



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSP #** 2010-0027 **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 716 North Pitt Street; 717, 719, 723 & 735 North St. Asaph

**TAX MAP REFERENCE:** 054.04-10-01 through 05 **ZONE:** CD

**APPLICANT:**

Name: Alexandria Old Town North LLC

Address: c/o Buchanan Partners, 9841 Washingtonian Boulevard, Suite 300, Gaithersburg, MD 20878

**PROPERTY OWNER:**

Name: Alexandria Old Town North LLC

Address: c/o Buchanan Partners, 9841 Washingtonian Boulevard, Suite 300, Gaithersburg, MD 20878

**SUMMARY OF PROPOSAL** Construction of a mixed use project with a full service grocery store on the first floor with four stories of residential units above and two levels of below grade parking.

**MODIFICATIONS REQUESTED** Parking reduction, waiver of crown coverage and vision clearance, and encroachment.

**SUPs REQUESTED** \_\_\_\_\_

**THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire, Esquire, Agent

Print Name of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State Zip Code

Signature

(703) 712-5362 (703) 712-5222

Telephone # Fax #

kwire@mcguirewoods.com

Email address

3/4/11  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

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

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

Development SUP # 2010-0027

**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.  
See attached.

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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.

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

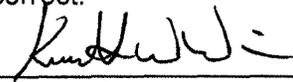
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached		None
2.		
3.		

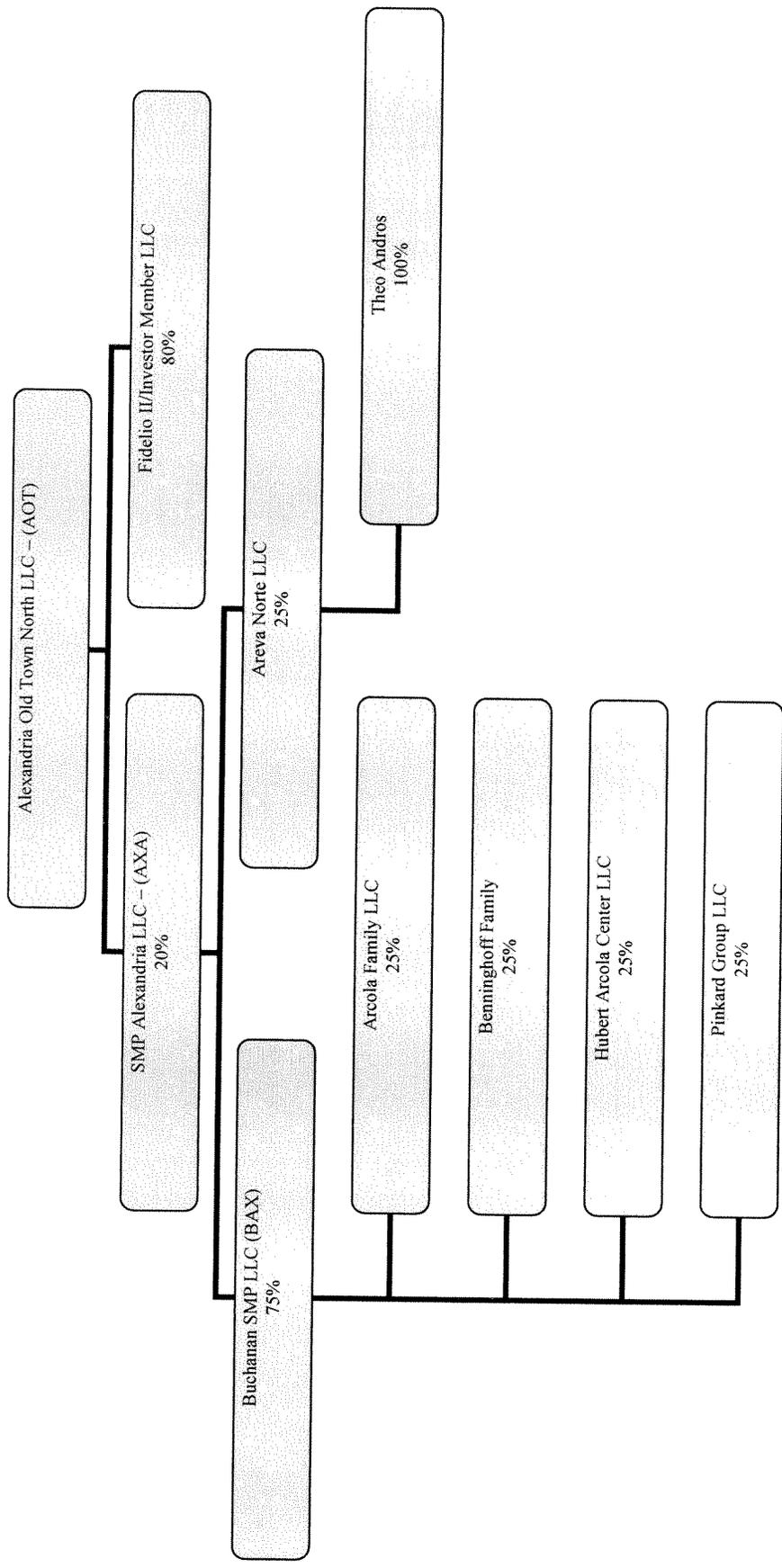
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/4/11  
Date

Kenneth W. Wire, Esquire, Agent  
Printed Name

  
Signature



**Alexandria City Council**

William Euille, Mayor  
Kerry Donely, Vice Mayor  
Frank Fannon IV  
Alicia Hughes  
Rob Krupicka  
Redella "Del" Pepper  
Paul Smedberg

**Planning Commission**

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Donna Fossum  
J. Lawrence Robinson  
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**Board of Zoning Appeals**

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Jennifer Lewis  
Eric Zander  
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Updated 5/1/2010

**Definition of business and financial relationship.**

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).  
Specific information TBD at the time of the specific tenants.

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**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).  
Specific information TBD at the time of the specific tenants.

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**5. Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
Residential 24/7			
Retail TBD with			
specific tenants			

**6. Describe any potential noise emanating from the proposed use:**

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Noise levels anticipated will be normal noise levels for residential and retail use and will comply with the City of Alexandria Noise Control Code.

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B. How will the noise from patrons be controlled?  
Any noise will be contained inside the buildings.

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

Specific information TBD at the time of the specific tenants.

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**8. Provide information regarding trash and litter generated by the use:**

- A. What type of trash and garbage will be generated by the use?  
Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_
- B. How much trash and garbage will be generated by the use?  
Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_
- C. How often will trash be collected?  
Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_
- D. How will you prevent littering on the property, streets and nearby properties?  
Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_

**9. 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:

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

**10. 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:

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

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

Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALCOHOL SALES**

**12. 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.

Specific information TBD at the time of specific tenants.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

**13. 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?  
469  
\_\_\_\_\_

B. How many parking spaces of each type are provided for the proposed use:  
238     Standard spaces  
79     Compact spaces  
8     Handicapped accessible spaces  
\_\_\_\_\_     Other

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

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**.

**14. 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? 3
- B. How many loading spaces are available for the use? 3
- C. Where are off-street loading facilities located?  
Residential loading on North St. Asaph; retail loading on North Pitt Street
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Specific information TBD at the time of specific tenants.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Specific information TBD at the time of specific tenants.

**15. 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?**  
\_\_\_\_\_  
\_\_\_\_\_