



CITY OF ALEXANDRIA
Department of
Planning and Zoning

SUP #2024-00079

1506 Mount Vernon Avenue

Planning Commission February 4, 2025



Agenda



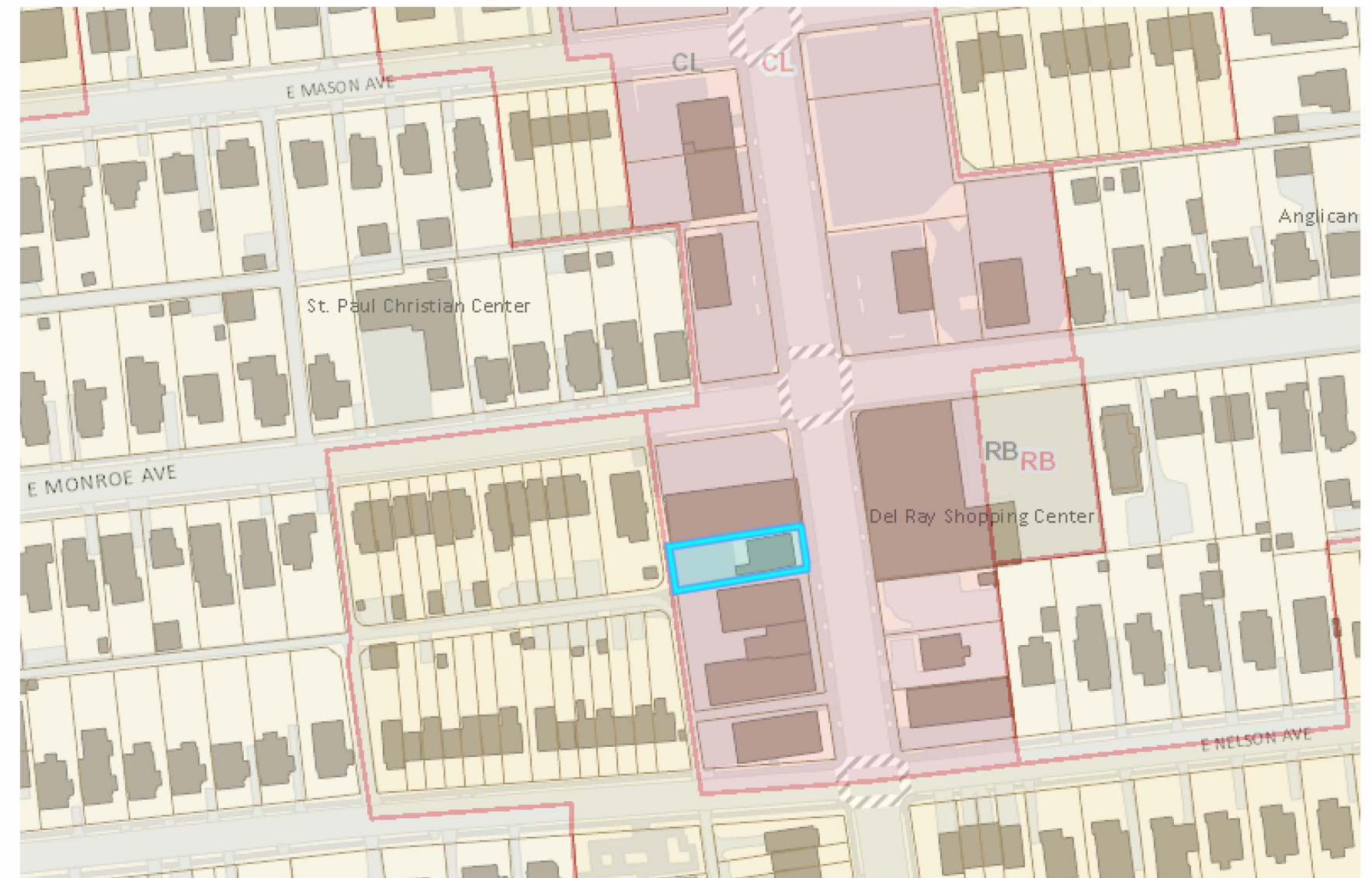
- 1 Site Context**
- 2 SUP Request**
- 3 Findings and Recommended Conditions**
- 4 Staff Recommendation**



Site Context

▶ 1506 Mount Vernon Avenue

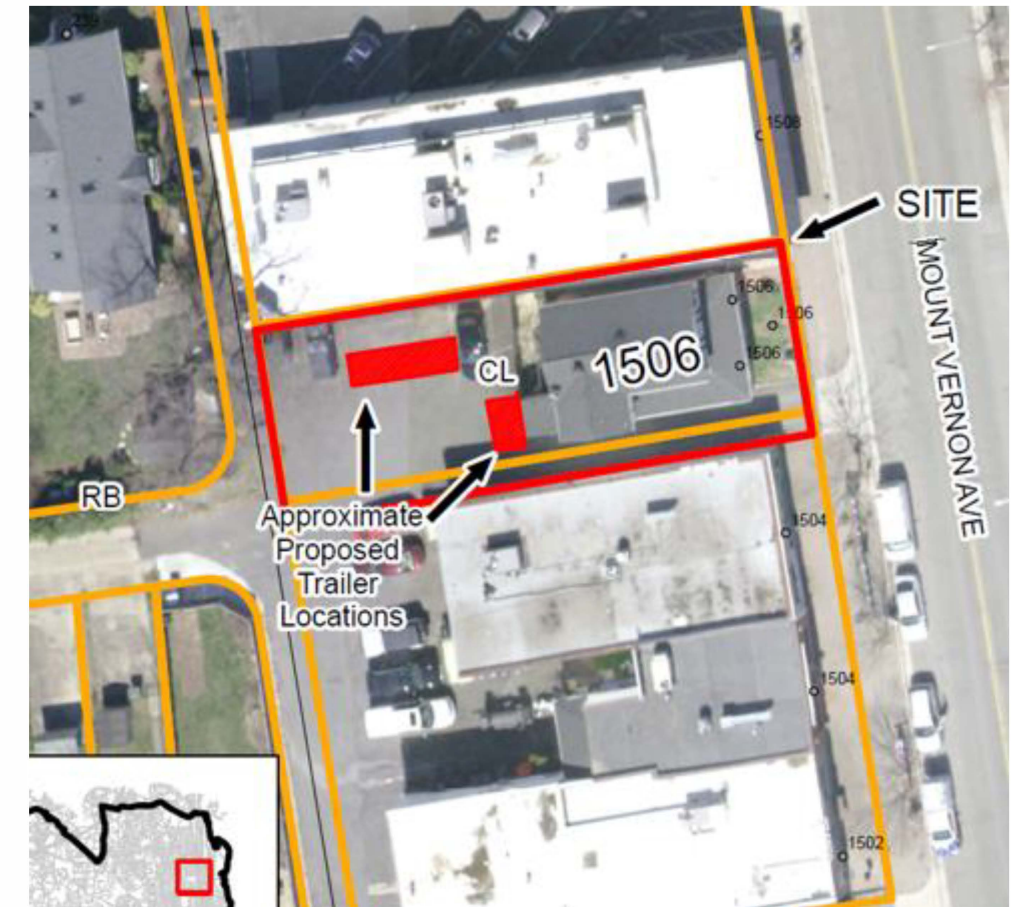
- ▶ **CL Zone and Mount Vernon Urban Overlay**
- ▶ **Potomac West Small Area Plan and Mount Vernon Avenue Business Area Plan**





SUP Request

- ▶ **Two temporary trailers serving breakfast fare “French Toast”**
- ▶ **Outdoor seating for 80 patrons**
- ▶ **Restaurant serving lunch fare “Salad Topia”**





SUP Request

Mount Vernon Avenue

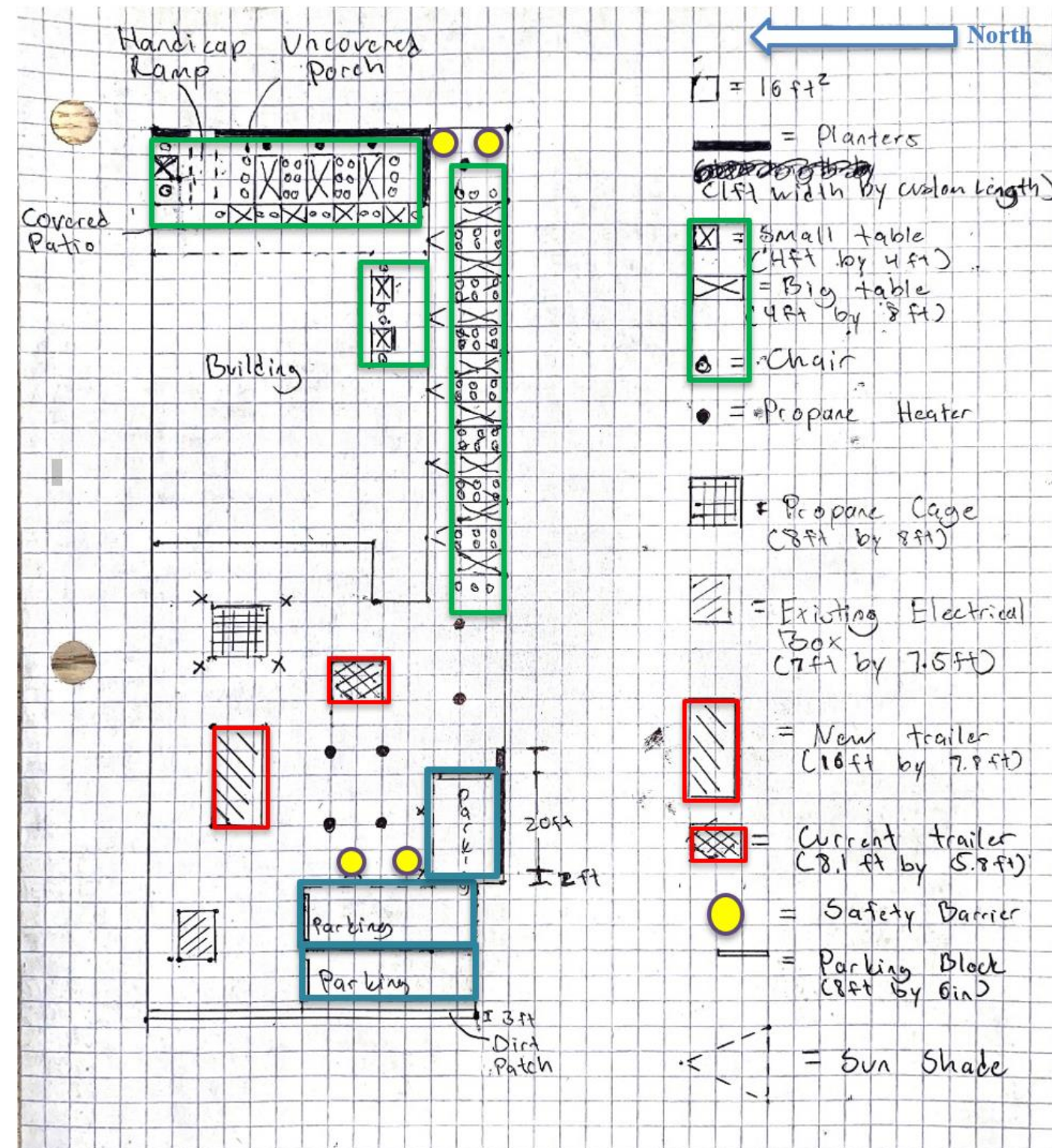


Figure 4: Site layout submitted January 13, 2025 (NTS).

Key: Trailers = red outline
 Outdoor dining = green outline
 Parking spaces = blue outline
 Safety barriers = yellow circle

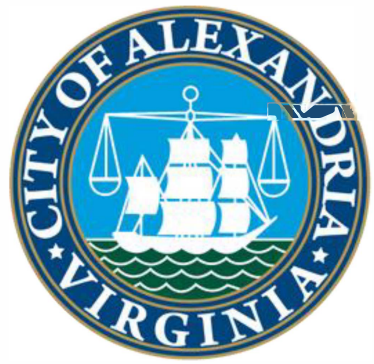
SUP Request



Findings and Conditions

- ▶ Temporary trailers limited to two year term with three year increase through Administrative SUP
- ▶ Outdoor seating limited to side and front of existing building
- ▶ Standard conditions ensure site is kept clean
- ▶ Barriers ensure pedestrian/patron safety





CITY OF ALEXANDRIA
Department or Office Name

**Staff recommends Approval
subject to conditions in the
staff report**





Supplemental Information



Restaurant	Address	Distance to residents	Number of outdoor seats/location	Hours of outdoor operation
Augie's Mussel House	1106 King St.	11 feet	86/side	7 a.m. - 11 p.m. Sun-Wed 7 a.m. - 1 a.m. Thu-Sat
The Garden	1503 Mount Vernon Ave.	45 feet	146/ front, side, & rear	7 a.m. – 11 p.m., Sun-Thu 7 a.m. – 12 a.m., Fri-Sat 7 a.m. 10 p.m., daily (rear)
Sunday in Saigon	682 N. St. Asaph St.	84 feet	40/side	11 p.m., Sun-Thu 12 a.m., Fri-Sat
Stracci Pizza	106 Hume Ave.	55 feet	46/side	7 a.m. - 10 p.m., daily
Dos Hermanos	1603 Commonwealth Ave.	55 feet	40/side	10:30 p.m. Mon-Fri 10:30 p.m. Sat-Sun
Hops 'N Shine	3410 Mount Vernon Ave.	53 feet	49/rear & 8/front	11:00 a.m. to 11:00 pm Friday and Saturday and from 11:00 am to 9:00 p.m. Sunday through Thursday
Hi/Fi Tex-Mex BBQ (current request)	2000 Mount Vernon Ave.	20 -100 feet	84/rear, 24/front, 16/side	7 a.m. – 11 p.m., daily
Gustave's Boulangerie and Brasserie	201 E Del Rau and 2213 Mount Vernon Ave.	50-100 feet	74/rear, 30/side	7 a.m. to 10:00 p.m., Sunday through Thursday, and 7 a.m. to 11:00 p.m. on Friday and Saturday.