

City of Alexandria, Virginia

MEMORANDUM

DATE: May 20, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: OFF-PREMISES ALCOHOL SALES CONDITION REVISION

The City periodically receives requests for permission to sell off-premises alcohol at restaurants. Staff has often used a standard condition to address this issue. The Planning Commission recently directed staff to consider updates to this standard condition language. The existing off-premises alcohol sales condition is:

Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (or wine with an alcohol content of 14% or more by volume) may not be sold.

Staff responded to the update request with a draft proposal that was presented to the Planning Commission on December 2, 2014. The Planning Commission recommended that staff solicit additional feedback from civic organizations before finalizing the new condition language.

Subsequently, staff met with representatives from the West Old Town Civic Association, Braddock Metro Citizens' Coalition, Braddock Implementation Advisory Group, Del Ray Business Association, and Alexandria Economic Development Partnership. The representatives generally agreed with staff's recommended changes to the existing standard condition, including the creation of separate off-premises sales conditions for convenience stores and restaurants as well as the prohibition of malt liquor sales. The group suggested that hard cider should be added to the regulated products list due to its growing popularity as an alternative to beer and wine.

Staff revised the draft standard conditions, incorporating the meeting participants' comments, and submits the following proposal for Planning Commission consideration:

Proposed off-premises alcohol sales condition

For restaurants:

Off-premise sales of beer, hard cider, or wine products may be sold. Products actively marketed as malt liquor may not be sold. Off premises wine may be sold, however, fortified wines (or wine with an alcohol

content of 14% or more by volume) may not be sold except for dessert wines, premium ports, sherries, madeiras, and sake.

For convenience stores:

Off-premises beer, hard cider, or wine products may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Products actively marketed as malt liquor may not be sold. Off premises wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.

At the June 2nd Planning Commission hearing, staff will make a brief presentation and be available to answer questions.