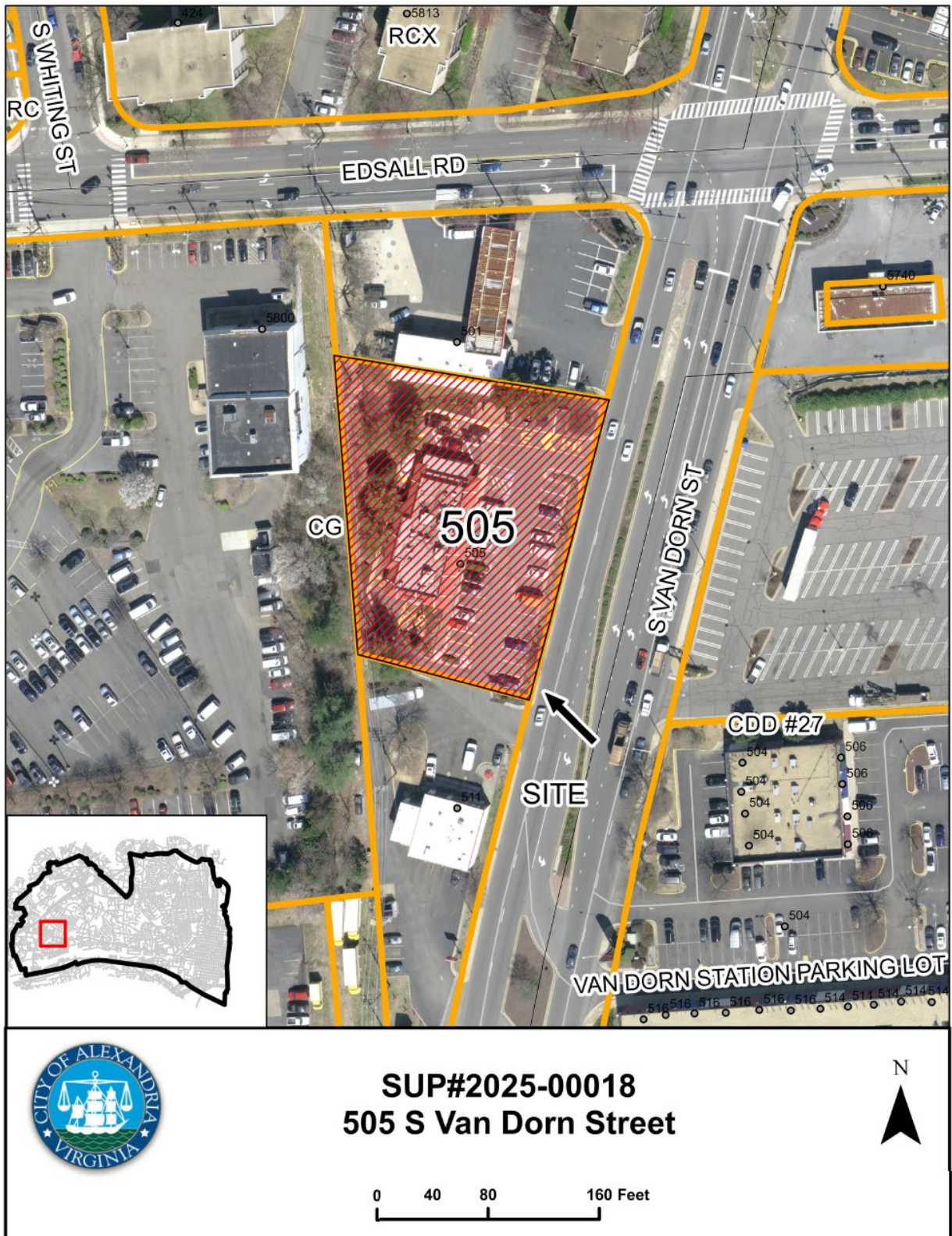


Docket Item #2
Special Use Permit #2025-00018
505 South Van Dorn Street
McDonald's Drive Through Facility

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit to add a second drive through facility for an existing restaurant (amending SUP #1489).	Planning Commission Hearing:	June 4, 2025
	City Council Hearing:	June 14, 2025
Address: 505 South Van Dorn Street	Zone:	CG /Commercial general
Applicant: McDonald's USA LLC represented by Evan Pritchard	Small Area Plan:	Landmark/Van Dorn
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: Mavis Stanfield, mavis.stanfield@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov		



I. DISCUSSION

The applicant, McDonald's USA LLC, requests Special Use Permit approval for the addition of a second drive through lane to an existing restaurant.

SITE DESCRIPTION

The subject tenant space is in a building located on a trapezoidal lot of record with a total of 220 feet of frontage along South Van Dorn Street, a lot depth of 200 feet, and a lot area of 35,000 square feet. The lot is developed with a one-story, 4,147 square foot masonry building and 35 parking spaces. The site is also developed with a drive through lane located on the northern end of the property that circles the building at the side and rear and exits onto a curb cut it shares with the adjacent Jiffy Lube business.



Figure 1: Front of business at 505 South Van Dorn Street

The property is surrounded by other commercial uses. An Exxon service station is located to the north, a shopping center is located to the east, and Jiffy Lube is located to the south. An automobile sales dealership is located to the west, another gas station is located further to the east, and a truck rental business is located to the south. The Landmark Terrace Apartments, a multi-unit residential use, are also located a short distance to the north of the site, across Edsall Road, as seen in Figure 2.

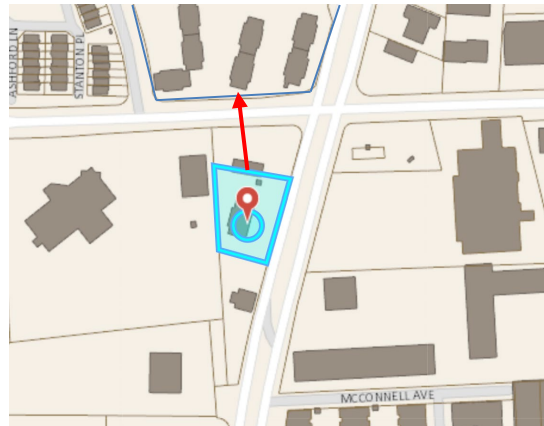


Figure 2: Site context and location of nearest residences

BACKGROUND

The current lot configuration of the subject property evolved over several years and through subdivisions. Land records indicate that the realignment of South Van Dorn Street in 1959-1960 created a triangular-shaped lot in the same area as the subject site. The McDonald's restaurant received site plan and SUP approval (SUP#1489) in 1982 and both the building and the existing drive-through were constructed on the same triangular lot as two other businesses: the existing Exxon gas station to the north and Jiffy Lube to the south. On September 3, 1996, the Planning Commission approved Subdivision #96-0018, which separated the Exxon gas station portion of the lot from the other two businesses. On September 8, 2016, the Planning Commission approved Subdivision #2016-0006 to split the subject property from the other remaining business, Jiffy Lube, to the south.

On April 14, 2025, a Zoning Inspection confirmed that the use is operating in compliance with the conditions of SUP #1489. A notice of violation regarding feather signs issued in December 2024 was resolved in April 2025. No other complaints or violations about the operation of the business have been received or issued in the past five years.

PROPOSAL

The applicant is proposing to amend its SUP by replacing the existing loading area with a second drive through lane to provide a side-by-side ordering system. This would allow for two orders to be placed simultaneously before the lanes merge back together, leading to the pick-up window. Since the ordering process is often the most time-consuming part of the drive through process, the side-by-side system greatly improves efficiency, adds stacking capacity, and reduces backups during peak periods.

The construction would require removal of the four parking spaces on the north side of the drive through entrance and relocation of an existing dumpster from the northwest corner of the parking in this area to a location closer to the entrance. Additional ordering equipment would be installed alongside the building. The loading area would be moved to the building front. Figures 3 and 4 illustrate the proposed site changes. No other changes to the operation of the restaurant are proposed and it will continue to operate 24 hours a day and seven days a week.



Figure 3: Proposed location of second drive through lane

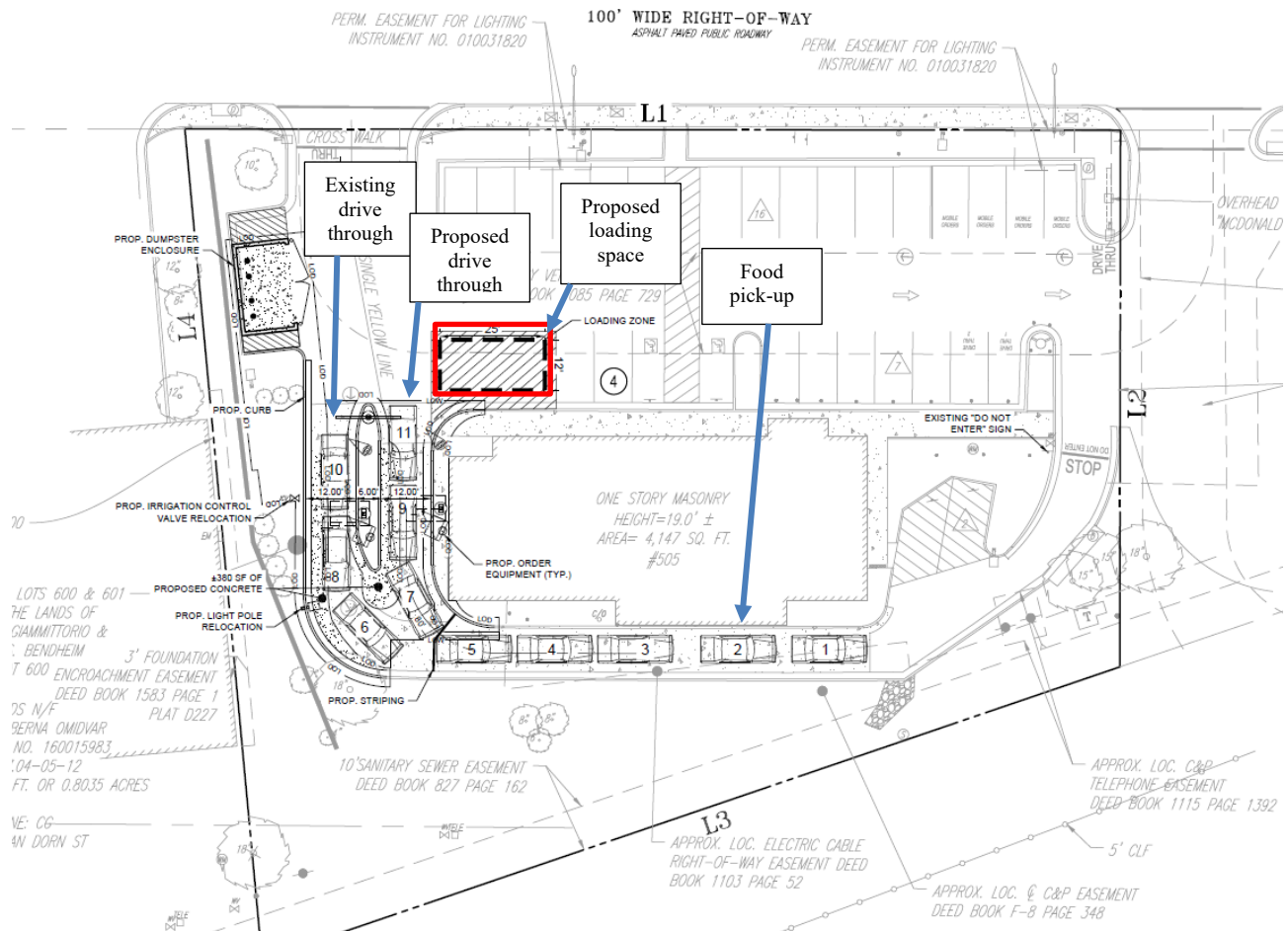


Figure 4: Proposed site layout

PARKING

The property is located within the enhanced transit area and is subject to Section 8-200(A)(17) (a) which requires a minimum of one parking space and a maximum of three parking spaces for every 1,000 square feet of floor area for a restaurant use. For a 4,147 square-foot restaurant, a minimum of five spaces are required and up to a maximum of 15 spaces are allowed. There are currently 35 parking spaces and seven would be removed as part of the expansion of the drive through facility and the relocation of the loading zone. The site would exceed the maximum number of parking spaces allowed by 13 spaces. However, in accordance with Section 8-100(A)(3) of the Zoning Ordinance, this property is exempt from maximum parking requirements because the property was developed prior to January 27, 1987.

Although the SUP proposal initially did not provide a dedicated new loading area, the applicant resubmitted a plan that shows a loading space in the front of the building, which would require the removal of three parking spaces, as shown on Figure 4. The applicant has indicated that loading occurs twice a week for one hour and during the off-peak hours of 12 a.m. to 5 p.m., and at a time when no more than 10 vehicles would stack in the proposed drive through lane. This arrangement would avoid congestion in the parking lot and drive through lane.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the CG/Commercial General zone. Drive through facilities require special permit approval, pursuant to Section 4-403(I) of the Zoning Ordinance. The amendment requires an SUP docketed review, as opposed to an SUP administrative minor amendment, given that Section 11-511(2)(a) of the Zoning Ordinance excludes drive through facilities from the administrative review.

The subject site is located within the Landmark-Van Dorn Small Area Plan, as updated by the 2009 Landmark-Van Dorn Corridor Plan. The Landmark/Van Dorn Small Area Plan designates the property for commercial use. The Landmark/Van Dorn Corridor Plan identifies this property as an area of redevelopment that includes the creation of new streets, mixed-use development, and public parks.

II. STAFF ANALYSIS

Staff supports the request for an additional drive through facility, amending SUP #1489. The McDonald's restaurant has been operating at 505 South Van Dorn Street with one drive through since 1982 with no community concerns or impacts on on-street traffic congestion arriving at the property. This use is particularly well situated with other commercial uses surrounding it. The nearest residential use to the north is located a distance away and would not be affected by an additional drive through lane. Further, the existing and proposed drive through facility is mainly located behind the existing building and is not visible from the street or from the north side of the property, which is bound by retaining walls. The addition of a second drive through lane would allow the applicant to streamline the in-vehicle ordering process, reducing the potential for cars to cause traffic congestion in the parking lot or on South Van Dorn Street, while increasing business.

Although staff does not expect traffic or congestion impacts, conditions have been added, to mitigate any potential issues that may arise. Condition #23 mandates that the applicant monitor for potential traffic back-ups associated with the drive through lanes. Condition #22 requires the applicant to ensure that loading does not result in traffic back-up on South Van Dorn Street or congestion in the parking lot, that deliveries will be made during off peak hours, and that drive through stacking shall not exceed 10 vehicles. Condition #8 allows the applicant to accept supply deliveries during its off-peak hours of 12 a.m. to 5 a.m. given that residences are not nearby and these are the times when the restaurant business is slower. During these hours, deliveries would not interfere with the few cars in the parking lot or in the drive through lanes.

The original site plan for this restaurant required trees along South Van Dorn Street and shrubs in other locations, which are not present now. Subsequent to the approval of the SUP, a minor site amendment would be required to update the site plan with the new site configuration. The minor site plan will also ensure that all replacement trees and shrubs and planting techniques conform to the City's landscape guidelines. Condition #20 has been added to require a minor site plan amendment and replacement plantings as part of that application.

During the SUP analysis, staff recognized that McDonald's customers cross the property and use the curb cut on the 511 South Van Dorn Street property, where Jiffy Lube is located. Research indicated that only an emergency access easement was recorded in 1982 to use this area; an easement does not exist for customer access. To ensure legal access for McDonald's customers to cross 511 South Van Dorn Street and use the curb cut, staff is recommending that the applicant record an easement to allow these activities, as noted in Condition #24.

A number of standard conditions for a restaurant use have been added as SUPs from 1982 contained few conditions. These include Condition #9, which requires that the applicant prevent odors, smoke and any other air pollution from becoming a nuisance. Condition #7 replaces Condition #2, related to collection of trash and litter and provides current standard language to require trash pickup at least twice a day. Other standard restaurant conditions are included that address environmental issues and the use of public transportation for both employees and patrons.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. **CONDITION AMENDED BY STAFF:** ~~That the applicant shall provide a minimum of four (4) outside trash containers within the site. (T&ES) (SUP #1489)~~
2. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #7:** ~~That the applicant collect trash and litter in front of his site and for a distance of 100 feet north and south of his site on a daily basis. (TES) (SUP #1489)~~
3. **CONDITION ADDED BY STAFF:** 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)
4. **CONDITION ADDED BY STAFF:** The maximum number of indoor seats at the restaurant shall comply with the state building code. (P&Z)
5. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
6. **CONDITION ADDED BY STAFF:** No food, beverages, or other material shall be stored outside with the exception of materials specified in other conditions. (P&Z)
7. **CONDITION ADDED BY STAFF:** 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)

8. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities may occur between the hours of 12 a.m. and 5 a.m. (P&Z)
9. **CONDITION ADDED BY STAFF:** The applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
10. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
12. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
13. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street. (T&ES)
14. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
15. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
16. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
17. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
18. **CONDITION ADDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

19. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
20. **CONDITION ADDED BY STAFF:** An approved minor site plan amendment to update the site plan will be required prior to grading/building permit(s). The minor site plan amendment shall show replacement plantings in accordance with the City's Landscape Guidelines. (P&Z)
21. **CONDITION ADDED BY STAFF:** The applicant shall include the 'Drainage Certification' and 'Disturbed Area Certification' in the general notes section of the site plan from the Memoranda to Industry 02-08 dated April 28, 2008 on Grading Plan Requirements and Waiver Provisions, which is available at the following web address of the City of Alexandria: (T&ES)
<http://www.alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

"Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until the revision is submitted and approved by the City of Alexandria, Department of Transportation and Environmental Services."

"Drainage Certification:

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until the revision is submitted and approved by the City of Alexandria, Department of Transportation and Environmental Services." (T&ES)

22. **CONDITION ADDED BY STAFF:** The applicant shall ensure that loading does not result in traffic back-up on South Van Dorn Street. Deliveries shall be made during off peak hours and drive through stacking shall not exceed 10 vehicles when supply shipments are unloaded in the parking lot. (P&Z)

23. **CONDITION ADDED BY STAFF:** The applicant shall ensure that vehicles in the drive through lanes do not queue into the parking lot or back up onto South Van Dorn Street. (P&Z)
24. **CONDITION ADDED BY STAFF:** The SUP shall not be effective and building permits may not be reviewed until the applicant provides Planning and Zoning staff with a recorded easement providing access to the curb cut and across the property at 511 South Van Dorn Street. (P&Z)
25. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Mavis Stanfield, 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 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-6 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-7 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-8 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-9 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-10 If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)

- R-11 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-12 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-13 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-14 The applicant shall include the 'Drainage Certification' and 'Disturbed Area Certification' in the general notes section of the site plan from the Memoranda to Industry 02-08 dated April 28, 2008 on Grading Plan Requirements and Waiver Provisions, which is available at the following web address of the City of Alexandria: **(T&ES)**
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- 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP 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 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No

collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

- C-3 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:

- C-1 Sign and building permits are required.

Fire:

No comments received.

Health:

No comments received.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 505 S. Van Dorn St., I hereby
(Property Address)
grant the applicant authorization to apply for the second drive-through use as
(use)
described in this application.

Name: Jemal and Berna Omidvar

Please Print

Address: JEMAL OMIDVAR

Phone: [REDACTED]

Email: [REDACTED]

Signature: Jemal Omidvar

Date: 03/13/2025

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: [REDACTED] 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 three percent.

No shareholder owns more than three percent of McDonald's USA LLC

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 three 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. McDonald's USA LLC	████████████████████	No shareholder owns more than 3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 505 S Van Dorn St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Jemal Omidvar	505 S. Van Dorn St, Alexandria, VA 22304	50%
2. Berna Omidvar	505 S. Van Dorn St, Alexandria, VA 22304	50%
3.	JEMAL OMIDVAR	

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. McDonald's USA LLC	none	none
2. Jemal Omidvar	none	none
3. Berna Omidvar	none	none

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.

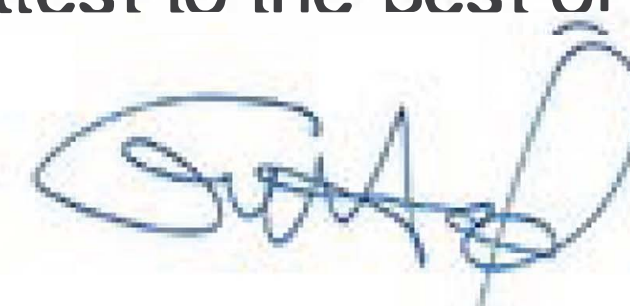
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/14/2025

Date

Evan Pritchard

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[] **Yes.** Provide proof of current City business license

[] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Property is improved with a McDonald's restaurant with a drive-through that is subject to SUP #1489 approved on September 18, 1982. In order to better serve our customers, improve the efficiency of the ordering process, and allow for better vehicular circulation on the Property, we are proposing a limited, second drive-through lane to allow for a side-by-side ordering system. This will allow for two orders to be placed simultaneously before the lanes merge back together to proceed to the pickup window. Since the ordering process is often the most time-consuming part of the drive-through process, the side-by-side system greatly improves efficiency and stacking capacity and greatly reduces backups during peak periods. The second lane will be installed in an area currently used as a loading space for deliveries. However, deliveries occur during off hours and delivery vehicles typically park adjacent to the building rather than back into the loading space. Removal of the loading space is therefore anticipated to have no significant impact on McDonald's operations. The changes will also result in a reduction in the number of parking spaces from 35 to 32 spaces, still well above the minimum requirement of 5 and closer to the maximum permitted of 17. No other changes are proposed to the site or restaurant building itself.

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: _____

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).

1,200 customers per day average. Percentage who use drive-through is approximately 66%

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Total employees on average is 40. Average per shift is 12 each.

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

Day:

Seven days per week

Hours:

24 hours

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

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

Minimal noise from ordering system, which is not anticipated to

significantly change with the proposed changes to the drive-through.

B. How will the noise be controlled?

Volumes will be calibrated to remain at current levels, which have not

resulted in any complaints historically.

8. Describe any potential odors emanating from the proposed use and plans to control them:
Odors have historically not been a problem due to venting and other equipment,
none of which will be impacted by the proposed changes to the drive-through.

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 trash and garbage associated with a fast food restaurant, including food wrappers
and containers.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per
week)
McDonald's does not count bags or weight their garbage, but they have one dumpster that is 4 cubic
yards and one container for cardboard that is 3 cubic yards, each emptied twice per week.

C. How often will trash be collected?
Trash is collected twice per week by garbage truck.

D. How will you prevent littering on the property, streets and nearby properties?
Dumpsters and waste receptacles will continue to be utilized and regularly
monitored and emptied by staff.

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

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

McDonald's utilizes security lighting and security cameras, Average number of employees per shift is 10-12 employees so no employee is ever working alone. Staff are provided with emergency protocols to follow on site in the event of an incident.

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.

PARKING AND ACCESS REQUIREMENTS

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

32 Standard spaces
 Compact spaces
2 Handicapped accessible spaces.
 Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 0

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u></p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. Where are off-street loading facilities located? Loading will occur off hours in parking spaces

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

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

Food Deliveries are twice per week for 1 hour delivery time. Timing varies based on food delivery schedule which changes quarterly.

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 street 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? _____ square feet.

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

4,147 sq. ft. (existing) + _____ sq. ft. (addition if any) = 4,147 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: _____

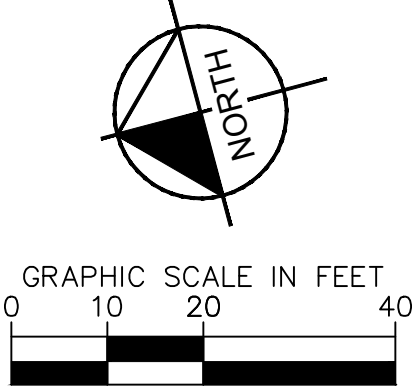
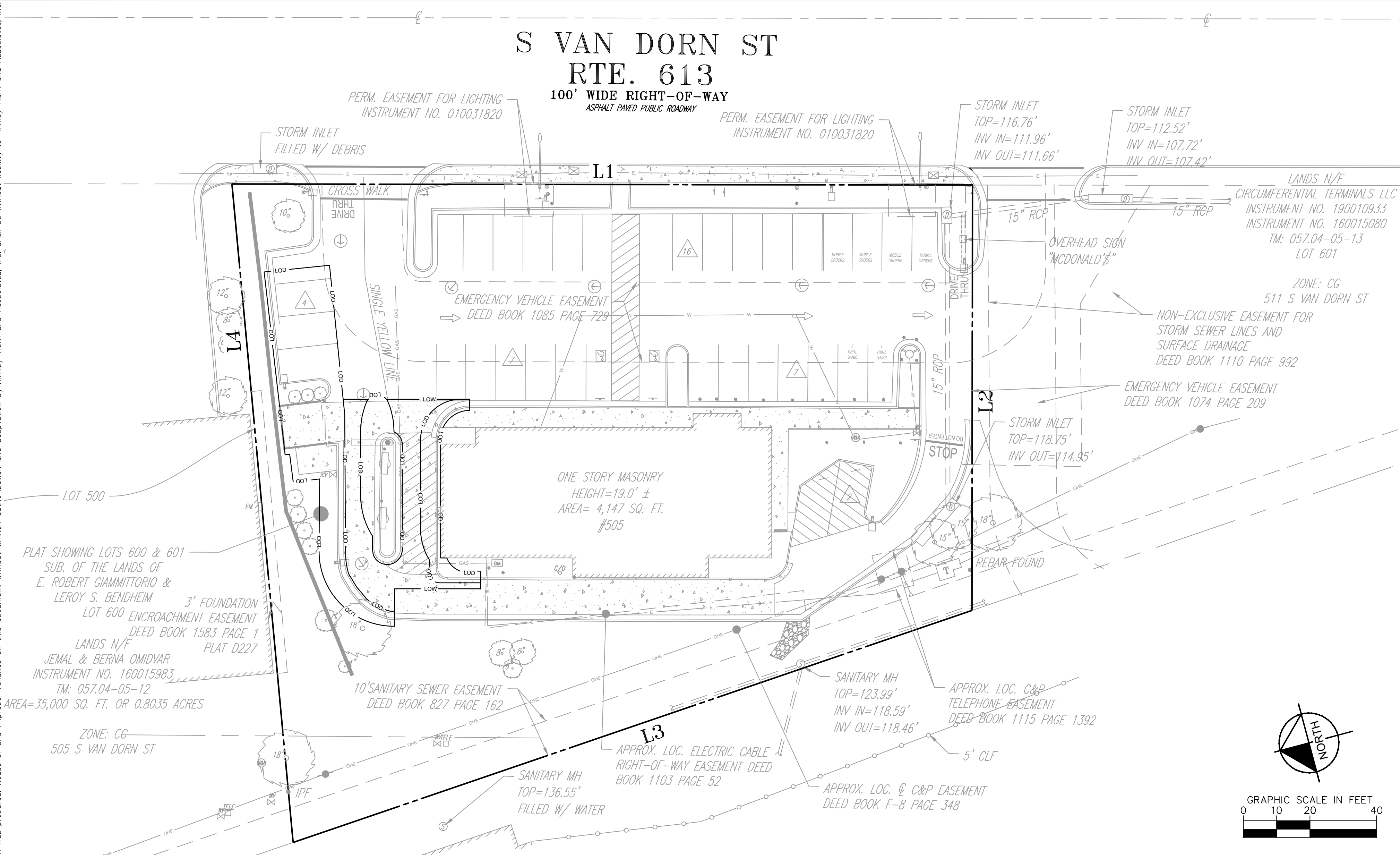
End of Application

Plotted By: Bajani, Elie Sheet Set: Kha Layout: 24x36 May 13, 2025 05:30:05pm Kimley-Horn.com/KAT NV/22/VVA CIV/110368 McDonalds110368130 McDonalds - Alexandria (Van Dorn St) VACAD/PlanSheets/100 EXISTING CONDITIONS.dwg
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DIAL 811


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before you dig.




REVISED 5.15.25

LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE (±2,400 SF)
	LIMITS OF WORK
	EXISTING CURB AND GUTTER
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING CONCRETE

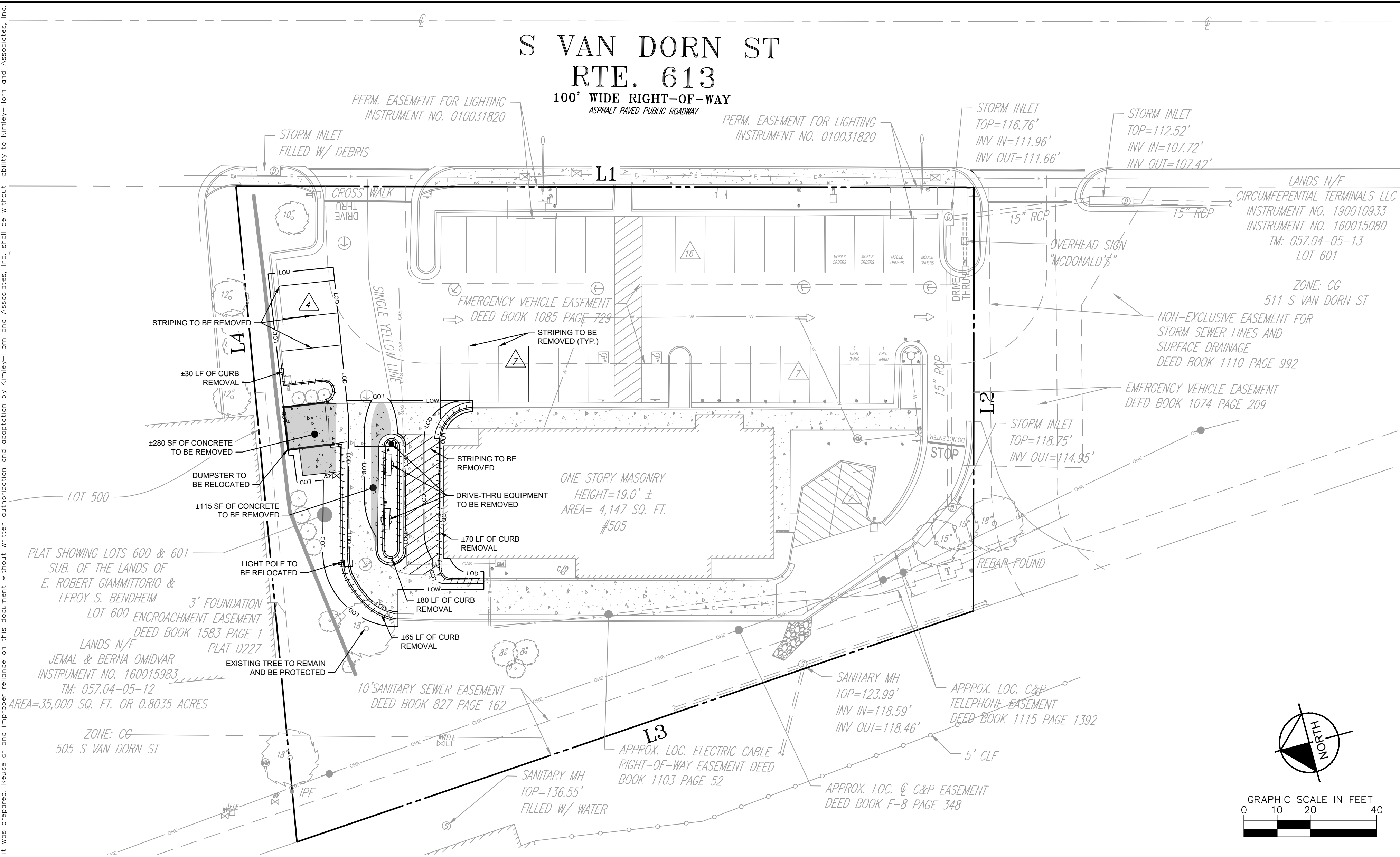
KHA PROJECT 110368130		DATE 05/13/2025		SCALE AS SHOWN		DESIGNED BY EB		DRAWN BY EB		CHECKED BY CMH		BY		DATE											
EXISTING CONDITIONS PLAN																									
505 S VAN DORN ST, ALEXANDRIA, VA 22304 PREPARED FOR MCDONALD'S CORPORATION CITY OF ALEXANDRIA												VIRGINIA		SHEET NUMBER 1											











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PHONE: 703-674-1300 FAX: 703-674-1350
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REVISED 5.15.25



LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE ($\pm 2,400$ SF)
	LIMITS OF WORK
	LIMITS OF ITEM TO BE REMOVED
	SAWCUT LINE
	MILL AND OVERLAY
	FULL DEPTH ASPHALT REMOVAL
	CONCRETE REMOVAL

DEMOLITION NOTES


1. THIS DEMOLITION PLAN IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION AND FOR THE DEMOLITION, REMOVAL, OR RELOCATION OF ITEMS IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
2. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEM CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THE METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
3. CONTRACTOR IS TO RESTORE ALL OFF-SITE DISTURBED AREAS TO EXISTING CONDITIONS AFTER CONSTRUCTION.
4. LOCATIONS OF EXISTING UTILITIES ARE FOR REFERENCE ONLY. CONTRACTOR IS TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT THE SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE LOCATION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF THE UTILITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
8. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF DIFFERENT FROM CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
9. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF HE ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
11. ANY PAVEMENT REPLACEMENT WITHIN THE ROW SHALL MATCH THE EXISTING PAVEMENT SECTION.
12. FOR ALL UTILITIES TO BE RELOCATED, THE SERVICE SHALL NOT BE INTERRUPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.
13. EROSION OR SEDIMENT CONTROLS SHALL BE INSTALLED AT THE SITE NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

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505 S VAN DORN ST., ALEXANDRIA, VA 22304 PREPARED FOR MCDONALD'S CORPORATION CITY OF ALEXANDRIA VIRGINIA		DEMOLITION PLAN		KHA PROJECT 110368130 DATE 05/13/2025 SCALE AS SHOWN DESIGNED BY EB DRAWN BY EB CHECKED BY CMH	 <p> Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM </p>	No. _____ REVISIONS _____ DATE _____ BY _____
---	--	-----------------	--	---	---	--

ASPHALT PAVED PUBLIC ROADWAY

PERM. EASEMENT FOR LIGHTING
INSTRUMENT NO. 010031820

ZONE: CG
S VAN DORN ST

NON-EXCLUSIVE EASEMENT FOR
STORM SEWER LINES AND
SURFACE DRAINAGE
DEED BOOK 1110 PAGE 992

- EMERGENCY VEHICLE EASEMENT
DEED BOOK 1074 PAGE 209

~~APPROX. LOC. C&P
TELEPHONE EASEMENT
DEED BOOK 1115 PAGE 1392~~

- APPROX. LOC. ELECTRIC CABLE
RIGHT-OF-WAY EASEMENT DEED
BOOK 1103 PAGE 52

- APPROX. LOC. @ C&P EASEMENT
DEED BOOK F-8 PAGE 348

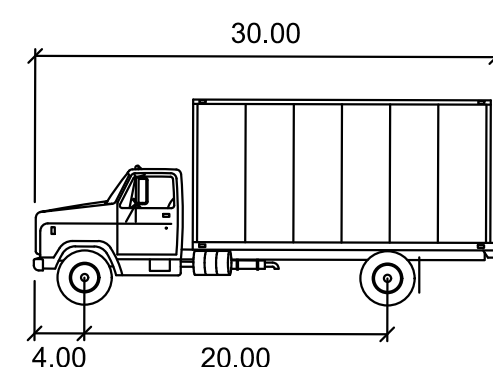
5' CLF

GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments: a white segment from 0 to 10, a black segment from 10 to 20, and a white segment from 20 to 40.

100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

SCALE: 1" = 40'



feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



Know what's below.
Call before you dig

PROPOSED ASPHALT

LOCATION:

LOCATION: CITY OF ALEXANDRIA
ADDRESS: 505 S VAN DORN ST
ALEXANDRIA, VA 22304

ZONING DISTRICT: CG COMMERCIAL GENERAL

LAND USE: RESTAURANT, FAST FOOD

SITE AREA:	35,000 SF	0.8
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APPROXIMATE LIMITS OF DISTURBANCE: 2,460 SF

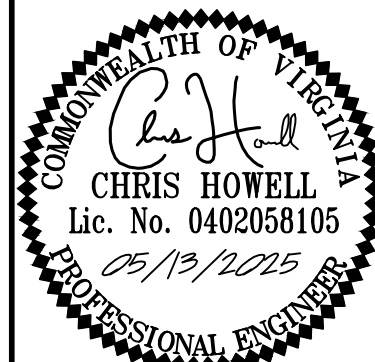
PARKING CALCULATION: MIN 1 SPACE PER 1,000 SF OF FLOOR AREA
MAX 4 SPACES PER 1,000 SF OF FLOOR AREA

STACKING PROVIDED: 10 SPACES

PARKING SUMMARY	REQUIRED	EXISTING	PROVIDED
TOTAL PARKING	MIN 5, MAX 17	36	29
ACCESSIBLE SPACES	2	2	2
LOADING SPACES	1	1	1

PARKING ANGLE (DEGREES)	STALL WIDTH (FT)	STALL DEPTH (FT)	ONE-WAY AISLE WIDTH (FT)	TWO-WAY AISLE WIDTH (FT)
0 (PARALLEL)	8.0	22.0	12.0	22.0
45	9.0	18.5	16.0	20.0
60	9.0	18.5	16.0	20.0
90	9.0	18.5	24.0	22.0

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KHA PROJECT
110368130

DATE 05/13/20

DATE	AS SHOWN
03/13/2023	

SIGNED BY	EE
-----------	----

AWN BY	EE
CHECKED BY	CMH

SITE PLAN

505 S VAN DORN ST,
ALEXANDRIA, VA 22304
PREPARED FOR
MCDONALD'S CORPORATION

CITY OF ALEXANDRIA
VIRGINIA

SHEET NUMBER

3










LANDS N/F
CIRCUMFERENTIAL TERMINALS LL
INSTRUMENT NO. 190010933
INSTRUMENT NO. 160015080
TM: 057.04-05-13
LOT 601

ZONE: CG
511 S VAN DORN ST

EXISTING: 1 GREENSPIRE LINDEN
EXISTING: 3 ARBORVITAE
NOT PRESENT ON SITE: 1 PYRUS CALLERYANA 'BRADFORD'
EXISTING: 4 ARBORVITAE
LOT 500
PLAT SHOWING LOTS NOT PRESENT ON SITE:
SUB. OF THE LANDS N/F
E. ROBERT GIAMMITTORIO &
LEROY S. BENDHEIM
LOT 600
LANDS N/F
JEMAL & BERNA OMIQVA
INSTRUMENT NO. 160015983
TM: 057.04-05-12
A=35,000 SQ. FT. OR 0.8035 ACRES
ZONE: CG
505 S VAN DORN ST

EXISTING: 2 WHITE PINE
EXISTING: 1 WHITE PINE
EXISTING: 3 AMERICAN HOLLY
NOT PRESENT ON SITE: 9 JUNIPERUS HORIZONTALIS 'PLUMOSA'
EXISTING: 2 BLACK MULBERRY

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND	
	PROPERTY LINE
	
	LIMITS OF DISTURBANCE (±2,400 SF)
	LIMITS OF WORK
	EXISTING CURB AND GUTTER
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING TREE
	TREE/SHRUB NOT PRESENT ON SITE

NOTE:

1. VEGETATION NOT PRESENT ON SITE IS REFERENCED FROM PREVIOUSLY APPROVED PLAN 82-032
2. VEGETATION NOT PRESENT ON SITE TO BE REPLACED AND RELOCATED TO MEET APPLICABLE REQUIREMENTS; LANDSCAPE PLAN TO BE PROVIDED IN FUTURE SUBMISSION

[illegible]