

Docket Item #8
SPECIAL USE PERMIT #2006-0031

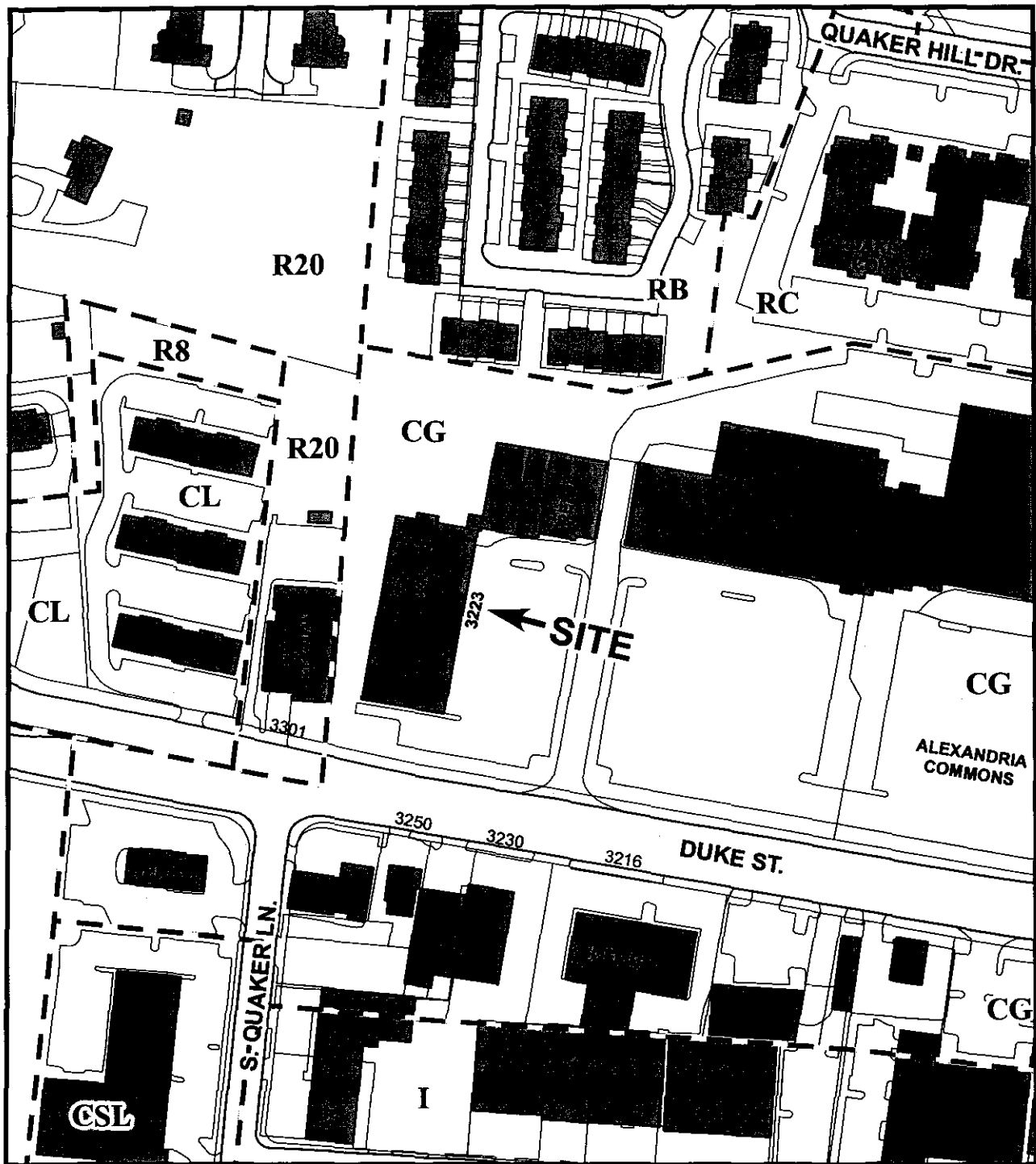
Planning Commission Meeting
June 6, 2006

- ISSUE:** Consideration of a request for a special use permit to operate a Tae Kwon Do studio (commercial school).
- APPLICANT:** JBG Rosenfeld Retail c/o Jhoon Rhee Tae Kwon Do
By Jonathan P. Rak/David R. Gill, attorneys
- LOCATION:** 3223 Duke Street (Parcel Address: 3125 Duke Street)
Alexandria Commons Shopping Center
- ZONE:** CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 6, 2006: 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 recommended permit conditions found in Section III of this report.



SUP #2006-0031

06/06/06



I. DISCUSSION

REQUEST

The applicant, JBG Rosenfeld Retail, c/o Jhoon Rhee Tae Kwon Do, requests special use permit approval for the operation of a Tae Kwon Do Studio (commercial school) located at 3223 Duke St.

SITE DESCRIPTION

The subject property is two lots of record with a combined frontage of approximately 1,138 feet on Duke Street and a total lot area of 12.6 acres. The site is developed with the Alexandria Commons Shopping Center. Access to the property is from Duke Street, with Yale Drive providing access to the rear of the shopping center.



CURRENT CHARACTERISTICS

Alexandria Commons, located on the north side of Duke Street just east of the intersection of Duke Street and Quaker Lane is a shopping center comprised of approximately 145,600 square feet of retail, office, and personal service space, and 634 parking spaces. JW Tumbles would be located in a tenant space in the western portion of the shopping center. The uses directly surrounding the subject property are a hair salon, a restaurant, office uses, as well as another commercial school.

PROPOSAL

The applicant proposes a Tae Kwon Do Studio to be located on the second floor of the Alexandria Commons Shopping Center. Jhoon Rhee Tae Kwon Do has multiple locations throughout the region and the country for more than 40 years. Jhoon Rhee Tae Kwon Do has instruction for all age levels, especially for children. Jhoon Rhee Tae Kwon Do emphasizes the disciplines of attention and respect; concentration and timing; strength and flexibility; goal setting, achievement and accomplishment, sportsmanship, confidence, character, and fun. The applicant proposes Kneehigh Ninja classes for children ages 4 to 6, family classes for kids and adults ages 6 and up, separate teen and adult classes, and birthday parties (ages 6 to 11).

The aspects of the business as proposed by the applicant are as follows:

Hours:	1pm-7pm Daily
Number pupils:	No more than 20 at any time

Noise: Minor and consistent with a commercial school use.

Trash/Litter: Building maintenance will manage on-site trash and litter.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a commercial school requires one parking space for every two seats. A commercial school with 20 seats will be required to provide ten off-street parking spaces, which the applicant has provided. The shopping center has a total of 634 parking spaces. See attached chart for parking allocation for the shopping center.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial General zone. Section 4-403 of the Zoning Ordinance allows a commercial school in the CG zone only with a special use permit. The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan, which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports this new commercial school at 3223 Duke Street. Initially, staff had concerns with parking in the western parking lot directly in front of the proposed use, however the use is consistent with other uses in the shopping center and adequate parking is provided by the shopping center overall.

Due to the design of the center, the western parking lot is smaller than the other lots at the center, resulting in the lot often being full during peak hours. With the heavy concentration of restaurant uses in this area, the parking demand is highest during the lunch and dinner hours. The proposed Jhoon Rhee Tae Kwon Do anticipates most activity after lunch hours, reducing the potential for parking congestion. For those driving, staff anticipates that they will park in the less crowded adjacent parking area during peak hours and walk to their destination. The peak hours for this use are from 3:00p.m. to 7:00p.m. daily, which will help alleviate traffic flow during peak lunch hours for the adjacent restaurants. Also, parking demand for the use can be lessened by requiring employees to park in designated areas in the central parking lot. The shopping center management includes a clause in its leases that requires the lessee to direct employees to park in designated areas. Additionally, staff has made it a condition of the SUP that employees park in the designated parking areas.

Although staff had concerns regarding parking, staff believes that the shopping center has adequate parking overall and parking within the center is self-contained, resulting in no spill over into adjacent residential neighborhoods. A condition has also been added to prevent employees from parking in the crowded parking areas. The commercial school use is consistent with other uses in the center and will help contribute to the vitality of the Duke Street corridor.

Staff recommends approval of this 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 commercial school shall be limited to 8am- 10pm 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. (P&Z)
6. 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)
7. Employees shall park in areas designated by the shopping center as employee parking to reduce congestion in crowded parking areas and this shall be included in employee training on SUP provisions and requirements. (P&Z)
8. The maximum number of students on site at any time may not exceed 20. (P&Z)

9. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

10. 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: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
James Hunt, 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 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- 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.
- F-1 T&ES has no objection to the proposed "Tae Kwon Do" commercial school.

Code Enforcement:

- F-1 The applicant shall identify the number of students by age group. The age and number of students will determine whether the proposed use is classified as B, Business or E, Educational. Should the type of use be determined to be E, Educational, a change of use is required.
- C-1 The current use is classified as B, Business; the proposed use may be E, Educational (See F-1 above). Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. 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-2 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 provide 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.

- C-3 A new Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 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-8 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-9 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Health Department:

- F-1 No Comment

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 a robbery readiness program for all employees.

APPLICATION for SPECIAL USE PERMIT # 2006-0031

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Chevy Chase, MD 20815

PROPOSED USE: 20-seat Jhoon Rhee Tae Kwon Do Commercial School

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.

Jonathan P. Rak/David R. Gill

Print Name of Applicant or Agent

McGuireWoods LLP
1750 Tysons Blvd., Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State

Zip Code



Signature

703-712-5000 703-712-5050
Telephone # Fax #

3/27/06

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: Manager 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.

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.

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, 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. (Attach additional sheets if necessary)

The SUP Application is to allow a 20-seat commercial
school called Jhoon Rhee in the Alexandria Commons
Shopping Center. The school will be located on the second
floor of the shopping center, as indicated on the attached
plans.

The anticipated hours of operation will be 1 pm to 7 pm,
Monday through Sunday.

No more than 20 students attend a class at one time.
Jhoon Rhee has a long-standing reputation as one of the
best Tae Kwon Do schools, with many schools located
throughout the region and the country.

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: _____

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).

The maximum number of pupils during the hours of
_____ operation will be 20.

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

Two employees per shift.

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

Day:	Hours:
<u>Monday to Sunday</u>	<u>1 pm to 7 pm</u>
_____	_____
_____	_____
_____	_____

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

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

Noise levels will be minor and consistent with a
_____ commercial school use.

B. How will the noise from patrons be controlled?

Padding and mats on the floor will reduce noise levels
during classes.

8. Describe any potential odors emanating from the proposed use and plans to control them:
No potential odors will emanate from the proposed 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?

Since the use is a Tae Kwon Do school, little trash
or garbage will be generated by the use.

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

Amount will be consistent with the proposed use.

C. How often will trash be collected?

Daily, by the Applicant as manager of the Alexandria
Commons Shopping Center.

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

Exterior of property is maintained by the Applicant
as the manager of the Alexandria Commons Shopping Center.

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 residents, employees and patrons?

The proposed space will be designed and constructed in compliance with all applicable building codes and safety standards and regulations.

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.

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?

10 spaces - please see attached parking tabulations for analysis

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

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? None

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

C. Where are off-street loading facilities located? Loading will occur through existing front and rear entrances.

D. During what hours of the day do you expect loading/unloading operations to occur?
Limited, since few materials are utilized by the proposed
use - but will occur just prior to opening.

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

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?
Access to the Alexandria Commons Shopping Center is
existing and 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? _____ square feet.

18. What will the total area occupied by the proposed use be?
2,622 (gross)
2,456 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2,622 sq. ft. (total)
(net)

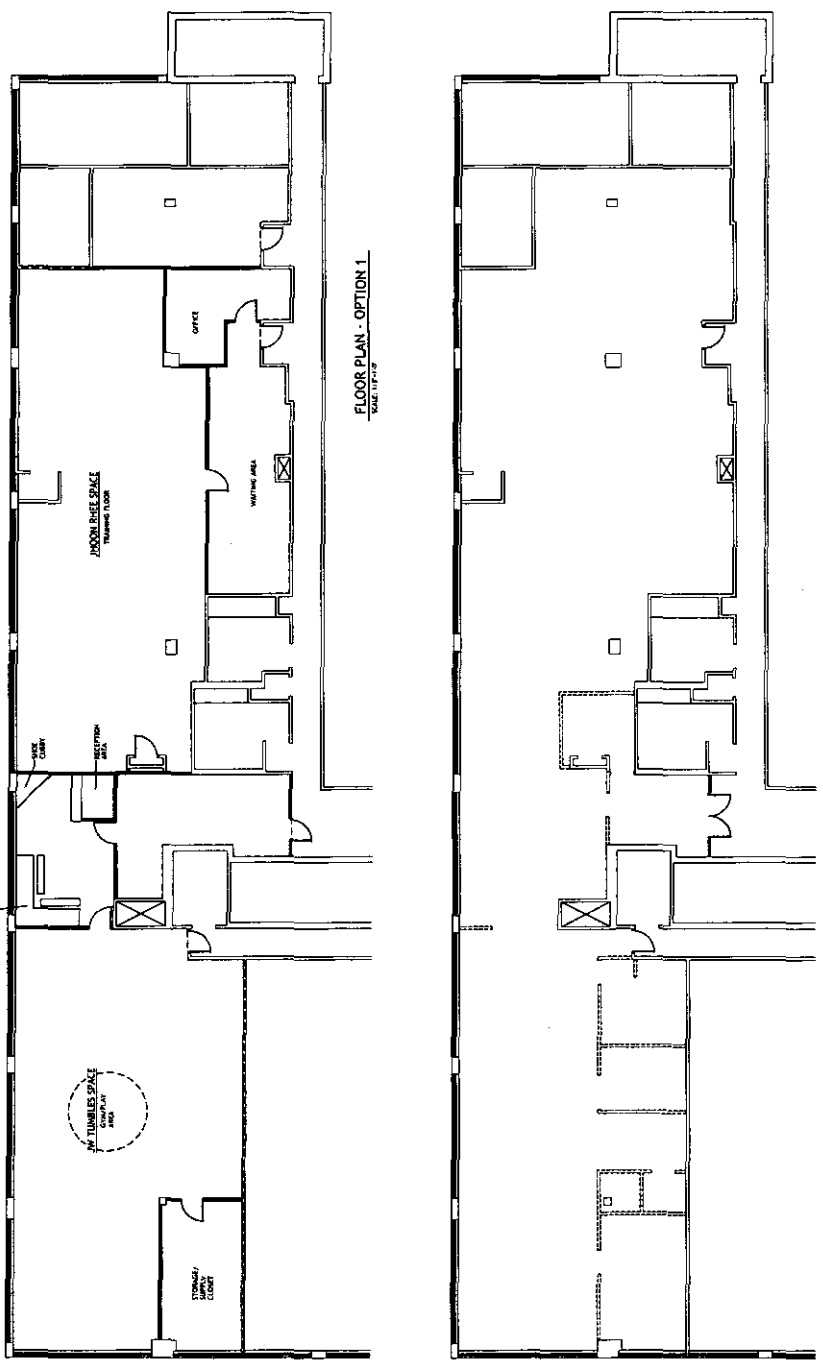
19. The proposed use is located in: (check one)
 a stand alone building a house located in a residential zone a warehouse
 a shopping center. Please provide name of the center: Alexandria Commons Shopping
Center
 an office building. Please provide name of the building: _____
 other, please describe: _____

Scale: As Shown
Date: 02/03/06
Sheet No: 0031

Second Floor Plan
Options

Plan: "Open Space for
Office Space"
227 Dale Street
Alexandria, Virginia

John Cooney Associates, Architects, P.C.
Virginia Architectural License #4485
1877 Cully Station Blvd., Suite 104
McLean, Virginia 22101
Phone: (703) 277-0077 Fax: (703) 277-8888
E-Mail: jca@jca.com



FLOOR PLAN - OPTION 1
SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

51P 0006-0031

L1

Revised Parking Tabulation for Alexandria Commons - 3/27/2006

Number	Occupant	Address	GSF	NSF	Parking Required
4	Game Stop	3111	2232	1897	
6	Rick's Wine & Gourmet	3115	3070	2610	
7	Giant Food	3131	50778	43161	
8	Davidson Beauty Supply	3133	3337	2836	
12	Mastercraft Interiors	3155	23710	20154	
14	Cingular Wireless	3165	2025	1721	
23	Motophoto & Portrait	3218	1600	1360	
15	Jenny Craig	3215	2000	1700	
24	Fast Frame	3227	1200	1020	
	9 Sports Her Way		3875	3294	
13	Virginia ABC		2400	2040	
19	UPS Store		1460	1241	
	Retail Sub-total	(1.1sp/230 s.f.)	97687	83034	397
21	Marshall Insurance	3219	1600	1360	
	State Farm	3223	1858	1579	
	Denver Visitor Bureau	See above			
	Jerry A. Miles, DDS, PC	3223A	1915	1628	
	Connell Trimmer, MD	3223G	3283	2791	
	Vacant	3223	1125	956	
	Office Sub-total	(1sp./450 s.f.)	9781	8314	18
1	Suntrust Bank	3101	2000	1700	
3	Alexandria Cleaners	3109	1137	966	
17	PHD For Hair	3207	1600	1360	
11	Perfect Nails		931	791	
	Personal Service Sub-tot:	(1 sp./400 s.f.)	5668	4818	12
2	Noodles & Company	03-87 3105	2400	66	17
10	Lone Star Steakhouse	SUF 3141	5813	222	56
22	Oriental Star	SUP 2351 3221	2368	60	15
16	Panera Bread	SUP 98-013: 3201& 3203	4560	153*	18
25	Baja Fresh	3231	3600	100	25
5	Starbucks	3113	1666	38	10
20	Z Pizza		1300	44	11
20	Quizno		1900	30	8
	Restaurant Sub-total	(1 Sp./4 seats)	23607	20066	159
18	SuccessLab	3209	3400	45	
	<i>JW Tumbles</i>	<i>Second Floor</i>	2822	20	
	<i>Jhoon Rhee</i>	<i>Second Floor</i>	2622	20	
	Commercial School	(1 Sp/2 Seats)	8844	85	43
	Total Required		145587	123749	629
	Total Provided**				634
	Surplus/(Deficit)				5

Assumes 15% reduction for net square footage per approved Site Plan

Proposed SUP Uses are in Italics

*Parking Reduction per SUP 98-0138

** Based on most recent ALTA Survey from 12/22/04

SUP 2000-000

Webb & Associates, Inc.
Land Surveying - Planning
10100 Main Street
Fairfax, VA 22031
Phone (703) 591-0804 Fax (703) 591-0800

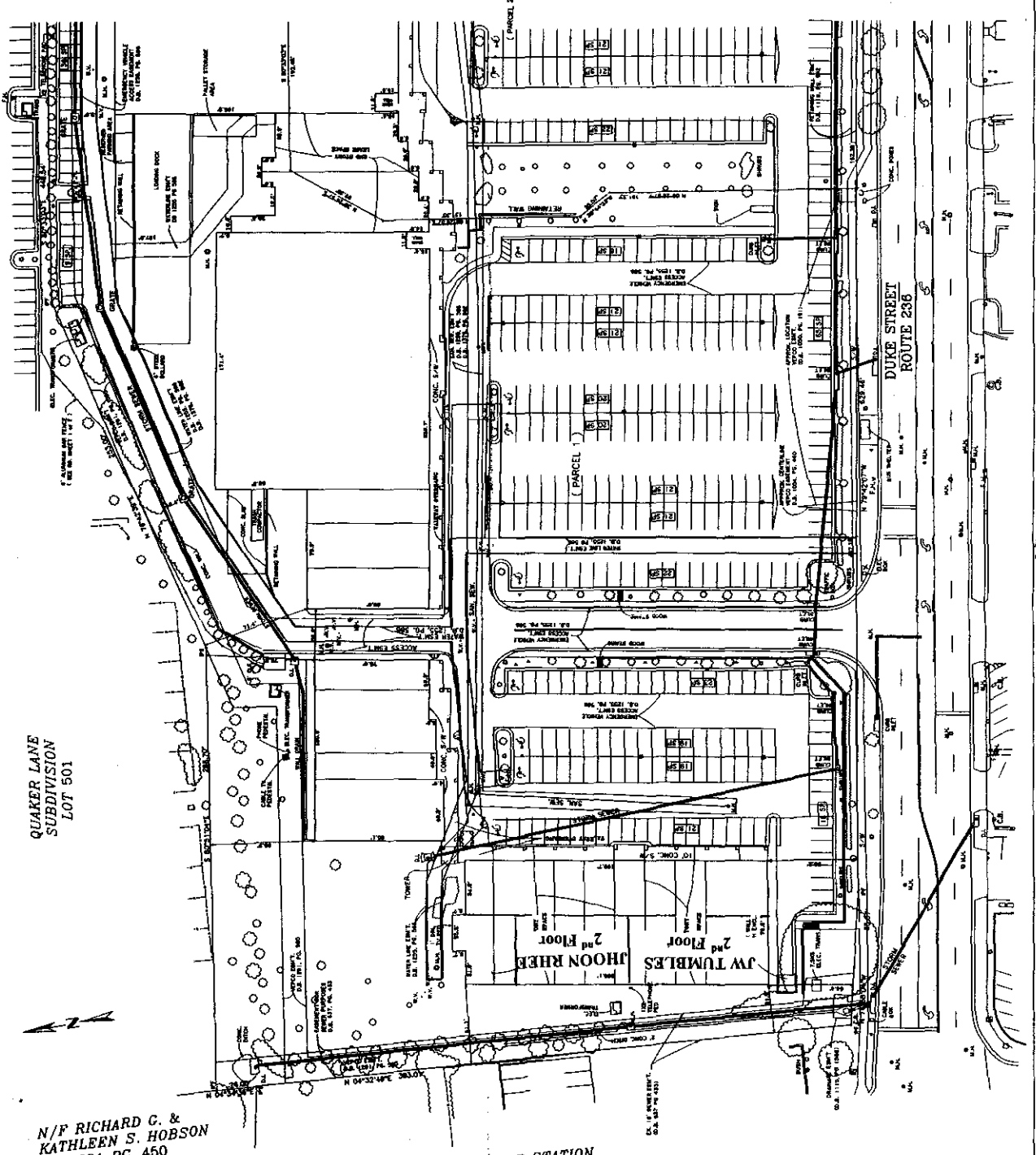
ALTA/ACSM
SURVEY

STEWART-HECHINGER
COMMONS
SHOPPING CENTER, L.L.C.

DATE	DESCRIPTION

SCALE 1" = 30'
DATE MAY 8, 1996
SHEET 2 OF 2
FILE NO. 92-3-1

MATCH SHEET 1 OF 2



N/F RICHARD C. &
KATHLEEN S. HOBSON
D.B. 631 PG. 450

No. 7 FIRE STATION
CITY of ALEXANDRIA
D.B. 118 PG. 182

- LEGEND**
- C.B. CATCH BASIN
 - M.H. MANHOLE
 - S.W. STORMWATER
 - FE. FENCE
 - D. DRAINAGE INLET
 - PK. FIRE HYDRANT
 - LAMP POST
 - POST
 - BIOSH
 - TREE
 - BRICK COLUMN
 - DENOTES NO. OF PARKING SPACES
 - W.- WATER WALK
 - CL. CURB LINE FENCE



Supp 06-99-000

Webb & Associates, Inc.
Land Surveying, Planning
10800 Kaituma Street
Suite B
Fairfax, VA 22031
Phone (703) 591-3884 Fax (703) 591-0088

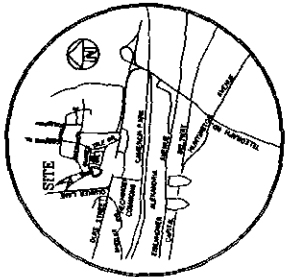
ALTA/ACSM SURVEY

STEWART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.
OF THE LANDS OF

DATE	12/15/99
BY	J.M.
CHECKED BY	J.M.
SCALE	1" = 50'
DATE MADE	12/15/99

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS, BLOCKS AND PARCELS OF THE CITY OF ALEXANDRIA, VIRGINIA, HAVE BEEN SURVEYED AND THE BOUNDARIES THEREOF HAVE BEEN ACCURATELY LOCATED AND SHOWN ON THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THE REQUIREMENTS OF THE STATE OF VIRGINIA. I HAVE BEEN A LICENSED SURVEYOR IN THE STATE OF VIRGINIA SINCE 1988. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR. I HAVE BEEN ASSISTED BY THE FOLLOWING PERSONS: JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR; JAMES M. WILSON, JR., SURVEYOR.



VICINITY MAP
SCALE: 1" = 2000'



NOTES

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THE REQUIREMENTS OF THE STATE OF VIRGINIA.
2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THIS PLAN.
3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THE REQUIREMENTS OF THE STATE OF VIRGINIA.
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15. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS.

DESCRIPTION

LOT 500, BEING A PORTION OF A CONSOLIDATION OF BLOCKS 1, THRU 8 OF THE LANDS OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (PARCEL 1), AND N/2 PRESIDENTIAL GARDENS/DUKE STREET UNITED PARTNERSHIP (PARCEL 2)

CONTAINING 12.3877 ACRES OF LAND

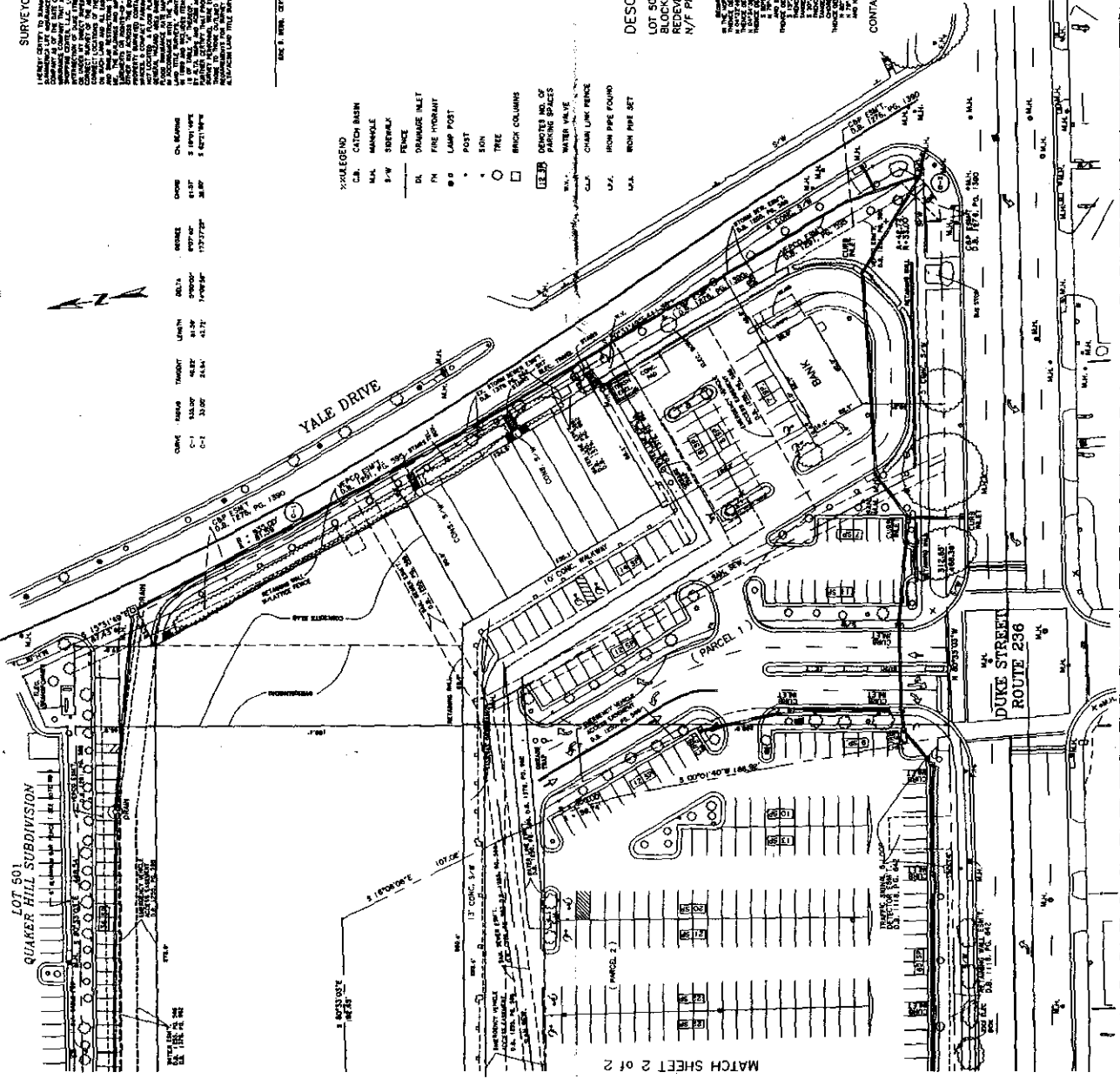
PARKING TABULATION

914 STANDARD SPACES
93 HANDICAP SPACES
634 TOTAL SPACES

AREA TABULATION

PARCEL 1 = 9,9504 ACRES (LOT 500)
PARCEL 2 = 2,4374 ACRES (PRESIDENTIAL GARDENS ET AL)
TOTAL AREA = 12.3877 ACRES

- LEGEND**
- CA. CATCH BASIN
 - MANHOLE
 - PIPE
 - DR. DRAINAGE INLET
 - FN FIRE HYDRANT
 - LAMP POST
 - POST
 - STONE
 - TREE
 - BRICK COLUMNS
 - CONCRETE WALL
 - PARKING SPACES
 - WATER VALVE
 - CHAIN LINK FENCE
 - CONCRETE FENCE
 - IRON PIPE FOUND
 - IRON PIPE SET



MATCH SHEET 2 OF 2

APPLICATION for SPECIAL USE PERMIT # 2006-0031

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Chevy Chase, MD 20815

PROPOSED USE: 20-seat Jhoon Rhee Tae Kwon Do Commercial School

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.

Jonathan P. Rak/David R. Gill

Print Name of Applicant or Agent

McGuireWoods LLP

1750 Tysons Blvd., Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State

Zip Code


Signature

703-712-5000 703-712-5050

Telephone #

Fax #

3/27/06
Date

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

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

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 6/6/06

ACTION - CITY COUNCIL: 6/17/06- CC approved the PC recommendation 6-0