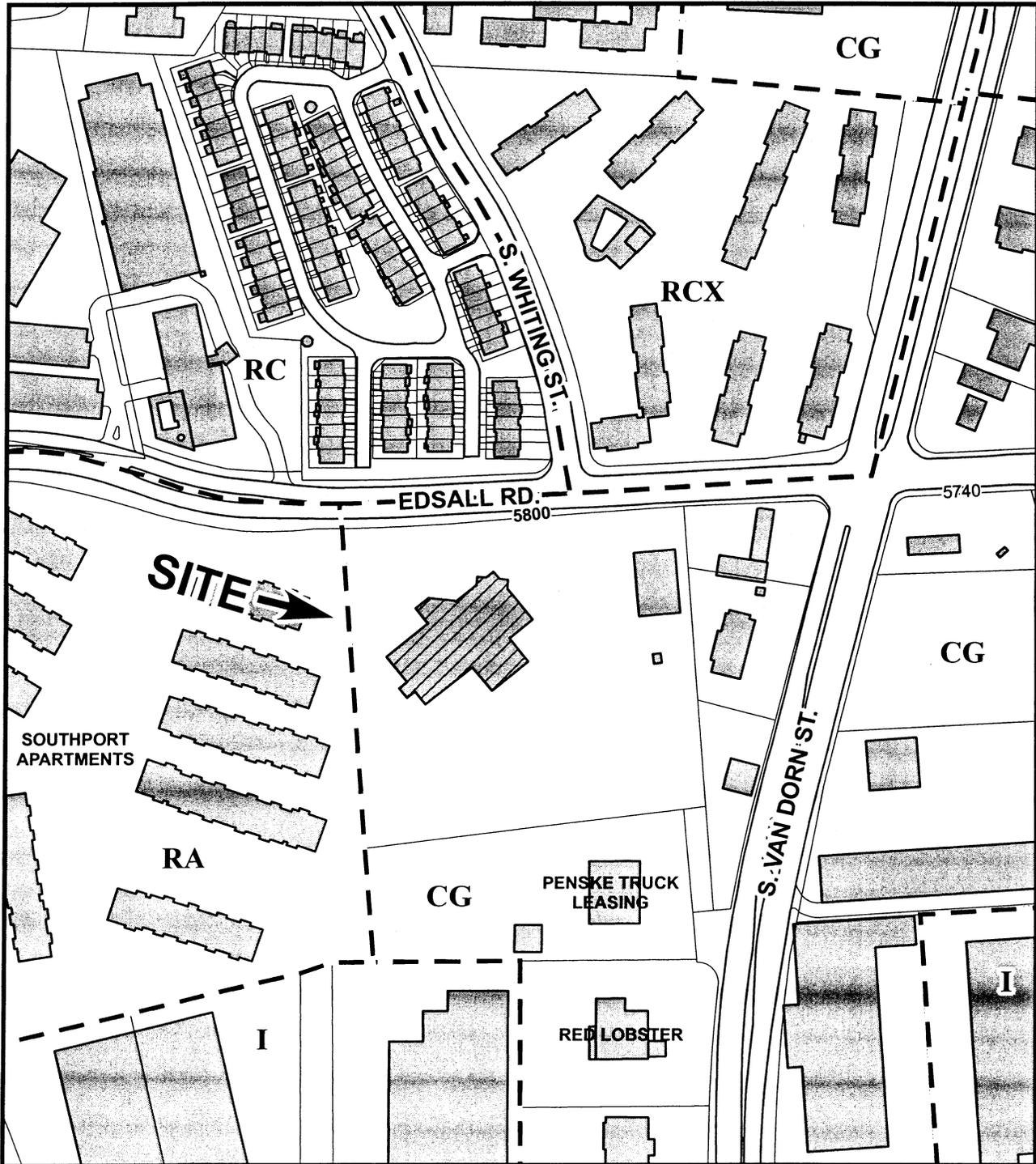
PLANNING COMMISSION ACTION, OCTOBER 4, 2005: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to recommend approval the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Ms. Fossum was absent.

Reason: The Planning Commission agreed with the staff analysis and the amendment to the applicant's name.

Speakers:

M. Catharine Puskar represented the application. Ms. Puskar revised the applicant's name from Koons Used Car Outlet as shown on the application to Koons Select Pre-Owned.

Anna Bell Fisher spoke in support of the application stating that Koons is a good neighbor and maintains the property well.



SUP #2005-0066

10/04/05



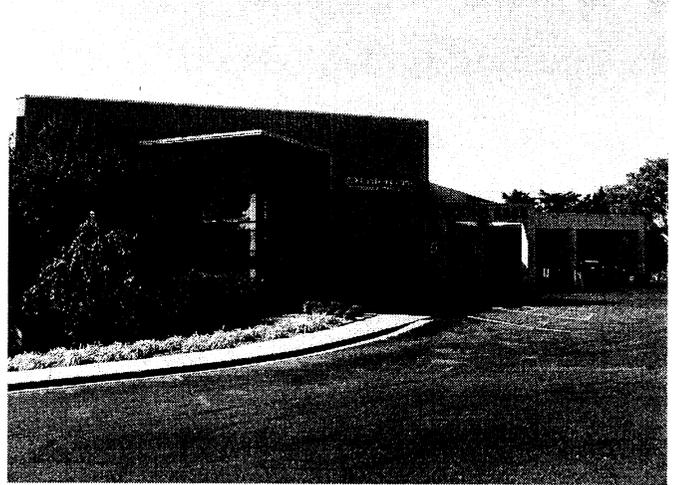
I. DISCUSSION

REQUEST

The applicant, Koons Used Car Outlet, represented by M. Catharine Puskar, requests special use permit approval for the expansion of an automobile sales business located at 5800 Edsall Road.

SITE DESCRIPTION

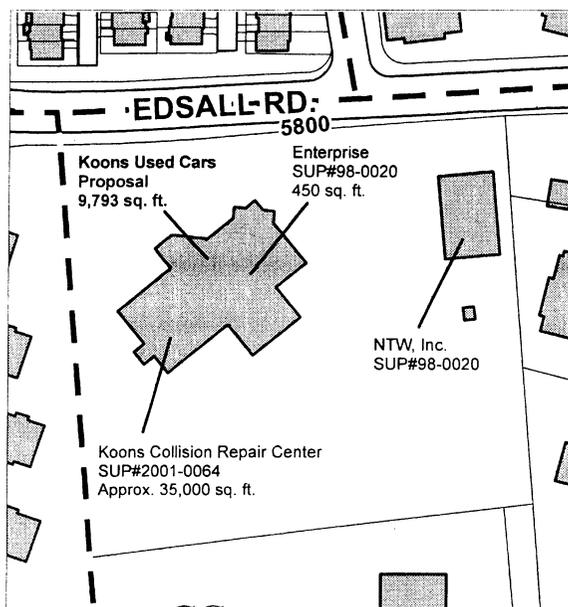
The subject property is one lot of record with 551 feet of frontage on Edsall Road and a total lot area of 6.4 acres. The site is developed with two buildings, one larger and one smaller building. Koons Collision Center and Enterprise Leasing Company currently occupy the larger building, and NTW, Inc., a light automobile repair facility, occupies the smaller building. Access to the property is from Edsall Road.



The surrounding area is occupied by a mix of residential and commercial uses. Across Edsall Road, to the north is a townhouse development. To the south is a truck leasing business. To the east is the smaller building occupied by National Tire and Battery and to the west are garden-style apartments.

BACKGROUND

On June 14, 2003, City Council granted Special Use Permit #2003-0034 to the applicant for the operation of an automobile sales business. However, the applicant did not commence operation of the business within eighteen months of approval or request an extension, making it necessary for the applicant to reapply for a special use permit.



In addition to the requested special use permit, there are two existing special use permits associated with the subject building. On December 12, 1998, Council granted Special Use Permit #98-0139 to Kline Collision Repair Center allowing the continuation of an automobile repair business as a noncomplying use. The center is now known as Koons Collision Repair Center. On September 15, 2001, City Council approved Special Use Permit #2001-0064 for the continued operation of the business. The applicant has indicated that any on-site vehicle repairs will take place at the Collision Center, and staff has included a condition reflecting this.

Additionally, on December 12, 1998, City Council granted Special Use Permit #98-0020 for Kline Infiniti to transfer its automobile sales and rental business to Enterprise Leasing Company. On September 18, 1999, City Council approved Special Use Permit #99-0063 for the continued operation of the automobile sales and rental business. Enterprise has discontinued the sales of vehicles, but continues to lease automobiles at this location.

PROPOSAL

This application is a request to conduct automobile sales. The applicant proposes to continue the automobile sales use formerly conducted by Enterprise and will occupy space that is currently vacant, but formerly occupied by Enterprise and Koons Collision Center. The sales operation will have forty-five cars on the premises. Enterprise will continue leasing automobiles at this location, but will occupy only 450 square feet of office space behind the Koons showroom. The specific aspects of the applicant's proposed operation are as follows:

- Hours: The applicant proposes to operate Monday through Friday from 9:00 a.m. to 9:00 p.m., Saturday from 9:00 a.m. to 8:00 p.m., and Sunday from noon to 6:00 p.m.
- Employees: The applicant proposes to have ten employees on site daily.
- Noise: Noise levels will be consistent with the existing operations on site.
- Trash/Litter: General trash will be consistent with an office use. The Collision Center will handle all vehicular trash and ensure its proper disposal. On-site employees will monitor the site for trash and debris.

PARKING

There are two separate parking requirements for this use. The showroom is considered to be a retail use, and according to Section 8-200(A)(16) of the Zoning Ordinance, a retail space of 7,500 square feet at this location requires 41 off-street parking spaces. According to Section 8-200 (A)(18) of the Zoning Ordinance, the 2,293 square feet of office space requires one parking space per 475 square feet or five spaces. The parking requirement for this use is 46 spaces. All of the uses on this property share parking and have a combined parking requirement of 144 spaces. The entire property has 434 parking spaces, which is more than adequate to meet the parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Commercial General/CG zone. Section 4-403 (D) of the Zoning Ordinance allows an automobile sales business in the CG zone only with a special use permit.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff has no objection to the sales of automobiles at this location. Prior to this special use permit request, Enterprise Leasing Company sold used vehicles at this location, and the proposed use does not represent a significant change in use from the former operation. Additionally, there are several other automobile related uses at this location.

Landscaping and its maintenance has been an issue for this property in the past, but the site is currently well landscaped and maintained. To ensure the current level of maintenance, staff has included a condition regarding maintenance of landscaping.

In reviewing the application, staff did examine the free-standing signs on the property. Typically, in a case such as this, staff would recommend that the applicant construct a monument sign; however, Koons Collision Center was granted a special use permit in 2000 (SUP#2000-0112) for a third pylon sign. At that time, staff felt that the sign was appropriate for the location and that there was sufficient landscaping to mitigate for the visual impact of the additional sign as well as the existing free-standing signs.

Staff had some concern about the unloading and loading of cars on the site, because the subject business is located within close proximity to residential properties. Staff has recommended a condition limiting loading and unloading activities to the rear of the building between 9:00 a.m. and 6:00 p.m., Monday through Saturday. The applicant has also indicated that they would limit unloading and loading of vehicles to these hours.

With the following conditions, including a one-year review of the special use permit, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. No auto repair or service shall be performed by the applicant. Automobile repair and service work may be provided by the on-site Koons Collision Repair Center. No automobile repair work shall be done outside. (T&ES)

3. No banners, streamers, flags, 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 Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
5. No vehicle parts, tires, or other materials shall be permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
6. No vehicles, including car carriers, shall be displayed, parked, or stored on a public right-of-way. (P&Z)
7. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
8. All landscaping shall be maintained to the satisfaction of the Director of Planning and Zoning. (P&Z)
9. No vehicle auctions shall be conducted on the premises. (P&Z)
10. Loading and unloading of vehicles, if any, shall take place on-site and only at the rear of the property and from Monday to Saturday between 9:00 a.m. and 6:00 p.m. (P&Z)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
12. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on residential uses to the satisfaction of the Director of Planning and Zoning. (P&Z)
13. The hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday, 9:00 a.m. to 8:00 p.m. on Saturday, and noon to 6:00 p.m. on Sunday. (P&Z)
14. 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)

15. 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 at 703-519-3400 ext. 166. (T&ES)
16. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
17. It is not clear from the SUP application if the applicant proposes to have car washing operations on site for the sales or service of cars. Car wash discharges resulting from a commercial operation shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
 - a. Car washes be done at an off site commercial car wash facility.
 - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
 - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
 - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official.(T&ES)
18. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
19. 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 and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)

21. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
22. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Katrina Newton, Urban Planner.

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 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.
- R-2 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 at 703-519-3400 ext. 166.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-5 It is not clear from the SUP application if applicant proposes to have car washing operations on site for the sales or services car. Car wash discharges resulting from a commercial operations shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
 - a. Car washes be done at an off site commercial car wash facility.
 - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
 - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
 - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official.

- R-6 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:

- C-1 A new Fire Prevention Permit will be required for the additional / new use.
- C-2 Subdivision of the current space, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-3 Prior to the application for new Certificate of Occupancy, the applicant shall apply for a building permit.. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-4 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).

Health Department:

- F-1 No Comments

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 It is recommended that the lighting level be a minimum of 2.0 foot candles minimum maintained for the parking lot and all common areas.

APPLICATION for SPECIAL USE PERMIT # 2005-0066

[must use black ink or type]

PROPERTY LOCATION: 5800 Edsall Road

TAX MAP REFERENCE: 57.00-05-01 ZONE: CG

APPLICANT Name: Koons Used Car Outlet

Address: 5800 Edsall Road, Alexandria, VA 22304

PROPERTY OWNER Name: James E. Koons

c/o Jim Koons Management Co.

Address: 2000 Chain Bridge Road, Vienna, VA 22180

PROPOSED USE: Special Use Permit to operate automobile sales use.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Koons Used Car Outlet

by: M. Catharine Puskar, Agent/Attorney

M Catharine Puskar
Signature

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley, Emrich & Terpak

2200 Clarendon Blvd., 13th Floor

Mailing/Street Address

703-528-4700
Telephone #

703-525-3197
Fax #

Arlington, VA
City and State

22201
Zip Code

April 29, 2005; Revised August 5, 2005
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

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 (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.

Koons Used Car Outlet is a wholly-owned subsidiary of Kline Collision

Repair Center, Inc., which is wholly owned by James E. Koons.

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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

Special Use Permit # 2005-001do

NARRATIVE DESCRIPTION

3. 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)

Koons Used Car Outlet is requesting approval to operate an automobile sales operation in the existing building located at 5800 Edsall Road. Koons proposes to occupy approximately 9,793 square feet within the existing building for the automobile sales operation. A portion of the proposed space (approximately 3,321 square feet) was previously occupied by Enterprise Leasing Company's used car sales, which ceased operation and vacated the space over a year ago. Enterprise has retained its automobile rental use in an approximately 450 square foot office within the building. The remainder of the building is occupied by Koons Collision Repair Center.

Given that Enterprise no longer operates an automobile sales operation on the Property, Koons would like to renew the use under its name. In addition to occupying the previous Enterprise space, Koons Used Car Outlet also proposes to occupy office/lobby space in the building, which used to be occupied by insurance adjustors preparing estimates for the Collision Repair Center and by Collision Repair Center management/administrative staff. The insurance adjustors are no longer located on-site and the Collision Repair Center management/administrative staff offices have been relocated to existing space within the Collision Repair Center on the lower level. The new square footage allocation for the proposed Used Car Outlet will be as follows:

Used Car Outlet showroom: 7,500 square feet
Used Car Outlet offices: 2,293 square feet

Koons anticipates 10 employees per day, an average of 10 customers per day, and will utilize approximately 93 parking spaces within the existing parking lot for customers, employees and for sale vehicles. There are 434 parking spaces on the property, which is more than adequate to meet the parking requirements for the three tenants in the building. Koons proposes to operate Monday through Friday from 9:00 a.m. – 9:00 p.m., Saturday from 9:00 a.m. – 8:00 p.m., and Sunday from noon – 6:00 p.m. Koons proposes that the car carriers load/unload vehicles at the rear of the site from 9:00 a.m. – 6:00 p.m. as necessary, but no more than three times per week at a maximum.

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Special Use Permit # 2005-0046

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

Average of 10 customers per day.

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

Ten employees per day.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday through Friday

9:00 a.m. - 9:00 p.m.

Saturday

9:00 a.m. - 8:00 p.m.

Sunday

12:00 noon - 6:00 p.m.

7. Please describe any potential noise emanating from the proposed use:

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

N/A

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B. How will the noise from patrons be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use:

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

Normal amount for office use

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

Normal amount for office use

C. How often will trash be collected?

Once a week

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

On-site staff will monitor the premises for trash and debris.

10. 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:

11. 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:

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

N/A

ALCOHOL SALES

13. 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

14. Please 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?

The existing 434 parking spaces on-site will be retained and shared by the three tenants in the building.

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

434 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

 Other.

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

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.

15. Please 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? Existing loading to be retained and used

B. How many loading spaces are available for the use? Existing loading to be retained and used

C. Where are off-street loading facilities located? In the rear of the building adjacent to the trash area.

D. During what hours of the day do you expect loading/unloading operations to occur?
Between 9:00 a.m. and 6:00 p.m.

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

Loading and unloading from car carriers will occur as necessary, but not to exceed three times per week.

16. 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.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

9,793 sq. ft. (existing) + 0 sq. ft. (addition if any) = 9,793 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

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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?

Any on-site vehicle repairs will take place at the existing Kline
Collision Repair Center. The proposed use does no repairs.

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

- 0 hydraulic lifts or racks
- 0 service pits
- 0 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)?

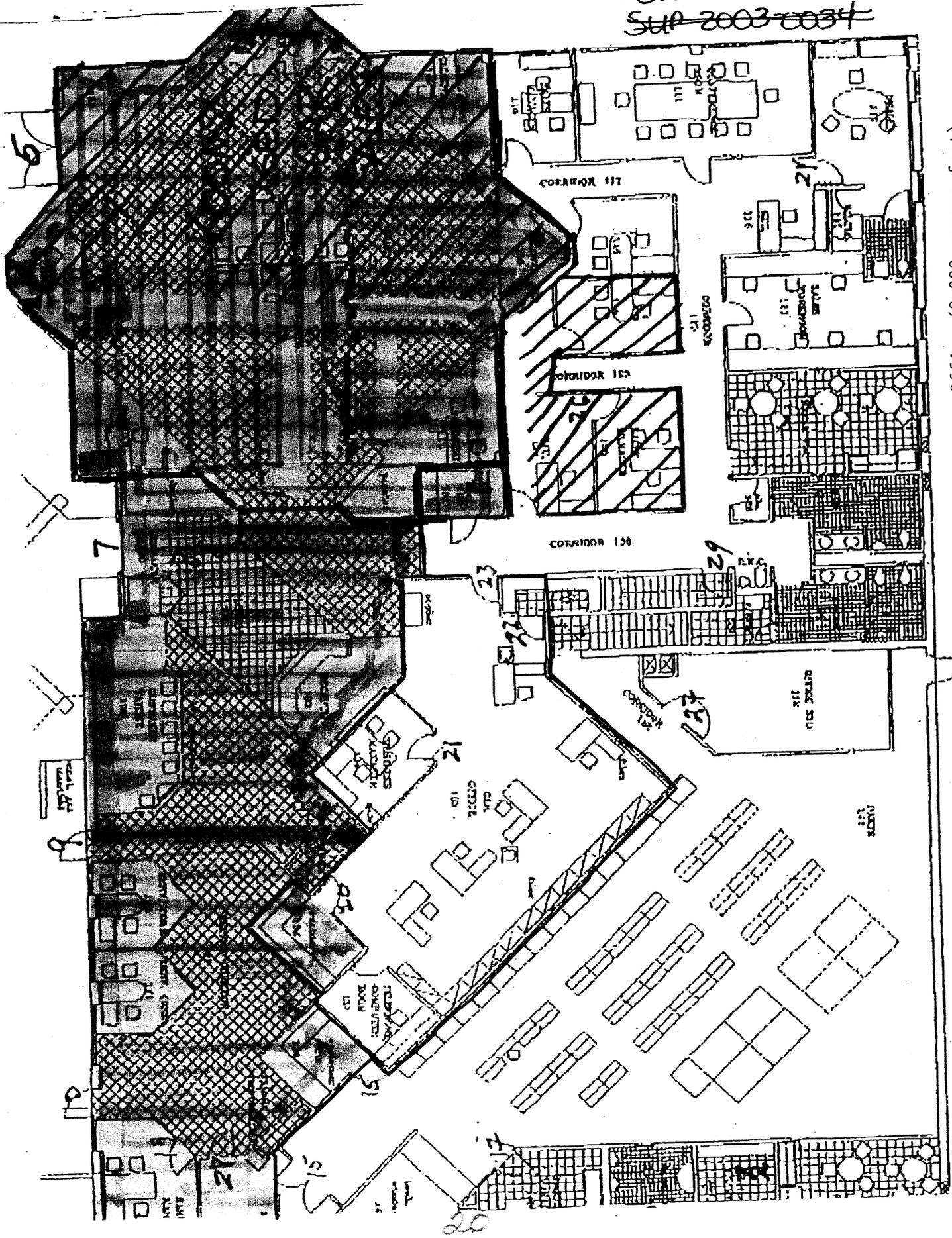
Employees: 10
Patrons: 3
Sales vehicles: 80

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.

REVISED

SUP2005-0006
~~SUP 2003-0034~~



Office (2,293 square feet)
Showroom (7,500 square feet)



"Puskar, M. Catharine"
<cpuskar@arl.thelandlawyer
s.com>

10/04/2005 03:31 PM

<Katrina.Newtson@alexandriava.gov>, "Eileen P. Fogarty"
To <Eileen.Fogarty@alexandriava.gov>,
<Jeffrey.Farner@alexandriava.gov>,

cc

bcc

Subject Docket item #2

Please accept this email as notification that the applicant name for SUP# 2005-0066 has been changed from "Koons Used Car Outlet" to "Koons Select Pre-owned." There are no other changes to the Application and the Applicant is in agreement with the proposed conditions.

Thank you. If you have any questions, please do not hesitate to contact me.

M. Catharine Puskar

M. Catharine Puskar
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201
(703) 528-4700

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6

APPLICATION for SPECIAL USE PERMIT # 2005-0066

[must use black ink or type]

PROPERTY LOCATION: 5800 Edsall Road

TAX MAP REFERENCE: 57.00-05-01 ZONE: CG

APPLICANT Name: Koons Used Car Outlet

Address: 5800 Edsall Road, Alexandria, VA 22304

PROPERTY OWNER Name: James E. Koons

c/o Jim Koons Management Co.
Address: 2000 Chain Bridge Road, Vienna, VA 22180

PROPOSED USE: Special Use Permit to operate automobile sales use.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Koons Used Car Outlet
by: M. Catharine Puskar, Agent/Attorney M Catharine Puskar
Print Name of Applicant or Agent *Signature*
Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Blvd., 13th Floor
703-528-4700 703-525-3197
Mailing/Street Address *Telephone #* *Fax #*

Arlington, VA 22201 April 29, 2005; Revised August 5, 2005
City and State *Zip Code* *Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

ACTION - PLANNING COMMISSION: recommended approval 10/04/05 6-0

ACTION - CITY COUNCIL: 10/15/05- CC approved the PC recommendation 7-0