

Docket Item # 8  
DEVELOPMENT SPECIAL USE PERMIT #2001-0015  
CROWN STATION - JEFFERSON DAVIS HY

Planning Commission Meeting  
December 4, 2001

**ISSUE:** Consideration of a request for a development special use permit for extension of time for approved renovations to an automobile service station.

**APPLICANT:** Crown Station Inc.  
by Erika L. Byrd, attorney

**LOCATION:** 3216 Jefferson Davis Highway  
Crown Station

**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, DECEMBER 4, 2001:** On a motion by Mr. Komoroske, 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. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

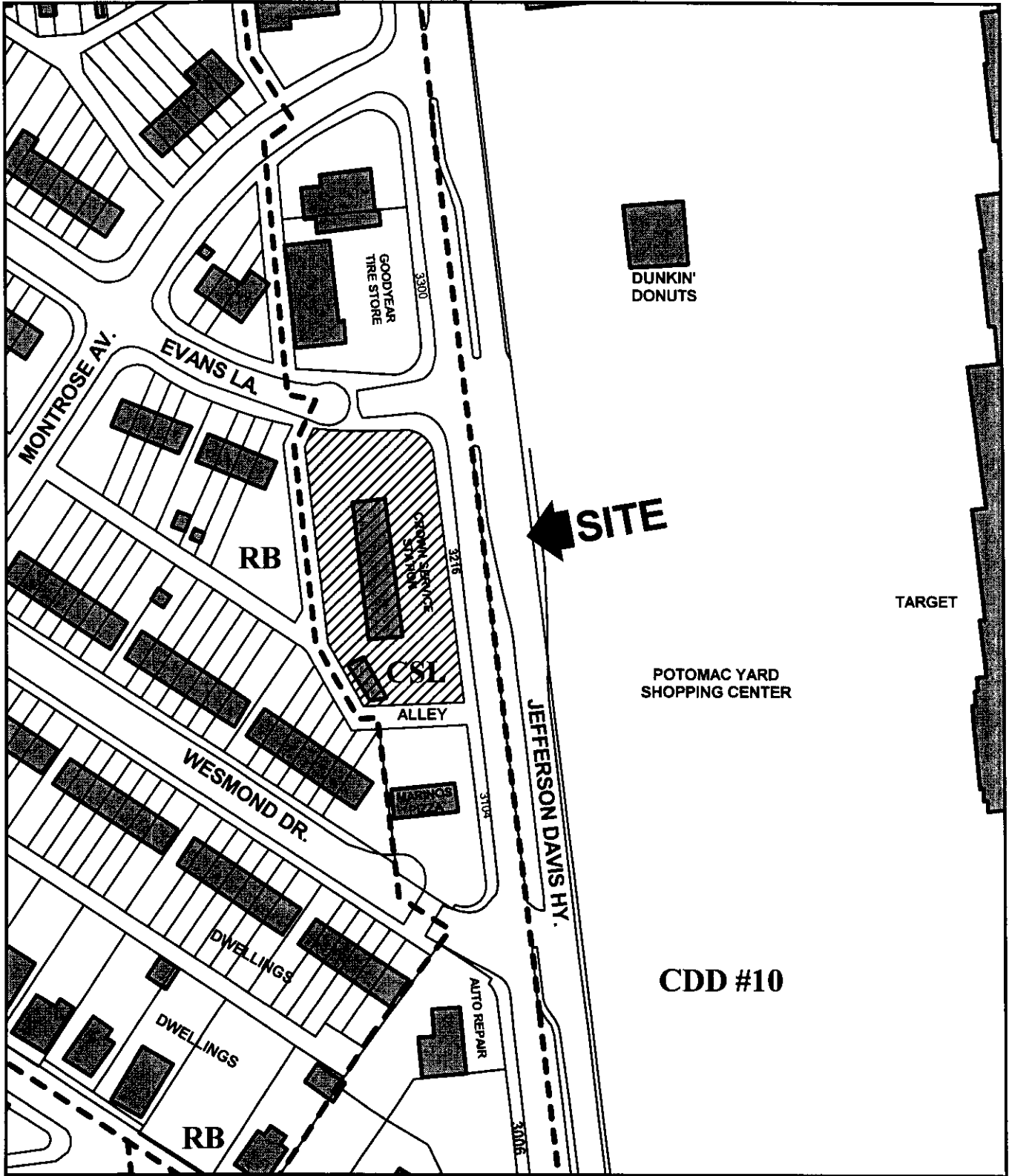
Erika Byrd, attorney, represented the application and described additional landscaping.

**PLANNING COMMISSION ACTION, NOVEMBER 8, 2001:** On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to defer the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission recommended deferral to provide additional time for the applicant to work with City staff to evaluate possible improvements or refinements to the site plan to better address the concerns outlined within the staff report.

Speakers:

Erika Byrd, attorney, representing the applicant.



**DSUP #2001-0015**

**12/04/01**



**SUMMARY**

The applicant, Erika Byrd, Esq. for Crown Stations, Inc., is requesting an extension of an approved development special use permit to complete the revisions to the final site plan and commence construction. The special use permit and site plan was approved by City Council in June 2000 to construct a kiosk, add additional pumps and reconfigure the entrance to the site. Crown initiated the original proposal to construct a kiosk to house miscellaneous products such as soda, candy, etc. in order to address zoning violations for outdoor display and sales. The original request included a request to vacate a portion of the public right-of-way adjacent to the service station in order to provide additional driveway area for circulation around the relocated pumps. The vacation request was denied.

The applicant is now requesting an extension of the approval, with an amendment to allow an increase in the width of the two curb-cuts on Jefferson Highway from the 29' approved by City Council to 31' and 32'. During the final site plan process the applicant requested wider curb-cuts and T&ES staff has determined that the wider curb-cuts are necessary in this case.

P&Z staff's original recommendation of approval for this project was predicated on several conditions. We opposed the vacation because it significantly reduced the buffer along Jefferson Davis Highway. However, even without the vacation, this project reduced the amount of green buffer provided along Jefferson Davis Highway because more of the Crown property is paved under this proposal. P&Z staff supported the original application because it allowed the applicant to address their zoning violations and we felt the benefit of additional landscaping within the buffer and the replacement of the pole sign with a monument sign balanced the impact of the increased pavement area. Now, with the wider curb-cuts proposed, the amount of buffer is even further reduced from what currently exists on the site.

Therefore, staff is reluctantly recommending reapproval of this request, only because it is an extension of a previously approved plan. We recommend approval reluctantly because we believe that the proposed configuration and circulation of the Crown site detracts rather than contributes to a high quality streetscape for Jefferson Davis Highway. If the subject property was vacant and being developed for the first time, or if the site was being redeveloped in a significant way, P&Z staff would require the plan to provide an enhanced, rather than diminished, public benefit. The issues raised by the case are not simply width of curb cuts, but rather the larger land-use implications for the redevelopment of the Jefferson Davis corridor, compatibility with the development pattern of Potomac Yards, and the precedents that the approval will establish. The corridor is a significant gateway entrance to the City and the character of the street and uses for the street will be significantly changing in the coming years with the construction of Potomac Yards on the eastern portion of the street. It is essential that redevelopment on the western portion of the street provide a level of urban design, landscaping, signage and curb cuts that will be compatible with the adjoining Potomac Yards.

STAFF RECOMMENDATION:

Staff recommends **approval** of the special use permit for the proposed automobile service station, convenience store and parking reduction 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 corporation in which the applicant has a controlling interest. (PC/CC 6/87) (City Council)
2. No abandoned, junked or unlicensed vehicles shall be stored on the premises at any time. (PC/CC 6/87)(City Council)
3. No automobile repair work shall be done on the premises at any time. (P&Z) (City Council)
4. There shall be no stacking or parking of vehicles on the public right-of-way in front of the station at any time. (PC/CC 6/87) (City Council)
5. No temporary banners, streamers, or similar advertising devices shall be displayed on the premises. (PC/CC 6/87) (City Council)
6. That all lights be directed onto the property so as not to interfere with street traffic. (PC/CC 6/87) (City Council)
7. The business shall be permitted to operate twenty-four hours a day, seven days a week as requested by the applicant. (P&Z) (City Council)
8. The applicant shall not sell alcoholic beverages. (Police) (P&Z) (City Council)
9. The sales from the convenience store shall be limited to prepackaged items such as cigarettes, candy, coffee, gum, soda, etc. (P&Z) (Police) (City Council)
10. No outdoor display/sales shall be permitted except that:
  - a. Limited amounts of automotive products (oil, lube, window-washing fluid) **and soda vending machines** shall be permitted provided they are placed directly against the kiosk building.
  - ~~b. No more than five soda vending machines shall be permitted provided they are located at the southwest corner of the site against the wall of the existing structure. (P&Z) (PC) (City Council)~~

11. No amplified sound shall be generated by the use or audible at the property line. (P&Z) (City Council)
12. **(REVISED CONDITION) The width of the curb cuts, radius and flaring shall be consistent with the attached rendering prepared by Gorove/Slade Associates dated 10-18-01. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer registered in the State of Virginia.** ~~The final site plan shall be revised to relocate the existing 30 foot southern entrance centered approximately 75 foot north from the southern property line. Both entrances shall be configured with flared curbing to the satisfaction of the Directors of T&ES and P&Z. The final plan shall be revised to eliminate the City right-of-way from the proposed drive aisles in front of the canopy. The City right-of-way shall not be vacated and shall be maintained as landscaped open space. Crown shall be responsible for the installation and maintenance of all landscaping within the 20 foot strip in lieu of providing their own six foot minimum landscape strip along the City right-of-way. (P&Z) (T&ES)~~
13. ~~The area depicted as parking space #1 and the adjoining strip area shall be converted to open space and landscaping as generally depicted within attachment #1 of the staff report for DSUP #99-0036. (P&Z) (City Council)~~
14. **(REVISED CONDITION)** A revised landscaping plan shall be provided to the satisfaction of the Directors of P&Z and RP&CA. At a minimum, the revised landscape plan shall provide the following additional landscaping:
  - a. Leyland Cypress planted on the western property boundary with a minimum spacing of four feet and a minimum height of eight feet at the time of planting.
  - b. The spacing of the evergreen hedge adjacent to Jefferson Davis Highway shall be a maximum spacing of 18 inches to ensure a dense evergreen hedge within the City right-of-way
  - c. Shade trees such as ~~Japanese Red Maple~~ planted 30-35 feet on-center along both Jefferson Davis Highway and Evans Lane. **The trees shall generally be located a minimum of fifteen feet from the overhead utilities and shall be a minimum 4" caliper.**
  - d. **The applicant shall be required to provide the amount and quality of landscaping as generally depicted on the landscape plan prepared by Adtek Engineering labeled Figure No.2 of the staff report.**
  - e. ~~The area previously used as an entrance shall be landscaped. (P&Z) (RP&CA)~~

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15. All signage not permitted by the Zoning Ordinance shall be removed from the site prior to the release of a building permit for any improvements to the site. (P&Z) (City Council)
16. **(REVISED CONDITION)** The applicant shall replace the existing freestanding sign with a sign no greater than six feet in height and **50** ~~75~~ square feet prior to the issuance of an occupancy permit for the convenience store kiosk. ~~in area at such time as the existing sign is refaced or replaced, but in no case later than June 31, 2005.~~ (P&Z)
17. The applicant shall attach a final copy of the final released site plan to each building permit document application and be responsible for ensuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (City Council)
18. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the business. This is to be completed prior to the commencement of construction. Robbery awareness program shall be required for all employees. (Police) (City Council)
19. **(REVISED CONDITION)** The current use of the site and the fact that VADEQ has a closed case (#93-1850) regarding a release from an underground storage tank requires submission of 5 copies of the following. The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Directors of Health and T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminate soils and/or ground water at or in the immediate vicinity of the proposed site.
  - b. Submit a Risk Assessment Plan indicating any risk associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or ground water will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors.
  - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (Health) (T&ES) (City Council)
20. Certified food managers must be on duty during all hours of operation. (Health) (City Council)

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21. The developer shall make cash contributions to the Housing Trust Fund in amount of \$50 per gross floor area payable before receipt of the Certificate of Occupancy. (Housing) (City Council)
22. An updated Spill Prevention and Control Plan shall be submitted to Code Enforcement for review and approval. (Code) (City Council)
23. **(REVISED CONDITION)** Show existing and proposed street lights and site lights and indicate the type of fixture and show mounting height and strength of fixture and lumens or watts. Also, provide manufacturers' specifications for the fixtures. Provide lighting calculations to verify that lighting meets City standards. Provide site lighting plan. **Lighting shall be shielded to prevent excessive spillover lighting and glare onto adjacent properties.** (T&ES)
24. Lighting for the entire lot is to be a minimum two-foot candles minimum maintained. (Police) (City Council)
25. Applicant shall make all repairs to curb, sidewalks and driveway aprons in the right-of-way, such as the broken concrete at the entrance to Evans Lane, south entrance on Jefferson Davis Highway and sidewalk on Jefferson Davis Highway, to the satisfaction of the Director of T&ES. (T&ES) (City Council)
26. That all existing underground tanks be approved by the Fire Marshal or replaced. (T&ES) (SUP 1994) (City Council)
27. That the kiosk not be used for sale of food items, sodas, or similar type grocery items. (Fire) (SUP 1994) (City Council)
28. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
29. **(NEW CONDITION) No pay phones shall be located on the premises, unless limited to outgoing calls only.** (PC)
30. **(NEW CONDITION) Lighting levels at the station shall not exceed those approved on the plan for the Exxon Station further south on Jefferson Davis Highway.** (PC)

31. **(NEW CONDITION) Provide a phased erosion and sediment control plan consistent with grading and construction.(T&ES)**
32. **(NEW CONDITION) The applicant shall comply with the Alexandria Best Management Practices manual for automotive related industries. (T&ES)**
33. **(NEW CONDITION) New Driveway entrances shall be City standard CSES-1, Industrial at 9 inch thickness. The widening/patching of existing aprons will be keyed or doweled, provide details on the final site plan. Label the width of all driveway entrances, both existing and proposed on the final site plan. (T&ES)**
34. **(NEW CONDITION) The applicant shall provide a surface such as stamped concrete or brick pavers across the two curb cuts on Jefferson Davis Highway to provide an uninterrupted sidewalk. A detail of the stamped concrete or brick pavers shall be provided on the final site plan and shall comply with T&ES standards. (T&ES) (P&Z)**

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

1. Special Use Permit for an Automobile Service Station.
2. Special Use Permit for a Convenience Store.
3. Special Use Permit for Outdoor Display/Sales (as limited by SUP condition).
4. Special Use Permit for Parking Reduction.





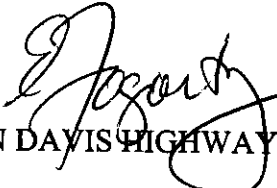
City of Alexandria, Virginia  
Department of Planning & Zoning

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MEMORANDUM

DATE: NOVEMBER 19, 2001

TO: PLANNING COMMISSION

FROM: EILEEN FOGARTY, DIRECTOR 

SUBJECT: CROWN STATION - JEFFERSON DAVIS HIGHWAY  
DSUP # 99 - 0036

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The following is a summary of the revisions to the site plan proposed by the applicant since the deferral and original approval by the Commission. At the November 8, 2001 Planning Commission meeting, the application to extend the approval of the development special use permit to construct a kiosk, add additional pumps and reconfigure the entrance to the site was deferred by the Commission. The deferral was intended to provide additional time for the applicant to further address the issues within the staff report that related to enhancing the streetscape, pedestrian circulation and compatibility with future development. Staff believes the applicant has addressed these concerns by providing a significant amount of additional landscaping and agreeing to the conditions of staff regarding the brick paver crosswalks, monument sign and reduced curb cuts.

**Landscaping:**

In response to the concerns raised by the Commission, the applicant has worked with staff to significantly increase the amount and size of landscaping adjacent to the Jefferson Davis Highway. The enhanced landscaping consists of a significant amount of additional landscaping/screening and larger caliper street trees. (*Figure No.2*). The additional landscaping is provided adjacent to Jefferson Davis Highway where it will provide the most public benefit. In addition, the applicant is proposing larger caliper street trees on the site than proposed on the previous landscape plan. The enhanced landscaping is in addition to the landscaping/screening proposed for the perimeter of the site. The quantity of the proposed landscaping should enable the development to be more consistent with the overall intent of the conditions and more importantly with the likely character of redevelopment for the corridor.

### **Compatibility:**

A fundamental issue raised by the application is the width and location of the curb cuts on Jefferson Davis Highway. Originally the applicant proposed excessively wide curb cuts and flaring for the curb cuts which have been reduced from the applicants request of 35 ft. to 31 ft. and 32 ft. Clearly, if the site were being completely redeveloped or this was a new use rather than a modification to the existing site, staff would not support the proposed site configuration. However, for redevelopment of the existing site there needs to be a balance between site improvements, enhanced circulation, signage, landscaping etc. within the constraints of this existing urban site. The proposed site improvements combined with the applicants agreement to provide the additional landscaping will provide an adequate level of public benefit while working within the confines of the existing site conditions.

### **Pedestrian Circulation**

A concern of the redevelopment was the potentially negative impacts for the adjoining pedestrian circulation for this site because of the location and size of the curb cuts. Therefore, it was the intent of staff to minimize the width of the curb cuts to enable vehicular circulation while not detracting from the pedestrian circulation. The applicant has agreed to the recommendation of staff to provide brick or stamped concrete pavers where the sidewalks cross the curb cuts. The pavers will reduce the perceived width of the curb cuts to motorists and pedestrians and will provide a different texture and color for the pedestrians crossing. The additional landscaping and street trees will also improve the pedestrian environment.

### **Conclusion:**

The concerns within the staff report relate to the compatibility of the proposed site with the future redevelopment of this corridor within the City. At this point, the applicant now is proposing significantly enhanced landscaping, site improvements, pedestrian enhancements and a monument sign that will enhance the site. The additional improvements and landscaping will enable the development to be more consistent with the future redevelopment of the corridor and developments such as Potomac Yards. Because of the proposed site improvements and additional landscaping staff is recommending approval with the conditions as outlined within the staff report.

**DISCUSSION:**

The applicant, Erika Byrd, Esq. for Crown Stations, Inc., is requesting an extension of an approved development special use permit to complete the revisions to the final site plan and commence construction. The special use permit and accompanying site plan ( DSUP# 99-36), was approved in June 17, 2000 by City Council to construct a kiosk, add additional pumps and reconfigure the entrance to the site.

Crown initiated the original proposal to construct a kiosk to house miscellaneous products such as soda, candy, etc in order to address zoning violations for outdoor display and sales. In conjunction with the new kiosk, the applicant also proposed new signage, revised site circulation and an increased number of pumps. The original application included a request to vacate a portion of the public right-of-way adjacent to the service station (VAC#99-07) in order to provide additional driveway area for circulation around the relocated pumps. The planning commission recommended denial of the vacation request but recommended approval of the site plan and kiosk contingent upon the provision of additional landscaping, provision of a monument sign and adherence to numerous other conditions. (See attached report for DSUP#99-36 for details.)

The day prior to the City Council meeting the applicant met with Planning & Zoning and T&ES staff to discuss ways to maintain the existing landscape buffer adjacent to Jefferson Davis Highway while improving on-site circulation without vacating the public right-of-way. At the meeting the applicant and City staff agreed that relocating the southern curb cut would accommodate their circulation concerns while also maintaining the existing landscape buffer adjacent to the street and would not require vacation of the public right-of-way. The revised condition permitted the existing southern curb cut to be relocated and required the existing curb cut would to be replaced with a landscape buffer. The condition also permitted some flaring for both entrances if necessary to accommodate circulation. The intent of the revised condition was to allow the relocation of the existing curb cut to better facilitate on-site circulation without a net loss of the existing landscape buffer. The revised condition and remainder of the conditions recommended by the Planning Commission for the special use permit were approved by City Council on June 17, 2000.

After approval by City Council, the applicant submitted a final site plan for approval which not only relocated the southern curbcut but also widened that curbcut from 29' to 35'. The final site plan also widened the second curb-cut on Jefferson Davis Highway from 29' to 35'. Both curb-cuts were designed with extreme flaring. Planning & Zoning staff informed the applicant that the width of the proposed curb cuts and the excessive flaring were inconsistent with the specific City Council approval and also with the intent of the approval conditions, which sought to maintain the current level of landscape area along the frontage of the property. The proposed 35' wide curb cuts and excessive flaring resulted in a net decrease in the landscape buffer and detracted from the existing streetscape.

Although the existing 29' curbcuts have functioned successfully at this site for years, the applicant maintained that 35' wide curbcuts were necessary for safe traffic flow in and out of the site. At the request of the Planning staff, the applicant submitted turning movements to evaluate the width of the curb cuts and flaring that were necessary to adequately accommodate the turning movements. Several iterations of this analysis finally resulted in a proposal from the applicant to reduce the curbcuts from their originally proposed 35' width and 35' turning radii to 31'-32' curb cuts widths and 15' turning radii. T&ES staff feel that these wider curbcuts are desirable from a traffic operations perspective and are the minimum acceptable width and flaring.

Therefore, staff is reluctantly recommending reapproval of this request, only because it is an extension of a previously approved plan. We recommend approval reluctantly because we believe that the proposed configuration and circulation of the Crown site detracts rather than contributes to a high quality streetscape for Jefferson Davis Highway. If the subject property was vacant and being developed for the first time, or if the site was being redeveloped in a significant way, P&Z staff would require the plan to provide an enhanced, rather than diminished, public benefit. Because T&ES has indicated that the proposed width of the curb cuts and flaring is the minimum that is acceptable, and because the project does bring the benefit of additional landscaping, including street trees, and a monument sign to replace the large freestanding sign, staff is reluctantly supporting the proposal.

**STAFF RECOMMENDATION:**

Staff has revised the recommendation regarding the landscaping to more specifically address the revised landscaping plan submitted by the applicant.

Staff has also revised the recommendation regarding the requirement for a monument sign. The applicant had previously agreed to install a monument sign for this location as part of the special use permit approval, but the condition did not require the replacement until 2005. Now that the pavement has increased on the site, staff believes it is critical that this improvement occur more quickly, and staff is recommending that the monument sign be installed prior to issuance of the certificate of occupancy for the kiosk. This will result in the monument sign being installed in 2002 several years prior to the 2005 deadline. The requirement for a monument sign is consistent with the requirement placed upon the Exxon gas station on Jefferson Davis Highway and overall redevelopment of this corridor.

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Another condition added by staff with this extension is a requirement to extend the sidewalk over the driveway aprons along Jefferson Davis Highway using stamped concrete or pavers. This treatment will also help to reduce the visual impact of the wider curbcuts along Jefferson Davis Highway.

This is the first request for an extension of the development special use permit and the applicant has been pursuing resolution of the conditions of approval and the final site plan. Staff recommends that a *twelve-month* extension be granted to the applicant during which provide ample opportunity to have the final site plan approved and construct the kiosk and site improvements.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Jeffrey Farner, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning & Zoning

- C-1 A building location survey shall be submitted to the Department of Planning & Zoning when applying for the certificate of occupancy for each unit. The applicant shall submit a final “as-built” plan for the development prior to applying for the final certificate of occupancy permit.

Transportation & Environmental Services:

- C-1 The Plan shall comply with the Chesapeake Bay Preservation Ordinance per Article XIII of the City’s zoning ordinance for stormwater quality control.
- C-2. All drainage facilities must be designed to the satisfaction of T&ES.
- C-3 Bond for the public improvements must be posted prior to the release of the plan.
- C-3 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-4 All easements and/or dedications must be recorded prior to the release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must
- C-6 All utilities serving this site are to be underground.
- C-7. Provide site lighting plan.

Code Enforcement:

- C-1 Means to prevent spilled flammable liquids from entering the sewer system shall be provided.
- C-2 Construction permits are required for the construction of the building, fuel lines, tanks and dispensers.
- C-3 A fire prevention code permit is required for the proposed construction and operation.
- F-1 Several dispensers are positioned such that their operation cannot be observed by the attendants.
- F-2 Show the location of the emergency shutdown controls.

Citizens Assistance:

- C-1 The applicant shall comply with Section 9-7-7(a-f) which specifies the requirements for the display of gasoline prices by retail gasoline dealers within the City.

Health Department:

- C-1 This facility shall comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-2 The operation of equipment such as the vacuums shall comply with Title 11, Chapter 5, the Noise Control Code which sets the maximum permissible sound level at the property line.
- F-1 Permits shall be obtained prior to operation.
- F-2 Five sets of plans shall be submitted and approved by this department prior to construction. Plans shall comply with the Alexandria City Code, Title 11, Chapter 2, Food and Drink Establishments. There is a \$135.00 fee for plan reviews of food facilities.

Police Department:

(See recommendations in staff report)

Historic Alexandria (Archaeology):

- F-1 Low potential for archeological resources. No archeological action required.

Parks & Recreation (Arborist):

- F-1 **(REVISED)** The Willow Oak trees that are proposed along Route 1 will grow too tall and interfere with the power lines above the right-of-way **unless setback from the overhead power lines.**

VAWC:

No Comment.

JF

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # **2001-0015**

PROJECT NAME: Crown Stations, Inc.

PROPERTY LOCATION: 3216 Jefferson Davis Highway

TAX MAP REFERENCE: 16.03-08-09 ZONE: CSL

APPLICANT Name: Crown Stations, Inc.

c/o McGuireWoods LLP  
Address: 1750 Tysons Blvd., Suite 1800  
McLean, VA 22102

PROPERTY OWNER Name: Crown Stations, Inc.

c/o McGuireWoods LLP  
Address: 1750 Tysons Blvd., Suite 1800  
McLean, VA 22102

SUMMARY OF PROPOSAL: Request for extension of time and clarification  
of existing DSUP 99-0036 approved by City Council on June 17, 2000

MODIFICATIONS REQUESTED: See attached narrative

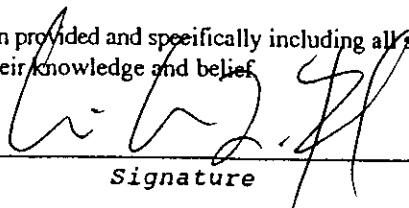
SUP's REQUESTED: See attached narrative

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 their knowledge and belief.

Erika L. Byrd, Esquire  
Print Name of Applicant or Agent  
McGuireWoods LLP  
1750 Tysons Blvd., Suite 1800  
Mailing/Street Address

  
Signature

(703) 712-5480 (703) 712-5488  
Telephone # Fax #

McLean, VA 22102  
City and State Zip Code

July  
Date

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

Application Received: \_\_\_\_\_ Received Plans for Completeness: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_ Received Plans for Preliminary: \_\_\_\_\_  
Legal Advertisement: \_\_\_\_\_ Property Placard: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

CROWN STATION - JEFFERSON DAVIS Hg.



## NARRATIVE DESCRIPTION

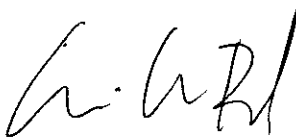
### Request for Extension of Time and Clarification of Development Special Use Permit 99-0036

#### BACKGROUND:

In its original application, Crown Stations, Inc. (the "Applicant"), requested approval of a development special use permit, with site plan, to renovate the existing Crown service station located at 3216 Jefferson Davis Highway. The proposal included the construction of a small convenience store, the replacement, relocation, and addition of fuel dispensers, a parking reduction, and a request to allow outdoor sales/displays. DSUP 99-0036 was ultimately approved by City Council on June 17, 2000, after extensive deliberations between Applicant and Staff regarding conditions of approval. However, based upon a review of what the Applicant believed to be approved and what was included in the final record of approval and the resulting delay in time that followed when the Applicant and Staff attempted to resolve those issues, the Applicant respectfully requests an extension of time and a review to clarify the DSUP Special Use Permit 99-0036 with regard to the site's frontage configuration and corrected condition #10 of the approval.

It is for these reasons that Crown respectfully requests a time extension and clarification of the approved conditions and site configurations of DSUP #99-0036.

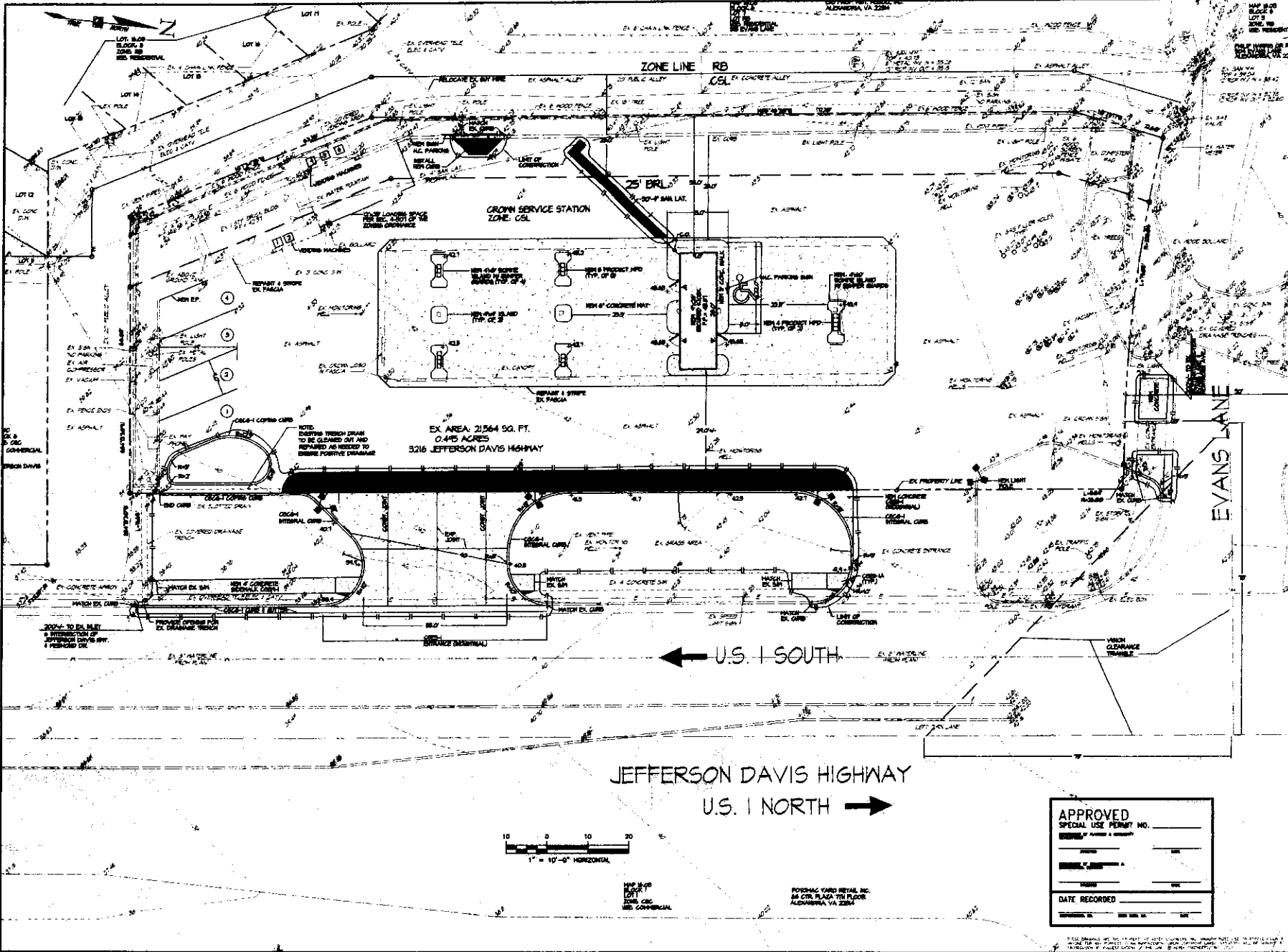
Sincerely,



Erika L. Byrd  
Agent for the Applicant

DSUP 2001-0015

AUG 23



DATE	DESCRIPTION

CROWN SERVICE STATION VA-7  
3216 JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1  
ALEXANDRIA, VA

SPECIAL USE PERMIT PLAN PRELIMINARY SITE PLAN	
SCALE	DATE
1"=40'	08/20/01
DRAWN BY	DATE
SVK	
CHECKED BY	DATE
JPS	
DESIGNED BY	DATE

APPROVED	
SPECIAL USE PERMIT NO. _____	
DATE	
DATE RECORDED	

POSTING YARD RETAIL, INC.  
48 CITY PLAZA 7TH FLOOR  
ALEXANDRIA, VA 22304

MAP 2001  
LOT 1  
ZONE: C-2C  
USE: COMMERCIAL

18

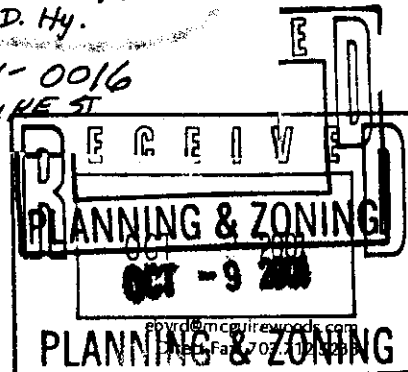
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Fax: 703.712.5050  
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Erika L. Byrd  
Direct: 703.712.5480

McGUIREWOODS

DSUP 2001-0015  
CROWN - J.D. Hy.

DSUP 2001-0016  
CROWN - DUKE ST



October 4, 2001

VIA FACSIMILE AND REGULAR MAIL

Ignacia Britto Pessoa, Esquire  
City Attorney  
301 King Street, Suite 1300  
Alexandria, Virginia 22314

Re: Correction of the Record for Crown Petroleum Stations located at 4109 Duke Street and 3216 Jefferson Davis Highway (DSUP #99-0036 and DSUP #2000-0007)

Dear Mr. Pessoa:

Several months ago I submitted for your review a video tape with a corresponding written transcript of the approvals granted on June 17, 2000 for the above referenced Crown Petroleum Service Station DSUP's. It is our belief that the City's record for the Duke Street site is erroneous.

The first issue relates to a sketch of the site that was distributed to all of the City Council members as well as staff with modified conditions. The sketch was discussed at the hearing and is important because it constituted the agreed upon site configuration between staff and the applicant. We believe that it was erroneously excluded from the official record, and constitutes part of what City Council approved – specifically the approved site configuration.

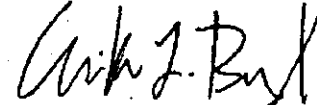
The second issue is the correct condition language for condition 10. That condition was modified from what Staff and the applicant agreed upon by the Planning Commission at the request of the neighborhood. City Council, in its motion, voted to approve the conditions recommended by the Planning Commission with specific changes to specific conditions submitted by the applicant. I believe that the conditions submitted by the applicant were included as the official City record and do not incorporate changes to condition 10 made by the Planning Commission. Based on the public hearing, therefore, the sketch should be inserted as part of the public record and approval, and condition 10 should be revised to reflect what was recommended by the Planning Commission and adopted by the Council.

The DSUP applications are pending before the City for a time extension because of the delay in the processing of the engineered site plans for these two sites. We expect to have staff reports within the next couple of weeks and the hearings on these extension requests will be on November 8 at the Planning Commission and November 17 at City Council. We believe it is imperative that the City's record be corrected prior to the staff report being issued. Please let me know at your earliest convenience your concurrence with our research on the matter of correcting the record for the above referenced cases. If you have questions or would like to

October 4, 2001  
Page 2

discuss this matter, we would be happy to meet with you. Please call me at your convenience to arrange a mutually agreeable meeting time at 703-712-5480.

Sincerely,



Erika L. Byrd

ELB/ep

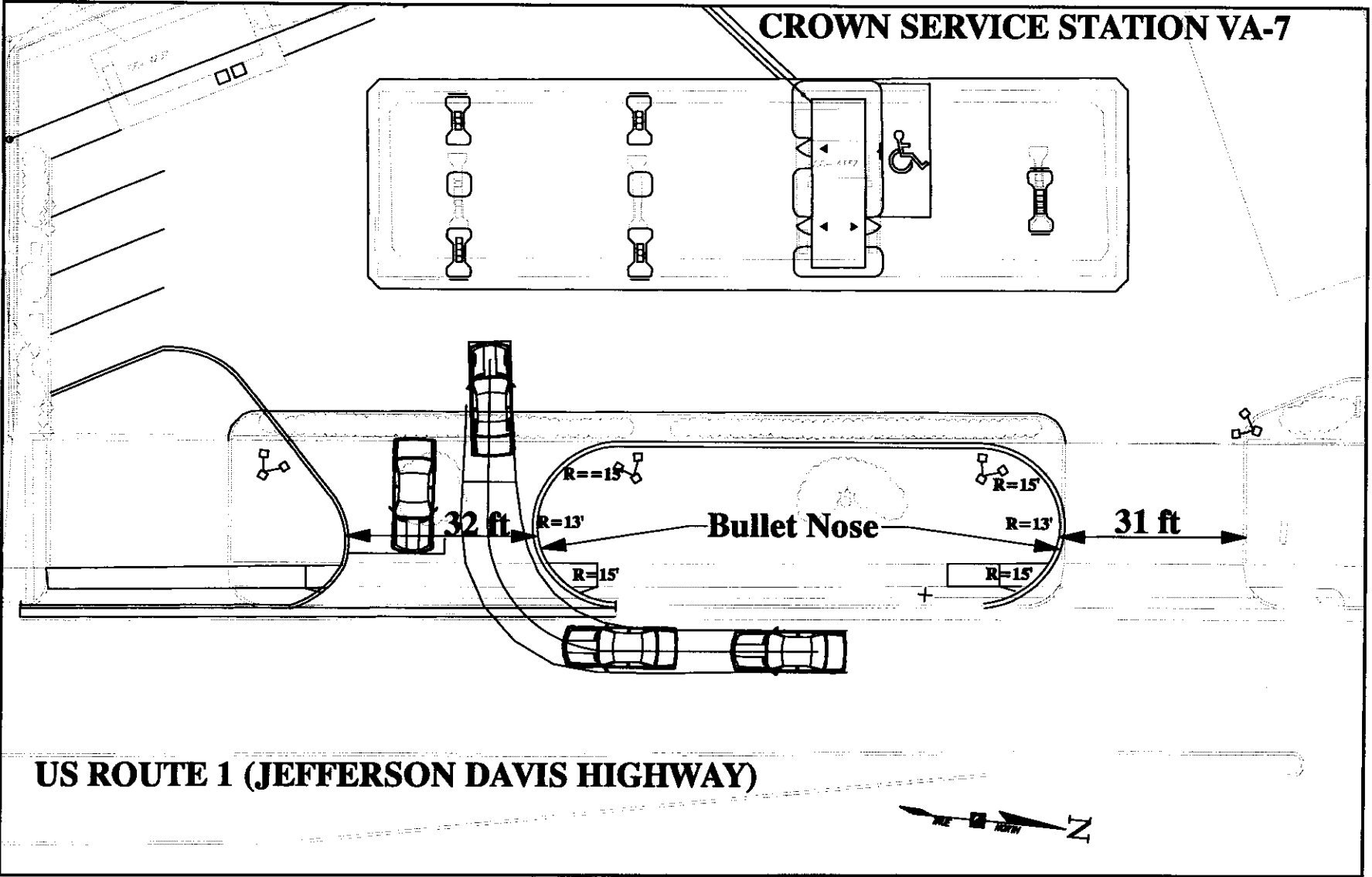
cc: Jeff Farmer, Crown Central Petroleum Corporation  
Richard Baier, Director of Transportation and Environmental Services  
Anthony M. Williams, Crown Central Petroleum Corporation  
Douglas Johnson, Crown Central Petroleum Corporation  
John Sousser, Ad-Tek  
C. Lee Fifer, Jr., Esquire, McGuireWoods LLP  
Jonathan P. Rak, Esquire, McGuireWoods LLP

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pub0001  
DATE LAST MODIFIED: 10/18/01

View Number: 1

### CROWN SERVICE STATION VA-7



Crown Service Station  
Alexandria, Virginia

Vehicle Manueverability Analysis  
October 18, 2001

### US ROUTE 1 (JEFFERSON DAVIS HIGHWAY)

**Figure 1**  
Proposed Entrance Width to the Route 1  
Crown Service Station VA-7 (32 feet)  
Scale: 1"=25'

DSUP 2001-0015

Docket Item #42-A  
DEVELOPMENT SPECIAL USE PERMIT #99-0036  
CROWN SERVICE STATION

Planning Commission Meeting  
June 6, 2000

**ISSUE:** Consideration of a request for a development special use permit, with parking reduction, to renovate an automobile service station, construct a convenience store kiosk, replace and relocate the fueling dispensers and to permit outdoor sales/display.

**APPLICANT:** Crown Stations Inc.  
by Carson Lee Fifer, Jr., attorney

**LOCATION:** 3216 Jefferson Davis Highway

**ZONE:** CSL/Commercial Service Low

---

**CITY COUNCIL ACTION, JUNE 17, 2000:** City Council approved the Planning Commission recommendation with the revised conditions as presented by the applicant (a copy of which is on file in the office of the City Clerk).

Ms. Byrd, attorney for the applicant, spoke to conditions #10, 12, 14 and 16.

Planning and Zoning Division Chief Johnson stated that she was okay with the conditions as presented by the applicant.

**PLANNING COMMISSION ACTION, JUNE 6, 2000:** On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to all applicable codes and ordinances and an amendment to condition #10 and the addition of conditions #26 and #27. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission generally agreed with the staff analysis, but amended condition #10 to consolidate the soda machines on the site per the neighborhood's request and also added a condition regarding pay phones (condition #26) at the neighborhood's request. The Commission also raised the issue of lighting levels and added a condition that the lighting on the site not exceed that approved for the Exxon station on Jefferson Davis Highway, which had been represented to be 30 foot candles but actually approaches 80 foot candles.

Speakers:

Erika Byrd, representing Crown Stations.

Bill Hendrikson, Del Ray Citizen's Association, spoke in support of the staff recommendation, with some minor changes as expressed in the Association's memo.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the special use permit for the proposed automobile service station, convenience store and parking reduction 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 corporation in which the applicant has a controlling interest. (PC/CC 6/87) (City Council)
2. No abandoned, junked or unlicensed vehicles shall be stored on the premises at any time. (PC/CC 6/87)(City Council)
3. No automobile repair work shall be done on the premises at any time. (P&Z) (City Council)
4. There shall be no stacking or parking of vehicles on the public right-of-way in front of the station at any time. (PC/CC 6/87) (City Council)
5. No temporary banners, streamers, or similar advertising devices shall be displayed on the premises. (PC/CC 6/87) (City Council)
6. That all lights be directed onto the property so as not to interfere with street traffic. (PC/CC 6/87) (City Council)
7. The business shall be permitted to operate twenty-four hours a day, seven days a week as requested by the applicant. (P&Z) (City Council)
8. The applicant shall not sell alcoholic beverages. (Police) (P&Z) (City Council)
9. The sales from the convenience store shall be limited to prepackaged items such as cigarettes, candy, coffee, gum, soda, etc. (P&Z) (Police) (City Council)
10. No outdoor display/sales shall be permitted except that:
  - a. Limited amounts of automotive products (oil, lube, window-washing fluid) shall be permitted provided they are placed directly against the kiosk building.
  - b. No more than five soda vending machines shall be permitted provided they are located at the southwest corner of the site against the wall of the existing structure. (P&Z) (City Council)



11. No amplified sound shall be generated by the use or audible at the property line. (P&Z) (City Council)
12. The final site plan shall be revised to relocate the existing 30 foot southern entrance centered approximately 75 foot north from the southern property line. Both entrances shall be configured with flared curbing to the satisfaction of the Directors of T&ES and P&Z. The final plan shall be revised to eliminate the City right-of-way from the proposed drive aisles in front of the canopy. The City right-of-way shall not be vacated and shall be maintained as landscaped open space. Crown shall be responsible for the installation and maintenance of all landscaping within the 20 foot strip in lieu of providing their own six foot minimum landscape strip along the City right-of-way. (P&Z) (City Council)
13. The area depicted as parking space #1 and the adjoining strip area shall be converted to open space and landscaping as generally depicted within attachment #1 of the staff report for DSUP #99-0036. (P&Z) (City Council)
14. A revised landscaping plan shall be provided to the satisfaction of the Directors of P&Z and RP&CA. At a minimum, the revised landscape plan shall provide the following additional landscaping:
  - a. Leyland Cypress planted on the western property boundary with a minimum spacing of four feet and a minimum height of eight feet at the time of planting.
  - b. A dense evergreen hedge within the City right-of-way.
  - c. Street-trees (of a type such as Japanese Red Maple) 20 feet on-center along both Jefferson Davis Highway and Evans Lane.
  - d. The area previously used as an entrance shall be landscaped. (P&Z) (RP&CA)
15. All signage not permitted by the Zoning Ordinance shall be removed from the site prior to the release of a building permit for any improvements to the site. (P&Z) (City Council)
16. The applicant shall replace the existing free-standing sign with a sign no greater than six feet in height and 75 square feet in area at such time as the existing sign is refaced or replaced, but in no case later than June 31, 2005. (P&Z) (City Council)

17. The applicant shall attach a final copy of the final released site plan to each building permit document application and be responsible for ensuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (City Council)
18. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the business. This is to be completed prior to the commencement of construction. Robbery awareness program shall be required for all employees. (Police) (City Council)
19. The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Directors of Health and T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminate soils and/or ground water at or in the immediate vicinity of the proposed site.
  - b. Submit a Risk Assessment Plan indicating any risk associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or ground water will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors.
  - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (Health) (T&ES) (City Council)
20. Certified food managers must be on duty during all hours of operation. (Health) (City Council)
21. The developer shall make cash contributions to the Housing Trust Fund in amount of \$50 per gross floor area payable before receipt of the Certificate of Occupancy. (Housing) (City Council)
22. An updated Spill Prevention and Control Plan shall be submitted to Code Enforcement for review and approval. (Code) (City Council)

23. Show existing and proposed street lights and site lights and indicate the type of fixture and show mounting height and strength of fixture and lumens or watts. Also provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City standards. Provide site lighting plan. (T&ES) (City Council)
24. Lighting for the entire lot is to be a minimum two-foot candles minimum maintained. (Police) (City Council)
25. Applicant shall make all repairs to curb, sidewalks and driveway aprons in the right-of-way, such as the broken concrete at the entrance to Evans Lane, south entrance on Jefferson Davis Highway and sidewalk on Jefferson Davis Highway, to the satisfaction of the Director of T&ES. (T&ES) (City Council)
26. That all existing underground tanks be approved by the Fire Marshal or replaced. (T&ES) (SUP 1994) (City Council)
27. That the kiosk not be used for sale of food items, sodas, or similar type grocery items. (Fire) (SUP 1994) (City Council)

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

1. Special Use Permit for an Automobile Service Station.
2. Special Use Permit for a Convenience Store.
3. Special Use Permit for Outdoor Display/Sales (as limited by SUP condition).
4. Special Use Permit for Parking Reduction.

**BACKGROUND:**

The applicant, Carson Lee Fifer, Jr., Esq. for Crown Stations, Inc., is requesting approval of a development special use permit, with a site plan to expand the existing Crown service station in order to construct a small convenience store and to replace, relocate and increase the number of fuel dispensers under the existing canopy at 3216 Jefferson Davis Highway. The proposal also includes a request to allow outdoor sales/displays and a parking reduction. In conjunction with the development special use permit, the applicant also has submitted a request to vacate the public right-of-way adjacent to Jefferson Davis Highway (VAC# 99-07).

The subject property is a 21,564 sq. ft. (.495 acres) lot of record with frontage on Jefferson Davis Highway to the east and Evans Lane to the north. Curbing and bollards prohibit access from Evans Lane into the adjoining residential neighborhood. A 20 ft. public alley is located on the southern and western portion of the property. The current Crown service station operates with 8 fuel dispensers, cashier kiosk and a one-story building on the southern portion of the property, which contains restrooms, storage and mechanical equipment.

On April 20, 1974, City Council granted SUP# 958 to Crown Station to develop the site as a automobile gas station. On June 13, 1987, the City Council granted SUP#1994, to make alterations to the service station (replace the existing kiosk, extend pump island, replace gasoline dispensers, and replace the pylon sign); the Crown station is operating under SUP #1994. On July 2, 1999, the applicant received a zoning violation notice for outdoor sales/display, a violation of SUP#1994. This application has been generated, at least in part, in response to that enforcement action.

**Proposed Development**

The applicant proposes to construct a 252 sq. ft. structure under the existing canopy that will be utilized for a small convenience store, office and cashier center for the service station. The applicant has stated that the convenience store will offer a limited amount of prepackaged food and will not include the sale of alcoholic beverages. The proposed hours of operation will continue to be seven-days a week, twenty-four hours a day, with a maximum of 2 employees/shift. The applicant is proposing to increase the number of fuel dispensers from 8 to 10 and relocate the gasoline and diesel pumps.

**Zoning**

The subject property is located within the "CSL" Commercial-Service zone. Sec. 4-303(a) and Sec.4-303(g) of the Zoning Ordinance permit an automobile service station and convenience store within the CSL zone as a special use. Sec.4-307(A)(2) states "all operations including storage, shall take place within a completely enclosed building, except: ...(2) For uses which require a special use permit, the permit may authorize outdoor display for sales." The applicant is requesting that outdoor display/sales surrounding the proposed convenience store be considered as a part of the special use permit.

A summary of the zoning characteristics for the proposed project are shown in the table below.

<b>CROWN STATION - JEFFERSON DAVIS HIGHWAY</b>		
Property Address:	3216 Jefferson Davis Highway	
Total Site Area:	21,564 sq. ft. <sup>1</sup>	
Zone:	CSL/Commercial-Service Low	
Current Use:	Automobile Service Station	
Proposed Use:	Automobile Service Station, Convenience Store and Outdoor Sales/Display.	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	.50 (10,782 sf.)	3,782 sf. (canopy) <u>264</u> sf. (ex. one-Story Bldg.) 4,046 sf Total (.19 F.A.R.)
Yards	None Required	N/A
Height	50 ft.	20 ft. (Canopy)
Open Space	None Required	N/A
Parking (Dist.2)	2 Retail (1.1 sp./200 sf) 10 Auto-Service (1 sp/pump) <u>1 Storage bldg.</u> (1 sp./400 sf) 13 total	5 standard spaces <u>1 handicap</u> space 6 total spaces (reduction requested)
	1 loading space	1 loading space

1. The applicant is requesting a vacation of the public right-of-way which would increase the total site area to 26,156 sq. ft.

**STAFF ANALYSIS**

Staff has no objection to the applicant’s proposed construction of a slightly larger kiosk in order to accommodate a small convenience store; in fact, we strongly support such an improvement in order to provide a legal location for the goods which are currently stored outdoors. Nor does staff have any objection to the applicant increasing the number of pumps or relocating pumps; we do, however, object to the specific plan proposed here, because it impacts circulation to the extent that the landscape buffer along Jefferson Davis Highway is substantially reduced, requiring a vacation of City property. Staff cannot support the vacation. Staff also objects to the level of outdoor storage/display proposed to continue on the site after the construction of the convenience store.

### **Proposed Vacation**

Currently, there is a 24' wide landscape area along the frontage of this site adjacent to Jefferson Davis Highway; 20' of this width is within the City's right-of-way. The applicant is requesting that the City vacate this 20' strip in conjunction with this application so that they can use a 7' wide strip of the ROW for a drive aisle, reducing the landscape strip along Jefferson Davis Highway to 12' in width.

Staff recommends against the vacation of the City right-of-way, because it performs an important landscape function along Jefferson Davis Highway. No design guidelines have yet been developed for Jefferson Davis Highway, so there is no formal guidance available to staff on the appropriate width of the landscape area. However, the Jack Taylor Toyota and Potomac Yard properties each have landscaping in front of their uses along the street a minimum of 20' in depth; at Jack Taylor the landscape strip along the street will be 20-40' along the street and at Potomac Yard the landscape strip is 20-30' in width. A narrower landscape area was permitted at the new Exxon Station, further south on Jefferson Davis Highway, but staff sees no reason to reduce the landscape strip to this minimal standard required by the zoning ordinance in this case, where City property is available to create the wider landscape buffer and where the proposed use is particular devoid of any green space within the site itself.

### **Circulation**

The drive aisle is proposed to be expanded into the landscape area in conjunction with the relocation and addition of gas pumps at the station; the new and relocated gas pumps are closer to the street, requiring additional pavement for parking at the pumps and for a drive aisle along the front of the property. The proposed location of the new and relocated pumps is driven by the applicant's desire to maintain the existing canopy on the site at the current location; the pumps are being moved around under that existing canopy.

The applicant believes they need 35' of pavement between the edge of the pump and the curb behind the landscape area. Staff believes this amount of pavement is excessive. As a comparison, the newly built Exxon Station on Jefferson Davis Highway has only 23' between the edge of the pump and its landscape strip along the front of the property. If the City vacates no right-of-way but allows Crown to pave the 4' of landscape area within its property (reducing the landscape strip along Jefferson Davis Highway from 24' to 20'), Crown will be able to increase the pavement width between its new pumps and the landscape strip to 28', five feet more than at Exxon. If Crown continues to desire even more space, they have the option of relocating their entire canopy and pumps rearward; staff estimates about 4' of excess area is available to the rear. This would allow a 32' wide pavement area in the front of their canopy, only 3' less than the 35' that is achieved through the vacation.

**Parking**

The zoning ordinance requires the provision of 13 parking spaces for the use, not including the fueling spaces at the pumps. The applicant is proposing 5 parking spaces (in addition to those at the pumps), a parking reduction. Staff has no objection to the proposed decrease in parking spaces for this use; the zoning ordinance standard is excessive in this case and not typically implemented. Most patrons will be parked at the fuel pumps themselves. The proposed “convenience store” is tiny--only 252 square feet--and should not attract patrons who are not already at the station for fuel purchase. The five spaces along the southern end of the site should provide more than adequate parking for the one or two employees at the site and for the patrons who are utilizing the vacuum, air compressor, or rest-rooms.

In fact, staff is recommending the removal of one of the five spaces, reducing the number of spaces provided to four, in order to further enhance landscaping on the site, as discussed below.

**Landscaping**

The zoning ordinance requires that a six foot landscape strip be provided between parking areas (including associated drive aisles) and the public right-of-way. The applicant is proposing to pave a 4 ft. strip of its own property containing an evergreen hedge as well as 8 ft. of the landscaped City owned property. Staff has no objection to paving the 4 ft. strip as long as the hedge is relocated onto the 20 ft. Wide City-owned strip and additional landscape improvements are made to the City property. In addition, staff is recommending elimination of the proposed parking space closest to Jefferson Davis Highway along the southern portion of the site (See Attachment No. 1.) in order to return that space to green area, with additional landscaping, to screen the southern portion of the site.

In addition, staff is recommending additional Leyland Cypress be planted along the western property boundary, in order to provide improved screening between the service station and the existing adjoining residences.

**Outdoor Sales/Display**

The applicant is proposing to enlarge their existing kiosk to sell convenience items, at least in part to address the ongoing violation at the station relative to outdoor display and sale of goods. Although the proposed larger building is intended to provide space to remedy the outdoor storage and display violations, the applicant is also requesting approval of outdoor sales/display adjacent to the proposed convenience store to display miscellaneous items such as non-alcoholic beverages, wood chips, firewood, automotive uses (oil, window wash fluid etc.) and other seasonal items.

The zoning ordinance specifically prohibits outdoor display/sales within the CSL/Commercial Service Low zone, and other general commercial zones, unless the outdoor display/sales are approved as part of a special use permit for the use. Staff has recently undertaken a comprehensive

review of service stations in the City to bring them into compliance with the zoning ordinance. The approach used by staff in this review was to allow only very limited quantities of automotive supplies (i.e., oil, lube, window-washer fluid) to be located outdoors and then only if located under the canopy and against the building.

Staff does not support the special use permit request to authorize outdoor display/sales beyond the minimal level permitted at all other stations. Overall, staff believes that outdoor display/sales have a tendency to have a detrimental effect on the appearance of a site and contribute towards visual clutter of the site. Outdoor sales/displays also have an adverse impact upon pedestrian and vehicular circulation.

If the applicant wishes to display and sell other goods on this site, then the applicant should revisit their plans and construct a larger building to accommodate the additional goods. While it is possible that a small amount of goods neatly stacked might be acceptable once outdoor display of goods is permitted it will be very difficult to draw the line between what is acceptable and what is not. Staff therefore recommends the more stringent rule.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed development special use permit, outdoor sales/display and parking modifications with the conditions outlined within the staff report.

**STAFF:** Sheldon Lynn, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Jeffrey Farner, Urban Planner.



CITY DEPARTMENT COMMENTS

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

Planning & Zoning

- C-1 A building location survey shall be submitted to the Department of Planning & Zoning when applying for the certificate of occupancy for each unit. The applicant shall submit a final “as-built” plan for the development prior to applying for the final certificate of occupancy permit.

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries. Contact the T&ES engineering division (703-838-4327) to obtain a copy of the manual.
- C-2 Bond for the public improvements must be posted prior to the release of the plan.
- C-3 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-4 All easements and/or dedications must be recorded prior to the release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES.
- C-7 All utilities serving this site are to be underground.

Code Enforcement:

- C-1 Means to prevent spilled flammable liquids from entering the sewer system shall be provided.
- C-2 Construction permits are required for the construction of the building, fuel lines, tanks and dispensers.
- C-3 A fire prevention code permit is required for the proposed construction and operation.
- F-1 Several dispensers are positioned such that their operation cannot be observed by the attendants.
- F-2 Show the location of the emergency shutdown controls.

Citizens Assistance:

- C-1 The applicant shall comply with Section 9-7-7(a-f) which specifies the requirements for the display of gasoline prices by retail gasoline dealers within the City.

Health Department:

- C-1 This facility shall comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-2 The operation of equipment such as the vacuums shall comply with Title 11, Chapter 5, the Noise Control Code which sets the maximum permissible sound level at the property line.
- F-1 Permits shall be obtained prior to operation.
- F-2 Five sets of plans shall be submitted and approved by this department prior to construction. Plans shall comply with the Alexandria City Code, Title 11, Chapter 2, Food and Drink Establishments. There is a \$135.00 fee for plan reviews of food facilities.

Police Department:

(See recommendations in staff report)

Historic Alexandria (Archaeology):

- F-1 Low potential for archeological resources. No archeological action required.

Parks & Recreation (Arborist):

- F-1 The Willow Oak trees that are proposed along Route 1 will grow too tall and interfere with the power lines above the right-of-way.

VAWC:

No Comment.

# THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

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**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Bill Hendrickson, President  
Amy Slack, Land Use Committee Co-chair  
Sarah Haut, Land Use Committee Co-chair

**Date:** November 5, 2001

**Subject:** DSUP# 2001-0015; **Crown Station**, request for a development special use permit for an extension of time for approved renovation to an automotive station at 3216 Jeff Davis Highway.

At our Land Use Committee meeting on September 12, 2001, we addressed the subject SUP request.

Land Use voted to support Lynhaven Civic Association in their efforts to reduce the adverse impact on the neighborhood.

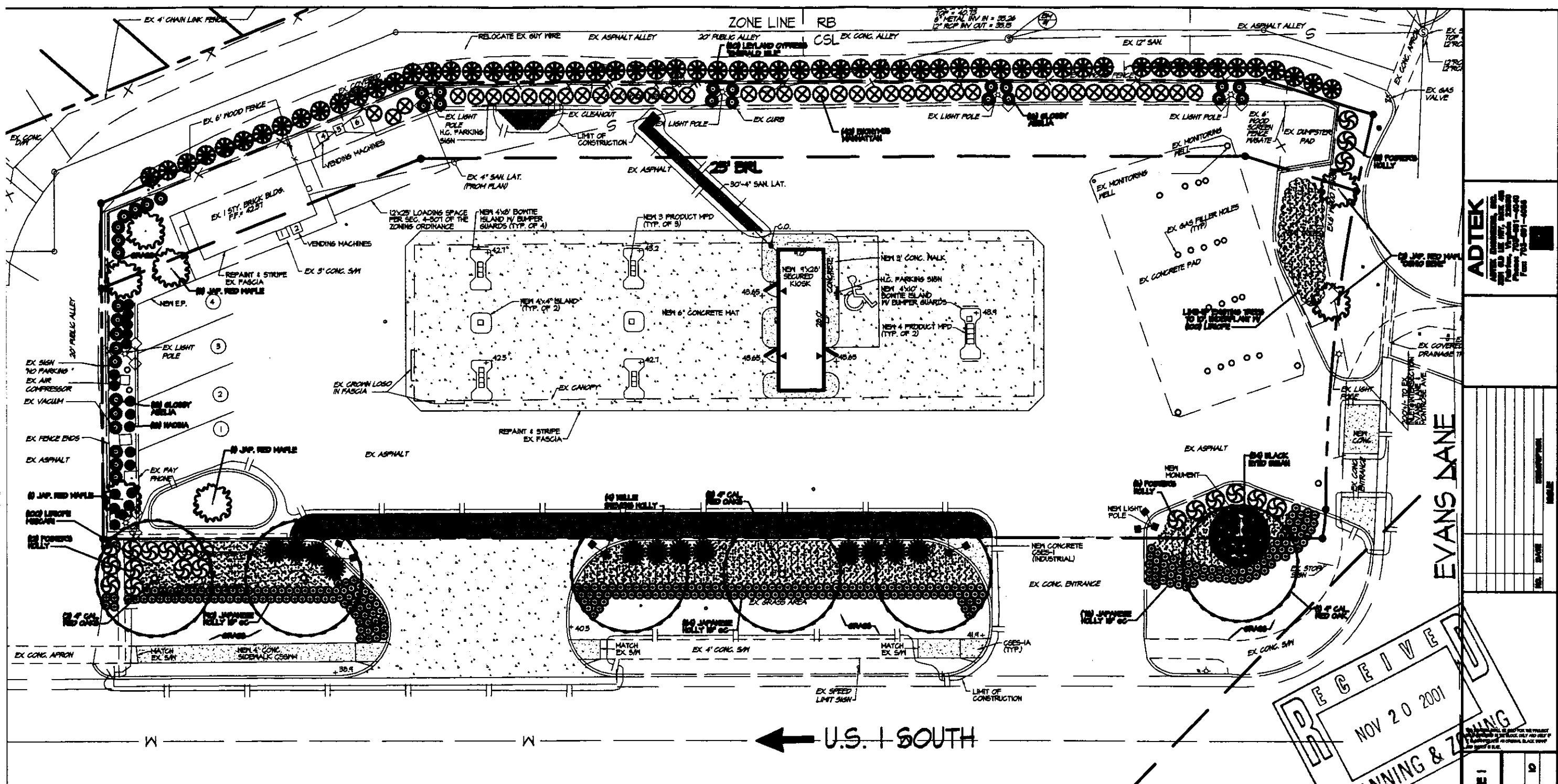
In addition to conditions recommended by staff, Land Use requests the following conditions:

- The applicant agrees to work with the adjacent community to maximize the landscaping in a positive manner.

*DRCA Executive Board voted to support the Land Use recommendation at their meeting on September 18, 2001.*

We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9080 and Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

Figure No. 2



**ADTEK**  
 ARCHITECTURAL DESIGN & ENGINEERING  
 1000 W. 10TH ST., SUITE 100  
 FARMERSVILLE, VA 22434  
 PHONE: 703-881-4040  
 FAX: 703-881-4048

EVANS LANE

U.S. 1 SOUTH

U.S. 1 NORTH

JEFFERSON DAVIS HIGHWAY

GRAPHIC SCALE



1" = 20'-0" HORIZONTAL

FOR LANDSCAPE PURPOSES ONLY.  
 NOT FOR SITE LAYOUT OR ENTRANCE  
 MODIFICATION  
 SEE SHEET 6 FOR PLANTING DETAILS.

**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

**LANDSCAPE TABULATION**  
 TREE COVER PROVIDED: 200 SF SITE AREA  
 2000 GAFT. 2-1/2" DBH. 4-5 FT.  
 SHRUBS TREE COVER PROVIDED: 200 GAFT.  
 TREES TO BE PLANTED ON SITE: 2,100 GAFT.  
 TOTAL TREE COVERAGE PROVIDED: 2,100 GAFT. 4-5 FT.

RECEIVED  
 NOV 20 2001  
 PLANNING & ZONING

CROWN SERVICE STATION V&T  
 3216 JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1  
 ALEXANDRIA, VA

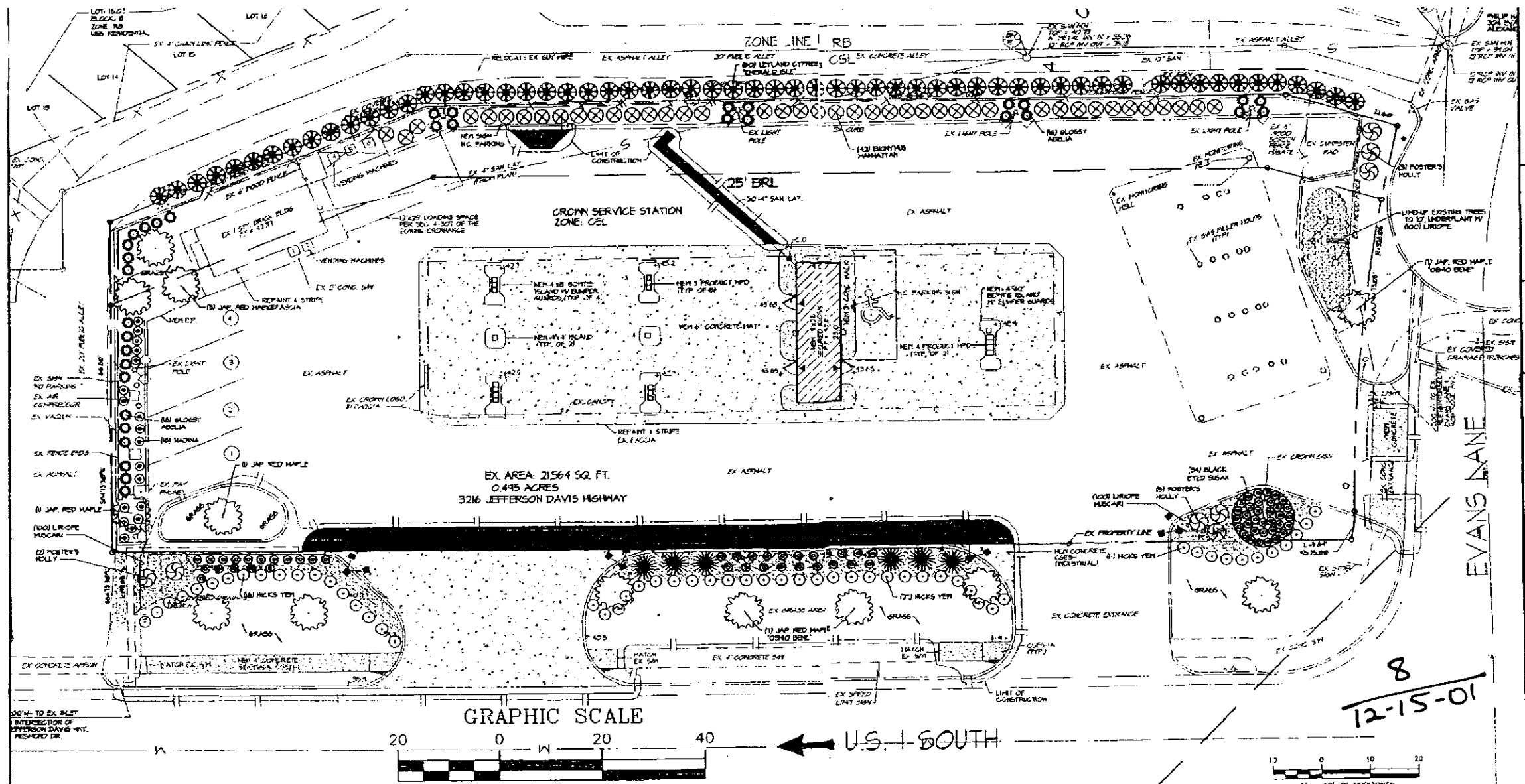
12-15-01

LANDSCAPE SCHEDULE						
SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TOTAL CANOPY SF
<b>TREES</b>						
(Symbol)	7	ACER PALMATUM 'OSHO BEN'	JAPANESE RED MAPLE	2'-2 1/2" CAL. 10' HEIGHT	B4B	250
(Symbol)	60	CIPRESSOCYPARIS LEYLAND II 'EMERALD HILL'	LEYLAND CYPRESS	6'-8' HEIGHT	B4B	250
(Symbol)	21	ILEX POSTERS HOLLY	POSTERS HOLLY	6'-8' HEIGHT	B4B	250
(Symbol)	12	ILEX NELLIE STEVENS HOLLY	NELLIE STEVENS HOLLY	6'-8' HEIGHT	B4B	250
(Symbol)	6	QUERCUS RUBRA (BOREALIS)	RED OAK	4" CAL.	B4B	1250
						TOTAL = 32500
<b>SHRUBS</b>						
(Symbol)	250	ILEX CREMATA COMPACTA	COMPACT JAPANESE HOLLY	5'-10" CONT.		
(Symbol)	10	NADINA DOMESTICA 'PIRE POWER'	NADINA	18"x24" CONT.		
(Symbol)	54	GLOSSY ABELIA 'ABELIA GRANDIFLORA'	GLOSSY ABELIA	18"x24" CONT.		
(Symbol)	71	RUDECKIA NEMANNI (PULSADA)	BLACK EYED SUSAN	CONT.		
(Symbol)	56	TAXUS MEDIA 'HICKSI'	HICKS YEW	18"x24"	B4B	
(Symbol)	42	BIORHYZ PATENS 'MANHATTAN'	MANHATTAN BIORHYZ	18"x24"	B4B	
<b>GROUND COVER</b>						
(Symbol)	400	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL. CONT.			

**GENERAL LANDSCAPE PLAN NOTES**

- TOP SOIL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFF-SITE BORROW AREAS, AS SPECIFIED.
- ALL DISTURBED AREAS NOT PAVED, BUILT OVER OR PART OF THE HELD PLANTING BEDS OR PLAY AREAS SHALL BE PERMANENTLY STABILIZED WITH SO2.
- ALL PLANT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PRODUCED BY THE AMERICAN ASSOCIATION FOR NURSERYMEN, D.C.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS GUIDELINES 4TH EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LCA) OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, SAFFERSBURG, MARYLAND.
- TREES MUST BE LINED UP TO A MINIMUM OF 6' WHEN THEY REACH MATURITY OR TO A HEIGHT APPROVED BY THE CITY ARBORIST.

Item #0 distributed @ 0.C.  
12-4-01



LANDSCAPING SCHEDULE							
SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ALLOWABLE CAPACITY	TOTAL CAPACITY
<b>TREES</b>							
(Symbol)	15	ACER PALMATA 'OSHO BOY'	JAPANESE RED MAPLE	2'-2 1/2" CAL. 10' HEIGHT	B4B	250	3,750
(Symbol)	80	CYPRESS/LELAND II 'SPECIAL BLE'	LETLAND CYPRESS	6'-8" HEIGHT	B4B	250	20,000
(Symbol)	8	LEH POSTERS HOLLY	POSTERS HOLLY	6'-8" HEIGHT	B4B	250	2,000
(Symbol)	4	ALEX HELLIE STEVENS HOLLY	HELLIE STEVENS HOLLY	6'-8" HEIGHT	B4B	250	1,000
						TOTAL =	2,250
<b>SHRUBS</b>							
(Symbol)	15	NONIA DOMESTICA 'TIRE POWER'	NADWA	18" X 24" CONT.			
(Symbol)	24	BLOSSY ABELIA 'AGELIA SPANDELOVAT'	BLOSSY ABELIA	18" X 24" CONT.			
(Symbol)	1	ALDOCKIA NERHANSI (RUBUSIA)	BLACK EYED SUSAN	CONT.			
(Symbol)	30	TAUS MEDIA 'NICKS YEH'	NICKS YEH	10" X 24"	B4B		
(Symbol)	42	BLOMBUS PLEINE 'HAMMATTAN'	HAMMATTAN BLOMBUS	10" X 24"	B4B		
<b>GROUND COVER</b>							
(Symbol)	400	LIRIOPE MISCAR 'BIG BLUE'	LIRIOPE MISCAR	1 GAL. CONT.			

- GENERAL LANDSCAPE PLAN NOTES**
- TOP SOIL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFF-SITE DOWNSPREAD AREAS AS SPECIFIED.
  - ALL DISTURBED AREAS NOT PAVED, BUILT OVER OR PART OF THE ILLICIT PLANTING BEDS OR PLAY AREAS SHALL BE PERMANENTLY STABILIZED WITH SOIL.
  - ALL PLANT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PRODUCED BY THE AMERICAN ASSOCIATION FOR HORTICULTURE, D.C.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS SCHEDULES AND EDITIONS AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION & ICA OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, ANNEBOROUGH, MARYLAND.
  - TREES MUST BE UNDERMINED A MINIMUM OF 8" WHEN THEY REACH MATURITY OR TO A

**LANDSCAPE TABULATION:**  
 TREE COVER REQUIRED: 25% OF SITE AREA  
 21,564 SQ. FT. (25% = 5,391 SQ. FT.)  
 EXISTING TREE COVER PROVIDED: 300 SQ. FT.  
 TREES TO BE PLANTED ON 15 @ 2,100 SQ. FT.  
 TOTAL TREE COVERAGE PROVIDED: 2,100 SQ. FT. (3,900 SQ. FT.)

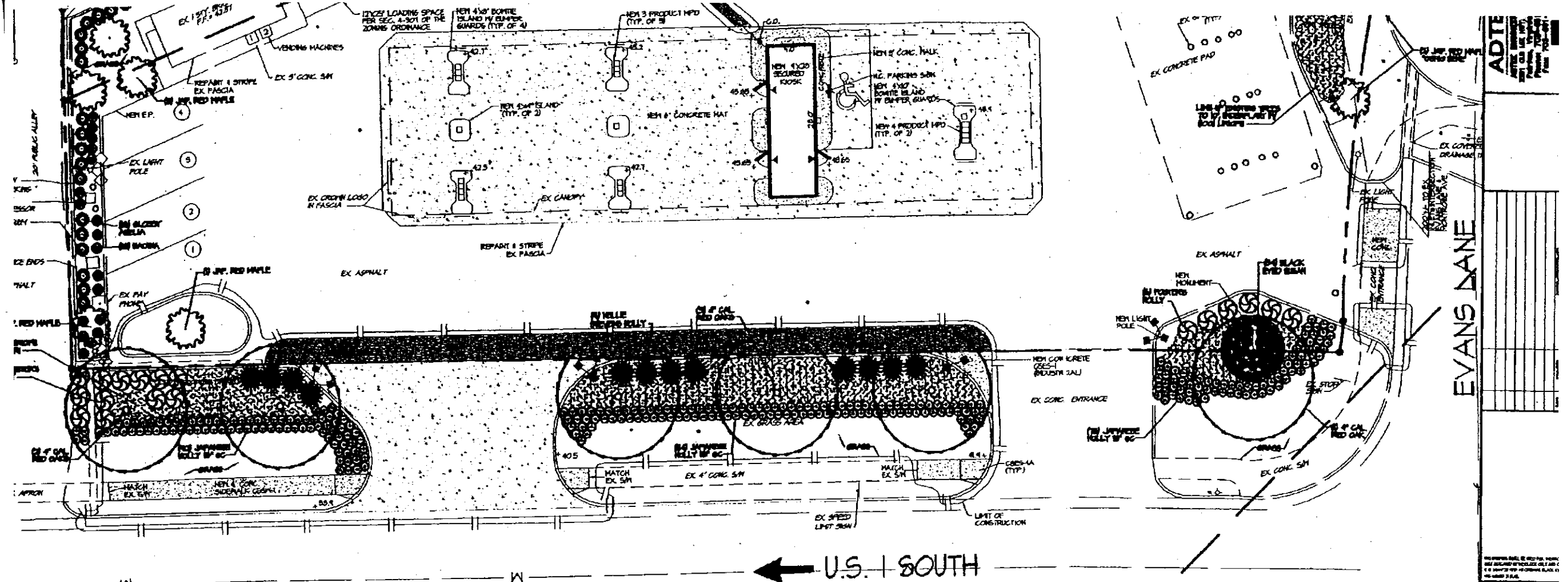
**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_



NO.	DATE	DESCRIPTION

CROWN SERVICE STATION VA-7  
 3216 JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1  
 ALEXANDRIA, VA

LANDSCAPE PLAN  
 SHEET 4 OF 5  
 DATE: 08/20/01  
 DRAWN BY: JFS  
 CHECKED BY: JFS  
 SCALE: 1/4" = 10'-0" HORIZONTAL  
 TOTAL AREA: 910.45 SQUARE FEET



REVISED  
PLAN

FOR LANDSCAPE PURPOSES ONLY.  
NOT FOR SITE LAYOUT OR ENTRANCE  
MODIFICATION\*  
SEE SHEET 6 FOR PLANTING DETAILS.

JEFFERSON DAVIS HIGHWAY

U.S. 1 NORTH

GRAPHIC SCALE



APPROVED  
SPEC. USE PERMIT NO. \_\_\_\_\_  
DATE DORDED \_\_\_\_\_  
DATE DORDED \_\_\_\_\_

LANDSCAPE TABLET  
TREE COVER PROVIDED 25% OF SITE AREA  
SHALL BE PROVIDED PERMITS  
FURNISH TREE COVER PROVIDED 25% PERMITS  
TREES TO BE PLANTED ON 8" DBH @ 20' HGT.  
TOTAL TREE COVERAGE PROVIDED 2,500 SQUARE FEET.

QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ALLOWABLE CANNOPY SP.	TOTAL CANNOPY SP.
7	ACER PALMATUS 'SUNSHINE'	JAPANESE RED MAPLE	3'-3 1/2" CAL. 10' HEIGHT	EMB	250	1,750
10	OPHROSPITHES LEYLANDII 'SUNSHINE'	LEYLAND CYPRESS	6'-8" HEIGHT	D4B	250	2,500
21	ILEX POSNERI HOLLII	POSNERI HOLLY	6'-8" HEIGHT	D4B	750	1,260
12	ILEX NELLE STEVENS HOLLII	NELLE STEVENS HOLLY	6'-8" HEIGHT	D4B	290	3,000
4	QUERCUS RUBRA BOREALIS	RED OAK	4" CAL.	B1B	1750	1,500
					TOTAL =	33800

GENERAL LANDSCAPE PLAN NOTES  
 1. TOP SOIL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFF-SITE BORROW AREAS, AS SPECIFIED.  
 2. ALL DISTURBED AREAS NOT PAVED, BUILT OVER OR PART OF THE ILLUSTRATED PLANTING BEDS OR PLAY AREAS SHALL BE PERMANENTLY STABILIZED WITH SOIL.  
 3. ALL PLANT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.2 AS PRODUCED BY THE AMERICAN ASSOCIATION FOR NURSERY STOCK).  
 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE APPLICATIONS GUIDELINES 7th EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION

ADTE

EVANS DAINE

CROWN SERVICE STATION V&T  
80-6 JEFFERSON DAVIS HIGHWAY U.S. ROUTE 1  
ALEXANDRIA, VA

SHEET NO. 10

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # **2001-0015**

PROJECT NAME: Crown Stations, Inc.

PROPERTY LOCATION: 3216 Jefferson Davis Highway

TAX MAP REFERENCE: 16.03-08-09 ZONE: CSL

APPLICANT Name: Crown Stations, Inc.  
c/o McGuireWoods LLP  
Address: 1750 Tysons Blvd., Suite 1800  
McLean, VA 22102

PROPERTY OWNER Name: Crown Stations, Inc.  
c/o McGuireWoods LLP  
Address: 1750 Tysons Blvd., Suite 1800  
McLean, VA 22102

SUMMARY OF PROPOSAL: Request for extension of time and clarification  
of existing DSUP 99-0036 approved by City Council on June 17, 2000

MODIFICATIONS REQUESTED: See attached narrative

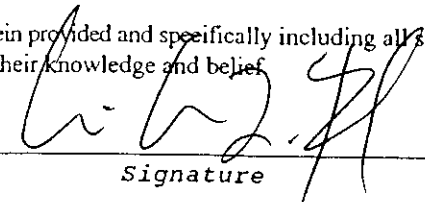
SUP's REQUESTED: See attached narrative

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code 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 their knowledge and belief.

Erika L. Byrd, Esquire  
Print Name of Applicant or Agent  
McGuireWoods LLP  
1750 Tysons Blvd., Suite 1800  
Mailing/Street Address

  
Signature

(703) 712-5480 (703) 712-5488  
Telephone # Fax #

McLean, VA 22102  
City and State Zip Code

July  
Date

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

Application Received: \_\_\_\_\_ Received Plans for Completeness: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_ Received Plans for Preliminary: \_\_\_\_\_  
Legal Advertisement: \_\_\_\_\_ Property Placard: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 12/04/01 RECOMMENDED APPROVAL 7-0

ACTION - CITY COUNCIL: 12/15/01PH--CC approved the Planning  
Commission recommendation.

CROWN STATION - JEFFERSON DAVIS Hg.