



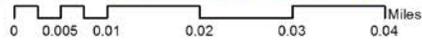
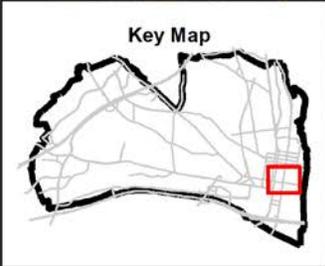
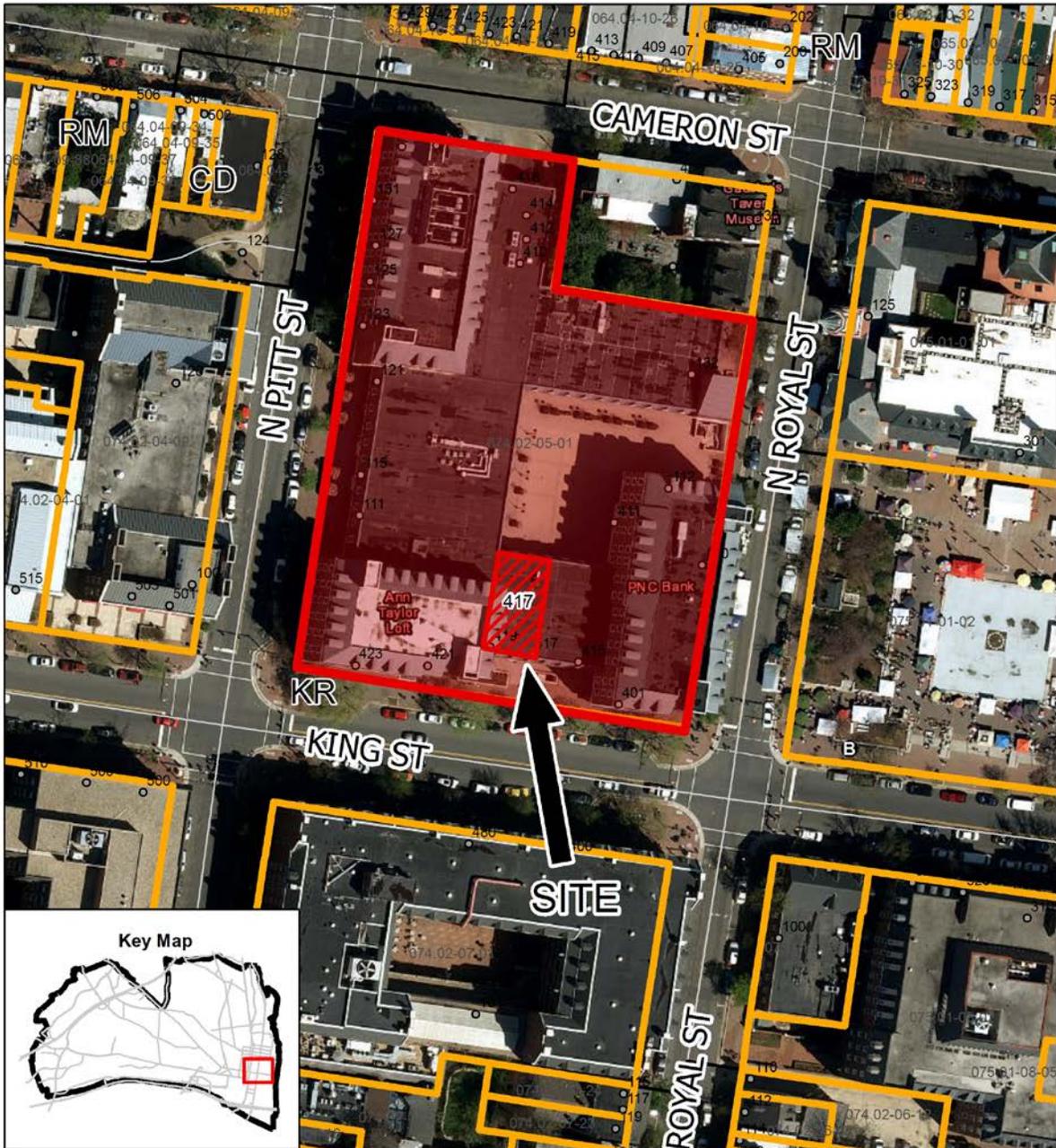
**DOCKET ITEM #8**  
**Special Use Permit #2017-0122**  
**417 King Street (Parcel Address: 411 King Street) –**  
**Taco Bell Cantina**

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<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request to operate a restaurant with outdoor dining	<b>Planning Commission Hearing:</b>	March 6, 2018
	<b>City Council Hearing:</b>	March 17, 2018
<b>Address:</b> 417 King Street (Parcel Address: 411 King Street)	<b>Zone:</b>	KR/King Street Retail
<b>Applicant:</b> TB Cantina, LLC	<b>Small Area Plan:</b>	Old Town

**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:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



**Special Use Permit #2017-0122**  
**417 King Street**  
**(parcel address: 411 King Street)**



## I. DISCUSSION

### REQUEST

The applicant, TB Cantina, LLC, requests Special Use approval to operate a restaurant with outdoor dining.

### SITE DESCRIPTION

The subject site is a tenant space along the southern side of the commercial complex known as Tavern Square. The complex is located on one lot of record which covers almost an entire city block with approximately 255 feet of frontage along King Street, approximately 345 feet of frontage along North Pitt Street, approximately 130 feet of frontage along Cameron Street and approximately 270 feet of frontage along North Royal Street for an approximate parcel area of 79,700 square feet. The north east corner of the same city block contains the historic Gadsby's Tavern complex.



The subject parcel, Tavern Square, is developed with a five-story mixed-use building with retail and personal service uses on the ground floor and offices on upper floors. A courtyard is sited in the center of the block and is surrounded by the Tavern Square complex. An underground public parking garage with 326 parking spaces is accessed from Cameron Street. Ground floor commercial uses include a bank, two retail establishments and real estate offices. The City of Alexandria is a tenant on the upper floors.

Surrounding uses include City Hall, Market Square, and the Market Square parking garage to the east, the Alexandrian Hotel and Jackson 20 restaurant are located across the street to the south, a CVS pharmacy and florist are located to the west. Residential townhomes, a dry cleaner, office building, and a restaurant are located on the next block to the north.

### BACKGROUND

The subject building was approved under Site Plan #65-035-1 as part of the City's urban renewal redevelopment program and constructed in 1965. The subject tenant space was most recently occupied by the Pendleton Shop which closed in Fall 2017.

### PROPOSAL

The applicant, TB Cantina, LLC, requests Special Use Permit approval to operate a 72-seat (52 indoor and 20 outdoor) restaurant in the 2,195 square foot tenant space. The proposed use will feature Taco Bell's new restaurant concept that is designed for urban and pedestrian-oriented environments. Tapas-style, shareable appetizers would complement the traditional Taco Bell

menu. On-premises alcohol would be available as twisted freezes, beer and wine. The applicant would expect to serve approximately 300 customers each day.

Elements of the restaurant operations would be:

Hours of Operation: 7 a.m. to 2.am., daily

Number of Seats: 72 total seats  
o 52 indoor seats  
o 20 outdoor seats

Type of Service: Dine-in and carry-out only

Delivery: None

Live Entertainment: No live entertainment proposed

Alcohol: On-premises sales of alcohol

Employees: Twenty employees per day.

Noise: Some noise is expected from typical restaurant operations.

Odors: Minimal odors associated with cooking will be addressed through proper ventilation and hood systems.

Trash/Litter: Trash and litter would be similar to that of other quick service restaurants in Old Town.

#### PARKING

The restaurant is located within the Central Business District (CBD) and Section 8-300(B) of the Zoning Ordinance waives the parking requirement for restaurants within the CBD. As such, the applicant meets their parking requirement. However, restaurant patrons have access to the public parking located in the Tavern Square parking garage, with pedestrian access to the garage located in front of the proposed restaurant.

#### ZONING/MASTER PLAN DESIGNATION

The subject tenant space is located in the KR/King Street Retail Zone. Section 6-702(A)(2)(k) of the Zoning Ordinance allows a restaurant in the KR zone only with Special Use Permit approval unless it complies with the standards of Section 11-513(L) for administrative SUP approval. As the request exceeds the administrative SUP standards for hours of operation, the case must be reviewed through the full-hearing SUP process.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan

which designates the property for commercial use. The small area plan also requires a review of the Old Town Restaurant Policy, which is included in the Staff Analysis section of this report. The subject site is located within the boundaries of the Old and Historic District and while no exterior alterations are proposed as part of this SUP application, any exterior renovations or changes including construction, signage, lighting, menu boards, exterior vents and awnings may require separate review and approval by the Board of Architectural Review.

## II. STAFF ANALYSIS

Staff supports the applicant's request for a restaurant with outdoor dining at 417 King Street. The proposal for the urban-concept Taco Bell Cantina would diversify the quick-service and casual dining options in Old Town, filling a vacant tenant space in a prominent King Street location. Its proposed location would enliven the north side of the 400-block of King Street, where personal service and office uses now dominate. These existing uses typically do not generate a high level of pedestrian activity. The outdoor dining in the internal courtyard at the rear of the restaurant would also encourage the use of an existing outdoor plaza that office workers, visitors, and residents rarely frequent. The use has been analyzed according to the Old Town Restaurant Policy criteria:

### Mix of Uses:

Although the proposed restaurant would replace a retail establishment, a diversity of uses -- retail, personal service, office and hotel -- is maintained on the 400-block of King Street.

### Parking:

Staff does not anticipate that additional parking impacts would result with the operation of the proposed restaurant as the site is well served by public transportation, such as the King Street Trolley, the DASH bus, Metrorail buses, Capital Bikeshare, and the Metro. Additionally, the Tavern Square, Market Square, and Courthouse public parking garages provide nearby off-street parking. Garage occupancy data has revealed that the parking facilities in Old Town are underused, particularly in the evening hours, when restaurants are busiest. A recently created, "Where to Park in Old Town," map directs promotes garage parking at these underused parking facilities. In addition, residents who live near King Street are also eligible to request signage that would require non-district vehicles to pay for parking on residential blocks through a pay-by-phone pilot program. Initial staff observations note that the pay-by-phone parking option has resulted in the increased availability of spaces for resident parking on blocks that have requested the program. To further minimize potential parking impacts, the applicant is required to inform customers of nearby parking garages and public transportation options in Conditions 15 and 16, respectively. Employees must also park off-site, as required in Condition 13, and are encouraged to use public transportation, as specified in Condition 14.

### Litter:

Litter is not expected to cause impacts as the applicant would provide trash receptacles inside the restaurant and would monitor and remove all litter within 75 feet of the establishment at least three times a day, as required in Condition 26.

Alcohol & Late Hours:

Although the applicant requests to remain open until 2 a.m., daily, and offer on-premises alcohol sales, staff does not consider the proposals to result in impacts. SUP-approved and grandfathered restaurants that are open until 2 a.m., such as Blackwall Hitch and 219 King Street, have operated without alcohol-related complaints to the City for several years. In addition, the 2 a.m. closing hour is not anticipated to generate noise impacts from patrons as the restaurant would face King Street and the five-story Tavern Square building complex effectively blocks the interior courtyard from the Cameron Street residences. Further, the applicant would not offer live entertainment and exterior loudspeakers are prohibited in Condition 25. Nonetheless, staff recommends that the outdoor dining area should close and be cleared of all customers by 1 a.m., similar to the hours of operation condition for the former Tavern Square restaurant, Burger Fi, and as stated in Condition 5.

Staff has received four letters that support the restaurant proposal and three letters that oppose the request. Those commenting favorably supported the hours of operation and the affordable, fast-casual dining experience that would diversify Old Town's restaurant mix. Comments against the SUP request cited the incompatibility of a national chain operation with the historic district and included concerns related to the 2 a.m. closing hour and the potential for resident impacts. Staff believes that large chain businesses have successfully blended with small independent businesses in Old Town, particularly with the application of restaurant concepts that are designed to accommodate smaller tenant spaces in pedestrian-oriented, urban areas. Additionally, staff found that the weekend closing hour of 1 a.m. at Burger Fi did not result in resident complaints and would likely not result from a similar type of restaurant such as Taco Bell Cantina.

Subject to the conditions stated 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 shall be 52. The maximum number of outdoor seats shall be 20. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The indoor hours of operation shall be limited to between 7 a.m., and 2 a.m., daily. Meals ordered before 2 a.m., may be served, but no new patrons may be admitted, no new alcohol may be served, and all patrons must leave by 3 a.m. (P&Z)
5. The outdoor hours of operation shall be limited to between 7 a.m., and 1 a.m., daily, and shall be cleared of customers by the closing hour. (P&Z)
6. The outdoor dining area shall be cleaned and washed at the close of each business day that it is in use. (P&Z)
7. The design of the outdoor dining areas and all its components must comply with the King Street Outdoor Dining guidelines. Any outdoor seating areas, including umbrellas, shall not include advertising signage. The applicant shall submit illustrations and specifications to the Director of Planning & Zoning for review and approval. (P&Z)
8. No delivery of food to customers may operate from the restaurant. (P&Z)
9. Live entertainment is not permitted. (P&Z)
10. On-premises alcohol service shall be permitted, consistent with a valid Virginia ABC license. (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, with the exception of materials specified in other conditions. (P&Z)
13. The applicant shall require its employees who drive to use off-street parking. (T&ES)

14. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
15. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
16. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
17. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
18. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
19. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
20. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
21. 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)
22. 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)
23. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
24. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

25. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
26. 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)
27. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
28. The Director of Planning and Zoning shall review the Special Use Permit after it 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: Mary Christesen, Acting Division Chief, Land Use Services  
Ann Horowitz, Urban Planner

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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.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-5 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-6 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-7 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- R-8 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-9 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-10 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-11 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-12 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-13 The use must comply with the city's noise ordinance. 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-14 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)
- C-1 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 SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Fire Department:

- C-1 The proposed occupant load requires that a fire prevention permit be obtained by applicant.

Code Enforcement:

No comments received.

Health Department:

- C-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, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and 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- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety 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.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 417 King Street, Alexandria, VA

**TAX MAP REFERENCE:** 074.02-05-01 **ZONE:** KR

**APPLICANT:**

Name: TB Cantina, LLC dba Taco Bell Cantina

Address: P.O. Box 35520, Louisville, KY 40232

**PROPOSED USE:** Restaurant with on-premises alcohol

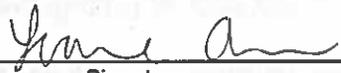
**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**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.

Leanne Andryscio  
Print Name of Applicant or Agent

 11.10.17  
Signature Date

1228 Euclid Avenue, Suite 320  
Mailing/Street Address

216-927-8641 216-927-8695  
Telephone # Fax #

Cleveland, Ohio 44115  
City and State Zip Code

landryscio@gpdgroup.com  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of TAVORN SOVANE, LLC 417 KING STREET, I hereby  
(Property Address)

grant the applicant authorization to apply for the Restaurant use w/ on premises alcohol use as  
(use)  
described in this application.

Name: AMARA P. SYICES, VP Phone: 212-269-4888

Address: TAVORN SOVANE, LLC 30 WALL ST, SUITE 1100 Email: asyices@pyneco.com  
MT, NY 10005

Signature: [Handwritten Signature] Date: 11/9/17

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.

TB Cantina, LLC, P.O. Box 35520, Louisville, KY 40232

Contact: Clint Langley, clint.langley@pizzahut.com

SUP # \_\_\_\_\_

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?

**Yes.** Provide proof of current City business license

**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.)

New Taco Bell Cantina restaurant serving alcohol in an existing retail tenant space.

Exterior improvements to include a new patio, new internally illuminated signs, new awnings with logos and a new exhaust fan. The exhaust fan to be on the courtyard side and roof mounted. The ductwork will be enclosed to match the existing building materials for a seamless look. Interior improvements will include a new dining room, new kitchen and new restrooms. Restaurant use is fast food with no table service.

Taco Bell Cantina is a new concept with an energetic atmosphere and modern decor.

It mixes the traditional Taco Bell fare with new shareable menu items and alcoholic beverages including twisted freezes, beer and wine.

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**USE CHARACTERISTICS**

**REVISED**

SUP # \_\_\_\_\_

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).
- Approx. 300/day

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).
- Approx. 20/day

6. Please describe the proposed hours and days of operation of the proposed use:
- |                      |                |
|----------------------|----------------|
| Day:                 | Hours:         |
| <u>Monday-Sunday</u> | <u>7am-2am</u> |
| _____                | _____          |
| _____                | _____          |
| _____                | _____          |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- Low noise level of equipment, moderate noise level of patrons.
- B. How will the noise be controlled?
- The patio is set back from the sidewalk space and masked by landscaping.

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

None, trash will be removed daily.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_

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

1 bag per day of each trash and recyclables.  
\_\_\_\_\_

C. How often will trash be collected?

4/week or daily if needed  
\_\_\_\_\_

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

Trash receptacles will be provided within the Taco Bell space and on the patio  
\_\_\_\_\_

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:  
\_\_\_\_\_  
\_\_\_\_\_

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. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

Activity is contained within the restaurant space and the patio has a fence enclosure.

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**ALCOHOL SALES**

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[x] 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.

N/A - No existing alcohol use. ABC license will be for on-premises alcohol only.

Alcohol will consist of beer, wine and mixed drinks (twisted freezes)

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**PARKING AND ACCESS REQUIREMENTS**

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

- 0   Standard spaces
- 0   Compact spaces
- 0   Handicapped accessible spaces.
- Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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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?

No parking is required, however there is a parking garage as part of the development

**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?   0  

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?  <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
---

SUP # \_\_\_\_\_

B. Where are off-street loading facilities located? There is an existing loading zone on Pitt Street.

C. During what hours of the day do you expect loading/unloading operations to occur?  
Mornings, approx. 6am

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
2-3/ week

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?  
N/A - No street access required

**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?  
\_\_\_\_\_ 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: Mixed Use - Tavern Square

End of Application

SUP # \_\_\_\_\_  
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.

- How many seats are proposed?  
Indoors: 52                      Outdoors: 20                      Total number proposed: 72
- Will the restaurant offer any of the following?  
Alcoholic beverages (**SUP only**)                       Yes                       No  
Beer and wine — on-premises                       Yes                       No  
Beer and wine — off-premises                       Yes                       No
- Please describe the type of food that will be served:  
Fast casual mexican  
\_\_\_\_\_  
\_\_\_\_\_
- The restaurant will offer the following service (check items that apply):  
 table service                       bar                       carry-out                       delivery
- 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?  
\_\_\_\_\_  
\_\_\_\_\_
- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
 Yes                       No  
If yes, please describe:  
Taco Bell will offer televisions in the dining room for guests.  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

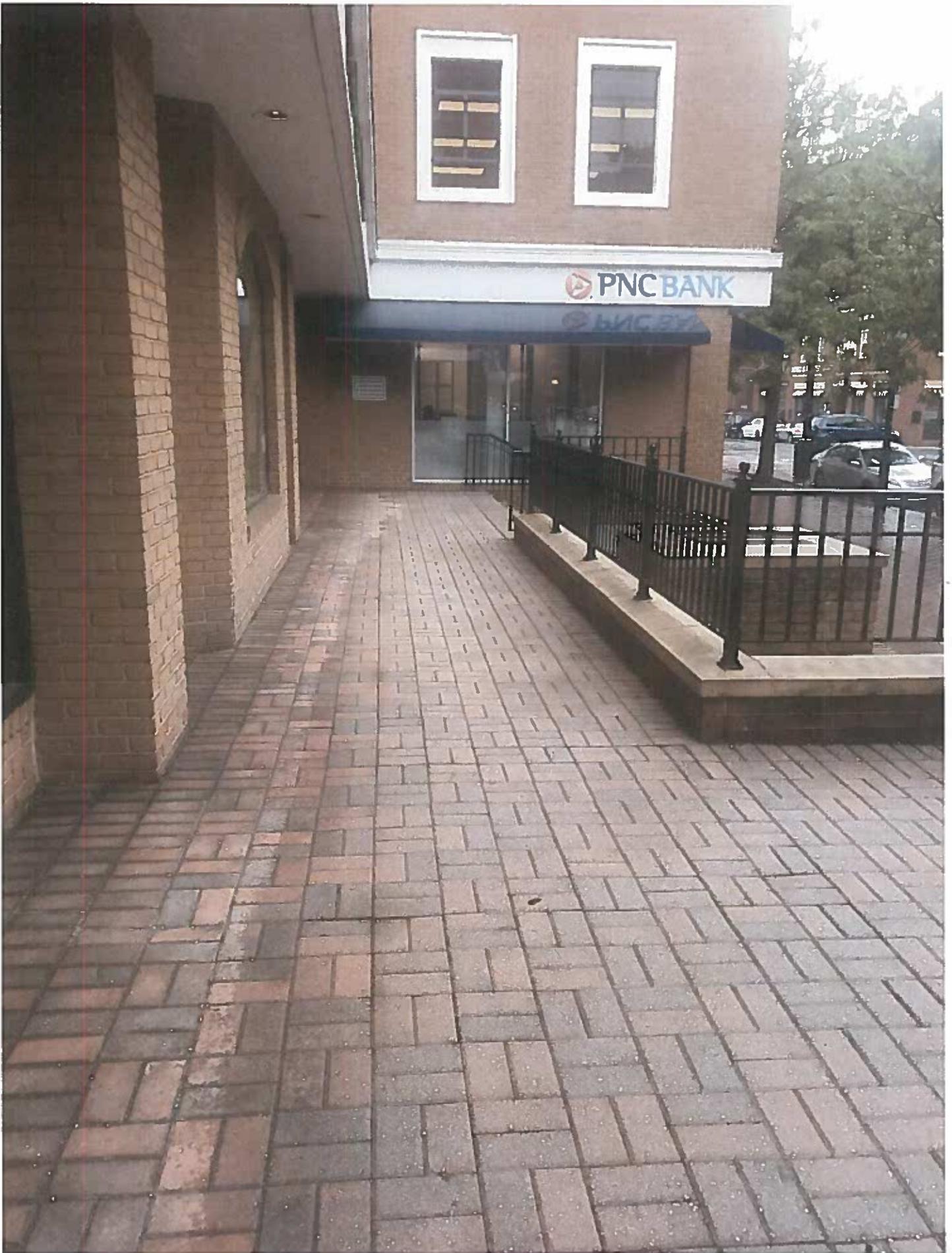
1. What percent of patron parking can be accommodated off-street? (check one)
  - 100%
  - 75-99%
  - 50-74%
  - 1-49%
  - No parking can be accommodated off-street
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
  - 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:
 

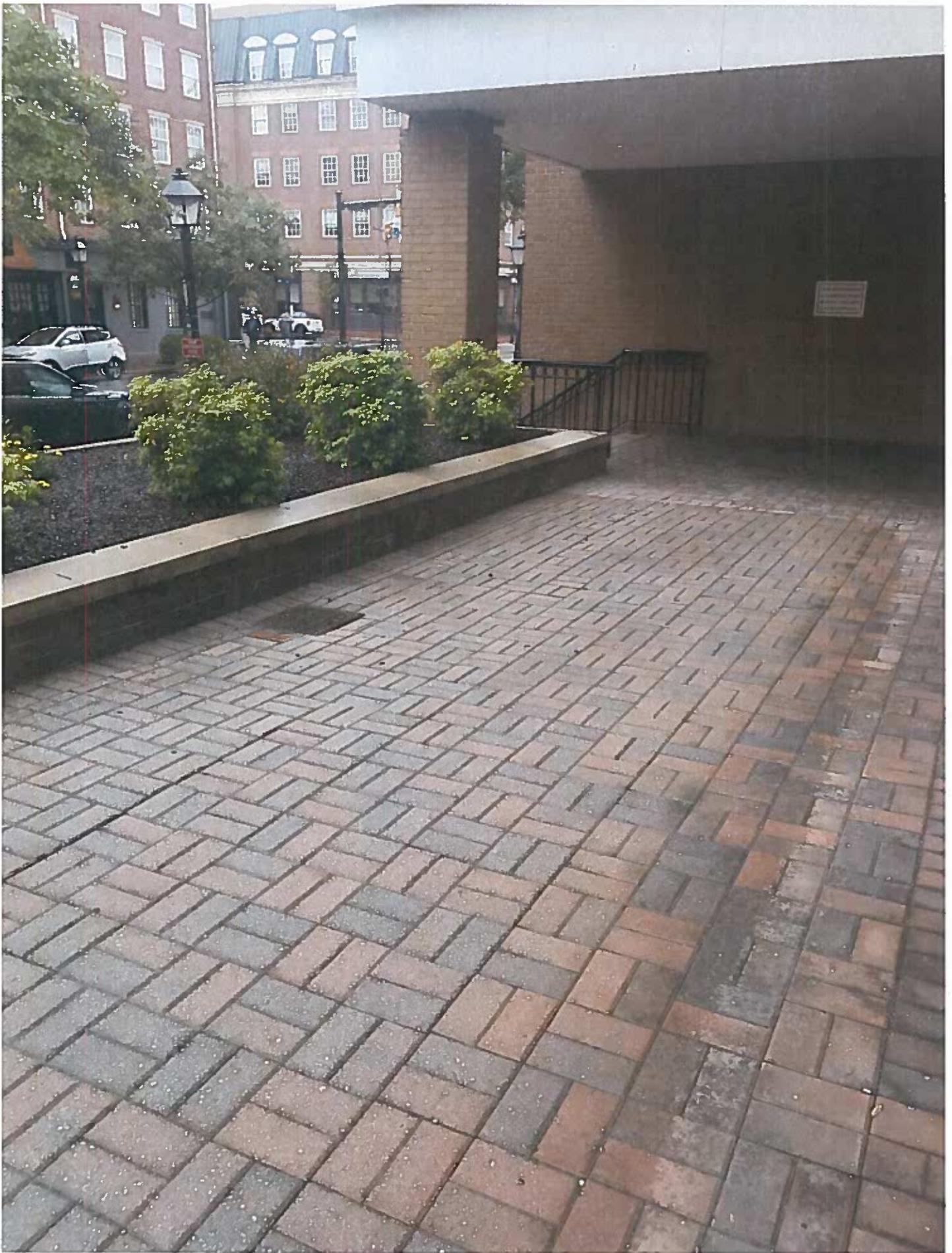
	<u>72</u>	Maximum number of patron dining seats
+	<u>0</u>	Maximum number of patron bar seats
+	<u>0</u>	Maximum number of standing patrons
=	<u>72</u>	Maximum number of patrons
  
2. <sup>8</sup> \_\_\_\_\_ Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means 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







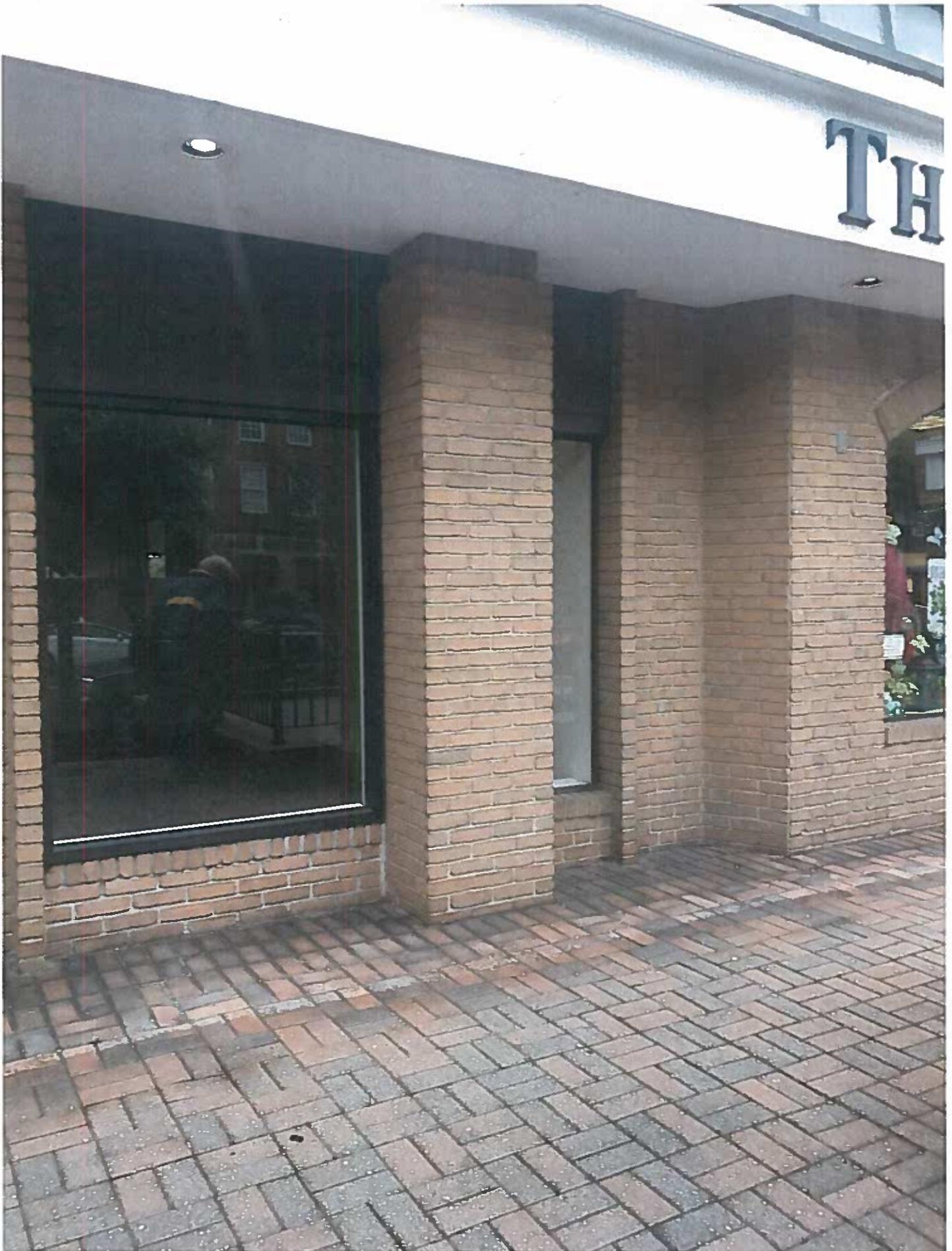






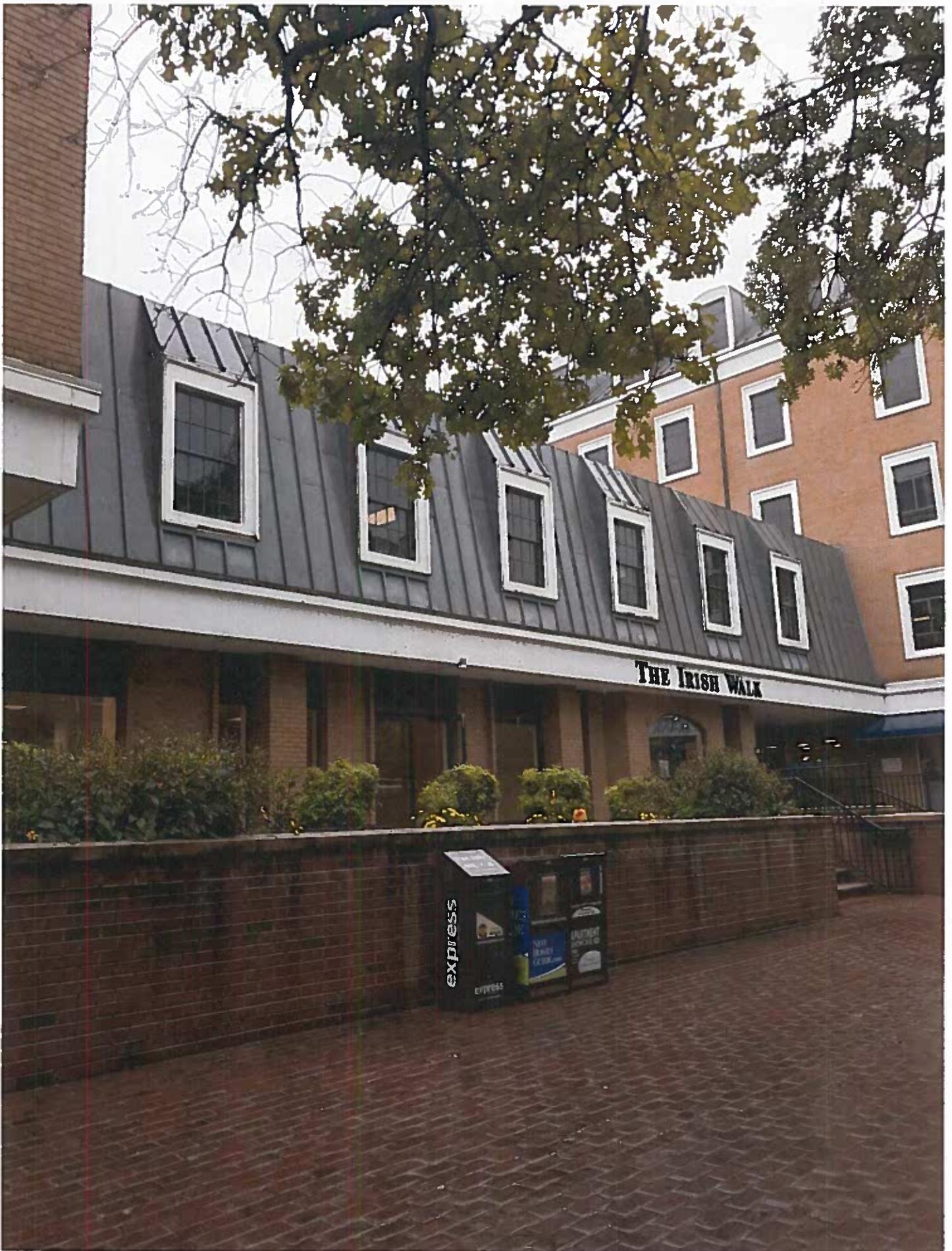


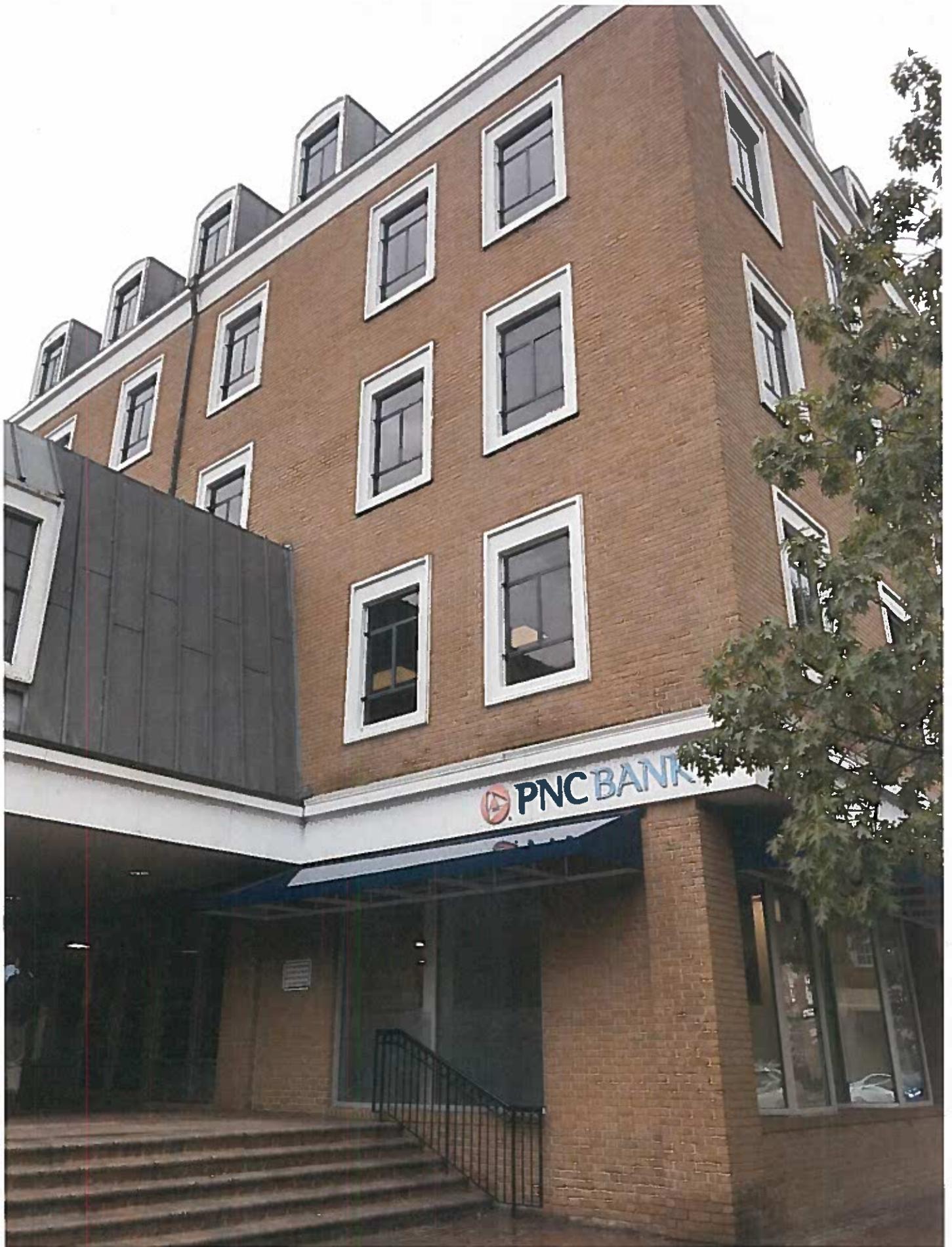






Alexandria <sup>32</sup> (10).JPG





34  
Alexandria (12).JPG





<sup>36</sup>  
**Alexandria (14).JPG**



<sup>37</sup>  
**Alexandria (15).JPG**

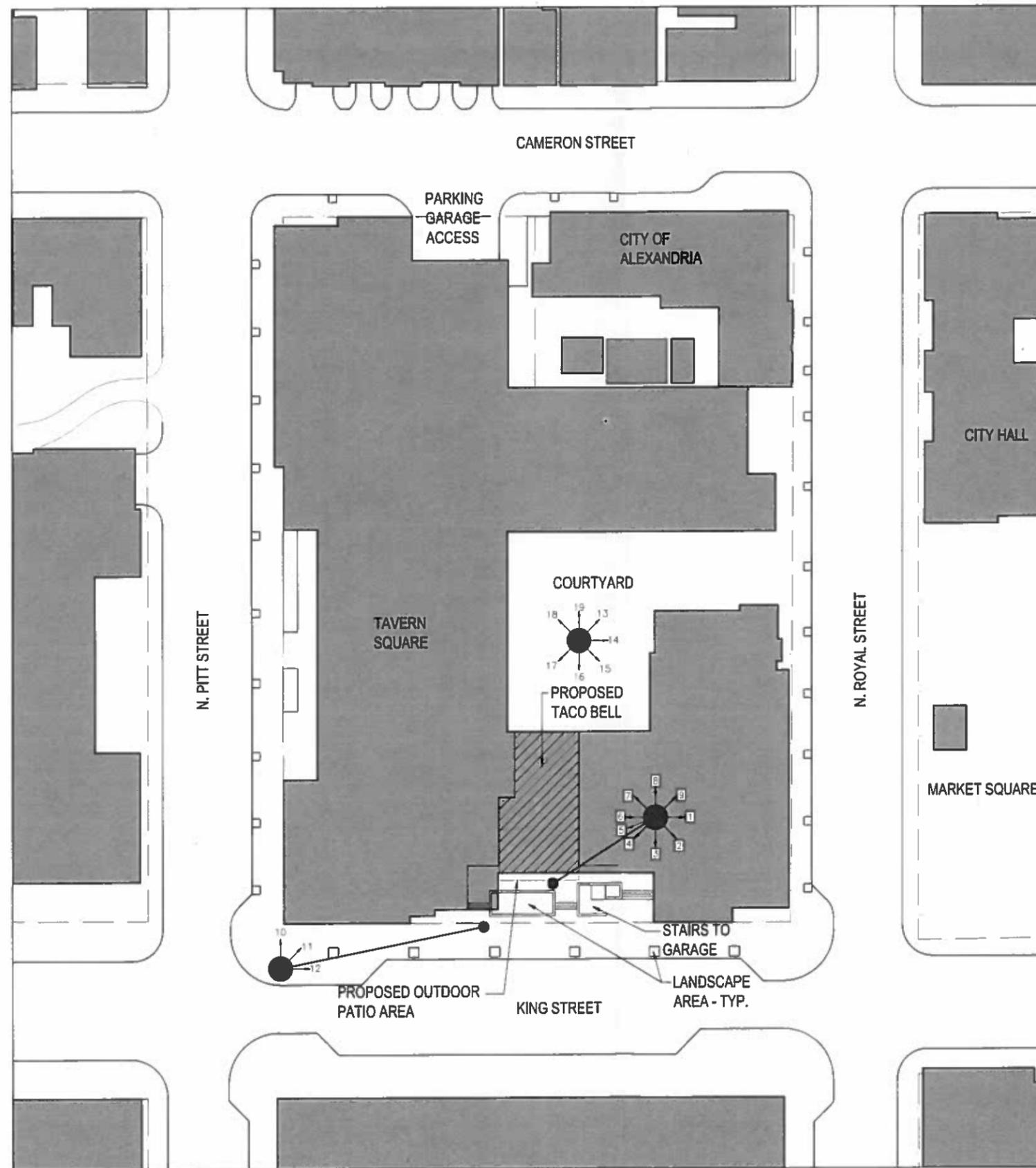












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CONTRACT DATE: 10.10.17  
 BUILDING TYPE: URBAN CANTINA  
 PLAN VERSION: MAR 2016  
 SITE NUMBER: 312734/446630  
 STORE NUMBER: 2017088.00

**TACO BELL**  
 417 KING STREET  
 ALEXANDRIA, VA



URBAN CANTINA

ARCHITECTURAL  
 SITE PLAN

**A9.0**



**From:** Caren Camp via Call.Click.Connect. <CallClickConnect@alexandriava.gov>  
**Sent:** Tuesday, January 09, 2018 10:23 AM  
**To:** CCC PZ Dev  
**Subject:** Call.Click.Connect. #136907: Development Project Inquiries I am against the taco bell planned...

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 136907.

**Request Details:**

This is a "public" request. Information may be provided to anyone who requests it.

- Name: Caren Camp
- Approximate Address: No Address Specified
- Phone Number: 703-519-5219
- Email: [ctcamp@gmail.com](mailto:ctcamp@gmail.com)
- Service Type: Development Project Inquiries
- Request Description: I am against the taco bell planned for 417 King St . this is not the type of restaurant we want in Old town. ( The Subway is already awful!)  
this is a huge chain that will create unsightly crowds and trash and nuisance.  
Caren & John Camp  
residents of Old Town
- Expected Response Date: Sunday, January 14

Please take the necessary actions in responding, handling and/or updating this request at [the \*\*Call.Click.Connect.\*\* staff interface.](#)

If you need assistance with handling this request, please contact [CallClickConnect@alexandriava.gov](mailto:CallClickConnect@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

**From:** Cityworks.Mail@alexandriava.gov  
**Sent:** Thursday, January 11, 2018 4:56 PM  
**Subject:** Service Request: 136908

Dear *Call.Click.Connect* User

A request was either just created or updated using *CityWorks*.  
 Please take the necessary actions in responding, handling and/or updating this request.

<b>Request Number:</b>	<b>136908</b>
<b>Date / Time Reported:</b>	1/9/2018 10:26:57 AM
<b>Description:</b>	Planning & Zoning - Inqs, Compliments
<b>Problem Code:</b>	PZ_FEEDBACK
<b>Problem Address:</b>	
<b>Initiated By:</b>	User, CCC
<b>Submitted To</b>	PLZ, FEEDBACK
<b>Dispatched To</b>	WALENTISCH, KRISTEN
<b>Prj Complete Date</b>	1/14/2018 10:26:57 AM

**Caller Information**

Call	Name	Home Address	Home Phone	Work Phone	Email
	GORDON SPEED		703-447-1976		<a href="mailto:GORDON.SPEED@GMAIL.COM">GORDON.SPEED@GMAIL.COM</a>

**Questions and Answers**

Call	Questions	Answers

**Comments:**

By User, CCC : 1/9/2018 10:26:57 AM

This is a "public" request. Information may be provided to anyone who requests it.

· · Initial customer description · ·

I am opposed to the proposed TB Cantina on the 400 block of King Street. While i typically support redevelopment of underused properties the proposed TB Cantina , it operating plans and offerings do not fit within the historical district of Old Town. The proposed operating hours will do nothing to improve our community but only to degrade our community as drawing in or keeping those who "should call it a night" around our town and thus leading to many of the activities associated with late night dining establishments, litter, noise complaints, loitering, vehicle issues, assaults and other petty crimes. Approval of this restaurant goes against the fabric of this community and i hope the planning committee listens to it citizens and opposed this TB Cantina.

**From:** Ann Horowitz  
**Sent:** Wednesday, January 24, 2018 3:31 PM  
**To:** Kristen Walentisch  
**Subject:** FW: Taco Bell

For 417 King Street SUP

**From:** Yvonne Callahan [mailto:yvonneweightcallahan@gmail.com]  
**Sent:** Thursday, January 11, 2018 11:22 AM  
**To:** Ann Horowitz; Indy  
**Subject:** Taco Bell

Good morning Ann.

I have been getting these SUP applications very regularly these days, but not the Taco Bell one. If there is any way I can be pretty certain of staying on the list, I would appreciate it.

This is of course something that OTCA is very concerned about, which is why I am copying Indy McCall our current President on this one.

First, I'm glad that there is no contemplated sale of alcohol for off premises use.

But., a 2:00 AM closing? Do you recall what the Burger Fi closing hours were? 2:00 am a block from residences seems a troublesome mix.

thanks Yvonne

SUP2017-0122  
Additional Materials

## In support of Taco Bell Cantina

Katie Robbins <catherinemrobbins@gmail.com>

Wed 2/7/2018 10:37 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Planning Commission:

I am writing in support of the Taco Bell Cantina application. King Street recently lost two fast casual options (BurgerFi and BGR). The new Taco Bell Cantina will be a good option for people who aren't well served by the existing restaurant options such as school groups and families on a budget.

In addition, I support the restaurant's proposed hours of service. This area of King St has numerous other restaurants and bars open late (Don Taco, Lighthouse, Fish Market, Murphys, PX, O'Connells, etc). There is also a 24 hour CVS across the street from the proposed location. Lastly, this location is set back from King Street and not bordered by any residences.

I understand this application may not fit into some residents' personal vision of Old Town. I also hear other concerns about nuisance, noise, parking or litter. Alexandria has a robust set of ordinances to address these issues if they arise. We should not let fear drive our decisions, instead we should encourage new businesses on King St and use the tools we have to make adjustments if nuisances occur.

King Street should be a diverse place that provides options at all price and accessibility levels. I encourage the Planning Commission to support the new business proposal.

Katie Robbins  
1201 Cameron Street

SUP2017-0122  
Additional Materials

## pro Taco Bell Cantina

Jules McGuire <juliemcguire24@gmail.com>

Wed 2/7/2018 4:13 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello, I would like to see the Planning Commission allow the Taco Bell Cantina to open an establishment in Old Town Alexandria. As a resident of Old Town, I think the Cantina's branding and food offerings will bring late 20 to mid 30 somethings to dine and will provide a delightful contribution to the Old Town community. That specific demographic often has disposable income that would benefit our community. With 52 seats and a new patio, the 300 daily customers will likely continue on to other Old Town establishments for shopping and entertainment. Finally, I appreciate how the Cantina will be a different type of offering in the community, whereas many of the restaurants on the Kings St. strip are very similar.

Best,  
Julie McGuire  
401 Mount Vernon Avenue

Lexi Watson  
107 S. West Street Suite 121  
Alexandria VA 22314

To: Alexandria VA Planning Commission  
From: Lexi Watson, Old Town Business Owner and Resident  
Date: 2/14/2018  
Re: Taco Bell Cantina proposed for King Street

---

All- I am writing in support of the proposed Taco Bell Cantina to be located at the former Pendleton Shop on King Street. As a 30+ year small business owner located in Old Town, as well as a resident of Old Town, I have witnessed the decrease in affordable "fast food" choices in Old Town. Recently two burger joints have shuttered. Over ten years ago we lost the McDonald's on King and pizza sold by the slice in the 200 block of King. Additionally, the food court next to the Torpedo Factory has been replaced by Blackwall Hitch.

Thousands of school children are dropped off by the busload every spring and summer in Old Town. Their only choice of inexpensive fast food is limited to the two Subway restaurants and a single Duncan Donuts. It will be beneficial to the children to have an additional affordable food choice.

I also think it is beneficial to tourists to offer a national brand such a Taco Bell. I believe the brand will hit a comfort zone for out- of- towners who know and trust the brand. Adding the Taco Bell also gives workers another option for a quick affordable meal.

Lastly, as a local I will enjoy taking my dog on a nice day, grabbing a taco and a margarita, and enjoy watching the passers- by.

There is no residential housing where the property is located. The property has been under-utilized for years. The business will create jobs and generate income to the city.

What's there not to like?

Thank you for your attention.

# # #

# In Support of Taco Bell Cantina

Dave Robbins <daverobbins@gmail.com>

Tue 2/6/2018 2:33 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Planning Commission:

I am writing in support of the Taco Bell Cantina application. King Street recently lost two fast casual options (BurgerFi and BGR). The new Taco Bell Cantina will be a good option for people that aren't well served by the existing restaurant options such as school groups and families on a budget.

In addition, I support the restaurants proposed hours of service. This area of King St has numerous other restaurants and bars open late (Don Taco, Lighthouse, Fish Market, Murphys, PX, O'connells, etc). There is also a 24 hour CVS. In addition this location is set back from King Street and not bordered by any residences.

I understand this application may not fit into some residents personal vision of Old Town. I also hear other concerns about nuisance noise, parking or litter. Alexandria has a robust set of ordinances to address these issues if they arise. We should not let fear drive our decisions, instead we should encourage new businesses on King St and use the tools we have to make adjustments if nuisances occur.

King Street should be a diverse place that provides options at all price and accessibility levels. I encourage Planning Commission to support the new business proposal.

David Robbins  
1201 Cameron St.

Sent from my iPhone