

EXHIBIT NO. 1

10
6-21-05

Docket Item #11
SPECIAL USE PERMIT #2005-0037

Planning Commission Meeting
June 7, 2005

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

APPLICANT: Z Pizza
by JBG Rosenfeld Retail and Jonathan Rak, attorney

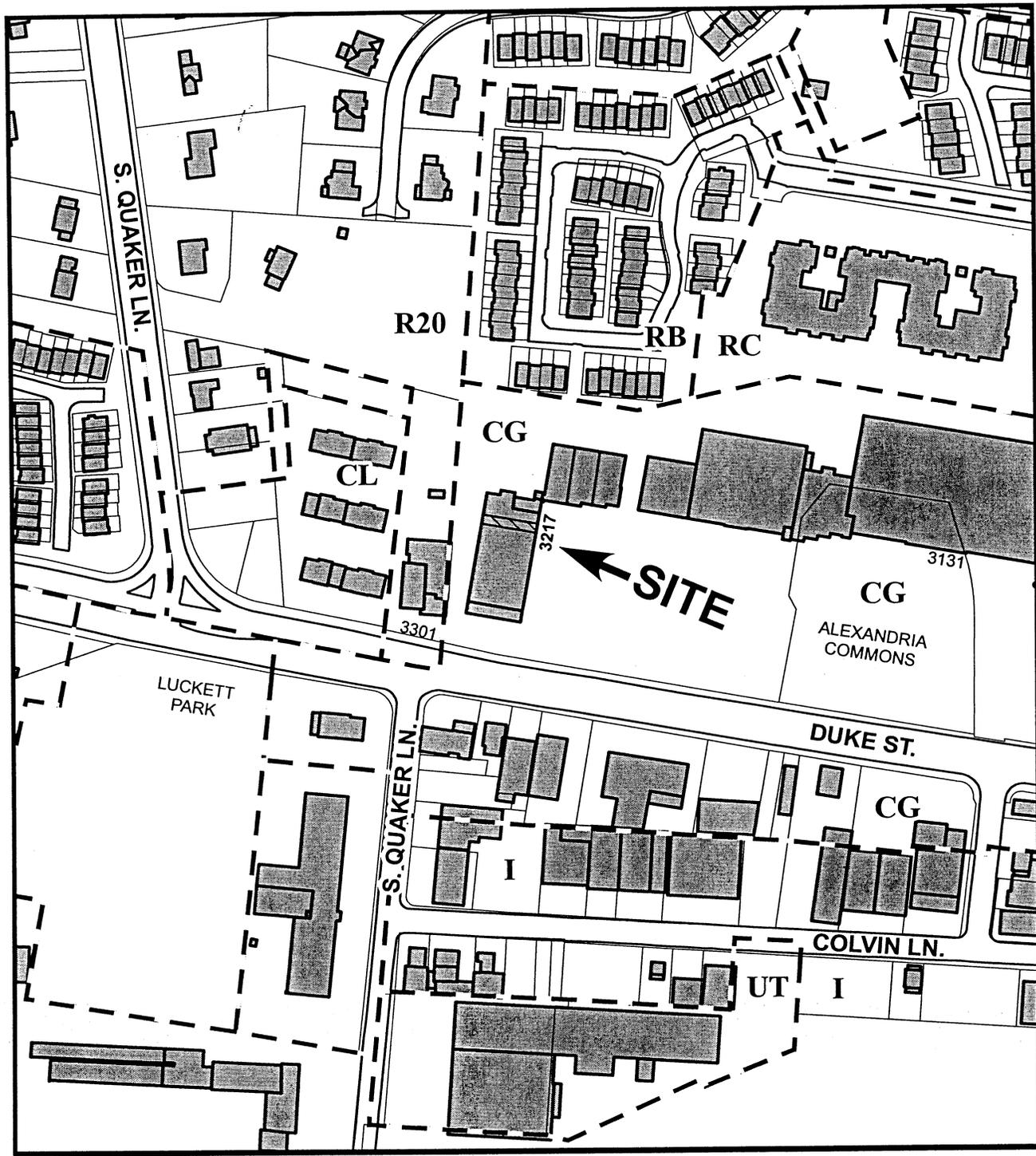
LOCATION: 3217 Duke Street (Parcel Address: 3125 Duke Street)

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 7, 2005: 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.

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



SUP #2005-0037

06/07/05



I. DISCUSSION

REQUEST

The applicant, Z Pizza by JBG Rosenfeld Retail and Jonathan Rak, attorney, requests special use permit approval for the operation of a restaurant located at 3217 Duke Street.

SITE DESCRIPTION

The subject property is two lots of record with a combined frontage of approximately 1,138 feet on Duke Street and a total lot area of 12.6 acres. The site is developed with the Alexandria Commons Shopping Center. Access to the property is from Duke Street and with Yale Drive providing access to the rear of the shopping center.



CURRENT CHARACTERISTICS

Alexandria Commons, located on the north side of Duke Street just east of the intersection of Duke Street and Quaker Lane is a shopping center comprised of approximately 145,600 square feet of retail, office, and personal service space, and 634 parking spaces. Z Pizza would be located in a tenant space in the western portion of the shopping center. The uses directly surrounding the proposed restaurant include the proposed Quizno's Subs restaurant and an insurance office.



PROJECT DESCRIPTION

- Hours: The applicant proposes to operate from 11 a.m. to 11:00 p.m. Sunday through Thursday, 11:00 a.m. to midnight on Friday and Saturday.
- # of seats: The applicant proposes 44 seats (40 indoor seats and 4 outdoor seats).
- Noise: Noise levels will be consistent with a restaurant use.
- Trash/litter: Trash will be collected in a trash compactor located on the western side of the Giant grocery store and collected on a daily basis. Litter will be controlled by the management company.

PARKING

Section 8-200(B)(20) of the Zoning Ordinance requires a restaurant with 44 seats to provide 11 parking spaces, and the applicant has provided 11 parking spaces. The shopping center has a total of 634 parking spaces. (See attached chart for parking allocation for the shopping center.)

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial General zone. Section 4-403 of the Zoning Ordinance allows a restaurant in the CG zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan, which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports this new restaurant at 3217 Duke Street. Initially, staff had concerns with parking in the western parking lot directly in front of the proposed use; however, the use is consistent with other uses in the shopping center and adequate parking is provided by the shopping center overall.

Due to the design of the center, the western parking lot is smaller than the other lots at the center, resulting in the lot often being full during peak hours. With the heavy concentration of restaurant uses in this area, this is likely to remain the case. Staff anticipates that patrons will park in the less crowded adjacent parking area during peak hours and walk to their destination. The peak hours for this use are from noon to 2:00 p.m. for lunch and 5:00 p.m. to 7:00 p.m. for dinner, with the evening peak hours being two hours later on Friday and Saturday. Additionally, the crowded parking situation can be lessened by requiring employees to park in designated areas in the central parking lot. The shopping center management includes a clause in its leases that requires the lessee to direct employees to park in designated areas. In addition, staff has made it a condition of the SUP that employees park in the designated parking areas. On May 17, 2005, staff attended a meeting of the Seminary Hill Association to discuss the project and there were some concerns expressed regarding parking, but the members generally supported the proposal.

Although staff had concerns regarding parking, staff believes that the shopping center has adequate parking overall and parking within the center is self-contained, resulting in no spill over into adjacent residential neighborhoods. A condition has also been added to prevent employees from parking in the crowded parking areas. The restaurant use is consistent with other uses in the center and will help contribute to the vitality of the Duke Street corridor.

Staff recommends approval of this special use permit.

III. RECOMMENDED CONDITIONS

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to 11:00 a.m. to 11:00 p.m. Sunday through Thursday and, 11:00 a.m. to midnight on Friday and Saturday. (P&Z)
3. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after closing. (P&Z)
4. The number of seats shall be limited to 40 indoor seats and four outdoor seats. (P&Z)
5. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z)
6. No live entertainment shall be provided at the restaurant. (P&Z)
7. On-premise alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z)
8. No food, beverages, or other material shall be stored outside. (P&Z)
9. 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)
10. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
11. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z) (T&ES)

12. 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 containers which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (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. 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. This is to be completed prior to opening for business. (Police)
15. Employees shall park in areas designated by the shopping center as employee parking to reduce congestion in crowded parking areas and this shall be included in employee training on SUP provisions and requirements.(P&Z)
16. 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)
17. 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 car pooling opportunities. (P&Z)
18. Delivery vehicles must be the size of a regular passenger vehicle and may not be parked or loaded/unloaded at the curb in the drive isle/fire lane. (P&Z)

19. 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Katrina Newtonson, 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 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-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line.

Code Enforcement:

- C- 1 The current use is classified as M-Merchantile; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C- 2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-4 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-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five 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-6 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-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-9 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-10 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.
- C- 11 Any configuration of outdoor seating shall comply with the following conditions:
- Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.

- Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
 - Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.
 - The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C- 12 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C- 13 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans must 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 plans review of food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- 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 Community Relations 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 Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

R-3 Recommend "ABC On" license only. If "ABC Off" 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.

Parks and Recreation:

F-1 No comments

APPLICATION for SPECIAL USE PERMIT # 2005-0037

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

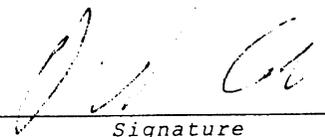
PROPOSED USE: 40-seat Z Pizza Restaurant with seasonal outdoor seating
not to exceed 4 seats.

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.

Jonathan P. Rak/David R. Gill
Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Blvd, Suite 1800
Mailing/Street Address


Signature
(703) 712-5000 (703) 712-5050
Telephone # *Fax #*

McLean, VA 22102
City and State *Zip Code*

March 31, 2005
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 2005-0037

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: Manager 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.

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.

Special Use Permit # 2005 0037

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 SUP application is to allow a 40-seat Z Pizza restaurant in the Alexandria Commons Shopping Center. The location of the restaurant in Alexandria Commons is indicated on the attached plans. The restaurant will only have counter service, no table service will be provided. The restaurant will provide delivery service. Beer and wine will be served on-premises only. There will be no live entertainment. The hours of operation are Sunday to Thursday, 11:00 am to 11:00 pm and Friday to Saturday 11:00 am to 2:00 am. There will be seasonal outdoor seating not to exceed 4 seats.

Special Use Permit # 2005-0037

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).

The maximum number of patrons during the hours of operation will be 44

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

5 employees per shift, plus one or two delivery drivers

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

Day:

Hours:

Sunday to Thursday

11:00 am to 11:00 pm

Friday and Saturday

11:00 am to 2:00 am

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

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

Noise levels will be consistent with the restaurant use

Special Use Permit # 2005-0037

B. How will the noise from patrons be controlled?

Noise levels will be relatively minor and are not expected to exceed levels consistent with a 44 seat restaurant

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

Odors will be consistent with a pizzeria restaurant 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?

Trash and garbage will be consistent with restaurant use

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

Amount of trash and garbage generated will be consistent with a 44 seat restaurant

C. How often will trash be collected?

Daily by the applicant as the manager of the Alexandria Commons Shopping Center

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

Exterior of property is maintained by the applicant as the manager of the Alexandria Commons Shopping Center

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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?

The restaurant space will be designed and constructed in compliance with all applicable building codes and safety standards and regulations

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.

An ABC license will be obtained for sales of beer and wine for on-premise consumption

Special Use Permit # 2005-0037

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?

11 spaces - please see attached parking tabulation for the analysis of parking for the Alexandria Commons Shopping 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? NONE

B. How many loading spaces are available for the use? Existing

C. Where are off-street loading facilities located? Loading will occur through existing front and rear entrances

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

Between 8:00 am to 10:00 am

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

Monday to Saturday, as needed

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?

Access to the Alexandria Commons Shopping Center is existing and 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? _____ square feet.

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

1,300 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1,300 sq. ft. (total)

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: _____

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

other, please describe: _____

Revised Parking Tabulation for Alexandria Commons - 3/28/2005

Number	Occupant	Address	GSF	NSF	Parking Required
4	Game Stop	3111	2232	1897	
6	Rick's Wine & Gourmet	3115	3070	2610	
7	Giant Food	3131	50778	43161	
8	Davidson Beauty Supply	3133	3337	2836	
12	Mastercraft Interiors	3155	23710	20154	
14	Cingular Wireless	3165	2025	1721	
23	Motophoto & Portrait	3218	1600	1360	
15	Jenny Craig	3215	2000	1700	
24	Fast Frame	3227	1200	1020	
9	Sports Her Way		3875	3294	
13	Virginia ABC		2400	2040	
19	UPS Store		1460	1241	
	Retail Sub-total	(1.1sp/230 s.f.)	97687	83034	397
21	Marshall Insurance	3219	1600	1360	
	State Farm	3223	1858	1579	
	Denver Visitor Bureau	See above			
	Jerry A. Miles, DDS, PC	3223A	1915	1628	
	Connell Trimber, MD	3223G	3283	2791	
	Vacant	3223	6569	5584	
	Office Sub-total	(1sp./450 s.f.)	15225	12941	29
1	Suntrust Bank	3101	2000	1700	
3	Alexandria Cleaners	3109	1137	966	
17	PHD For Hair	3207	1600	1360	
11	Perfect Nails		931	791	
	Personal Service Sub-tot:	(1 sp./400 s.f.)	5668	4818	12
2	Noodles & Company	03-87 3105	2400	66	17
10	Lone Star Steakhouse	SUF 3141	5813	222	56
22	Oriental Star	SUP 2351 3221	2368	60	15
16	Panera Bread	SUP 98-013-3201& 3203	4560	153*	18
25	Baja Fresh	3231	3600	100	25
5	Starbucks	3113	1666	38	10
20	Z Pizza		1300	44	11
20	Quizno		1900	30	8
	Restaurant Sub-total	(1 Sp./4 seats)	23607	20066	159
18	SuccessLab	3209	3400	45	
	Commercial School	(1 Sp/2 Seats)	3400	45	23
	Total Required		145587	123749	619
	Total Provided**				634
	Surplus/(Deficit)				15

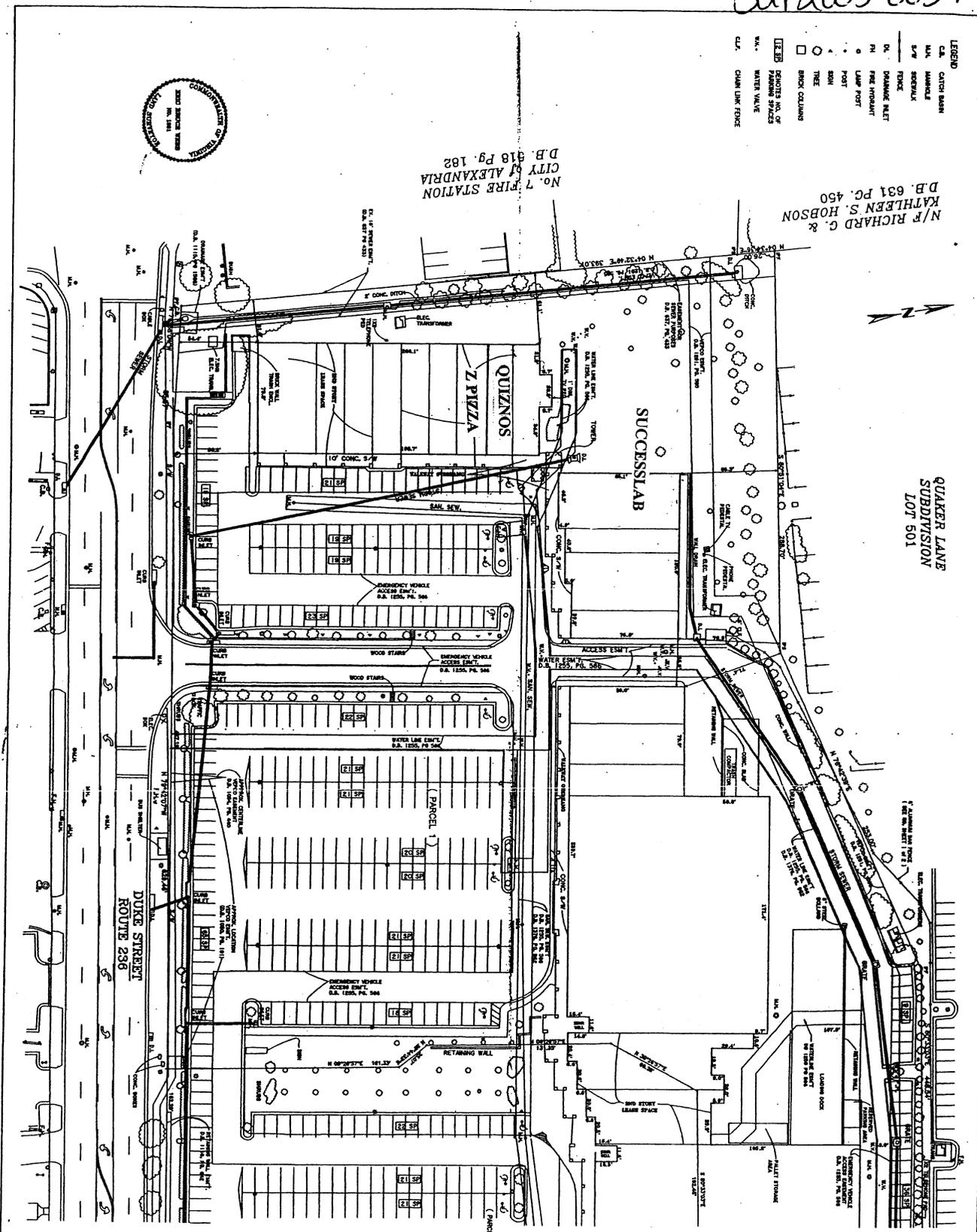
Assumes 15% reduction for net square footage per approved Site Plan

Proposed SUP Uses are in Italics

*Parking Reduction per SUP 98-0138

** Based on most recent ALTA Survey from 12/22/04

2005-0037



No. 7 FIRE STATION
CITY OF ALEXANDRIA
D.B. 618 Pg. 182

N/F RICHARD C. &
KATHLEEN S. HOBSON
D.B. 631 Pg. 450

QUAKER LANE
SUBDIVISION
LOT 501

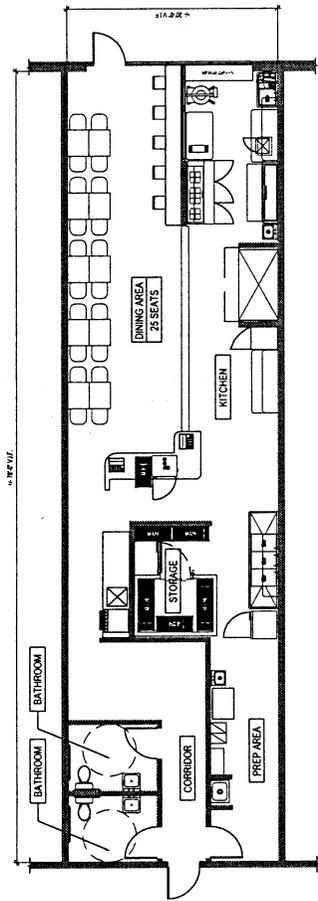
MATCH SHEET 1 of 2

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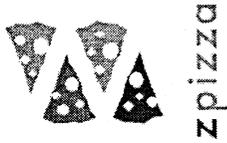
<p>DATE: MAY 4, 1998 SHEET 2 OF 2 P.L. NO. 19-3-1</p>	<p>OF THE LANDS OF STEUART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.</p>	<p>ALTA/ACSM SURVEY</p>	<p>Webb & Associates, Inc. Land Surveying - Planning 10185 Main Street Suite 2 Fairfax, VA 22031 Phone (703) 591-3684 Fax (703) 591-0686</p>
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SLIP 2005-0037

SPACE PLAN - 3/16" = 1'-0"



PROJECT



AT
ALEXANDRIA COMMONS SHOPPING CENTER
DUKE STREET
ALEXANDRIA, VIRGINIA 22314

IDG
architects
engineers
planners

INNOVATIVE DESIGN GROUP, LLC
1000 Capital Center Drive, Suite 200
Alexandria, VA 22304-1114
Phone: 703-644-5114
Fax: 703-644-5115
www.idg.com

CLIENT:

Z PIZZA
ALEXANDRIA COMMONS
SHOPPING CENTER
3111 DUKE STREET
ALEXANDRIA, VIRGINIA 22314

PROJECT:

LANDSCAPE IMPROVEMENTS
FOR

Z PIZZA
ALEXANDRIA COMMONS
SHOPPING CENTER
3111 DUKE STREET
ALEXANDRIA, VIRGINIA 22314

PROFESSIONAL SEAL

DATE	
ISSUED	
BY	
FOR	
DATE	
BY	
FOR	

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

REVISIONS:
NO. DATE BY
1. [blank]

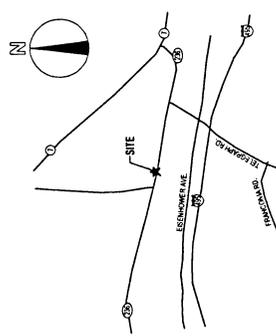
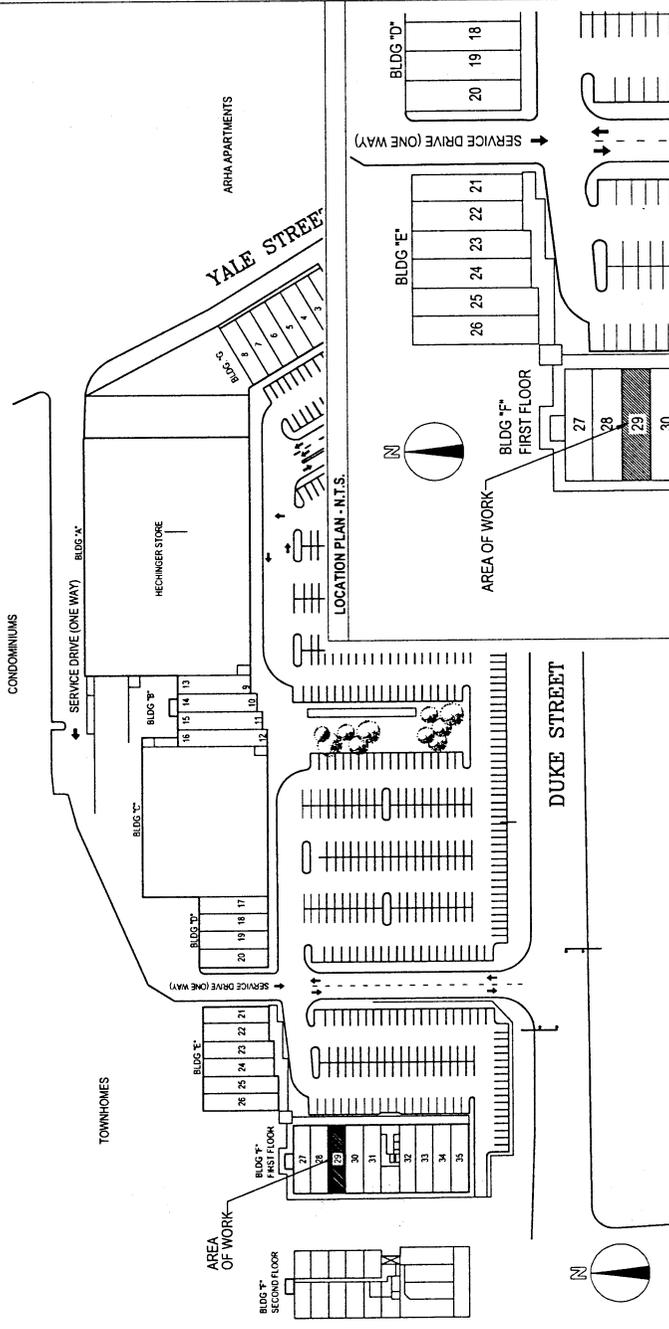
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

COVER SHEET
CODE DATA

A-0

SITE PLAN - 1/64" = 1'-0"

VICINITY MAP



PROJECT TEAM

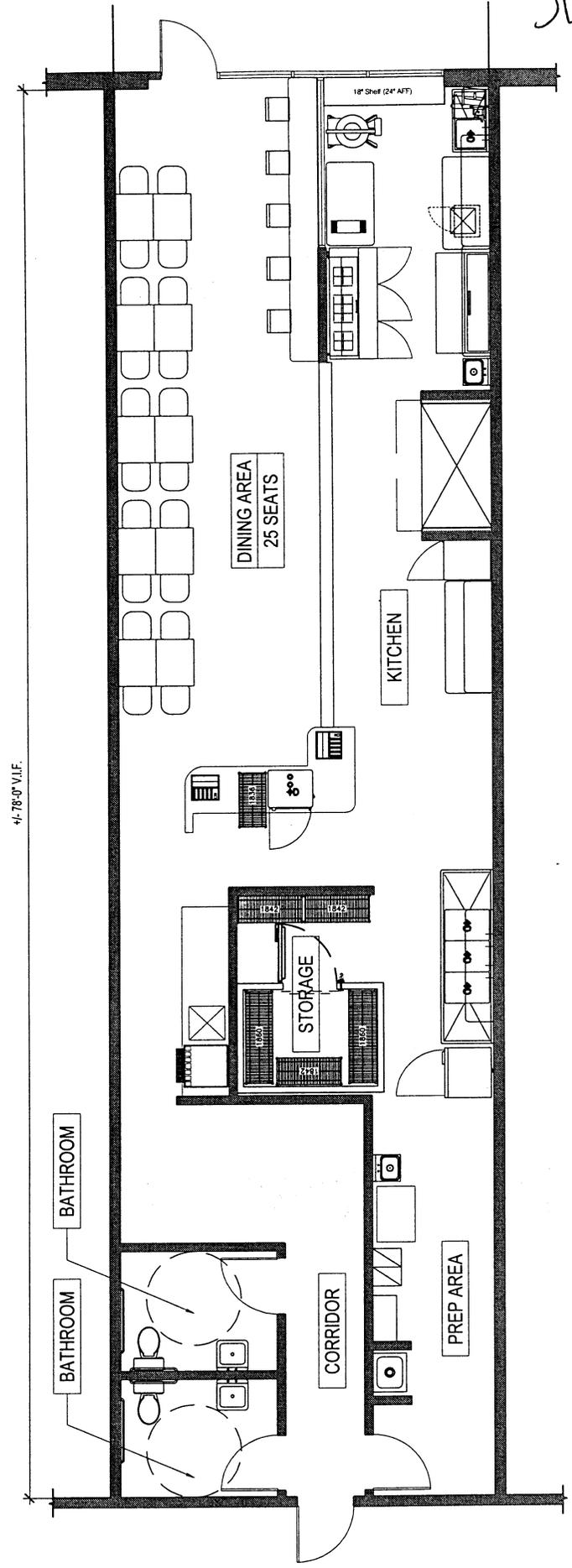
ARCHITECTS:
INNOVATIVE DESIGN GROUP, LLC
1000 CAPITAL CENTER DRIVE, SUITE 200
ALEXANDRIA, VIRGINIA 22304
TEL: 703-644-5114
SLIDE:
ALEXANDRIA COMMONS
3111 DUKE STREET
ALEXANDRIA, VIRGINIA 22314

24

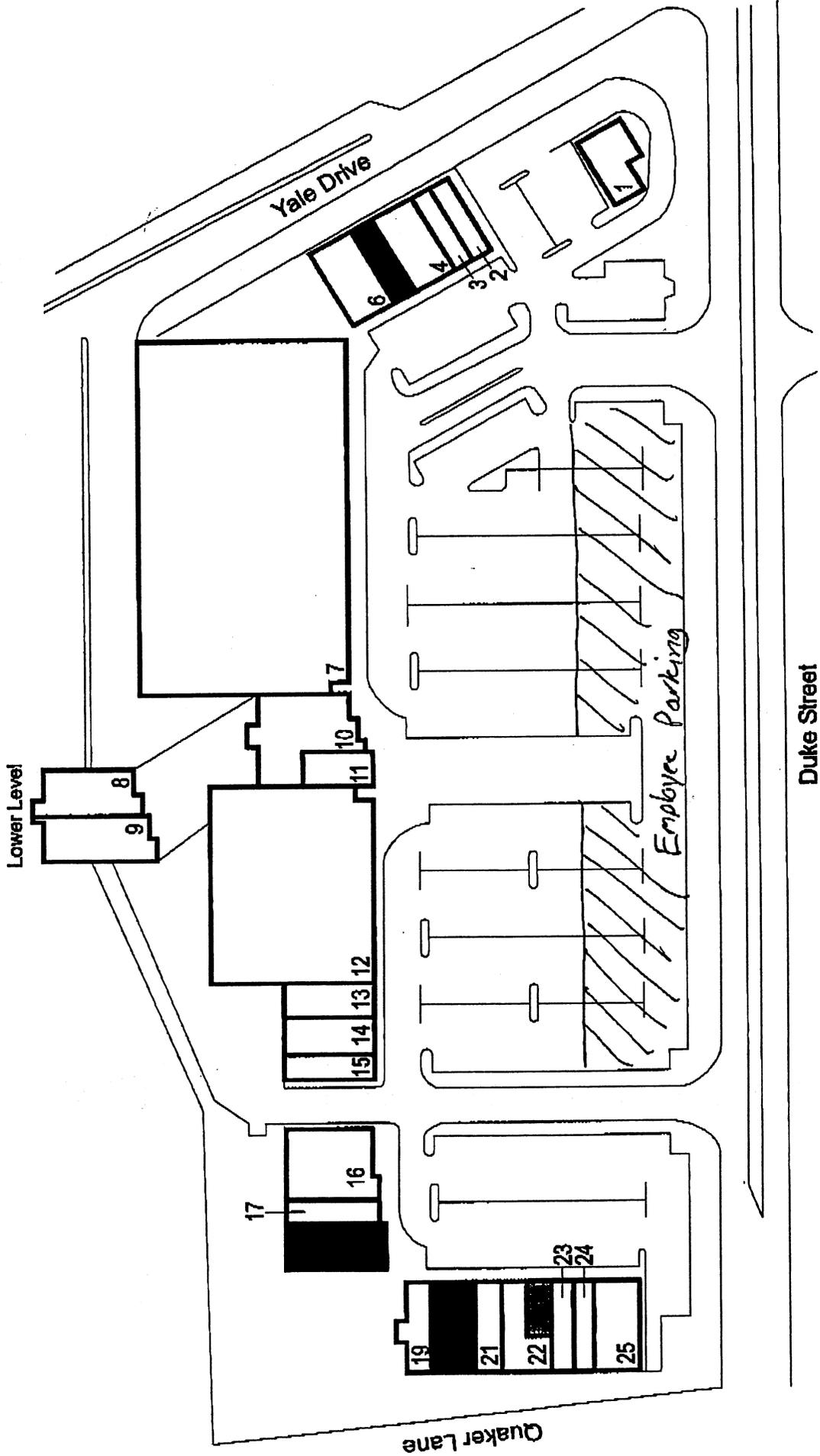
SUP2005-0037

78

SPACE PLAN - 3/16" = 1'-0"



Alexandria Commons



26

APPLICATION for SPECIAL USE PERMIT # 2005-0037

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

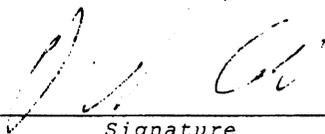
PROPOSED USE: 40-seat Z Pizza Restaurant with seasonal outdoor seating
not to exceed 4 seats.

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.

Jonathan P. Rak/David R. Gill
Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Blvd, Suite 1800
Mailing/Street Address


Signature
(703) 712-5000 (703) 712-5050
Telephone # *Fax #*

McLean, VA 22102
City and State *Zip Code*

March 31, 2005
Date

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

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

ACTION - PLANNING COMMISSION: UC recommended approval

ACTION - CITY COUNCIL: 6/21/05 CC approved the Planning Commission recommendation 6-0