

may



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0010

PROPERTY LOCATION: 503 King Street, Alexandria, VA 22314

TAX MAP REFERENCE: 074.02-04-02 **ZONE:** KR.

APPLICANT:
Name: The Velmeir Companies

Address: 5757 West Maple Road, Suite 800, West Bloomfield, MI 48322

PROPOSED USE: CVS/pharmacy Store #2149

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

Eugene Harris
Print Name of Applicant or Agent
5285 Shawnee Road, Suite 106
Mailing/Street Address
Alexandria, VA 22312
City and State Zip Code

[Signature] 2/15/11
Signature Date
703 346 5293 703 256 5890
Telephone # Fax #
gharris@velmeir.com
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of Bankers Square Associates I hereby
(Property Address)
grant the applicant authorization to apply for the CVS Retail Store use as
(use)
described in this application.

Name: Lawrence E. Kahan Phone: (703) 299-0029
Please Print
Address: 2331 Mill Road, Suite 150 Email: lkahan@simpsondev.com
Alexandria, VA 22314
Signature: *Lawrence Kahan* Date: February 14, 2011

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

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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. Eugene Harris	5285 Shawnee Rd Alexandria, VA 22312	D
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 501 King Street (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. BARKER SPACE ASSOCIATES	2331 Mill Road, Suite 150, Alexandria, VA 22314	100%
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. Eugene Harris	NA	
2. BARKER SPACE ASSOCIATES	NA	
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.

4/15/11
Date

Eugene Harris
Printed Name


Signature

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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.

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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Construction of a new 11036 SF CVS Retail and Pharmacy Store

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USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an 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).

Varies by time of day but minimum 10 and maximum of 50

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

(12) during time frames noted in #6 below.
8-12 per eight hour shift

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

Day:
Store will operate 24/7

Hours:
Store will operate 24/7

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

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

n/a

B. How will the noise be controlled?

n/a

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

n/a

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? (i.e. office paper, food wrappers)

1-2 4 CY dumpsters per week - majority is cardboard which will be baled internally

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1-2 4 CY dumpsters per week - majority is cardboard which will be baled internally

C. How often will trash be collected?

1- 2 times per week

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

Trash receptacles at entrances as required employees will police area around store

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:

None

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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:

N/A

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

N/a

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

Beer and Wine only for off site consumption

PARKING AND ACCESS REQUIREMENTS

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

- _____ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. 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?

Urban location - 3 spaces will be leased in building garage for staff - customers will utilize neighborhood street and garage

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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B. Where are off-street loading facilities located? At rear of building.

C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7 AM and 4 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
2 to 3 times 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?
n/a

SITE CHARACTERISTICS

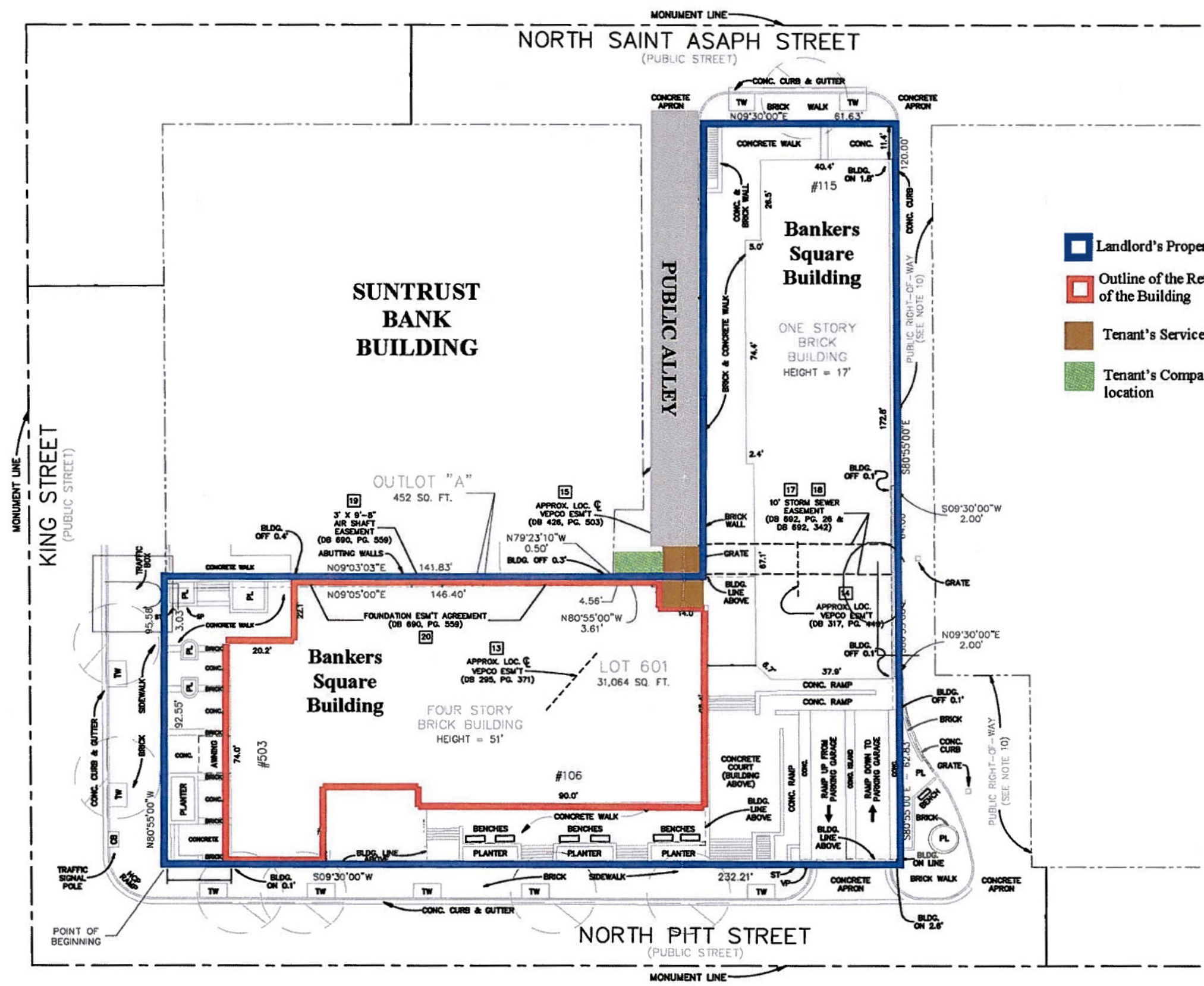
17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
11,036 sq. ft. (existing) + 0 sq. ft. (addition if any) = 11,036 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: Bankers Square
 other. Please describe: _____

End of Application

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- Landlord's Property
- Outline of the Retail Component of the Building
- Tenant's Service/Loading Area
- Tenant's Compactor/Dumpster location

1 SITE PLAN
A-1 SCALE: 1/16" = 1'-0"



Larson Design Group

1000 Commerce Park Drive
Suite 201
Williamsport, PA 17701
Phone: 570.323.6603
Fax: 570.323.9902
www.larsondesigngroup.com

ARCHITECTS ENGINEERS SURVEYORS

CONSULTANT:

SEAL:



PROJECT TYPE: RELO AS-IS
A-TYPICAL
STORE NUMBER: 2149
KING ST. & PITT ST.
ALEXANDRIA, VA

DEVELOPER:
THE VELMEIR COMPANIES
5757 WEST MAPLE RD.
WEST BLOOMFIELD, MI
TEL: (248) 539-7997
FAX: (248) 539-9449

REVISIONS:

LAYOUT COORDINATOR:
CONSTRUCTION MGR. J. BARTKO
DRAWING BY: BDC
DATE: 02 FEB 2010
JOB NUMBER: 6556-018

TITLE:
SITE PLAN

SHEET NUMBER:
A-1

COMMENTS:

