

**APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2009-0003**

PROJECT NAME: Restaurant Depot

PROPERTY LOCATION: 4600-4604 Eisenhower Ave, Alexandria, VA 22304

TAX MAP REFERENCE: 069.03-01-09 & -10 **ZONE:** OCM-100

APPLICANT Name: JMDH Real Estate of Alexandria II, LLC

Address: 1524 132nd Street, College Point, NY 11356

PROPERTY OWNER Name: 4600 Eisenhower Ave., LLC

Address: 2900 Eisenhower Ave., Suite 302, Alexandria, VA 22314

SUMMARY OF PROPOSAL: Development of an approximately 70,000 square foot wholesale warehouse

MODIFICATIONS REQUESTED: _____

SUP's REQUESTED: Wholesale warehouse in the OCM-100 zone.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions 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 knowledge and belief.

Harry P. Hart

Print Name of Applicant or Agent


Signature

307 N. Washington Street

Mailing/Street Address

Alexandria, VA 22314

City and State *Zip Code*

703-836-5757

Telephone #

May 6, 2009

703-548-5443

Fax #

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____

Fee Paid & Date: \$ _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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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 the *(check one)*:

Owner Contract Purchaser

Lessee Other: _____

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.

JRD Real Estate, LLC - 100%, 1524 132nd Street, College Point, NY 11356

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

2. 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. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

The applicant is seeking to relocate it's existing business from 4700 Eisenhower Ave., to the properties at the intersection of Clermont Ave., and Eisenhower Avenue. This would provide a larger footprint for their operation.

The new building would be approximately 70,000 sq. ft. of wholesale warehouse which sells food to restaurants, including a significant number of Alexandria restaurants, who wholeheartedly support this application. The current location is now too small for them, and they want to make their operation more efficient through the building of this larger facility. In concert with the Staff, the Applicant is proposing to improve this important corner in the City with appropriate architecture that faces the street and enlivens the building.

Currently, they have an average of 830 customers on a daily basis, and the Applicant believes that this number won't change significantly with the new building, it will most likely enable their current customers to purchase more products from them. The current hours of operation are: Monday, Tuesday, Wednesday: 6 a.m. to 6 p.m., Thursday: 6 a.m. to 7 p.m.; Friday, 6 a.m. to 6 p.m., Saturday, 7:30 a.m. to 4 p.m.; and Sunday: 9 a.m. to 2 p.m. They have 87 employees now, which may increase by 8-10 people based on the larger area. Parking for patrons and employees is provided in the on-site parking lot.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

5900 on average per week.

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

In shifts, the current 87 people plus potentially 8-10 more.

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

Day	Hours	Day	Hours
Monday	6 a.m. to 6 p.m.	Friday	6 a.m. to 6 p.m.
Tuesday	6 a.m. to 6 p.m.	Saturday	7:30 a.m. to 4 p.m.
Wednesday	6 a.m. to 6 p.m.	Sunday	9 a.m. to 2 p.m.
Thursday	6 a.m. to 7 p.m.		

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

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

Normal amount of noise from patrons entering and exiting the store, and the trucks delivering products to the store on a daily basis.

B. How will the noise from patrons be controlled?

All operations will be located inside the building.

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

No odors are anticipated from the use.

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

A. What type of trash and garbage will be generated by the use?

Normal type from a wholesale warehouse use: packaging materials, etc.

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

Normal amount for a wholesale warehouse use of this size. Currently, they have a 30 yard self contained trash compactor that is picked up every 10 days or so.

C. How often will trash be collected?

Every ten days, on an as needed basis. Cardboard is baled and picked up by a recycling company on an as needed basis.

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

The site will be monitored by staff to prevent littering.

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:

The Applicant carries about 25 types of degreasers, hand/dish soap, and grill cleaning solutions.

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Inventories vary greatly. About 50 cases of all of these materials may be on site at any one time.

These are similar to items found in a regular grocery store but in larger sizes.

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

The store is monitored electronically, and there will be adequate lighting in the parking lot for the times of the year when necessary.

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.

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?

181 spaces (1/400 square feet)

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

164 Standard spaces

34 Compact spaces

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7 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? 4

- B. How many loading spaces are available for the use? 5

- C. Where are off-street loading facilities located? in the rear of the proposed new building.

- D. During what hours of the day do you expect loading/unloading operations to occur?
3 a.m. to 4 p.m. Monday through Friday, 8 a.m. to noon on Saturdays, and none on Sundays.

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

15-20 deliveries per weekday, and 3-4 on Saturday, all by appointment only,

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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?

Street access is adequate.

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