



***DOCKET ITEM #5***  
***Special Use Permit #2018-0058***  
***4620A Kenmore Avenue***  
***(Parcel Address: 4550 Kenmore Avenue)***

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**CONSENT AGENDA ITEM**

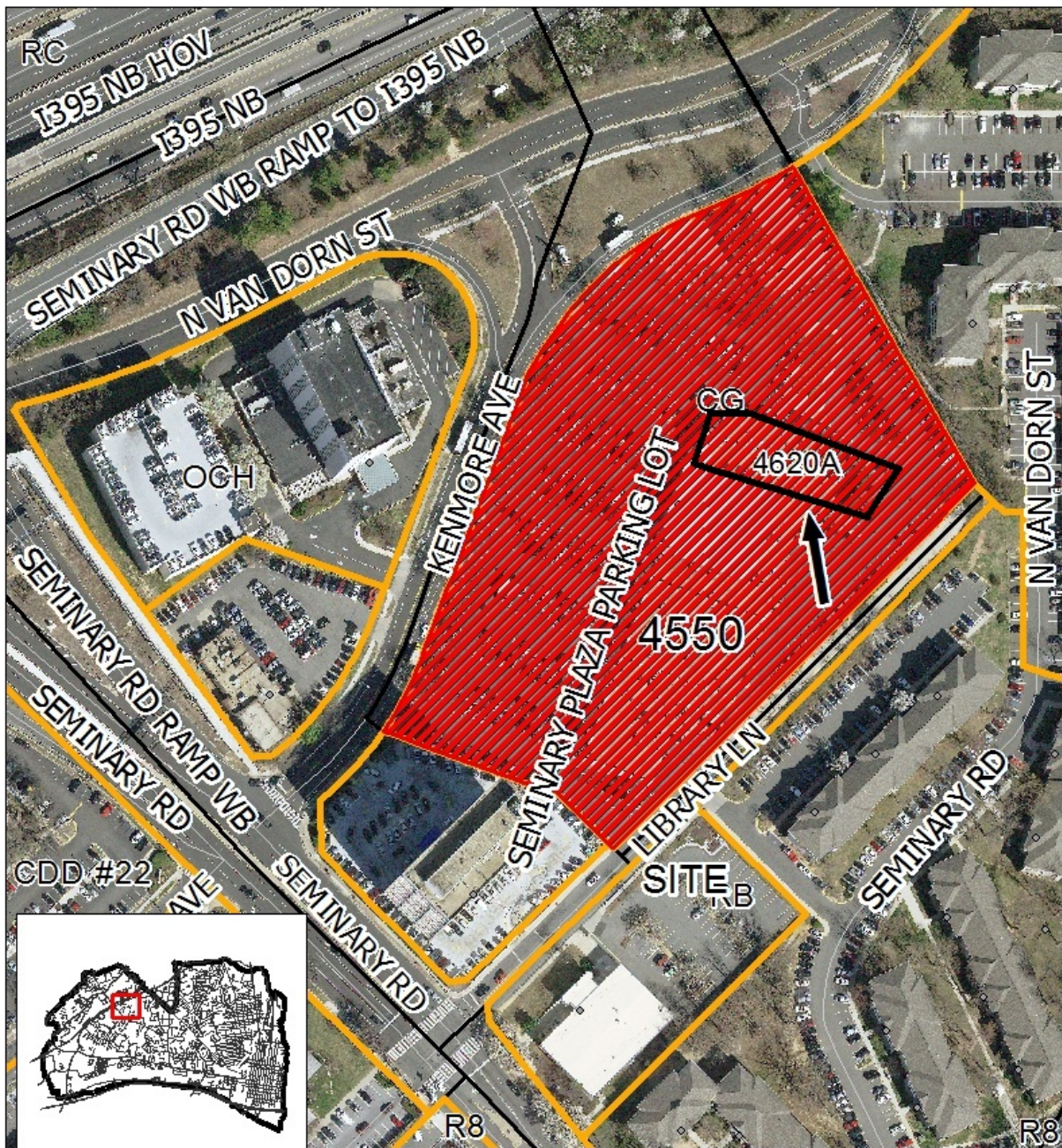
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for a special use permit for an amusement enterprise featuring laser tag, arcade games, and a virtual reality attraction	<b>Planning Commission Hearing:</b>	September 4, 2018
	<b>City Council Hearing:</b>	September 15, 2018
<b>Address:</b> 4620-A Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue)	<b>Zone:</b>	CG/Commercial General
<b>Applicant:</b> Doyle's Outpost, LLC	<b>Small Area Plan:</b>	Beauregard Small Area Plan

**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 Reviewer:**

Katherine Carraway, Urban Planner, [katherine.carraway@alexandriava.gov](mailto:katherine.carraway@alexandriava.gov)



**Special Use Permit #2018-0058**  
**4620A Kenmore Avenue (parcel**  
**address: 4550 Kenmore Ave.)**

0 70 140 280 Feet





## I. DISCUSSION

The applicant, Doyle's Outpost, LLC, requests Special Use Permit approval to operate an amusement enterprise at 4620-A Kenmore Avenue in the Seminary Plaza Shopping Center.

### SITE DESCRIPTION

The subject property is one irregularly-shaped lot of record with approximately 250,000 square feet of lot area. The lot has two frontages: approximately 800 feet on Kenmore Avenue and approximately 550 feet on Library Lane. The lot is developed with a 91,000-square foot strip retail center whose tenants include Planet Fitness, CVS, Aldi Food Market, Suntrust Bank, 7-Eleven, a dry cleaner, a restaurant, a salon and an onsite gas station.

The applicant's tenant space, identified as 4620-A, is a 15,400-square foot, below grade unit with no exterior windows. Its entrance is located at the northern end of the center and shares a lobby with the adjoining use, Planet Fitness.

The lot is surrounded by a mixture of uses including the Beauregard Medical Center and Ellen Coolidge Burke Branch Library to the south, the Encore Apartments to the east, and a Courtyard by Marriott to the west.

### BACKGROUND

The subject unit at 4620-A Kenmore Avenue and the adjacent space at 4620, currently occupied by Planet Fitness, was historically occupied by a bowling alley amusement enterprise. The 4620-A unit has been vacant and unused since 2005.

### PROPOSAL

The applicant, Doyle's Outpost, LLC, requests approval of a Special Use Permit to operate an amusement enterprise establishment in a vacant unit of the Seminary Plaza Shopping Center. The proposed establishment will consist of an upscale family entertainment facility serving an anticipated 200-300 customers per day and will feature laser tag, arcade games, a virtual reality attraction and accessory dining services. Food offerings will include items such as appetizers, pizza, sandwiches, salads and desserts. Beverage offerings will include soft drinks, beer, wine and mixed drinks to provide a range of options for patrons. The applicant anticipates a maximum of 17 employees onsite on any given day.



*Figure 1: 4620 Kenmore Ave, shared entry with 4620A*



*Figure 2: 4620-A Kenmore Ave entry*

Elements of the proposal includes the following:

<u>Hours of Operation:</u>	11 a.m. – 11 p.m., Sunday – Thursday 11 a.m. – 1 a.m., Friday and Saturday
<u>Number of attendees:</u>	200 per day, Sunday – Thursday 300 per day, Friday and Saturday
<u>Number of employees:</u>	Up to 17 at any one time
<u>Food Service:</u>	Accessory dining including table and bar seating (104), serving assorted food and beverages
<u>Alcohol:</u>	Beer, wine and mixed drinks limited to on-premises consumption only
<u>Live entertainment:</u>	No live entertainment will be provided
<u>Loading/Hours:</u>	Loading facilities for the shopping center are located in the rear of the building. <ul style="list-style-type: none"><li>– All deliveries will occur between 7 a.m. – 11 p.m.</li><li>– Food deliveries will occur approximately 2 times per week.</li><li>– Alcohol deliveries will occur approximately 1 time per week.</li><li>– Supply deliveries will occur approximately 2 times per month.</li></ul>
<u>Trash/Litter:</u>	Approximately 16 cubic yards of trash per week will be collected 2-3 times per week. Trash cans will be located both inside and outside the facility. Staff will monitor the property for litter.
<u>Noise:</u>	No significant noise levels are anticipated.
<u>Odors:</u>	No significant odors are anticipated.

#### PARKING

The shopping center site includes 362 parking spaces (354 standard and 8 handicapped accessible parking spaces). Pursuant to Section 8-100(A)(18) of the Zoning Ordinance, the applicant is required to provide one parking space for each 400 square feet of floor area, totaling 38.5 spaces. The applicant meets the Zoning Ordinance requirement for parking in the shared parking lot.

### ZONING/MASTER PLAN DESIGNATION

The site is zoned CG/Commercial General. Pursuant to Section 4-403(A) of the Zoning Ordinance, the amusement enterprise is permitted with Special Use Permit approval in the CG zone. Although accessory to the primary amusement enterprise use, a restaurant is a permitted use within a shopping center, pursuant to Section 4-402(J)(1) of the Zoning Ordinance,

The site is located within the boundary of the Beauregard Small Area Plan section of the City's Master Plan, which supports a mix of land uses including office, residential, hotel and community serving commercial uses.

The use complies with both the City's Master Plan and the Zoning Ordinance.

## **II. STAFF ANALYSIS**

Staff supports the applicant's request to operate an amusement enterprise with accessory restaurant in this location during the proposed days and times. This family-oriented, community-serving use will support the mixed-use environment for the area and provide a benefit to existing tenants by generating additional activity in a commercial space that has been vacant for more than 10 years.

Staff analyzed the applicant's proposed use and operating hours for potential impacts to the surrounding area. The site is contained within a large shopping center with no immediately adjacent residential neighbors and is below grade with no exterior windows. The proposed hours of operation are consistent with the adjoining use, a fitness studio, which operates 24 hours per day, seven days per week. For these reasons, staff anticipates no impacts to the surrounding community. Standard SUP conditions for amusement enterprises uses have been included to minimize potential impacts such as from loading (Condition #15) and litter (Condition #17). Staff has standardized the hours of operation as 11 a.m. to 1 a.m., daily, in Condition #3 given the commercial nature of the shopping center site and distance from residences.

In conclusion, staff believes that the proposal is reasonable and appropriate for this location. 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. 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)
3. The hours of operation shall be 11 a.m. – 1 a.m., daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. No live entertainment shall be permitted. (P&Z)
6. An accessory restaurant serving on-premises alcohol is permitted, consistent with a valid Virginia ABC license, and shall operate during the hours of operation for the amusement enterprise. No off-premises alcohol sales shall be allowed, and no customer delivery service shall be available from the accessory restaurant. (P&Z)
7. No food, beverages, or other materials shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
8. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
9. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
10. 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)
11. 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)
12. 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)

13. The applicant shall control 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)
14. 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)
15. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
16. 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)
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. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; 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: Anthony LaColla, Division Chief, Land Use Regulatory Services, Department of Planning and Zoning;  
Ann Horowitz, Principal Planner, Department of Planning and Zoning;  
Katherine Carraway, Urban Planner, Department of Planning and Zoning.

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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

- F-1 No comments received from Transportation Planning.
- F-2 D-ROW, SWM, and Traffic have no comments.
- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-3 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-4 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-5 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-6 The applicant shall control 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-7 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-8 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 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-10 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

- C-1 Due to occupancy load, a fire prevention permit is required for this location. (Fire)

#### Health/Food Facilities

- 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. (Health)
- 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. (Health)
- 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. (Health)
- C-4 A Food Protection Manager shall be on-duty during all operating hours. (Health)

- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions. (Health)
- 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. (Health)
- 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. (Health)

Parks and Recreation:

No comments received.

Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

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

**PROPERTY LOCATION:** 4620-A Kenmore Ave. (Parcel Address: 4550 Kenmore Avenue)

**TAX MAP REFERENCE:** 020.04-01-01 **ZONE:** CG

**APPLICANT:**

Name: Doyle's Outpost, LLC, By: M. Catharine Puskar, Attorney

Address: 55 Union Place, Suite 329, Summit, NJ 07901

**PROPOSED USE:** Amusement enterprise

☒ **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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

McPuskar

Signature

6/13/18

Date

(703) 528-4700

Telephone #

(703) 528-6050

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

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

**PROPERTY OWNER'S AUTHORIZATION**

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

Name: Doyle's Outpost, LLC c/o Kevin Fagan  
Please Print

Phone: (908) 377-7097

Address: \_\_\_\_\_

Email: kevin@nogrunting.com

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: Contract Lessee 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 three percent.

See attached.

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## 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 three 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. Kevin Fagan	55 Union Place, Suite 329 Summit, NJ 07901	100%
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 4620-A Kenmore Avenue (Tax Parcel: 4550 Kenmore Ave) (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. Sem-Plaza Limited Partnership (f/k/a Seminary Plaza, LP)	c/o Community Realty Company, Inc. 6305 Ivy Lane, Suite 202	See attached.
2.	Greenbelt, MD 20770	
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. None	None	Not applicable
2.		
3.		

**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.

6/13/18  
Date

McCatharine Proskar  
Printed Name

McGusker  
Signature



Doyle's Outpost, LLC  
55 Union Place, Suite 329  
Summit, NJ 07901

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for Special Use Permit  
4620 Kenmore Avenue (Tax Parcel Address: 4550 Kenmore Avenue)  
Tax Map ID 020.04-01-01 (the "Property")

Dear Mr. Moritz:

On behalf of the Applicant, Doyle's Outpost, LLC, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit and any related requests to allow for the establishment of an amusement enterprise on the Property.

Very Truly Yours,

DOYLE'S OUTPOST, LLC

By: 

Its: Managing Member

Date: June 12, 2018



Sem-Plaza Limited Partnership  
c/o Community Realty Company, Inc.  
11161 New Hampshire Avenue, Suite 200  
Silver Spring, MD 20904

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permit  
4620 Kenmore Avenue (Tax Parcel Address: 4550 Kenmore Avenue)  
Tax Map ID 020.04-01-01 (the "Property")

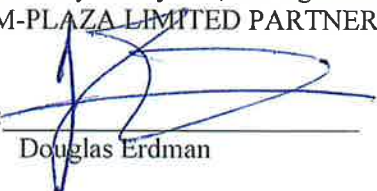
Dear Mr. Moritz:

Sem-Plaza Limited Partnership (f/k/a Seminary Plaza, LP), the owner of the above referenced Property, hereby consents to the filing of an application by the Applicant, Doyle's Outpost, LLC, for a Special Use Permit and any related requests to allow for the establishment of an amusement enterprise on the Property.

Very Truly Yours,

Community Realty Co., Inc Agent for  
SEM-PLAZA LIMITED PARTNERSHIP

By:

  
Douglas Erdman

Its: President.

Date: June 11, 2018.



Sem-Plaza Limited Partnership  
Partnership Disclosure

Property:	213	Seminary Plaza
	Owner Listing	
SMAL01	ALBERT H. SMALL	12.5000%
GREE111	MONICA LIND DE BRAVO GREENBERG	6.2500%
GREE112	RICHARD N GREENBERG	2.0833%
GREE113	SHERI GREENBERG WADDELL	2.0833%
GREE114	ALECO DE BRAVO GREENBERG	2.0833%
FUNG02	1997 FUNGER FAMILY TRUST	9.3750%
OCHS08	1987 OCHSMAN FAMILY TRUST	12.5000%
JONE39	TRUST C UMW OF EDWARD K. JONES	12.5000%
WEST37	JUANITA H. WEST TRUST	9.3750%
WEST39	MARTIN R. WEST, III	1.5625%
WEST40	MARTIN R. WEST, III FAMILY TRUST	1.5625%
MACK17	CAROLYN KYLES MACKINTOSH	12.5000%
CD-LDB01	CLARENCE DODGE JR. TRUST-LALLA DODGE BRUTOGO	6.3000%
CD-HHD01	CLARENCE DODGE JR. TRUST-HALLEY H. DODGE	3.1000%
CD-CPD01	CLARENCE DODGE JR. TRUST-CLARENCE POWELL DODGE JR.	3.1000%
SFUNG01	THE W. SCOTT FUNGER REVOC TRUST	3.1250%
		100.00%

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 N/A

☐ **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.)**

See attached.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Statement of Justification  
4620-A Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue)  
Tax Map ID: 020.04-01-01

Doyle's Outpost, LLC (the "Applicant") requests approval of a Special Use Permit to operate an amusement enterprise establishment in a portion of the Seminary Plaza Shopping Center located at 4550 Kenmore Avenue (the "Property").

The proposed amusement enterprise will occupy 15,400 square feet of the shopping center in a space identified as 4620-A Kenmore Avenue. This space, which was historically occupied by a bowling alley amusement enterprise, has been vacant and unused since 2005. The proposed amusement enterprise establishment will consist of an upscale family entertainment facility featuring laser tag, arcade games, a virtual reality attraction, and accessory dining. Food offerings will include items such as appetizers, pizza, sandwiches, salads and desserts. Beverage offerings will include soft drinks, beer, wine and mixed drinks to provide a range of options for patrons and their entire families.

Ample parking for the proposed amusement enterprise and other tenants within the shopping center is currently provided on-site. A total of 362 shared parking spaces are provided, which will be adequate to serve the amusement enterprise and other uses within the shopping center.

The proposal will allow the Applicant to fill a currently vacant and underutilized space with an attractive, community-serving use that will provide an additional family entertainment option in this part of the City. The proposed use will enliven the shopping center and provide a benefit to existing tenants by generating additional activity on the Property.



**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).

Approximately 200 patrons per day, Monday through Thursday, and  
 approximately 300 patrons per day, Friday through Sunday.

**B.** How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

A maximum of 17 employees are anticipated to be on site at any given time.

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

Day:

Sunday - Thursday

Hours:

11:00 a.m. - 11:00 p.m.

Friday - Saturday

11:00 a.m. - 1:00 a.m.

**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

No significant noise levels are anticipated.

**B.** How will the noise be controlled?

The amusement enterprise will be located in a space without exterior windows that is entirely  
 below grade.

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

No significant odors are anticipated to be generated by the proposed use.

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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)

Paper products, office supplies, food wrappers and food waste.

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

Approximately 16 cubic yards per week.

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- C. How often will trash be collected?

Two to three times per week.

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

Trash cans will be located both inside the amusement enterprise facility, and outside throughout the shopping center. Staff will monitor the property for litter.

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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:

Not applicable.

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- 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:

Not applicable.

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Adequate site lighting is provided.

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## 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.

Alcohol sales will include beer, wine and mixed drinks, limited to

on-premises consumption only.

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**PARKING AND ACCESS REQUIREMENTS**

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

354 Standard spaces  
 \_\_\_\_\_ Compact spaces  
8 Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

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?

N/A

**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? None required (no change)

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

- B. Where are off-street loading facilities located? Loading facilities for the shopping center  
are located in the rear of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Between 7:00 a.m. and 11:00 p.m.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Food deliveries will occur approximately 2 times per week. Alcohol deliveries will occur  
~~approximately 1 time per week. Supplies deliveries will occur approximately 2 times per month.~~
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?

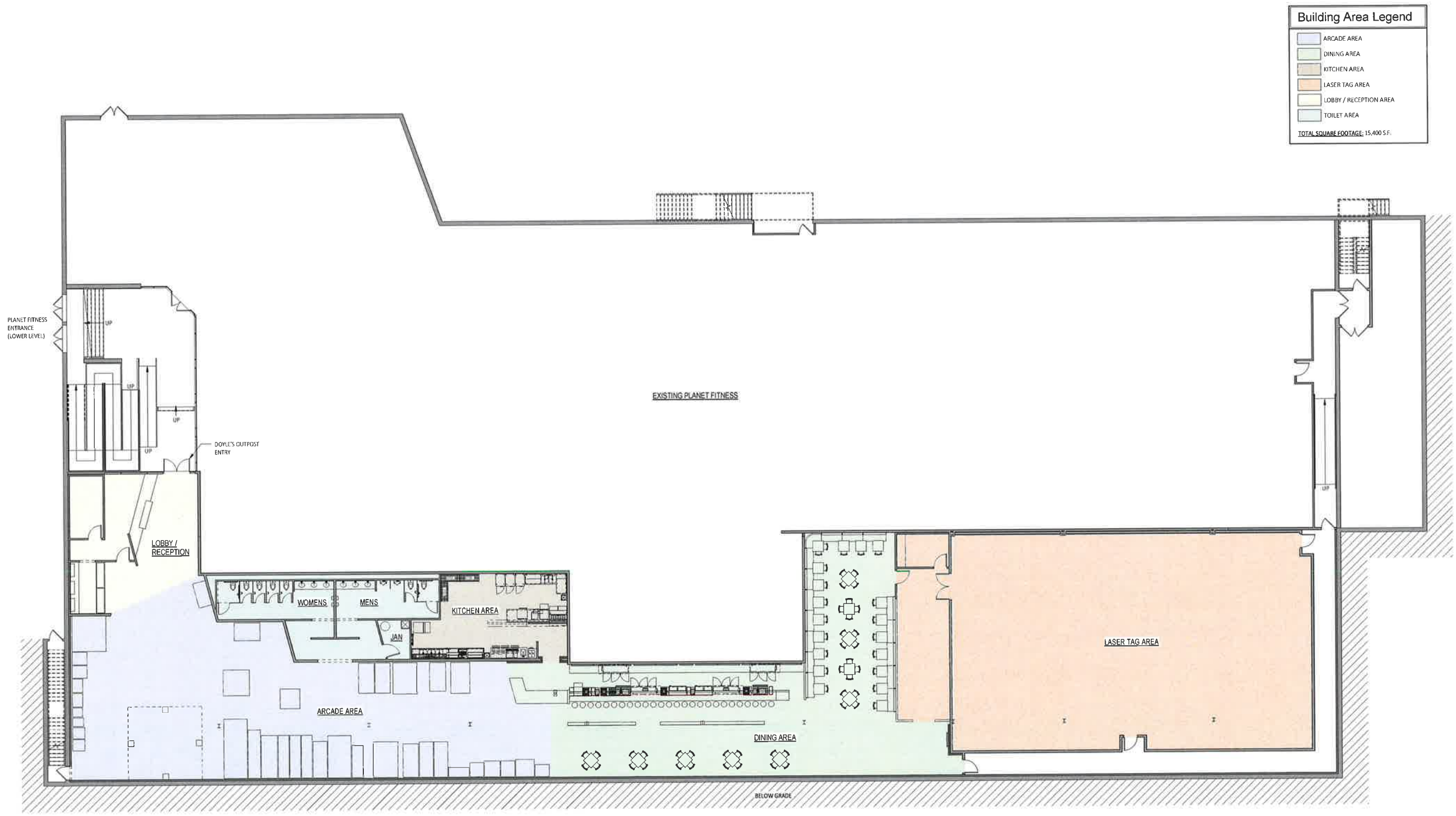
Street access is adequate.

## 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? N/A square feet.
18. What will the total area occupied by the proposed use be?  
15,400 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 15,400 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: Seminary Plaza Shopping Center  
☐ an office building. Please provide name of the building: \_\_\_\_\_  
☐ other. Please describe: \_\_\_\_\_

End of Application





1 Proposed Floor Plan  
L100 SCALE: 3/32" = 1' 0"



STAMP

Planning Submission	
SUBMITTAL / REVISION	DATE

Proposed Floor Plan  
Tenant Fit-Up For  
**Doyle's Outpost, LLC**  
4620-A Kenmore Avenue  
Alexandria, VA 22304

DRAWN BY: C2 Architecture  
DATE: 05/11/2018  
SCALE: AS NOTED  
JOB NO: 1735 00  
SHEET: **L100**




DOYLE'S OUTPOST SQUARE FOOTAGE	15,400 S.F.
SITE PARKING (EXISTING):	362 SPACES

**SITE PARKING (EXISTING):** 362 SPACES



ALEXANDRIA, VIRGINIA

**C2 ARCHITECTURE, PC**  
WWW.C2-DESIGNGROUP.COM  
340 BROADWAY | SCHENECTADY, NY 12305 | 518.320.6250  
and in whole or in part, without the express written consent of C2 ARCHITECTURE, PC.

[illegible]

1942-2-27

Site Plan

Tenant Fit-Up For:

**Doyle's Outpost, LLC**

4520-A Kemore Avenue  
Alexandria, VA 22304

ALL, PC. The material and ideas contained in this document are confidential and are the proprietary property

DATE	05/31/2018
TIME	AS NOTED
BY	1725 00
<b>L101</b>	