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2-23-02

Docket Item # 12  
SPECIAL USE PERMIT #2001-0131

Planning Commission Meeting  
February 5, 2002

**ISSUE:** Consideration of a request for a special use permit to operate an automobile rental business.

**APPLICANT:** Enterprise Rent-A-Car  
by Daniel Milwit

**LOCATION:** 4213 Duke Street

**ZONE:** CG/Commercial General

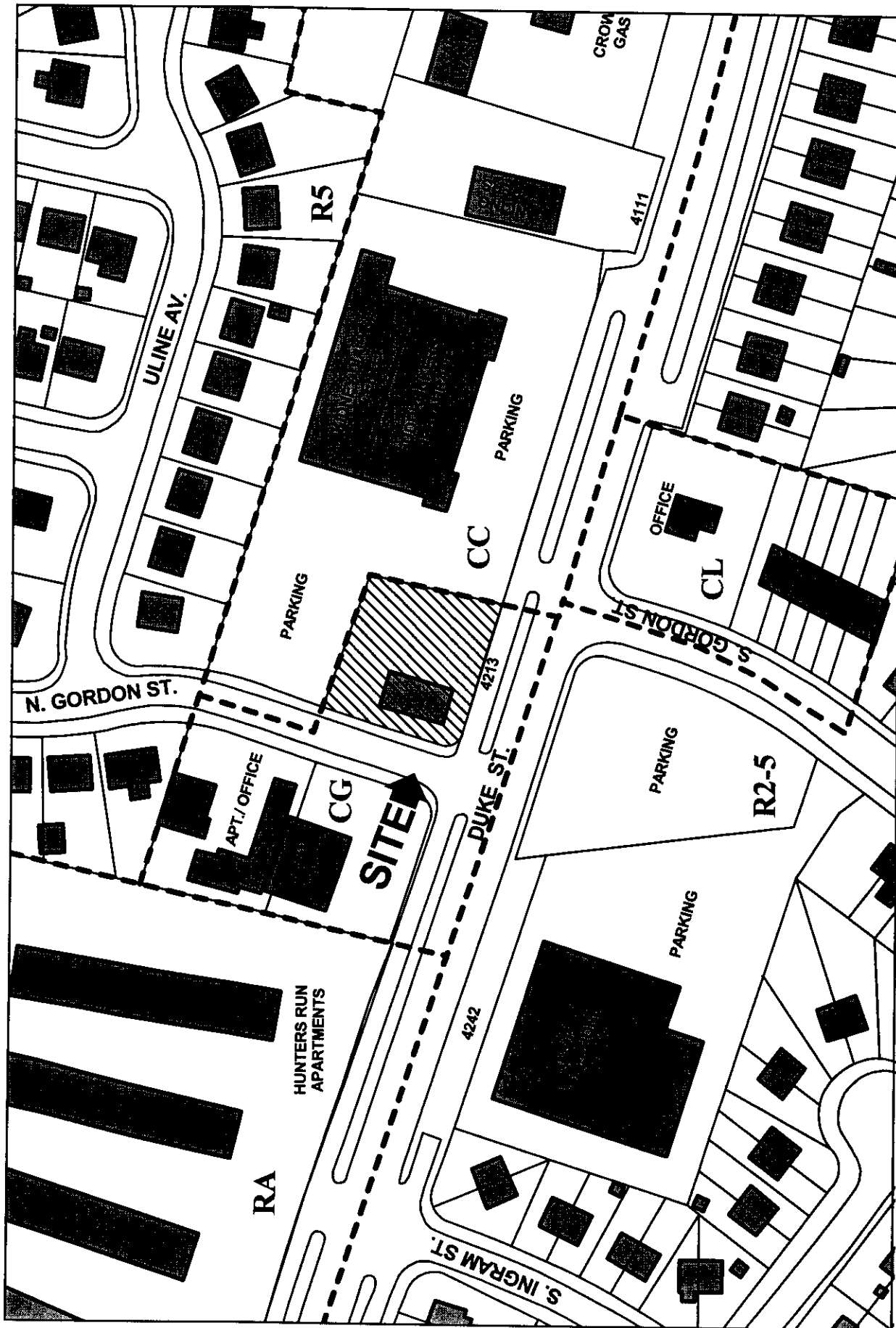
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**PLANNING COMMISSION ACTION, FEBRUARY 5, 2002:** On a motion by Mr. Leibach, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to delete Condition #9 and amend Conditions #16, #17 and #18. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis and the condition changes proposed by staff and the applicant.

**Speakers:**

John McGranahan, applicant's attorney, stated that the applicant was in agreement with staff's proposed changes to several conditions of the special use permit. He also asked to add language to Condition #16 to clarify that the condition only had to be met if it was required by city, state, and federal laws.



02/05/02

SUP #2001-0131



STAFF RECOMMENDATION:

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. Rental cars shall be stored on the property in a neat and orderly fashion at all times, with a hanging tag on the rear view mirror or other means of identifying rental vehicles. No stacking of parked rental cars is permitted. The number of rental cars parked on-site shall be limited to a maximum of fifteen. (P&Z)
3. No junked, abandoned, or stripped vehicles shall be parked or stored outside at any time. (P&Z)
4. No rental cars shall be displayed, parked, or stored on the public rights-of- way. (P&Z)
5. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
6. No automobile repair shall be done on the premises at any time. (P&Z)
7. 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) (T&ES)
8. 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. (P&Z)
9. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall construct a six foot fence along the rear property line to the satisfaction of the Director of Planning and Zoning. This condition may be relaxed upon further consultation between the applicant and staff regarding the establishment of an automobile entrance/exit at the rear property line. (P&Z) (PC)~~

10. The hours of operation of the automobile rental business shall be limited to 7:30 to 6:00 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. (P&Z)
11. All lights on the property shall be directed away from residential uses. The applicant shall provide parking lot lighting to City standards. Lighting shall be shielded to prevent glare and excess spillover lighting in accordance with City Code. (P&Z)
12. No loading or unloading of vehicles is permitted either on the site or on the public right-of-way. (P&Z)
13. No amplified sound shall be heard at the property line. All loudspeakers shall be prohibited from the exterior of the building. (P&Z) (T&ES)
14. All waste products, including but not limited to organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into 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, extension 166. (T&ES)
16. **CONDITION AMENDED BY PLANNING COMMISSION:** If required by applicable city, state and federal laws, the applicant shall provide a plan that shows the method of connection for discharge of vehicle wash to an approved sanitary sewer system and proper disposal of the rain water to storm sewer system. In case the applicant chooses to install a commercial car wash equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (PC)
17. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide and maintain in good condition landscaping generally consistent with staff's attached plan (dated January 2002 and amended February 2002) and to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (PC)

18. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall remove the existing free-standing sign, ~~and may replace it with a monument sign to the satisfaction of the Director of the Department of Planning and Zoning. No freestanding business sign, including either pole or monument style signs, is permitted.~~ (P&Z) (PC)
19. The applicant shall contribute \$2,000.00 to the City to cover the cost of the closing of the existing curb cut as part of the project to eliminate the service road in this area. Payment shall be made prior to issuance of a certificate of occupancy for the building. (T&ES)
20. Prior to the City's closing of the Duke Street service road, the applicant shall barricade its existing access to the Duke Street service road in a manner satisfactory to the Director of the Department of Planning and Zoning and the Director of the Department of Transportation and Environmental Services. (P&Z) (T&ES)
21. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police)
22. The Director of Planning and Zoning shall review the special use permit one year after the business is operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of 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)

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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.

DISCUSSION:

1. The applicant, Enterprise Rent-A-Car, represented by Daniel Milwit, requests special use permit approval for the operation of an automobile rental business located at 4213 Duke Street, on the corner of Duke and North Gordon Streets.
2. The subject property is one lot of record on the corner of Duke and North Gordon Streets and a total lot area of 15,241 square feet. The site is developed with a one story masonry building of 1,700 square feet and a parking lot with 20 spaces. The site is accessed by two curb cuts on Duke and Gordon Streets.

The subject site was formerly operated as a Arthur Treacher's Fish and Chips Restaurant. A restaurant, Fuddruckers, and the Alexandria Kidney Center stand to the east of the subject lot. Residential uses occupy the land north and south of the property, and commercial businesses lie to the west across North Gordon Street.

3. The applicant requests special use permit approval to operate an automobile rental business on the corner of Duke and North Gordon Streets. The proposed business will be open daily, 7:30 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 3:00 p.m. Saturday, and 11:00 a.m. to 6:00 p.m. Sunday. It will cater primarily to people who need vehicles to use while their cars are being repaired or serviced. The typical rental duration is 14 days. The proposed business will have approximately six employees, with no more than five on-site at any one time, and 15 rental cars parked on-site at any one time. The applicant expects ten patrons a day. Employees will hand wash and vacuum the rental cars on-site outdoors one-by-one, and no separate washing facility will be constructed on the premises.
4. Pursuant to Section 8-200 of the Zoning Ordinance, the applicant is required to provide 1.2 parking spaces per each 210 square feet of floor area. The building is 1,700 square feet and, consequently, ten parking spaces are required. There are 20 existing parking spaces.
5. The trash will be stored in an existing on-site dumpster and collected weekly. The applicant does not anticipate a problem with odors at the subject site. The applicant will use a vacuum cleaner to clean the cars on-site, and expects the noise from the vacuum cleaner to comply with applicable local noise standards. The vacuum cleaner will be a standard industrial type cleaner, similar to those provided at service stations. A 100% biodegradable cleanser will be used to wash the rental cars on-site.

6. There will be no deliveries, and no loading or unloading. The rental cars are driven to the site one by one.
7. Zoning: The subject property is located in the CG (Commercial General) zone. Section 4-400 of the zoning ordinance allows an automobile rental business in the CG zone only with a special use permit.
8. Master Plan: The proposed use is consistent with the Seminary Hill/Strawberry Hill chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff has no objection to the proposed automobile rental business located at 4213 Duke Street. The proposed use is compatible with the intent of the zoning district, which is to provide for retail and service uses, including automobile oriented businesses, in community serving shopping centers along major roads.

Staff has some concerns about the possible impacts the proposed business might have on the adjacent residential neighborhoods, however. In assessing impacts, staff analyzed the degree to which the proposed use would serve the surrounding community, affect traffic congestion and cause noise or odor disturbances to adjacent residential properties. Staff finds that the proposed business is less likely to be used on a regular basis by the adjacent residential neighborhoods than other types of neighborhood serving uses, such as a restaurant. However, staff also estimates that the proposed automobile rental business will likely have less of an impact on traffic, noise and odor problems than other types of allowed retail or service businesses, such as a restaurant or video store.

It is important, however, that the neighborhood compatibility be maintained by ensuring that the use does not increase beyond the levels of intensity and activity now anticipated. The proposed business expects approximately ten patrons a day, five employees on-site at any one time, and a maximum of fifteen rental cars on-site. Therefore, staff has included conditions that limit the number of rental cars on site to a maximum of 15, require rental cars to be marked, and prohibit the stacking of cars on the site.

As in other special use permit cases throughout the City, staff is proposing several site improvements regarding automobile circulation, landscaping, signs, lighting, and fencing. These improvements are meant to improve traffic safety and circulation, unify the appearance of the street, and make the landscape—currently dominated by asphalt and concrete parking areas—more attractive and pedestrian friendly. Staff has discussed each of the following recommendations with the applicant. As to landscaping, staff found unacceptable one alternative suggested by the applicant with much less

landscaping than necessary to screen the parking and soften the site. As to the other recommendations as well as landscaping, the applicant is working with staff to arrive at a consensus regarding staff's recommendations.

***Proposed Site Improvements:***

1. ***Automobile Circulation:*** The subject lot fronts onto a service road that is part of Duke Street. The City is planning to close this service road within the next year to create a bus pull-over and, overall, improve traffic safety and circulation. Since the service road will be closed, the applicant's curb cut onto this service road will be closed. Staff is recommending that the applicant contribute money to the City to fund the Duke Street curb cut closure. The City will be responsible for closing the curb cut in conjunction with its work on the service road. Staff also recommends that the applicant block the curb cut with planters or bollards to block use of the Duke Street entrance/exit until the City completes work to close the service road. The applicant will continue to have direct access to North Gordon Street.
2. ***Landscaping:*** Staff's landscaping proposal is shown in the attached plan, dated January 2002, and is also referenced in staff's conditions of approval. The proposal involves the addition of shrubs and trees to existing planting beds on the site, and the addition of landscaping at the location of the Duke Street curb cut once it is closed.
3. ***Signs:*** Staff has reviewed the sign plan submitted by the applicant in conjunction with the special use permit application. The applicant proposes replacing the existing freestanding sign with a new one, and replacing the three existing wall signs with three new wall signs. The two wall signs on either side of the building comply with the zoning ordinance requirements in that they are less than 52 square feet (the length of the 52 foot adjacent wall). The proposed front wall sign is 13 feet larger than it is allowed to be under the zoning ordinance. The applicant must alter the front sign to comply with the allowable size. Staff also recommends that the applicant replace the existing freestanding sign with a monument sign or remove the existing freestanding sign and not replace it with any type of sign. Staff has recommended monument signs at sites throughout the city, especially along major commercial corridors like Duke Street. Additionally, staff believes that the three proposed wall signs for the building make the business sufficiently visible to drivers and pedestrians, and so negate the need for a freestanding sign.
4. ***Lighting:*** Staff recommends that all existing and proposed lighting be shielded to protect nearby residential properties from glare and excessive or intrusive brightness, and has included a condition to this effect. Staff has not included the police's recommendation for lighting at 2.0 foot candles, because that high level of lighting is simply too great for a location near residential uses.



5. **Fencing:** Staff recommends that the applicant remove or use the existing three foot wall at the rear of the property to construct a six foot fence along the rear (north) property line. This fence will help buffer views of the commercial property from the residential neighborhoods located nearby, further north, and will help diminish views from Duke Street of the large expanses of asphalt (parking lots), thereby improving the views from Duke Street. Staff and the applicant have discussed the future possibility of the applicant establishing an automobile entrance/exit at the rear property line. This would allow the applicant access, via private property, to Duke Street. Staff may be willing to relax the fencing requirement should it find that said access point would be of greater public benefit than the fence. Staff has written the condition regarding fencing to allow for the possibility.

Finally, staff has included a condition requiring a review of the proposed automobile rental business one year after operation so if there are any problems with its operation, additional conditions may be imposed. Staff recommends approval of the proposed automobile rental business subject to the recommended conditions.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The applicant proposes a vehicle washing operation as part of this facility. The discharge of vehicle wash water to the storm sewer system is prohibited under city, state and federal laws.
- F-2 T&ES is currently developing a design to remove the existing Duke Street service road. This will eliminate the vehicle entrance on the south side of the site.
- C-1 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.
- 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 on 703/519-3400, extension 166.
- R-3 All loudspeakers shall be prohibited from the exterior of the building.
- R-4 Provide a plan that shows the method of connection for discharge of vehicle wash to an approved sanitary sewer system and proper disposal of the rain water to storm sewer system. In case the applicant chooses to install a commercial car wash equipment, such equipment shall be equipped with a water recycling system approved by the building official.
- R-5 Applicant shall barricade the existing access to the Duke Street service road in a manner satisfactory to the directors of T&ES and P&Z.

- R-6 The applicant shall contribute \$2000.00 to the City toward project to eliminate the service road in this area. Payment shall be made prior to issuance of a certificate of occupancy for the building.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, electrical, plumbing, and mechanical layouts and schematics.
- C-4 This proposal will require a change of use from A-3 to B. When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions a construction permit is required.
- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 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-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Health Department:

F-1 No comments.

Police Department:

R-1 Security survey for the business.

R-2 Robbery awareness program for all employees.

R-3 Parking lot lighting to be two foot candle power maintained.

# APPLICATION for SPECIAL USE PERMIT # 2001-0131

[must use black ink or type]

PROPERTY LOCATION: 4213 Duke Street

TAX MAP REFERENCE: 050.00-09-14 ZONE: CG

APPLICANT Name: Enterprise Rent-A-Car

Address: 6303 Little River Turnpike, Suite 210  
Alexandria, VA 22312

PROPERTY OWNER Name: Esther Coopersmith  
The Holladay Corporation

Address: 3400 Idaho Avenue, N.W., Suite 500  
Washington, DC 20016

PROPOSED USE: Automobile Rental

**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.

Daniel Milwit  
Print Name of Applicant or Agent

  
Signature

6303 Little River Turnpike, Suite 210  
Mailing/Street Address

(703) 658-0855 (703) 256-8495  
Telephone # Fax #

Alexandria, VA 22312  
City and State Zip Code

November 20, 2001  
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.

Jack C. Taylor	6303 Little River Turnpike, Suite 210 Alexandria, VA 22312
Andrew Taylor	6303 Little River Turnpike, Suite 210 Alexandria, VA 22312

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.

Attorney not required to have license.

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.

**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)

See attached Statement

**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).

Anticipate ten patrons per day (see hours of operation below)

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

Six employees are anticipated at the site, with no more than five  
employees on-site at a time (see hours of operation below)

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

Day:

Hours:

Monday - Friday

7:30 a.m. - 6:00 p.m.

Saturday

9:00 a.m. - 3:00 p.m.

Sunday

11:00 a.m. - 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.

The only noise anticipated is associated with a vacuum cleaner; no  
noise anticipated from patrons.



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:

No odors are anticipated to be generated by this use.

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?

Primarily paper; standard office trash

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

The same amount as is generally associated with an office of five  
people

C. How often will trash be collected?

Anticipate weekly trash collection.

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

Area will be monitored by employees to ensure it is kept clear of  
litter 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:

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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:

The only organic compound anticipated is a 100% biodegradable cleanser to  
be utilized for washing the vehicles

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

Outdoor security lighting is proposed as shown on the SUP plat.

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### 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.

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## 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?

9

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

20

## Standard spaces

## Compact spaces

**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? 0

- B. How many loading spaces are available for the use? 1**

- C. Where are off-street loading facilities located? To rear of existing building

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

See Statement

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

See Statement

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 from the service drive on Duke Street and one curb cut on

N. Gordon Street 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? 0 square feet.

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

± 1,700 sq. ft. (existing) + 0 sq. ft. (addition if any) = ± 1,700 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: \_\_\_\_\_

**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?

None - hand washing and vacuuming

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)?

15 rental cars

5 employee cars

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.*

**ENTERPRISE RENT-A-CAR  
SPECIAL USE PERMIT APPLICATION  
4213 DUKE STREET**

This application is a request to permit an automobile rental establishment at 4213 Duke Street (Tax Map 50.00-09-14). The property is planned for and zoned Commercial General, which is intended to provide for retail and service uses.

The Applicant, Enterprise Rent-A-Car ("Enterprise"), is proposing to lease the approximately 1,700 square foot building which is located on a parcel containing approximately 15,241 square feet. The building was most recently occupied by Arthur Treacher's Fish and Chips Restaurant. No new construction is proposed.

Adjacent properties to the east and west are zoned for and developed with commercial retail uses. Residential development exists across Duke Street to the south and to the north, separated by a large asphalt parking lot.

Enterprise is unlike other automobile rental establishments. It caters primarily to people who need replacement vehicles - vehicles to use while their cars are being repaired or serviced. The typical rental duration is 14 days. On-site parking of vehicles is the highest on weekends, averaging only 10% of the overall total inventory. Generally, greater than 90% of the inventory is being utilized or serviced at any given time.

**COMPLIANCE WITH SPECIAL USE PERMIT STANDARDS**

**A. NOISE LEVELS:** The only noise that would be generated from the proposed use is the noise associated with the vacuum cleaner. The vacuum cleaner is a standard industrial type cleaner, similar to those provided at service stations. The noise associated with the vacuum cleaner will comply with any applicable local noise standards. Only one vacuum cleaner is proposed. No significant noise is anticipated to be generated by the patrons.

**B. ODORS:** No odors are anticipated to be generated by this use.

**C. TRASH AND LITTER:** The use will generate the same amount of trash as is generally associated with an office of five (5) people. The trash will be non-putrescible and the lot will be monitored by the employees to ensure that it is kept clear of litter and debris. A small trash receptacle will be placed at or near the entrance to the building for the convenience of the patrons and all trash collected from the site and from returned vehicles will be deposited in the dumpster shown on the Special Use Permit Plat. Trash is anticipated to be collected weekly.

**D. LOADING/UNLOADING:** Because the proposed use is an office of only five (5) employees, loading spaces are unnecessary. No deliveries are anticipated.

**E. PARKING:** Twenty (20) parking spaces exist on the site, all of which are available to the employees and patrons and for parking rental cars associated with the use. Nine (9) spaces are required by the City's Zoning Ordinance for the use.

**F. STREETS:** Access to the site is provided via a service drive adjacent to Duke Street and one curb cut on North Gordon Street.

**G. USE CAPACITY:** The anticipated number of patrons per day is ten (10). A total of six employees are anticipated at this site, with a maximum of five on-site at a time.

**H. HOURS OF OPERATION:** Monday through Friday 7:30 A.M. to 6:00 P.M.; Saturday 9:00 A.M. to 3:00 P.M.; Sunday 11:00 A.M. to 6 P.M.

**I. SIGNS:** The Applicant is requesting approval of signs consistent with those shown on the attached exhibit. The free-standing sign would be 15-feet tall, and the sign area would be 45 square feet. The sign would be mounted on the pole already located on the site. Building-mounted signage is proposed to consist of three signs, each measuring 3 feet by 15 feet (45 square feet). Each building-mounted sign will be attached to the building by means of a proposed fascia band which will be constructed on the building façade. All signs are proposed to be internally illuminated.

**J. HAZARDOUS MATERIALS** No state or federally-defined hazardous materials or waste are proposed to be handled, stored or generated on the property.

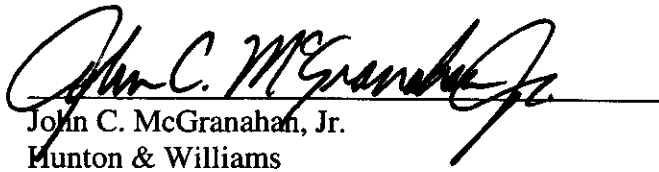
**K. ORGANIC COMPOUNDS:** The only organic compound anticipated to be handled and stored on site is a 100% biodegradable cleanser to be utilized to wash the vehicles.

**L. SECURITY:** Outdoor security lighting is proposed in the areas shown on the Special Use Permit Plat. No additional security measures are required or proposed.

**M. BUSINESS LICENSE:** Enterprise Rent-A-Car will obtain a business license for this site upon approval of the Special Use Permit application. It is our understanding that attorneys authorized to practice law in the Commonwealth of Virginia are not required to have a City-issued business license for the sole purpose of representing an applicant in a land use case.

The proposed use is permitted by Special Use Permit and conforms to the purpose and intent of the C-G District. The site complies with all applicable Zoning Ordinance provisions. No waivers or modifications are being requested as part of this application.

Respectfully submitted,



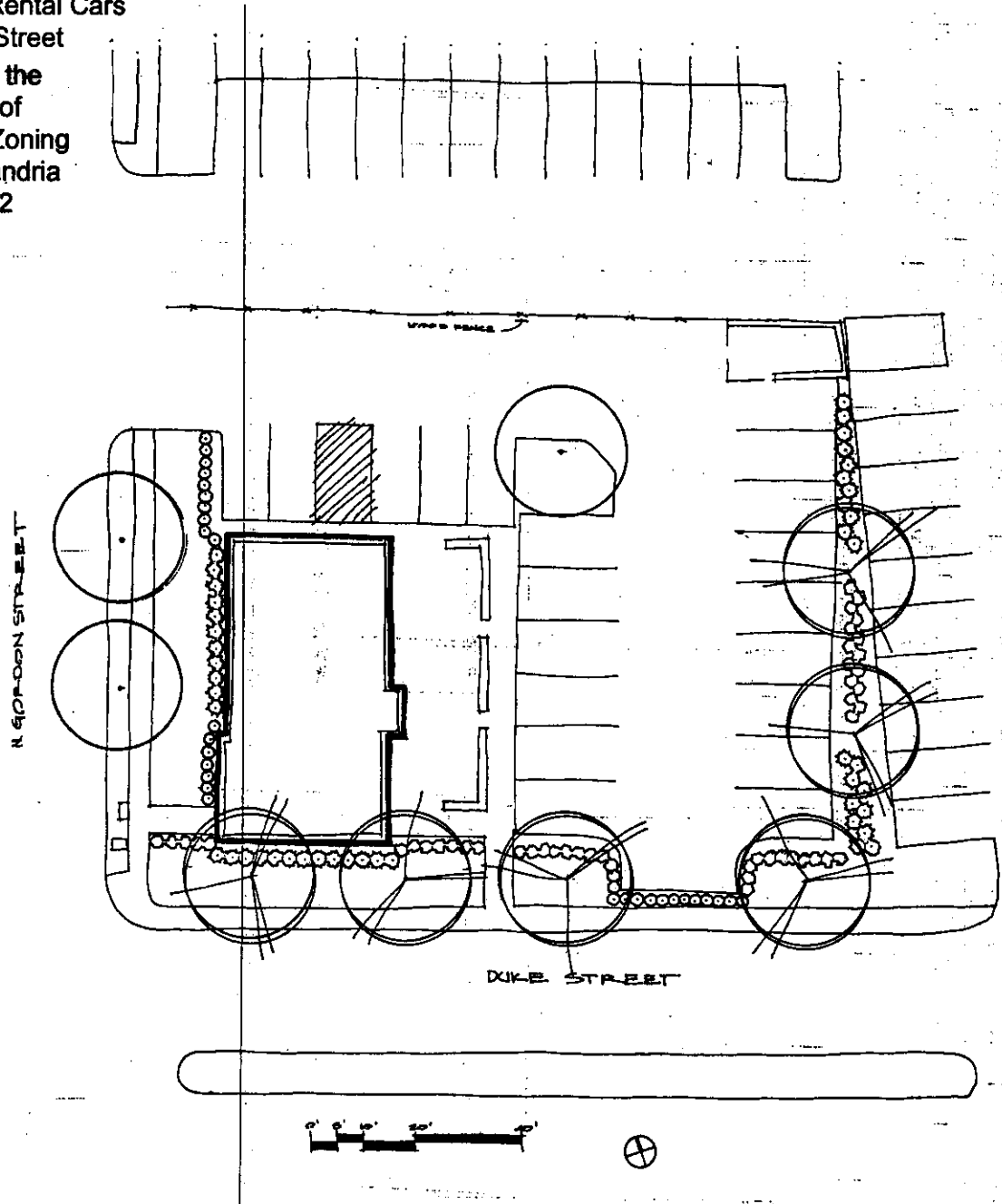
John C. McGranahan, Jr.  
Hunton & Williams

Date: November 26, 2001



SUP 2001-0/31

Landscape Plan  
Enterprise Rental Cars  
4213 Duke Street  
Prepared by the  
Department of  
Planning & Zoning  
City of Alexandria  
January 2002



*City of Alexandria, Virginia*

MEMORANDUM

DATE: FEBRUARY 5, 2002

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING *Eileen Fogarty*

SUBJECT: SUP #2001-0131  
4213 DUKE STREET  
APPLICANT, ENTERPRISE RENT-A-CAR

There are three changes to staff's proposed conditions regarding site improvements. Both staff and the applicant have agreed to these changes. Staff is deleting the requirement for a fence at the rear of the property as a result of the applicant's concerns over the cost of the fence and the applicant's offer to forgo any kind of freestanding business sign, either pole or monument style, and to provide all the landscaping shown in the amended landscaping plan (attached). This amended landscaping plan includes all of staff's original proposal but a row of shrubbery along the eastern property line. The removal of the sign will reduce visual clutter along Duke Street, and the addition of landscaping will screen the parking lot, beautify the site, and extend the line of landscaping along Duke Streets at nearby sites, including 4111 Duke Street (Dancing Peppers Restaurant), 4109 Duke Street (Crown Gas Station) and 4105 Duke Street (an auto-detailing business).

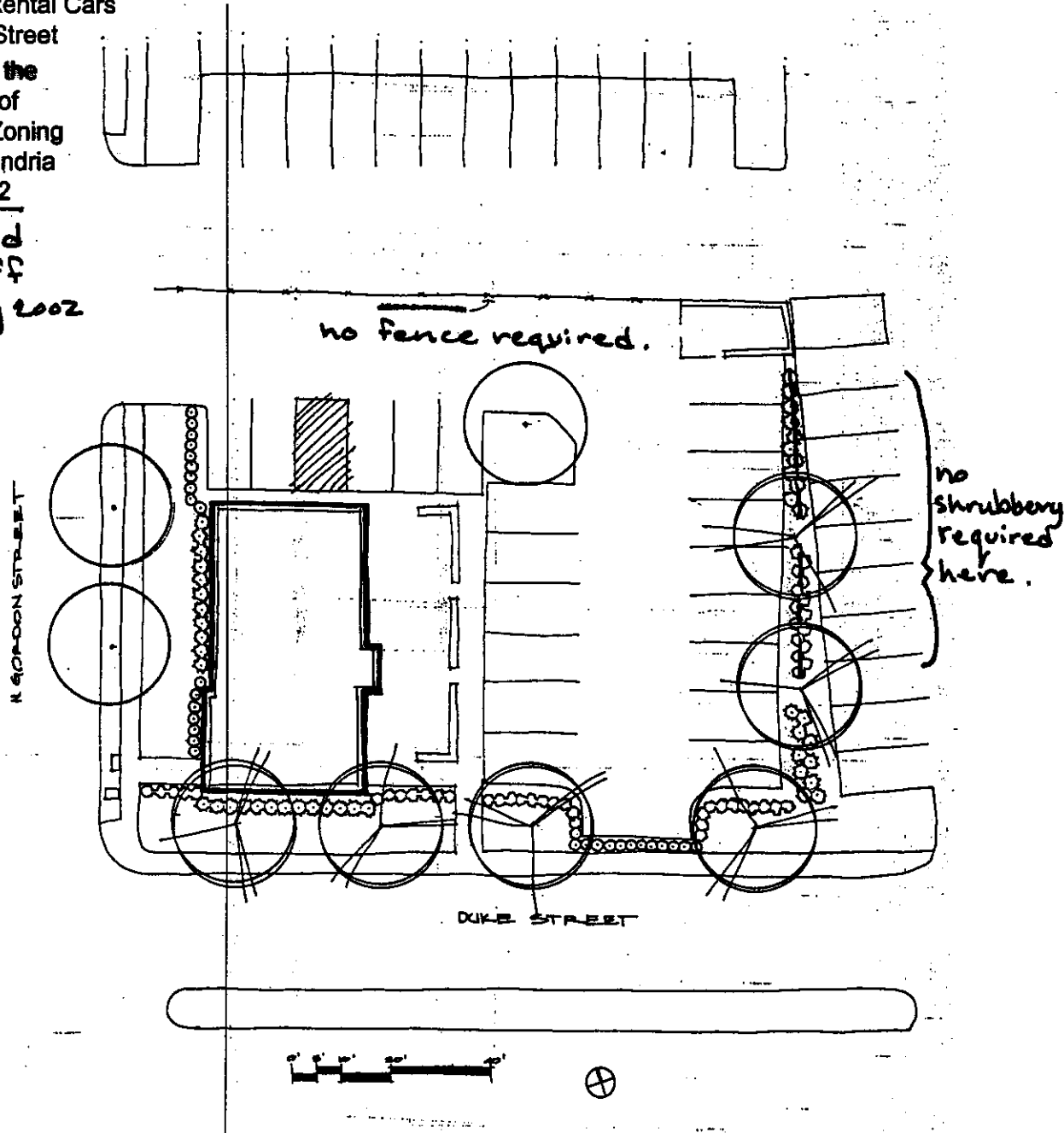
**Condition #9:** CONDITION DELETED BY STAFF: The applicant shall construct a six foot fence along the rear property line to the satisfaction of the Director of Planning and Zoning. This condition may be relaxed upon further consultation between the applicant and staff regarding the establishment of an automobile entrance/exit at the rear property line. (P&Z)

**Condition #18:** CONDITION AMENDED BY STAFF: The applicant shall remove the existing free-standing sign, and may replace it with a monument sign to the satisfaction of the Director of the Department of Planning and Zoning. No freestanding business sign, including either pole or monument style signs, is permitted. (P&Z)

**Amended Landscape Plan:** Staff has amended its proposed landscape plan as shown in the attachment provided here.

Landscape Plan  
Enterprise Rental Cars  
4213 Duke Street  
Prepared by the  
Department of  
Planning & Zoning  
City of Alexandria  
January 2002

Amended  
by staff  
February 2002



# ILLUMINATED PYLON

#12.

SUP 2001-0131



YOUR QUALITY  
SIGN TEAM

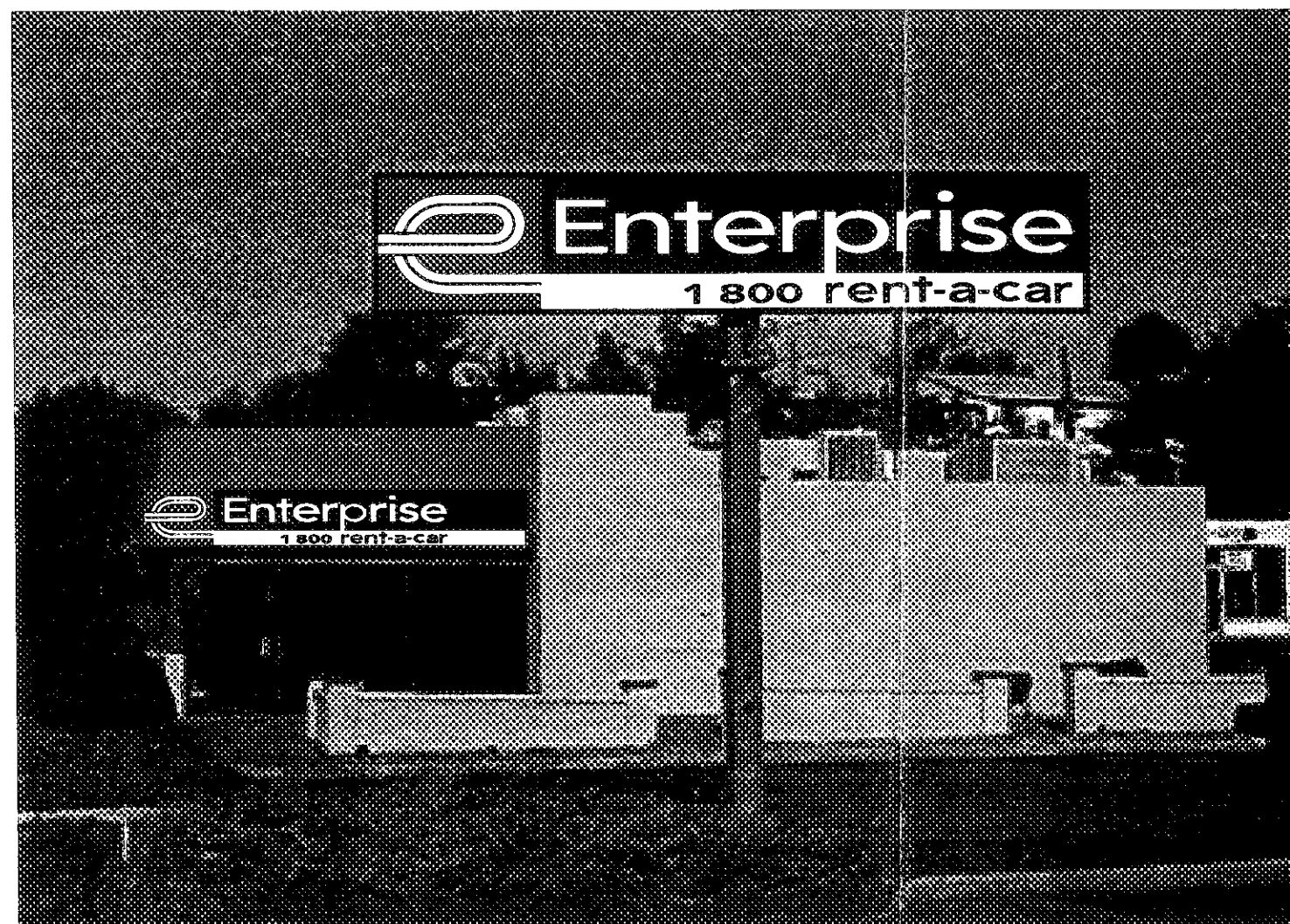
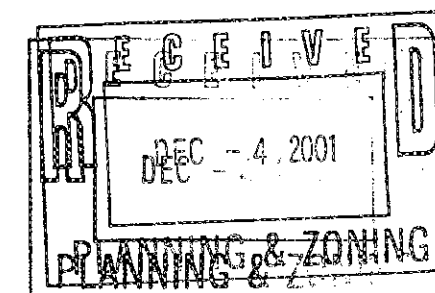
Client	ENTERPRISE
Project	PYLON SIGN
Location	ARLINGTON, VA.
Phone	
Fax	
Designer	RH GSG Rep. ROSS
Drawing	1027RH
Date	11/20/01
Notes	

3'-0"

15'-0"



6  
2-23-02



SIZE	3'-0"x15'-0" (45sq.ft.)
DBL. FACE or SINGLE FACE	DOUBLE
FACE MATERIAL	FLEX FACE
FACE FINISH	WHITE
GRAPHICS SPECIFICATION	3-M 230-156 VIVID GREEN 3-M 225-12 BLACK
QUANTITY	ONE
INSTALL METHOD	MOUNT TO EXISTING POS"

**INTERNALLY ILLUMINATED SIGN CABINET- Double Faced**

1 Return material:	1/8" aluminum extrusion
2 Return finish:	Black
3 Face material:	Flex Face
4 Face finish:	White
5 Illumination	H-O Fluorescent/ 800 ma sockets
6 Lamp bracket	
7 Ventilation	3" Diameter louver
8 External service switch	
9 Ballast	Cold start
10 1/4" drain holes	
Electric Switch Location	

SIDE CUT-AWAY view

QUANTITY: ONE

Client Approval	Date
Landlord Approval	Date

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Colors portrayed are representational unless noted; actual color samples available upon request.

**ELEVATION VIEW**  
SCALE NTS



YOUR QUALITY  
SIGN TEAM

Client	ENTERPRISE
Project	FASCIA SIGN
Location	ARLINGTON, VA.
Phone	
Fax	
Designer RH	GSG Rep. ROSS
Drawing	102BRH
Date	11/20/01
Notes	

# ILLUMINATED FASCIA BAND

#12.

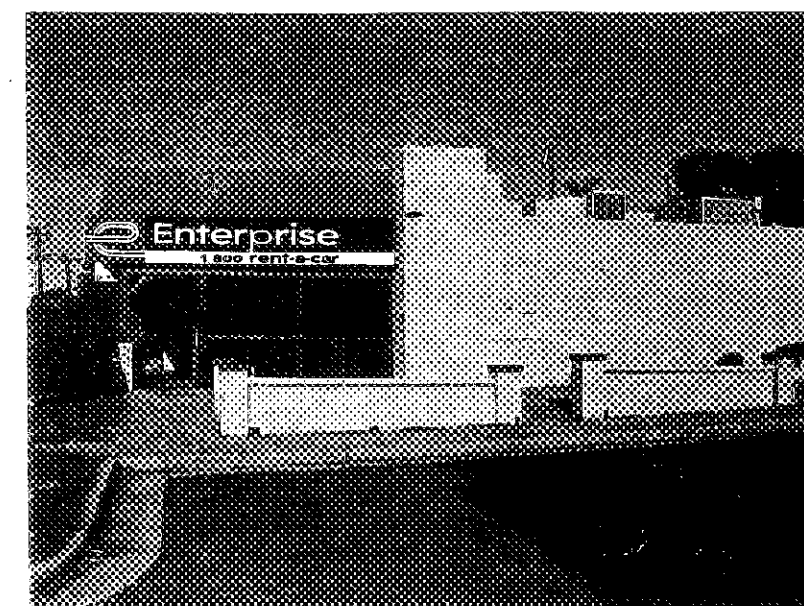
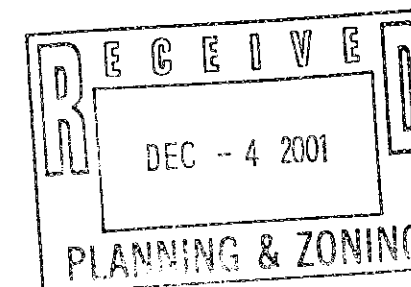
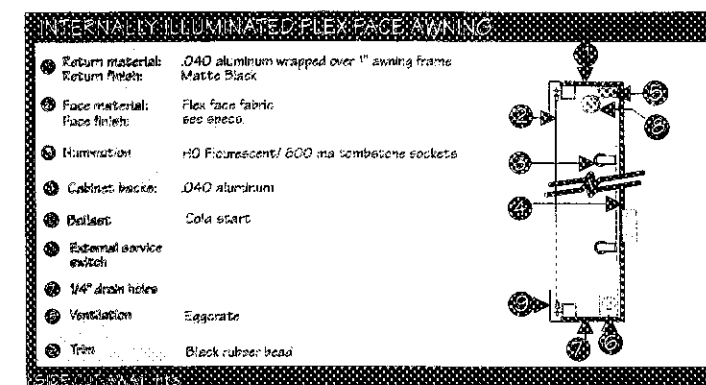
SUP 2001-0131

6  
2-23-02



FRONT ELEVATION

SIZE 3'-0" X VARIES (FY)  
DBL. FACE or SINGLE FACE Single Face  
CABINET MATERIAL .see specs.  
CABINET FINISH Satin Black  
FACE MATERIAL white Flex Face  
  
GRAPHICS 3M 220-12 Black  
SPECIFICATION 3M 230-26 Green  
QUANTITY 1  
INSTALL METHOD mounted onto fascia band



Client Approval	Date
Landlord Approval	Date

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Colors portrayed are representational unless noted, actual color samples available upon request.

 **ELEVATION VIEW**  
SCALE 1"=1'



Sent to B. Straloch 7/12

#6 2/23/02

# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

W. Tayloe Murphy, Jr.  
Secretary of Natural Resources

Northern Virginia Regional Office  
13901 Crown Court  
Woodbridge, VA 22193-1453  
(703) 583-3800 fax (703) 583-3801  
[www.deq.state.va.us](http://www.deq.state.va.us)

Robert G. Burnley  
Director

Gregory L. Clayton  
Regional Director

April 18, 2002

The Honorable Mayor  
City of Alexandria  
P. O. Box 178, City Hall  
Alexandria, Virginia 22313

Re: VPDES General Permit Registration Statement  
for Car Wash Facility Discharges

Dear Honorable Mayor:

This letter transmits a copy of the above-referenced permit registration statement. This registration statement is being provided to you pursuant to Section 62.1-44.15:04.D. of the Code of Virginia.

If you have any questions, please contact me at (703) 583-3853.

Sincerely,

Matt Ellinghaus  
Environmental Specialist

Enclosure: Copy of Registration Statement  
Copy of Cover Letter





# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF ENVIRONMENTAL QUALITY

W. Tayloe Murphy, Jr.  
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Northern Virginia Regional Office  
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Woodbridge, VA 22193-1453  
(703) 583-3800 fax (703) 583-3801  
www.deq.state.va.us

Robert G. Burnley  
Director

Gregory L. Clayton  
Regional Director

April 15, 2002

Mr. Mark George  
Enterprise Rent-A-Car  
4213 Duke Street  
Alexandria, VA 22304

Re: Car Wash General Permit VAG756001  
Enterprise Rent-A-Car

Dear Mr. Huh:

The staff has reviewed your complete registration statement for coverage and determined this facility is eligible for coverage under the VPDES General Permit for Car Wash Discharges. A copy of this permit is enclosed. The effective date is October 15, 1997, and the expiration date is October 15, 2002. This facility's date of coverage is April 15, 2002. Please carefully read the permit, as you are responsible for meeting all permit conditions.

In accordance with this permit you are required to submit discharge monitoring reports (DMR) to:

Department of Environmental Quality  
Northern Virginia Regional Office  
13901 Crown Court  
Woodbridge, Virginia 22193

The reporting form is included with the permit. You are responsible for obtaining additional copies of the reporting form. A DMR is to be completed for each permitted outfall. The sampling and reporting are on an annual basis with the DMRs due on the tenth of July.

If you have any questions, please do not hesitate to contact Matt Ellinghaus at (703) 583-3853.

Sincerely,

  
Thomas A. Faha  
Water Permits Manager

cc: Enforcement/Compliance  
Applicable County

Enclosures: Car Wash Permit

VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM  
GENERAL PERMIT REGISTRATION STATEMENT  
FOR CAR WASH FACILITIES

VAG75

1. APPLICANT INFORMATION:

A. Name of Facility: ENTERPRISE Rent-A-CAR  
B. Facility Owner: ENTERPRISE Rent-A-CAR (Attn: Mark George)

C. Owner's Mailing Address

a. Street or P.O. Box 6303 Little River Turnpike #210  
b. City/Town Alexandria c. State VA d. Zip Code 22312  
e. Phone Number (703) 256-9202

D. Facility Location: 4213 Duke Street  
Street No., Route No., or Other Identifier

City/Town Alexandria c. State VA d. Zip Code 22304  
County Alexandria City

E. Is the operator of the facility also the owner? ☒ Yes ☒ No  
If No, complete F. & G.

F. Name of Operator: \_\_\_\_\_

G. Operator's Mailing Address

a. Street or P.O. Box \_\_\_\_\_  
b. City/Town \_\_\_\_\_ c. State \_\_\_\_\_ d. Zip Code \_\_\_\_\_  
e. Phone Number (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

RECEIVED

APR 8 2002

2. FACILITY INFORMATION:

Will this facility discharge to surface waters? ☒ Yes ☒ No

Northern VA. Region  
Dept. of Env. Quality

If yes, name of receiving stream Alex storm sewer → Holmes Run

Does this facility currently have an existing VPDES Permit? \_\_\_\_\_ Yes ☒ No  
If yes, what is the Permit No. \_\_\_\_\_

3. MAP: Attach a topographic map extending to at least one mile beyond property boundary, indicate location of facility, the discharge and the name of topographic quadrangle.

4. NATURE OF BUSINESS: (provide a brief description of the type of car wash and type of vehicles washed): CAR Rental

5. NUMBER OF CAR WASH BAYS: 1



6. **AVERAGE FLOW RATE:** (The highest average monthly flow rate measured or estimated to be discharged. For existing facilities calculate the average flow rate by adding the flows for each day during the month that the car wash had a discharge divided by the number of days that the car wash discharged. For new facilities estimate the flow rate based on similar car wash facilities.) 100 gallons per day

7. **FACILITY DRAWING AND TREATMENT INFORMATION:** Attach a line drawing of the car wash showing the source of the water and its flow through the facility. Show all bays. Provide dimensions or capacities for each unit in the treatment system.

8. **CHEMICALS USED:** List any chemicals added to the water that may be discharged.

Sulfonic Acid / Coco Amide / AMONIC Surfactant / Sodium Hydroxide  
(See Attachment)

9. **CERTIFICATION:** I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations.

Signature: Mark George

Date: 3/20/02

Title: Operations Mgr.

Name of person signing above: MARK GEORGE  
(printed or typed)

**REQUIRED ATTACHMENTS:** Facility Drawing  
Topographic Map

\*\*\*\*\*  
For D.E.Q. use only:

Accepted / Not Accepted by: Nate Sjl Date: 4/15/2002

Basin Potomac Stream Class 111 Section 7

Special Standards D NEW VAN-A13R Camron Run

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 6

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: JOHN McGRANAHAN
2. ADDRESS: HUNTON & WILLIAMS  
1751 PINNACLE DRIVE, STE 1700, MCLEAN, VA 22102
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? ENTERPRISE  
RENT-A-CAR
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: ✓ AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES ✓ NO \_\_\_\_\_

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

## Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.