



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2010-0022 **Project Name:** MERCEDES-BENZ OF ALEXANDRIA

PROPERTY LOCATION: 200 SOUTH PICKETT ST.

TAX MAP REFERENCE: 058.03-03-04 **ZONE:** CG

APPLICANT:

Name: AMERICAN SERVICE CENTER

Address: 585 NORTH GLEBE ROAD, ARLINGTON, VA 22203

PROPERTY OWNER:

Name: AMERICAN SERVICE CENTER, Alexandria Real Estate LLC

Address: 585 NORTH GLEBE ROAD, ARLINGTON, VA 22203

SUMMARY OF PROPOSAL 23,731 G.S.F. BUILDING ADDITION, TRANSPORTATION MANAGEMENT PLAN SUP.FOR COMMERCIAL PROJECT CONTAINING 66,860 SF.

MODIFICATIONS REQUESTED REDUCTION OF 1 ISLAND PER 10 PARKING SPACES TO ZERO ISLANDS PER 10 PARKING SPACES

SUPs REQUESTED _____

[] **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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/her knowledge and belief.

Ralph Mastantuono
Print Name of Applicant or Agent

200 S. Pickett St
Mailing/Street Address

Alexandria VA 22304
City and State Zip Code

[Signature]
Signature

703-284-2402 703-751-2861
Telephone # Fax #

Dopsut@MercedesAlexandria.com
Email address

1/06/2011
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	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: (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.

Ralph Mastantvond	8341 Rocky Springs Dr	Frederick MD 21707	20%
Alvin Brooks	16608 Sarcel AVE	Potomac MD 20854	16%
Lenore Zinn	5014 Warren St NW	Washington DC 20016	13%

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.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>Ralph Mastantuono</i>	<i>8341 Rocky Springs Dr Frederick MD 21762</i>	<i>20%</i>
2. <i>Alvin Brooks</i>	<i>10608 Sorrel Ave Potsdam MD 20854</i>	<i>16%</i>
3. <i>Lenore Zinn</i>	<i>5014 Warren St NW Washington DC 20016</i>	<i>13%</i>

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at *200 S. Pickett St Alexandria VA 22304* (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>Lenore Zinn</i>	<i>5014 Warren St NW Washington DC 20016</i>	<i>16.6%</i>
2. <i>Alvin Brooks</i>	<i>10608 Sorrel Ave Potsdam MD 20854</i>	<i>20%</i>
3. <i>Morton Zetlin</i>	<i>128 ORCHID CAY DR Palm Beach Gardens FL 33418</i>	<i>10.5%</i>

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>Ralph Mastantuono</i>	<i>NONE</i>	<i>NONE</i>
2. <i>ALVIN BROOKS</i>	<i>NONE</i>	<i>NONE</i>
3. <i>LENORE ZINN</i>	<i>NONE</i>	<i>NONE</i>

4. *MORTON ZETLIN*

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/6/2011
Date

Ralph Mastantuono
Printed Name


Signature

Alexandria City Council

William Euille, Mayor
Kerry Donely, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Stewart Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish, Chair
Oscar Fitzgerald, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

2. **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 6-9. (Attach additional sheets if necessary.)

MERCEDES-BENZ OF ALEXANDRIA IS A THRIVING COMMERCIAL AUTO-MOBILE SALES CENTER SEEKING TO EXPAND ITS SERVICE CAPABILITY TO MEET THE GROWING MARKET. THIS EXPANSION ALLOWS FOR A MORE PRESTIGIOUS STANDING BASED ON SITE SIZE, SALES, AND SERVICE CAPABILITY. IN THE SERVICE SECTION, THE ABILITY TO HIRE ADDITIONAL PERSONNEL IS AN ASSET AND BENEFIT TO THE CITY. THE APPLICANT IS ALSO REQUESTING FOR A MODIFICATION OF THE REQUIREMENT TO PROVIDE (1) ISLAND PER 10 VEHICLES TO ZERO ISLAND PER 10 VEHICLES. WE ARE PROVIDING OVER 10,000 S.F. OF ADDITIONAL PERVIOUS AREA TO THE SITE AND THE APPLICANT DESIRES TO ADD THE PLANTINGS TO THE PERIMETER FOR SCREENING. THIS CONCEPT ALLOWS FOR THE FLUID MOVEMENT OF VEHICLE THROUGHOUT THE INTERIOR LOT. THE APPLICANT IS ALSO REQUESTING THE INSTALLATION OF STORAGE RACKS AS SHOWN ON THE SITE PLAN. THESE STORAGE RACKS ALLOWED FOR THE ABILITY TO OBTAIN THE ADDITIONAL 10,000 + S.F. OF PERVIOUS AREA. "CONTINUES ON NEXT SHEET"

NARRATIVE CONTINUATION SHEET

THE BUILDING ADDITION WILL BE PROVIDED IN TWO FLOORS, 12,481 S.F. ON THE LOWER FLOOR AND 11,250 S.F. ON THE UPPER LEVEL. THE LOWER FLOOR WILL CONTAIN A BELT DRIVEN CAR WASH WITH HIGH SPEED DOORS TO MITIGATE THE NOISE PRODUCED BY THIS USAGE. A SPEED RAMP WILL ENABLE THE ACCESS TO THE UPPER LEVEL WHICH WILL CONSIST ONLY OF SERVICE BAY AREA.

THE APPLICANT IS RELOCATING THE EXISTING BMP FACILITY TO INCORPORATE ADDITIONAL AREA FOR TREATMENT CONSISTENT WITH ARTICLE XIII.

SUMMARY:

- THE BUILDING ADDITION ALLOWS FOR THE MAXIMUM CAPACITY OF EMPLOYEES BASED ON 2006 USBOC TO 346 PERSONNEL.
- 10,000 S.F. PLUS OF ADDITIONAL PERVIOUS AREA ADDED TO A ULTRA-URBAN COMMERICAL SITE.
- ADDITIONAL LANDSCAPE OF 47,500 S.F. INCORPORATED INTO THE SITE WITH A TOTAL OF 88,152 S.F. AT FULL CROWN COVERAGE WHICH REPRESENTS 38.30% OF THE 214,500 S.F. LOT AREA.
- TREATMENT OF 4.616 ACRES OF RUNOFF VERSUS 2.667 ACRES, AN ADDITIONAL 1.949 ACRES OF SURFACE AREA.
- DETENTION OF 8,643.63 CUBIC FEET OF UNDERGROUND STORAGE WHICH REPRESENTS 112.4% OF THE REQUIRED WATER QUALITY VOLUME REQUIREMENTS.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

No change in daily operation M-F 7:00^{am} 10:00^{pm}
SAT M- 7^{am} 10^{pm} SUN 9^{am} 7^{pm}

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

150 staff personnel: employees

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

Day	Hours	Day	Hours
<u>MONDAY</u>	<u>07:00AM</u>	_____	_____
<u>Through</u>	<u>.</u>	_____	_____
<u>SATURDAY</u>	<u>24:00 PM</u>	_____	_____
<u>SUNDAY</u>	<u>0:900^{am} 1900^{PM}</u>	_____	_____

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

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

CARWASH FACILITY - MITIGATED WITH HIGH SPEED DOORS
AND FACED PARALLEL TO PROPOSED ADDITION WHERE
RETAINING WALLS ARE LOCATED.

B. How will the noise from patrons be controlled?

MOST PATRONS VISIT THE LOT AND PROCEED TO THE SHOW-
ROOM. THE SHOWROOM IS A CLOSED FACILITY.

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

FOR TYPICAL AUTOMOTIVE USAGE, EXHAUST FUMES ARE
CREATED AND DISSIPATED THROUGH EXHAUST FAN INSIDE
THE SERVICE BAYS.

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

- A. What type of trash and garbage will be generated by the use?
no change operation - TYPICAL Automotive usage
- B. How much trash and garbage will be generated by the use?
Expect a minor increase due to added service area. Waste management is a private contract
- C. How often will trash be collected?
2 times a week by Waste Management
- D. How will you prevent littering on the property, streets and nearby properties?
trash and recyclables are stored in trash area surrounds by fencing.

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:
Lubricants and typical Automotive generators.

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:
All compounds are handled in accordance with state and local standards to include disposal.

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

Current OSHA STANDARDS AND IN-HOUSE SAFETY STANDARDS

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.

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?

169

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

<u>391</u>	Standard spaces
<u>60</u>	Compact spaces
<u>3</u>	Handicapped accessible spaces
<u>3</u>	Other (LOADING)

- 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? 3
- B. How many loading spaces are available for the use? 3
- C. Where are off-street loading facilities located?
IN REAR AS LOT #3 SHOWN ON THE SITE PLAN.
- D. During what hours of the day do you expect loading/unloading operations to occur?
7:00 AM - 8:00 PM PER DAY CAR CARRIERS
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
1 PER DAY

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

INGRESS/EGRESS IS ADEQUATE AND NO R.O.W. IMPROVEMENTS ARE EXPECTED IN THIS DEVELOPMENT