





**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

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# 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.**

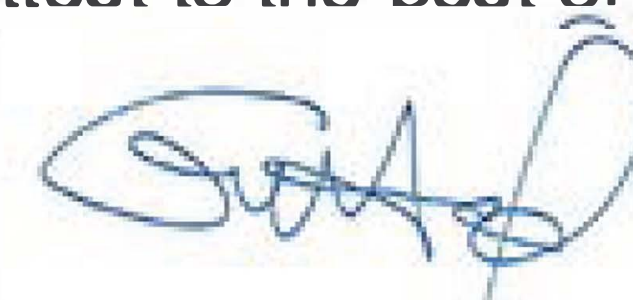
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

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:

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- 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.

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## 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>
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- 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>
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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





## **Department of Planning & Zoning**

### **Special Use Permit Application Checklist**

#### **Supplemental application for the following uses:**

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

#### **Interior Floor Plan**

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

#### **If Applicable**

- ☐ Plan for outdoor uses

#### **Contextual site image**


- ☐ Show subject site, on-site parking area, surrounding buildings, cross streets

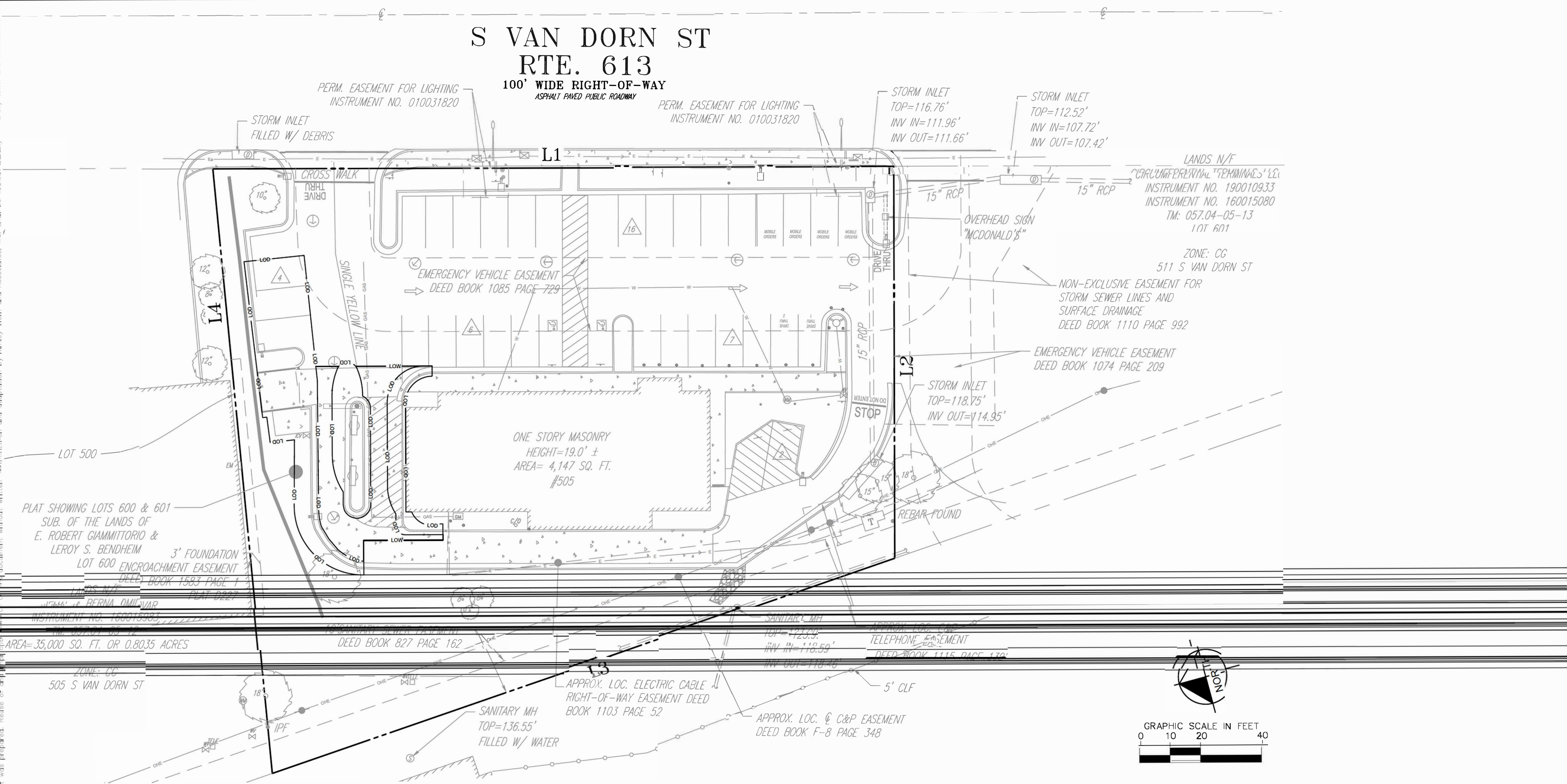


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CALL 48 HOURS  
BEFORE YOU DIG

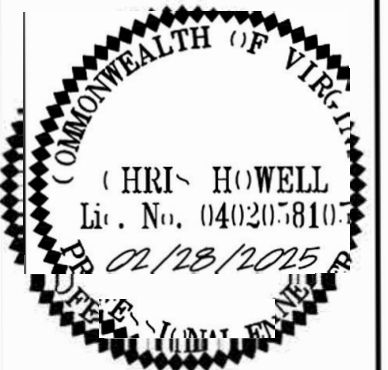

IT'S THE LAW!  
DIAL 811

  
Know what's  
below.  
Call before you dig.

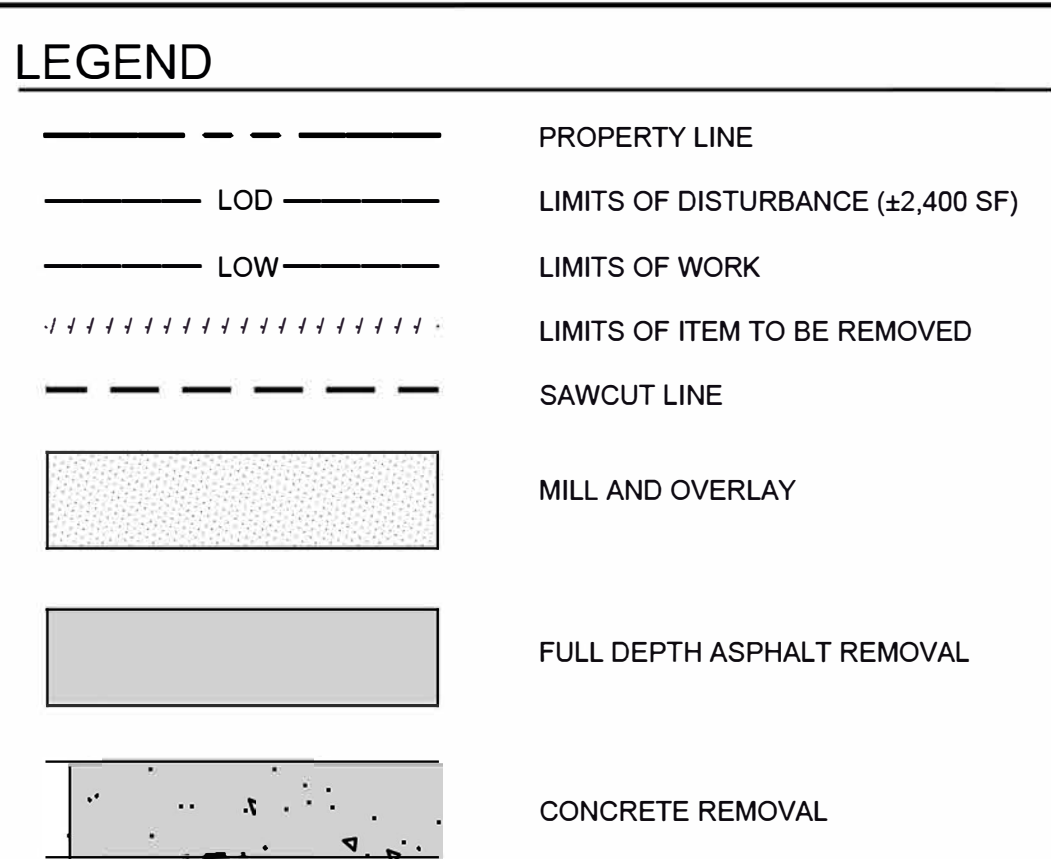


LEGEND

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

505 S VAN DORN ST, ALEXANDRIA, VA 22304 PREPARED FOR MCDONALD'S CORPORATION CITY OF ALEXANDRIA	EXISTING CONDITIONS PLAN	KHA PROJECT 110368130 DATE 02/28/2025 SCALE AS SHOWN DESIGNED BY EB DRAWN BY EB CHECKED BY CMH			REVISIONS	DATE	BY

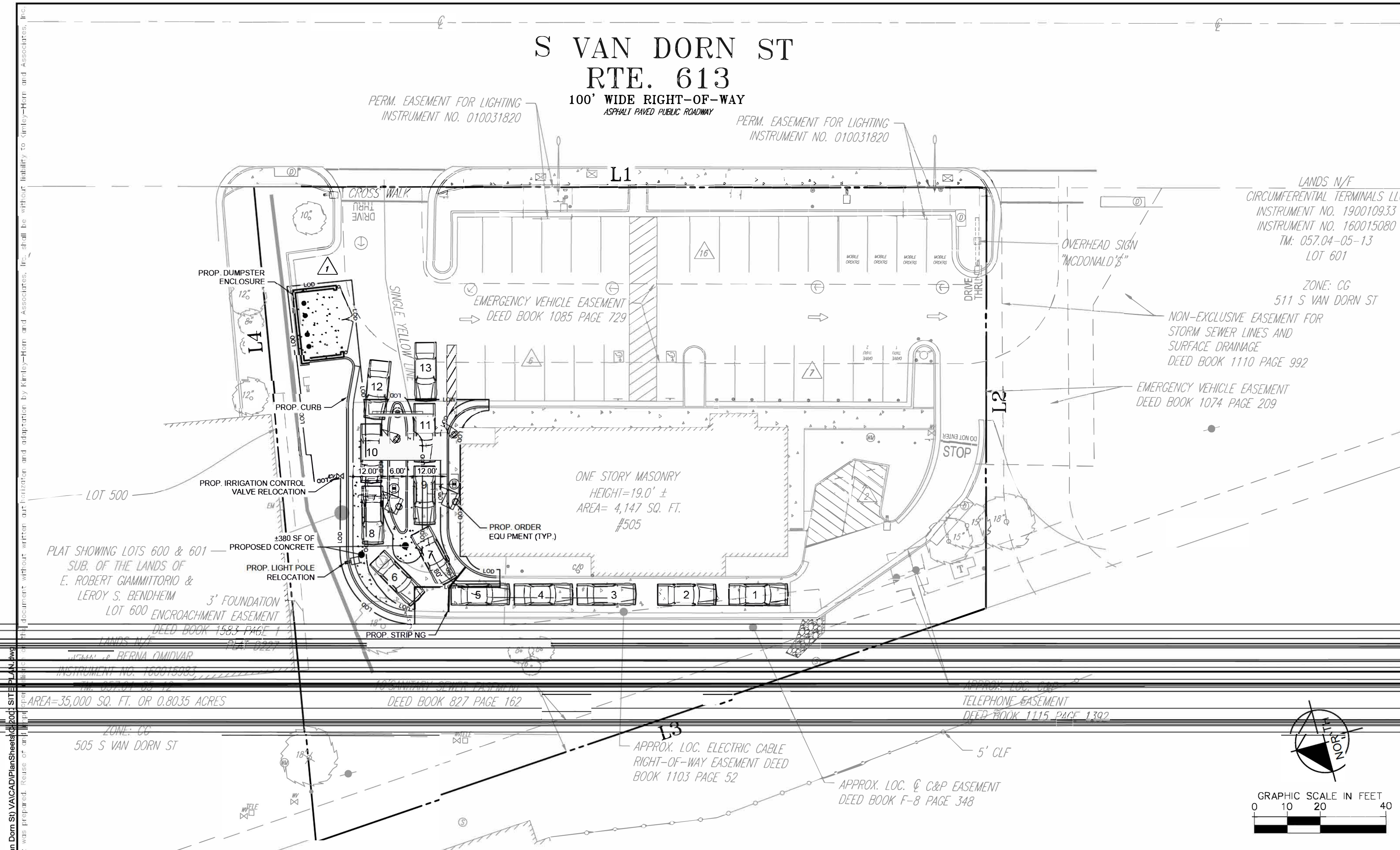








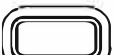

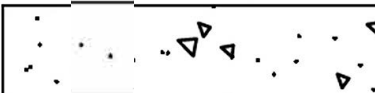


1. THIS DEMOLITION PLAN IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION AND FOR THE DEMOLITION, REMOVAL, OR RELOCATION OF ITEMS IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
2. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING UTILITIES AND CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL 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. DURING CONSTRUCTION, 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 UPON 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. THE CONTRACTOR SHALL BE RESPONSIBLE TO SAFEGUARD THE SITE AS 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.

[illegible]





## LEGEND

	PROPERTY LINE
	LIMITS OF DISTURBANCE (±2,400 SF)
	LIMITS OF WORK
	PROPOSED CURB
	PROPOSED CURB AND GUTTER
	PROPOSED SIGN
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT

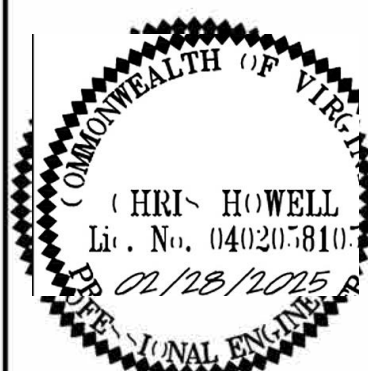
## SITE DATA

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	0.80 AC	
APPROXIMATE LIMITS OF DISTURBANCE:	2,330 SF		
PARKING CALCULATION:	MIN 1 SPACE PER 1,000 SF OF FLOOR AREA MAX 4 SPACES PER 1,000 SF OF FLOOR AREA		
PARKING SUMMARY	REQUIRED	EXISTING	PROVIDED
TOTAL PARKING	MIN 5, MAX 17	35	32
ACCESSIBLE SPACES	2	2	2

### MINIMUM PARKING SPACE DIMENSIONS

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

**Kimley»»Horn**



KHA PROJECT	DATE	02/28/2025	SHOWN
110368130	SCALE	AS	EB
	DESIGNED BY		EB
	DRAWN BY		CMH

# SITE PLAN

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

SHEET NUMBER

3

CALL 48 HOURS  
BEFORE YOU DIG

IT'S THE LAW  
DIAL 811



Know what's below.  
Call before you dig.