

DATE: July 25, 2011

TO: Barbara Ross, Deputy Director
Department of Planning and Zoning

FROM: Nathan Randall, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2011-0047
Administrative Review for Change of Ownership
Site Use: Catering Business
Applicant: Baked & Wired, Inc. by Tony Velazouez
Location: 4940-B Eisenhower Avenue
Zone: OCM(100)

Request

Special Use Permit #2011-0047 is a request to change ownership of an existing catering business from Barrett LTD to Baked and Wired by Tony Velazouez. The applicant anticipates operating the catering business primarily offering baked goods without a retail component and trading under the name “Baked and Wired.” No other changes to the operation are proposed.

Background

City Council granted SUP#2007-0070 to Barrett LTD in September 2007 for the operation of a catering business.

On July 7, 2011, staff visited the subject property and found no violations of the conditions of Special Use Permit #2007-0070. Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

Community Outreach

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the Special Use Permit for public hearing.

Staff Action

Staff does not object to the change of ownership request. Although this business could qualify as a bakery use, which does not require Special Use Permit approval, as a catering use the applicant has additional flexibility regarding the items that he may cook or prepare on site. The technical parking requirement is also lower for a catering use than for a bakery, which is appropriate here given that retail sales will occur off-site. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 26, 2011

Action: Approved



Barbara Ross, Deputy Director

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

CONDITIONS OF SPECIAL USE PERMIT #2011-0047

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2007-0070)
2. The hours of operation of the catering business shall be limited to between 7:00 A.M. and 10:00 P.M., daily. (P&Z) (SUP#2007-0070)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2007-0070)
4. No alcohol service is permitted. (P&Z) (SUP#2007-0070)
5. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2007-0070)
6. Litter on the site and on the public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day 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) (SUP#2007-0070)
7. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into streets, alleys or storm sewers. (T&ES) (SUP#2007-0070)
8. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP#2007-0070)
9. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by Transportation & Environmental Services. (T&ES) (SUP#2007-0070)
10. **CONDITION DELETED BY STAFF:** ~~Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES) (SUP#2007-0070)~~
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2007-0070)

12. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (SUP#2007-0070)~~
13. 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) (SUP#2007-0070)
14. **CONDITION AMENDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, ~~and on how to prevent underage sales of alcohol.~~ (P&Z) (SUP#2007-0070)
15. **CONDITION AMENDED BY STAFF:** The applicant ~~is to~~ shall 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 commencing the catering operation.~~ (Police) (SUP#2007-0070)
16. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit ~~after it has been operational for 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 the result of a complaint that rises to the level of a violation of the permit conditions, (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) (SUP#2007-0070)