

Docket Item #6  
SPECIAL USE PERMIT #2005-0073

Planning Commission Meeting  
September 8, 2005

**ISSUE:** Consideration of a request for a special use permit to operate a coffee shop (restaurant).

**APPLICANT:** LHO Alexandria 1 Lessee, LLC

**LOCATION:** 1767 King Street  
(Parcel Address: 1747 King Street)

**ZONE:** KR/King Street Urban Retail

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**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.

**SITE GRAPHIC**  
**AVAILABLE IN THE PLANNING AND ZONING OFFICE**

## I. DISCUSSION

### REQUEST

The applicant, LHO Alexandria 1 Lessee, LLC, requests special use permit approval for the operation of a restaurant located at 1767 King Street.

### SITE DESCRIPTION

The subject property is one lot of record with 160 feet of frontage on King Street and additional frontage on Commonwealth Avenue. The site is developed with a multi-story, Hilton Alexandria Old Town Hotel and Seagar's Restaurant. The coffee shop is proposed to occupy 840 square feet of the existing lobby area at the front of the hotel.



**Proposed location of Starbucks**

The surrounding land uses include residential to the north, and mixed use buildings with generally ground floor retail and either office or residential above to the east, south and west. The King Street Metro Station lies to the west.

### PROJECT DESCRIPTION

The applicant proposes to operate a Starbucks coffee shop. The specific aspects of the establishment are as follows:

Hours:	The applicant proposes to operate from 6:00 a.m. to 8:00 p.m. daily.
Number of Seats:	The applicant proposes to have eight indoor seats, and four outdoor seats. An additional 13 outdoor seats are proposed, but will be applied for through the blanket encroachment process (Outdoor Dining Permit).
Noise:	The applicant does not anticipate high noise levels.
Trash/Litter:	Trash will consist of paper and plastic products. Trash will be disposed of with the consolidated hotel trash within the building. There are dedicated grounds-keepers cleaning the area.

### PARKING

The Hilton Hotel is located within the King Street Transit Parking District which encourages mixed uses and Metro ridership and typically relaxes parking requirements. In the District, a restaurant within a hotel building that is smaller than 10,000 square feet is not required to provide any parking

other than what is required for the hotel (Section 8-400(B)(8)). The rule recognizes that many of the restaurant users will either be hotel guests or Metro users and will not need parking. In this case, there is an existing restaurant in the building that occupies 2,330 net square feet. The proposed coffee shop is proposed to occupy an additional 840 square feet. Therefore, no additional parking is required.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located within the newly enacted King Street Urban Retail (KR) zone. As per Section 6-702(A)(2)(k) of the Zoning Ordinance, restaurants are permitted within the KR zone only with a special use permit. The proposed use is consistent with the *King Street Retail Strategy*, which advocates active retail and restaurant uses on the ground floor of buildings along King Street.

## II. STAFF ANALYSIS

Staff recommends approval of the proposed coffee shop. The shop would place an active use on the ground floor of a building, which is a major goal of the King Street Retail Strategy. The shop would add a restaurant use on a section of King Street that is largely office and financial service oriented. The use is complementary to its surrounding uses. The Hilton itself has 241 guest rooms, the Fairfield resort is adjacent, there are several hundred thousand square feet of office space within 200 yards, and the immediate area generates considerable foot traffic due to the Metrorail station. Hotel guests, office workers and commuters are all ideal potential patrons for coffee shop services. Although the Retail Strategy does not take a stand on the issue of coffee shops, the general intent of the Strategy would support a coffee shop in the 1700 block.

Staff has recommended that any exterior sign be to the satisfaction of the Director of Planning and Zoning.

With this and standard restaurant conditions, staff recommends approval of the special use permit.

## III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the coffee shop shall be limited to 6:00 a.m. to 12:00 midnight daily. (P&Z)

3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No more than eight indoor seats and four outdoor seats shall be provided at the restaurant. Additional outdoor seats may be provided as generally depicted in the attached plan, pursuant to an approved encroachment permit or Outdoor Dining Permit, to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. The design and/or illumination of any signage and any other improvements pertaining to the applicant's business on the exterior facade of 1767 King Street shall be to the satisfaction of the Director of Planning and Zoning. (P&Z)
6. 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)
7. 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)
8. 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 and a robbery awareness program for all employees. (Police)
9. 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, 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)

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:

F-1 No objections

##### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

##### Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-3 Permits must be obtained prior to operation.

- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

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 awareness program for all employees.
- F-1 The applicant is not seeking an “ABC” permit. The Police Department concurs.

SUP#2005-0073  
1767 King Street

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**