

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: DECEMBER 2, 2022

TO: CHAIRMAN NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #2 – SUP #2022-00062 –  
500 NORTH UNION STREET, JUICEBOX

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The purpose of this memo is to recommend an amendment to Special Use Permit condition #19 to allow the applicant flexibility on the months during which Juicebox operates.

The Special Use Permit application for Juicebox is a request for the use of a temporary trailer for the retail sale of juice. As Section 7-1101 of the Zoning Ordinance only allows for trailers on a temporary basis, term limits must be applied to the approval via Special Use Permit conditions. Originally, staff recommended condition approval with a requirement that the trailer be removed from the subject site between December and April as the applicant states it would not be in operation during these months. A discussion at a briefing resulted in a suggestion to provide the business with as much flexibility as to the months it is open, while ensuring that the trailer is not parked at the site unused and during times when the business is not operational. Therefore, staff recommends the following amendment to Condition #19:

19. **CONDITION AMENDED BY PLANNING COMMISSION:** The temporary trailer shall be removed from the parking lot at 500 N. Union Street within one week after the business closes for its seasonal break ~~between December 1 and April 1.~~ It is permitted at the site for two years beginning April 1, 2023 and until April 1, 2025 with an opportunity to increase the term for an additional three years through an Administrative Special Use Permit. ~~(P&Z)~~ (PC)

Staff continues to recommend approval of Special Use Permit #2022-00062 with the amendment to condition #19.