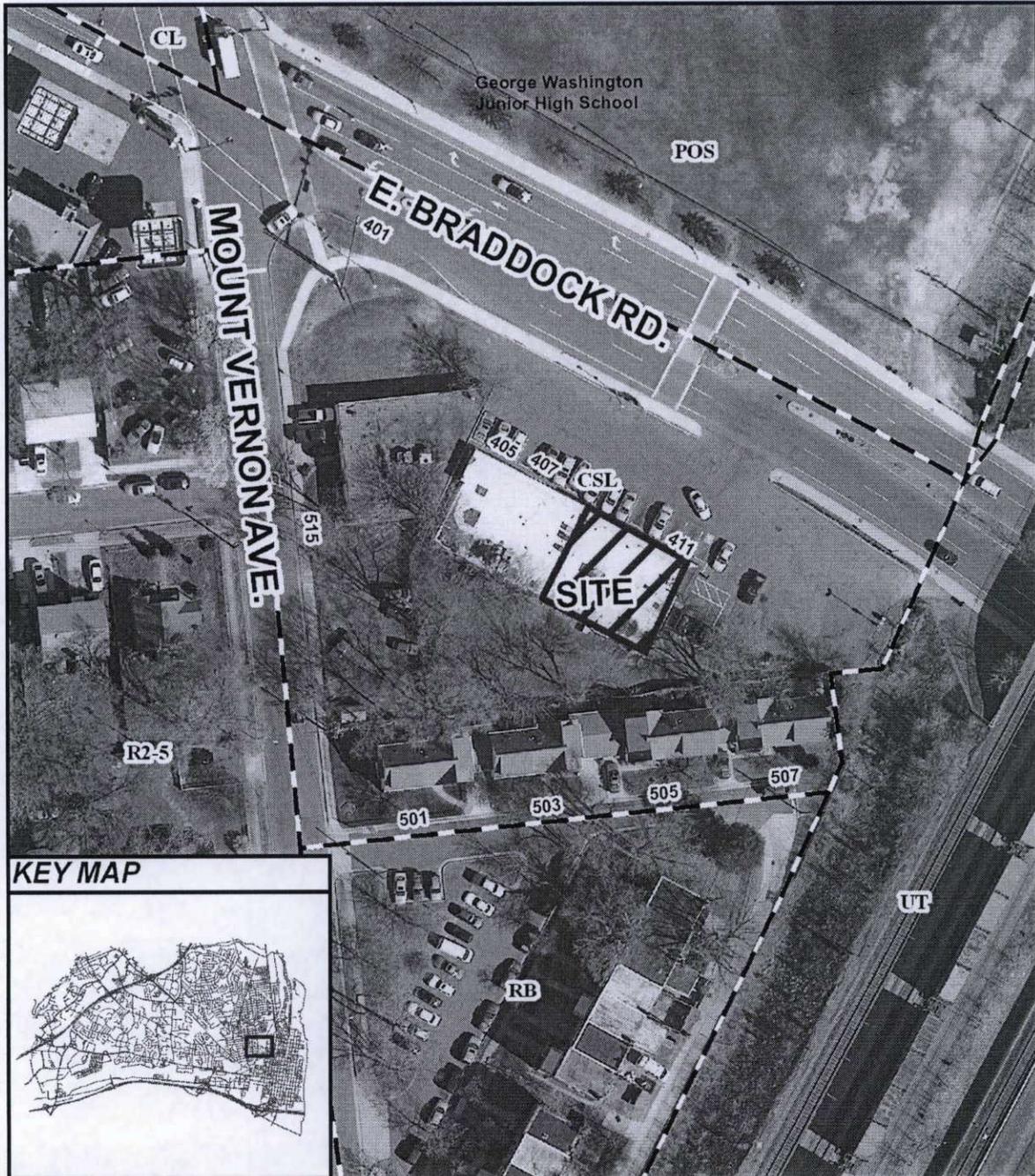


DOCKET ITEM #11F
Special Use Permit #2011-0033
411 East Braddock Road - 7-Eleven Convenience Store
(Parcel addresses: 405, 401 E. Braddock Rd., 515 Mt. Vernon Ave.)

Application	General Data	
Consideration of an SUP request to continue the operation of a convenience store.	Planning Commission Hearing:	June 7, 2011
	City Council Hearing:	June 25, 2011
Address: 411 East Braddock Road (Parcel address: 405 E. Braddock Rd.)	Zone:	CSL/Commercial Service Low
Applicant: 7-Eleven, Inc. by Michael Vanderpool, attorney	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Barbara Ross, Planning and Zoning



SUP#2011-0033

6/7/2011



I. DISCUSSION

The applicant, 7-Eleven, Inc., by Michael Vanderpool, attorney, requests Special Use Permit approval to continue the operation of its convenience store in a new building to be constructed at 411 East Braddock Road.

SITE DESCRIPTION

The subject site, at the corner of Mount Vernon Avenue and East Braddock Road, is currently three lots of record, one of which is City-owned, on which a small shopping center and one-story industrial building are located. Tenants in the shopping center include 7-Eleven and a Subway restaurant. The total site area, after consolidation, is 44,480 square feet.



The surrounding area features a mix of residential, institutional and commercial uses. Metrorail tracks and the mixed-use Colecroft development are located to the east. Single-family residences are adjacent to the south. An automobile service station is located to the west. George Washington Middle School and the Braddock Field are located to the north. Beyond the commercial and institutional uses immediately adjacent lie residential neighborhoods in all directions.

BACKGROUND

Consolidation and redevelopment of these properties has been discussed for several years. Yates Holding LLC, the applicant for DSP#2010-0023, is now seeking permission to construct two new buildings and a parking garage on the site, which will be consolidated into one lot. The proposed two-story building located on the western portion of the site near the corner of Mount Vernon Avenue and East Braddock Road will feature retail and repair uses on the first floor and offices on the second story above. A separate one-story building on the eastern portion of the site will be the location for a new building to house the existing 7-Eleven convenience store. 7-Eleven, Inc. is a participant in the redevelopment plan.

The existing 7-Eleven store has been operating at this location since 1960. In 2005, a special use permit was approved, consistent with the requirement that nonconforming convenience stores obtain a special use permit approval in order to continue. (SUP#2005-0016). Special Use Permit approvals were also granted in 2007 (SUP#2006-0121) and 2009 (SUP#2008-0095) allowing the use to continue. Each included an expiration date in anticipation of the redevelopment now proposed. The current SUP for 7-Eleven expires on April 18, 2012.

PROPOSAL

The new building for the 7-Eleven store will consist of approximately 2,940 square feet of retail space. It will be a freestanding, one-story building located on the eastern portion of the site, closest to the railroad tracks. The new store will continue to operate as a typical convenience store, providing quick and convenient shopping and goods purchased in small quantities. The store sells a variety of goods including food and beverages for consumption off premises. Additional elements of the applicant's proposal include:

- Hours of Operation: The store is open 24 hours daily
- Alcohol: The store has an Alcoholic Beverage Control license for off-premises sale of beer and wine between the hours of 6:00 a.m. and midnight. Single sales are not permitted.
- Customers: Approximately 1,100 – 1,500 a day.
- Employees: A maximum of four employees will staff the store at one time.
- Noise: No significant noise from customer patrons is expected.
- Trash Dumpster: Trash generated is typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. The applicant anticipates approximately 32 cubic yards each week of trash and 16 cubic yards of recycling. Each is picked up by a private hauler several times per week. 7-Eleven will share trash and recycling dumpster area within a screened and landscaped enclosure on the site.
- Litter: Store employees perform a minimum of two litter walks each 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 private trash cans located on the property, and one City trash can located along the sidewalk.

PARKING

In the past, 15 parking spaces were provided for the shopping center, including 7-Eleven, even though there was no technical parking requirement, the prior building having been grandfathered as to parking. Under the current proposal, the entire site will include 77 parking spaces for use by all of the tenants, including the 7-Eleven. Under the arrangement between the landlord and 7-Eleven, 13 of those spaces will be dedicated for 7-Eleven's use. Those spaces are the surface spaces located immediately in front of the 7-Eleven building and across from it in front of the retail/office building. If calculated on an individual use basis, the 7-Eleven, with 2940 square feet of retail space requires 13 parking spaces.

ZONING AND MASTER PLAN

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. 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 supports the continued approval of a 7-Eleven store at this site. Redevelopment of the site provides a series of benefits that improve the setting for this neighborhood convenience business. The existing small, suburban styled strip shopping center building will be demolished. The new 7-Eleven building will be coordinated in design, architecture and orientation with the second, larger building on the site. The new building is well designed and oriented, in part, to address Braddock Road, with the parking area not separating the road and pedestrians from the retail store. The redevelopment includes new wider sidewalks with street trees, shared loading and trash containers, and extensive landscaping. The streetscape improvements are consistent with the Colecroft commercial area east of the site. The parking area will be improved so that it is screened from Braddock Road by landscaping and low walls.

The signage is improved overall and coordinated with the main building. On the other hand, the submitted plans include, in addition to the 7-Eleven logo signs, and signage on the roof addition, 7-Eleven traditional colorful striping around two sides of the 7-Eleven building. Staff is recommending in Condition #27 that the striping only be allowed on the portion of the building immediately above the entrance to the store; the remaining striping must be removed from any final plans and is not allowed.

An additional condition addresses the desirable operable door on the Braddock Road frontage, allowing 7-Eleven to lock the entrance for security reasons if necessary.

The remaining conditions include requirements designed to control impacts, including with regard to litter, alcohol, trash removal, noise and odors and are typical for this and other convenience stores. The expiration date for the 7-Eleven SUP is being deleted, given that the redevelopment of the site is now proceeding. A series of site related conditions are also being deleted in that 7-Eleven will no longer be the landlord of the property. It, as tenant, and Yates Holdings LLC, as landlord, will have to work together to ensure that the site remains property lighted, well maintained and otherwise consistent with the DSP conditions.

Staff recommends approval of the special use permit subject to the Conditions listed in Section III below.

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) (SUP#2005-0016)
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 more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (T&ES) (SUP2008-0095)
3. No food, beverages, or other material shall be stored outside. (P&Z) (SUP#2005-0016)
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) (SUP#2005-0016)
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) (SUP#2005-0016)
6. **CONDITION AMENDED BY STAFF:** 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. All dumpsters and stored trash and recycling shall be placed within the shared dumpster enclosure on site. (P&Z) (SUP#2005-0016)
7. **CONDITION AMENDED BY STAFF:** The applicant shall 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) (SUP#2005-0016)
8. The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (T&ES) (SUP#2005-0016)
9. No seats or tables shall be provided for the use of patrons. (P&Z) (SUP#2005-0016)
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) (SUP#2005-0016)

11. **CONDITION DELETED BY STAFF:** (Landlord responsibility under site plan) ~~Lighting shall be to the satisfaction of the Director of Transportation and Environmental Services in consultation with the Chief of Police. (P&Z) (SUP#2005-0016)~~
12. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2005-0016)
13. **CONDITION DELETED BY STAFF:** (Landlord responsibility under site plan) ~~The applicant shall maintain the parking lot to the satisfaction of the Directors of T&ES and Planning and Zoning. (T&ES) (P&Z)~~
14. Condition satisfied. (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) (T&ES) (SUP#2005-0016)
16. **CONDITION DELETED BY STAFF:** (Landlord responsibility under site plan) ~~The applicant shall maintain the dumpster screening in good condition. (P&Z) (SUP#2005-0016)~~
17. **CONDITION DELETED BY STAFF:** (Landlord responsibility under site plan). ~~Lighting on the property shall be shielded to prevent glare on adjacent properties. (P&Z) (SUP#2005-0016)~~
18. **CONDITION DELETED BY STAFF:** ~~This permit shall expire on March 14, 2012 or three years from City Council approval, whichever is later. This permit shall be re-docketed two years from City Council approval to update and discuss what is happening on consolidation of the properties and to take whatever other action is appropriate at that time. (P&Z) (City Council)~~
19. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after it begins operation in the proposed new building 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) (SUP#2005-0016)
20. **CONDITION DELETED BY STAFF (See T&ES Comment C-1):** ~~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)~~

21. Condition satisfied. (P&Z)
22. **CONDITION DELETED BY STAFF:** ~~(Landlord responsibility under site plan). Landscaping shall be reviewed on an annual basis to ensure compliance with landscape plans and SUP conditions. The applicant shall replace all required landscaping that is currently dead, missing or in poor condition, within 90 days of City Council approval, to the satisfaction of the Directors of Recreation, Parks and Cultural Activities and Planning and Zoning. The applicant shall also thereafter replace all required landscaping that in the future becomes dead, missing or in poor condition. (RP&CA)~~
23. **CONDITION DELETED BY STAFF:** ~~(Landlord responsibility under site plan.) Maintain landscaping to be free of litter and weeds and ensure plants receive proper care. (RP&CA) (SUP#2006-0121)~~
24. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2008-0095)
25. 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) (SUP#2008-0095)
26. **CONDITION AMENDED BY STAFF:** ~~Supply deliveries, loading, and unloading activities, excepting fresh food deliveries by panel trucks, shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2008-0095)~~
27. **CONDITION ADDED BY STAFF:** 7-Eleven signage in the form of its traditional colorful striping is allowed only on the portion of the building immediately above the entrance to the store facing the parking area; the remaining striping is not allowed and must be removed from any final plans. (P&Z)
28. **CONDITION ADDED BY STAFF:** The retail entrance along East Braddock Road for the 7-11 building shall be required to be operable to the maximum possible extent, but may be closed and locked at specific times for security reasons. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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) (SUP2008-00095)
- 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) (SUP2008-00095)
- R-3 **Condition Amended by Staff:** All ~~H~~oudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-4 **Condition Amended by Staff:** ~~Supply d~~Deliveries, loading, and unloading activities, ~~excepting fresh food deliveries by panel trucks,~~ shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 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) (SUP2008-00095)
- R-6 **Condition Amended by Staff:** The applicant shall require its employees who drive to work to use off-street parking. (P&Z) (T&ES)
- R-7 **Condition Amended by Staff:** 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) (T&ES)
- C-1 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). (T&ES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2 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. (T&ES)

Code Enforcement:

- F-1 No comments received

Police Department:

- R-1 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)
- R-2 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)

SUP # 2011-0033

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 405 East Braddock Road, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit (SUP) use as
(use)
described in this application.

Name: 7-Eleven, Inc. (formerly the Southland Corp.) Phone _____

Please Print
Address: P.O. Box 711, Dallas, TX 75221-0711 Email: _____

Signature: Nancy A. Stode Date: 4-1-11

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.

IYG Holding Co.

4-1-4 Shibakoen
Minato-Ku, Tokyo
Japan 105

72.51% of common stock

12
✓

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. IYG Holding Co.	4-1-4 Shibakoen Minato-Ku, Tokyo Japan 105	72.51% of common stock
2. No other stock holder owns more than 10%		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 7-Eleven, Inc. (formerly the Southland Corp)	P. O. Box 711 Dallas, TX 75221-0711	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

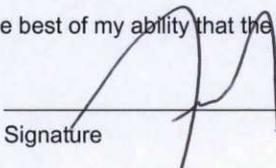
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. IYG Holding Co.	NONE	N/A
2. 7-Eleven, Inc.	NONE	N/A
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/1/11
Date

MICHAEL R. VANDERPOOL, ESQ.
Printed Name


Signature

X 13

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[] a new use requiring a special use permit,
[] an expansion or change to an existing use without a special use permit,
[] an expansion or change to an existing use with a special use permit,
 other. Please describe: Continuation of a non-conforming use (under section 12-200 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 1,100 to 1,500 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 employees per shift.
Approximately 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 a 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 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? (i.e. office paper, food wrappers)
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? (i.e. # of bags or pounds per day or per week)
Approximately 32 yards of trash and 16 cubic yards of recyclables per week.

C. How often will trash be collected?
Multiple pick ups 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 will perform litter walks twice per day on the property.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] 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?

Store has closed-circuit TV and monitored alarm system.

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.

Current ABC license for off-premises sale of beer and wine 6 a.m. to
12 a.m. (midnight). Alcohol sales are restricted in accordance with
condition 5 of the existing SUP (SUP 2006-0121). No change in alcohol
sales is proposed.

17
X

PARKING AND ACCESS REQUIREMENTS

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

- 7 Standard spaces
- Compact spaces
- 1 Handicapped accessible spaces.
- 4 Other. Shared parking with other tenants. Additional undelineated parking also available on site.

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?
N/A

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? delimited area is available for loading on-site, adjacent to store.
-
- C. 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 City's noise ordinance.
- D. 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?
2,940 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,940 sq. ft. (total)

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

End of Application

SPECIAL USE APPLICATION
SUP2011- 0033
7-Eleven, Inc.
405 East Braddock Road, Alexandria
Continuation of Use SUP2008-0095 located at
411 East Braddock Road, Alexandria

WRITTEN NARRATIVE
March 31, 2011

A Continuation Of An Existing Use Is Proposed For East Braddock Road

7-Eleven, Inc. ("7-Eleven"), formerly The Southland Corporation, is the owner of a parcel of land identified in the City of Alexandria real estate records as Tax Map Parcel Number 053.04-06-02; the parcel having a street address of 405 East Braddock Road, Alexandria, Virginia ("Property"). 7-Eleven requests approval of a Special Use Permit ("SUP") to continue the existing use, to allow operating a convenience store ("Store") in the Commercial Service Low (CSL) zoning district, which was originally authorized in 2007 and re-authorized under SUP2008-0095. This request is in accordance with Section 12-200 of the City of Alexandria's Zoning Ordinance that requires such SUP for continuance of any existing legal non-conforming use.

The Existing Use Was Authorized By City Council

7-Eleven currently operates the Store, with an address of 411 East Braddock Road, on the Property under the authorization of a SUP originally approved on May 14, 2005 (SUP2005-0016) which allowed continued operation of the existing Store subject to a two year review of site redevelopment plans. On March 17, 2007 the City Council approved a second special use permit (SUP 2006-0121) which allowed continued operation of the existing Store, until May 14, 2009. On April 18, 2009, the City Council approved SUP2008-0095 extending the SUP until April 18, 2012, with the express understanding that 7-Eleven would diligently pursue redevelopment of the Property. It was the desire of the City that 7-Eleven participate in the

SPECIAL USE APPLICATION
7-Eleven, Inc.
405 East Braddock Road, Alexandria
March 31, 2011
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redevelopment efforts in cooperation with the adjoining landowner ("Redevelopment Plan"). 7-Eleven has steadily pursued such cooperative redevelopment since the original 2005 SUP was approved, and is now a participant in the Redevelopment Plan currently under review by the City. Concurrent with the Redevelopment Plan, 7-Eleven is requesting a SUP to allow continued operation of the Store consistent with the new physical layout which includes razing the existing structure and construction of a new free-standing store.

The Existing Use Is Compatible With The Neighborhood

The Property and Store are 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.

Redevelopment Removes The Existing Building

The Redevelopment Plan combines the Property with the adjacent lot to propose redevelopment of a combined area containing 44,480 square feet of land. The Property contains approximately 36,997 square feet of land and the existing Store is approximately 2,735 square feet in size. The existing Store is included in an existing retail shopping center building of approximately 5,095 square feet. The existing retail shopping center building will be removed under the Redevelopment Plan.

Redevelopment Provides An Improved Store

The new 7-Eleven Store is a freestanding, one story building, located on the southeasterly

SPECIAL USE APPLICATION
7-Eleven, Inc.
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portion of the Property, closest to the railroad tracks. The new 7-Eleven Store is architecturally compatible with the new retail building proposed on the Redevelopment Plan, and the new 7-Eleven Store will contain 2,940 gross square feet of floor space. The front entrance of the new 7-Eleven Store faces the interior parking spaces served by the one shared public road entrance onto East Braddock Road. This public road entrance serves both the new retail building and the new 7-Eleven Store. Retail parking is provided by an onsite parking structure and the 7-Eleven parking is surface level parking immediately adjacent to the Store front entrance. The Redevelopment Plan eliminates the suburban style front parking lot, moves the retail building and new 7-Eleven Store up to the sidewalk, incorporates improved architecture, reduces the number of public street entrances, and provides significant landscaping and screening.

No Change In The Nature Of The Existing Use

The new 7-Eleven Store will continue as 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 will be open 24 hours a day, 365 days a year.

Redevelopment Provides Parking

The parking shown on the Redevelopment Plan is adequate for the Store's level of operations.

Redevelopment Provides Controlled Waste Management

Waste management for the new 7-Eleven Store will be upgraded to current waste

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management and recycling standards, although no increase in the volume or change in the type of trash is anticipated. Trash generated will be typical solid waste from a small retail establishment, largely consisting of paper, cardboard and plastic. Trash will be picked up by a private hauler several times per week. An enclosed dumpster and recycling area is provided with landscaping and screening.

Store employees will 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 will be performed three times per week by a contractor.

Redevelopment Provides Site Improvements

The Redevelopment Plan provides significant new landscaping on the Property to screen the parking structure and the surface parking area, to provide street side plantings, and to create a concentrated planting area at the rear of the new 7-Eleven Store on the portion of the Property closest to the railroad tracks.

The Redevelopment Continuation Of The Existing Use Should Be Approved

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 over a long period of time; and, thus, no significant change in operations is necessary. 7-Eleven has fulfilled its commitment to work closely with an adjoining landowner with the guidance of the City of Alexandria to develop the Redevelopment Plan to improve the Property. 7-Eleven, Inc. now respectfully requests approval of the requested SUP to permit the Store to continue providing

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convenience shopping for residents of the immediate neighborhood as an integral element of the site redevelopment.

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