

Docket Item #2

Special Use Permit #2010-0028**1100, 1200 and 1200A North Fayette Street –Enterprise**

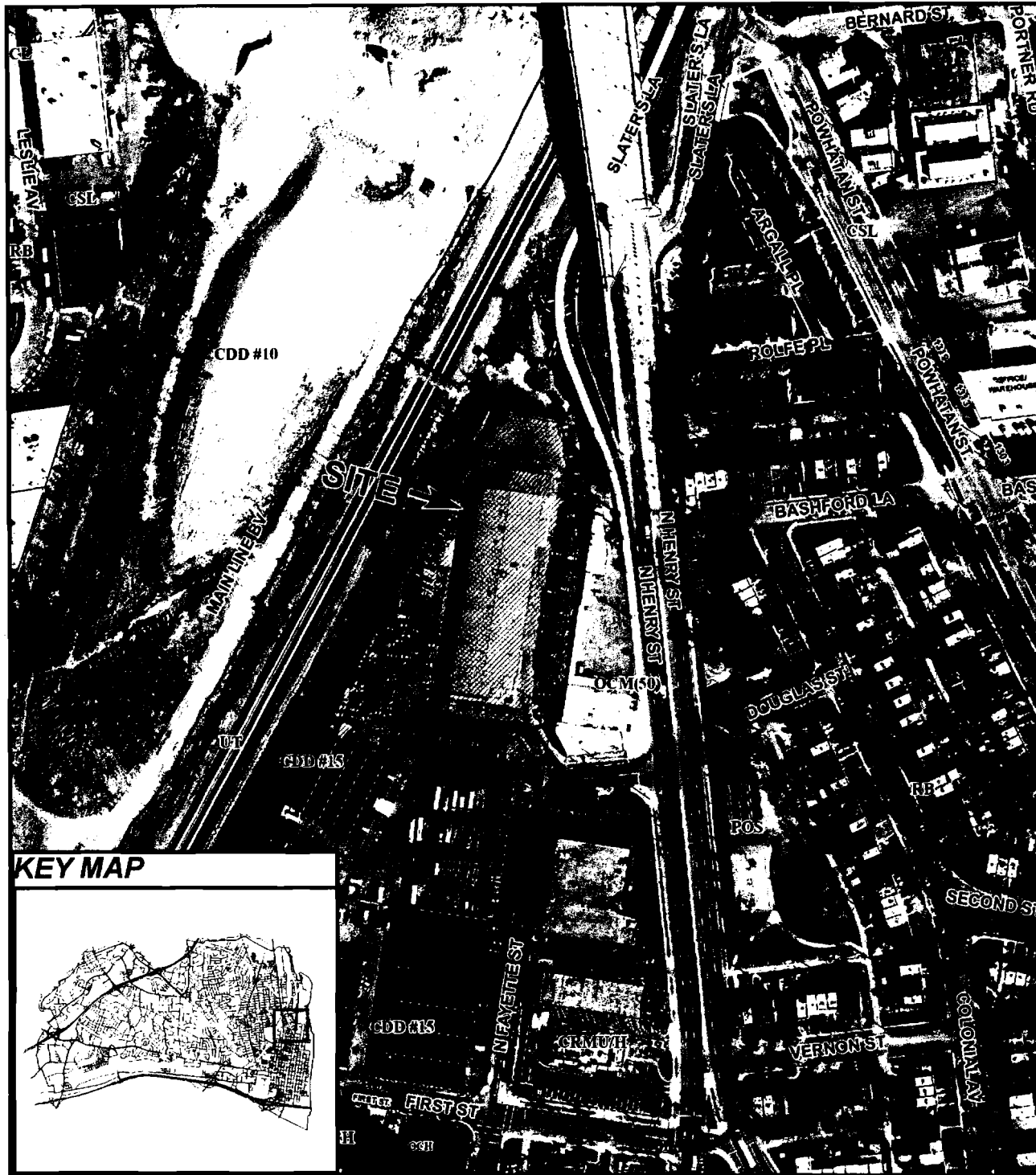
Application	General Data	
Request: Consideration of a request to amend a special use permit for the operation of a motor vehicle parking, storage and light automobile repair facility.	Planning Commission Hearing:	September 7, 2010
	City Council Hearing:	September 25, 2010
Address: 1100, 1200 and 1200A North Fayette Street	Zone:	OCM(50) and CRMU-M
Applicant: Enterprise RAC Company of Maryland, LLC by M. Catharine Puskar, attorney	Small Area Plan:	Braddock Road Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Mary Christesen mary.christesen@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2010: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2010-0028

09/07/10



I. DISCUSSION

REQUEST

The applicant, Enterprise RAC Company of Maryland, LLC, requests special use permit approval to change the ownership, add overflow parking spaces and extend the hours of operation and the expiration date for a motor vehicle parking, storage and light automobile repair facility located at 1200, 1200A and 1100 North Fayette Street.



SITE DESCRIPTION

The subject properties are three lots of record. The motor vehicle parking, storage and light automobile repair facility operates primarily from 1200 North Fayette Street. This property is one lot of record with frontage on North Fayette Street, and a total lot area is 130,680 square feet. This application also includes the northern most portion of the adjoining parking lot at 1100 and 1200A North Fayette Street to accommodate overflow parking.

The property at 1200 North Fayette Street is developed with a one story industrial building currently used for automobile parking, storage and light auto repair in accordance with approved SUP#2000-00039. 1100 and 1200A North Fayette Street are currently occupied by a one story building used as a church and a parking lot. The properties are all accessed from North Fayette Street.

The surrounding area is occupied by a mix of commercial uses. To the north is the Monroe Avenue Bridge. To the east is the rear of a commercial building in which Monterey's Pizza and Asian Auto Repair are located. To the south is the DC Metro Church, located at the rear of the 1100 North Fayette Street property and Alexandria Auto Service on the parcel located to the south. To the west are the WMATA tracks.

BACKGROUND

On May 4, 2000, the City Council granted Special Use Permit #2000-00039 to National Car Rental System, Inc. for the operation of a motor vehicle parking, storage and light automobile repair facility with the expiration date of May 13, 2010. The applicant now operates a motor vehicle storage and maintenance facility for Enterprise Rental Car at this location. Vehicles are stored and fleet maintenance is conducted at this site. No vehicle sales or rentals occur at this location. All rental activities take place at the applicant's Reagan National Airport car rental facility. The original SUP expiration was imposed with the anticipation that the site would be redeveloped with uses consistent with the Braddock Road Metro Small Area Plan. On March 15, 2008, City Council approved master plan amendments, a rezoning and a new CDD for a high

density mixed used development. However, due to the current economic downturn it is unlikely that redevelopment will occur on this site in the very near future.

On July 6, 2010, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found that the hours of operation (delivery of vehicles) begin at 6 a.m., one hour earlier than permitted by the current special use permit and that the applicant has leased 30 parking spaces on the adjacent properties located at 1100 and 1200A North Fayette Street to accommodate overflow parking. The leased spaces are non-required parking for the DC Metro Church located on that property.

The applicant is requesting an amendment of the special use permit to change the ownership, the hours of operation, and the expiration date and to add overflow parking. The applicants have indicated that the business will operate according to the following:

PROPOSAL

Hours:	6:00 a.m. to midnight, daily
Number of parking spaces:	62 outside spaces 30 outside overflow spaces (1100 & 1200A N. Fayette St.) 24 employee and visitor spaces <u>77 interior spaces</u> 193 total spaces
Noise:	Some noise from power tools and engine noise from moving vehicles will be generated, but will comply with the City Code.
Deliveries/ Loading/ Unloading:	6:00 a.m. to 5:00 p.m., daily
Trash/Litter:	The applicant anticipates minimal trash to be generated by the business. Trash will be collected twice per week. Used oil and automobile parts will be picked up by a commercial recycling firm.

ZONING/MASTER PLAN DESIGNATION

The subject properties are located in the Braddock Gateway Coordinated Development District (#15). The property at 1200 North Fayette street has underlying OCM(50) zoning and the properties at 1200A and 1100 North Fayette Street have underlying CRMU-M zoning. The Zoning Ordinance allows motor vehicle parking or storage for more than 20 vehicles and light automobile repair in the OCM(50) zone only with a special use permit. The CRMU-M zone permits motor vehicle parking or storage for more than 20 vehicles only with a special use permit.

The proposed use is not consistent with the Braddock Road Metro Small Area Plan chapter of the Master Plan which designates the properties for a mix of residential, retail and office uses, as well as a park and a pedestrian/bike path.

II. STAFF ANALYSIS

Staff recommends approval of the continued use of the site by Enterprise Rental Car as a motor vehicle parking, storage and light automobile repair facility. Although the use is not consistent with Braddock Road Metro Small Area plan, staff finds the Enterprise facility to be an appropriate short term use for the site until redevelopment takes place.

The site is part of The Braddock Gateway Coordinated Development District, approved in 2008 for a high density mixed use development with neighborhood amenities including wide sidewalks, street trees, a centrally located park and a pedestrian/bike path proposed.

The current phasing for the Braddock Gateway Development includes the centrally located park as part of the Phase I. Phase I encompasses the parcels where the leased parking spaces are located. Phase III contains the parcel where the Enterprise motor vehicle parking, storage and light automobile repair facility is located. While the development phasing can be amended, that change would require approval by Planning Commission and City Council.

As to the length of this special use permit, staff has included a condition limiting the duration of the use to 7 years, or the release of a final site plan for any of the three parcels. This condition allows for construction of the park to proceed regardless of any potential changes to phasing affecting which parcels are developed first.

The applicant proposes to continue to park and maintain its rental vehicles on the site at 1200 North Fayette Street and will perform light automobile repairs. All auto repairs will continue to take place inside the existing building.

The applicant requests an amendment the hours of operation/ delivery hours to accommodate early morning deliveries of vehicles by car carriers. According to the applicant, the early morning delivery hours are necessary to limit weekend deliveries and thus avoid conflicts with the existing church. The early hours are appropriate for this location because it surrounded by commercial uses and will not impact any residential neighborhoods.

The applicant is also proposing 30 additional overflow parking spaces on the adjacent properties to the south at 1100 and 1200A North Fayette Street. These spaces will be used when the total



- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V

Figure 1: Proposed Phasing Plan

number of cars exceeds the capacity at the main facility. Staff has added a condition allowing only 30 vehicles to be parked on these parcels, and making clear that no loading or unloading of vehicles, automobile repair, maintenance, washing or detailing may occur on the adjacent site. The leased parking spaces are non-required parking for the DC Metro Church.

CONCLUSION

The existing motor vehicle parking, storage and light automobile repair facility with the requested amendments is appropriate for this location as an interim use. Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP2000-00039)
2. Repair work done on the premises shall be limited to light automobile repair for the applicant's rental vehicles only. (P&Z) (SUP2000-00039)
3. **CONDITION AMENDED BY STAFF:** No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) ~~(T&ES)~~ (SUP2000-00039)
4. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited from 6:00 7:00 a.m. to Midnight daily. (P&Z) ~~(2000-00039)~~
5. Stripes identifying the emergency access easement shall be applied to the pavement and no vehicles shall be parked within that area. (P&Z) (SUP2000-00039)
6. **CONDITION AMENDED BY STAFF:** The applicant shall require that its employees who drive to work park on the site and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (P&Z) ~~(T&ES)~~(SUP2000-00039)
7. Automobile rental and sales are prohibited at this location. (P&Z) (SUP2000-00039)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP2000-00039)
9. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z) (SUP2000-00039)

10. Auto transporters shall not be loaded or unloaded from the City right-of-way. (T&ES) (SUP2000-00039)
11. No junked, abandoned, or stripped vehicles shall be parked or stored outside. (P&Z) (SUP2000-00039)
12. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP2000-00039)
13. **CONDITION AMENDED BY STAFF:** All waste products including, but not limited to, organic compounds (solvents), motor oils, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers or be discharged onto the ground. (T&ES) (SUP2000-00039)
14. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management Practices manual for automotive related industries, ~~and shall contact the T&ES/Engineering division at (703) 838-4327 to obtain a copy of the manual.~~ A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES) (SUP2000-00039)
15. **CONDITION MET AND DELETED BY STAFF:** ~~The applicant shall regrade and repave areas of the existing parking lot that have fallen into disrepair to the satisfaction of the Director of T&ES.~~ (T&ES) (SUP2000-00039)
16. **CONDITION MET AND DELETED BY STAFF:** ~~The applicant shall install all landscaping as required by Site Plan 80-026 to the satisfaction of the Director of Planning and Zoning and the City Arborist.~~ (P&Z) (SUP2000-00039)
17. **CONDITION AMENDED BY STAFF:** The applicant shall not remove any existing or required landscaping ~~in order to install its fencing and gate.~~ (P&Z) (SUP2000-00039)
18. Lighting in the entire parking lot shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP2000-00039)
19. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on adjacent properties and public rights-of-way to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP2000-00039)
20. The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the business prior to opening. (Police) (SUP2000-00039)

21. **CONDITION DELETED BY STAFF:** ~~No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Section IX, 9-100 of the zoning ordinance of the City of Alexandria. (P&Z) (SUP2000-00039)~~
22. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and ~~no~~ amplified sound shall be audible at the property lines. (P&Z) (SUP2000-00039)
23. **CONDITION AMENDED BY STAFF:** The special use permit shall expire on ~~May 13, 2010~~ September 18, 2017, or the date the final site plan is released for 1200 North Fayette Street whichever is earlier. Should any final site plan be approved for either 1100 or 1200A N. Fayette Street prior to September 18, 2017 or prior to the release of a final site plan for 1200 N. Fayette Street, the overflow parking shall be removed from 1100 and 1200A N. Fayette Street and this SUP shall no longer apply to those parcels. (City Council) (SUP2000-00039) (P&Z)
24. **CONDITION AMENDED BY STAFF:** 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 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 received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (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) (SUP2000-00039)
25. **CONDITION ADDED BY STAFF:** No loading or unloading of vehicles, automobile repair, maintenance, washing or detailing may occur at 1100 and 1200A North Fayette Street. Only parking 30 vehicles is permitted on these two parcels. (P&Z)
26. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
28. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

29. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

30. **CONDITION ADDED BY STAFF:** Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 pm and 6:00 am. (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Mary Christesen, Urban Planner.

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. (TES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (TES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

- F-1 No Comment

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

Police Department:

- F-1 The Police Department has no objections to the amendment of condition #23 of SUP #2000-0039 in regards to extending the date of expiration from May 13, 2010 to seven years from the date of City Council hearing.

REVISED
[]



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0028

PROPERTY LOCATION: 1200 N. Fayette Street

TAX MAP REFERENCE: 044.03-06-03.L1 **ZONE:** OCM (50)

APPLICANT: Enterprise RAC Company of Maryland, LLC
Name: By: M. Catharine Puskar, Attorney

Address: 2273 Research Boulevard, Suite 700, Rockville, MD 20850

PROPOSED USE: Request to amend Condition #23 of approved SUP # 2000-0039
regarding date of expiration.

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.

<u>By: M. Catharine Puskar, Attorney</u>	<u>M. Catharine Puskar by EM</u>	<u>May 12, 2010</u>
Print Name of Applicant or Agent	Signature	Date
<u>Walsh, Colucci, Lubeley, Erlich & Walsh, PC</u>		<u>Revised June 18, 2010</u>
<u>2200 Clarendon Boulevard, 13th Floor</u>	<u>(703) 525-4700</u>	<u>(703) 525-3197</u>
Mailing Street Address	Telephone	Fax
<u>Arlington, VA 22201</u>	<u>cuskar@erlichwalsh.com</u>	<u>Revised July 6, 2010</u>
City and State	Email Address	



SUP # 2010-0028

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1200 N. Fayette Street, I hereby
(Property Address)
grant the applicant authorization to apply for the extension of expiration date use as
for SUP #2000-0039
(use)
described in this application.

Name: Eddy Cettina Phone 703-549-0001
Please Print

Address: 1219 1st Street, Alexandria, VA 22303 Email: eddy@jaguar-development.com

Signature: Eddy Cettina Date: May 12, 2010
Managing Partner

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 ownership and disclosure statement.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Andy Taylor	Enterprise Holdings, Inc. 600 Corporate Park Drive St. Louis, MO 63105	97.23%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1200 N. Fayette St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Eddy (Edmea) Cettina	1219 1st Street Alexandria, VA 22303	50%
2. Emil Fish	1219 1st Street Alexandria, VA 22303	50%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	There are no business or financial relationships to be disclosed	
2.	by the Applicant or Ownership Entities.	
3.		

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

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

May 12, 2010 M. Catharine Puskar
Date Printed Name

M. Catharine Puskar by em
Signature

REVISED

SUP # 2010-0039

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.)

Enterprise RAC Company of Maryland, LLC (the "Applicant") requests to amend Condition #23 associated with approved SUP #2000-0039 in order to extend the current expiration date of May 13, 2010 for an additional seven years from the date of City Council hearing.

By way of background, SUP #2000-0039 was approved by Council on May 13, 2000. At that time, there was some anticipation that this property may redevelop for a use more in alignment with the Small Area Plan. However, due to the current economic climate, there will be no redevelopment opportunity in the near term. Therefore, with this SUP application, the Applicant requests an extension of SUP #2000-0039 for an additional seven years. There are no changes proposed in regard to the size, site layout, employees, or operations as approved by SUP #2000-0039.

Concurrent with this SUP application to extend the expiration date of SUP #2000-0039, the Applicant also requests to update the ownership entity associated with the prior approval from National Car Rental System Inc. to the current ownership entity, Enterprise RAC Company of Maryland, LLC.

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: 7 year extension to expiration of SUP #2000-0039.

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).
No change from approved SUP #2000-0039.
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
No change

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|------------------|--------|
| Day: | Hours: |
| <u>No change</u> | |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No change
- B. How will the noise be controlled?
No change

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

No change from approved SUP# 2000-0039.

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)
No change

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
No change

C. How often will trash be collected?
No change

D. How will you prevent littering on the property, streets and nearby properties?
No change

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:

No change

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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? No change from approved SUP #2000-0039.

Yes. 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?

No change

ALCOHOL SALES

13.

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

Yes 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: No change in parking from approved SUP #2000-0039.

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

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> 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?

No change

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? No change

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

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B. Where are off-street loading facilities located? No change from approved

SUP# 2000-0039.

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

No change

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

No change

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?

No change

SITE CHARACTERISTICS No site or building modifications are proposed.

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: _____

End of Application



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose? No change in uses from approved SUP# 2000-0039.
- automobile or motor vehicle parking or storage lot.
 - automobile or trailer rental or sales.
 - automobile service station.
 - automobile repair, including car wash.
 - other: _____

2. What types of repairs do you propose to perform?
- No change
- _____
- _____
- _____

3. How many of each of the following will be provided? No change
- _____ hydraulic lifts or racks
- _____ service pits
- _____ service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?
- No change
- _____
- _____
- _____

5. Will a loudspeaker or intercom system be used outside of the building? Yes No
- No change

Please note: All repair work must occur within an enclosed building.



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@arl.thelandlawyers.com

July 27, 2010

Via E-Mail Only

Ms. Mary Christesen
Urban Planner II
City of Alexandria
Department of Planning and Zoning
301 King Street
Alexandria, VA 22314

**Re: 1200, 1200A and 1100 N. Fayette Street
Tax Map Reference Numbers: 44.03-06-03.L1, 44.03-06-03, and 44.03-06-03.L2
Applicant: Enterprise RAC of Maryland, LLC
Pending SUP Application for Extension of Time Limitation**

Dear Mary:

The following letter serves to request some minor revisions to the above-referenced SUP Application relative to the Application parcels and the morning hours of loading/deliveries.

Application Parcels

The Applicant has entered into an arrangement with the owner of adjacent parcels identified as 1100 and 1200A N. Fayette Street to use 30 parking spaces for overflow parking. The adjacent parcels are also leased by DC Metro Church but, as evidenced in the documentation accompanying the approvals for the Church, there is adequate parking for both the Church and the overflow Enterprise parking. This letter serves to formally request that these two parcels be added to the pending SUP Application for 1200 N. Fayette Street. All other activities or operations related to Enterprise occur on 1200 N. Fayette Street. The additional parcels, 1100 and 1200A N. Fayette Street, have the same ownership and disclosure information as already provided in the filed SUP Application for 1200 N. Fayette Street.

Loading Hours

Enterprise also requests that the delivery of vehicles to the site begin at 6:00AM instead of 8 AM, as set forth in the current conditions. The early morning hours for the delivery of vehicles coordinates with the adjacent church use by keeping weekend deliveries of vehicles to a minimum such that there is not conflict with traffic coming to the church. The earlier deliveries

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW *21*

July 27, 2010
Page 2

consist of cars being delivered on car carriers. Other deliveries occur during normal business hours. To our knowledge, there have been no complaints from adjacent residents or business owners concerning the operation of Enterprise. As such, the Applicant requests that, in conjunction with the 7-year extension for the Enterprise use, the loading/delivery hours be revised to 6:00 AM to 5:00 PM, 7 days per week.

Thank you for your attention to this matter and please do not hesitate to call me, or Elizabeth McKeeby of my office if you have any further questions or require additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

M. Catharine Puskar by EAM

M. Catharine Puskar

MCP:eam

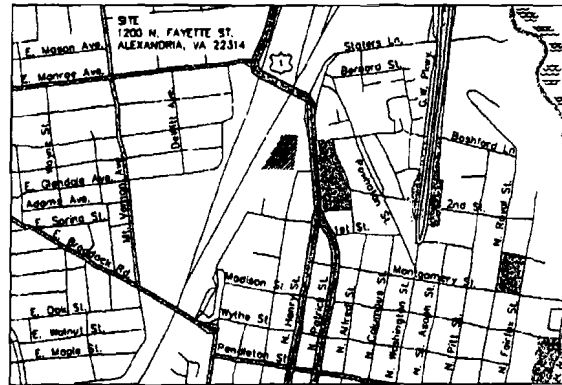
Enclosure

cc: John De Rose
Eddy (Edmea) Cettina
Elizabeth A. McKeeby

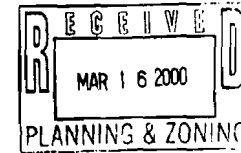
NATIONAL CAR RENTAL SYSTEMS INC.

VEHICLE MAINTENANCE FACILITY RENOVATION

Alexandria, Virginia




1200 N FAYETTE ST
 NATIONAL CAR RENTAL.
 SUP #2000-0039



15
 5-13-00

ABBREVIATIONS
 CP BUCKLE HOSE PIPE
 HCP REINFORCED CONCRETE PIPE
 AS1 ABOVE GROUND STORAGE TANK

LEGEND
 ———— PROPERTY LINE
 — X — FENCE & GUARDRAIL
 □ LOT LIGHTING
 ○ TREE
 ○ SWALE
 ○ TRAFFIC FLOW
 ○ FIRE HYDRANT



InterPlan
 5811 South Duane Street, Suite 210
 Englewood, Colorado 80111
 303-721-1133

1200 N FAYETTE ST
 NATIONAL CAR RENTAL
 SUP #2000-0039

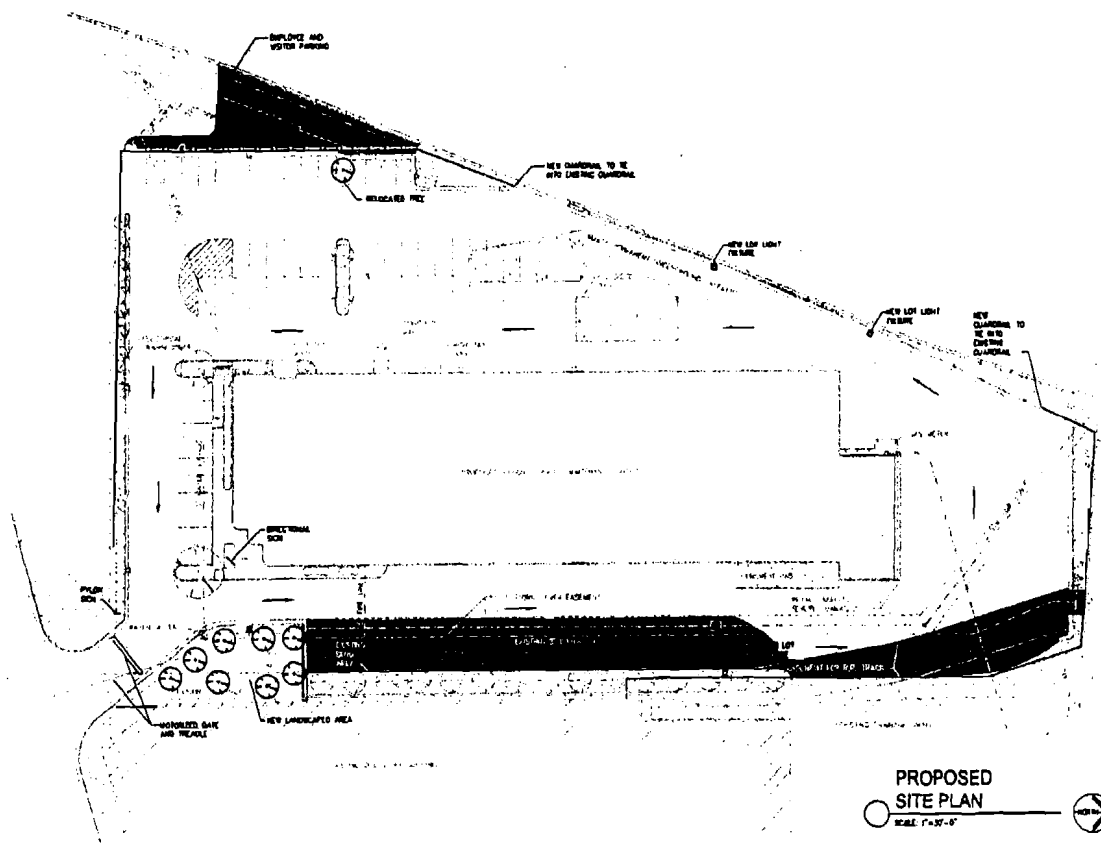
NATIONAL CAR RENTAL
 ALEXANDRIA
 VIRGINIA

18 MAR 00
T1.0
 TITLE SHEET

23

2000-0039

8200-010e.dwg



**PROPOSED
SITE PLAN**
SCALE: 1"=30'-0"

15
5-13-00

NOTE:
INFORMATION SHOWN IS BASED ON COPELAND & KEPHART, FEDERAL EXPRESS, "DCA CITY STATION" DRAWINGS SP1, 2-17-81, AND INTERPLAN PHOTOGRAPHS DATED 2-9-00. THIS DRAWING IS A REPRESENTATION OF EXISTING CONDITIONS.

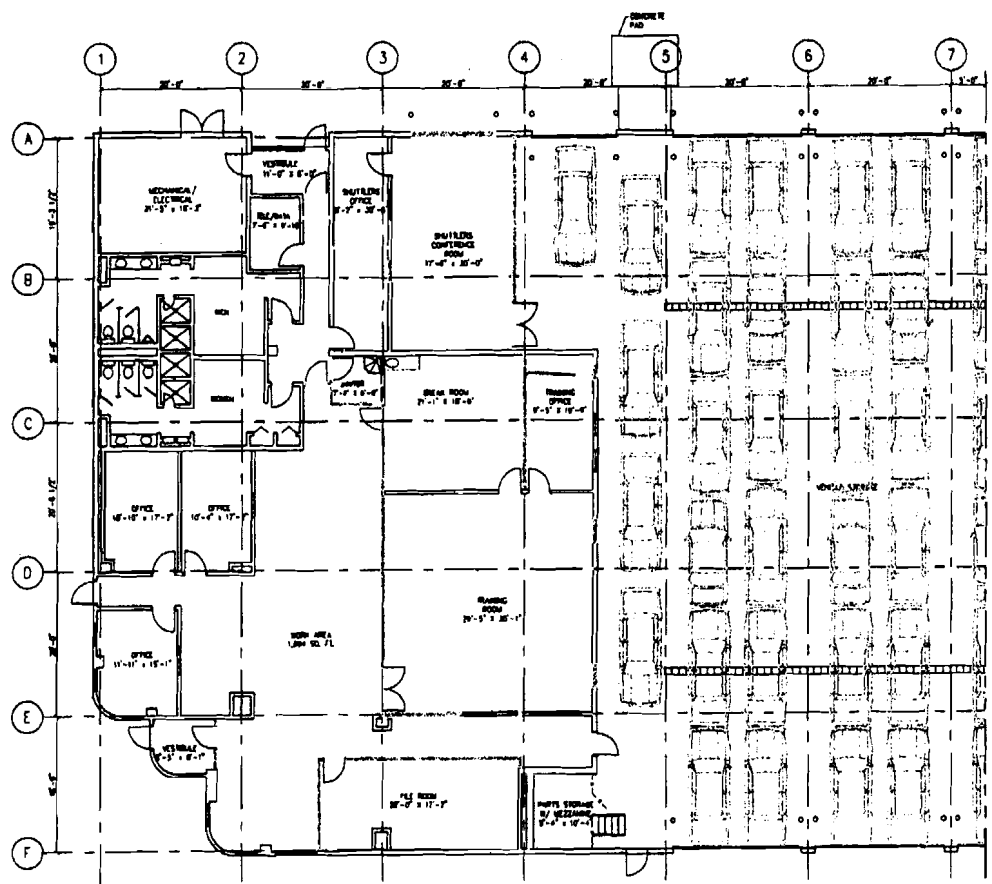


NATIONAL CAR RENTAL
ALEXANDRIA
VIRGINIA

18 MAR 00
C2.0
PROPOSED
SITE PLAN

25

8200-0106-028



PROPOSED
FLOOR PLAN
SOUTH END
SCALE 1/8" = 1'-0"

13
5-13-00



NOTE:
THE INFORMATION SHOWN ON THIS DRAWING
IS PRELIMINARY. NOT FOR CONSTRUCTION.

InterPlan
Architects Inc.
2217 South Quaker Street, Suite 210
Baltimore, Colorado 80111
303-771-1124

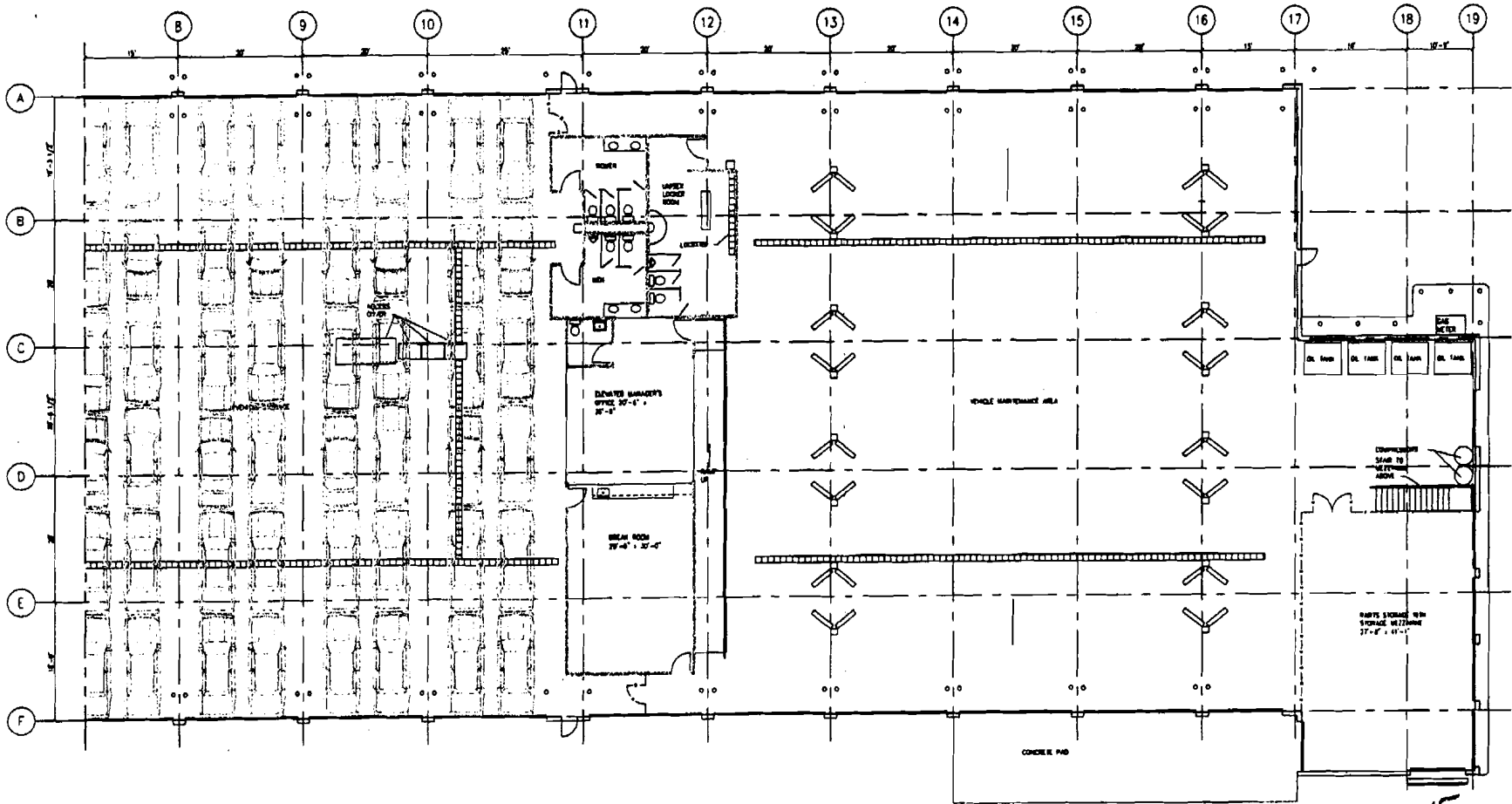
DATE	
BY	
CHECKED	
APPROVED	

NATIONAL CAR RENTAL
ALEXANDRIA
VIRGINIA

18 MAR 00
A2.1
PROPOSED
FLOOR PLAN
SOUTH END

26

800-0102 DRS



PROPOSED
FLOOR PLAN
NORTH END
SCALE: 1/8" = 1'-0"
15
5-13-00

NOTE:
THE INFORMATION SHOWN ON THIS
DRAWING IS OPRELIMINARY. NOT
FOR CONSTRUCTION.

InterPlan
Architectural Inc.
2841 South Commerce Street, Suite 210
Alexandria, VA 22304-7211

DATE	
DESCRIPTION	
BY	
CHECKED	
APPROVED	

NATIONAL CAR RENTAL
ALEXANDRIA
VIRGINIA

18 MAR 00
A2.2
PROPOSED
FLOOR PLAN
NORTH END

27

Docket Item #2
SUP 2010-0028

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 7, 2010

TO: CHAIRMAN KOMOROSKE AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *FH*
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: SUP #2010-0028 - 1200, 1200A and 1100 NORTH FAYETTE STREET,
ENTERPRISE RENTAL CAR

Upon further review, staff is recommending the following change to Condition #23 of the recommended conditions for the special use permit for continued operation of a motor vehicle parking, storage and light automobile repair facility. This additional underlined language is necessary to clarify the expiration date for this use, but does not change the substance, nor should it require the removal of the case from the consent calendar.

23. The special use permit shall expire on September 18, 2017, or the date the final site plan is released for 1200 North Fayette Street whichever is earlier. Should any final site plan be approved for either 1100 or 1200A N. Fayette Street prior to September 18, 2017 or prior to the release of a final site plan for 1200 N. Fayette Street, the overflow parking shall be removed from 1100 and 1200A N. Fayette Street and this SUP shall no longer apply to those parcels. (P&Z)

REVISED



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0028

PROPERTY LOCATION: 1200 N. Fayette Street

TAX MAP REFERENCE: 044.03-06-03.L1 ZONE: OCM (50)

APPLICANT: Enterprise RAC Company of Maryland, LLC
Name: By: M. Catharine Puskar, Attorney

Address: 2273 Research Boulevard, Suite 700, Rockville, MD 20850

PROPOSED USE: Request to amend Condition #23 of approved SUP # 2000-0039

regarding date of expiration.

[X]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.

[X]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.

[X]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.

[X]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.

By: M. Catharine Puskar, Attorney
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, Enrich & Walsh, PC
2200 Clarendon Boulevard, 12th Floor
Arlington, VA 22201
Signature: M. Catharine Puskar by EM
Date: May 12, 2010
Revised June 18, 2010
Telephone: (703) 525-4700
Fax: (703) 525-3197
Revised July 6, 2010
Email: cpuskar@clalaw.com



PC Action: By unanimous consent / Recommended approval 9/7/10
CC Action: CC approved PC recommendation 7-0 9/25/10