

13  
6-21-05

EXHIBIT NO. 1

Docket Item #14  
SPECIAL USE PERMIT #2005-0020

Planning Commission Meeting  
June 7, 2005

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant (coffee shop/juice bar/café).

**APPLICANT:** Scott Morrison

**LOCATION:** 305 Hoofs Run Drive

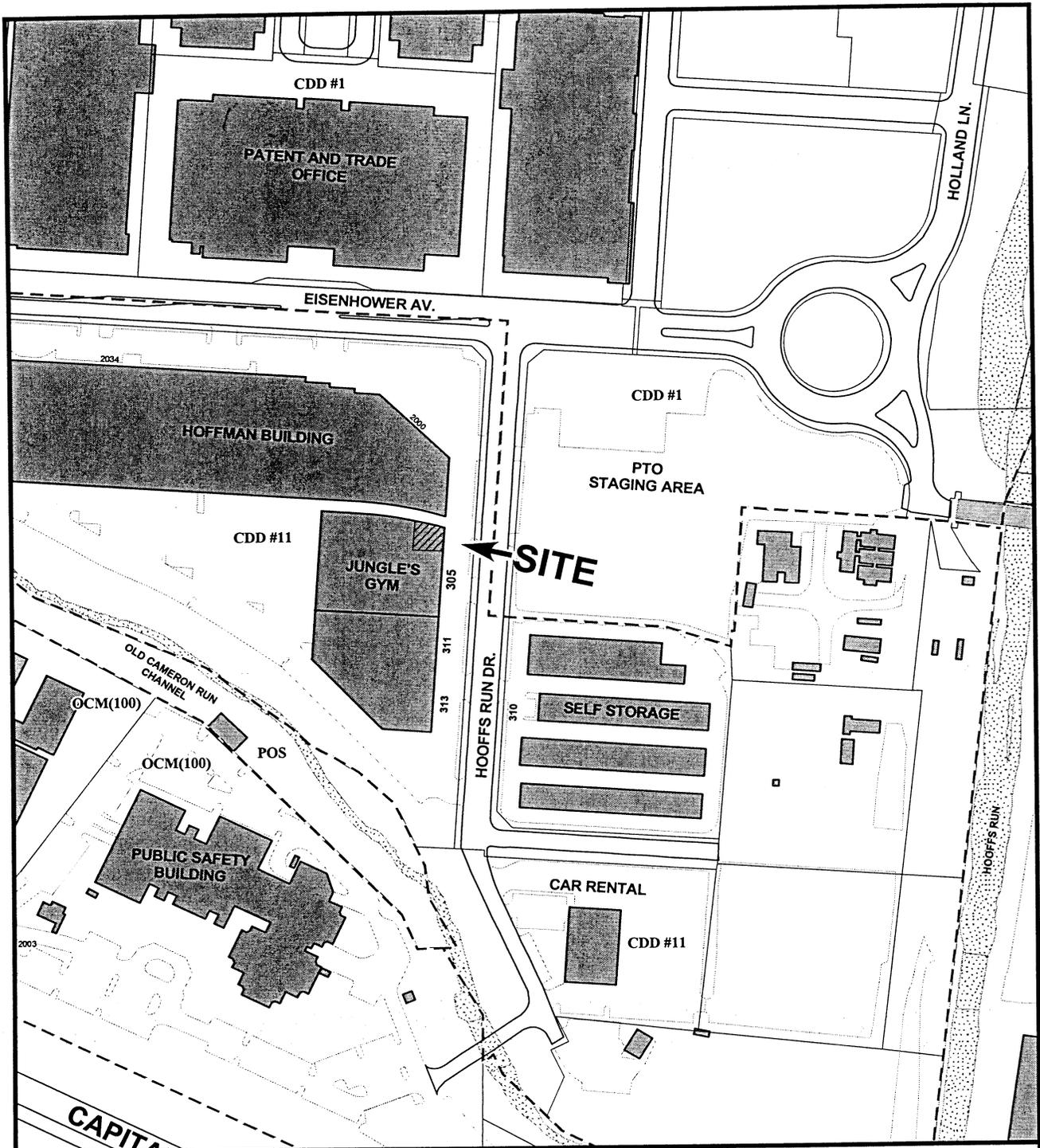
**ZONE:** CDD-11/Coordinated Development District

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**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 conditions found in Section III of this report.



**SUP #2005-0020**

**06/07/05**



## I. DISCUSSION

### REQUEST

The applicant, Scott Morrison, requests special use permit approval for the operation of a restaurant located at 305 Hooff's Run Drive.

### SITE DESCRIPTION

The subject property is one lot of record with frontage on Hooff's Run Drive, Eisenhower Avenue and Mill Road. The total lot area is 578,987 square feet. The site is known as the Hoffman Center and is located south of the ongoing Carlyle development. The Hoffman Center is developed with 290,209 square feet of commercial buildings currently occupied by retail and industrial businesses, a health club, a large parking lot in the rear, a parking garage, and perimeter parking along the street frontage. The space the applicant proposes to use is 1,800 square feet of the existing 32,600 square foot health club, known as Jungle's Gym currently used as a nursery. The proposed restaurant will face Hooff's Run Drive and will have entrances from the street and from inside Jungle's Gym.



### BACKGROUND

The existing health club, which the applicant is proposing to rent space from, was approved under SUP#2001-0118, by the City Council on January 26, 2002. The applicant is requesting to use 1,800 square feet, previously occupied by the health club's nursery.

### PROPOSAL

The applicant proposes to operate a coffee shop/ juice bar with grill within the existing Jungle's Gym space. The specific aspects of the restaurant as proposed by the applicant are as follows:

Seating: The applicant proposes 45 seats, 40 at tables and 5 at the bar.

Hours: The proposed hours of operation are 6:00 A.M. to 9:00 P.M. Monday through Friday and 8:00 A.M. to 9:00 P.M. on Saturdays.

Customers: The applicant expects approximately 300 customers daily mostly during breakfast and lunch hours. Most of the customers are expected to come from the nearby offices and from the adjacent gym.

Trash: The applicant expects approximately three bags of trash per day. Trash will be stored in the outdoor bins behind the building provided to Jungle's Gym by the property owner.

Loading: Two loading spaces are provided, one in front of the building and one at the rear. Loading will occur in the early morning hours, once per week.

The applicant is proposing no alcohol service and no entertainment. Access to the restaurant will be from both the parking lot as well as from inside Jungle's Gym.

#### PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 45 seats will be required to provide 12 off-street parking spaces.

There are a total of 724 existing parking spaces on-site within the Hoffman Center. Jungle's Gym currently has 210 parking spaces reserved for gym members. Of that 210 spaces, only 163 spaces are required for the health club use. Jungle's Gym has agreed to allocate 12 spaces for the proposed restaurant. The applicant expects most of its customers will come from nearby office buildings, the courthouse and many will be members of the health club. There will be 514 parking spaces available for other uses in the Hoffman Center.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Coordinated Development District #11, South Carlyle, with OCM(100), Office Commercial Medium as the underlying zoning of the subject site. Section 4-1003(AA) of the Zoning Ordinance allows a restaurant in the OCM(100) zone only with a special use permit.

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

## **II. STAFF ANALYSIS**

Staff visited the site on March 18, 2005 and found adequate parking available. The applicant complies with the required parking. Staff recommends approval for the operation of a restaurant located at 305 Hooff's Run Drive. Staff believes that the proposed restaurant is compatible with the adjacent Jungle's Gym and the nearby office uses.

The applicant is proposing hours of operation from 6:00 a.m. to 9:00 p.m. Monday through Friday and from 8:00 a.m. to 9:00 p.m. on Saturdays. Staff is recommending hours of operation from 5:00 a.m. to 10:00 p.m. daily. These hours of operation are consistent with hours of operation at Jungle's Gym, which are from 5:00 a.m. to 10:00 p.m. Monday through Friday and from 8:00 a.m. to 8:00 p.m.

The proposed restaurant will obstruct a required means for egress from the women's locker room at the existing health club. The applicant has worked with the Department of Code Enforcement to create an alternative means of egress for the locker room through an existing office. Staff has included conditions #17, 18, 19 and 20 regarding the required means of egress and requiring compliance with all Code requirements.

Staff has included a number of standard restaurant conditions including requiring a security survey, and a robbery awareness program for employees. Staff has also included a condition requiring a review of the restaurant after it has been operational for one year so that if there are problems with its operation, additional conditions may be imposed. With these conditions, staff recommends approval of the 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 between 5:00 a.m. and 10:00 p.m. seven days a week. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. Seating shall be provided for a total of no more than 45 patrons and the maximum occupancy including the staff shall not exceed 50 persons. (Code) (P&Z)
5. Alcoholic beverages are not permitted. (P&Z)
6. No food, beverages, or other materials shall be stored inside. (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. The applicant shall install at least one trash container within the restaurant for customers' use. (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. (P&Z)
11. 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)
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 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 and Environmental Services. (T&ES)
14. 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)
15. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security survey for the business and a robbery awareness program for the employees. (Police)
16. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.  
(T&ES)

17. Approval of this special use permit is contingent upon the applicant's compliance with all Code requirements. (P&Z)
18. A construction permit shall be obtained for the necessary modifications to the emergency exit from the Women's locker room. (Code)
19. The existing emergency exit from the women's locker room shall be removed and restored to its original fire rating. (Code)
20. The office intended to serve as the new emergency exit from the Women's locker room shall be vacated and reconfigured as an emergency exit. Use of this space other than for an emergency exit shall be prohibited. (Code)
21. 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 the closing hour. (P&Z)
22. The Director of Planning and Zoning shall review the special use permit one year after the business is operational 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;  
Mary Christesen, Planning Technician.

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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.

#### 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.
- F-1 Site is in acceptable condition with adequate new lighting, however, there are no refuse cans.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.(T&ES)
- 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.(T&ES)
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- 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.(T&ES)

##### Code Enforcement:

- F-1 The proposed use of this space obstructs a required means of egress from the Women's Locker Room. The design and layout of the existing and proposed spaces and egress patterns shall be redesigned for both spaces in order to maintain compliance with the USBC. The applicant's preliminary design proposal is acceptable pending final review at time of building permit application. The proposed alternate exit route shall comply to the following conditions in order for this SUP application to be acceptable and code compliant:
- A construction permit shall be obtained for the necessary modifications to the emergency exit.
  - The existing emergency exit shall be removed and the opening restored to its original fire rating.

- The office intended to serve as the new emergency exit shall be vacated and reconfigured as an emergency exit. Use of this space other than for an emergency exit shall be prohibited.
- F-2 The maximum occupant load for staff and patrons shall be maintained at less than 50 or additional egress requirements will be required.
- 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. 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-4 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-6 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-7 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-8 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted 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.
- C-3 Permits must be obtained prior to operation.
- C-4 This 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.
- F-3 The applicant IS NOT proposing to sale any alcoholic beverages. The Police Department concurs.

APPLICATION for SPECIAL USE PERMIT # 2005-0020

[must use black ink or type]

PROPERTY LOCATION: 305 Hooffs Run dr.

TAX MAP REFERENCE: 79.01-01-01 ZONE: CDD-1

APPLICANT Name: Scott Morrison

Address: 4817 Manitoba dr. #203 Alexandria, Va. 22312

PROPERTY OWNER Name: Hoffman Family L.L.C.

Address: \_\_\_\_\_

PROPOSED USE: Coffeeshop/Juice Bar/Cafe with Grill

**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.

Scott Morrison  
Print Name of Applicant or Agent

[Signature]  
Signature

4817 Manitoba dr. #203  
Mailing/Street Address

(240)418-8410 \_\_\_\_\_  
Telephone # Fax #

Alexandria, Va. 22312  
City and State Zip Code

7-18-05  
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.

Scott Morrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

**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 location of approximately 1800 square feet will be used for a coffee shop and juice bar serving coffee, espresso, smoothies, vegetable juices, pre-packaged snacks and salads/sandwiches along with bottled drinks. A portion of the space will be used for grilling shish kabobs of meat and vegetables on skewers and there will be a small oven to cook the kabob bread. There will be between 2 and 4 employees with food handlers licenses. The hours will be from 6:00 a.m. until 8:00 p.m. Parking will be provided in the front and back in any Jungles Gym space as we are leasing from that business. Trash will be put in the Jungles Gym common dumpster. The only noise will be from music. There will be enough seating for 45 patrons who will come from the Patent and Trademark office, Alexandria Court House, the surrounding area and members of Jungles Gym. This location will be open Monday thru Saturday

**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).
- We expect to have 300 patrons per day Monday-Friday during breakfast and lunch hours
- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
- We expect to have no more than 4 employees during busy hours
6. Please describe the proposed hours and days of operation of the proposed use:
- |                      |                              |
|----------------------|------------------------------|
| Day:                 | Hours:                       |
| <u>Monday-Friday</u> | <u>6:00 a.m. - 9:00 p.m.</u> |
| <u>Saturday</u>      | <u>8:00 a.m. - 9:00 p.m.</u> |
| _____                | _____                        |
| _____                | _____                        |
| _____                | _____                        |
7. Please describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- There will be minimal noise level from patrons talking and music played at this business

B. How will the noise from patrons be controlled?

There should be minimal noise with the amount of  
traffic in and out

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

The only smell will come from the exhaust out of the  
grill outdoors.

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?

There will be paper and food articles

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

There will be approximately 3 bags per day

C. How often will trash be collected?

It will be collected as often as the Jungles Gym  
dumpster is emptied

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

There will be garbage cans inside, directly outside  
the door and in the back parking lot.

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:

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

*We will have an evacuation plan in place which coincides with the Jungles Gym safety program*

### 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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**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?

\_\_\_\_\_

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

100 Standard spaces

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

4 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? 2

C. Where are off-street loading facilities located? there is one in front and one in the back

\_\_\_\_\_

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

early morning

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

once per 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?

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?

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 1800 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: Jungles Gym, Hoffman

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

**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: 40 At a bar: 5 Total number proposed: 45

2. Will the restaurant offer any of the following?

       alcoholic beverages        beer and wine (on-premises)

       beer and wine (off-premises)

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

coffee, smoothies, pre-packaged snacks, grilled items such as shish kabobs, paninis, oven-baked kabob bread.

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? 1

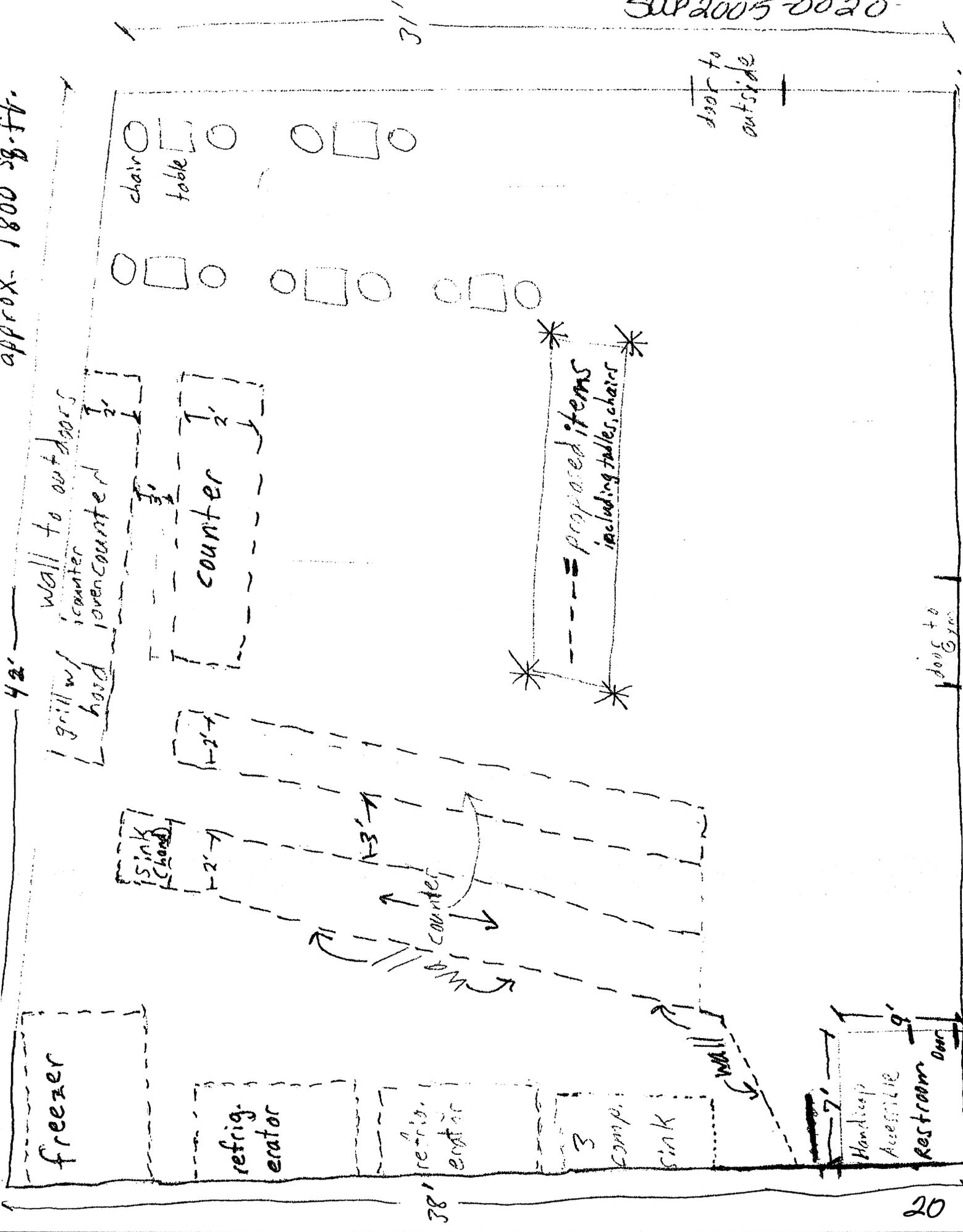
Will delivery drivers use their own vehicles? ✓ Yes.        No.

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

If yes, please describe: TV's with sports, news, live singers

approx. 1800 sq. ft.

SUP 2005 0020

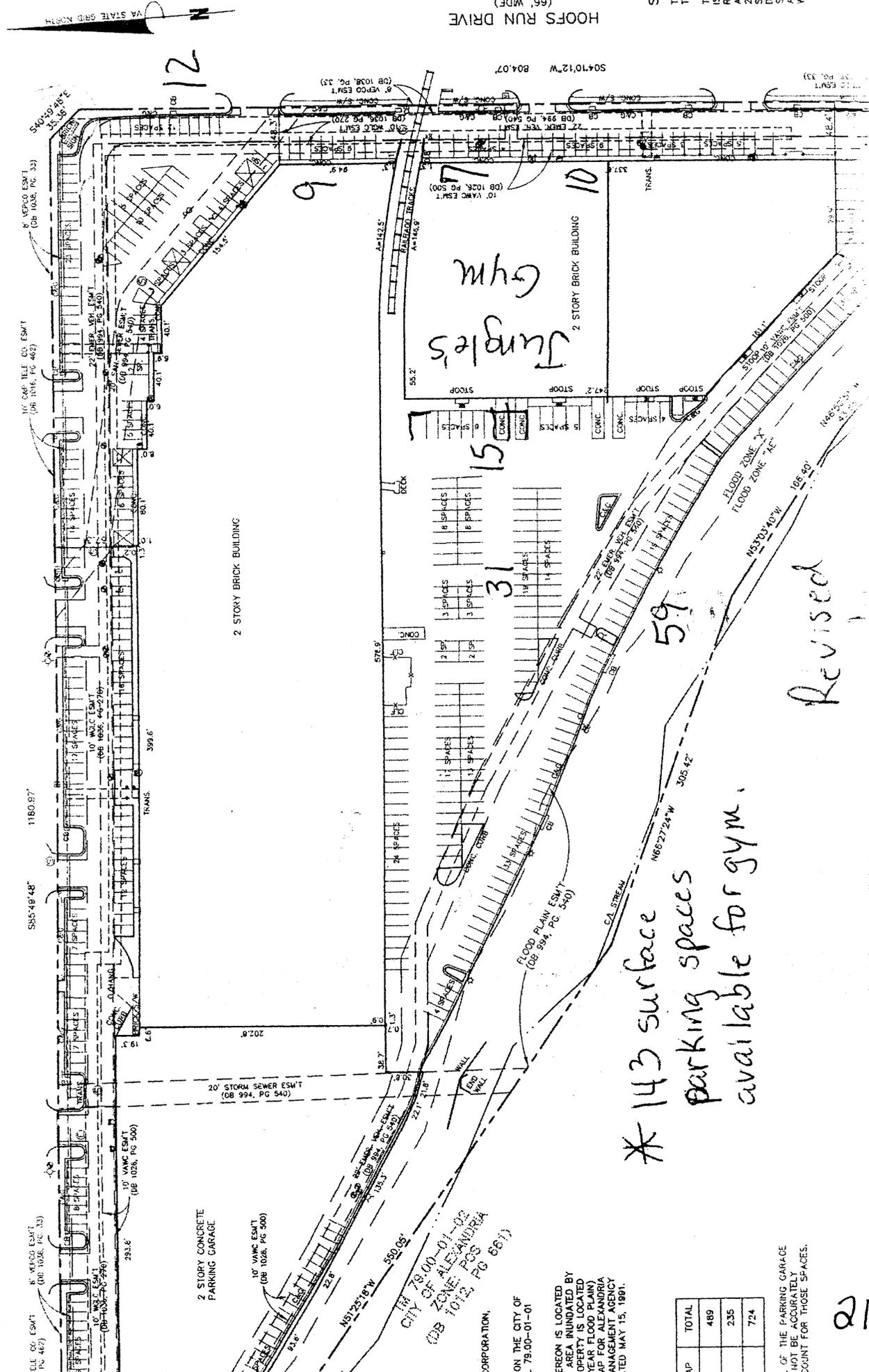


PER SUP # 2002-0037

SUP-5002R15

HOOPS RUN DRIVE (66' WIDE)

EISENHOWER AVENUE (60' WIDE)



\* 143 surface parking spaces available for gym.

Revised

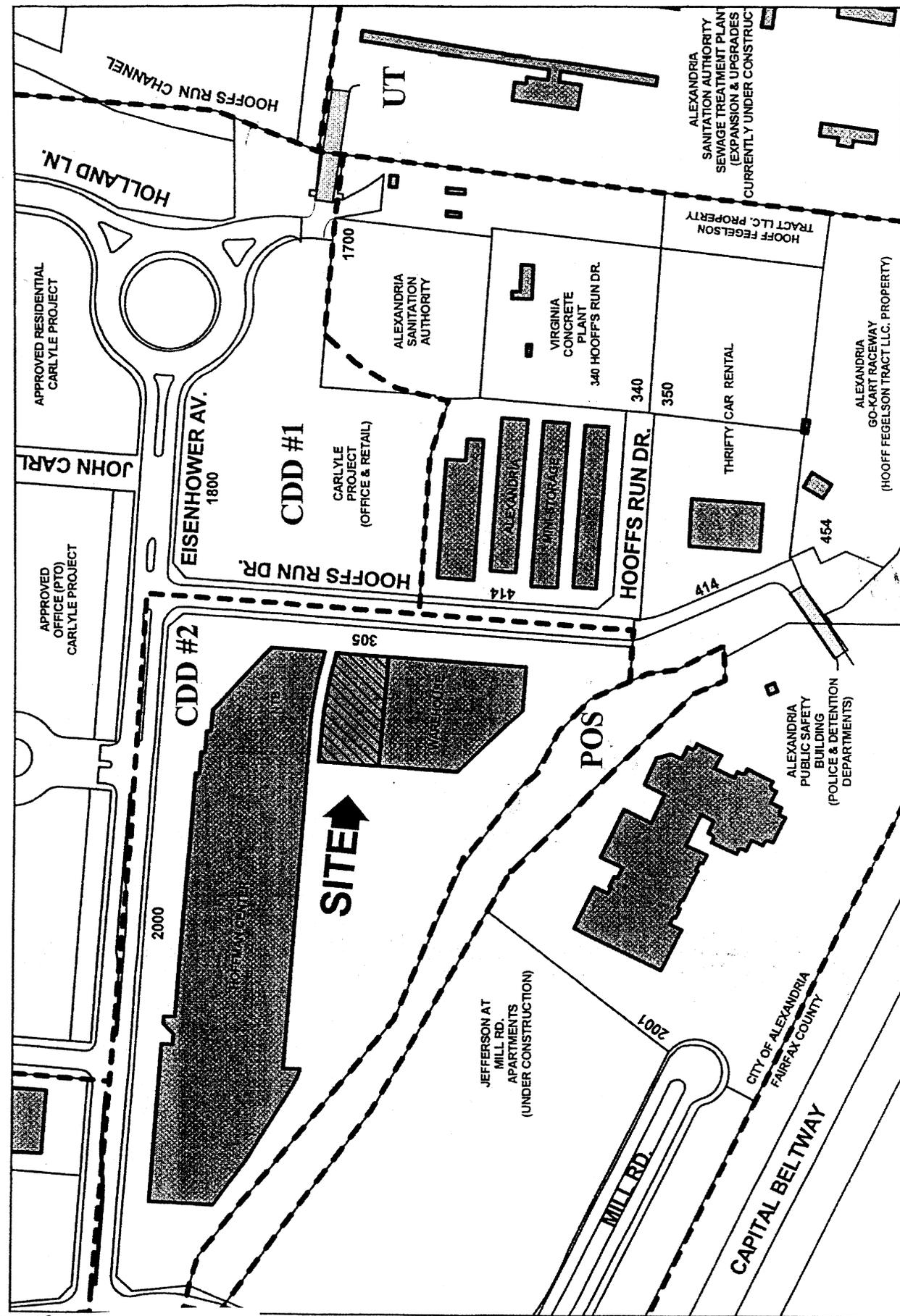
AP	TOTAL
	489
	235
	724

OF THE PARKING GARAGE NOT BE ACCURATELY COUNT FOR THOSE SPACES.

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ON THE CITY OF L 79-00-01-01  
 AREA INUNDATED BY PROPERTY IS LOCATED YEAR FLOOD PLAIN AP FOR ALEXANDRIA MANAGEMENT AGENCY DATED MAY 15, 1991.

CITY OF ALEXANDRIA  
 (DB 1012 PG 681)

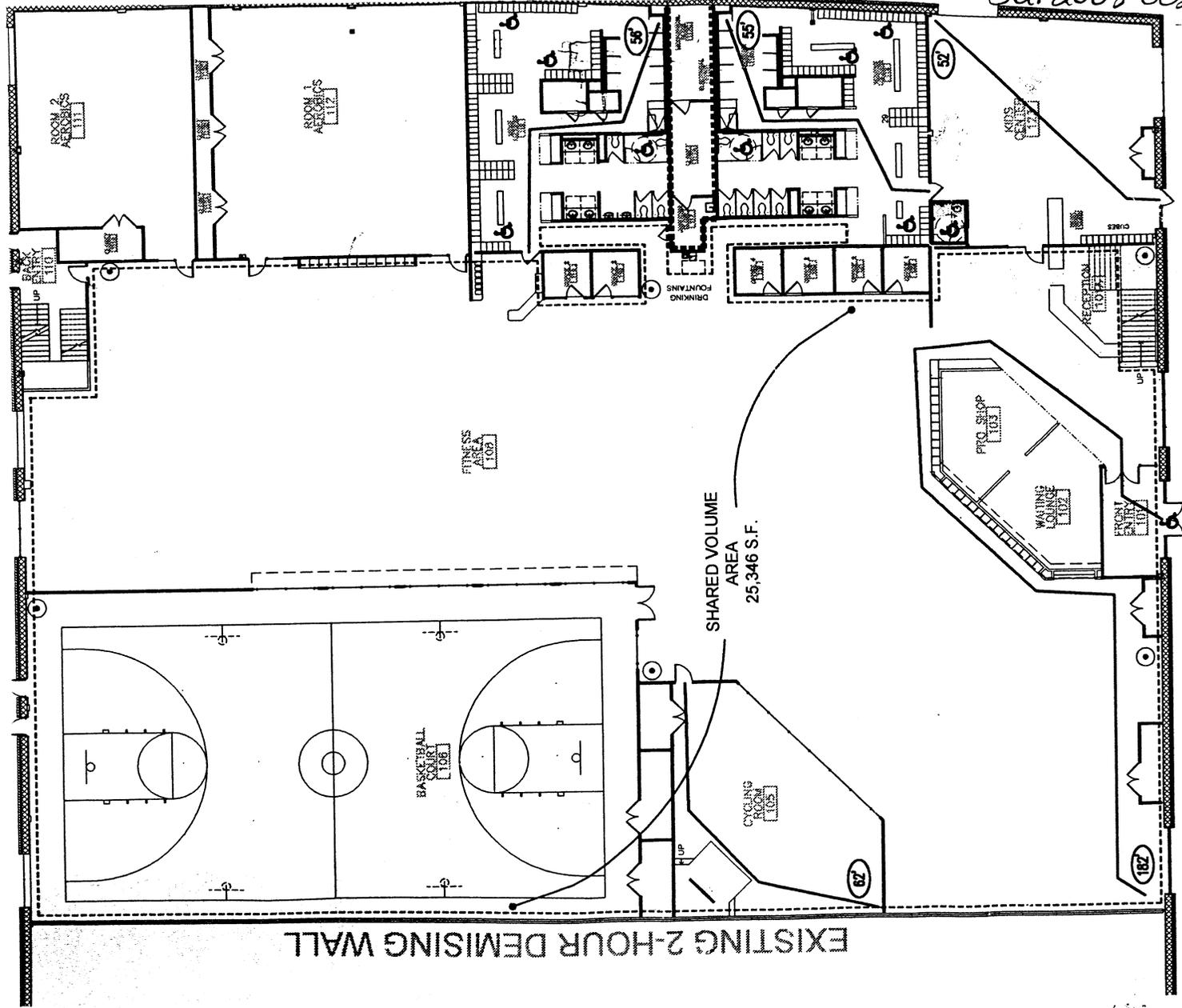


01/03/02

~~SUP #2001-0118~~







FIRST FLOOR PLAN

EXIT / ENTRANCE

FITNESS AREA:	14,795 S.F.
BASKETBALL COURT:	6,361
CYCLING ROOM:	1,440
LOCKER ROOM:	2,750

EXISTING 2-HOUR DEMISING WALL

SHARED VOLUME AREA  
25,346 S.F.

BASKETBALL COURT  
108

CYCLING ROOM  
102

FINISHES  
109

PTO SHOP  
103

WAITING LOBBY  
107

RECEPTION  
104

ROOM 2 AESTHETICS  
111

ROOM 1 AESTHETICS  
112

BACK ENTRY  
110

DRINKING FOUNTAINS

KIDS CENTER

EXIT

102

103

107

108

109

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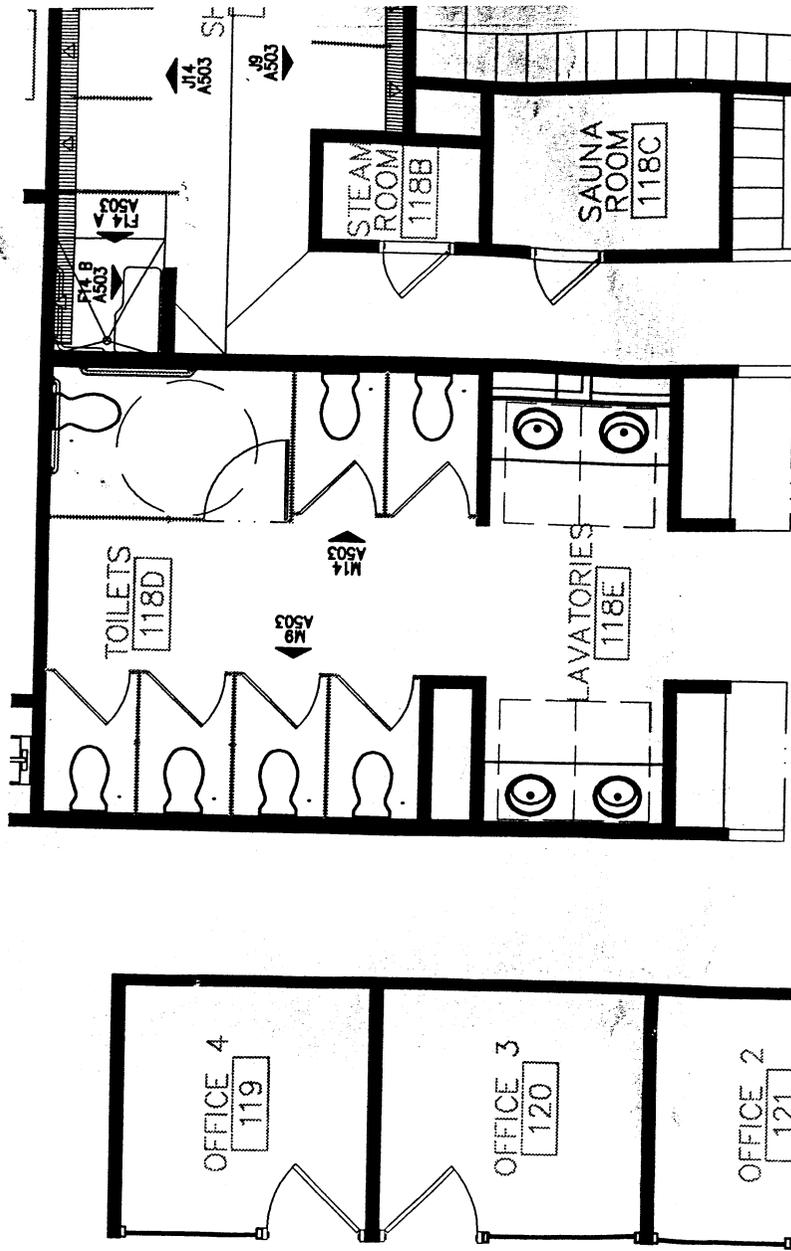
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# MEN'S TOILETS & LOCKER ROOMS - PLAN

SEE FIRST FLOOR PLAN



WOMENS LOCKERS  
118

F9 A503

*women's locker room*

D9 A503

F9 A503

F9 A503

A11 A503

APPLICATION for SPECIAL USE PERMIT # 2005-0020

[must use black ink or type]

PROPERTY LOCATION: 305 Hooffs Run dr.

TAX MAP REFERENCE: 79.01-01-01 ZONE: CDD-1

APPLICANT Name: Scott Morrison

Address: 4817 Manitoba dr. #203 Alexandria, Va. 22312

PROPERTY OWNER Name: Hoffman Family L.L.C.

Address: \_\_\_\_\_

PROPOSED USE: Coffee Shop / Juice Bar / Cafe with Grill

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.

Scott Morrison  
Print Name of Applicant or Agent

[Signature]  
Signature

4817 Manitoba dr. #203  
Mailing/Street Address

(240)418-8410 \_\_\_\_\_  
Telephone # Fax #

Alexandria, Va. 22312  
City and State Zip Code

7-18-05  
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