

Docket Item #12
SPECIAL USE PERMIT #2007-0032

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request to use the subject property as a temporary parking lot.

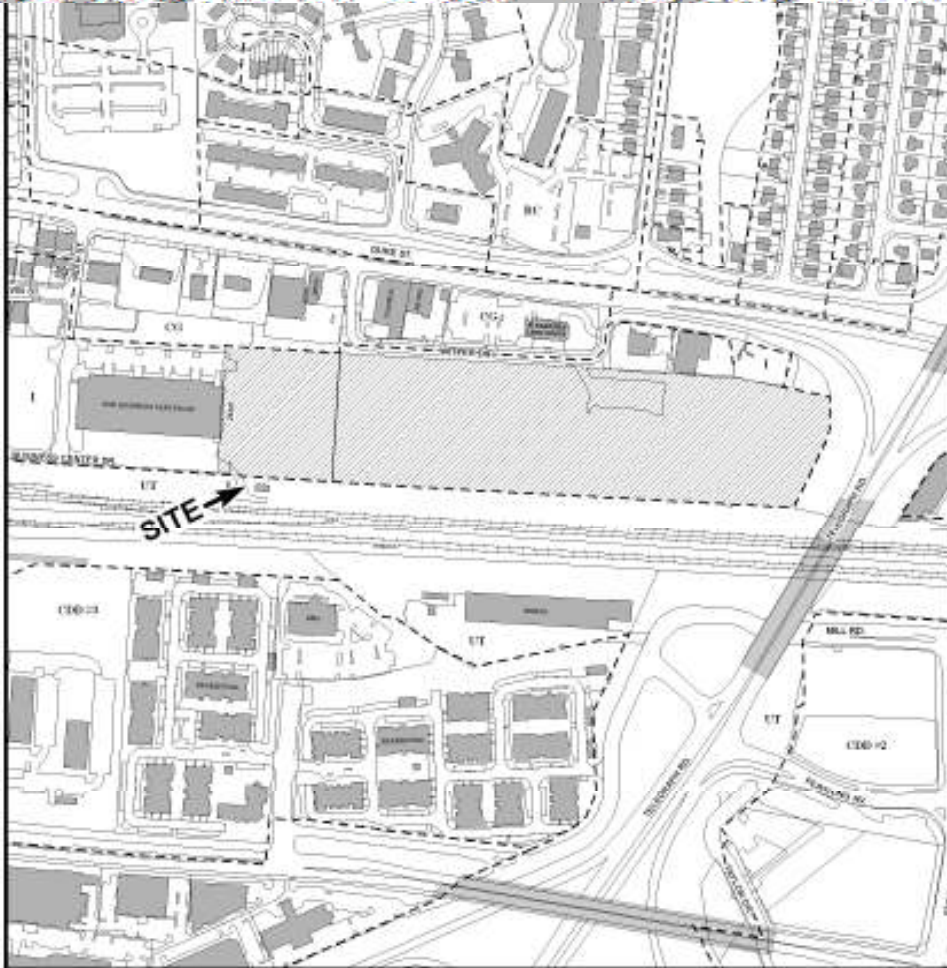
APPLICANT: City of Alexandria Department of General Services
by Jeremy McPike

STAFF: James Hunt
james.hunt@alexandriava.gov

LOCATION: 2600 Business Center Drive

ZONE: I/Industrial

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.



SUP #2007-0032

06/05/07



I. DISCUSSION

REQUEST

The applicant requests special use permit approval for a temporary parking lot located at 2600 Business Center Drive.

SITE DESCRIPTION

The subject property is a portion of one lot of record with access to Business Center Drive and with frontage along Witter Drive. The proposed site is undeveloped.



The surrounding area is occupied by a mix of transportation, city government offices, restaurant, and retail uses consisting of Victory Temple Church, Alexandria Redevelopment and Housing Authority Offices, the Alexandria Land Rover car dealership, WMATA (Metro) and CSX railroad tracks, and various small industrial and retail businesses.

PROPOSAL

The applicant requests approval of a temporary parking lot for 160 vehicles located on the western end of Witter Field, located at 2600 Business Center Drive. The temporary parking lot will be utilized to park both staff and City vehicles associated with the offices located at 2900 Business Center Drive. In addition, the parking lot will be utilized for staged parking of construction vehicles during the construction of a parking deck to be located at the current DASH Transit facility. People utilizing the temporary parking will access the property from the parking lot of 2900 Business Center Drive.

The proposed temporary parking is located on the proposed permanent parking site for the Witter Field Sports Complex. To coordinate the efforts of both projects, the temporary parking will be in place for 18 months, beginning in late summer 2007.

ACCESS

Access to the proposed temporary parking lot will be from Business Center Drive. The users of the parking lot will enter from both the northern and southern entrances to 2900 Business Center Drive.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203 (O) of the Zoning Ordinance allows motor vehicle storage for more than 20 vehicles in the I/ Industrial zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan which designates the property for Industrial use.

II. STAFF ANALYSIS

Staff does not object to the proposed temporary parking lot. The use is appropriate for the location and will also be the permanent parking site for the proposed Witter Field Sports Complex. In addition, the proposed 160 parking spaces will adequately accommodate staff and city vehicles that are proposed to utilize the temporary parking.

Although the applicant is proposing to use the temporary parking for 18 months, staff is recommending 24 months to accommodate the potential for any unexpected delays. Staff has also included a condition requiring a landscaping plan for the proposed temporary parking lot. With the following 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The temporary parking shall be permitted for 24 months from the date of approval of this special use permit. (P&Z)
3. The applicant shall submit a landscaping plan prior to the utilization of the temporary parking. (P&Z)
4. A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
6. Back-up aisles for the vehicular parking shall meet the design requirements of the Zoning Ordinance Sec. 8-200. (T&ES)

7. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the parking lot. (Police)
8. It is recommended that the applicant meet the lighting standard set by T&ES. The Alexandria Lighting Standard set by T&ES for “office” parking areas is 1.0 foot candle minimum maintained. The lighting should be consistently uniformed throughout the parking lot and on the periphery. (Police)
9. 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 has 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:

Faroll Hamer, Director, Department of Planning and Zoning
Richard Josephson, Deputy Director, Department of Planning and Zoning;
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:

- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit.
- R-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- R-3 Back-up aisles for the vehicular parking shall meet the design requirements of the zoning ordinance Sec. 8-200.
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-3 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:

- F-1 Parking shall not obstruct Fire Department access to Witter Field during it's construction.
- F-2 Applicant shall describe provisions for accessible parking for persons with disabilities.

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 parking lot.

- R-2 It is recommended that the applicant meet the lighting standard set by T&ES. The Alexandria Lighting Standard set by T&ES for “office” parking areas is 1.0 foot candle minimum maintained. The lighting should be consistently uniformed throughout the parking lot and on the periphery.

Parks & Recreation:

- F-1 The proposed use, subject construction and schedules are consistent with current concept design for the Witter property.

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