

Docket Item #3
SPECIAL USE PERMIT #2006-0024

Planning Commission Meeting
June 6, 2006

ISSUE: Consideration of a request for a special use permit for a temporary office trailer.

APPLICANT: Westminster Presbyterian Church
by Robert Calhoun

LOCATION: 526 Monticello Blvd (2701 Cameron Mills Rd)

ZONE: R-8/Single-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, Westminster Presbyterian Church, requests special use permit approval for a temporary office trailer located at 526 Monticello Boulevard (behind 2701 Cameron Mills Road).

SITE DESCRIPTION

The subject property is one lot of record with 176 feet of frontage on Monticello Boulevard, 308 feet of depth and a total lot area of just under one acre. The site is developed with the parking lot for the Westminster Presbyterian Church located immediately to the west. The property immediately to the east is also a portion of the parking lot for the church. Access to the property is from Monticello Boulevard.

The surrounding area is occupied by single family, residential uses.



PROPOSAL

The applicant proposes to temporarily locate an office trailer in the parking lot of the church while the church's offices and sanctuary are undergoing renovations. The renovations are expected to take from nine to 12 months. The trailer will be located at the southwestern corner of the parking lot, near the church building. The office is staffed by 13 people. Power and telephone service will be provided to the trailer by temporary overhead lines. The normal hours of operation of the offices are Monday through Friday from 7:30 a.m. to 5:00 p.m. The applicant proposes to provide at least three large planters along the east side of the trailer facing the street (see attached photos of planters). There are several large, mature trees in the parking lot that provide some additional screening.

PARKING

Under Section 8-200 (A) (18) of the Zoning Ordinance, an office with 1,440 square feet of space requires three parking spaces. In this case, the church parking lot provides ample parking for the trailer as the building undergoes renovation.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-8/Single family residential zone. Section 3-302(D) of the Zoning Ordinance allows a church in the R-8 zone, and Section 7-1101(C) requires a special use permit for a temporary classroom trailer.

The proposed use is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan, which designates the property for Institutional use.

II. STAFF ANALYSIS

Staff does not object to the proposed temporary trailer located at 526 Monticello Boulevard, behind Westminster Presbyterian Church. The office trailer is temporary while the offices are undergoing renovation. The trailer is set back significantly from the street, which lessens its visual impact on the area. The applicant will also be providing planters around the trailer to improve its appearance.

With the following conditions, staff recommends approval.

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 location of the trailer shall be consistent with the attached plan. (P&Z)
3. The trailer shall be removed twelve months from the issuance of its occupancy permit. (P&Z)
4. The applicant shall install at least three planters at the east side of the trailer to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
6. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the temporary trailers once they are in place.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible 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 to the trailer.
- C-3 The trailer shall bear a seal showing compliance with the Virginia Industrialized Building Code.
- C-4 A construction permit is required for the proposed operation.
- C-5 The location of the proposed trailer shall be no less than 40 feet from the existing structure per the requirements of Table 602 of the USBC.

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 temporary trailers once they are in place.

SUP#2006-0024
526 Monticello Blvd (2701 Cameron Mills Rd)

**REPORT ATTACHMENTS
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