

8  
9-13-03

Docket Item #8  
SPECIAL USE PERMIT #2003-0072

Planning Commission Meeting  
September 4, 2003

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant.

**APPLICANT:** Phoenix Partners Group  
by Gabriela Condrut

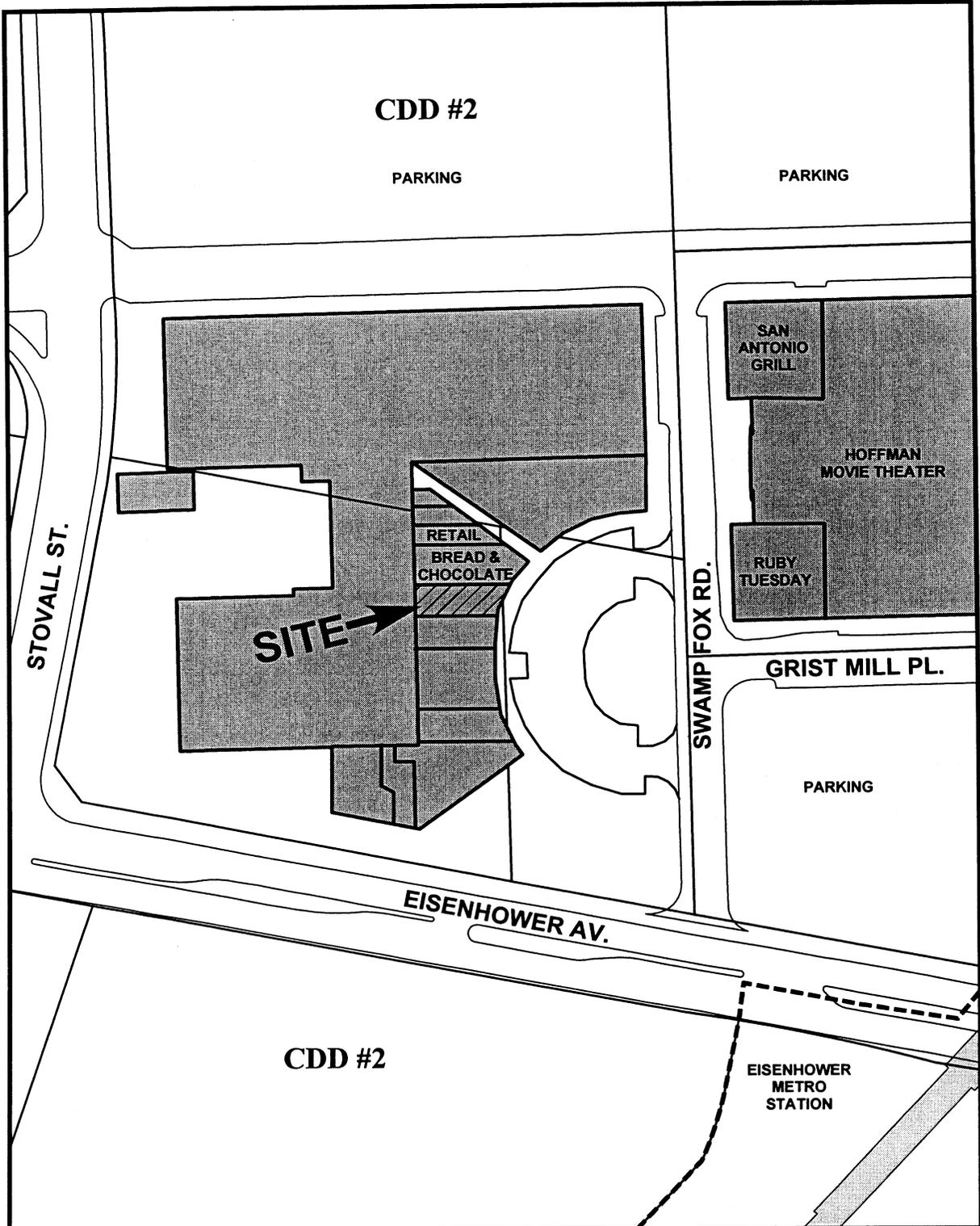
**LOCATION:** 239 Swamp Fox Road

**ZONE:** CDD/Coordinated Development District

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2003:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



**SUP #2003-0072**

**09/04/03**



STAFF RECOMMENDATION:

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to 7:00 a.m. to 11:00 p.m. daily. (P&Z)
3. Seating shall be provided for no more than 10 patrons. (P&Z)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
6. No food, beverages, or other material shall be stored outside. (P&Z)
7. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
8. 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. (P&Z)
9. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
10. The applicant shall control 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 and Environmental Services. (T&ES)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)

12. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after the closing hour. (P&Z)
13. The applicant shall require their employees who drive to work to use off-street parking. (P&Z)
14. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions. (P&Z)
15. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
16. The Director of Planning and Zoning shall review the special use permit one year after approval 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (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)

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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.

DISCUSSION:

1. The applicant, Phoenix Partners Group, LTD, requests special use permit approval for the operation of a restaurant located at 239 Swamp Fox Road.
2. The subject property is part of what is known as the Hoffman Town Center and is developed with the Hoffman office buildings (Hoffman I and II), with one story retail and restaurant space that wraps around the south and east sides of the buildings, and a crescent-shaped pedestrian plaza oriented toward Swamp Fox Road. The subject tenant proposes to occupy 1,240 square feet tenant space facing the pedestrian plaza, adjacent to the Bread and Chocolate restaurant space approved in June (SUP#2003-0042). Most of the remaining retail space is vacant, however, there is also a barber shop and dry cleaning business near the subject tenant space at the north side of the pedestrian plaza.

Surrounding uses include Ruby Tuesday's restaurant, the San Antonio Grill restaurant which was just approved in June (SUP#2003-0032), a movie theater and surface parking located across the street, and offices in the immediate vicinity. The Eisenhower Metrorail station is located southeast of the subject property.

3. The applicant requests special use permit approval to operate an ice cream shop ("Cold Stone Creamery"). The applicant proposes 10 seats, but, anticipates that many orders will be take out. The hours of operation are proposed to be 10:00 a.m. to 9:30 p.m. daily. The ice cream shop sells only ice cream and frozen desserts. The applicant anticipates a maximum of 25 patrons at any one time. There will be four employees.
4. On June 13, 1998, City Council granted Special Use Permit #98-0042, with site plan, to construct a theater with retail and restaurant uses, including the pedestrian plaza where the subject tenant space is located. Condition #2 of that special use permit states that each restaurant is required to obtain a separate special use permit for operation. On October 14, 2000, City Council approved DSUP #2000-0028 amending SUP#98-0042 to add an office building and parking garage on existing surface parking behind the movie theaters, and add facade details for the subject property.
5. Pursuant to Section 8-200 of the zoning ordinance, the proposed restaurant is required to provide three spaces; one space for every four seats. Parking requirements for the subject restaurant space were analyzed and met under the special use permit approved in 1998 for the theater building and pedestrian plaza area at the Hoffman office buildings (SUP#98-0042).

6. The parking requirement for the theater, retail and restaurant uses is 1,741 parking spaces. The office buildings (Hoffman I and II) require 1,523 parking spaces. The total parking requirement is 3,264 parking spaces. There are currently 2,724 spaces, 540 fewer than required. This reduced number of parking spaces should, however, suffice since the theater and office uses have different peak usage times and can share parking. Future plans include a 3,000 space parking garage that will replace most of the surface spaces (DSUP#2000-0028).
7. Trash will be picked up two to three times each week. City trash cans are located in the pedestrian plaza to control litter.
8. Loading is anticipated to occur between 7:00 a.m. and 8:00 a.m. twice each week. The loading area is located at the rear of the building.
9. Zoning: The subject property is located in the CDD-2/Coordinated Development District. According to Section 5-602 of the zoning ordinance, the underlying zoning of the CDD-2 zone is OC/Office commercial. According to Section 4-803 (AA) of the zoning ordinance, a restaurant is allowed in the OC zone only with a special use permit.
10. Master Plan: The proposed use is consistent with the Eisenhower East Small Area Plan which designates the property for commercial uses.

STAFF ANALYSIS:

Staff supports the proposed restaurant located at 239 Swamp Fox Road. Restaurant uses were part of the original development concept and are supported today by staff. The proposed restaurant is compatible with the nearby theater and office uses. It will provide a convenient food service establishment for daytime office users, but also provide another destination for the theater and restaurant patrons during the evening, creating a more lively, active environment. The proposed restaurant is consistent with the Eisenhower East Small Area Plan which envisions a vibrant mix of retail and restaurant uses in a new town center approach at Hoffman.

Although the applicant has not requested to be open beyond 9:30 p.m., staff recommends allowing the operation to be open until 11:00 p.m. to provide flexibility for the applicant. The later hours are consistent with what has already been approved in the area, including Bread and Chocolate, approved to close at 11:00 p.m. Monday through Saturday, and Ruby Tuesday, approved to close at 1:00 a.m. daily. Staff recommends a one year review to ensure that the business maintains compliance with the SUP conditions.

With this condition, staff recommends approval of the special use permit.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-2 The applicant shall control 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 and Environmental Services.
- R-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- 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.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 313.0.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
  - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
  - 1) Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
  - 2) Permits must be obtained prior to operation.
  - 3) This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
  - 4) Certified Food Managers must be on duty during all hours of operation.
  - 5) Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

# APPLICATION for SPECIAL USE PERMIT # 2003-0072

[must use black ink or type]

PROPERTY LOCATION: HOFFMAN TOWN CENTER 239 Swamp Fox Road  
2461 EISENHOWER AVE, ALEXANDRIA, VA, 22331

TAX MAP REFERENCE: 72 00 03 15 ZONE: CDD-2

APPLICANT Name: PHOENIX PARTNERS GROUP, LTD VA CORPORATION

Address: 1025 OUTLANDS WAY, VIRGINIA BEACH VA 23456

PROPERTY OWNER Name: HOFFMAN TOWN MANAGEMENT, INC.

Address: 2461 EISENHOWER DRIVE, ALEXANDRIA VA 22331

PROPOSED USE: ICE CREAM STORE  
"COLD STONE CREAMERY"

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

GABRIELA CONDROT  
Print Name of Applicant or Agent

Gabriela Condrot  
Signature

9669 A MAIN STREET  
Mailing/Street Address

(703) 503 5555 (703) 503-2055  
Telephone # Fax #

FAIRFAX VA 22031  
City and State Zip Code

June 24, 2003  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2003-0072

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one)  the Owner  Contract Purchaser  
 Lessee or  Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

100% OWNERSHIP  
PHOENIX PARTNERS GROUP, LTD VA CORPORATION  
1025 OUTLANDS WAY, VIRGINIA BEACH, VA 23456

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license  
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

SEE SK-1, SK-2, SK-3 ATTACHED

Special Use Permit # 2003-0072**NARRATIVE DESCRIPTION**

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

THE SCOPE OF THIS APPLICATION IS FOR OBTAINING APPROVAL  
FOR SPECIAL USE FOR AN ICE CREAM STORE, FIT-OUT ONLY,  
APPROX 1,240 S.F, AS PART OF RETAIL DEVELOPMENT  
AT HOFFMAN TOWN CENTER.

THE ICE CREAM FACILITY DOES NOT PREPARE ANY  
OTHER FOODS THAN ICE CREAM & FROZEN DESERTS.

THE STORE WILL OPERATE FROM 10:00 a.m TO 9:30 p.m,  
SEVEN DAYS A WEEK.

THE NUMBER OF EMPLOYEES IS A MAX. OF 4 PEOPLE  
AND THE NUMBER OF PATRONS A MAX OF 25 PEOPLE.

THE PARKING IS SHARED WITH OTHER STORES  
WHICH ARE PART OF THE RETAIL SPACE OF  
THE HOFFMAN TOWN CENTER.

ONLY 10 SEATS PROVIDED FOR PATRONS TO  
CONSUME ICE CREAM ON PREMISES. MAJORITY  
PURCHASES ARE TAKE OUT

Special Use Permit # 2003-0072

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

MAX 25 PATRONS - 10 SEATS ONLY

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

MAX 4 EMPLOYEES

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

M  
T  
W  
TH  
F  
S,S

10:00 am - 7:30 pm  
—  
—  
—  
—

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

\_\_\_\_\_  
\_\_\_\_\_

14

Special Use Permit # 2003-0072

B. How will the noise from patrons be controlled?

DEMISING WALLS , ACOUSTICAL CEILING  
\_\_\_\_\_  
\_\_\_\_\_

8. Describe any potential odors emanating from the proposed use and plans to control them:

NO ODORS  
\_\_\_\_\_  
\_\_\_\_\_

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

\_\_\_\_\_  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use?

20 1cy/day  
\_\_\_\_\_  
\_\_\_\_\_

C. How often will trash be collected?

2-3 TIMES A WEEK ; TO BE EVALUATED  
ON A REGULAR BASIS

D. How will you prevent littering on the property, streets and nearby properties?

TRASH CAN IN THE STORE ; SUITABLE  
TRASH CAN IN PUBLIC SPACES

Special Use Permit # 2003-0072

- 10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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- 11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

TYPICAL COMMERCIAL CLEANING SUPPLIES, QUANTITIES  
AS NEEDED

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- 12. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

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**ALCOHOL SALES**

- 13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.  No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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Special Use Permit # 2003-0072

**PARKING AND ACCESS REQUIREMENTS**

N/A

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

SHARED PARKING WITH FOR ALL RETAIL SPACES AT HOFFMAN TOWN CENTER

B. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ Other.

C. Where is required parking located?  on-site  off-site (check one)

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? \_\_\_\_\_

B. How many loading spaces are available for the use? ONE LOCATED AT BACK OF RETAIL SPACE AREA

C. Where are off-street loading facilities located? ACCESS FROM THE CORRIDOR AT BACK STORES.

\_\_\_\_\_

Special Use Permit # 2003-0072

D. During what hours of the day do you expect loading/unloading operations to occur?

7:00 am TO 8:00 am

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

2/WEEK

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

1240 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1240 sq. ft. (total)

19. The proposed use is located in: (check one) N/A

a stand alone building  a house located in a residential zone  a warehouse

a shopping center. Please provide name of the center: HOFFMAN TOWN CENTER

an office building. Please provide name of the building: \_\_\_\_\_

other, please describe: \_\_\_\_\_

Special Use Permit # 2003-0072

**RESTAURANT SUPPLEMENTAL APPLICATION**

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 10 At a bar: N/A Total number proposed: 10

2. Will the restaurant offer any of the following? NO

       alcoholic beverages        beer and wine (on-premises)

       beer and wine (off-premises)

3. Please describe the type of food that will be served:

ICE CREAM & FROZEN DESSERTS ONLY  
\_\_\_\_\_  
\_\_\_\_\_

4. The restaurant will offer the following service (check items that apply):

       table service        bar   ✓   carry-out        delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles?        Yes.        No.

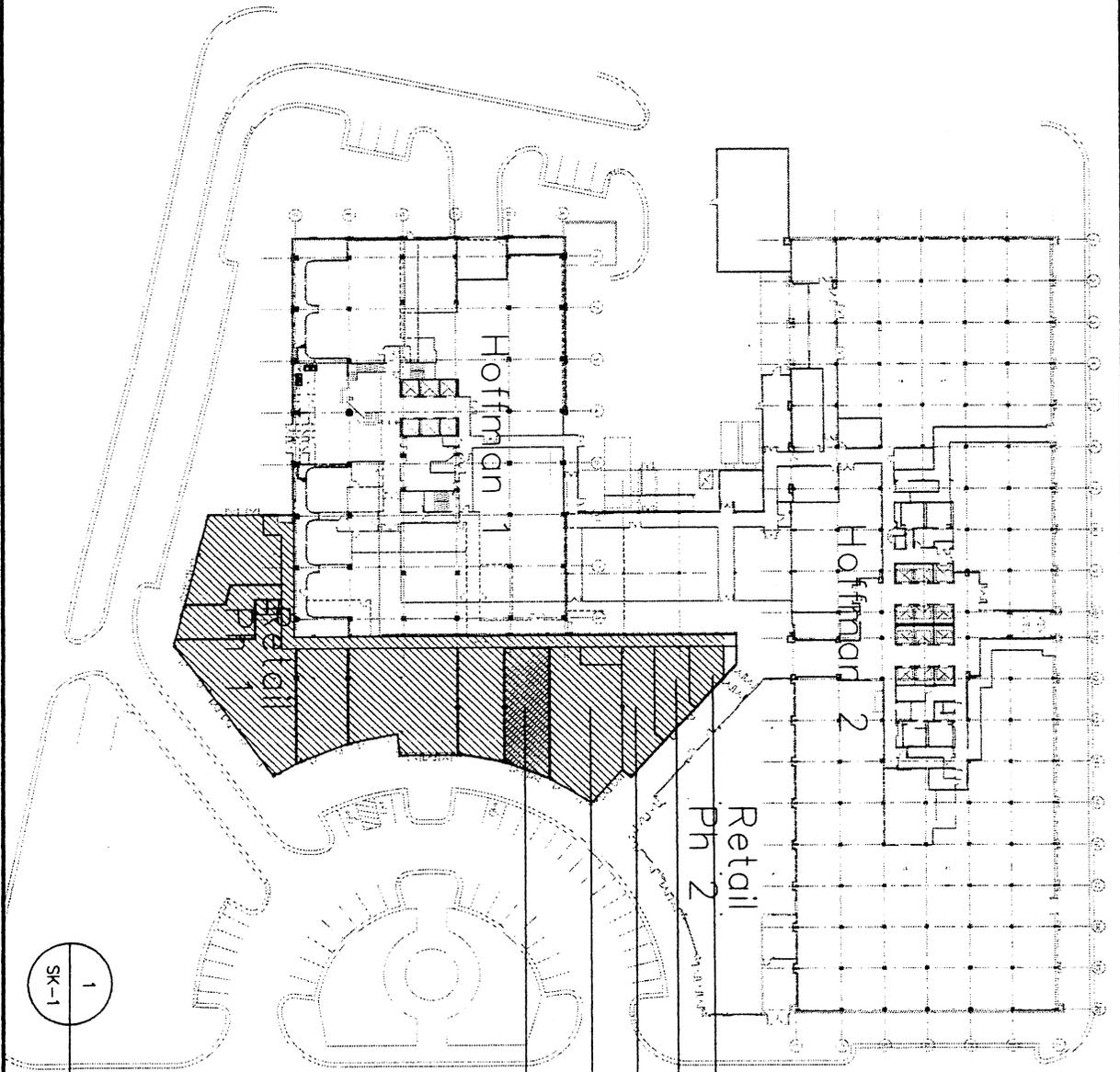
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?        Yes.   ✓   No.

If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

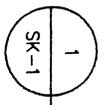
Supplemental Application

1

Restaurant



- BARBER 372 SF
- DRY CLEAN 655 SF
- QRT SHOP 897 SF
- TENANT A (BREAD AND CHOCOLATE) 2148 SF
- COLD STONE CREAMERY 1,240 SF



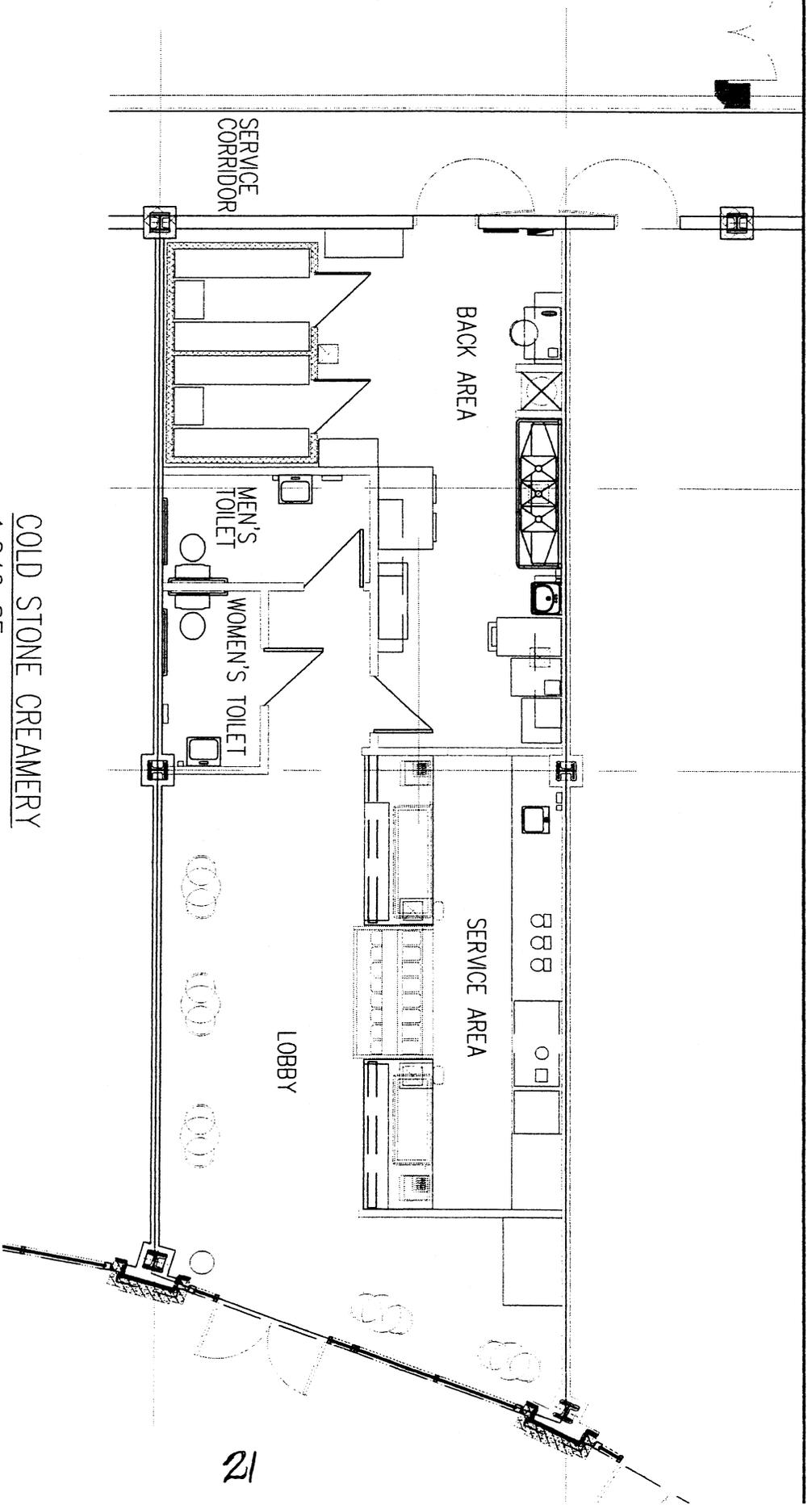
KEY PLAN  
NOT TO SCALE

**Cold Stone Creamery**  
 Hoffman Town Center  
 2461 Eisenhower Avenue, Alexandria, VA  
 MasterDesign LLC  
 Design • Construction • Management

9669A Main Street, Fairfax, VA 22031 (703) 503-5555 Fax (703) 503-2055

ISSUED BY: [Name]  
 DATE: [Date]  
 PROJECT: [Project Name]

DRAWING NUMBER:  
**SK-1**



COLD STONE CREAMERY  
1,240 SF

1  
SK-2

PROPOSED FLOOR PLAN

1/8" = 1'-0"

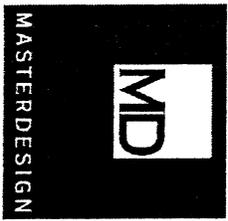
Cold Stone Creamery

Hoffman Town Center  
2461 Eisenhower Avenue, Alexandria, VA

MasterDesign LLC

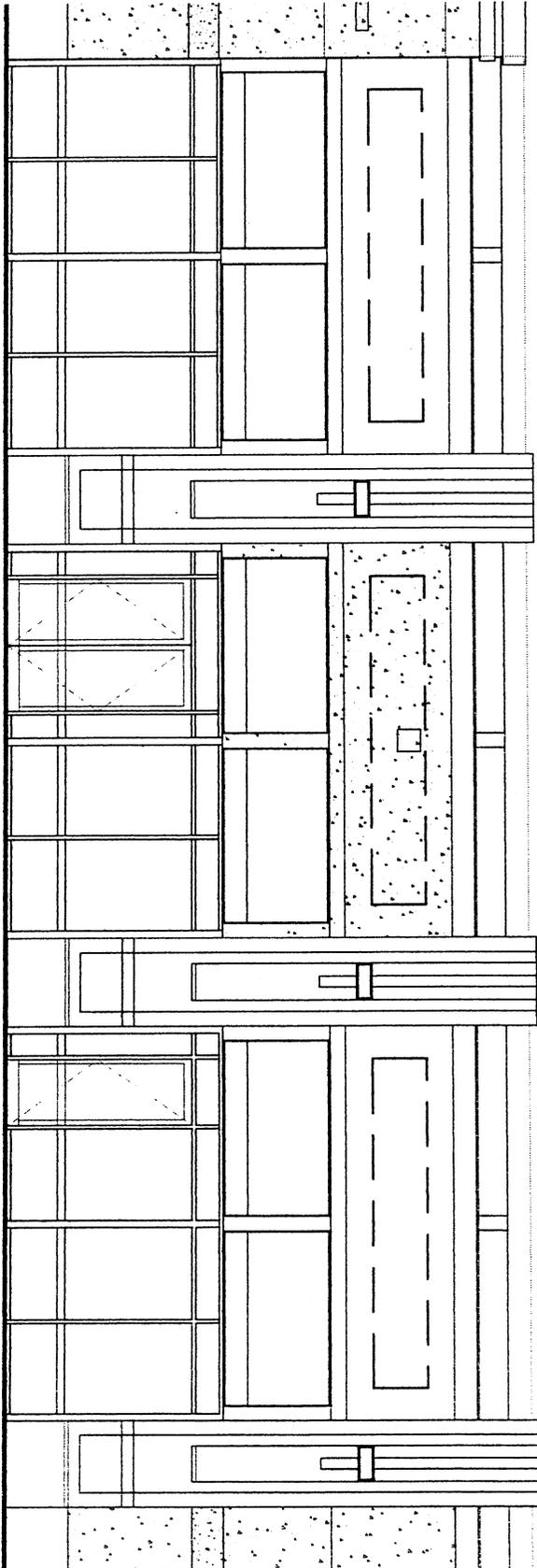
Design • Construction • Management

9669A Main Street, Fairfax, VA 22031 (703) 503-5555 Fax (703) 503-2055



DRAWN BY  
DATE  
OF 7/15/03

CREATED PROJECT  
SK-2



1  
SK-3

PARTIAL ELEVATION  
1/8" = 1'-0"

EXTENT OF COLD STONE CREAMERY

**Cold Stone Creamery**

Hoffman Town Center  
2461 Eisenhower Avenue, Alexandria, VA  
MasterDesign LLC

Design • Construction • Management

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