

EXHIBIT NO. 11

11
9-13-08

Docket Item # 11
SPECIAL USE PERMIT # 2008-0050

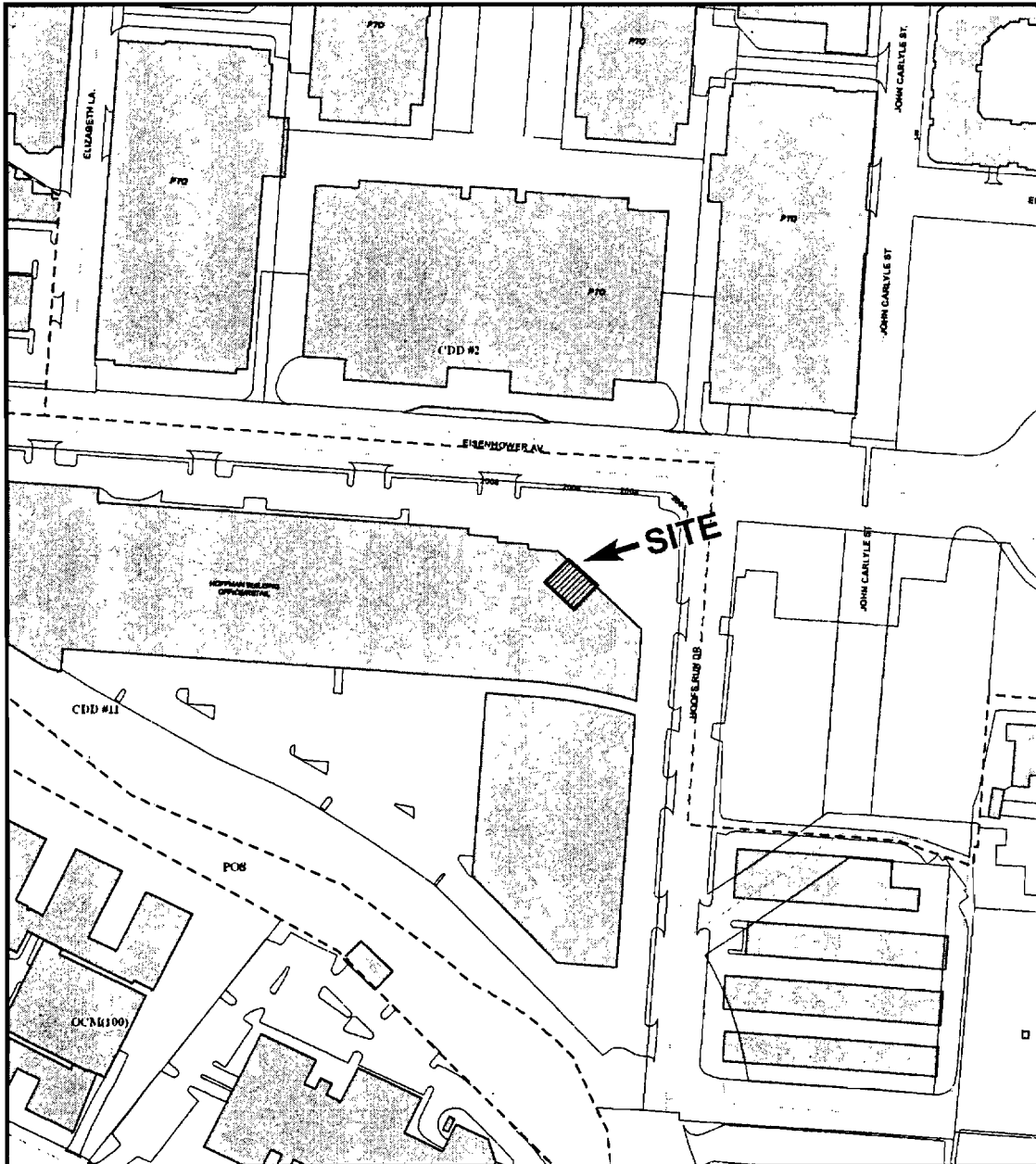
Planning Commission Meeting
September 4, 2008

ISSUE: Consideration of a request for a special use permit to operate a restaurant.
APPLICANT: Bruce Catts and Lauren Catts
LOCATION: 2004 Eisenhower Ave
ZONE: CDD#11

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008: On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

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 permit conditions found in Section III of this report.



SUP #2008-0050

09/04/08



I. DISCUSSION
REQUEST

The applicants, Bruce and Lauren Catts, request special use permit approval for the operation of a restaurant located at 2004 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is a 2,382 square foot tenant space in one lot of record. The subject parcel has 1,200 feet of frontage on Eisenhower Avenue, 825 feet of frontage on Hooff's Run Drive and a total lot area of 578,987 square feet. The site is developed with an office and retail mixed use complex. Access to the property is from Eisenhower Avenue and Hooff's Run Drive.

The surrounding area is occupied by a mix of office, retail, residential and civic uses. Immediately to the north are the United States Patent and Trademark offices. To the south is the City of Alexandria Public Safety Center. To the east is Block P of the Carlyle development, currently being built with residential and retail mixed use. To the west is vacant land with approvals for two residential towers with ground level retail.

BACKGROUND

On May 3, 2007, City staff approved Plot Plan #PLT2007-00004 for renovations to a building formerly used as a warehouse. The renovations to the existing building were to provide retail space, including a Rite Aid Pharmacy and several other smaller tenant spaces. The proposed restaurant will occupy one of the smaller tenant spaces in the building. The restaurant space and other retail spaces in the building are currently under construction.

The City has begun the planning process to widen Eisenhower Avenue. The widening will include improved landscaping and pedestrian crossings along Eisenhower Avenue. The construction on Eisenhower Avenue is scheduled to begin in the summer of 2009.

PROPOSAL

The applicants propose to operate a casual, grill style restaurant with three to five arcade games for the enjoyment of their customers. The applicant does not propose table service. The restaurant will sell beer and wine for on premises consumption only.

Hours: 11:00 am – 10:00 pm, daily

Number of seats: 117 total; 101 indoor and 16 outdoor

Noise: No noise impacts anticipated

Trash/Litter: Trash will be collected 6 times per week, trash receptacles will be positioned at the exits to prevent littering

Alcohol: On premises beer and wine

Entertainment: 3 televisions and 3 – 5 arcade games

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 117 seats will be required to provide thirty off-street parking spaces. There is surface parking and a parking garage on the site with a sufficient number of spaces to satisfy the parking required for the proposed use.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD-11/Coordinated Development District-South Carlyle zone. Section 5-602 of the Zoning Ordinance allows a restaurant in the CDD-11 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 residential, office and retail mixed use.

II. STAFF ANALYSIS

Staff supports the proposed restaurant. With the increased office space and housing that is under construction and proposed south of Eisenhower Avenue, there will be a need for a variety of retail and restaurant uses to serve the offices and residential units. The proposed restaurant is designed to appeal both to families and employees in the area. The restaurant will be a community serving restaurant. The applicant hopes to fill a niche between the full service and the quick service restaurants in Carlyle, offering a casual atmosphere more conducive to families. Although the applicant has requested hours of 11:00 am to 10:00 pm, staff has conditioned hours of 7:00 am to midnight to offer greater flexibility for future operations.

In reviewing the proposed restaurant's location, staff noted that it is situated almost directly opposite an entrance to the PTO building across Eisenhower Avenue. It is expected that the restaurant will derive a certain amount of daytime business from employees who work in the PTO and other nearby buildings on the north side of Eisenhower Avenue. It will be important to provide safe pedestrian access from the north side of Eisenhower Avenue to this business and other future on the south side of Eisenhower Avenue. Currently, there are pedestrian crossings at signalized/marked intersections, which are located approximately 500 feet to the west at Elizabeth Lane and 300 feet to the east at Hooff's Run Drive. While a mid block pedestrian crossing may seem desirable in this location, there are no plans to provide such a crossing under current improvement plans for Eisenhower Avenue. The City generally discourages such crossings and directs pedestrians to existing crossings at signalized or marked intersections.

As part of its analysis of the proposal, staff looked at the existing and proposed landscaping for the subject property. There is limited landscaping within the parking area and along the boundary of the site. Some of the trees bordering the parking area on the site have been removed due to disease, according to the property owner's representative. The property owner is installing a new irrigation system as part of the retail development improvements and will be providing staff with a revised landscape plan in the near future to plant new trees and substitute some plantings with more appropriate species.

With the following 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 7:00 am to 12:00 midnight, daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. 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)
6. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
7. 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)
8. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
9. Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. 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)

11. 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. (T&ES)
12. Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
14. Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed. (RP&CA)
15. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1) (RP&CA)
16. The property owner shall submit a revised landscape plan for the overall site for review and approval by the Departments of Planning and Zoning and Recreation, Parks and Cultural Activities. (P&Z)
17. 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. (Police)
18. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees. (Police)
19. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

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:

- 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 All 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 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 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)
- R-6 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. (T&ES)
- R-7 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

- 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.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 Required exits, parking and accessibility for persons with disabilities must be provided to the building.
- C-2 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-3 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 pick-up schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.
- C-4 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-5 The USBC limits the occupant loading for this area to 15 square feet per person.
- C-6 Any configuration of outdoor seating shall comply with the following conditions:
 - Fire Dept. Connections must remain accessible - not be blocked by tables or fixtures.
 - Daily Sweeping/washing of outdoor dining area is recommended to control rodent activity.
 - Fire Hydrants shall not be obstructed by tables, chairs or other fixtures.

- The configuration of any outdoor seating shall not obstruct or diminish the required egress from the structure or any adjacent structures.
- C-7 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code.
- C-8 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.
- C-9 The current use is classified as B-Business; the proposed use is A-2 (Assembly). Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-10 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulate facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation
- C-3 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans must comply with 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-4 Certified Food Managers must be on duty during all hours of operation.

Parks and Recreation:

- R-1 Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed.
- R-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

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 robbery readiness training for all employees.
- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.



SPECIAL USE PERMIT
PERMISIVE PERMIT

SPECIAL USE PERMIT # 2008-0050

PROPERTY LOCATION: 2004 Eisenhower Ave

TAX MAP REFERENCE: 079.01-01-01 **ZONE:** CDD #11

APPLICANT:

Name: Bruce Catts and Lauren Catts

Address: 5913 Ewing Pl Alexandria Va 22310

PROPOSED USE: Restaraunt

[X] **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.

[X] **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.

[X] **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.

[X] **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 nonbinding 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.

Bruce M Catts
Print Name of Applicant or Agent

Signature

7/1/08

Date

5913 Ewing Pl
Mailing/Street Address

703-554-9651

Telephone #

Fax #

Alexandria Va.
City and State

22310
Zip Code

BCatts@cox.net
Email address

ACTION-PLANNING COMMISSION	DATE
ACTION-CITY COUNCIL	DATE

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2004 Eisenhower Ave, Alexandria Va 22314, I hereby
(Property Address)

grant the applicant authorization to apply for the Restaurant use as
(use)
described in this application.

Name: Hubert N. Hoffman, III
Please Print

Phone 703-960-4700

Address: 2004 Eisenhower Ave

Email: mperine@hoffmantowncenter.com

Signature: *Hubert N. Hoffman*

Date: 7/1/08

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: _____ 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.

N/A

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.)

This request is to allow us to open a restaurant that is franchised under the Foster's Grill name. Foster's is a fast casual, neighborhood style, family friendly, old fashioned grill concept restaurant that offers: charbroiled hamburgers, hot dogs, chicken, roast beef, veggie burgers, buffalo wings, daily specials, kid's menu, salads, fresh squeezed lemonade, soft drinks and beer and wine if permitted. Seating and carry-out options are both offered. Foster's Grille restaurants compare with other business offering quick service food and beverages. These products appeal to all demographics. The Foster's Grille Concepts LLC is a Virginia LLC that was formed in June of 2005

USE CHARACTERISTICS

SUP2008-0050

- 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).

**200 Patrons a day, 20 patrons per hour average with fluctuation to 50 patrons per hour
from 11:30am – 1:30pm**

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

Total of 14 employees per day, will be a mix of full and part-time.

8 employees from the hours of 11:00 am – 4:00pm

4 employees from the hours of 4:00pm – close

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

Day:	Hours:
Sunday – Saturday	11:00am – 10:00pm

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

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

No noise from any mechanical equipment

No abnormal noise from patrons except normal conversation of pedestrians entering or exiting an establishment

- B. How will the noise be controlled?

N/a

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

No odors expected to be emanating from this establishment

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)

Boxes, plastic silverware, food wrappers will be the type of trash generated

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

Anticipate ten 40 gallon trash bags per day to be generated

B. How often will trash be collected?

Trash will be collected six times a week

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

Corporate studies have shown that carryout food is taken back to the work establishment or residence prior to consumption.

To address any deviations from this behavior, trash receptacles will be positioned at the exits of the establishment

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:

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:

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

To ensure the safety of the above mentioned, proper and adequate lighting will be supplied, employees will be required to depart in pairs at night.

In addition there will be a security system to include ADT monitoring for after hours and 24-7 video monitoring

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.

Upon approval of this permit an on premises beer and wine permit will be applied for.

PARKING AND ACCESS REQUIREMENTS

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

- 485 Standard spaces
- 0 Compact spaces
- 8 Handicapped accessible spaces.
- 230 Other. (Development has access to multilevel garage on premises)

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

Yes No

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?

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

Yes No

B. Where are off-street loading facilities located?

The off street loading facilities consist of one loading dock at rear of establishment

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

9am – 11am and 1:30 pm – 3:00 pm

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

Deliveries will occur 4 to 6 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? N/a square feet.

18. What will the total area occupied by the proposed use be?

2382 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2382 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: The Shops At Eisenhower Ave East

an office building. Please provide name of the building: _____

other. Please describe: _____

End of Application

APPLICATION

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 101 Outdoors: 16 Total number proposed: 117

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) Yes No
Beer and wine — on-premises X Yes No
Beer and wine — off-premises Yes No

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

Fast casual - charbroiled hamburgers, hot dogs, chicken, roast beef, veggie burgers, buffalo wings, daily specials, kid's menu, salads, fresh squeezed lemonade

4. The restaurant will offer the following service (check items that apply):

 X table service X bar X carry-out delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? Yes No

Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

 X Yes No

If yes, please describe:

The establishment will have 3 32 inch televisions and 3 -5 video games

Parking impacts. Please answer the following:

- What percent of patron parking can be accommodated off-street? (check one)
 - 100%
 - 75-99%
 - 50-74%
 - 1-49%
 - No parking can be accommodated off-street

- What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - All
 - 75-99%
 - 50-74%
 - 1-49%
 - None

- What is the estimated peak evening impact upon neighborhoods? (check one)
 - No parking impact predicted
 - Less than 20 additional cars in neighborhood
 - 20-40 additional cars
 - More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

- Maximum number of patrons shall be determined by adding the following:
 - 108 Maximum number of patron dining seats
 - + 9 Maximum number of patron bar seats
 - + 10 Maximum number of standing patrons
 - = 127 Maximum number of patrons

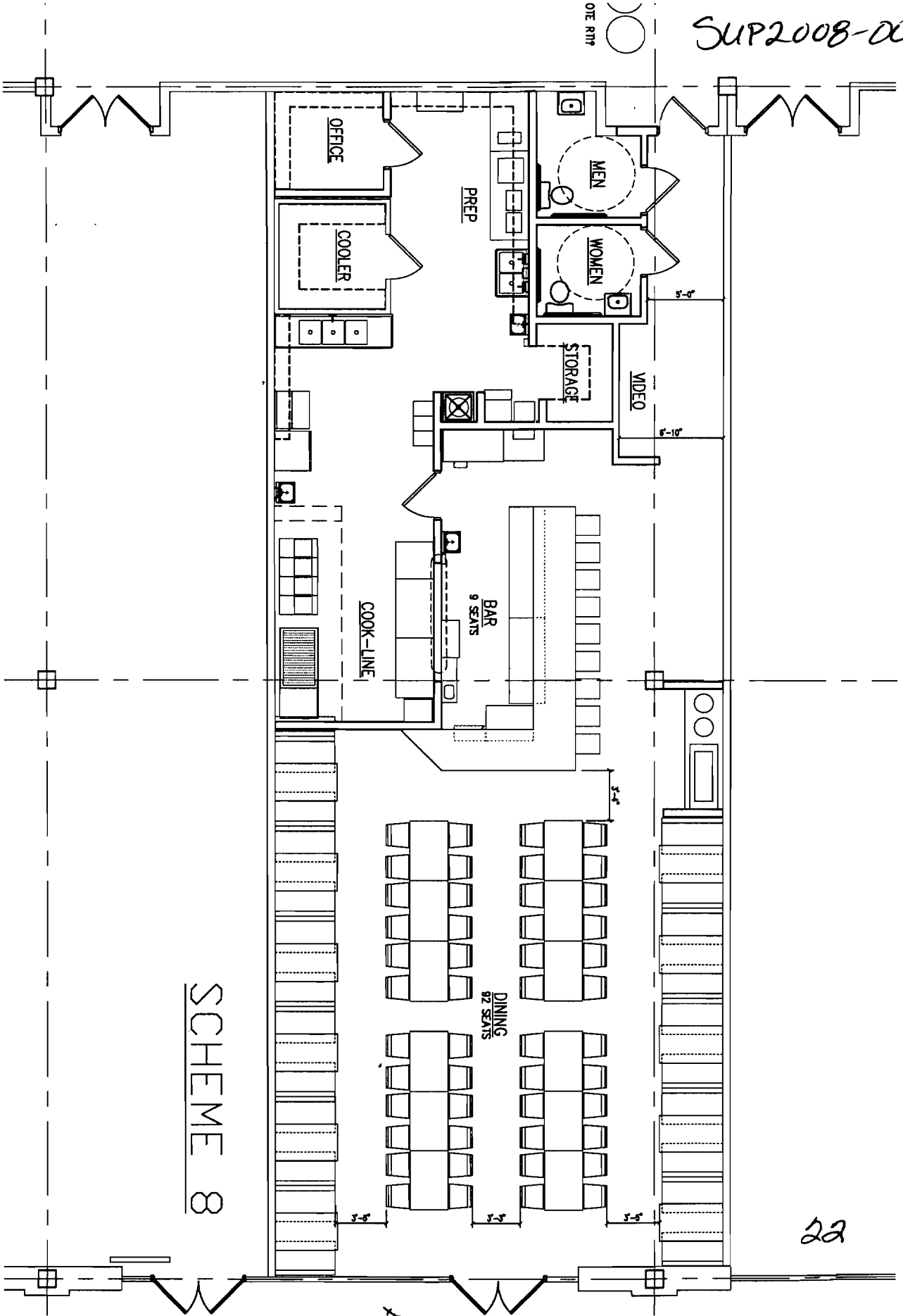
- 8 Maximum number of employees by hour at any one time

- Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - Closing by 8:00 PM
 - Closing after 8:00 PM but by 10:00 PM
 - Closing after 10:00 PM but by Midnight
 - Closing after Midnight

- Alcohol Consumption (check one)
 - High ratio of alcohol to food
 - Balance between alcohol and food
 - Low ratio of alcohol to food

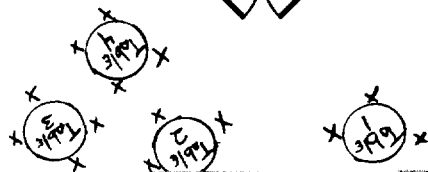
SUP2008-0050

OTE RTH



SCHEME 8

22





SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0050

PROPERTY LOCATION: 2004 Eisenhower Ave

TAX MAP REFERENCE: 079.01-01-01 **ZONE:** CDD #11

APPLICANT:

Name: Bruce Catts and Lauren Catts

Address: 5913 Ewing Pl Alexandria Va 22310

PROPOSED USE: Restaraunt

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 nonbinding 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.

Bruce M Catts
Print Name of Applicant or Agent

Signature

7/1/08

Date

5913 Ewing Pl
Mailing/Street Address

703-554-9651
Telephone #

Fax #

Alexandria Va. 22310
City and State Zip Code

BCatts@cox.net
Email address

Recommended approval	7-0 9-4-08	DATE
ACTION-PLANNING COMMISSION		
ACTION-CITY COUNCIL	CC approved PI recommendation	DATE
	7-0	9-13-08