

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 #2023-00092

Approved by Planning and Zoning: November 16, 2023

Permission is hereby granted to: Washington University of Science and Technology

to use the premises located at: 2900 Eisenhower 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.

November 16, 2023

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: November 16, 2023

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

FROM: Mavis Stanfield, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2023-00092
Administrative Review for a Change of Ownership
Site Use: Private academic school
Applicant: Washington University of Science and Technology
Location: 2900 Eisenhower Avenue
Zone: OCM(100)/Office commercial medium

Request

Special Use Permit #2023-00092 is an administrative SUP request for a Change of Ownership of an existing private academic school from American Transportation Institute (trading as Stratford University) to Washington University of Science and Technology. The business proposes to continue operating as a private academic school, offering educational classes for an enrollment of up to 900 students, Half of the classes would be offered online. The school would continue to operate from 8:30 a.m. to 11 p.m., daily, with up to 40 employees. Unlike the previous owner, the school would not offer a culinary program, and would use the training restaurant kitchen and dining area for university activities. No other operational changes are proposed.

Background

On June 3, 1986, the Alexandria Planning Commission approved Site Plan #84-026 for construction of a four-story office building on this site. Construction was completed in 1989.

On June 15, 2013, City Council approved SUP #2013-00021 to allow the American Transportation Institute, trading as Stratford University, to operate a private academic school at the property.

Parking

According to Section 8-200(A)(16) of the Zoning Ordinance, a private academic school that is not in the enhanced transit area requires a minimum of .75 spaces per 1,000 feet of floor area and a maximum of 4.0 spaces per 1,000 square feet of floor. The building is 55,479 square feet which equates to a minimum of 42 spaces and a maximum of 222 spaces. The property contains 135 onsite parking spaces and therefore the parking requirement is met.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard at the site. Staff has not received any public comments about the proposal.

Staff Action

Staff supports the Change of Ownership request as the subject private academic school will fill a currently vacant commercial tenant space. The applicant will operate in a similar manner as the

previous owner, who conducted their business with minimal complaints. The private academic school is an appropriate use in the Alexandria Tech Center and will provide additional educational opportunities within the City with no significant impacts to the surrounding community.

A number of Conditions have been deleted and other standard conditions have been added. Conditions #2 and #3 have been deleted, as the parking rate is no longer based on numbers of students but rather by the size of the building. Condition #4 has been deleted as the new owner will not offer a culinary program and will not use the restaurant for educational purposes but would use it for university activities. Condition #6 has been deleted as rooftop mechanical equipment is now addressed in the Zoning Ordinance. Condition #13 has been deleted and replaced by current standard conditions related to requiring employees who drive to use off-street parking, encouraging employees to use public transportation, and providing information about alternative forms of transportation to access the site.


Other standard conditions that have been added include employee training regarding the SUP requirements and the storage of trash and of chemicals and detergents.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: November 16, 2023

Action: Approved



Tony LaColla, AICP, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2023-00092

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.

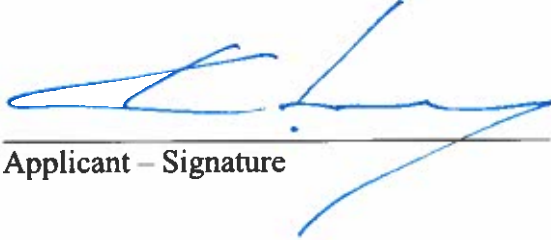
1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP2013-00021)
2. **CONDITION DELETED BY STAFF:** ~~The maximum number of students that may attend the Stratford University private academic school at any one time shall be 160 students. (P&Z) (SUP2013-00021)~~
3. **CONDITION DELETED BY STAFF:** ~~The applicant shall maintain sufficient parking on-site and within 300 feet to support its number of students, based on a ratio of one space for each two occupied seats. (P&Z) (SUP2013-00021)~~
4. **CONDITION DELETED BY STAFF:** ~~The educational accessory restaurant shall not be open to the public and is limited to two events per week. (P&Z) (SUP2013-00021)~~
5. The applicant shall screen its on-site dumpster to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z) (SUP2013-00021)
6. **CONDITION DELETED BY STAFF:** ~~New rooftop mechanical equipment must be screened. (P&Z) (SUP2013-00021)~~
7. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2013-00021)
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) (SUP2013-00021)
9. The applicant shall control cooking 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 & Environmental Services. (T&ES) (SUP2013-00021)
10. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2013-00021)
11. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP2013-00021)
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 to prevent an unsightly or unsanitary accumulation once

each day that the business is open to the public. (T&ES) (SUP2013-00021)

13. **CONDITION DELETED AND REPLACED BY CONDITIONS 17 THROUGH 19:** ~~The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)~~
14. **CONDITION AMENDED BY STAFF:** 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 or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (SUP #2013-00021) (P&Z)
15. **CONDITION ADDED BY STAFF:** 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. (P&Z)
16. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
17. **CONDITION ADDED BY STAFF:** 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 Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (P&Z)
19. **CONDITION ADDED BY STAFF:** 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. (P&Z)
20. **CONDITION ADDED BY STAFF:** 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. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2023-00092. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a private academic school use at 2900 Eisenhower Avenue.



Applicant – Signature

11/16/2023

Date

Abbas Karaburk

Applicant – Printed

11/16/2023

Date