

Docket Item #11
SPECIAL USE PERMIT #2004-0039

Planning Commission Meeting
June 1, 2004

ISSUE: Consideration of a request for a special use permit amendment to increase the number of parking spaces, provide tandem spaces and reconfigure three existing parking lots (parking reduction).

APPLICANT: Max Management, LLC
by Charles Greenberg

LOCATION: 710 Madison Street, 806 and 815 North Columbus Street

ZONE: RB/Townhouse

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.

I. DISCUSSION

REQUEST

The applicant, Max Management, LLC, by Jin K Chang, requests a special use permit amendment to increase the number of parking spaces, provide tandem spaces and reconfigure three existing parking lots (parking reduction).

SITE DESCRIPTIONS

The subject properties are three parking lots on Madison Street and North Columbus Street which were approved in 1963 as the required parking for the then new office building at 732 North Washington Street. The properties are occupied as follows:

- 710 Madison Street: The lot has 34 feet of frontage on Madison Street, 75 feet of depth and a total lot area of 2,473 square feet. The parking lot is configured to provide eight parking spaces.
- 806 North Columbus Street: The lot has 53 feet of frontage, 90 feet of depth and a total lot area of 4,725 square feet. The lot is gravel and was originally approved to provide 12 parking spaces.
- 815 North Columbus Street: The lot has 40 feet of frontage, 124 feet of depth, and a total lot area of 4,818 square feet. The lot is black-topped and provides 13 parking spaces.

The area surrounding the parking lots is occupied by residential uses, including townhouses and a church, vacant properties, and retail and office uses along North Washington Street.

PROPOSAL DESCRIPTION

In 1963, Council approved SUPs #543, #544, and #561 to provide parking for the office building at 732 North Washington Street. The applicant is proposing to renovate the building at 732 North Washington Street to an extent that the cost of the improvements exceeds 33 1/3 % of the value of the building. Under Section 8-200 (F) of the Zoning Ordinance, that level of improvement and investment triggers compliance with current parking standards. Otherwise, the parking remains grandfathered.

With the first two floors of the building proposed to be occupied by a child care center (SUP#2003-0073), and the remaining three floors proposed to be occupied by office, the building is required to provide 48 spaces. Collectively, the parking lots now provide 33 spaces, and there are six additional spaces behind the building at 732 North Washington. The applicant is able to reconfigure the parking lots to provide 12 additional parking spaces in order to comply with the current parking requirements of the building. The proposal constitutes an intensification of the approved parking lots and, because one lot involves tandem spaces, requires a parking reduction. A total of 18 spaces are proposed to be tandem.

The proposed, redesigned parking at each lot will be configured as follows:

Proposed Parking Configuration:

710 Madison Street: 18 compact spaces in a tandem configuration

806 North Columbus Street: 14 compact spaces at a 45-degree angle

815 North Columbus Street: 13 standard spaces at a 90-degree angle

732 North Washington Street three spaces at 90-degree angle
(Not part of this application)

TOTAL: 48 spaces

The proposal complies with the size of required parking spaces and the allocation of compact and standard spaces as described in Sections 8-200(D)(1) and (E)(1) of the Zoning Ordinance. In response to staff's suggestions, the applicant has agreed to install landscaping along the street front at all three parking lots to provide screening.

ZONING

The subject property is located in the RB/Townhouse zone. While parking lots are not permitted in the RB zone under current zoning, the parking lots are legal noncomplying uses as they have approved special use permits. The property is located in the Old and Historic Alexandria District. Any exterior architectural change such as signs, exterior ductwork, and the proposed accessibility modifications at 732 North Washington Street must be reviewed and approved by the Board of Architectural Review, Old and Historic Alexandria District.

MASTER PLAN

The proposed use is not consistent with the Braddock Road Metro Station Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff does not object to the proposed tandem parking on Madison Street, nor the reconfiguration of the lots on Columbus Street. The tandem parking is a creative way to address the parking needs of the building, while not expanding the area already used for surface parking. Staff recommends that the applicant implement a parking management plan to ensure that the tandem spaces get optimum use. Staff also recommends that the applicant provide wheel stops for the lot at 806 North Columbus to protect the adjacent buildings. Staff also recommends the installation of landscaping, as agreed to by the applicant, included in the attached plans. Finally, staff recommends a one year review to ensure that the tandem parking is being utilized and that there is compliance with the conditions of the permit.

With these conditions, staff recommends approval of the special use permit.

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall repair the driveway apron for the parking lot located at 806 North Columbus Street. In addition, wheel stops shall be installed to protect the adjacent buildings. (T&ES)
3. The applicant shall require that the employees at 732 North Washington Street who drive to work use the parking lots to the extent that there is capacity for them. (T&ES)(P&Z)
4. The applicant shall implement the parking configuration at the three parking lots as depicted on the attached plans. (P&Z)
5. The applicant shall install an evergreen planting screen of Cherry Laurels according to the attached plans. The planting shall be of sufficient density and plant size to create screening in approximately two years, and shall thereafter be maintained in good condition. (P&Z)
6. The maximum height for the proposed landscaping screen is to be 36 inches when mature. (Police)
7. The applicant shall implement a parking management strategy for the tandem parking area at 710 Madison Street to the satisfaction of the Director of Planning and Zoning. The strategy shall ensure optimum use of all 18 tandem spaces. (P&Z)

8. 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 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 as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, 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.
- F-1 T&ES believes the N. Columbus Street parking lots will receive light use during the hours that the facility is open, and no use during evening. No significant improvements to the lots will be required.
- R-1 The applicant shall repair the driveway apron for the parking lot located at 806-12 N. Columbus Street. In addition, wheel stops shall be installed to protect the adjacent buildings.
- R-2 The applicant shall require that its employees who drive to work use the provided off-street parking.

Code Enforcement:

- F-1 The existing structure (at 732 North Washington Street) is classified as a B use group. The existing construction type is classified as 2C (unprotected) construction. The proposed use is I-2, and is to be occupied on 2 floors. The USBC limits height and area requirements for I-2 occupancies in 2C construction type buildings to one story, not to exceed 7200 sqft. The applicant shall apply for a change of use and provide the necessary building modifications to change the construction type to 2B (protected) construction. 2B construction is permitted in I-2 occupancies for 2 floors up to 11,250 sqft.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building (at 732 North Washington Street) or portion thereof, in accordance with USBC 118.0.

- C-4 A fire prevention code permit is required for the proposed operation.
- C-5 The current use (at 732 North Washington Street) is classified as B; the proposed use is I-2. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

Health Department:

- F-1 No comments.

Police Department:

Staff did not include the following R-1 and R-2 because they apply specifically to the child care center already approved under SUP#2003-0073 with the same conditions.

- 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 child care center. This is to be completed prior to the child care center opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department for the children.
- R-3 The maximum height for the proposed landscaping screen is to be 36 inches when mature.

Staff did not include the following condition because lighting is not being proposed or recommended.

- R-4 The lighting in the parking lots is to be a minimum of 2.0 foot candles minimum maintained.

REPORT ATTACHMENTS AVAILABLE IN THE PLANNING AND ZONING OFFICE