

EXHIBIT NO. 1

5  
5-14-05

Docket Item #3  
SPECIAL USE PERMIT #2005-0016

Planning Commission Meeting  
May 3, 2005

**ISSUE:** Consideration of a request for a special use permit to operate a nonconforming convenience store use.

**APPLICANT:** 7-Eleven, Incorporated  
by Maynard Sipe

**LOCATION:** 405 East Braddock Road

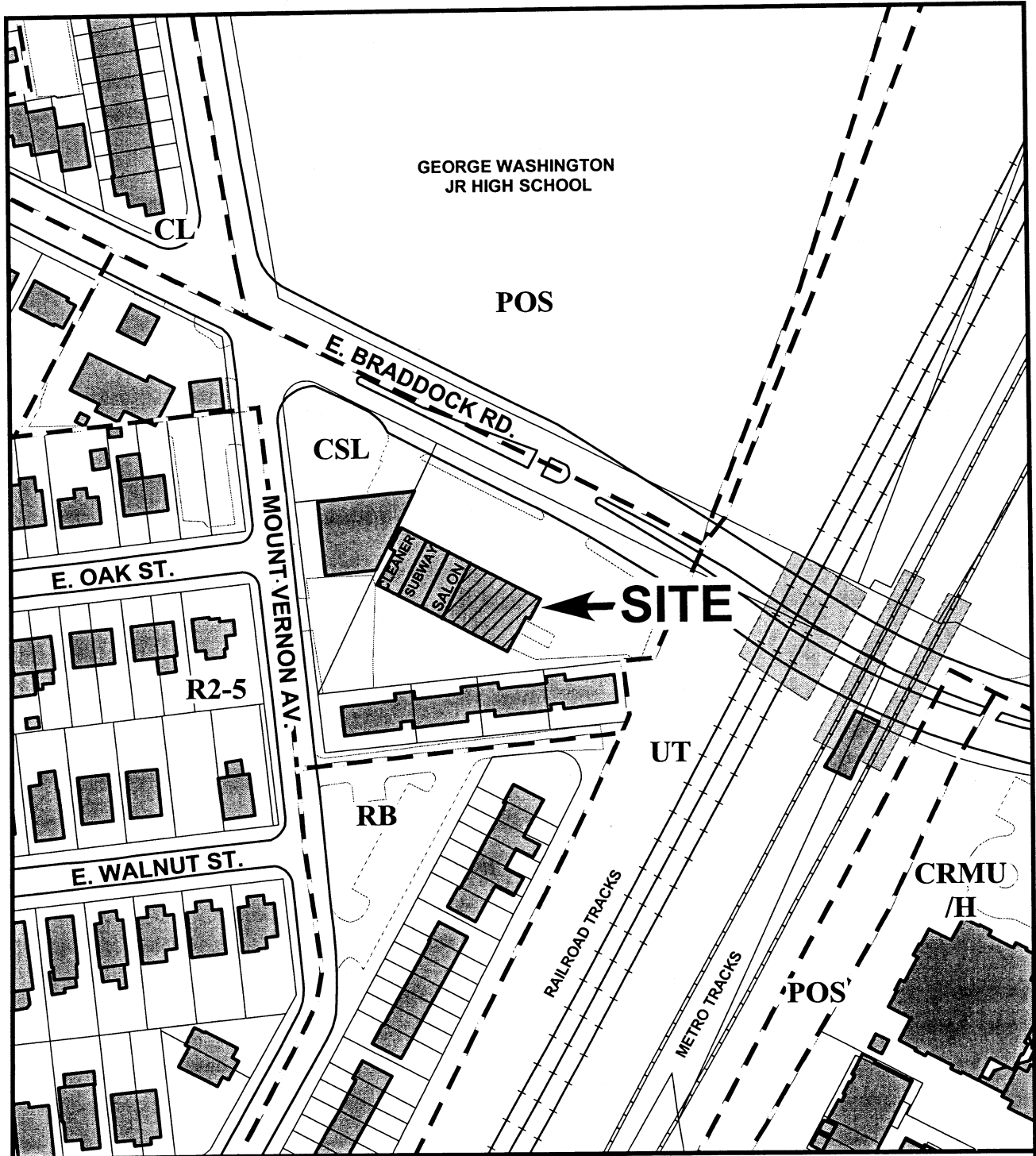
**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, MAY 3, 2005:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

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 permit conditions found in Section III of this report.



**SUP #2005-0016**

**05/03/05**



## I. DISCUSSION

### REQUEST

The applicant, 7-Eleven Inc., requests special use permit approval for the continued operation of a nonconforming convenience store located at 405 East Braddock Road.

### SITE DESCRIPTION

The subject property is one lot of record with 234 feet of frontage on East Braddock Road, 76 to 233 feet of depth, with a total lot area of approximately .85 acres. The site is developed with a small neighborhood retail center, owned by the Southland Corporation (7-Eleven), that contains approximately 5,064 square feet and is divided into four commercial spaces which include the 7-Eleven, a beauty salon, cleaners, and a Subway restaurant. The store is 5,573 square feet in size.

### SURROUNDING USES

To the north of the site is the George Washington Middle School. To the east is the Braddock Road Metro Station and Colecroft development. To the west is a one story building occupied by Kaufman's office equipment. To the south are single family residences.

### PROJECT DESCRIPTION

The applicant proposes to continue operating the nonconforming 7-Eleven convenience store. The applicant is the owner of the property. The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages, which are consumed off the premises.

7-Eleven has been working with the City to review options for redevelopment of the property in conjunction with the adjoining two property owners at the corner of Braddock and Mount Vernon Avenue, which includes the City and Yates Holdings, LLC. This redevelopment is proposed to include a new 7-Eleven store. While redevelopment plans are being refined, the applicant requests approval of a SUP to allow the convenience store use for two years. This should provide adequate time to conclude the redevelopment planning and submission of a SUP for the revised site layout of a new store.

The following features of the continued operation are proposed:

Hours: The store is open 24 hours a day.

ABC License: The store has an Alcoholic Beverage Control license for off-premise sale of beer and wine between the hours of 6:00 a.m. and 12:00 midnight.

Landscaping: At staff's suggestion, the applicant will be installing landscaping according to the attached plan.

Parking: There are thirteen parking spaces delineated for the center, which will remain. Section 8-200 (F) (1) of the Zoning Ordinance states that any land that was in use on June 25, 1963, is not required to provide off-street parking to meet the current zoning. In this case, the store has been operating at this location since 1960; therefore, there is no technical parking requirement.

Trash Dumpster  
and Litter:

Trash generated is typically solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. The applicant anticipates approximately 36 cubic yards each week of recycling and waste. Trash is picked up by a private hauler several times per week. The dumpster is enclosed with a fence. Store employees perform a minimum of two litter walks per day to pick up litter around the store. Additional litter walks are performed three times per week by a contractor. To control litter, there are three private trash cans located on the property, and one City trash can located along the sidewalk.

ZONING

The subject property is located in the CSL/Commercial Service Low zone. The CSL zone allows a convenience store only with a special use permit.

MASTER PLAN

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for uses compatible with CSL zoning.

## **II. STAFF ANALYSIS**

Staff does not object to the continued use of the 7-Eleven located at 405 East Braddock Road. The store is compatible with the mix of uses already in the area. The business provides a valuable convenience retail service to the community.

Staff's concerns for this site are similar to other sites and include the dated facade and lack of landscaping. Given the proposed redevelopment of the property in the near future, staff does not recommend major renovations at this time similar to what has been recommended at all of the other 7-Eleven stores. Staff recommends interim landscaping improvements, which the applicant has agreed to, and that the applicant repair potholes in the parking lot. Staff recommends that these improvements be done within 60 days of the approval of the SUP.

Staff also recommends that the permit expire in two years from the date of approval so that in the event that redevelopment does not occur as anticipated, the case can be brought back to hearing and additional conditions on facade and landscaping improvements may be added. The applicant is already working with the City and the adjacent property owner on plans for redevelopment, and two years should be sufficient time for the three parties to work out site design issues, meet with the community, conclude the redevelopment planning, including the request for proposals process, and for the applicant to submit a new application for SUP for the revised site layout.

Finally, staff has included all of the standard conditions recommended in the other 7-Eleven cases, including the prohibition of single sales of alcoholic beverages.

With these 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. 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. (P&Z)
3. No food, beverages, or other material shall be stored outside. (P&Z)
4. Outdoor storage shall be limited to firewood. The firewood shall be located inconspicuously in a rack at the front of the store to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of 40 fluid ounces or more. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police)

6. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be permitted to accumulate on site outside of those containers. Trash collection shall occur between 7:00 a.m. and 8:00 p.m. (P&Z) (PC)
7. The applicant is to 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. (Police)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)
9. No seats or tables shall be provided for the use of patrons. (P&Z)
10. 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)
11. Lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z)
12. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
13. The applicant shall repair the potholes in the parking lot within 60 days of the approval of this permit to the satisfaction of the Directors of T&ES and Planning and Zoning. (T&ES) (P&Z)
14. The applicant shall install, and thereafter maintain in good condition, landscaping according to the attached landscaping plan to the satisfaction of the Directors of Planning and Zoning and Recreation, Parks and Cultural Services. The landscaping shall be installed within 60 days of the approval of this permit. (P&Z)
15. 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)
16. The applicant shall maintain the dumpster screening in good condition. (P&Z)

17. Lighting on the property shall be shielded to prevent glare on adjacent properties. (P&Z)
18. This permit shall expire two years after City Council approval. (P&Z)
19. The Director of Planning and Zoning shall review the special use permit 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 a result of a complaint that rises to the level of a violation, or (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) (Police)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Urban Planner.

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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:

- 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.
- R-1 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-2 The applicant shall repair the potholes in the parking lot.
- F-1 Curbs and sidewalk look very good, and there are many large garbage cans on the site, including one Bethesda series can.
- F-2 Lighting survey indicates adequate lighting at site.
- F-3 There are several large potholes in the parking lot.

##### Code Enforcement:

No Comments.

##### Health Department:

- F-1 This facility is currently operating as 7-Eleven under an Alexandria Health permit issued to The Southland Corporation.
- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility and all modification must meet current Alexandria City Code requirements for food establishments.



- C-3 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. Plans must comply with the 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 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.

Police Department:

- R-1 We recommend the following condition remain in place for the "ABC Off" license:
  - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume may not be sold.

**The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant maintain lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.**

- R-2 The lighting for the parking lot is to be a minimum of 2.0 foot candles minimum maintained.

**The following recommendation related to landscaping has not been included as a condition because staff finds that mature landscaping at this location will enhance the property.**

- R-3 The shrubbery is to be a maximum height of 36 inches when it is mature.
- R-4 No objections.

APPLICATION for SPECIAL USE PERMIT # 2005-0016

[must use black ink or type]

PROPERTY LOCATION: 405 Braddock Road

TAX MAP REFERENCE: 53.04-6-2 ZONE: CSL

APPLICANT Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, Virginia 22312

PROPERTY OWNER Name: Southland Corporation

Address: P.O. Box 711, Dallas, Texas 75221-0711

PROPOSED USE: Convenience Store

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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** 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 Planning Commission or City Council in the course of public hearings 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.

Michael R. Vanderpool  
Maynard L. Sipe

*Print Name of Applicant or Agent*  
Vanderpool, Frostick & Nishanian, PC  
9200 Church Street, Suite 400

*Mailing/Street Address*  
  
Manassas, Virginia 20110  
*City and State Zip Code*

  
Signature

703-369-4738      703-369-3653  
Telephone #      Fax #

18 February 2005  
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

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

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

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.

IYG Holding Co.  
4-1-4 Shibakoen  
Minato-ku, Tokyo  
Japan 105  
72.51% of common stock

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.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.



**SPECIAL USE APPLICATION  
7-Eleven, Inc.**

**405 Braddock Road, Alexandria**

**WRITTEN NARRATIVE**

7-Eleven, Inc. ("7-Eleven") and Southland Corporation, the owner of the property described in the City of Alexandria land records as Tax Map Parcel Number 053.04-06-02 and having a street address of 405 Braddock Road, Alexandria, Virginia (the "Property"), request approval of a Special Use Permit (SUP) to continue operating the existing use of a convenience store (the "Store") for two years. This request is in accordance with Section 12-214 of the City of Alexandria's Zoning Ordinance that requires such SUP for continuance of any existing legal non-conforming use.

The Property comprises approximately 36,997 square feet and is designated as Commercial Service Low (CSL) zoning district. The Store itself is approximately 5573 square feet in size.

The Store is located on Braddock Road at its intersection with Mt. Vernon Avenue. The surrounding area is one of mixed uses including both commercial and residential uses. 7-Eleven has operated the existing convenience store on the Property since 1960. The Store is well integrated into the community and provides a valuable service to residents of the immediate neighborhood.

**Nature of Activity**

The 7-Eleven store is a typical convenience retail store selling a variety of goods including food and beverages. The Store provides quick and convenient shopping and goods are typically purchased in small quantities. Food and beverages are purchased by customers for

consumption off premises. The Store has an A.B.C. license for off premises sell of beer and wine between the hours of 6:00 a.m. and midnight. The Store is open 24 hours a day, 365 days a year.

### Redevelopment

7-Eleven has been working with the City to review options for redeveloping the Property in conjunction with adjoining property owners. While redevelopment plans are being refined, 7-Eleven requests approval of an SUP to allow it to continue the convenience store use for two years. This should provide adequate time to conclude redevelopment planning and submission of an SUP for the revised site layout. As the SUP will be for a short duration of time, and the site is to be completely redeveloped with new construction, no physical improvements to the Property are proposed at this time.

### Parking

Existing parking is adequate for the Store's level of operations. Since the existing non-conforming use was established prior to 1992, the existing parking is grandfathered.

### Waste Management

Trash generated is typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash is picked up by a private hauler several times per week.

Store employees perform a minimum of two litter walks per day to pick up litter around the Store and the adjacent public right-of-way. Additional litter walks are performed three times per week by a contractor.

### Conclusion

The nature of the existing convenience store use and its scale of operations have proven compatible with the neighborhood and the existing uses in the surrounding area and, thus, no

significant change in operations is necessary. 7-Eleven will continue to work closely with the City of Alexandria to adopt a redevelopment plan for the site. Approval of the requested SUP will permit the Store to continue providing convenience shopping for residents of the immediate neighborhood until redevelopment plans are finalized.

V:\Company\7-Eleven\Alexandria SUPs\Braddock Road\Braddock Street Narrative.doc

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: Continuation of non-conforming use (under Section 12-214 of Zoning Ordinance)

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).

Approximately 1,000-1,500 customers per day

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

Maximum of four (4) employees per shift

Approximately twelve (12) employees total

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

Day:

365 days per year

Hours:

24 hours per day

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

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

No significant noise beyond that generated by typical retail business activities



B. How will the noise from patrons be controlled?

No significant noise from patrons anticipated  
\_\_\_\_\_  
\_\_\_\_\_

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

No significant odors generated by use  
\_\_\_\_\_  
\_\_\_\_\_

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?

Typical solid waste from small retail establishment  
(consisting largely of paper, cardboard and plastic)  
\_\_\_\_\_

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

Approximately 32 yards of trash and 16 cubic yards of  
recyclables per week  
\_\_\_\_\_

C. How often will trash be collected?

Multiple pick-ups (by BFI) per week  
\_\_\_\_\_  
\_\_\_\_\_

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

Contract with outside vendor for "litter walk" around property  
and adjacent sidewalks three times per week. Employees perform  
litter walks twice per day on property  
\_\_\_\_\_

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:

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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:

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

Store has closed circuit T.V. and monitored alarm system

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### ALCOHOL SALES

13. 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.

Current ABC license for off-premises sale of beer and wine

6 a.m. to 12 a.m. (midnight)

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**PARKING AND ACCESS REQUIREMENTS**

14. Please 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?

25

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

7 Standard spaces (delineated)

         Compact spaces

1 Handicapped accessible spaces.

6 Other. Shared parking with other tenants. Additional undelineated parking also available on site.

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

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.

15. Please 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? one space

B. How many loading spaces are available for the use? None

C. Where are off-street loading facilities located? None

\_\_\_\_\_

\_\_\_\_\_

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

A consolidated delivery is made to minimize the number of truck deliveries. Large truck deliveries are scheduled to comply with the

E. <sup>City's noise ordinance.</sup> How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Consolidated deliveries arrive daily. Other vendors deliver several times per week. Typically, three or four trucks deliver per 24-hour period.

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?

Existing access is adequate.

### 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? -0- square feet.

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

approx. 5573 sq. ft. (existing) + -0- sq. ft. (addition if any) = 5573 sq. ft. (total) approx.

19. The proposed use is located in: (check one)

a stand alone building  a house located in a residential zone  a warehouse

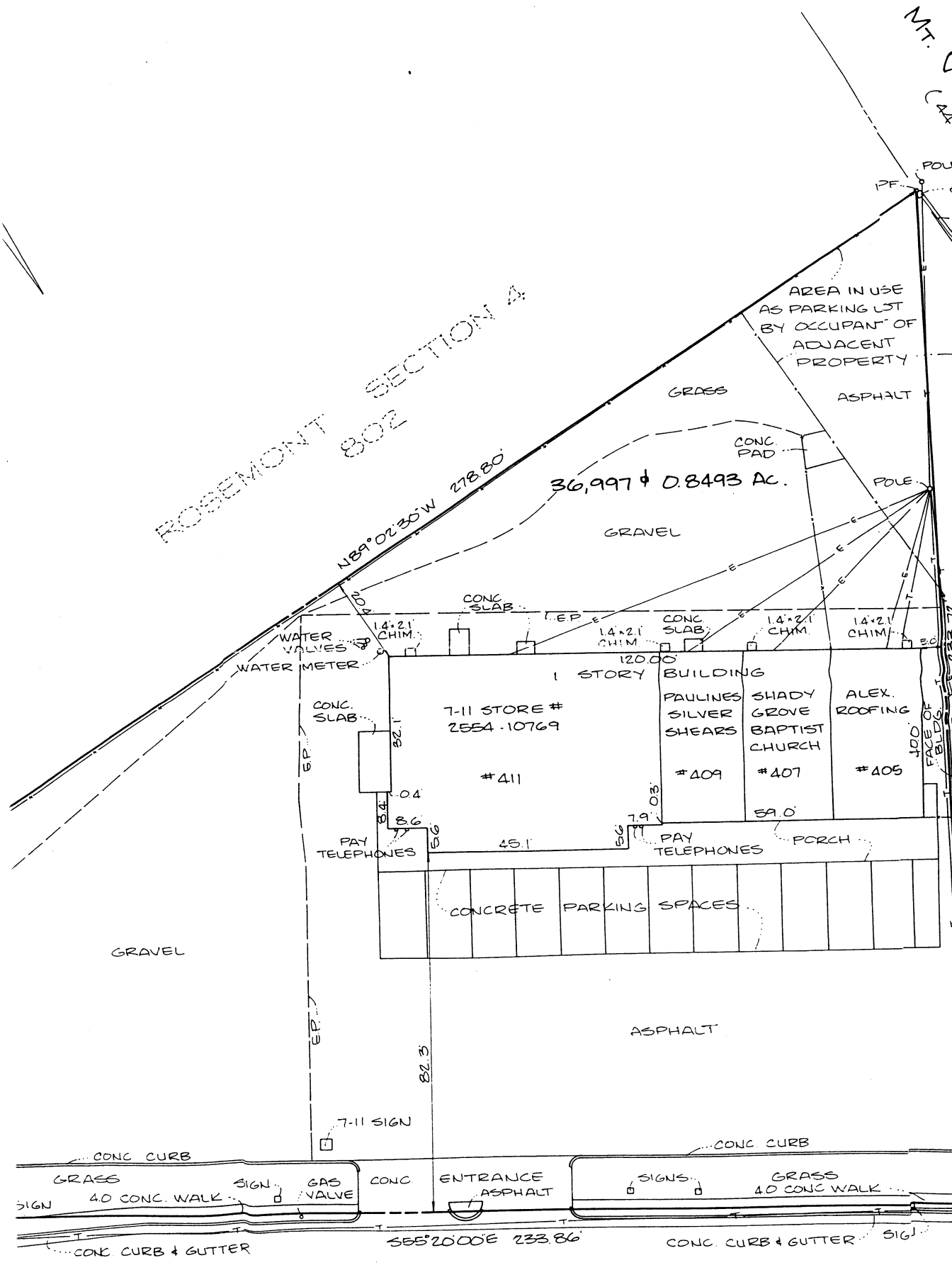
a shopping center. Please provide name of the center: none

an office building. Please provide name of the building: \_\_\_\_\_

other, please describe: \_\_\_\_\_

MT. V. (44)

# ROSEMONT SECTION 4 802



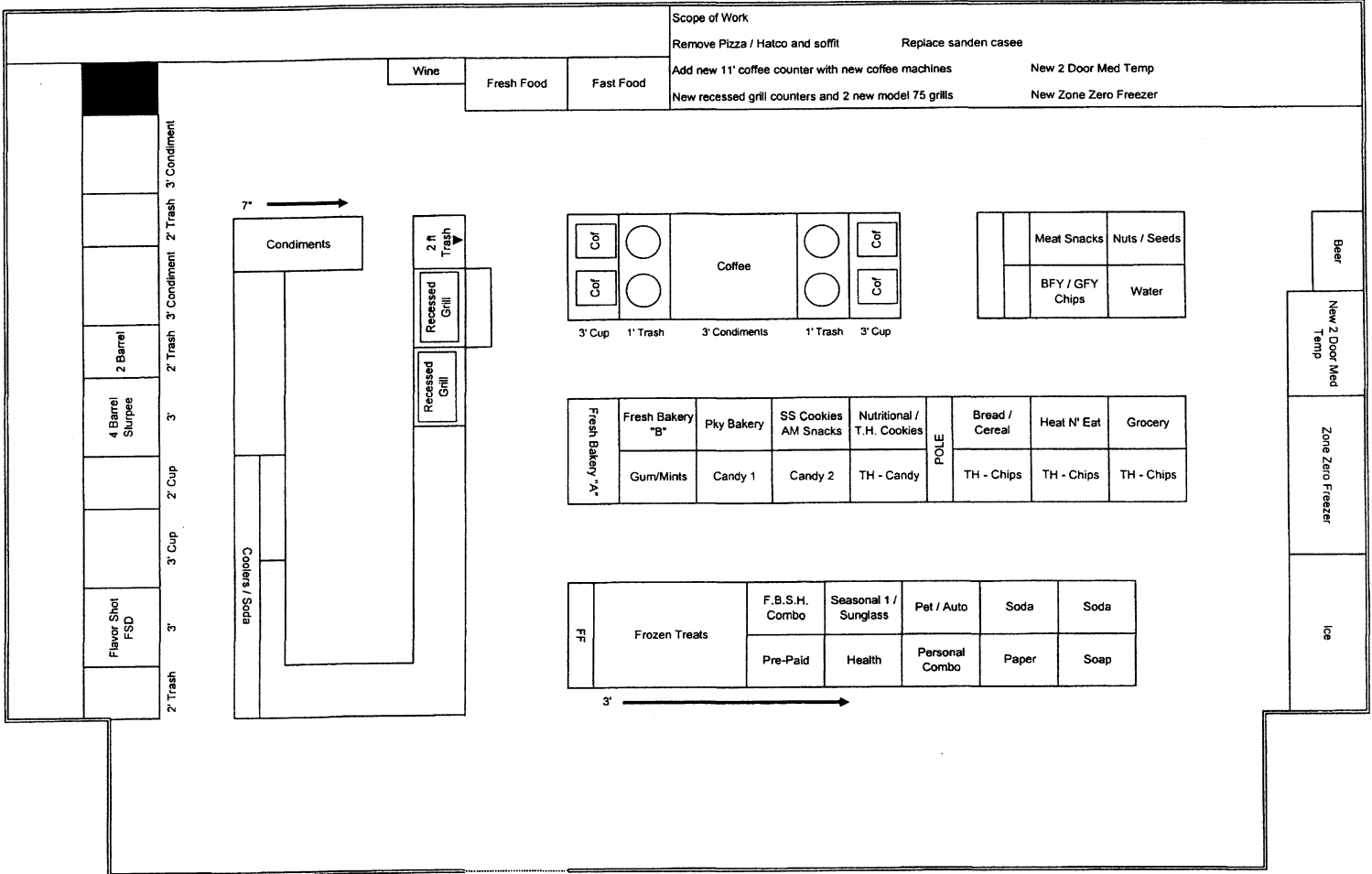
BRADDOCK ROAD  
(60' R/W) 21

Betty-10769

Chesapeake Division

3ft. Wire Shelving

Spring / Summer 2004



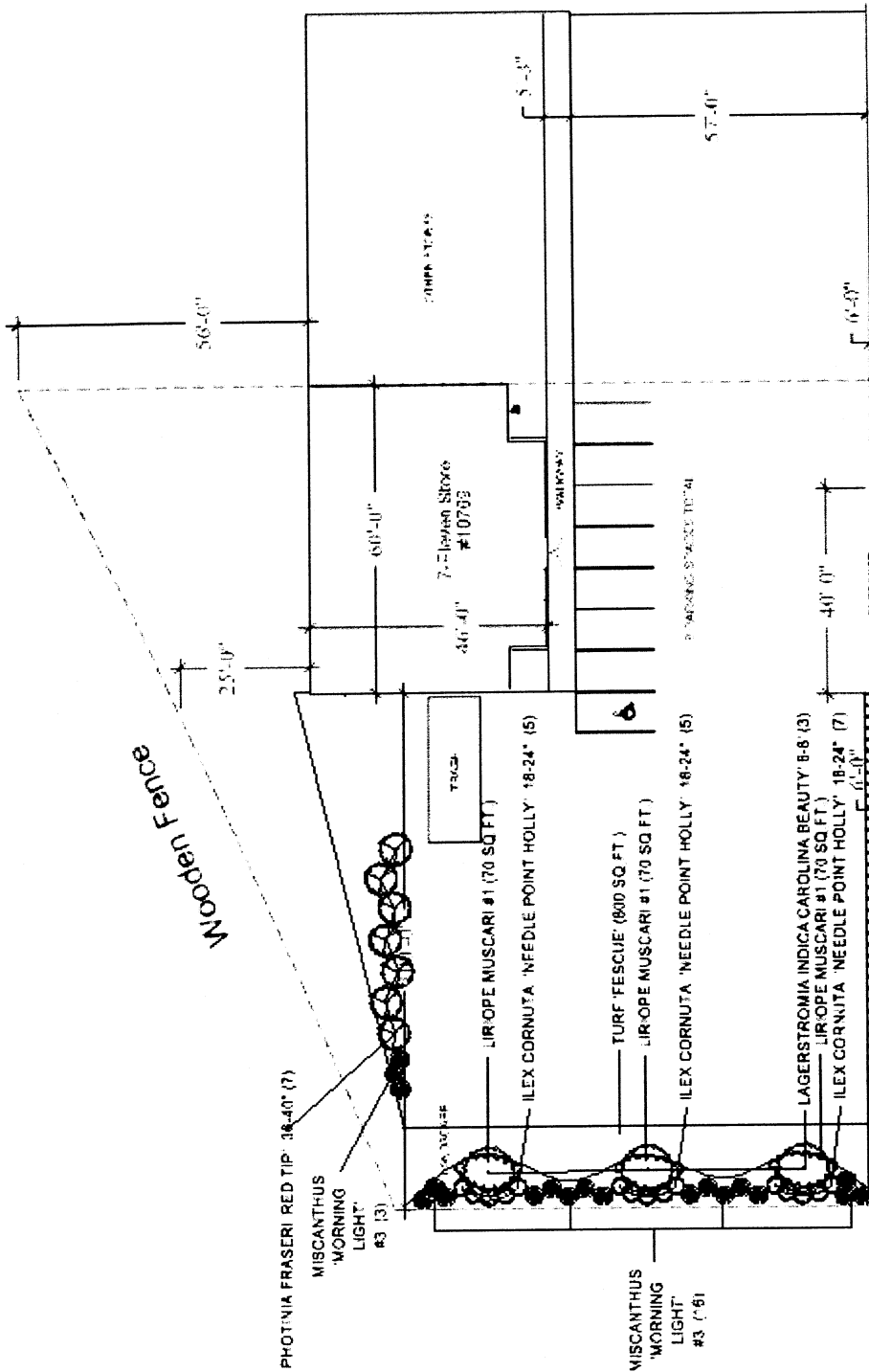
2554 - 10769 SUP Remodel  
Sub./Bik.



7-Eleven  
405 Braddock Road, Alexandria

SUP2005-0016

N



NO SCALE  
 04-14-05  
 DWN.NAME:  
 10769.TCW  
 BY: R.P.RINKER

**7-11 #10769**  
 411 BRADDOCK  
 RD.  
 ALEXANDRIA, VA  
 22301

**TRUGREEN LandCare**

NOTE: THE EXISTING CONDITIONS, DIMENSIONS, AND LOCATIONS OF UTILITIES ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

24



# Del Ray Citizens Association

5  
5-14-05

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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**To:** Honorable Members of City Council  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Justin Wilson, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

**Date:** May13, 2005

**Subject:** SUP# 2005-0016, 7-Eleven at 405 E. Braddock Rd. Request to operate a nonconforming convenience store; zoned CSL/Commercial Service Low. Applicant: 7-Eleven, Inc. by Maynard Sipe

At the DRCA general membership meeting on May 9, 2005, we voted to support the applicants' request to continue operation of an existing convenience store for up to 2 years. We understand 7-Eleven, Inc. intends to redevelop the site in the near future. In the interim, they will execute specific landscape improvements.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Justin Wilson at 703-299-1576 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.

City Council Public Hearing  
May 14, 2005  
Consent Docket item #5

APPLICATION for SPECIAL USE PERMIT # 2005-0016

[must use black ink or type]

PROPERTY LOCATION: 405 Braddock Road

TAX MAP REFERENCE: 53.04-6-2 ZONE: CSL

APPLICANT Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, Virginia 22312

PROPERTY OWNER Name: Southland Corporation

Address: P.O. Box 711, Dallas, Texas 75221-0711

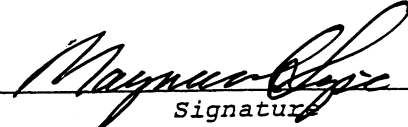
PROPOSED USE: Convenience Store

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Michael R. Vanderpool  
Maynard L. Sipe  
\_\_\_\_\_  
*Print Name of Applicant or Agent*  
Vanderpool, Frostick & Nishanian, PC  
9200 Church Street, Suite 400  
\_\_\_\_\_  
*Mailing/Street Address*  
Manassas, Virginia 20110  
\_\_\_\_\_  
*City and State Zip Code*

  
\_\_\_\_\_  
*Signature*  
703-369-4738      703-369-3653  
*Telephone # Fax #*  
18 February 2005  
\_\_\_\_\_  
*Date*

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: RECOMMENDED APPROVAL BY UNANIMOUS CONSENT

ACTION - CITY COUNCIL: 5/14/2005- City Council approved the Planning Commission recommendation 7-0