



Special Use Permit #2018-0092
317 Hooffs Run Drive (Parcel Address:
2000 Eisenhower Avenue) – Wine Production

Application	General Data	
Request: Consideration of a request for a wine production use exceeding 3,500 square feet.	Planning Commission Hearing:	December 4, 2018
	City Council Hearing:	December 15, 2018
Address: 317 Hooffs Run Drive (Parcel Address: 2000 Eisenhower Avenue)	Zone:	CDD#11/Coordinated Development District #11
Applicant: Tristan Wright	Small Area Plan:	Eisenhower East Small Area Plan

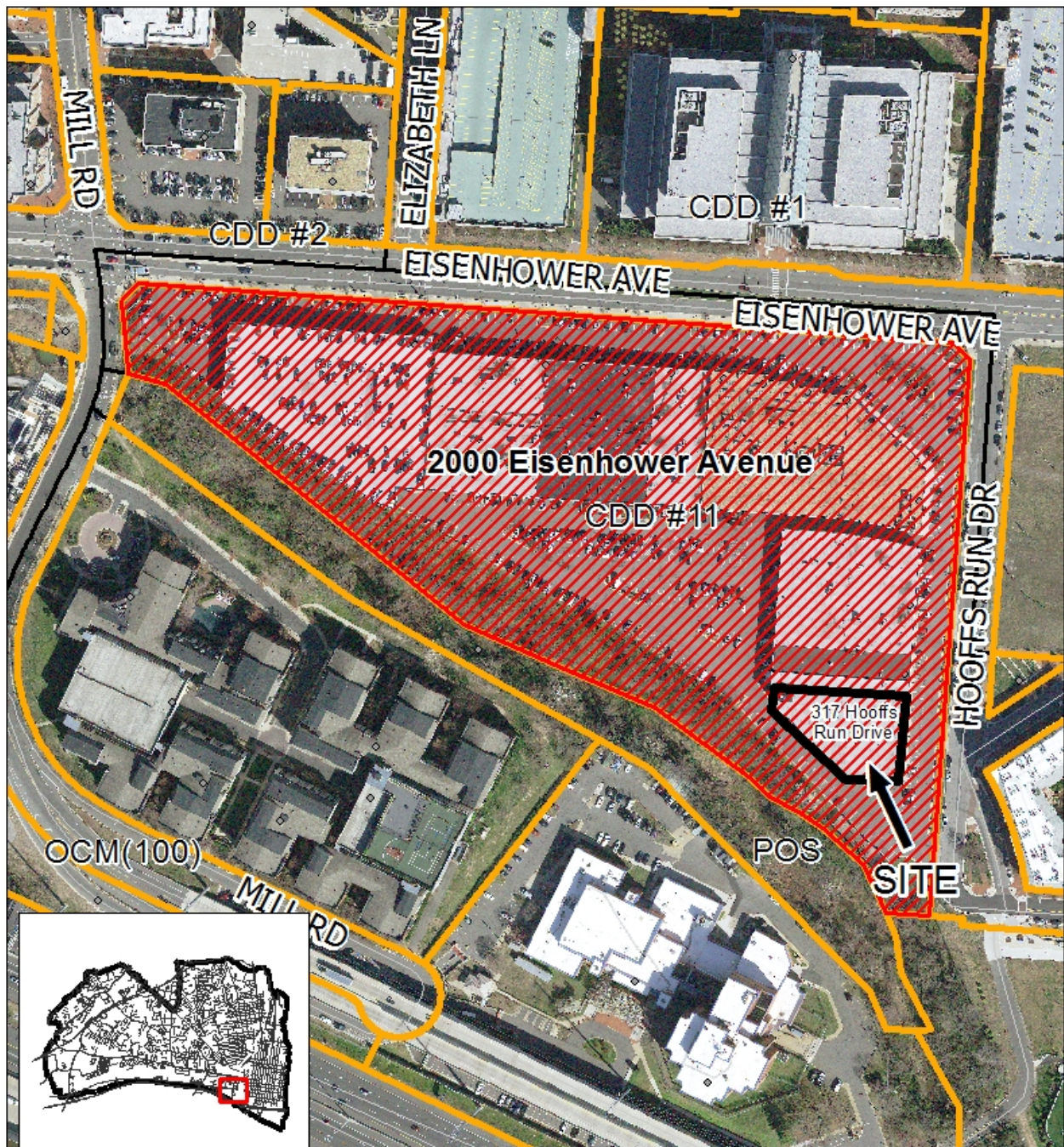
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 4, 2018: By unanimous consent, the Planning Commission voted to recommended approval of Special Use Permit #2018-0092, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason:

The Planning Commission agreed with the staff analysis.



Special Use Permit #2018-0092
317 Hooffs Run Drive (Parcel Address:
2000 Eisenhower Avenue)



0 95 190 380 Feet

PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Tristan Wright, requests special use permit (SUP) approval for a wine production business (Lost Boy Cider) exceeding 3,500 square feet. The applicant would produce alcoholic cider for on and off-premises sales and would provide an accessory tasting room on-site.

SITE DESCRIPTION

The subject site is one lot of record with 1,200 feet of frontage on Eisenhower Avenue, 825 feet of frontage on Hooffs Run Drive, and a total lot area of 578,987 square feet (13.3 acres). Two commercial buildings and a three-level parking garage, named Carlyle Corner, occupy the subject parcel. Carlyle Corner provides a mix of retail, restaurant, personal service, health and athletic club and office uses. The one-story warehouse building, addressed as 305 to 317 Hooffs Run Drive, contains the applicant's tenant space. A mix of residential, commercial and institutional uses surround the subject site: the United States Patent and Trademark Office to the north, the Alexandria Public Safety Center and Carlyle Mill Apartments to the south, the 800 Carlyle apartments to the east and the Parc Meridian at Eisenhower apartments to the west. Development of a mixed-use office building with ground floor retail is anticipated at the vacant lot across Hooffs Run Drive to the east. Figure 2, below, shows the subject site's layout and surroundings.



Figure 1- Subject Site



Figure 2- Site Layout and Surroundings

BACKGROUND

The commercial buildings on the subject property were constructed in 1981 pursuant to Site Plan #1979-0005. To date, City Council has approved several additions to both commercial buildings. The applicant's tenant space was previously occupied by warehouse and storage uses. City Council approved SUP #97-0163 in June 1998 which established a coordinated sign program for the area, including the subject site.

In February 2006, City Council approved the Hoffman Stage I Development Special Use Permit (DSUP) #2005-0035 for Blocks 24 and 25A which encompass the subject site. The DSUP proposed a concept plan for eventual redevelopment of the subject site with mid-rise office and residential buildings.

PROPOSAL

The applicant proposes to operate a wine production business under the name Lost Boy Cider in a previously vacant warehouse space at 317 Hooffs Run Drive. The applicant's tenant space is approximately 5,200 square feet. The business would receive deliveries of fruit juice two times a week from a farm in southern Virginia. The juice would be pumped into large vessels to ferment. After fermentation, the alcoholic cider would be filtered and pasteurized and then bottled, canned or kegged for off-premises sales. The applicant also proposes an accessory tasting room, exclusively for on-premises sales and tastings. The accessory tasting room would not include on-premises food sales and preparation, as these characteristics would signify a restaurant use. All components of the proposed operation would be required to comply with applicable Virginia Alcoholic Beverage Control regulations. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	7 a.m. – 5 p.m. Monday – Friday (cider production, employees only) 4 p.m. – 9 p.m. Monday – Thursday (tasting room) 4 p.m. – 10 p.m. Friday (tasting room) 12 p.m. – 10 p.m. Saturday & Sunday (tasting room)
<u>Number of Patrons:</u>	Up to 50 patrons at any one time
<u>Number of Employees:</u>	Up to 5 employees at any one time
<u>Food Service:</u>	No food service is proposed
<u>Alcohol:</u>	Alcoholic cider would be produced and sold for on and off-premises consumption
<u>Live Entertainment:</u>	No live entertainment is proposed
<u>Noise/Odors:</u>	Low noise levels are expected at the property line. Little to no odors would emanate to the exterior of the building

Trash/Litter: Office paper, glass, plastics and other trash will be stored in a garbage bin on-site and collected weekly

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the CDD#11/Coordinated Development District. Zoning Ordinance Section 5-602(A) states that without a CDD special use permit, the OCM(100)/Office Commercial Medium zoning regulations apply. The OCM(100) zone (section 4-1003) allows food and beverage production exceeding 3,500 square feet in this location only with SUP approval. The accessory tasting room as proposed supports the applicant's by-right retail use activity.

Although the Eisenhower East Small Area Plan chapter of the Master Plan envisions eventual redevelopment of this site, the proposed use is consistent with the Small Area Plan, which designates the property for a mix of uses including office, residential and retail uses.

PARKING

Zoning Ordinance section 8-200(A)(18) requires one off-street parking space for each 400 square feet of floor area for the proposed use. With a total floor area of 5,247 square feet, 14 off-street parking spaces would be required. The applicant would provide 27 off-street parking spaces for employees and patrons. Additionally, the subject site provides a total of 929 off-street shared parking spaces for the other commercial tenants; exceeding the minimum parking requirements for all uses.

Zoning Ordinance section 8-200(B)(2) requires one off-street loading/unloading space for the proposed use. The applicant meets this requirement. There are five off-street loading/unloading spaces available for the proposed use.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request for a wine production use with an accessory tasting room. The applicant's proposal would make appropriate use of the formerly vacant warehouse space and does not include substantial changes that could preclude comprehensive redevelopment, which may occur as envisioned in the Eisenhower East Small Area Plan (SAP). Nonetheless, the use would be consistent with the Eisenhower East SAP. The SAP calls for a dynamic, pedestrian-friendly community during both daytime and evening hours. It also calls for a mix of office, residential, hotel and retail/entertainment uses. The proposed use would provide a unique destination in the area, adding to the mix of existing commercial uses. Because the location is about a half-mile from the Eisenhower Avenue Metro Station and many residences, the proposed use could increase pedestrian activity. With 27 off-street parking spaces reserved for the applicant's use, the location also provides adequate off-street parking for patrons and employees who drive.

Despite its proximity to the residences at 800 Carlyle, about 130 feet away across Hooffs Run Drive, staff finds that the relatively small scale of the proposed operation would not cause

significant impacts to its neighbors. Because the fermentation process would be conducted entirely indoors within stainless steel tanks, staff anticipates that little to no odors would be detectable outdoors. Further, staff found no odor-related complaints at other locations within the City where fermentation takes place.

Based on research, staff also finds that the proposed rooftop mechanical equipment would comply with the City's Noise Control Ordinance. To mitigate any potential impacts, several conditions of approval have been included in this report regarding noise (condition #20), odors (condition #17) and trash (conditions #16 and #21).

Staff sent notifications of the SUP request to several groups in the surrounding area including of the Carlyle Community Council, Carlyle Towers Condominium Association and the Eisenhower Partnership. To date, no statements of opposition have been received.

Subject to conditions stated in Section III of this report, staff recommends approval of the SUP 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 hours of operation shall be limited to 7 a.m. and 10 p.m., daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No food shall be prepared on-site. (P&Z)
5. On and off-premises alcohol sales are permitted consistent with a valid Virginia ABC license. (P&Z)
6. 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)
7. All signage at the site shall be consistent with the approved coordinated sign program (SUP #97-0163). (P&Z)
8. All rooftop mechanical units shall be screened in accordance with Zoning Ordinance section 6-403(B)(1). (P&Z)
9. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall apply for special use permit approval for a restaurant use if on-premises food sales and preparation ~~and chairs~~ are added to the accessory tasting room. ~~(P&Z)~~ (PC)
10. The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. 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 for information on establishing an employee transportation benefits program. (T&ES)
12. 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 for more information about available resources. (T&ES)
13. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages and lots on advertising and on the business' website. (T&ES)
14. Exterior power washing of the building shall not be completed using any kind of detergents.

(T&ES)

15. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
16. 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)
17. 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)
18. 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)
19. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
20. 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).
21. 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)
22. 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: Tony LaColla, AICP, Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner;
Sam Shelby, Urban Planner.

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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, 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)
- 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 for information on establishing an employee transportation benefits program. (T&ES)
- R-3 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 for more information about available resources. (T&ES)
- R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages and lots on advertising and on the business' website. (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 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-8 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-9 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-10 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-11 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-12 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)
- F-1 The glycol chiller located outside can be a source of noise issue for some residents living in the building across the street. Likewise, the fermentation process can generate smell objectionable to some people. (T&ES)

Code Administration:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Health:

- F-1 If no food preparation or sales are proposed, no Health Department Permit is required.
- F-2 The applicant shall contact the Virginia Department of Agriculture and Consumer Services (VDACS) and Virginia Alcohol Beverage Control Authority.

Fire Department:

- C-1 A fire prevention permit is required for this location.

Recreation, Parks and Cultural Activities:

No comments.

Police Department:

No comments received.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 317 Hooffs Run Drive Alexandria Virginia 22301

TAX MAP REFERENCE: Tax Map Tile #079.01-01-01 **ZONE:** CDD #11

APPLICANT:

Name: Tristan Wright

Address: 1103 Commonwealth Avenue Alexandria Virginia 22301

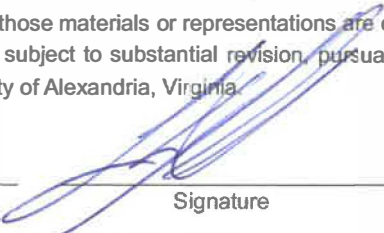
PROPOSED USE: Wine manufacturing

☒ **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.

<u>Tristan Wright</u>		<u>9/17/18</u>
Print Name of Applicant or Agent	Signature	Date
<u>1103 Commonwealth Avenue</u>	<u>703-868-4865</u>	
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria Virginia 22301</u>	<u>tristan@lostboy cider.com</u>	
City and State	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 317 Hooffs Run Drive Alexandria Virginia 22304, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit use as
(use)
described in this application.

Name: Steve Schwendinger

Phone 301-996-2943

Please Print 1850 M Street, NW
Suite 820

Address: Washington, DC 20036

Email: Steve.Schwendinger@perseusTDC.com

Signature: 

Date: 9/10/18

- 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.

Carlyle Corner GP LLC c/o Perseus TDC LLC - 1850 M St. Ste. 820 Washington DC 20036 - 10% Owner

Carlyle Corner Holdings LLC c/o ELV Associates Inc. - 21 Custom House St. Ste. 700 Boston MA. 02100 - 90% Owner

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. TRISTAN WRIGHT	1103 COMMONWEALTH AVE ALEXANDRIA VA 22301	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 317 HOOFFS RUN DRIVE ALEXANDRIA VA 22314 (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. CARLYLE CORNER GP LLC C/O PERSEUS TDC LLC	1850 M ST. STE 820 WASHINGTON DC 20036	10%
2. CARLYLE CORNER HOLDINGS C/O ELY ASSOCIATES INC	81 CUSTOM ST. STE 700 BOSTON MA 02110	90%
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 indicate 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. TRISTAN WRIGHT	NONE	NONE
2. CARLYLE CORNER GP	NONE	NONE
3. CARLYLE CORNER HOLDINGS	NONE	NONE

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.

9/19/18 TRISTAN WRIGHT
Date Printed Name


Signature

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.)

Virginia Ciderworks Company LLC is a wine manufacturing company whereby fresh juice from our farm in southern Virginia is
pressed and delivery to the subject property and pumped into fermentation vessels where it becomes alcoholic wine. That wine is
then filtered, pasteurized, bottled, canned, and/or kegged for distribution into the wild. In addition to distribution the company
will operate a small tasting room in the front of the bay area whereby customers may sample and consume our products
on-site and purchase packaged products for take away. Most easily understood our operating model is generally similar to
local Port City Brewing where product is created, packaged, and sold on premise. The process to create our
product, which is wine, is however very different from that of beer. Our goal is to create fine wine and cider and grow into
a leading mid-atlantic/regional presence in the wine community via distribution channels.

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).

We anticipate approximately 25-50 patrons per day during operating hours which are 4-10pm daily.

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

We anticipate an initial staff of 3 full time employees during daytime operating hours of 7am to 5pm and 2 part time
(tasting room) employees during public evening hours from 4-10pm.

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

Day:	Hours:
<u>Winery production (employees only) - Mon. - Fri.</u>	<u>7AM - 5PM</u>
<u>Tasting room operations - Mon. - Thur.</u>	<u>4PM - 9PM</u>
<u>Tasting room operations - Fri.</u>	<u>4PM - 10PM</u>
<u>Tasting room operations - Sat.-Sun.</u>	<u>12PM - 10PM</u>

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

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

Wine making is a very quiet process. We do not anticipate any significant noises from our general operations. A glycol chiller will be placed on the
exterior of the building which will emit 83 decibels at 1 meter and approximately 15 Dbs at 10 meters. For comparison, a vacuum cleaner
emits 80 Dbs at 1 meter and "normal conversation" emits 60 Dbs at 1 meter.

- B. How will the noise be controlled?

The glycol chiller is a self contained unit similar to an HVAC compressor which turns on and off as it deems necessary
to control the temperature within our wine tanks. The noise it emits is less than that of the existing building HVAC compressor units
it will be located next to on the exterior of the building.

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

Wine/cider can produce a sweet dry aroma (think apple cider) when fermenting. Given that our operations are done indoors and the wine is contained within stainless steel tanks any aromas will almost always/generally be contained within our our bay and remain indoors.

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)

Garbage will primarily consist of recycled paper, glass, and recyclable plastics.

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

We anticipate commercial trash pick up by way of a mid size commercial garbage bin currently located on the site which we will share with our neighboring print shop tenant.

- C. How often will trash be collected?

1x/week.

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

We are litter adverse. Use of an exterior (mobile) trash can can be located at our main entrance/exit.

Our lease requires us to maintain a clean environment and keep our surrounding exterior free of debris and litter.

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:

- 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:

N/A

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

Our operations do not pose a risk to us, neighbors, or the general public.

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.

Our company will possess a Farm Winery License at the state level and a Bonded Winery License from the TTB at the Federal level. These licences will allow the company to produce, store, and sell wine on and off premise. Both licenses have been applied for and are pending approval.

PARKING AND ACCESS REQUIREMENTS

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

27 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
Aprox. 100 Other. Shared public parking in rear of building.

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?

In addition to our 27 assigned spaces approximately 100 additional parking spaces are located behind (West) the building.
 There are also approximately 25 paid city spaces located on Hooffs Run Dr. in front (East) of our building.

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? 5

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? Five bay doors currently exist. One loading door on the east side and 4 more loading doors located along the south west wall abutting the parking lot.

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

Loading/unloading operations will occur between the hours of 7AM - 6PM during normal operating hours.

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

Aproximately 1-2x/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?

No. An existing loading/bay area is in place and more than meets our needs. Of the five bay doors we will only use two for operational purposes.

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?

5,247 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5,247 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: _____

End of Application

FLOOR PLAN



PROJECT:

LOST BOY
CIDER

317

905 HOOFFS RUN DR
ALEXANDRIA, VA 22314

TITLE:

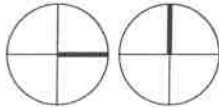
LAYOUT &
GARDEN

09 | SEPT | 2018

PROJECT NUMBER:

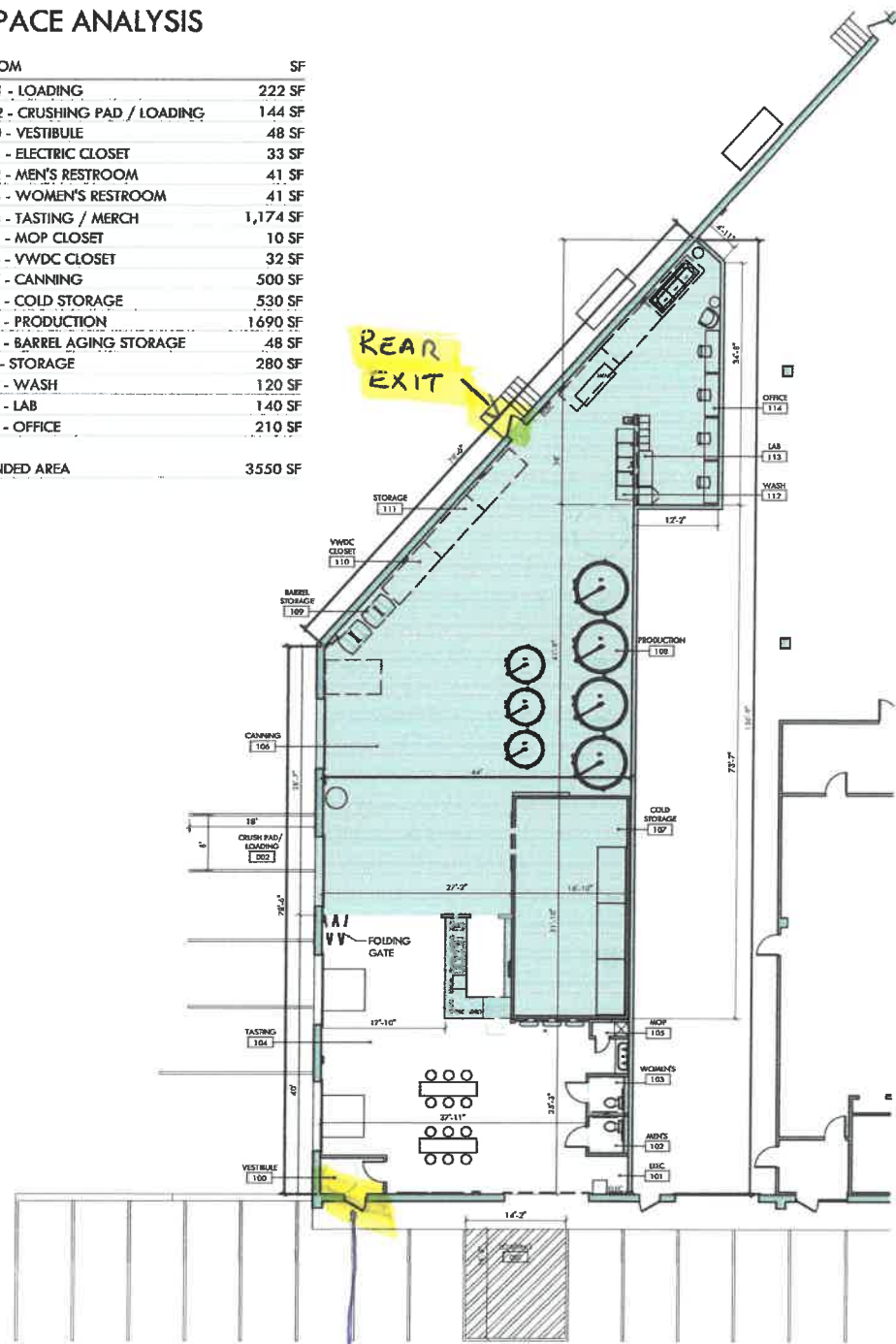
LBC-01

TRUE NORTH PLAN NORTH



SPACE ANALYSIS

ROOM	SF
001 - LOADING	222 SF
002 - CRUSHING PAD / LOADING	144 SF
100 - VESTIBULE	48 SF
101 - ELECTRIC CLOSET	33 SF
102 - MEN'S RESTROOM	41 SF
103 - WOMEN'S RESTROOM	41 SF
104 - TASTING / MERCH	1,174 SF
105 - MOP CLOSET	10 SF
106 - VWDC CLOSET	32 SF
107 - CANNING	500 SF
108 - COLD STORAGE	530 SF
109 - PRODUCTION	1,690 SF
110 - BARREL AGING STORAGE	48 SF
111 - STORAGE	280 SF
112 - WASH	120 SF
113 - LAB	140 SF
114 - OFFICE	210 SF
BONDED AREA	3550 SF



MAIN
ENTRANCE

LANDSCAPED APPLE TREES
DWARF 8 x 4' →



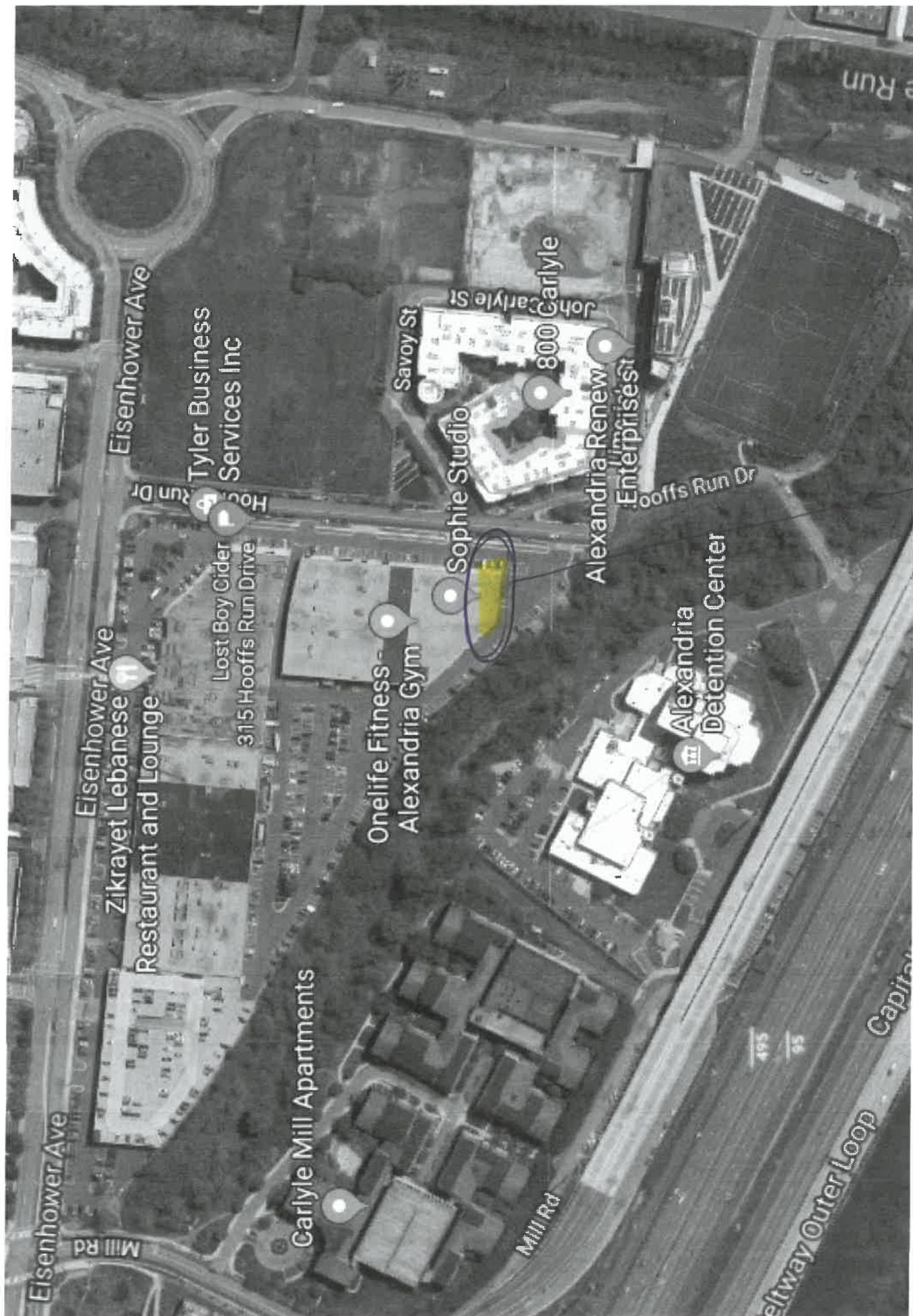
1ST FLOOR LAYOUT & GARDEN

SCALE: 3/32" = 1'-0"

01

PARKING PLAN





SUBJECT BAY 317 HOOFFS RUN DR



• VIEW FROM HOOFFS RUN DR.

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 29, 2018

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DOCKET ITEM #4
SUP #2018-0092 – 317 HOOFFS RUN DRIVE

This memorandum provides report amendments pertaining to the review of SUP #2018-0092 which is a request to operate a wine manufacturing business with an accessory tasting room. Staff proposes revisions for consistency with a previous zoning determination regarding requirements to ensure the accessory nature of the applicant's proposed tasting room. The SUP report states on page four in the Proposal section and in Condition #9 that the presence of chairs would indicate a restaurant use; however, further research reveals that a zoning determination letter from July 2, 2018 defined the characteristics of an accessory tasting room to a beverage production use as being *subordinate in area, extent and purpose to the principal use*. Further, the addition of food service, not chairs, to an accessory tasting room would constitute a restaurant use, requiring administrative SUP or docketed SUP approval.

Therefore, staff recommends that the Proposal section on page four reads as follows:

The applicant also proposes an accessory tasting room, exclusively for on-premises sales and tastings. The accessory tasting room would not include on-premises food sales and preparation ~~or chairs~~, as these characteristics would signify a restaurant use.

The recommended condition #9 on page seven would also be amended as follows:

9. The applicant shall apply for special use permit approval for a restaurant use if on-premises food sales and preparation ~~and/or chairs~~ are added to the accessory tasting room. (P&Z)

Staff continues to recommend approval of SUP #2018-0092 with the amendments proposed in this memorandum.