

Docket Item #13
SPECIAL USE PERMIT #2007-0110

Planning Commission Meeting
December 4, 2007

ISSUE: Consideration of a request for a special use permit for a temporary sales/information trailer.

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

APPLICANT: Van Metre Residential Investments LLC
by M. Catharine Puskar, attorney

LOCATION: 1023 Duke Street

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, DECEMBER 4, 2007: On a motion by Mr. Jennings, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of SUP #2007-0110, subject to compliance with all applicable codes, ordinances, and staff recommendations with an amendment to condition #3. The motion carried on a vote of 7 to 0.

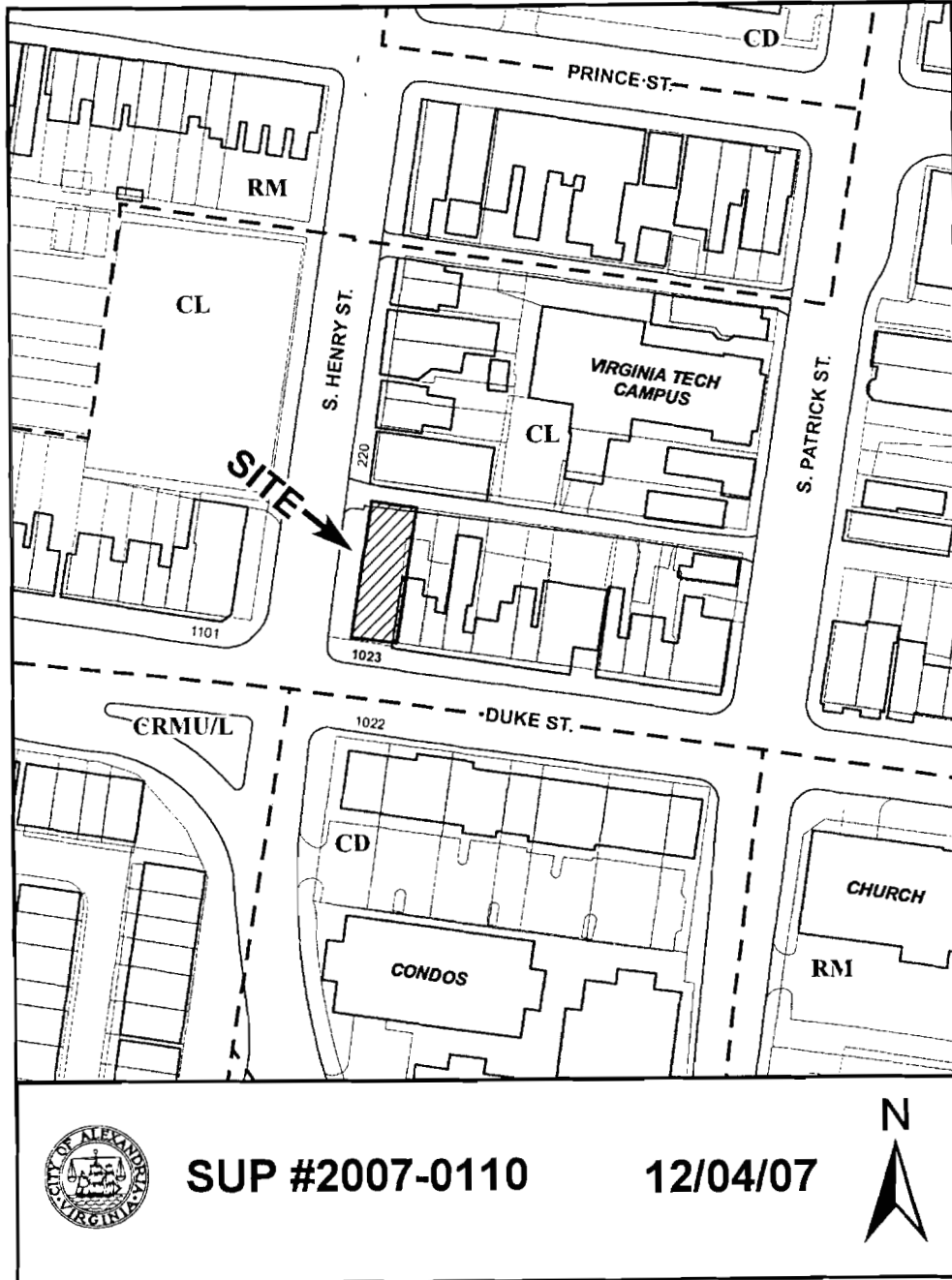
Reason: The Planning Commission agreed with the staff analysis. The Planning Commission amended Condition #3 to require the removal of the trailer within two years from the date of installation.

Speakers:

John Griffin, 1021 Duke Street, spoke in support of the request, but requested that the structural impact on his property with the construction of the trailer be evaluated as part of building permit review. Second, he was concerned that trailer visitors will use the alley as a short-cut rather than following the directions which will route patrons to King Street.

Cathy Puskar, attorney, representing the applicant.

SUP#2007-0110
1023 Duke Street
Temporary Sales Trailer



SUP #2007-0110

12/04/07



I. OVERVIEW

A. REQUEST

The applicant is requesting a special use permit for the operation of a temporary sales and information trailer located at 1023 Duke Street. The sales trailer is intended for the 58 unit residential development that is currently under construction 2 blocks west at 1300 Duke Street. The project at 1300 Duke Street was approved by the Planning Commission in January 2006 under DSP # 2005-0016 and a condition of approval permitted a temporary sales trailer subject to the approval of the Director of Planning and Zoning. However, given that the proposed location for the sales trailer is not on site or immediately adjacent to the site, the proposal requires approval of a special use permit.

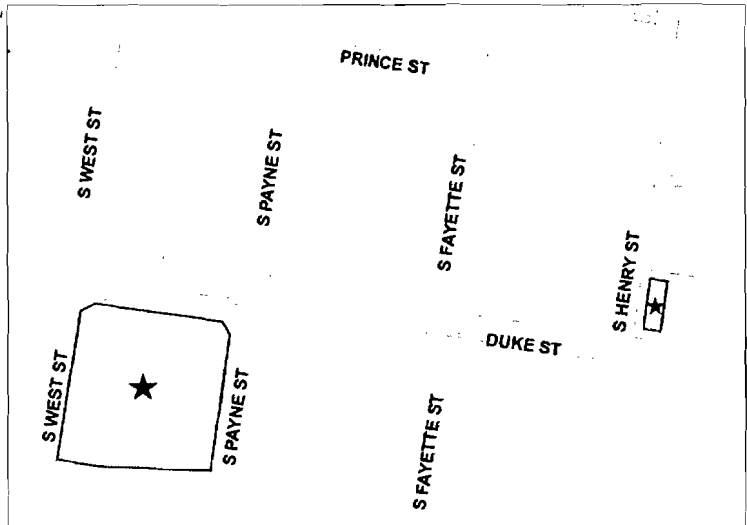


Figure 1: Location of Development Site and Proposed Trailer Site

Generally, sales trailers are placed on the site or in close proximity to the development it supports. With the 1300 Duke Street project, the underground garage encompasses most of the site, which means construction activity is occurring on the entire property and no room is available for a sales trailer to be located on site. West of the site across West Street is the Shiloh Baptist Church and parking lot. This site has already received approval for a parking reduction, leaving no additional parking spaces available for a temporary trailer and customer parking. East of the site across Payne Street is the Fannon Oil property, which still operates as an oil distributor. Locating a trailer on the adjoining property is not feasible given the nature of the site and business. The applicant has stated that they have explored locating the sales office within office space in the area for the temporary sales use, but have been unsuccessful in finding an appropriate location that would meet their needs. Therefore, they are requesting approval of a temporary trailer at the northeast corner of Duke Street and South Henry Street.

B. SITE DESCRIPTION

The proposed site for the temporary sales trailer is one lot of record with approximately 32 feet of frontage on Duke Street and 88 feet of frontage on South Henry Street, for a total lot area of 2,743 sq. ft. The site is currently owned by Coal Yard, LLC and is a vacant lot. The property owner has agreed to allow Van



Metre the use of the property to operate the temporary sales trailer. Access to the property is from an existing curb cut for an alley off of South Henry Street at the north end of the site (Makeley Alley).

The surrounding area is occupied by a mix of residential, office, and commercial uses. To the north, across the alley, to the west, across South Henry Street, and to the south, across Duke Street are office and commercial uses. Immediately east of the site is a residential use, with office use interspersed through the remainder of the block.

C. PROPOSAL

The proposed trailer anticipated to be on the site approximately 1 ½ years. The proposed temporary sales trailer will be used daily as a sales office by one or two Van Metre employees, providing potential homeowners with information on the project.

Hours of Operation:	Daily – 10:00AM - 7:00PM
Number of Customers:	5-10 per day
Employees:	1 Monday – Friday, 2 Saturday – Sunday
Noise:	Noise generated will be general office noise that will be confined within the trailer. The only exterior noise will be vehicles arriving and exiting the property.
Trash/Litter:	Office paper will be generated - approximately one cubic yard per week. Trash will be collected once per week.

II. STAFF ANALYSIS

A. CIRCULATION

The proposed site for the temporary sales trailer is in an area that has several circulation constraints. South Henry Street, which is the street the site is accessed from, is a one-way street going south. Driving east on Duke Street past the development site, a driver will not be able to make a left turn at South Henry to get to the trailer. Additionally, Prince Street, which is one street north of Duke Street, is also one way going east. A driver coming from the south will have to cross Prince Street, turn left onto King Street and left again onto South Henry Street.

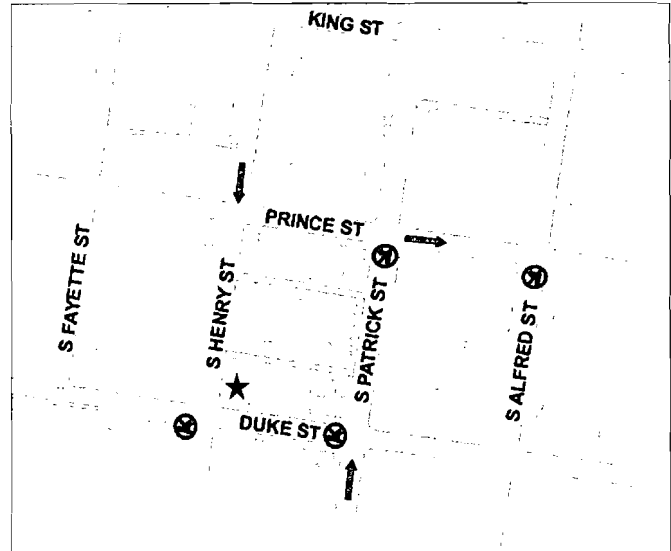


Figure 3: Circulation

Staff was initially concerned with the location of the temporary trailer at this intersection and the temptation for a driver to want to make a left into oncoming one-way traffic. However, the applicant anticipates most of their visitors will come from the beltway and they will be directed north on South Patrick Street, west on King Street, and then south on South Henry Street. The applicant will provide very detailed directions and maps on their website, which City Staff will review, to help get visitors to the site. For visitors going east on Duke past the site, the applicant has agreed to have copies of directions and maps for any people that stop at the site looking for more information. Signage will not be permitted on Duke Street or at the portion of the structure closest to the intersection. This will require the applicant to have detailed directions and reduce the potential for a driver to pass the site and want to turn in. In addition, while the existing alley is narrow, the proposed paved parking will widen the alley

B. PARKING

According to Section 8-200 (A)(18) of the Zoning Ordinance, an office use in Parking District 1 requires one parking space for every 500 square feet. The 768 square foot temporary sales trailer would require a minimum of two off-street parking spaces. The applicant is providing three off-street parking spaces (two standard spaces and one handicap space) to be located to the front of the sales trailer for customers. Two additional off-street

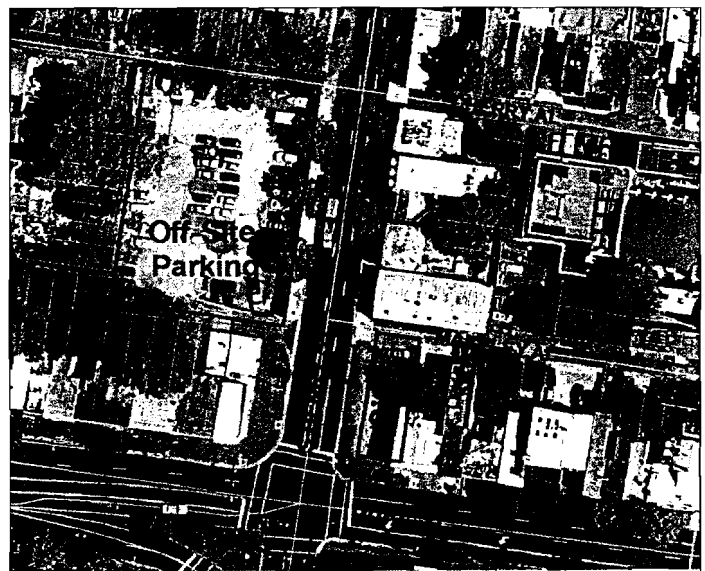


Figure 4: Off-Site Parking Lot

parking spaces across South Henry Street have been reserved during the week and seven spaces are reserved on the weekend. Employees will park in these spaces to make the on-site spaces available to customers. The applicant will add detailed directions to this parking area in the event all three on-site spaces are occupied when an additional customer comes to the trailer.

C. STREETScape IMPROVEMENTS

This corner of the Duke Street/South Henry Street intersection is the only corner without a complete streetscape. There is a brick sidewalk along Duke Street, but no sidewalk is in place along South Henry Street from the corner to the alley entrance. With this application, staff is recommending that the applicant install a brick sidewalk along South Henry Street with street trees. Trees and other landscaping are also recommended along Duke Street in front of the trailer. The installation of this streetscape will continue to benefit the City after the temporary sales trailer is removed.



Figure 5: Lack of Sidewalk on South Henry St.

D. COMPATIBILITY WITH ADJACENT BUILDINGS

There has been some concern about locating a trailer at the corner of two well traveled roads. However, the applicant is proposing an architectural shell to surround the trailer on three sides (north, south, and west) to screen the view of the trailer. The architectural shell will be designed to be compatible with the buildings on either side of the property.

III. RECOMENDATION

Staff recommends **approval** of the request for a special use permit for a temporary sales trailer.

STAFF: Faroll Hamer, Director, Department of Planning and Zoning;
Jeffrey Farnier, Development Division Chief; and
Katie Parker, Urban Planner.

IV. CONDITIONS

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

1. The special use permit shall only be granted to the applicant or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the sales trailer shall be limited to between 10:00AM - 7:00PM daily. The applicant shall post the hours of operation at the entrance of the trailer. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION** The temporary sales trailer and the asphalt installed for the parking lot shall be removed prior to issuance of the final occupancy permit for the development project at 1300 Duke Street (approved by DSP 2005-0016) **or two (2) years from the date the trailer is installed, whichever occurs first.** (P&Z) (PC)
4. The applicant shall provide a plot plan that includes the following:
 - a. A 14 foot wide brick sidewalk shall be installed from the existing curb cut on South Henry Street and to the existing brick sidewalk on Duke Street. The sidewalk shall consist of 4 ft. x 10 ft. wide tree wells and a 10 ft. wide unobstructed sidewalk. The sidewalks shall be installed prior to certificate of occupancy for the trailer.
 - b. The existing planter boxes on South Henry Street shall be removed.
 - c. The applicant shall plant two 2.5" caliper street trees in standard City tree wells along South Henry Street.
 - d. Additional planting beds shall be installed along the structure facing Duke and South Henry Streets. The beds shall contain ornamental trees, shrubs, and seasonal color to the satisfaction of the Director of RP&CA.
 - e. Areas that are not hardscape or in use as planting beds shall be sodded.
 - f. All landscaping shall be maintained in good condition and replaced as needed.
 - g. The applicant shall be required to control weeds within 12 feet of their front property line in compliance with City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1 (P&Z) (RP&CA)
5. Freestanding signage shall be prohibited. (P&Z)
6. Prior to issuance of an occupancy permit for the temporary trailer, the applicant shall work with P&Z staff to develop detailed maps and directions which shall be posted on the applicant's website and available in the construction trailer at the 1300 Duke Street development site. (P&Z)

7. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a Larceny Awareness program for all employees and a security survey for the trailer as soon as it is in place. (Police)
8. The Director of P&Z shall review the special use permit after it has been operational for six months, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, 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)

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

R-1 The proposed trailer will be located on property belonging to another owner. The applicant shall submit authorization from the property owner permitting the use of the temporary sales trailer on the subject property.

C-1 The proposed construction shall conform with the Virginia Uniform Statewide Building Code.

C-2 Handicapped accessibility shall be provided to the trailer.

C-3 The trailer shall bear a seal showing compliance with the Virginia Industrialized Building Code.

C-4 A building permit is required for the proposed work. Submit five sets of drawings with the permit application.

Health Department:

F-1 No comment.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0110

PROPERTY LOCATION: 1023 Duke Street

TAX MAP REFERENCE: 74.01-08-2 **ZONE:** CL

APPLICANT:

Name: Van Metre Residential Investments LLC

Address: 5252 Lyngate Court, Burke, VA 22015

PROPOSED USE: Request for temporary information and sales trailer

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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Van Metre Residential Investments LLC

By: M. Catharine Puskar M. Catharine Puskar by EM 9/25/07

Print Name of Applicant or Agent Signature Date

Walsh, Colucci, Lubeley, Emrich & Walsh, PC

2200 Clarendon Blvd., 13th Floor (703) 528-4700 (703) 525-3197

Mailing/Street Address Telephone # Fax #

Arlington, VA 22201 cpuskar@arl.thelandlawyers.com

City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

PROPERTY OWNER'S AUTHORIZATION Please see attached Letter of Authorization

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Please see attached.

September 25, 2007

SUP2007-0110

Via Hand Delivery

Faroll Hamer, Director
Department of Planning & Zoning
City of Alexandria
301 King Street
Suite 2100
Alexandria, VA 22314

Re: Special Use Permit Application - Property Owner Authorization
1023 Duke Street – Tax map Reference # 74.01-08-2

Dear Ms. Hammer:

On behalf of Coalyard LLC, the property owner of 1023 Duke Street (Tax Map Reference # 74.01-08-2), I hereby grant the Applicant authorization to apply for the information and sales trailer use as described in the application.

Very truly yours,

Coalyard LLC

By: Ryan T. Fannon

Its: Partner

SUP-2007-0110

ATTACHMENT

Van Metre Residential Investments LLC:

Van Metre Family Trust – 50%
c/o Van Metre Homes
5252 Lyngate Court
Burke, VA 22015

Richard J. Rabil – 20%
c/o Van Metre Homes
5252 Lyngate Court
Burke, VA 22015

Kenneth A. Ryan – 10%
c/o Van Metre Homes
5252 Lyngate Court
Burke, VA 22015

W. Brad Gable – 10%
c/o Van Metre Homes
5252 Lyngate Court
Burke, VA 22015

Albert G. Van Metre, Jr. – 10%
c/o Van Metre Homes
5252 Lyngate Court
Burke, VA 22015

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? N/A

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant, Van Metre Residential Investments LLC, requests approval of a temporary information and sales trailer to be located at 1023 Duke Street to serve their approved 58-unit condominium development project at 1300-1320 Duke Street (DSUP-2005-0016). The information and sales center will be used to greet patrons and introduce them to the project. Due to the constraints of on-site construction work and materials storage, it was not possible to locate the trailer on the project site. Therefore, the Applicant has been able to lease nearby property (approximately 2½ blocks from the condominium project) for the information and sales trailer.

Per Section 8-200(A) of the Zoning Ordinance, two standard spaces and one handicapped accessible parking space for visitors to the sales center will be accommodated on-site. It is anticipated that the terms of the sales trailer will be approximately from February 2008 through August 2009.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
 a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).
5-10 per day

- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).
Approximately (1) employee Monday through Friday and (2) employees Saturday and Sunday.

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--------------|-------------------------------|
| Day: | Hours: |
| <u>Daily</u> | <u>10:00 a.m. - 6:00 p.m.</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
N/A

- B. How will the noise be controlled?
N/A

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

N/A

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Normal office trash.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1 cubic yard per week.

C. How often will trash be collected?

Once per week.

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

Staff will monitor the site for trash.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

Applicant will contact Crime Prevention Unit to conduct security
survey.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes [x] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 2 Standard spaces
- Compact spaces
- 1 Handicapped accessible spaces.
- Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A 1 space/400 square feet = 2 spaces

Does the application meet the requirement?
 Yes No

B. 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?

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 0

Does the application meet the requirement? N/A
 Yes No

B. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

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?

Access from the street is adequate.

SITE CHARACTERISTICS

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

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

How large will the addition be? N/A square feet.
Temporary Sales Trailer

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

0 sq. ft. (existing) + 768 sq. ft. (addition if any) = 768 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: Temporary sales trailer

End of Application

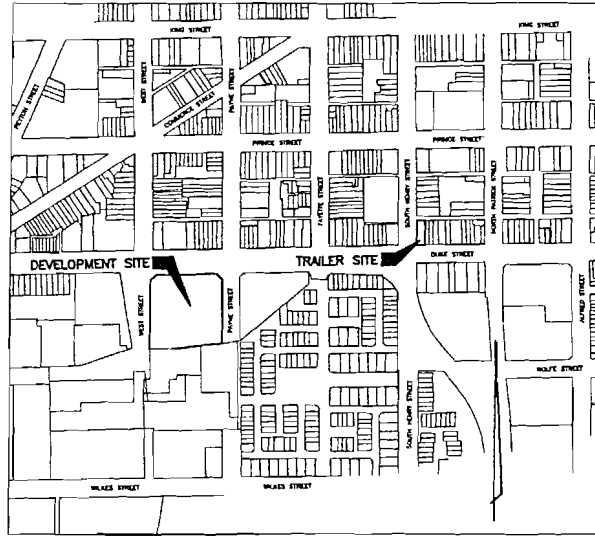
PROJECT NAME
FANNON SALES TRAILER

AREA TABULATIONS

TOTAL SITE AREA = 0.0830 AC 2,743 SF
 TOTAL AREA OF TAX PARCEL = 0.0830 AC 2,743 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.0553 AC 2,409 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.0402 AC 1,750 SF
 TOTAL DISTURBED AREA = 0.0574 AC 2,499 SF (ON-SITE)

VICINITY MAP

SCALE: 1"=200'



ZONING TABULATIONS

EXISTING	VACANT	PROPOSED	SALES OFFICE
2,743 SQ.FT.			N/A
			MINIMUM LOT AREA: N/A
N/A			N/A
USE	USE		
SALES OFFICE	SALES OFFICE		768 SQ.FT.
TOTAL			768 SQ.FT.
USE	USE		
SALES OFFICE	SALES OFFICE		768 SQ.FT.
TOTAL			768 SQ.FT.
EXISTING			0.0
PROPOSED			0.28
TOTAL			0.28
GROUND LEVEL			
OTHER			34.3
1'			
FRONT	EXISTING	PROPOSED	
SIDE	N/A	2.2' & 37.6'	
REAR	N/A	N/A	
REQUIRED	N/A	PROPOSED	N/A
ON-SITE		OFF-SITE	
COMPACT	0	COMPACT	0
STANDARDS	2	STANDARDS	0
HANDICAPPED	1	HANDICAPPED	0
TOTAL			9
EXISTING	N/A	PROPOSED	N/A*

* TEMPORARY SALES TRAILER

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TOAD WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

PLAN SHEET KEY

N/A

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT PROPOSES THE INSTALLATION OF A TEMPORARY SALES TRAILER (WITH AN ARCHITECTURAL SHELL) FOR VAN METRE CUSTOM HOMES. THE SALES TRAILER WILL BE USED FOR SALES OF THE CONDOMINIUM PROJECT ON THE FANNON PETROLEUM PROPERTY LOCATED AT THE 1500 BLOCK OF DUKE STREET. A MODULAR SALES TRAILER WITH HANDICAP ACCESS WILL BE PLACED ON THE SITE. THE SITE IS CURRENTLY COVERED IN GRAVEL AND CONTAINS NO EXISTING BUILDINGS. THE GRAVEL SURFACE WILL BE REMOVED AND REPLACED WITH ASPHALT PARKING AREAS AND ACCESS WALKS. LANDSCAPING WILL BE PROVIDED AS REQUIRED. THIS PROJECT IS A TEMPORARY USE THAT PROMOTES LESS THAN 2,500 SQ. FT. OF ON-SITE DISTURBED AREA AND A DECREASE IN SITE IMPERVIOUSNESS.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. REQUEST TO ALLOW A TEMPORARY SALES TRAILER.

SHEET INDEX

1. COVER SHEET
2. NOTES
3. EXISTING CONDITIONS PLAN
4. DEVELOPMENT SPECIAL USE PERMIT & LANDSCAPING PLAN

OWNER/DEVELOPER

- | | |
|--|---|
| 1. RECORD OWNER: COAL YARD LLC
1105 DUKE STREET
ALEXANDRIA VA 22314 | 3. PLAN PREPARED BY: R.C. FIELDS, JR. & ASSOC. P.C.
730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314 |
| 2. DEVELOPER: VAN METRE COMPANIES
5252 LYNDALE COURT
BURNIE VA 22015 | 4. ARCHITECT: ARCHITECTURAL DESIGN GROUP, INC.
1600 PRINCE STREET SUITE 114
ALEXANDRIA, VA 22314 |

R.C. FIELDS, JR. & ASSOCIATES
 730 S. WASHINGTON STREET, ALEXANDRIA, VA 22314
 PH: (703) 519-6422 FAX: (703) 519-6162
 EMAIL: RCFIELDS@RCFAC.COM

PROJECT MANAGER: PAUL WALKER
 DATE: 11/14/07



NO.	DATE	BY	APPROVED BY

FANNON SALES TRAILER
 (#1023 DUKE STREET)
DEVELOPMENT SPECIAL USE PERMIT PLAN
 CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:
COVER SHEET

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

INSTRUMENT NO. _____ SITE BOX NO. _____ TUE NO. _____

