

EXHIBIT NO. 1

7
11-19-07

Docket Item #12

DEVELOPMENT SPECIAL USE PERMIT #2007-0026
CITY PUBLIC RECYCLING CENTER

Planning Commission Meeting
November 8, 2007

ISSUE: Consideration of a request for continued operation of the City's public recycling drop-off and leaf mulching center.

APPLICANT: City of Alexandria, Department of Transportation and Environmental Services

STAFF: Jeffrey Farner, Division Chief, Development
Jeffrey.Farner@alexandriava.gov
Katie Parker, Urban Planner
Katie.Parker@alexandriava.gov

LOCATION: 4251 Eisenhower Avenue

ZONE: POS/Public Open Space and Community Recreation

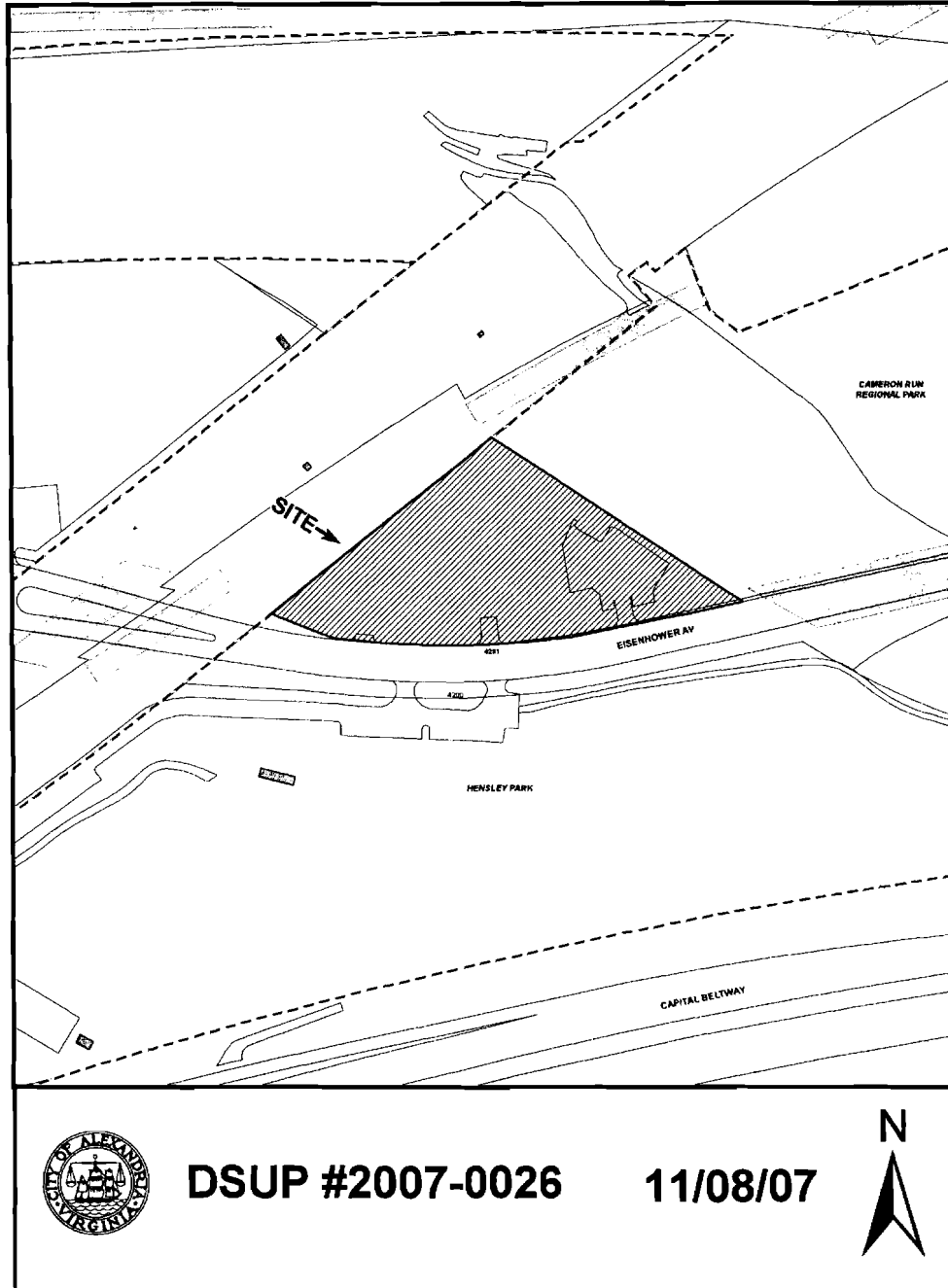
PLANNING COMMISSION ACTION, NOVEMBER 8, 2007: On a motion by Ms. Fossum, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of DSUP #2007-0021, subject to compliance with all applicable codes, ordinances and staff recommendations with an amendment to condition #6 regarding the adoption of the Eisenhower West Small Area Plan. The motion carried on a vote of 5 to 0. Mr. Wagner and Mr. Robinson were absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

There were no speakers.

DSUP #2007-0026
CITY RECYCLING CENTER



I. BACKGROUND

A. Request

The Department of Transportation and Environmental Services (T&ES) has requested approval to continue operating the recycling center at 4251 Eisenhower Avenue, which was originally approved in September 2002 by DSUP 2002-0007. Since the recycling center was proposed in a City park and along a portion of Eisenhower Avenue that is experiencing new development patterns, the Planning Commission was hesitant to approve a permanent special use permit for the use. As a result, a condition was added by the Commission that limited the special use permit approval of the recycling center to five years. The recycling center has now been in operation for five years and T&ES is requesting the use be allowed to continue through a new special use permit.

B. Site location and layout

The subject property is one lot of record with approximately 554 feet of frontage on Eisenhower Avenue and a total lot area of approximately 2.1 acres. Vehicular access to the property is from Eisenhower Avenue. To the north of the site is Cameron Run, to the east is the Vola Lawson Animal Shelter, to the south is Hensley Park, and to the west are WMATA tracks. A portion of the lot is contained within the Resource Protection Area (RPA) which renders a large section of the lot undevelopable. At the time of the 2002 DSUP, the site was used as a leaf collection center. Since that time and pursuant to the approval of the 2002 DSUP, approximately 20,000 sf, which is less than a quarter of the lot, has been paved, and four recycling containers and five parking spaces have been added. The remaining portion of the site is

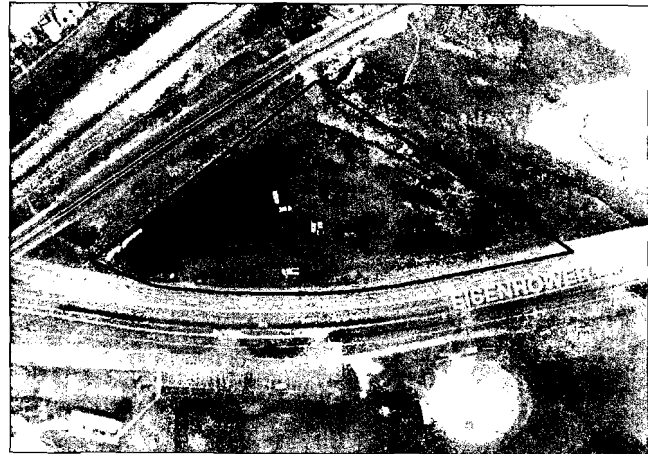


Figure 1: 2001 Aerial

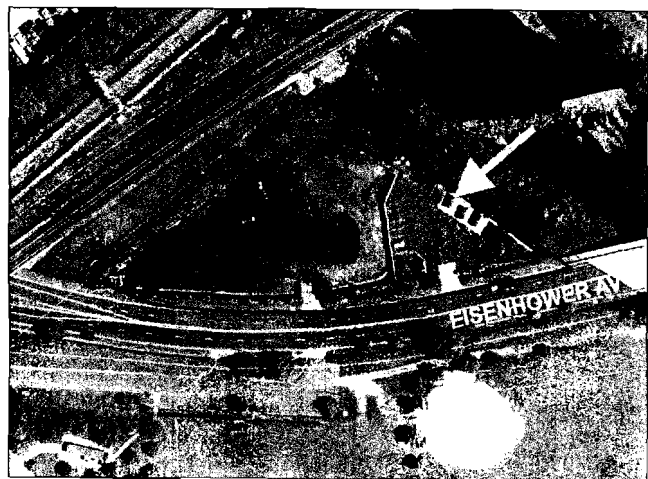


Figure 2: 2006 Aerial

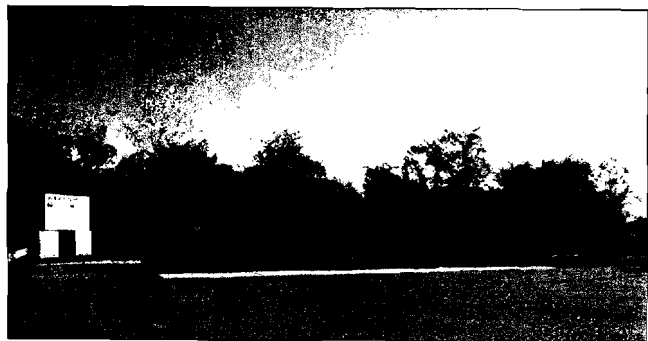


Figure 3: Existing Recycling Containers

still used for leaf collection. In addition to the recycling center and leaf collection, the site is also used temporarily for disaster debris consolidation and management in the event of an emergency.

II. STAFF ANALYSIS

A. Zoning

The site is zoned POS/Public open space and community recreation zone. At the time of the original approval, recycling facilities were only permitted in the Industrial zone. As a result, T&ES initiated a text amendment to allow the recycling use in the POS zone. At the public hearing in June 2002, the Planning Commission noted that a distinction between a public recycling center, which was what T&ES was proposing, and a recycling facility needed to be made since reprocessing and manufacturing activities that generally occur in recycling facilities should remain in industrial zones and are not appropriate in parks. In response, staff developed the following definition for public recycling center: "A collection site for acceptance by donation or redemption of recyclable materials from the public. Such center may not include permanent structures or buildings (other than fences and screens), but typically consist of portable containers which can be readily moved to be emptied or relocated".

Through the text amendment, public recycling centers, by the new definition, are only permitted in the POS zone with a special use permit if (1) it does not interfere with an established active or passive recreation area, (2) no trees are removed to accommodate the use, unless approved by the director of RP&CA, and (3) the adjacent uses are compatible with the recycling activities. The text amendment was approved by City Council at the September 2002 public hearing. At the same public hearing, special use permit for the recycling center at the Eisenhower Avenue location was also approved, consistent with the amendment. Given the non-permanent nature of the center, the location in a City park, and the uncertainty of development activity in the Eisenhower Valley, the permit was approved for a period of five years.

B. Continued Use as a Recycling Center

During the public hearing for the 2002 DSUP, the Planning Commission discussed the appropriateness of this use in a City park and potential impacts on other City parks. The Commissioners acknowledged the importance and necessity of providing recycling centers in the City and recognized the existing use of the site for leaf collection. However, there was some reservation about approving this type of use on City parkland, particularly given the development opportunities and activity along Eisenhower Avenue.

In recognition of the development pressures facing the area of Eisenhower Valley outside of Eisenhower East, Planning and Zoning has identified this area as one of the next small area plans to be developed. Upon completion of the Braddock Plan and Landmark/Van Dorn Plan, P&Z staff will begin the planning process for the Eisenhower West small area plan. This plan will focus on the area of Eisenhower Valley from Telegraph Road west to the Fairfax County border, which includes the recycling center. The plan will examine the mix of land uses found in this area, particularly industrial uses, and will review connectivity, transit, and streetscape.

Although this is a small parcel and recycling centers are needed uses in the City, it is important to note the possibility of new recommended uses being identified for this parcel through the Eisenhower West Plan. Therefore, the time period needed for developing the plan should be considered when reviewing this request. The existing use strongly supports the City Council stated goal of environmental stewardship and “greening the City”. If this parcel were developed for other purposes, it would be necessary to identify an appropriate replacement site for recycling, leaf collection, and disaster debris management, given the site’s importance in helping the City achieve the State’s minimum recycling rate and the need to manage debris in the event of a natural disaster or terrorist attack.

C. Current Operations

The recycling center functions as a one of four City drop-off centers for the general public, with the other three centers located at S. Whiting Street at Tower Court, 3540 Wheeler Avenue, and Jones Point Park (in parking lot under Woodrow Wilson Bridge). The City provides four 20 yard containers that collect cardboard, newspaper, aluminum, plastic, steel, glass bottles, cans, and jugs. Household batteries are also collected in a 55 gallon drum. No hazardous material is recycled on the site (this can be recycled at the Wheeler Avenue center). Signage has been installed to clearly identify the types of materials that may be recycled at the center and the civil penalties for dumping refuse or hazardous waste at the site. The center is open 24 hours a day, seven days a week in order to allow easy access for use by City businesses and residents. A City employee empties the recycling containers about two times per week, sweeps or flushes the site weekly, and picks up any litter daily Monday through Friday. This site averaged 41 tons of recyclables per month in FY 07, which is up from 34 tons per month in FY 06. Approximately 36% of all recyclable drop-off material is collected at the Eisenhower Avenue center, which is the highest of the four recycling centers. Additionally, the adjacent leaf collection site diverts over 4,500 tons of material from the waste stream, contributing significantly the City’s waste diversion goals.

Under the original approval, the applicant had identified several areas where the site would be improved. First, additional landscaping was installed along Eisenhower Avenue to screen the use. For the recycling area, new pavement and fencing was installed to clearly delineate the recycling area from the mulch pile. In addition, a curb cut was relocated and five parking spaces were created to serve the recycling area.



Figure 4: Landscaping Along Eisenhower Avenue

III. CONCLUSION

Staff recommends **approval** of the applicant's request for continued use of the recycling center approved by DSUP #2002-0007, subject to Staff Recommendations below. However, staff recommends the permit only be approved for five additional years or upon implementation of the Eisenhower West Plan, whichever occurs first.

STAFF: Faroll Hamer, Director, Planning & Zoning;
Doug McCobb, Deputy Director, Operations, T&ES;
Jeffrey Farner, Chief, Development;
Christine McCoy, Solid Waste Planner; and
Katie Parker, Urban Planner.

IV. STAFF RECOMMENDATION

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

1. **[AMENDED CONDITION]** The applicant ~~shall install the landscaping, and make the related site improvements, as depicted on the attached landscaping plan within one year of approval and~~ shall maintain the landscaping in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z) (DSUP 2002-0007)
2. All lighting shall be screened and directed downward to prevent glare and spillover onto adjacent properties and public rights-of-way. (P&Z) (DSUP 2002-0007)
3. The parking lot, driveway, street, and sidewalk shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas daily Monday through Friday in order to insure proper upkeep. (P&Z) (DSUP 2002-0007)
4. 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) (DSUP 2002-0007)
5. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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) (DSUP 2002-0007)
6. **[NEW CONDITION]** This special use permit shall expire five years from the date of this approval or upon the implementation adoption of the Eisenhower West Small Area Plan, whichever occurs first. (P&Z) (PC)

CITY DEPARTMENT COMMENTS

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

Transportation and Environmental Services:

F-1 T&ES has no objections to the continued use of this facility.

Code Enforcement:

F-1 No objection to this application.

Police:

F-1 The Police Department has no objections to the continued use of the recycling center.

Archaeology:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Docket Item # 2-B
DEVELOPMENT SPECIAL USE PERMIT #2002-0007
CITY RECYCLING CENTER

Planning Commission Meeting
July 2, 2002

ISSUE: Consideration of a development special use permit, with site plan, for a public recycling center.

APPLICANT: City of Alexandria,
Department of Transportation and Environmental Services
Richard Baier, Director

LOCATION: 4251 Eisenhower Avenue

ZONE: POS/Public Open Space

CITY COUNCIL ACTION, SEPTEMBER 14, 2002: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JULY 2, 2002: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes and ordinances and the staff recommended conditions, and to add Condition #6. The motion carried on a vote of 7 to 0.

Reason: The Commission endorsed the use of the Eisenhower Avenue site for the recycling use, but believed it should be for an interim period only. The Commission added Condition #6, which limits the time of validity of this permit to five years.

Speakers:

Katy Cannady, 20 East Oak Street, spoke regarding the importance of open space.

Sharon Hodges, Director, Eisenhower Partnership, stated that neither the recycling center nor the mulch pile fit is in the long term vision for Eisenhower Avenue, although the use is acceptable on an interim basis. She also suggested a six month review, instead of one year.

PLANNING COMMISSION ACTION, JUNE 4, 2002: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to defer the application. The motion carried on a vote of 7 to 0.

Reason: The Commission was concerned about allowing recycling centers to be located in the POS zones because of the potential loss of open space. It asked staff to reconsider the text amendment, and suggested that there be at least additional limitations and a definition included for any potential recycling use on land zoned for open space.

Speakers:

Troy Englert, president of the Townes of Cameron Parke Homeowners Association, stated that they are strongly opposed to the proposed recycling center due to concerns about dumping non-recyclable materials at the proposed center. He suggested that the City lacks a recycling center on the north side and that the money to provide this center would be better used in that location.

Maria Sabio, 3819 Dominion Mill Drive, opposed the recycling center and recommended that the site be converted to a park.

Pam Streeter, 3803 Watkins Mill Road, opposed the request for a recycling center for reasons of security, aesthetics, and expense; because there are three existing centers in the City; and because residents who live on Eisenhower Avenue pay a private collector to remove recyclables from their development. She expressed concern that the site would not be adequately monitored and that the City had up to one year to install landscaping.

Sharon Hodges, executive director of the Eisenhower Partnership, stated that they support recycling but are concerned about the future use of the site and cautioned the City to think of the existing leaf mulch and proposed recycling center as interim uses. She also expressed concern about the lack of maintenance at the South Whiting Street center and suggested a six month review of the proposed center to ensure that it is well maintained.

Elizabeth Wright, 113 S. Ingram Street, stated that her neighborhood supports the proposed recycling center and noted that not every neighborhood has private collection of recyclable material. She stated that the Wheeler Avenue center is one possible location of the proposed Eisenhower Avenue connector and that the City has lost three recycling centers in the recent past.

Julie Crenshaw stated that she did support not changing the zoning ordinance to allow recycling centers in the POS zones. However, she stated a recycling center is appropriate at this location as long as it is closed at night and kept clean. She requested more restrictions in the proposed text amendment about allowing the use in other parks.

Katy Cannady, 20 E. Oak Street, supported the proposed amendment because recycling provides a public good and the text amendment requires special use permit approval for future recycling centers.

Kenyon Larsen, 107 W. Howell Avenue, stated that he works and lives in the City and that his business does not have a recycling program, so employees do the recycling themselves. He stated that many businesses may not have recycling programs and that there should be more recycling facilities.

STAFF RECOMMENDATION:

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

1. The applicant shall install the landscaping, and make the related site improvements, as depicted on the attached landscaping plan within one year of approval and shall maintain the landscaping in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. All lighting shall be screened and directed downward to prevent glare and spillover onto adjacent properties and public rights-of-way. (P&Z)
3. The parking lot, driveway, street, and sidewalk shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas daily Monday through Friday in order to insure proper upkeep. (P&Z)
4. 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)
5. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (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)
6. This special use permit shall expire five years from the date of this approval. (PC)

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

1. Special use permit to allow a public recycling center in the POS zone.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

1. The applicant, the Department of Transportation and Environmental Services (T&ES), by Richard Baier, requests approval of a development special use permit, with a site plan, to allow a public recycling center to be located at 4251 Eisenhower Avenue.
2. The subject property is part of one lot of record with approximately 554 feet of frontage on Eisenhower Avenue, and a total lot area of approximately 2.1 acres. The site is developed with a leaf mulch pile. Vehicular access to the property is from Eisenhower Avenue.

To the north of the site is Cameron Run. To the east is the Vola Lawson Animal Shelter. To the south is Hensley Park. To the west are WMATA tracks.
3. This spring, the applicant, the Department of T&ES, began making site improvements, including new pavement, the closure and relocation of curb cuts, and the installation of new fencing, to a portion of the site in anticipation of the proposed public recycling center. Planning staff learned of these improvements and the plan to provide a public recycling center and advised T&ES that the use was not permitted.
4. Currently, recycling facilities are permitted only in the industrial zone. Therefore, the applicant seeks a text amendment to allow public recycling centers to be permitted in the POS zone (see TA #2002-0002) in conjunction with its request for a development special use permit with site plan. These applications are scheduled to be heard concurrently by the Planning Commission in June 2002.
5. According to the application materials, the proposed center will function as a drop-off center for the general public. The City will provide a minimum of three 20 yard containers and may add additional containers as necessary. Cardboard, newspaper and aluminum, plastic, steel, and glass bottles, cans and jugs will be recycled in the proposed containers. Household batteries will also be collected in a 55 gallon drum. No hazardous materials will be recycled on the site. Signage will be installed to clearly identify the types of materials that may be recycled at the center and the civil penalties for dumping refuse or hazardous waste at the site.
6. The center will be open 24 hours a day, seven days a week in order to allow easy access for use by City businesses and residents.
7. Two City employees will empty the recycling containers three times per week and will sweep the site and pick up any litter daily Monday through Friday.
8. The applicant expects approximately 35 to 50 people to use the center daily.

9. The applicant currently operates three similar public recycling centers located at 3540 Wheeler Avenue, Jones Point, and South Whiting Street. The proposed center will provide additional recycling opportunities for businesses and residents near the Eisenhower Avenue corridor and in the west end of the City.
10. As a technical matter, there is no off-street parking requirement for a public recycling center in the zoning ordinance. The applicant has submitted a site plan that depicts a total of five parking spaces. Based on the applicant's experience at its other public recycling centers and given the likelihood that trips to the proposed center will occur throughout any given day, Planning staff believes that the proposed parking spaces will accommodate the demand generated by the proposed center. In addition, staff notes that persons recycling materials at the center will likely drive up to the containers directly and unload their vehicles, rather than park their vehicles and haul the material from the parking area to the containers.
11. Sharon Hodges, executive director of the Eisenhower Avenue Partnership, has submitted a letter expressing concern about trash being dumped at the center and about the appropriateness of a public recycling center, and mulch pile, in a highly visible location and given the future image of the Eisenhower Valley (see attached letter).
12. Zoning: The subject property is located in the POS zone. The zone currently does not permit public recycling centers. A text amendment is required to allow the use in this zone.
13. Master Plan: The proposed use is consistent with the Seminary Hill/Strawberry Hill small area plan chapter of the Master Plan which designates the property for parks and open space use.

STAFF ANALYSIS:

The issues raised by this application include the use of the site for a public recycling center, an issue as to whether the recently installed pavement triggered any Chesapeake Bay regulations, and the applicant's proposed landscaping plan.

POS zone:

The subject site is zoned POS (Public Open Space) which was designed to "preserve and enhance Alexandria's publicly owned open space and recreational areas and to protect the natural and developed amenities they possess by allowing only that development which respects and is consistent with those amenities." Staff notes that, although the land on which the center will be located is zoned POS, the site has been used for many years to store the City's mulch pile. The applicant's proposal is to expand that recycling activity with a series of containers into which recycling material such as cardboard, newspapers, glass, plastic and aluminum may be placed. With adequate screening

and maintenance of the site, staff supports the recycling use because the use serves a public purpose, is appropriate at this location, at this time, and is an extension of the existing recycling (leaf pile) use. In the future, this use may not be appropriate in this location, and the City may wish to consider alternative locations for public recycling centers in this area of the City.

Chesapeake Bay regulations:

T&ES has determined that the area now paved within the resource protection area (RPA) had been paved prior to the implementation of Chesapeake Bay regulations. According to T&ES, prior to 1989, the site was used as a staging area for construction of the Metro crossing over Cameron Run. Due to soil conditions, the City's equipment could not move around on the site, so the City placed stone and milled asphalt on the site thereby creating an impervious surface prior to the adoption of the City's Chesapeake Bay program (see attached memo from Bill Hicks dated April 16, 2002).

Landscaping plan:

The proposed landscaping plan submitted with the preliminary plans depicts a total of nine street trees, shrubs and groundcover to be located along the length of Eisenhower Avenue in front of the newly installed chain link fence. The plan also depicts landscaping at the eastern and western edges of the site and some interior landscaping on the public recycling center portion of the site. Given the long frontage of the property along Eisenhower Avenue and the relatively few trees proposed, Planning staff met with T&ES staff to discuss the provision of additional street trees and some related site improvements. T&ES and Planning staff worked closely and after much discussion, T&ES reviewed their vision clearance measurements and felt comfortable supporting the relocation of some of the proposed trees and the installation of four additional trees. Planning staff believes that these additional trees, along with the other proposed landscaping, will significantly improve the street scape of Eisenhower Avenue in this location and help screen the site to a reasonable extent.

Staff has included conditions designed to improve the appearance of the site and to protect adjacent public and private uses. With these conditions, staff recommends approval of the development special use permit with site plan.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Stephen Milone, Urban Planner;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 The site improvements shall be constructed and installed in full compliance with city standards and to the satisfaction of the Director of T&ES.

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

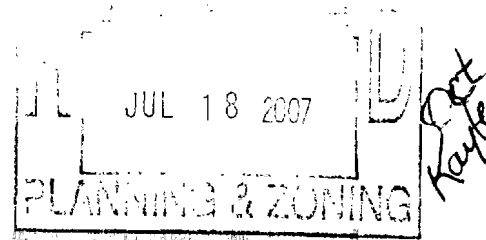
R-1 The lighting for the parking area is to be a minimum of 2.0 foot candles minimum maintained. The lighting plan shown on page 7 of the blueprint meets that standard.

Historic Alexandria (Archaeology):

F-1 No comments.



APPLICATION



Development

SPECIAL USE PERMIT # ~~2002-0007~~ 2007-0026

PROPERTY LOCATION: 4251 Eisenhower Avenue

TAX MAP REFERENCE: 09-02-02-04 **ZONE:** POS

APPLICANT

Name: Christine McCoy

Address: 133 S Quaker Lane

PROPERTY OWNER

Name: City of Alexandria

Address: 301 King Street

PROPOSED USE: Public Recycling Drop-off Center

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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 11-297(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Christine McCoy
Print Name of Applicant or Agent

133 S. Quaker Lane
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

Christine McCoy
Signature

703/519-3486 703/751-2569
Telephone # Fax #

Christine.McCoy@alexandriava.gov
Email address

7/11/07
Date

Application Received: _____

Date & Fee Paid: \$ _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):
- ☐ Owner
- ☐ Contract Purchaser
- ☐ Lessee or
- ☒ Other: SW Planner 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.

- NA -

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

See attached site map

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. The description should include 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.)

This property is used to process fall leaves and Christmas trees collected from City residence and also a recycling drop-off center. In the event of a disaster the site may also be employed to manage debris - on a temporary basis only. The leaf mulching operations take place in late winter early spring and mulch is available to residents through mid-summer. The recycling drop-off center is open 24-hours/day, seven days per week.

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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: Renewal.

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).

Multiple users - site is open 24-hours per
day, seven days per week.

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

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

2-4 Business hours - seasonal leaf mulch
1 business hours - early morning - drop-off

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

Day:

M-Fri
Sun - Mon

Hours:

Business hours - leaf mulch
24-hours - recycling drop-off

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

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

Seasonal heavy equipment use in
late winter / early spring - otherwise minimal

B. How will the noise from patrons be controlled?

None expected.

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

Seasonal - early spring mulch odors -
very minimal. No plans for odor control

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?

Leaf mulch + Christmas trees, along
with recyclables (ie, cans, bottles, paper + batteries)

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

Drop-off center collects more than 6,000
tons of recyclable material

C. How often will trash be collected?

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

Fencing, signage, and maintenance

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:

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

Area is fenced

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.

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?

-NA-

2007-0026
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B. How many parking spaces of each type are provided for the proposed use:

3 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

C. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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?

-NA-

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

C. Where are off-street loading facilities located? -NA-

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

Business hours

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

Seasonal - fall - spring

2007-0026
SUP # 2002-0007

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?

Adequate.

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: _____

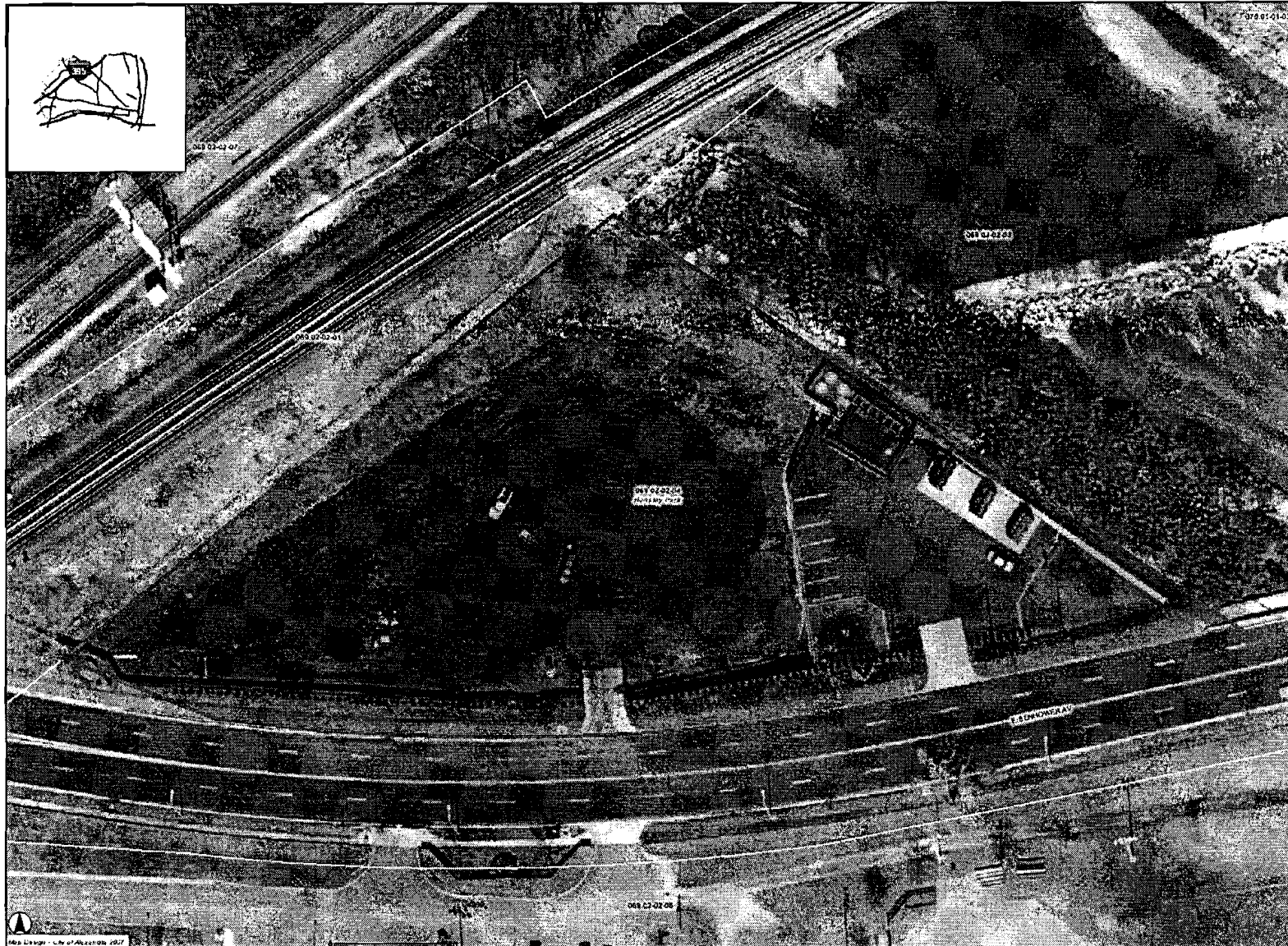
☐ an office building. Please provide name of the building: _____

☐ other. Please describe: Drop-off Center / Leaf Mulch Site
Emergency debris management

City of Alexandria

Date Created: 7/10/2007

40



Legend for Parcel Map
Highlighted Feature

- Metrorail Stations
- City Boundary
- Address Points
- Metrorail Tracks
- Flow
- Water
- Police/Bus
- Parcels
- Road Labels
- '84 Aerial
- Road Centerlines
- Actual Primary Center Line Boundary or Center Line
- Expressway
- Other Roads
- Roads
- Railroads
- Buildings
- Parks
- Water
- Perennial Road
- Other
- City of Alexandria

DISCLAIMER: The maps/data presented hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps/data and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plat or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

ISUPA007-00710

City of Alexandria Recycling Drop-off Center & Leaf Mulch Site

City of Alexandria, Virginia

MEMORANDUM

Date: November 8, 2007
To: Chairman and the Members of the Planning Commission
From: Faroll Hamer, Director, Planning and Zoning *FH*
Subject: Proposed Change to DSUP 2007-0026 Condition # 6

Staff is recommending the following change to Condition # 6 of the recommended conditions for the City Recycling Center application:

6. **[NEW CONDITION]** This special use permit shall expire five years from the date of this approval or upon the adoption ~~implementation~~ of the Eisenhower West Small Area Plan, whichever occurs first. (P&Z)



PC Docket Item # 12
Case # 2007-0026

November 8, 2007

Chairman and Members of the Planning Commission
c/o Department of Planning & Zoning, 2nd floor
301 King Street
Alexandria, Virginia 22314

Docket Item #12: Development Special Use Permit #2007-0026
City Public Recycling Center

Dear Mr. Chairman and Members of the Planning Commission:

I am writing on behalf of the Board of Directors of the Eisenhower Partnership to express our support for the SUP renewal for the City Public Recycling Center (item #12) on the docket for the November 8th meeting. The Partnership supported renewal of this SUP in 2002 and continues its support of the City Public Recycling Center.

During consideration in 2002, the Partnership asked for additional landscaping along Eisenhower Avenue to better screen the site. That landscaping has been completed. The Recycling Center provides a valuable public service in a discrete facility. The Partnership has received no complaints from residents or businesses in the Valley about the Recycling Center.

We appreciate the recognition that although this is a small parcel and recycling centers are needed uses in the City, it is possible that new recommended uses may be identified for this parcel through the findings of the Eisenhower West Plan. Consequently, we support the provision that recommends the permit only be approved for five additional years or upon implementation of the Eisenhower West Plan, whichever occurs first.

We urge your favorable consideration of this proposal. In the meantime, if you have questions or need additional information, please contact me. Thank you.

Sincerely yours,

Janet R. Gregor
Executive Director

Cc: Rich Baier, Transportation and Environmental Services
Faroll Hamer, Department of Planning and Zoning
Katie Parker, Department of Planning and Zoning

2034 Eisenhower Avenue, Suite 145
Alexandria, VA 22314
Telephone: 703.684.5124 Fax: 703.684.7887
www.eisenhowerpartnership.org
info@eisenhowerpartnership.org

November 19, 2007, Public Hearing Docket, Item No. 7 City Recycling Center

Amendment offered by Vice Mayor Pepper:

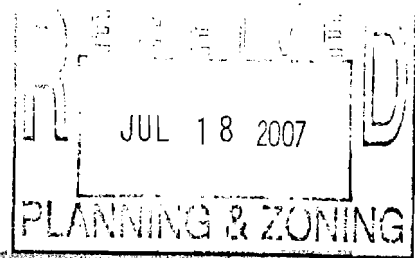
6. [NEW CONDITION] This special use permit shall expire five years from the date of this approval, or upon the adoption of the Eisenhower West Small Area Plan, whichever occurs first; provided, however, that this condition shall not be effective in the event the small area plan is adopted within the five year period, and continuation of the use is consistent with the adopted plan.

Source AREA PLAN UMINISTOP
Small

7
11-19-07
(Public hearing)



APPLICATION



#1
Drt.
Kaye

Development

SPECIAL USE PERMIT

SPECIAL USE PERMIT # ~~2002-0007~~ 2007-0026

PROPERTY LOCATION: 4251 Eisenhower Avenue

TAX MAP REFERENCE: 09-02-02-04 ZONE: PAS

APPLICANT

Name: Christine McCoy

Address: 133 S Quaker Lane

PROPERTY OWNER

Name: City of Alexandria

Address: 301 King Street

PROPOSED USE: Public Recycling Drop-off Center

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Christine McCoy
Print Name of Applicant or Agent

133 S. Quaker Lane
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

Christine McCoy
Signature

703/519-3486 703/751-2569
Telephone # Fax #

Christine.McCoy@alexandriava.gov
Email address

7/11/07
Date

Application Received: _____

Date & Fee Paid: \$ _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: recommended approval w/ amendments 11-8-07 5-0

ACTION - CITY COUNCIL: 11/19/07 - CC approved the PC recommendation 6-0