

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	#2024-00090
Approved by Planning and Zoning:	February 12, 2025
Permission is hereby granted to:	D. Jason Portlance
to use the premises located at:	1913 Mount Vernon Avenue
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

February 12, 2025

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: February 12, 2025

TO: Tony LaColla, Division Chief
Department of Planning and Zoning

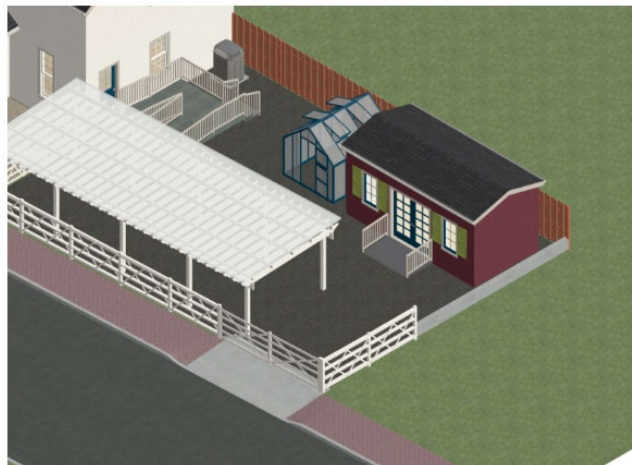
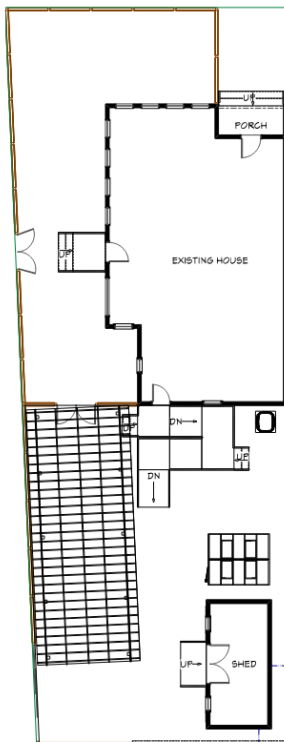
FROM: Ann Horowitz, Principal Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00090
Administrative Review for Special Use Permit for a New Use
Site Use: Outdoor Garden Center
Applicant: D. Jason Portlance
Location: 1913 Mount Vernon Avenue
Zone: CL/Commercial low

Request

Special Use Permit (SUP) #2024-00090 is a new use request to operate an outdoor garden center of 2,100 square feet at 1913 Mount Vernon Avenue. The outdoor garden center would operate between 8 a.m. and 8 p.m., daily. The applicant expects up to 30 daily customers on weekdays and 100 customers on weekends. Three employees would be scheduled each day. A City designated loading zone is located in front of 2003 Mount Vernon Avenue for supply delivery and customer pick-up use.

The layout for the outdoor garden center is noted in Figures 1 and 2.



Figures 1 and 2

Parking

Outdoor garden centers require one space for every 400 square feet of space. With 2,100 feet of space, the applicant is required to provide six parking spaces. As the outdoor garden center occupies the entire parking lot, the applicant has secured six spaces within 1,000 feet of the business at 1900 Mount Vernon Avenue. He intends to lease these spaces unless City Council approves SUP #2025-00089 for a parking reduction in March 2025. Condition #4 requires that the applicant provides six parking spaces within 1,000 feet of the business should City Council not approve the parking reduction.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. In addition, the Del Ray Citizen's Association received notification of the SUP request. Staff has not received any inquiries or comments regarding the application.

Staff Action

Staff supports the applicant's request for an outdoor garden center at this location. The outdoor retail area will contribute to added activity and vitality along the Mount Vernon commercial corridor. Standard SUP conditions have been added in addition to specific conditions for outdoor garden centers from Zoning Ordinance Section 11-513(G). The hours of operation are limited to 7 a.m. and 9 p.m., Monday through Saturday and from 8 a.m. to 8 p.m. on Sunday in Condition #2. The layout of the garden center, which indicates outdoor storage and distance and screening from neighbors, is confirmed as appropriate in Condition #5. Deliveries must only occur during business hours in a designated loading zone, as noted in Condition #3.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: February 12, 2025

Action: Approved



Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2024-00090

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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 hours of operation shall be limited to between 7:00 a.m. and 9:00 p.m. Monday through Saturday, and from 8:00 a.m. to 8:00 p.m. on Sunday. (P&Z)
3. Deliveries shall be limited to business operating hours and shall occur in a City designated loading zone. (P&Z)
4. The applicant shall provide six parking spaces within 1,000 feet of the business on commercially zoned property unless City Council approves a parking reduction. (P&Z)
5. The business site layout shall be substantially consistent with the application as depicted in Figures 1 and 2. (P&Z)
6. The pergola roof shall be at least 80% open to the sky and the fence along Mount Vernon and Howell Avenues and measure no taller than four feet and with a vertical opening of at least 50%. (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)
8. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. Exterior power washing of the building or trailer shall not be completed using any kind of detergents. (T&ES)
10. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
11. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)

12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking. (T&ES)
14. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
15. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
16. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
17. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

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.

CITY DEPARTMENT COMMENTS

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

Transportation and Environmental Services

- F-1 The site is located in close proximity to three semi-frequent bus routes; a capital bikeshare station; and, is in a walkable neighborhood. (Transportation Planning)
- R-1 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-2 Exterior power washing of the building or trailer shall not be completed using any kind of detergents. (T&ES)
- R-3 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-4 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-7 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-8 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-9 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed

Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-2 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. This includes equipment used to operate the walk-in refrigerator and greenhouse. (T&ES)

C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Administration

C-1 Building permits are required for green house, storage etc.

Fire

C-1 This new use may require a fire prevention permit.

Application can be accessed online at:

www.alexandriava.gov/fire-department/the-fire-marshals-office.

Health

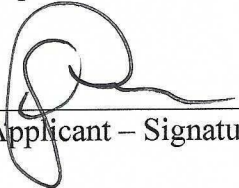
No comments received

Recreation, Parks and Cultural Activities

No comments received

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2024-00090. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an outdoor garden center at 1913 Mount Vernon Avenue.



Applicant – Signature

2/14/2025
Date

D JASON PORTLANCE

Applicant – Printed

2/14/2025
Date