

Docket Item # 4  
SPECIAL USE PERMIT #2003-00062

Planning Commission Meeting  
December 2, 2003

**ISSUE:** Consideration of a request for a special use permit to locate one temporary sales trailer for the sale of townhomes.

**APPLICANT:** Eakin/Youngentob and Associates  
by Jonathan Rak, attorney

**LOCATION:** 451 N. Pitt Street (Two city blocks bounded by Pendleton St., Oronoco St., Princess St., North Pitt St., and North Royal St.)

**ZONE:** CRMU-X/Commercial residential mixed use (Old Town North)

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**Background:**

The applicant, Eakin Youngentob Associates, Inc., requests approval of a special use permit to install a temporary sales trailer located near the intersection North Pitt Street and Princess Street, on the site of the former Samuel Madden homes. The site is zoned CRMU-X, Commercial Residential Mixed Use, and is identified in the Old Town Small Area Plan for medium density residential.

The proposed office trailer measures 24 ft. in width, 56 ft in length and 12 ft. in height. The office trailer will be used as a temporary sales office to sell the future residential dwellings proposed on the property. The subject property is currently vacant. The applicant has stated to staff that the office trailer is intended to be temporary until a model home is completed. Once the model home is constructed all sales office functions performed in the trailer will be relocated to the model home. The proposed office trailer will house up to five (5) employees. The trailer will be open to the general public between 11:00 A.M. and 6:00 P.M., seven (7) days a week. The applicant indicates that an average of not more than twelve (12) customers at any one time will be in the trailer.

***Construction Phasing:***

A construction phasing plan was developed by the applicant to consider the necessary steps to complete the project. In this case, because of the location of the utilities and the extensive work to be done on the underground utilities, construction is proposed to begin on the northern block and progress south toward Princess Street. Because of the amount of utility work and construction activity that will be occurring on the north block, the sales trailer cannot be located on the north block.

On the south block the ARHA units (and the underground parking) must be constructed first because of the time involved to construct the underground garage and the time deadline to have the public housing units completed. The proposed location of the sales trailer is at the corner of Pitt and Princess Streets, and the proposed construction trailer is proposed to be located at the corner of Pitt and Oronoco Streets.

***Parking:***

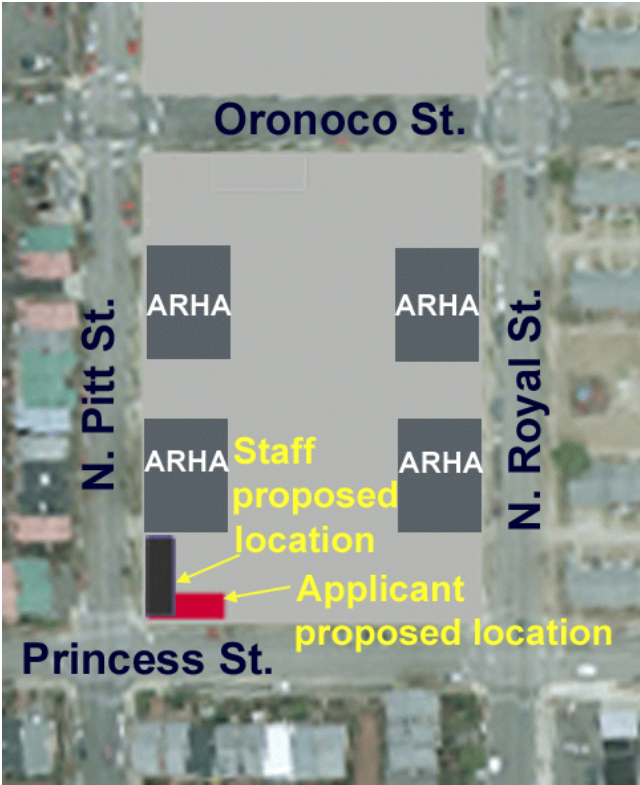
The applicant states that on-street parking spaces are available in front of the sales office trailer for the employees and customers. Although parking does appear adequate to accommodate customer parking, the parking limits of 2 to 3 hours would preclude employees from all-day parking. Staff has added a condition requiring five on-site parking spaces to accommodate employees. The adjoining residents have raised the concern that the townhomes on Princess Street do not have off-site parking and therefore rely on the adjoining street parking for resident parking.

**Community Concerns:**

The adjoining residents have also expressed concerns about the location of the proposed sales trailer and its potential impact on the neighborhood, particularly as it relates to parking and the length of time that the trailer will be located on the site. The community has also raised the concern that because of the extended period of time that the trailer will be on the site that appropriate lighting and landscaping be provided. To address the parking concerns on Princess Street and minimize impacts on the adjoining residential uses, the residents have requested that the trailer be relocated to a less intrusive location.

**Staff Analysis:**

Staff has no objection to the applicant's request to temporarily locate an office-sales trailer for the future townhomes that are part of the Samuel Madden redevelopment. However, the sales trailer can be relocated to the corner of Pitt and Princess Streets as depicted below.



This location would provide access to the trailer on Pitt Street and therefore would distribute parking between Pitt and Princess Streets. This location will enable the construction of the ARHA units. In addition, staff has included a condition that will require the design and materials of the trailer to be consistent with the residential character of the neighborhood. In addition, a recommendation of approval is that a significant amount of additional landscaping be provided surrounding the trailer.

Staff is recommending approval based upon the following:

- Relocating the sales trailer to the corner of Pitt Street and Princess Street, facing Pitt Street;
- Providing architectural treatment of the trailer to make it compatible with the residential neighborhood.
- Limiting the length of the trailers to 18 months from the date approval;
- Limiting the sales-office trailer to a maximum of 5 employees;
- Providing five (5) on-site parking spaces for employees;
- Providing a landscape plan for landscaping-screening adjacent to the trailer; and
- Providing a lighting plan that will minimize impacts on the adjoining residential uses.

**STAFF RECOMMENDATION:**

Given the temporary nature of the trailers and recommendations to address issues such as parking and lighting, staff is recommending **approval** of the proposed temporary sales trailer with the conditions as outlined in the staff report.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffrey Farner, Development Chief;  
Lorrie Pearson, Urban Planner.

**STAFF RECOMMENDATION:**

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The size of the sales trailer shall not exceed 24 ft x 56 ft. and shall be located to maintain adequate vehicular sight distances. The final location of the trailer shall be to the satisfaction of the Director of P&Z. (P&Z)
3. The applicant shall provide a minimum five (5) standard parking spaces. All parking spaces and drive aisles shall be constructed prior to the certificate of occupancy permit for the trailer. (P&Z)
4. The trailer shall be removed within 30 days of the issuance of the first certificate of occupancy for a home or model home on the site. (P&Z)
5. The lighting shall be a level and type to minimize glare onto the adjoining residential properties to the satisfaction of the Director of T&ES in consultation with the Chief of Police. (P&Z)
6. All signage shall comply with all applicable provisions of the zoning ordinance. (P&Z)
7. The number of employees on site shall be limited to a maximum of five (5) at any one time. The hours of operation shall be limited to 11:00 A.M. and 6:00 P.M., seven (7) days a week. All refuse shall be stored within the trailer until the day of pick-up. (P&Z)
8. The trailer shall be removed upon completion of a model unit and not later than eighteen (18) months from the date of City Council approval. (P&Z)
10. The design and materials of the trailer shall be consistent with the residential character of the neighborhood to the satisfaction of the Director of P&Z. (P&Z)
11. The trailer shall be located at the intersection of Pitt and Princess Streets, parallel to Pitt Street. (P&Z)
12. Provide a plan showing location of trailer, utility connections, pedestrian access and security lighting. (T&ES)

13. No loudspeakers shall be installed on the exterior of the trailer and no amplified sound shall be audible at the property line. (T&ES)

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Any work in the right-of-way will require a separate permit from the Department of Transportation and Environmental Services.
- R-2 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:

- C-1 The proposed construction shall conform with the Virginia Uniform Statewide Building Code.
- C-2 Handicapped accessibility shall be provided for 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 four sets of drawings with the permit application.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.