Board Agenda Item
September 10, 2007

3:00 p.m.

Public Hearing on PCA 1999-MV-025-04 (Marketplace Car Wash, LLC) to Amend the proffers for RZ 1999-MV-025 Previously Approved for Commercial Development to Permit a Car Wash and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.13, Located on Approximately 1.04 Acres Zoned C-6, Mount Vernon District

and

Public Hearing on SE 2007-MV-005 (Marketplace Car Wash, LLC) to Permit a Car Wash, Located on Approximately 1.04 Acre Zoned C-6, Mount Vernon District

The application property is located on the west side of Lorton Market Street approximately 250 feet from its intersection with Lorton Road, Tax Map 107-4 ((23)) C.

PLANNING COMMISSION RECOMMENDATION:
On Wednesday, July 25, 2007, the Planning Commission voted unanimously (Commissioners Flanagan, Hall, and Koch absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 1999-MV-025-04, subject to execution of proffers consistent with those dated July 19, 2007; and
- Approval of SE 2007-MV-025, subject to the proposed Development Conditions dated July 19, 2007.

ENCLOSED DOCUMENTS:
None. Staff Report previously furnished.

STAFF:
Regina Coyle, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)
Cathy Lewis, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
July 25, 2007
Verbatim Excerpt

PCA 1999-MV-025-04 & SE 2007-MV-005 –MARKETPLACE CAR WASH, LLC

Decision Only During Commission Matters
(Public Hearing held on July 19, 2007)

Commissioner Sargeant: Mr. Chairman, on July 19th, we held a public hearing on the Marketplace Car Wash, LLC application. This is both a Proffered Condition Amendment and a Special Exception. We received some revised proffers on July 19th that have since been reviewed and incorporated into this plan. Mr. Chairman, it should be noted that staff does recommend support for both the Proffered Condition Amendment and the Special Exception in this application. And it's duly noted that the Board of Supervisors previously approved uses for the site that included a combined service station, mini-mart, and fast-food restaurant. These were more traffic-intense uses than the current application. I do have some concerns as to whether the proposed request will satisfy the general standards for a Special Exception. The general standards in question are Standard 3, which requires that the proposed use be harmonious with, and not adversely affect the use or development of adjacent properties. This is especially true, since we do not know, with certainty, about the future use or development of the adjacent Pad Site A. Also, Standard 4 states that pedestrian and vehicular traffic associated with the use not be hazardous or conflict with existing or anticipated traffic in the neighborhood. The additional standards in question are Additional Standard 1B, which states that such use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties, and Additional Standard 1C, which states that the site shall be designed to minimize the potential for movement conflicts and to facilitate safe and efficient onsite circulation. The application has addressed concerns raised previously by Commissioner Flanagan and members of the Mount Vernon community, in particular, the South County Federation, through revised proffers and development conditions. This includes blocking the northernmost site entrance along Lorton Market Street with a barricade until such time as a use is established and operating on the adjacent Pad Site A. In addition, the southernmost curb cut along Lorton Market Street shall be widened to allow one car to enter, one car to exit left or through, and one car to exit right, simultaneously. The applicant also has proffered a method to prevent stacking of cars at the proposed car wash and avoid blocking the travel aisle. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 1999-MV-025-04, SUBJECT TO THE DRAFT PROFFERS DATED JULY 19TH, 2007.

Vice Chairman Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 1999-MV-025-04, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Mr. Chairman, I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2007-MV-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 19TH, 2007.

Vice Chairman Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2007-MV-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioners Flanagan, Hall, and Koch absent from the meeting.)

JP