



Docket Item #3

Special Use Permit #2014-0037

662 South Van Dorn Street – Smashburger Restaurant

Application	General Data	
Consideration of a Special Use Permit request to operate a restaurant.	Planning Commission Hearing:	May 6, 2014
	City Council Hearing:	May 17, 2014
Address: 662 South Van Dorn Street (Parcel Address: 650 South Van Dorn Street)	Zone:	CDD #17 / Coordinated Development District #17
Applicant: Smashburger Acquisition – DC, LLC	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: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 9, 2014: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2014-0037
662 South Van Dorn Street



*The aerial imagery shown on this site map was last updated November 2009

I. DISCUSSION

The applicant, Smashburger Acquisition – DC, LLC, requests Special Use Permit approval to operate a restaurant at 662 South Pickett Street.

SITE DESCRIPTION

The subject site is ground-level commercial space in the mixed-use Landmark Gateway Building #3 near the corner of South Van Dorn and South Pickett Streets. Building #3 is the largest and southernmost of the three buildings in the Landmark Gateway complex. The 6.3-acre property on which Landmark Gateway is located has frontage on South Van Dorn Street to the west, South Pickett Street to the south, and the future McConnell Avenue to the north.



The area surrounding Landmark Gateway is occupied by primarily commercial and light industrial uses. The Van Dorn Station Shopping Center, which includes several retail and restaurant tenants as well as light industrial uses to the rear of the property, is located to the north. Warehouses are located to the east. Two commercial centers with retail and restaurant tenants are located to the south. A self-storage facility, a bank, and a Red Lobster Restaurant are located to the west.

BACKGROUND

In January 2009 City Council approved DSUP#2006-0021 for the construction of Landmark Gateway, which initially was proposed to include 431 dwelling units and 35,000 square feet of ground-level retail space in three five-story buildings. In January 2012, City Council approved DSUP#2011-0030 to a new developer to increase the number of residential units in the buildings to 492 and to reduce the retail square footage to approximately 15,000 square feet. A parking reduction and a Transportation Management Plan (TMP) were also approved as part of the DSUP approval. TMP SUP#2011-0076 included a requirement for an annual contribution toward a variety of activities aimed at encouraging public transportation and achieving a goal of 30% of people not using single occupant vehicles. Construction of Buildings #1 and #3 is nearly complete and Building #2 is expected to be complete in summer 2015.

Smashburger presently operates seven other Washington area locations, four of which are in Northern Virginia.

PROPOSAL

The applicant proposes to open a new Smashburger location in an approximately 2,300 square-foot ground-level tenant space at Landmark Gateway. Although the main entrance to the restaurant would be from the interior plaza, the space would have storefront frontage along South Van Dorn Street. The restaurant would specialize in gourmet hamburgers, French fries, salads, milkshakes, and similar fare. A total of 69 seats are proposed. No live entertainment or food delivery would be offered. On-premises beer and wine service is proposed. Additional details of the proposal are as follows:

<u>Hours:</u>	10 a.m. – 10 p.m. seven days/week
<u>Number of Seats:</u>	69 seats
<u>Type of Service:</u>	Carry-out and dine-in service
<u>Delivery:</u>	No delivery of food to customers is proposed
<u>Alcohol:</u>	On-premises alcohol service only
<u>Live Entertainment:</u>	No live entertainment is proposed
<u>Employees:</u>	8-15 employees each shift
<u>Noise:</u>	Typical restaurant noises expected and will be contained on-premises
<u>Odors:</u>	Hood system and exhaust fan will vent odors
<u>Trash/Litter:</u>	Trash will be stored in shared facility and will be collected three times each week

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CDD #17 zone, in which restaurants may be permitted subject to approval of either an Administrative Special Use Permit or a full-hearing SUP. Condition #8 of DSUP#2011-0030 also largely mirrors the eligibility criteria for administrative approval of restaurants found in the Zoning Ordinance. Ultimately, the proposal is not eligible for administrative approval because it does not offer full wait service for its customers.

The proposed use is consistent with the Landmark / Van Dorn Corridor Plan, approved in 2009 as part of the Landmark / Van Dorn Small Area Plan, which designates the property as a redevelopment site and for primarily residential use with ground-level retail.

PARKING

DSUP approval for Landmark Gateway stipulated that 53 off-street parking spaces are required for all commercial uses at the site. The applicant satisfies this parking requirement with its pro-rated share of 10 of the 53 surface parking spaces located near the interior plaza between Buildings #1 and #3. Although not officially counted toward the number of spaces provided by the applicant, 11 new on-street spaces were also created along South Pickett Street in connection with the Landmark Gateway redevelopment.

II. STAFF ANALYSIS

Staff supports the applicant's request. The opening of a restaurant in the Landmark Gateway building is a positive development toward realizing the mixed-use planning goals envisioned in the Landmark-Van Dorn Corridor Plan. It is also encouraging to see an application for a use in the ground-level commercial space prior to the final completion of the building in which it would be located.

The specific operational elements proposed at the restaurant are reasonable and appropriate for a mixed-use building. Although on-premises alcohol is proposed, staff does not expect the restaurant to be an entertainment destination given that no live entertainment would be offered. Furthermore, the proposed closing hour of 10 p.m. daily is somewhat earlier than other restaurants in Alexandria. Consistent with its proposal, staff has included several conditions of approval in this report regarding the hours of operation (Condition #4), alcohol (Condition #5), and live entertainment (Condition #6). Staff has also recommended prohibiting outdoor dining in Condition #2 since it has not been included as part of the current proposal.

Several conditions of approval have also been included here to ensure that the use remains compatible with the Landmark Gateway DSUP approval. For instance, Condition #19 mirrors DSUP condition language by prohibiting loading and unloading activities from occurring along South Van Dorn or South Pickett Streets and limiting their occurrence to only between 7 a.m. to 10 p.m. daily, which is one hour earlier in the evening than typically allowed. Some conditions are specifically intended to retain the retail storefront along South Van Dorn Street despite the main entrance of the restaurant being oriented toward the interior plaza and adjacent parking spaces. For example, Condition #8 would require the applicant to maintain an operable door into the restaurant from the South Van Dorn Street frontage while Condition #9 would require open views into the restaurant from South Van Dorn Street to the satisfaction of the Director of Planning & Zoning. Condition #10 recommends that the restaurant signage be compatible with relevant conditions already included in DSUP#2011-0030. The condition language also would require the applicant to also install signage on the South Van Dorn Street frontage of the tenant space if it installs signage on the frontage of the tenant space facing the interior plaza.

Subject to the conditions contained 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. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of indoor seats at the restaurant shall be 69. No outdoor seating shall be permitted. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The hours of operation for the indoor portion of the restaurant shall be limited to between 10 a.m. and 10 p.m. daily. Meals ordered before 10 p.m. may be sold, but no alcoholic beverages may be served and no new restaurant patrons may be admitted after 10 p.m. and all patrons must leave by 11 p.m. (P&Z)
5. On-premises alcohol service may be permitted but no off-premises alcohol sales shall be allowed. (P&Z)
6. No live entertainment shall be allowed at the restaurant. (P&Z)
7. No delivery service of food to customers shall operate from the restaurant. (P&Z)
8. The applicant shall maintain an operable entrance to the restaurant from the South Van Dorn Street frontage of the tenant space. (P&Z)
9. The applicant shall maintain open views into the restaurant from the South Van Dorn Street frontage of the tenant space to the satisfaction of the Director of Planning & Zoning. Interior storage cabinets, carts, window signs, posters, shelving, boxes, coat racks, storage bins, closets and similar items shall not block the visibility of the interior of the restaurant from the street. The applicant may display goods in display cases that are oriented toward the street frontage. (P&Z)
10. All signage at the site shall comply with Condition #46 and #47 of DSUP#2011-0030 and all other applicable codes and ordinances. If signage is erected on the frontage of the tenant space facing the interior plaza, the applicant shall also install signage on the South Van Dorn Street frontage of the tenant space. (P&Z)
11. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and on how to prevent underage sales of alcohol. (P&Z)
12. No food, beverages, or other material shall be stored outside. (P&Z)

13. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
14. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
15. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
17. 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)
18. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 10 p.m. and 7 a.m. Deliveries are prohibited on South Van Dorn and South Pickett Streets. (P&Z) (T&ES)
20. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
21. The applicant shall install signage inside the building indicating the location of off-street parking for the restaurant and shall inform customers about the parking. (T&ES)
22. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
23. The Director of Planning and Zoning shall review the Special Use Permit after the use has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) 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; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit

conditions; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, 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.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F – finding

Transportation & Environmental Services

- F-1 Parcel is tagged in the floodplain, but the building is not located in the floodplain.
- R-1 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-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-5 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-6 The applicant shall install signage indicating the location of off-street parking for the restaurant and shall inform customers about the parking. (T&ES)
- R-7 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-8 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- C-1 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)
- C-2 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 City Council 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)

Code Enforcement

- F-1 The following comments are for SUP review. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building, trade permits and inspections are required for proposed restaurant. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

Health

Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on-duty during all operating hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Parks and Recreation

F-1 No comments received

Fire Department

C-1 Based on the information provided, a fire prevention permit will be required for an assembly occupancy that can accommodate more than 49 occupants.

Police Department

F-1 No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 244-0037

PROPERTY LOCATION: 662 S. VAN DORN ST

TAX MAP REFERENCE: _____ ZONE: CDD#17

APPLICANT:

Name: SMASHBURGER ACQUISITION-DC, LLC

Address: 3900 EAST MEXICO AVE, SUITE 1200, DENVER CO 80210

PROPOSED USE: SMASHBURGER RESTAURANT

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

JAYME RITTER
Print Name of Applicant or Agent

[Signature]
Signature

3/26/14
Date

9675 MONTGOMERY RD
Mailing/Street Address

513-791-5588
Telephone #

513-792-7923
Fax #

CINCINNATI, OH 45242
City and State Zip Code

jritter@intertechdesign.net
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

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 ten 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. <u>ICON BURGER ACQUISITION</u>	<u>3900 EAST MEXICO AVE, SUITE 1200</u> <u>DENVER, CO 80210</u>	<u>100%</u>
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 662 VANDORN ST, ALEXANDRIA, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. <u>MP LANDMARK GATEWAY INVESTORS, LLC</u>	<u>2 SEAPORT LN</u> <u>BOSTON, MA 02110</u>	<u>93%</u>
2. <u>MCR LANDMARK MIDTIER LLC</u>	<u>6110 EXECUTIVE BLVD</u> <u>#315, ROCKVILLE, MD</u>	<u>7%</u>
3.		

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 indicated 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](#).

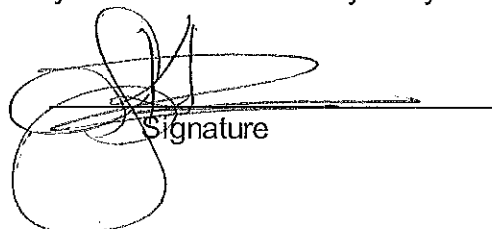
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <u>MP LANDMARK GATEWAY INVESTORS, LLC</u>	<u>NONE</u>	<u>CITY COUNCIL & PLANNING COMMISSION</u>
2. <u>MCR LANDMARK MIDTIER LLC</u>	<u>NONE</u>	<u>CITY COUNCIL & PLANNING COMMISSION</u>
3. <u>ICON BURGER ACQUISITION</u>	<u>NONE</u>	<u>CITY COUNCIL & PLANNING COMMISSION</u>

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.

04.29.14
Date

Jayme Ritter
Printed Name


Signature

PROPERTY OWNER'S AUTHORIZATION

As the property owner of LANDMARK GATEWAY, I hereby
(Property Address)
grant the applicant authorization to apply for the RESTAURANT use as
(use)
described in this application.

Name: SEAN CALDWELL Phone: (301) 255-6008
Please Print

Address: 6110 EXECUTIVE BLVD #315, ROCKVILLE Email: ANASSERIAN@MCRTTRUST.COM
MD 20852

Signature: [Signature] Date: 03/21/14

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: ARCHITECT 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 ten percent.

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

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: _____ 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 ten percent.

ICON BURGER ACQUISITION - 100%
3900 EAST MEXICO AVE, SUITE 1200
DENVER, CO 80210

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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?

AGENT IS ARCHITECT.

☒ **Yes.** Provide proof of current City business license VA LICENSE #12185

☐ **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.)

SMASHBURGER IS A FAST-CASUAL RESTAURANT KNOWN
FOR ITS HAND-CRAFTED BURGERS AND SHAKES. ALL OF
OUR FOOD IS MADE TO ORDER WITH HIGH-QUALITY
INGREDIENTS AND BROUGHT TO THE CUSTOMER.
AVERAGE TICKET TIMES ARE AROUND 4-5 MINUTES
AND THE AVERAGE GUEST EXPERIENCE IS AROUND
20 MINUTES.

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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).

700 PEOPLE/DAY

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

8-15 PER SHIFT

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

Day:

SUN - SATURDAY

Hours:

10AM - 10PM

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

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

EXHAUST HOOD IS RUNNING, DURING OPERATION,
BACKGROUND MUSIC, AND PATRON CONVERSATION,

- B. How will the noise be controlled?

SOUND WILL BE CONTAINED WITHIN PREMISES.

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8. Describe any potential odors emanating from the proposed use and plans to control them:

FOOD ODORS, SPECIFICALLY BURGERS AND FRIES. KITCHEN
HOOD IS EQUIPPED WITH FILTERS TO REDUCE GREASE-LADEN
AIR. EXHAUST FAN WILL BE MOUNTED ON ROOF.

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)

FOOD WRAPPERS AND SCRAPS.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

APPROXIMATELY 15 BAGS PER DAY.

- C. How often will trash be collected?

SHARED TRASH FACILITY WITH DEVELOPMENT.

3X/WEEK

- D. How will you prevent littering on the property, streets and nearby properties?

LANDLORD MAINTENANCE.

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:

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- B. Where are off-street loading facilities located? LOADING DOCK IS ON THE EAST WING OF THE BUILDING. ~~ALSO FRONT LOADING IS ALLOWED FROM THE RETAIL PLAZA.~~

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

DELIVERIES TO OCCUR PRIOR TO 9AM.

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

DELIVERIES EXPECTED 2-3 TIMES PER WEEK AS NEEDED.

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?

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?

2,297 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: LANDMARK GATEWAY MIXED USE DEVELOPMENT

End of Application

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PARKING AND ACCESS REQUIREMENTS

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

PRO-RATED # OF SPACES = 10.11

9 Standard spaces

Compact spaces

1 Handicapped accessible spaces.

Other.

DEVELOPMENT HAS DSUP 2011-00303

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A

Does the application meet the requirement?

☐ Yes ☐ No

- 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? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200

Does the application meet the requirement?

☐ Yes ☐ No

SUP # 2014-0037

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:

PLEASE SEE ATTACHED LIST.

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

NO CHEMICALS WILL CAUSE SAFETY CONCERNS TO
NEIGHBORS OR CUSTOMERS.

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.

THERE WILL BE BEER AND WINE SOLD ON
PREMISE ONLY.

Chemical Name	Monthly Qty	Disposal Method
Aromist Air Freshening System Refill	48 oz	None - Aerosol
Esteem Dry All	20 gal	Sewer
Esteem Sani-NC	20 gal	Sewer
QSR Foaming Antibacterial Hand Soap	4 gal	Sewer
QSR Heat-Activated Grill & Toaster Cleaner	2 gal	Grease Trap
QSR Heavy Duty Degreaser	4 gal	Grease Trap
QSR Heavy Duty Multi-Purpose Sink Detergent	10 gal	Sewer
Insta-Use Glass & Multi-Surface Cleaner	2 gal	Sewer
KAY-5® Sanitizer/Cleaner	10 gal	Sewer
KAYQUAT II	10 gal	Sewer
KAY® Stainless Cleaner & Polish	48 oz	None - Spray
Supra Machine Warewashing Detergent	20 gal	Sewer
Xcelerate No Rinse Floor Cleaner	20 gal	Sewer

SUP # 2014-0037
Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 69 Outdoors: 0 Total number proposed: 69
2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) _____ Yes X No
Beer and wine — on-premises X Yes _____ No
Beer and wine — off-premises _____ Yes X No
3. Please describe the type of food that will be served:
HAMBURGERS, FRIES, SALADS

4. The restaurant will offer the following service (check items that apply):
_____ table service _____ bar X carry-out _____ delivery
5. If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?
N/A

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes X No
If yes, please describe:

SUP #

2014-0037

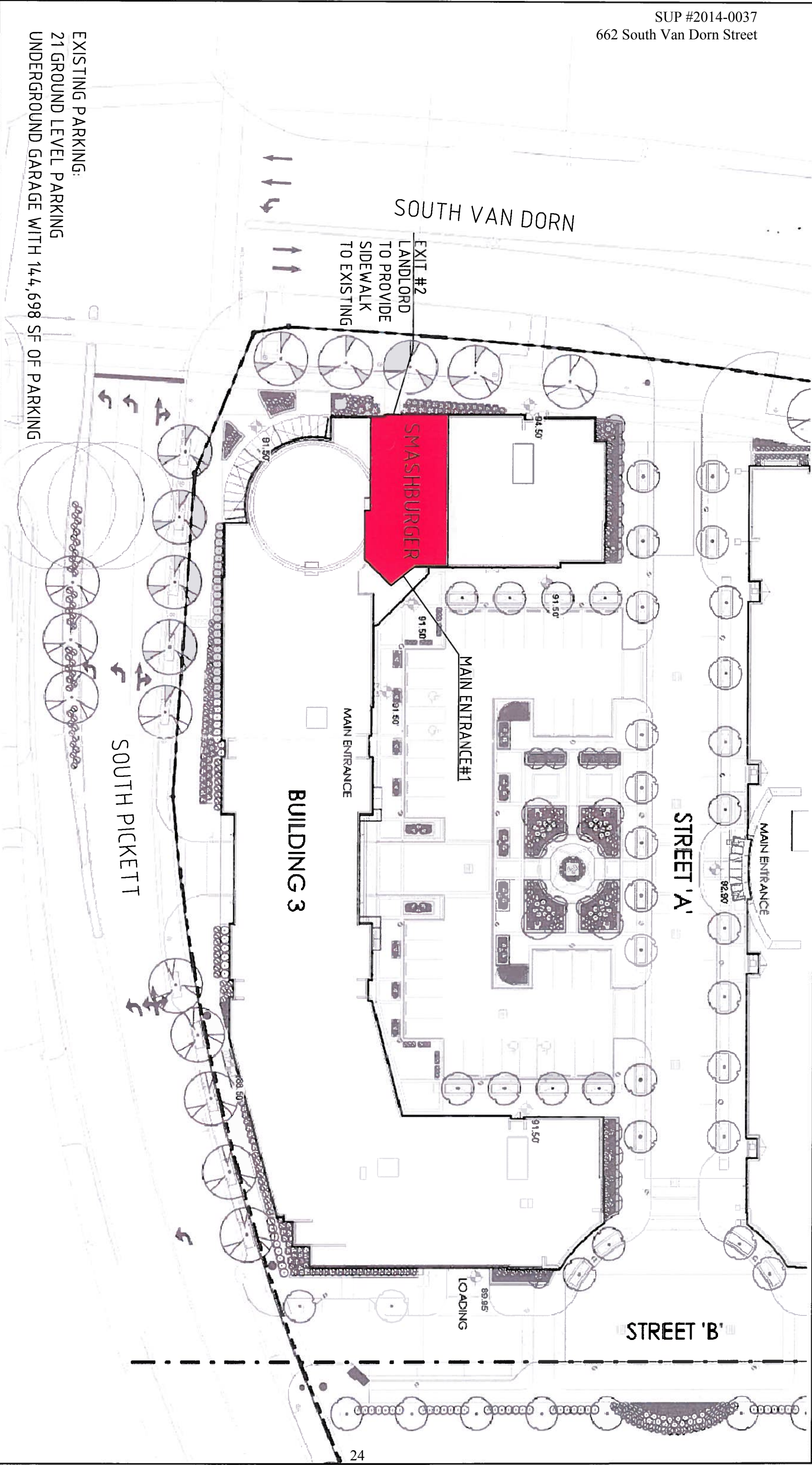
Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
☒ 100%
☐ 75-99%
☐ 50-74%
☐ 1-49%
☐ No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
☒ All
☐ 75-99%
☐ 50-74%
☐ 1-49%
☐ None
3. What is the estimated peak evening impact upon neighborhoods? (check one)
☒ No parking impact predicted
☐ Less than 20 additional cars in neighborhood
☐ 20-40 additional cars
☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:
+ 69 Maximum number of patron dining seats
+ 0 Maximum number of patron bar seats
+ 0 Maximum number of standing patrons
= 69 Maximum number of patrons
2. 15 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
☐ Closing by 8:00 PM
☒ Closing after 8:00 PM but by 10:00 PM
☐ Closing after 10:00 PM but by Midnight
☐ Closing after Midnight
4. Alcohol Consumption (check one)
☐ High ratio of alcohol to food
☐ Balance between alcohol and food
☒ Low ratio of alcohol to food

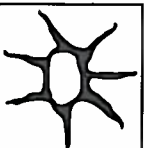


EXISTING PARKING:
21 GROUND LEVEL PARKING
UNDERGROUND GARAGE WITH 144,698 SF OF PARKING

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Zsolt S. Vamosi, P.A.

Registered Architect

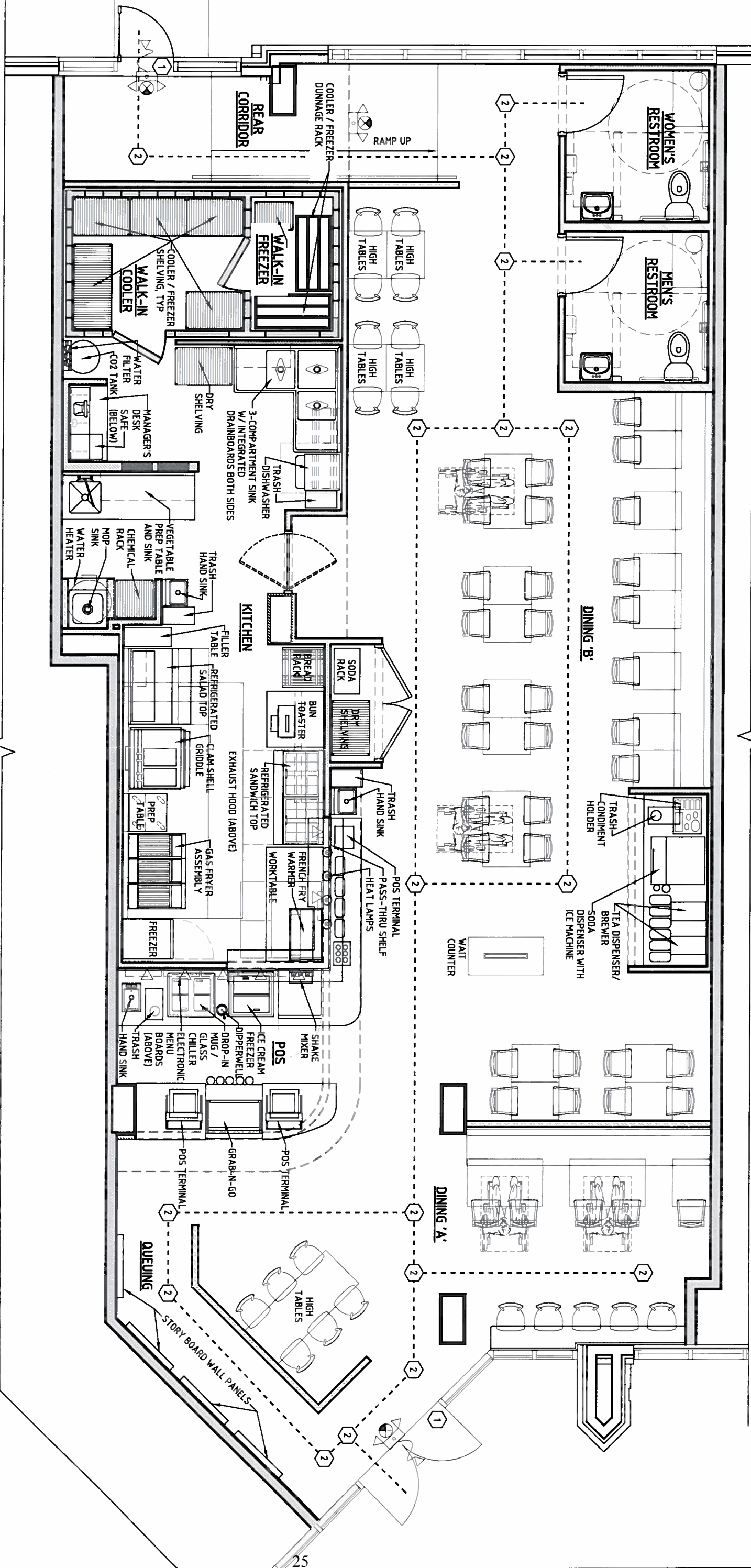
9675 Montgomery Rd. Suite 200
Cincinnati, Ohio 45242
Phone: (513) 791-5568, Fax: (513) 792-7923

SMASHBURGER
LANDMARK GATEWAY, BLDG 3
SOUTH VAN DORN + SOUTH PICKETT
ALEXANDRIA, VA 22304

TOTAL SQUARE FOOTAGE:
2,297 SF
TOTAL SEATING:
69 SEATS, 4 HC ACCESSIBLE



Date: 03/21/2014
Job No.: 14-0704
Sheet Number: WEH
Checked: JKR
SITE PLAN



1 FLOOR PLAN
G002 SCALE: 3/16" = 1'-0"

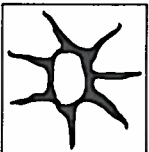
KEYED NOTES

- 1. LEVEL LANDING THRESHOLD; 1/2" BEVELED MAXIMUM RISE TO MEET ALL APPLICABLE ACCESSIBILITY CODES.
- 2. 36" WIDE ACCESSIBLE ROUTE OF TRAVEL.

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LANDMARK GATEWAY, BLDG 3
SOUTH VAN DORN + SOUTH PICKETT
ALEXANDRIA, VA 22304

TOTAL SQUARE FOOTAGE:
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Date: 03.21.2014
Job No.: 14-0704
Sheet Number: PLAN

Drawn: WEH
Checked: JKR