

Marinos

DSUP #2014-00005

City Council

February 21, 2015



Location



Project Context

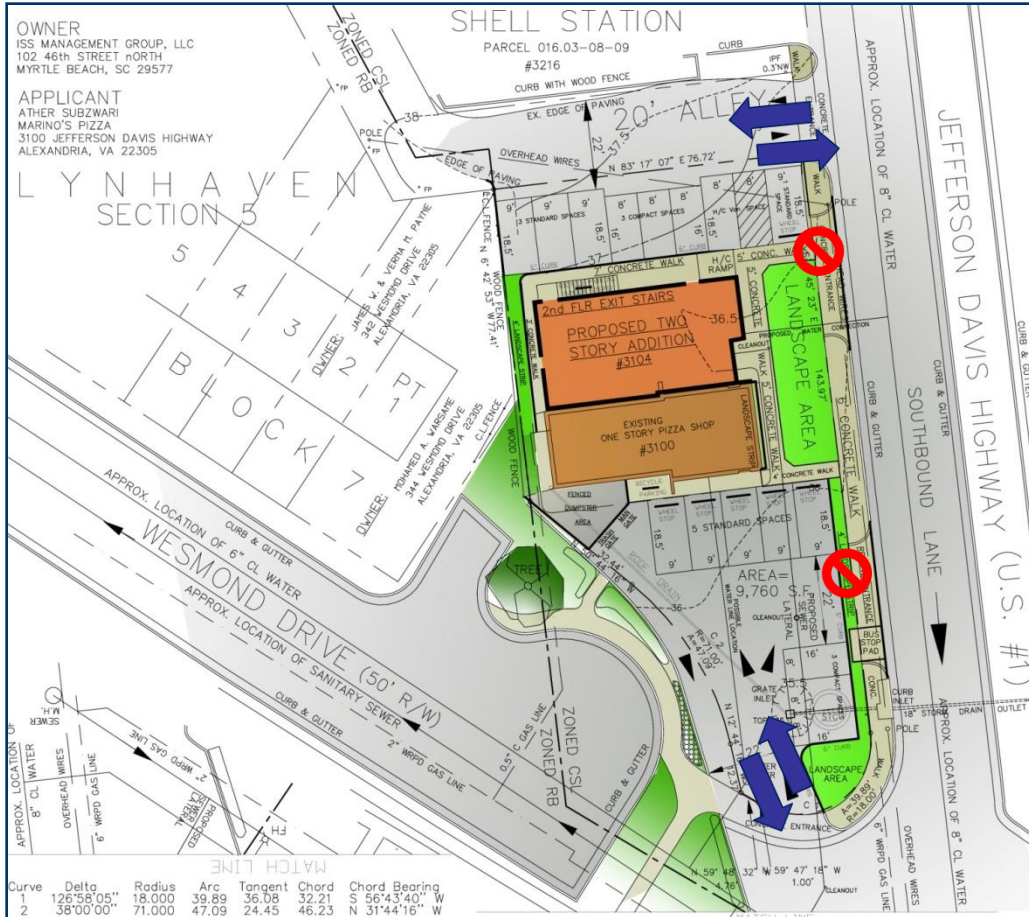
Address

- 3100 Jefferson Davis Highway (Route 1)

Context

- Direct frontage along major arterial roadway
- Corner site
- Adjacent to residential area (to rear)

Project Description & Request



Proposed Site Plan

Description

- Construction of an approx. 2,547 sq. ft. addition
- New Restaurant: 44 seats**
- Existing Carry out: as current**
- Special Use Permit (SUP) to operate 2 restaurants

Request

- 18 month extension
- Modification to reduce the rear setback
- Modification to reduce the loading space requirement



SUP Issues

- Operating Hours:

Existing (Carry-Out)	New Restaurant
10am – 1am Monday – Thursday	10am – 1am Monday – Saturday
10am – 2am Friday and Saturday	
11am – 11pm Sunday	11am – 11pm Sunday

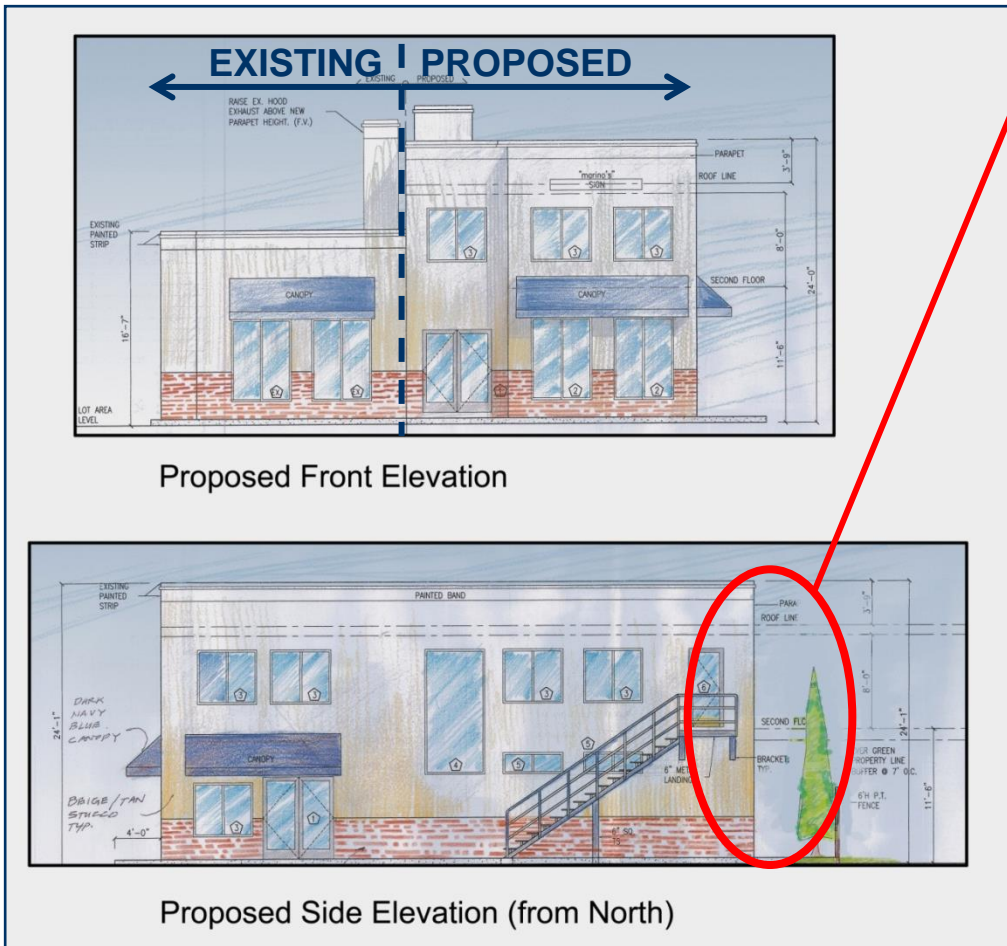
- Parking Requirement:

- 16 spaces total, provided on site
- 5 spaces for the existing carry-out (per previous SUP)
- 11 spaces for the new restaurant (meets Zoning Ordinance for restaurant use)

- Additional Parameters: No live entertainment or alcohol sales.



Proposed Modifications



Elevations

Rear Setback Modification:

- From 25ft to 6ft:
- Follows existing building line
- No rear-facing windows
- Evergreen screen to supplement the existing wooden fence

Route 1/Oakville Coordination



Oakville Planning Area Study Boundary

LEGEND

-  Oakville Planning Boundary
-  Marino's Project Site



Community Outreach

Summary

- Proposal discussed with the local community groups of Lynhaven Citizens Association and Del Ray Land Use Committee;
- Proposal elicited both support and concerns from local residents;
- Some community concern over parking, littering, and coordination with the Route 1/Oakville Planning process;
- Lynhaven: Recommended denial;
- Del Ray: Supported but deferred to Lynhaven.



Recommendation

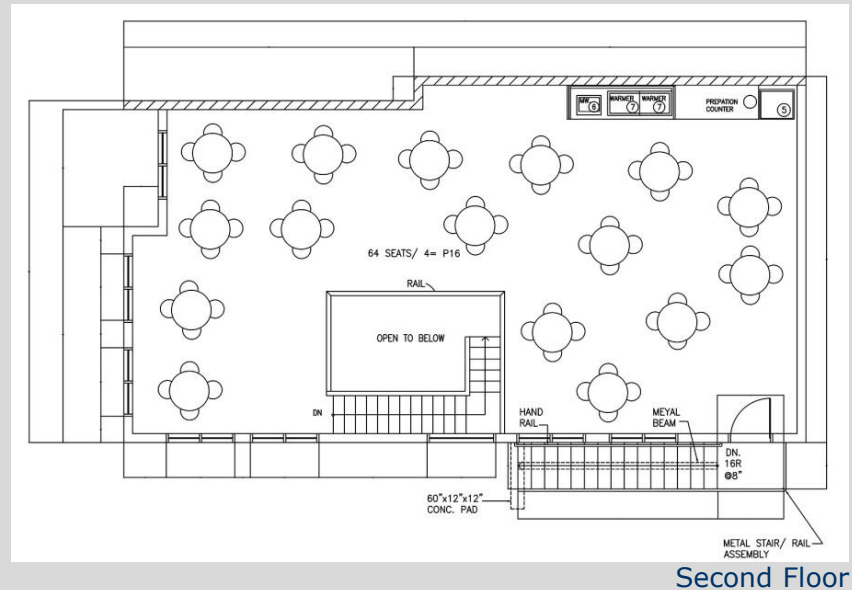
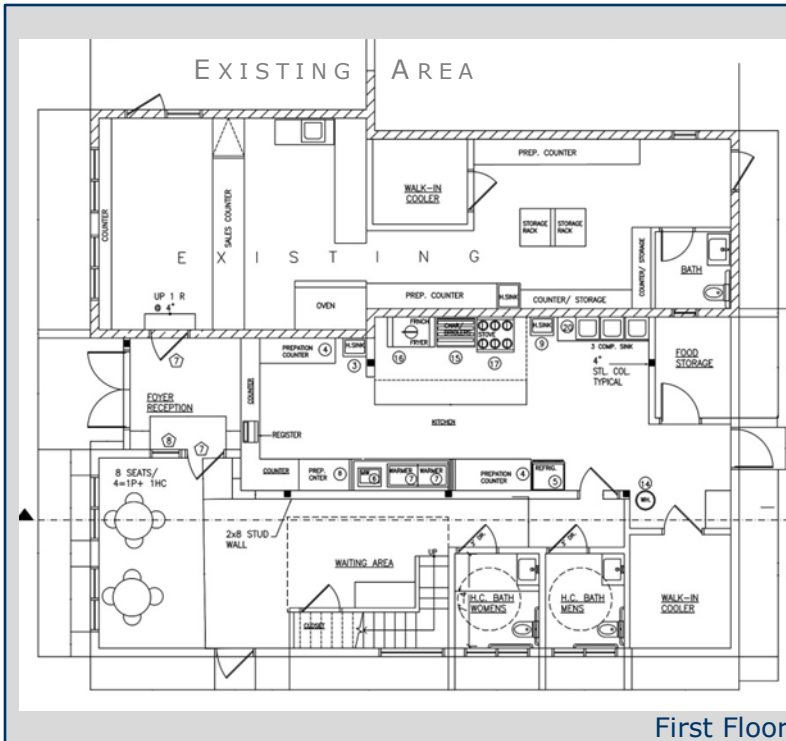
Staff recommends APPROVAL with conditions



View from Front (along Route 1)

Additional Information

Internal Floor Plans



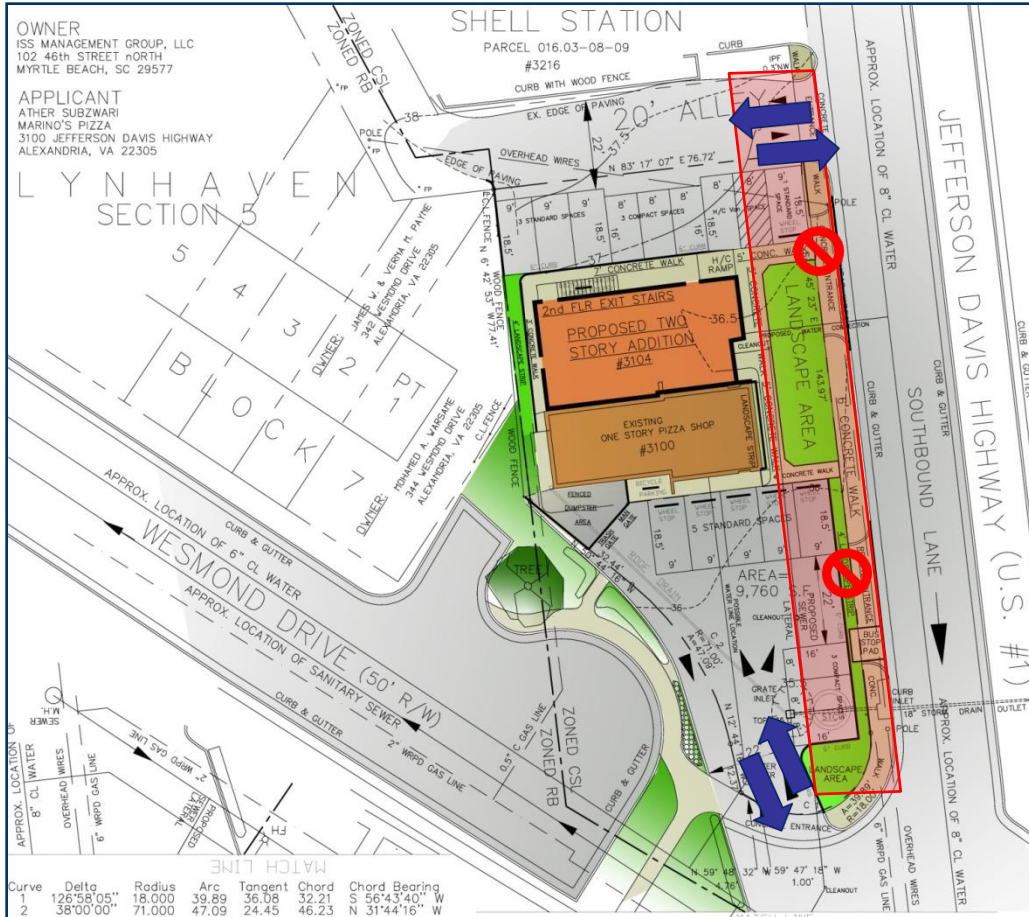
Proposed Floor Plans

Special Use Permit #2014-0075***410 East Glebe Road (Parcel Address: 408 East Glebe Road) and 3006 Jefferson Davis Highway - Convenience Store***

The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from the date of approval (October 2019), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit, ten years from the date of approval (October 2024), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)



Before & After



Proposed Site Plan

Existing Restaurant

- 833 sq. ft.
- To continue to operate as present

New Restaurant

- 44 seats
- Two distinct parking areas
- Two curb cuts removed

