

Docket Item #2  
DEVELOPMENT SPECIAL USE PERMIT #2004-0014  
JAMESTOWNE VILLAGE - Extension

Planning Commission Meeting  
June 1, 2004

**ISSUE:** Consideration of a request for an extension of a development special use permit, with site plan, for construction of a community center and parking lots.

**APPLICANT:** Jamestowne Village, LLC

**LOCATION:** 1300 North Van Dorn Street

**ZONE:** RA/Residential

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**I. SUMMARY:**

The applicant, is requesting an 18-month extension of a development special use permit to construct a new 8,093 s.f. community center and two parking lots for the Jamestowne Village Apartments. The proposal was previously approved by City Council on September 14, 2002. The previous staff report is attached.

The applicant has been pursuing the completion of the final site plan. The final site plan was nearly finalized when the 18 month approval period elapsed. Staff does not generally support extensions for projects of this size, however, in this case because the applicant has prepared and completed the final site plan, staff is recommending a 6-month extension. This should be the maximum amount of time necessary for the applicant to finalize the final site plan and begin construction.

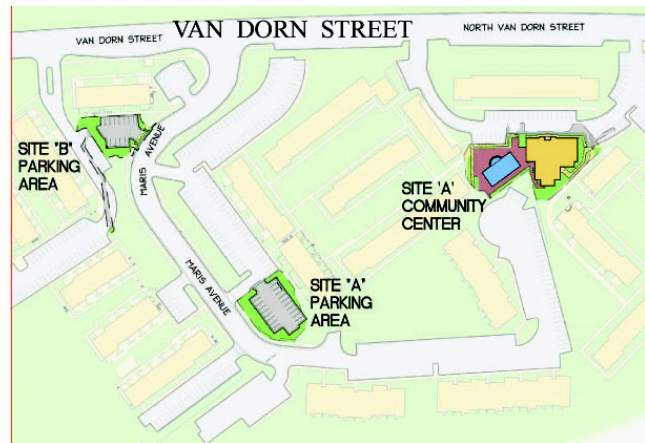
**II. BACKGROUND - ANALYSIS:**

On September 14, 2002, City Council granted a request for a development special use permit for construction of a new community center with a smaller pool, and construction of two new surface parking lots (parking lot “A” and parking lot “B”) as depicted in Figure # 1. The parking lots are to be constructed in areas that are currently open space for the project.

A special use permit was approved for a parking reduction of 29 spaces required to support construction of the community building; and to provide 100 percent of required parking as compact and hybrid spaces. A modification was also approved to reduce the required side yard setback from 16 feet to 8 feet for construction of the community center and recreation building, and to locate necessary mechanical equipment.



*Site Aerial*



*Figure # 1*



*Parking Lot B*



Staff recommended approval of this project in 2002, but was concerned about the loss of open space and existing trees that would occur with the additional parking lots. Therefore, approval was recommended for the community center and only one (parking lot “A”) of the two parking lots. The project was approved as submitted by the applicant, including the smaller parking lot (parking lot “B”).



*Parking Lot A*

Each development site plan or development special use permit is allotted 18 months from City Council approval to complete “substantial construction”, after which the approval expires. In the case of Jamestowne Village, the final site plan review was delayed by the applicant while they considered other options for the development, including sale of the site. The final site plan was close to completion, but not ready for release and approval at the 18-month deadline for significant construction to be underway. The applicant assures staff that they will begin work as soon as the site plan is released.



*Community Center/Pool*

The applicant should be able to begin construction within several weeks from the release of the final site plan. Therefore, staff is recommending that the site plan extension be limited to 6 months, rather than the typical 18 month extension requested.

### **III. STAFF RECOMMENDATION:**

Staff recommends approval of a six (6) month extension of the current development special use permit approval.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffery Farner, Chief, Development;  
Stephen Milone, Urban Planner;  
Laura Durham, Urban Planner.

#### IV. STAFF RECOMMENDATION

Staff recommends **approval** of the development special use permit six month extension for the proposed community center and parking lots subject to compliance with all applicable codes and ordinances:.

*Conditions #1-41 are brought forward from DSUP#2001-0022. Conditions # 42 -50 are new conditions and conditions #8 and 30 have been revised.*

1. Condition deleted. (City Council)
2. Install a minimum 4 foot wide sidewalk in front of the community building and provide a landscape strip between the sidewalk and the 22 foot wide drive aisle. The planting strip shall be sufficient in width to support large shade trees, at a maximum average separation of 35 feet to the satisfaction of the Director of Planning and Zoning and the City Arborist. (P&Z, RPCA)
3. Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.(Code)
4. All landscaping will be maintained in a flourishing and vigorously growing condition by the owner(s) and their successor(s). (P&Z)
5. The new community building and surrounding fencing shall be constructed of quality materials as represented in the elevations submitted with this special use permit with site plan application. (P&Z)
6. The applicant shall contribute \$1.00 per gross square foot of new development to the City's Affordable Housing Trust fund prior to the issuance of the certificate of occupancy for the new community building. (Housing)
7. 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)
8. **CONDITION REVISED BY STAFF** Confirm crown coverage calculations for the entire site and provide additional plantings as necessary to meet the city crown coverage requirement of 25% to the satisfaction of the Director of Planning and Zoning and the City Arborist. As an alternative to surveying the entire site and creating crown coverage calculations, the applicant may elect to provide 10 shade trees beyond those otherwise



required on this site by this SUP, to the satisfaction of the City Arborist and Director of P&Z. The 10 shade trees shall be located to the satisfaction of the City Arborist and the Director of P&Z. (P&Z)(RP&CA)

9. Mechanical units shall be screened to the satisfaction of the Director of Planning and Zoning. (P&Z)
10. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
11. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City. (T&ES)
12. Provide lighting to the satisfaction of the Director of T&ES, in consultation with the Police. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES, P&Z)
13. All stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
14. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
15. Demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
16. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
17. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
18. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
19. Relocate the proposed private PVC storm sewer and all storm structures outside of the existing 10 feet sanitary sewer easement. (T&ES)

20. Relocate proposed landscape retaining wall outside of the existing 10 feet sanitary sewer easement, to the satisfaction of the Director of T&ES. (T&ES)
21. Provide construction detail and profile for retaining walls that exceed two foot height. (T&ES)
22. The foundation for the Community Building shall be outside of the load plane for the existing sanitary sewer. (T&ES)
23. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
24. The stormwater collection system is part of the Cameron / Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
25. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
26. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
27. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
28. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
29. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)

30. **CONDITION REVISED BY STAFF** A “Certified Land Disturber” must be named on the Erosion and Sediment Control sheets prior to land disturbance on the site. ~~release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.~~(T&ES)
31. Loudspeakers shall be prohibited from the exterior of the community building. (T&ES)
32. Provide typical pavement section for parking lots. Paving for Emergency Vehicle Easements shall be city standard. (T&ES)
33. Provide detail and show location of Emergency Vehicle Easement signage. (T&ES)
34. Sanitary lateral for community building shall be schedule 35 PVC and have a cleanout within 5 feet of building line. (T&ES)
35. An Alexandria Health Department Permit must be obtained prior to operation. (Health)
36. A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation. (Health)
37. Five (5) sets of plans must be submitted to and approved by the Health Department prior to construction. Plans must comply with the Alexandria city Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools. (Health)
38. All trees to be limbed up a minimum of six feet. (Police)
39. Applicant shall contact the Police Department for a security survey when construction trailer is in place. (Police)
40. The applicant shall consult the Crime Prevention Unit regarding security hardware and alarms for the building or community center.(Police)
41. Fire and domestic services must be separate connections to the water main. (VAWC)
42. **NEW CONDITION** The southwest parking lot shall be limited to providing parking for not more than 13 vehicles as reflected on the site plan. (P&Z)
43. **NEW CONDITION** The Applicant shall submit a stormwater quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)



44. NEW CONDITION Handicap ramp from west side parking spaces shall be installed to accommodate proposed handicap parking. (Code Enforcement)
45. NEW CONDITION Fire Service Line and Domestic Service line shall be separate connections to water main. Fire hydrant connections shall be separate taps on water main and shall not tap off same connection. The proposed dead end main does not appear to be sufficient to support the proposed hydrants, fire line and domestic service. Validate fire flow requirements. (Code)
46. NEW CONDITION The graphical depiction of the canopy diameter of proposed ornamental, shade or evergreen vegetation should be consistent on all landscape plan sheets. (RP&CA)
47. NEW CONDITION Revise the landscape plan to provide the following:
  - a. Label the existing 8" Flowering Dogwood shown on Community Center Plans to be saved or to be removed.
  - b. Provide tree protection for the tree located in the area southwest of the pool.
  - c. Relocate the light fixture shown on Sheet C6.00, adjacent to the northeast parking lot and shown in the middle of the proposed sidewalk.
  - d. Due to difficult maintenance, limit the use of Sarcococca on landscaping by the pool area on Sheet C12.00. Replace with additional ornamental plantings. (RP&CA)
48. NEW CONDITION In accordance with the City's Affordable Housing Policy, the applicant shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of new development. The applicant shall pay the contribution to the City prior to the issuance of the certificate of occupancy. (Housing)
49. NEW CONDITION 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)
50. NEW CONDITION The period for the site plan extension shall be limited to six (6) months from the date of City Council Approval. (P&Z)

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

1. Special use permit for a parking reduction of 29 spaces required to support construction of the community building; and to provide 100 percent of required parking as compact and hybrid, less than full size, parking spaces.
2. Modification to reduce required side yard setback from 16 feet to 8 feet for construction of the community center and recreation building, and to locate mechanical equipment.

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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 and Environmental Services

C-1 Provide site lighting plan to meet minimum city standards.

### Code Enforcement

No new comments

### Police

No new comments

### Health

C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.

C-2 Permits must be obtained prior to operation.

C-3 A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation.

C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.



CITY DEPARTMENT COMMENTS  
(Brought forward from DSUP#2001-0022)

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

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 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.
- C-12 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-13 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-14 Proposed private storm sewer located within existing 10 feet sanitary sewer easement is not

Code Enforcement:

- C-1 Provide second Siamese connection located on the Northeast side of the structure. Fire hydrant serving second siamese connection shall be within 100 feet of connection.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-7 Fire prevention code permits are required for the proposed operation.
- C-8 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-10 Handicap entrance shall be the same as ambulatory entrance to structure. A side walk is required from the parking area to the main entrance of the structure. The sidewalk and main entrance shall conform to ADA standards.

Police Department:

**[This condition is not being recommended by P&Z as it would result in the loss of existing mature shrubbery on the site.]**

R-1 No shrubs to be higher than three feet in height within ten feet of walkways when they are mature.

**[This condition is not being recommended by P&Z. Instead, staff is recommending that lighting be to the satisfaction of the Director of T&ES, who will apply the city's standards, in consultation with the police.]**

R-2 Common areas and parking lots lighting to be a minimum of 2 foot candle power minimum maintained.

Historic Alexandria (Archaeology):

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

Virginia American Water Company

F-1 Water service is available for domestic and fire protection.

F-2 There are no proposed water facilities shown to the new building, please show them. Show existing water mains and services also.

C-1 Fire and domestic services must be separate connections to the water main.

C-2 A double detector check backflow prevention device is required on all fire services. If located inside the premises, it must have a remote reading meter in a separate accessible room.



**Report Attachments Available in the Planning and Zoning office.**