

Docket Item #2  
SPECIAL USE PERMIT #2005-0066

Planning Commission Meeting  
October 4, 2005

**ISSUE:** Consideration of a request for a special use permit amendment to expand an existing automobile sales use.

**APPLICANT:** Koons Used Car Outlet  
by M. Catharine Puskar, attorney

**LOCATION:** 5800 Edsall Road

**ZONE:** CG/Commercial General

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**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, Koons Used Car Outlet, represented by M. Catharine Puskar, requests special use permit approval for the expansion of an automobile sales business located at 5800 Edsall Road.

### SITE DESCRIPTION

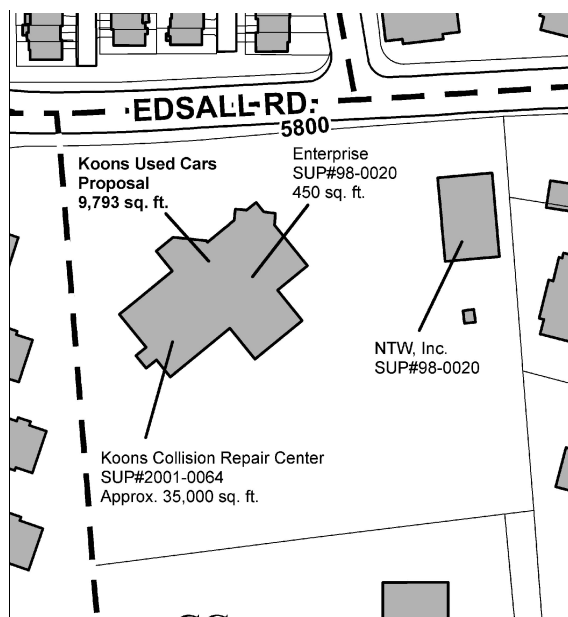
The subject property is one lot of record with 551 feet of frontage on Edsall Road and a total lot area of 6.4 acres. The site is developed with two buildings, one larger and one smaller building. Koons Collision Center and Enterprise Leasing Company currently occupy the larger building, and NTW, Inc., a light automobile repair facility, occupies the smaller building. Access to the property is from Edsall Road.



The surrounding area is occupied by a mix of residential and commercial uses. Across Edsall Road, to the north is a townhouse development. To the south is a truck leasing business. To the east is the smaller building occupied by National Tire and Battery and to the west are garden-style apartments.

### BACKGROUND

On June 14, 2003, City Council granted Special Use Permit #2003-0034 to the applicant for the operation of an automobile sales business. However, the applicant did not commence operation of the business within eighteen months of approval or request an extension, making it necessary for the applicant to reapply for a special use permit.



In addition to the requested special use permit, there are two existing special use permits associated with the subject building. On December 12, 1998, Council granted Special Use Permit #98-0139 to Kline Collision Repair Center allowing the continuation of an automobile repair business as a noncomplying use. The center is now known as Koons Collision Repair Center. On September 15, 2001, City Council approved Special Use Permit #2001-0064 for the continued operation of the business. The applicant has indicated that any on-site vehicle repairs will take place at the Collision Center, and staff has included a condition reflecting this.

Additionally, on December 12, 1998, City Council granted Special Use Permit #98-0020 for Kline Infiniti to transfer its automobile sales and rental business to Enterprise Leasing Company. On September 18, 1999, City Council approved Special Use Permit #99-0063 for the continued operation of the automobile sales and rental business. Enterprise has discontinued the sales of vehicles, but continues to lease automobiles at this location.

#### PROPOSAL

This application is a request to conduct automobile sales. The applicant proposes to continue the automobile sales use formerly conducted by Enterprise and will occupy space that is currently vacant, but formerly occupied by Enterprise and Koons Collision Center. The sales operation will have forty-five cars on the premises. Enterprise will continue leasing automobiles at this location, but will occupy only 450 square feet of office space behind the Koons showroom. The specific aspects of the applicant's proposed operation are as follows:

- Hours: The applicant proposes to operate Monday through Friday from 9:00 a.m. to 9:00 p.m., Saturday from 9:00 a.m. to 8:00 p.m., and Sunday from noon to 6:00 p.m.
- Employees: The applicant proposes to have ten employees on site daily.
- Noise: Noise levels will be consistent with the existing operations on site.
- Trash/Litter: General trash will be consistent with an office use. The Collision Center will handle all vehicular trash and ensure its proper disposal. On-site employees will monitor the site for trash and debris.

#### PARKING

There are two separate parking requirements for this use. The showroom is considered to be a retail use, and according to Section 8-200(A)(16) of the Zoning Ordinance, a retail space of 7,500 square feet at this location requires 41 off-street parking spaces. According to Section 8-200 (A)(18) of the Zoning Ordinance, the 2,293 square feet of office space requires one parking space per 475 square feet or five spaces. The parking requirement for this use is 46 spaces. All of the uses on this property share parking and have a combined parking requirement of 144 spaces. The entire property has 434 parking spaces, which is more than adequate to meet the parking requirement.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Commercial General/CG zone. Section 4-403 (D) of the Zoning Ordinance allows an automobile sales business in the CG zone only with a special use permit.

The proposed use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for commercial use.

## II. STAFF ANALYSIS

Staff has no objection to the sales of automobiles at this location. Prior to this special use permit request, Enterprise Leasing Company sold used vehicles at this location, and the proposed use does not represent a significant change in use from the former operation. Additionally, there are several other automobile related uses at this location.

Landscaping and its maintenance has been an issue for this property in the past, but the site is currently well landscaped and maintained. To ensure the current level of maintenance, staff has included a condition regarding maintenance of landscaping.

In reviewing the application, staff did examine the free-standing signs on the property. Typically, in a case such as this, staff would recommend that the applicant construct a monument sign; however, Koons Collision Center was granted a special use permit in 2000 (SUP#2000-0112) for a third pylon sign. At that time, staff felt that the sign was appropriate for the location and that there was sufficient landscaping to mitigate for the visual impact of the additional sign as well as the existing free-standing signs.

Staff had some concern about the unloading and loading of cars on the site, because the subject business is located within close proximity to residential properties. Staff has recommended a condition limiting loading and unloading activities to the rear of the building between 9:00 a.m. and 6:00 p.m., Monday through Saturday. The applicant has also indicated that they would limit unloading and loading of vehicles to these hours.

With the following conditions, including a one-year review of the special use permit, 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. No auto repair or service shall be performed by the applicant. Automobile repair and service work may be provided by the on-site Koons Collision Repair Center. No automobile repair work shall be done outside. (T&ES)

3. 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 Article IX, Section 9-100 of the zoning ordinance of the City of Alexandria, Virginia. (P&Z)
4. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
5. 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)
6. No vehicles, including car carriers, shall be displayed, parked, or stored on a public right-of-way. (P&Z)
7. All vehicles on the lot shall be stored in a neat and orderly manner. (P&Z)
8. All landscaping shall be maintained to the satisfaction of the Director of Planning and Zoning. (P&Z)
9. No vehicle auctions shall be conducted on the premises. (P&Z)
10. Loading and unloading of vehicles, if any, shall take place on-site and only at the rear of the property and from Monday to Saturday between 9:00 a.m. and 6:00 p.m. (P&Z)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
12. All lighting shall be directed downward and shall be screened at the sides to avoid glare on the street and on residential uses to the satisfaction of the Director of Planning and Zoning. (P&Z)
13. The hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Friday, 9:00 a.m. to 8:00 p.m. on Saturday, and noon to 6:00 p.m. on Sunday. (P&Z)
14. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

15. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166. (T&ES)
16. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
17. It is not clear from the SUP application if the applicant proposes to have car washing operations on site for the sales or service of cars. Car wash discharges resulting from a commercial operation shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
  - a. Car washes be done at an off site commercial car wash facility.
  - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
  - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
  - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official.(T&ES)
18. 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. (T&ES)
19. 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 and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)

21. 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)
22. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Katrina Newton, Urban Planner.

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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.



#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground.
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-5 It is not clear from the SUP application if applicant proposes to have car washing operations on site for the sales or services car. Car wash discharges resulting from a commercial operations shall not be indiscriminately discharged into a storm sewer system. If applicant proposes on-site car washing, the applicant shall comply with one of the following four alternatives available to the applicant:
- a. Car washes be done at an off site commercial car wash facility.
  - b. Wash water may be discharged to sanitary sewers after seeking appropriate approval from Alexandria Sanitation Authority.
  - c. Applicant may choose to seek coverage under a general VPDES (Virginia Pollution Discharge Elimination System) permit issued by Virginia Department of Environmental Quality to discharge wash water from car washes into surface waters/storm sewer and comply with the conditions specified there in.
  - d. Commercial car wash installations shall be equipped with water recycling system approved by the building official.

- R-6 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 A new Fire Prevention Permit will be required for the additional / new use.
- C-2 Subdivision of the current space, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. 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-3 Prior to the application for new Certificate of Occupancy, the applicant shall apply for a building permit.. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-4 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).

Health Department:

- F-1 No Comments

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 business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 It is recommended that the lighting level be a minimum of 2.0 foot candles minimum maintained for the parking lot and all common areas.

SUP#2005-0066  
5800 Edsall Road

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