

EXHIBIT NO. 1

3
4-16-05

Docket Item #3
SPECIAL USE PERMIT #2005-0005

Planning Commission Meeting
April 5, 2005

ISSUE: Consideration of a request for a special use permit to operate a nonconforming convenience store use.

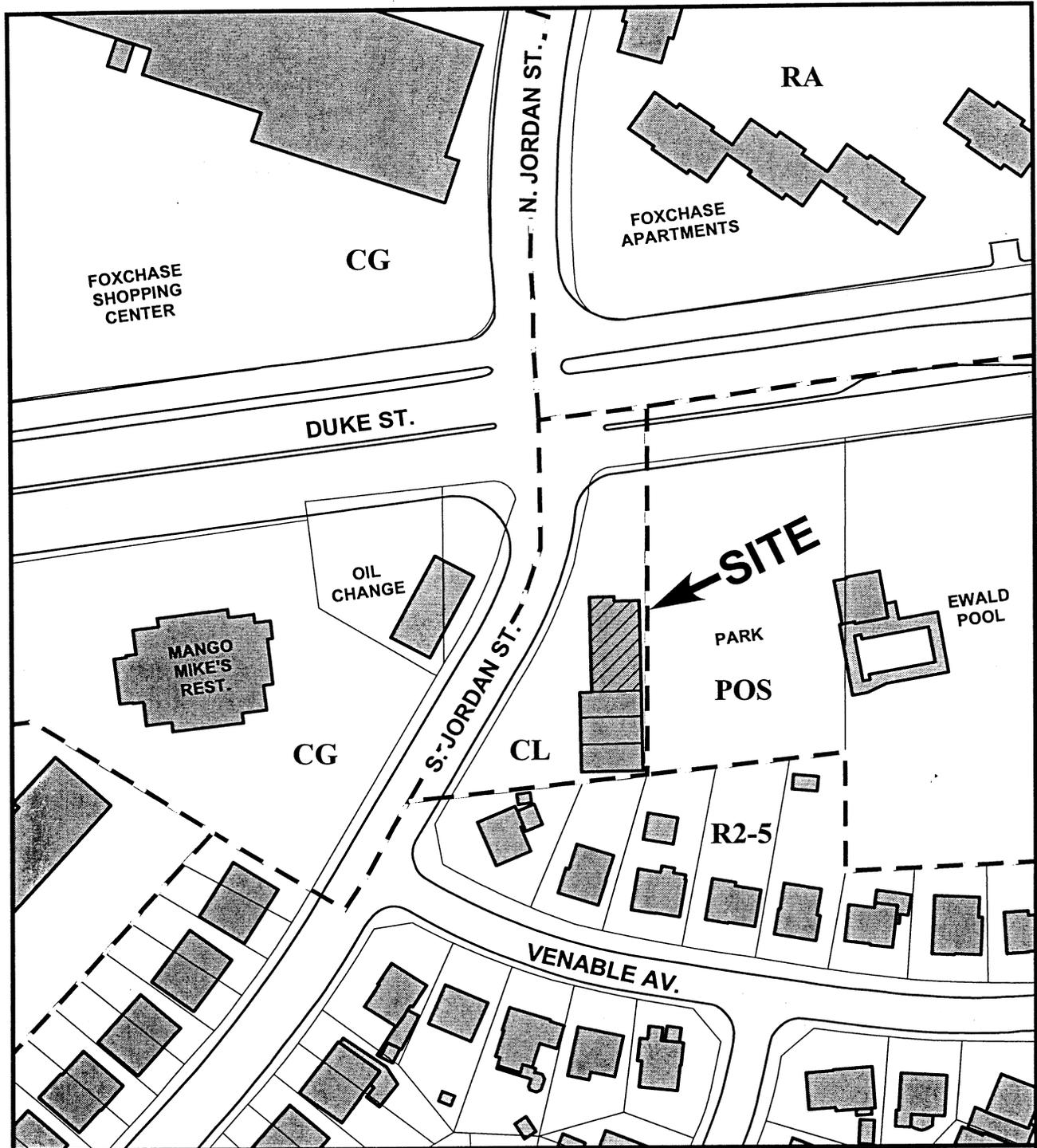
APPLICANT: 7-Eleven, Inc.
by Maynard Sipe

LOCATION: 2 South Jordan Street

ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, APRIL 5, 2005: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinance and the permit conditions found in Section III of this report.



SUP #2005-0005

04/05/05



I. DISCUSSION

REQUEST

The applicant, 7-Eleven Inc., requests special use permit approval for the continued operation of a nonconforming convenience store located at 2 South Jordan Street.

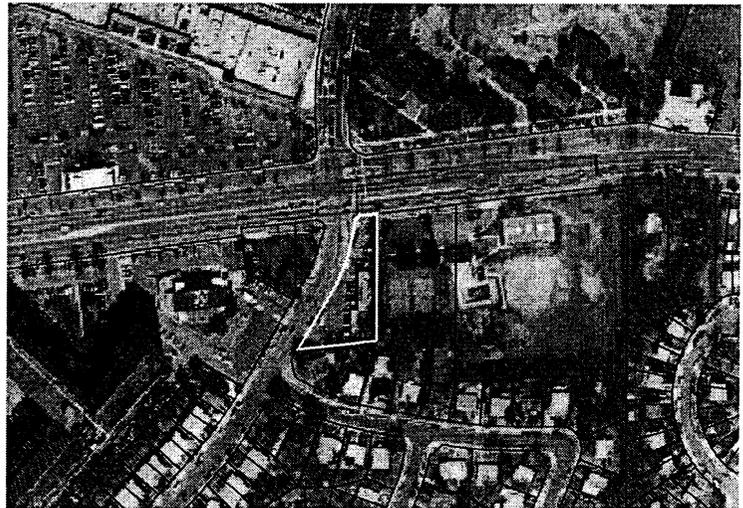
SITE DESCRIPTION

The subject property is one lot of record with 292 feet of frontage on Jordan Street, a depth that ranges from 32 feet at the north to 162 feet at the south and a total lot area of 21,720 square feet. The site is developed with a shopping center with five tenants and a surface parking lot. Tenants in the shopping center include the subject 7-Eleven, a dry cleaner, a seafood market, a video rental and check cashing store, and an electronics repair shop. Vehicular access to the property is from Jordan Street.



SURROUNDING USES

To the north of the subject site across Duke Street are the Foxchase Apartments and the Foxchase Shopping Center. Across South Jordan Street, to the west is an auto repair and service shop and a restaurant and condominium building parking lot. To the south of the subject site there are single-family and two-family homes along Jordan Street and Venable Avenue. To the east is Ewald Park.



PROJECT DESCRIPTION

The applicant proposes to continue operating the nonconforming 7-Eleven convenience store. The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages, which are consumed off the premises. The applicant in this case owns the subject site. Consistent with the staff's approach in the other 7-Eleven cases, the features of the continued operation are as follows:

Hours: The store operates 24 hours a day, 365 days a year.

ABC License: The store has an Alcoholic Beverage Control License for off-premise sale of beer and wine between the hours of 6:00 a.m. and 12:00 midnight.

Architecture: The applicant has proposed a gabled end facing South Jordan Street with a new sign located within the pediment. A mansard roof is proposed for the rest of the building. The existing color band will be removed. The applicant has worked with staff to make minor modifications to the facade and has agreed to incorporate them into their final design. These minor modifications include the following:

1. Widening of the pediment
2. Incorporating a shallower roof angle on the mansard roof (max 10:12 pitch)
3. Maintaining continuous entablature at base of pediment
4. Use of horizontal siding at pediment

Landscaping: At staff's suggestion, the applicant has proposed landscaping improvements to the site, which include additional planting beds and trees on the property. The applicant proposes new beds on the northern edge of site along Duke Street and along Jordan at the southwestern edge of the lot. Staff is recommending that the planting bed on the southwestern edge of the property be increased in size to twice the proposed depth. The existing bed at the corner of Duke Street and Jordan Street will be enhanced with new plantings and a monument sign.

Sign: A new 7-Eleven facade sign will be located over the door. The applicant has agreed to remove the freestanding sign located closer to the street and proposes to install a monument sign (see attached illustration).

Parking: The existing parking for the entire shopping center complies with current zoning; however, staff is recommending that the applicant resurface the parking lot and in doing so, the applicant would need to ensure that the same number of parking spaces are maintained.

Trash
Dumpster
and Litter:

Trash generated is typical of similar retail establishments and includes paper, cardboard and plastic items. Trash is picked up by a private hauler several times per week. Store employees perform a minimum of two litter walks per day to pick up litter around the store and the adjacent right-of-way. Additional litter walks are performed three times per week by a contractor.

ZONING

The subject property is located in the CL/Commercial Low zone. The CL zone does not currently allow convenience stores; however, the nonconforming use may continue operating with special use permit approval.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Seminary Hill Small Area Plan chapter of the Master Plan which designates the property for commercial low use.

II. STAFF ANALYSIS

Staff does not object to the continued use of the 7-Eleven at 2 South Jordan Street. The store is compatible with the mix of uses already in the area and provides a valuable convenience retail service to the community.

Staff had concerns regarding the facade of the building and the lack of landscaping on site. In response to staff's concerns, the applicant has proposed facade improvements to the building that include a gable end facing South Jordan Street with a paneling effect on the pediment. A new sign will be placed within the pediment. A new mansard roof is also proposed for the building and the existing color band will be removed.

The applicant is also proposing a new enclosure to screen both the recycling and waste containers, and the existing pole sign will be replaced by a monument sign (see attached illustration) with landscaping around the sign. Staff recommends that the lot be resurfaced due to its current state of disrepair and has added a condition for the resurfacing and the applicant has agreed to this condition.

New landscaping will be incorporated into the site. On the northern edge of the site along Duke Street, pavement will be removed and a new landscaping bed will be created. The landscaping plan shows an additional bed on the southwestern edge of the property along Jordan Street, which staff felt could be enlarged to incorporate additional landscaping on the lot. Staff has added a condition that requires the bed to be twice the proposed depth and the applicant has agreed to this condition. The existing bed on the corner of Duke Street and Jordan Street will be enhanced with new plantings and a monument sign. The applicant also proposes several new trees on the site. The improvements will make the site more attractive and will soften the appearance of the parking area.

Regarding alcohol sales, staff supports the Police recommendations prohibiting single sales to prevent any potential problems, such as littering and loitering, and to be consistent with Police policy to limit such sales City-wide.

With the following conditions, staff recommends approval of the special use permit.

III. RECOMMENDED 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. 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)
3. Outdoor storage shall be limited to firewood. The firewood shall be located inconspicuously in a rack at the front of the store to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. The business shall be permitted to operate for 24 hours daily. (P&Z)
5. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of 40 fluid ounces or more. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police)
6. 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 permitted to accumulate on site outside of those containers. (P&Z)
7. 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)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
9. No seats or tables shall be provided for the use of patrons. (P&Z)
10. 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)

11. Lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
13. 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)
14. All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line. (T&ES)
15. The applicant shall implement the facade improvements consistent with the attached plans, except that the pediment shall be widened to align with the glass windows below, the slope of the mansard roof shall be shallower with no greater than a 10:12 pitch, the base of the pediment shall maintain a continuous entablature, and the pediment shall have horizontal siding, to the satisfaction of the Director of Planning and Zoning. (P&Z)
16. The applicant shall install, and thereafter maintain in good condition, landscaping according to the attached landscaping plan, with the exception that the planting bed on the southwestern edge of the property along S. Jordan St. shall be increased to twice the proposed depth, to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Services. (P&Z)
17. The applicant shall remove the existing freestanding sign, and install a new monument sign to the satisfaction of the Director of Planning and Zoning. The monument sign shall not exceed eight feet in height. (P&Z)
18. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
19. The applicant shall screen the dumpster to the satisfaction of the Director of Planning and Zoning and shall maintain the screening in good condition. (P&Z)
20. Lighting on the property shall be shielded to prevent glare on adjacent properties. (P&Z)

21. The parking lot shall be resurfaced and repaired to the satisfaction of the Director of Planning and Zoning and the Director of Transportation and Environmental Services. (P&Z) (T&ES)
22. The applicant shall provide the City \$850.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES at 703.838.4324 x186 for information. (T&ES)
23. 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 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 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) (Police)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Katrina Newton, 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:

- 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.
- 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 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.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 Applicant shall provide the City \$850.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES at 703.838.4324 x186 for information.
- R-5 Resurface and/or repair the parking lot to the satisfaction of the Director of Transportation and Environmental Services.
- F-1 Parking lot is in a state of disrepair.
- F-2 Condition of driveway aprons are marginally acceptable.
- F-3 Existing metal light pole located at the corner of Duke Street is rusted and peeling.
- F-4 Lighting Survey indicates that the lighting is adequate.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- F-1 This facility is currently operating as 7-Eleven under an Alexandria Health permit issued to The Southland Corporation.
- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. 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.
- C-4 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- R-1 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.
- R-3 If an "ABC Off" license is approved we recommend the following conditions:
1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 2. That the SUP is reviewed after one year.

The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant maintain lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.

- R-4 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

The following recommendation related to landscaping has not been included as a condition because staff finds that mature landscaping at this location will enhance the property, and is not proposed in locations that will block visibility.

- R-5 The shrubbery is to be a maximum height of 36 inches when it is mature.

APPLICATION for SPECIAL USE PERMIT # 2005-0005 AP#

[must use black ink or type]

PROPERTY LOCATION: 2 South Jordan Street, Alexandria

TAX MAP REFERENCE: 059.02-01-03 ZONE: CL

APPLICANT Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPERTY OWNER Name: Southland Corporation

Address: P.O. Box 711, Dallas, TX 75221-0711

PROPOSED USE: Convenience Store

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.

Michael R. Vanderpool, Esq.

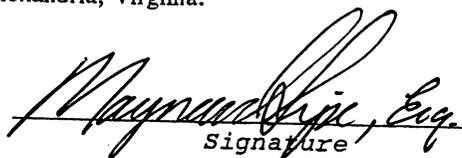
Maynard L. Sipe, Esq.

Print Name of Applicant or Agent
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400

Mailing/Street Address

Manassas, VA 20110

City and State *Zip Code*


Signature

(703) 369-4738 (703) 369-3063
Telephone # *Fax #*

January 24, 2005
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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.

IYG Holding Co.

4-1-4 Shibakoen
Minato-ku, Tokyo

Japan 105

72.51% of common stock

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 8½" 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.

SUP 2005-0005

**SPECIAL USE APPLICATION
7-Eleven, Inc.**

2 South Jordan Street, Alexandria

WRITTEN NARRATIVE

7-Eleven, Inc. ("7-Eleven") and Southland Corporation, the owner of the property described in the City of Alexandria land records as Tax Map Parcel Number 058.02-01-03 and having a street address of 2 South Jordan Street, Alexandria, Virginia (the "Property"), request approval of a Special Use Permit (SUP) to continue operating the existing use of a convenience store (the "Store"). This request is in accordance with Section 12-214 of the City of Alexandria's Zoning Ordinance that requires such SUP for continuance of any existing legal non-conforming use.

The Property comprises approximately 21,720 square feet and is designated as Commercial Low (CL) zoning district. The Store itself is approximately 2800 square feet in size.

The Store is located on South Jordan Street at its intersection with Duke Street. The surrounding area is primarily one of commercial uses. 7-Eleven has operated the existing convenience store on the Property since 1961. The Store is well integrated into the community and provides a valuable service to residents of the immediate neighborhood.

Nature of Activity

The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages. The Store provides quick and convenient shopping and goods are typically purchased in small quantities. Food and beverages are purchased by customers for consumption off premises. The Store has an A.B.C. license for off premises sell of beer and

wine between the hours of 6:00 a.m. and midnight. The Store is open 24 hours a day, 365 days a year.

Architecture

Facade improvements are proposed as generally illustrated in Exhibit A attached. A gable end is to be constructed facing South Jordan Street. A paneling effect will provide detailing over the existing storefront windows (in the area where banner signs have been located in the past). A new mansard style roof is also proposed. A standard 7-Eleven sign will be installed above the Store entrance as shown on Exhibit A.

A new enclosure is proposed to be constructed to screen both the waste and recycling containers. The existing pole sign will be removed and replaced with a monument sign (an illustration of the monument sign proposed will be provided).

Landscaping

Significant new landscaping is to be installed at the site (landscape plan to be provided). Existing pavement will be removed along the northern edge of the parking lot fronting on Duke Street and a new landscape bed will be created. In addition, several new trees will also be planted on the site.

Parking

Existing parking is adequate for the Store's level of operations. Since the existing non-conforming use was established prior to 1992, the existing parking is grandfathered.

Waste Management

Trash generated is typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash is picked up by a private hauler several times per week.

Store employees perform a minimum of two litter walks per day to pick up litter around the Store and the adjacent public right-of-way. Additional litter walks are performed three times per week by a contractor.

Conclusion

The nature of the existing convenience store use and its scale of operations has proven compatible with the neighborhood and the existing uses in the surrounding area and, thus, no significant change in operations is necessary. With approval of the requested SUP, the Store will continue to provide convenience shopping for residents of the immediate neighborhood and travelers along the Duke Street corridor.

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: Continuation of non-conforming use (under Section 12-214 of Zoning Ordinance)

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).
- Approximately 1,000-1,500 customers per day
-
- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
- Maximum of four (4) employees per shift
- Approximately twelve (12) employees total

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--------------------------|-------------------------|
| Day: | Hours: |
| <u>365 days per year</u> | <u>24 hours per day</u> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |
| <hr/> | <hr/> |

7. Please describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- No significant noise beyond that generated by typical retail business activities

B. How will the noise from patrons be controlled?

No significant noise from patrons anticipated

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

No significant odors generated by use

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?

Typical solid waste from small retail establishment
(consisting largely of paper, cardboard and plastic)

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

Approximately 32 yards of trash and 16 cubic yards of
recyclables per week

C. How often will trash be collected?

Multiple pick-ups (by BFI) per week

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

Contract with outside vendor for "litter walk" around property
and adjacent sidewalks three times per week. Employees perform
litter walks twice per day on property

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:

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:

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

Store has closed circuit T.V. and monitored alarm system

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.

Current ABC license for off-premises sale of beer and wine

6 a.m. to 12 a.m. (midnight)

PARKING AND ACCESS REQUIREMENTS

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?

17

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

13

Standard spaces

 Compact spaces

1

Handicapped accessible spaces.

13

Other. (shared parking with other tenants)

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? one space

B. How many loading spaces are available for the use? none

C. Where are off-street loading facilities located? none

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

A consolidated delivery is made to minimize the number of truck

deliveries. Large truck deliveries are scheduled to comply with the City's noise ordinance.

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

Consolidated deliveries arrive daily. Other vendors deliver several times per week. Typically, three or four trucks deliver per 24-hour period.

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?

Existing access is adequate

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? -0- square feet.

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

approx. 2800 sq. ft. (existing) + -0- sq. ft. (addition if any) = 2800 sq. ft. (total) approx.

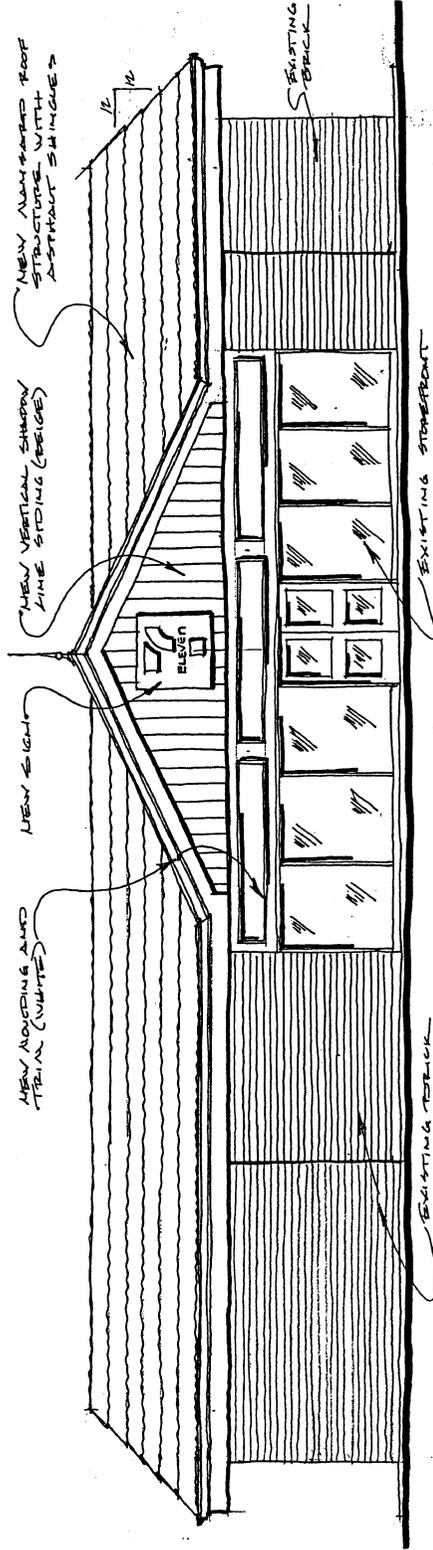
19. The proposed use is located in: (check one)

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

a shopping center. Please provide name of the center: none

an office building. Please provide name of the building: _____

other, please describe: _____



Front Elevation

Scale: 1/4" = 1'-0"

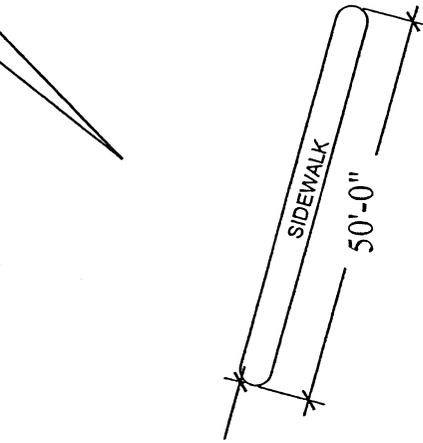
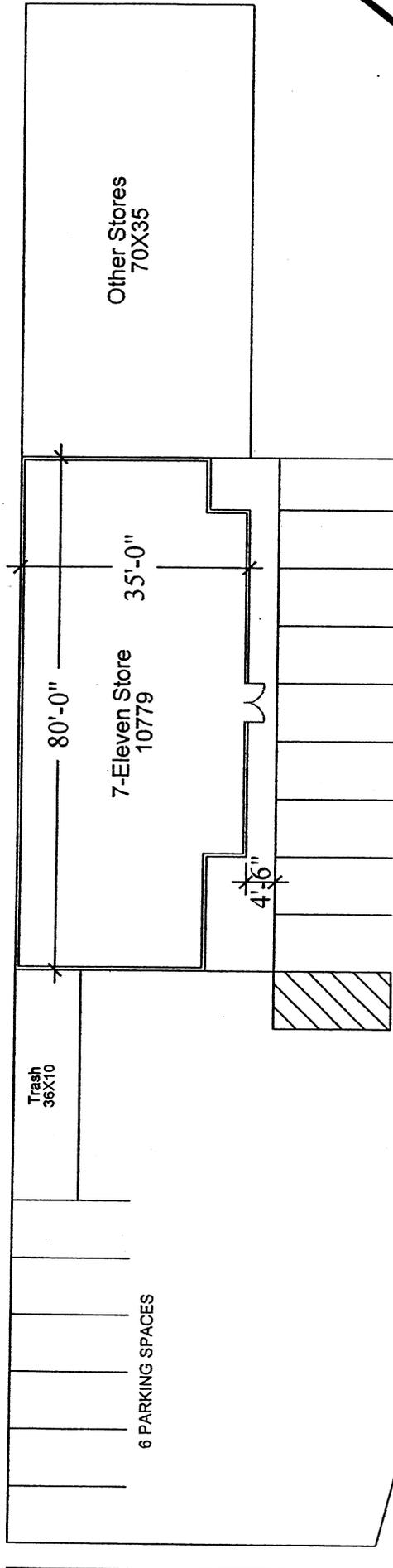
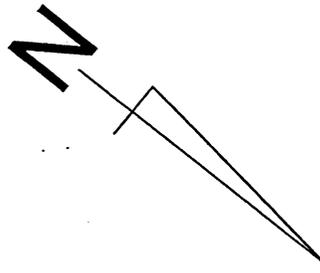


Scale:

7-Eleven Store

10779 - 2 South Jordan Street

SUP2005-0005



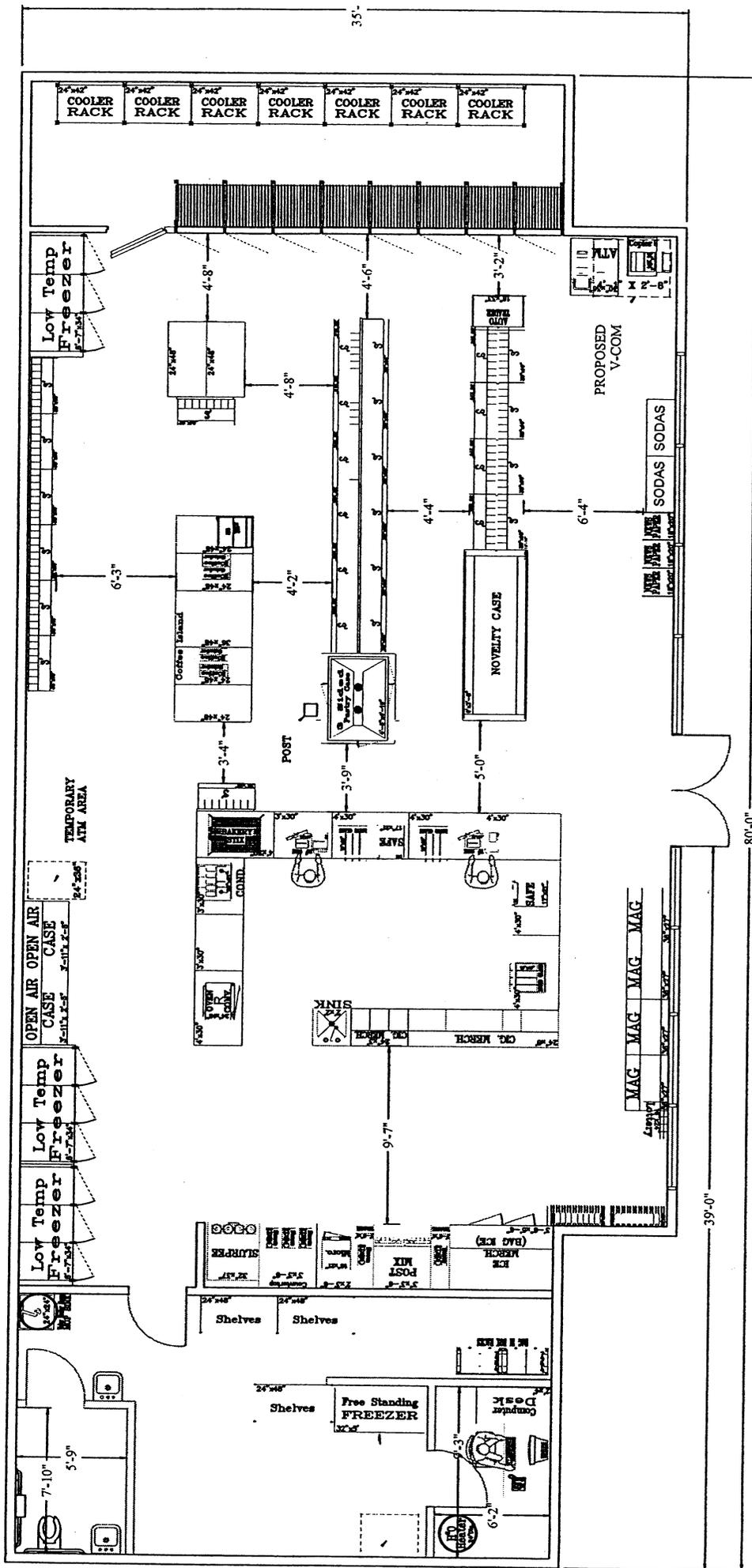
Jordan Street

32'-0"

SIDEWALK

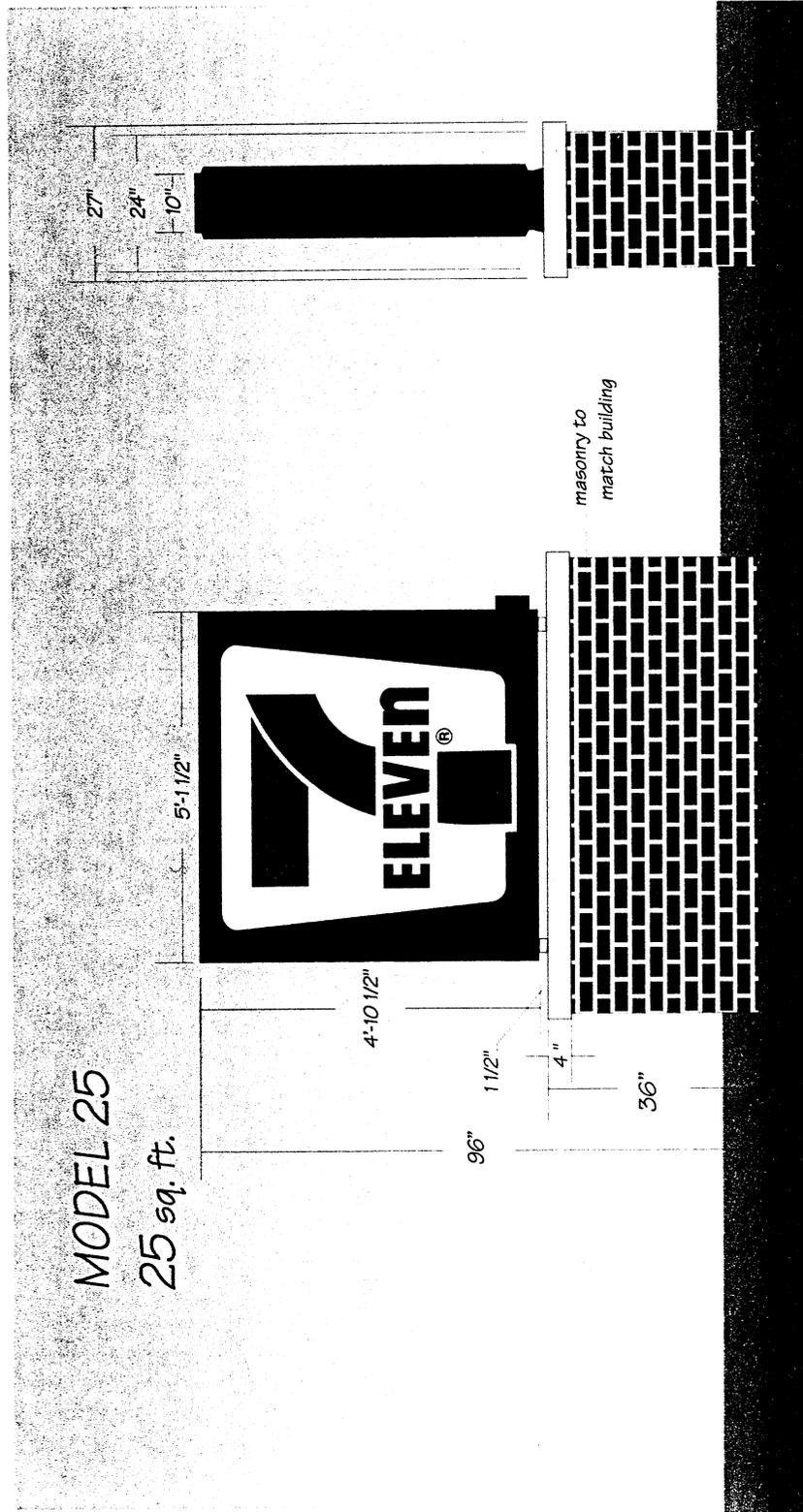
7-11 Store # 10779
2 S, Jordan Street
Alexandria, VA. 22304

24



THIS IS NOT A LEGAL DOCUMENT. THE INTENT IS TO SHOW CURRENT EQUIPMENT CONFIGURATION.

7-11 Store # 10779
 Market # 2554
 2 S. Jordan St.
 Alexandria, VA. 22304

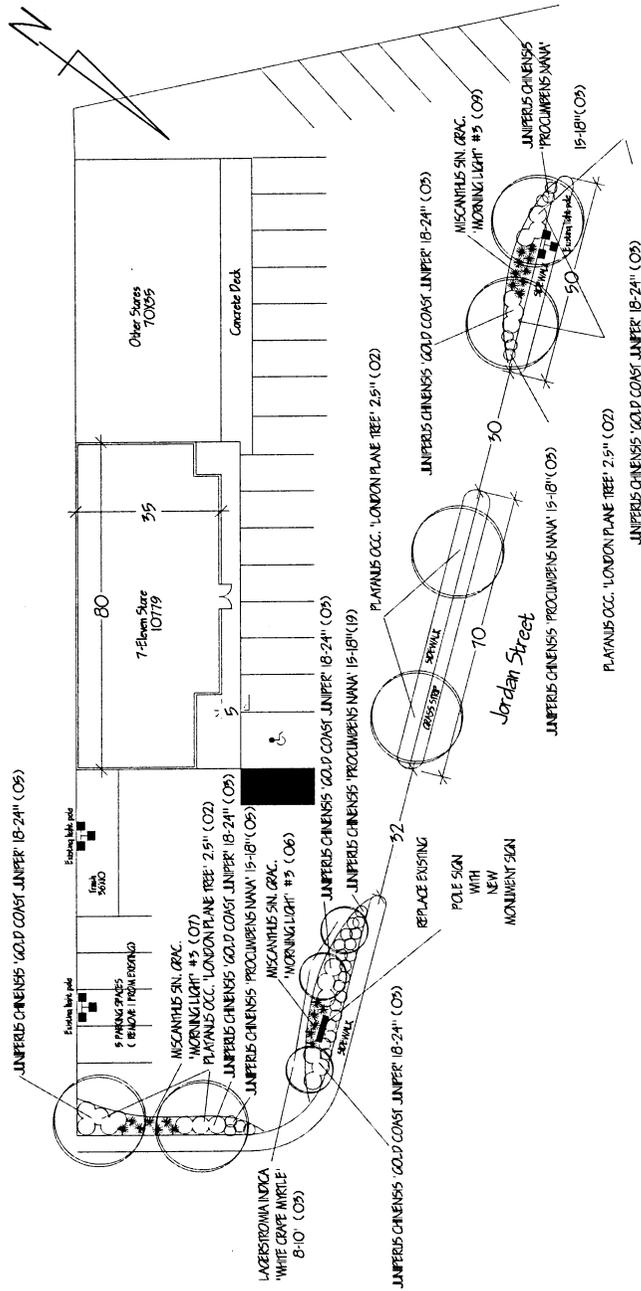


SCALE: 1/2"=1'-0"

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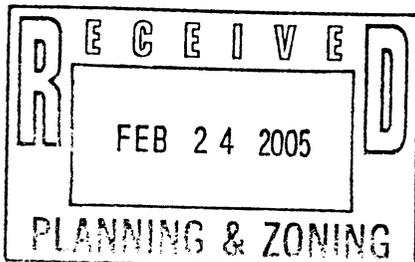
SUP2005-0005
2.S. Jordan St.



7-11 STORE #10779

LANDSCAPE DESIGN PLAN
SCALE: 1" = 20'-0"
DATE: 03-17-05
DRAWN BY: R.P. BRINER

7-11 Store # 10779
25, Jordan Street
Alexandria, VA 22304



APPLICATION for SPECIAL USE PERMIT # 2005-0005 ^{#3} APR

[must use black ink or type]

PROPERTY LOCATION: 2 South Jordan Street, Alexandria

TAX MAP REFERENCE: 059.02-01-03 ZONE: CL

APPLICANT Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPERTY OWNER Name: Southland Corporation

Address: P.O. Box 711, Dallas, TX 75221-0711

PROPOSED USE: Convenience Store

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.

Michael R. Vanderpool, Esq.

Maynard L. Sipe, Esq.
Print Name of Applicant or Agent
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400

Mailing/Street Address

Manassas, VA 20110

City and State Zip Code


Signature

(703) 369-4738 (703) 369-3063
Telephone # Fax #

January 24, 2005
Date

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

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

ACTION - PLANNING COMMISSION: 04/05/2005 RECOMMEND APPROVAL UC

ACTION - CITY COUNCIL: 4/16/2005 City Council approved the Planning Commission recommendation 7 to 0