

Docket Item #5
SPECIAL USE PERMIT # 2005-0120

Planning Commission Meeting
January 3, 2006

ISSUE: Consideration of a request for a special use permit to place a temporary housing trailer at a fire station.

APPLICANT: City of Alexandria Fire Department
by John Franke

LOCATION: 213 E. Windsor Ave

ZONE: R-2-5/Residential Single and Two Family

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

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. DISCUSSION

REQUEST

The applicant requests special use permit approval for a temporary trailer to serve as sleeping quarters for on-duty fire department personnel, located at 213 East Windsor Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 175 feet of frontage on East Windsor Avenue, 120' 10" feet of depth and a total lot area of 17,500 square feet. The site is developed with a Fire Station, parking lot, and gas pump. Access to the property is from East Windsor Avenue. Surrounding the Fire Station is a mix of detached and semi-detached residential homes.



PROPOSAL

The applicant proposes to place a temporary trailer to be used as sleeping quarters for the assigned on duty personnel at the 213 East Windsor Avenue fire station while the interior of the fire station is being renovated. The trailer will be located on the east side of the fire station, an area that is currently designated for parking. Water and Sewer hookups within the temporary trailer will not be needed because station employees will be using the facilities within the fire station. The temporary housing trailer will accommodate up to eight persons per shift for the twelve month duration of the renovation. The temporary trailer will also allow the fire station to remain operational for 12 months while it is being renovated. The applicant has stated that other options have been explored, however it was deemed that relocation of personnel and equipment to other parts of the city would compromise the safety of the citizens of Alexandria located within the area served by the fire station.

Hours:	24 hours per day/ 7days per week
Time Requested:	The applicant requests that the trailer be on the premises for one year.
Number of personnel.:	8 per shift
Noise:	Noise anticipated from the trailer will be from small external air-conditioning units.
Trash/Litter:	The applicant anticipates no change in the type and the amount of trash produced.

PARKING

For parking purposes, the temporary trailer for the fire station is a community building. According to Section 8-200 (A) (7) of the Zoning Ordinance, a community building requires one space for every 200 square feet of floor area. A community building with 936 square feet will be required to provide five (4.68) off-street parking spaces. Currently there are 26 parking spaces on the property. The applicant proposes to use seven of the 26 parking spaces for the trailer and storage use, leaving 19 parking spaces for off-street parking. Therefore the proposed use will comply with parking regulations. The applicant proposes to keep the small storage trailers in front of the temporary trailer, facing E. Windsor Avenue, where they currently are located. There is a photograph of the small storage units in the attachments section of this report.

DEL RAY LAND USE COMMITTEE MEETING

On December 19, 2005, the Del Ray Land Use Committee held a meeting to discuss SUP#2006-0120. On a vote of 3-0, the Del Ray Land Use Committee voted in approval of the special use permit, allowing the Del Ray Fire Station to place a temporary housing trailer at the fire station. The land use committee also stated that the fire station renovations are needed and that the temporary housing trailer will not negatively impact the citizens of Del Ray.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-2-5 (Single and Two-Family) zone. Section 7-1101 (C) of the zoning ordinance requires that temporary trailers must obtain special use permit approval.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for RL (Residential Low) use.

II. STAFF ANALYSIS

Staff does not object to the location of a temporary housing trailer located on the fire station property, located at 213 East Windsor Avenue. Although the applicant is proposing to use the trailer for 12 months, staff is recommending 18 months to accommodate the potential for any unexpected construction delays. Parking for the property will be adequate for the trailer and fire station. The trailer will be screened by existing trees and shrubbery. The renovation of the fire station will be a positive investment for the property.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The temporary trailer shall be removed 18 months from the date of issuance of the occupancy permit. (P&Z)
3. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the trailers. (Police)
4. The Director of Planning and Zoning shall review the special use permit after six months from the date of issuance of the occupancy permit for the temporary trailer 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: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
James Hunt, 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:

F-1 No Comment (Pending comments from DEQ)

Code Enforcement:

- 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

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the trailers.
- R-2 The Police Department has no objections to the temporary housing trailers being placed on the property.

SUP#2005-0120
213 East Windsor Avenue

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**