

DOCKET ITEM #2
Special Use Permit #2019-0075
1406 King Street
(Parcel Address: 1410 King Street)
Deli News and More

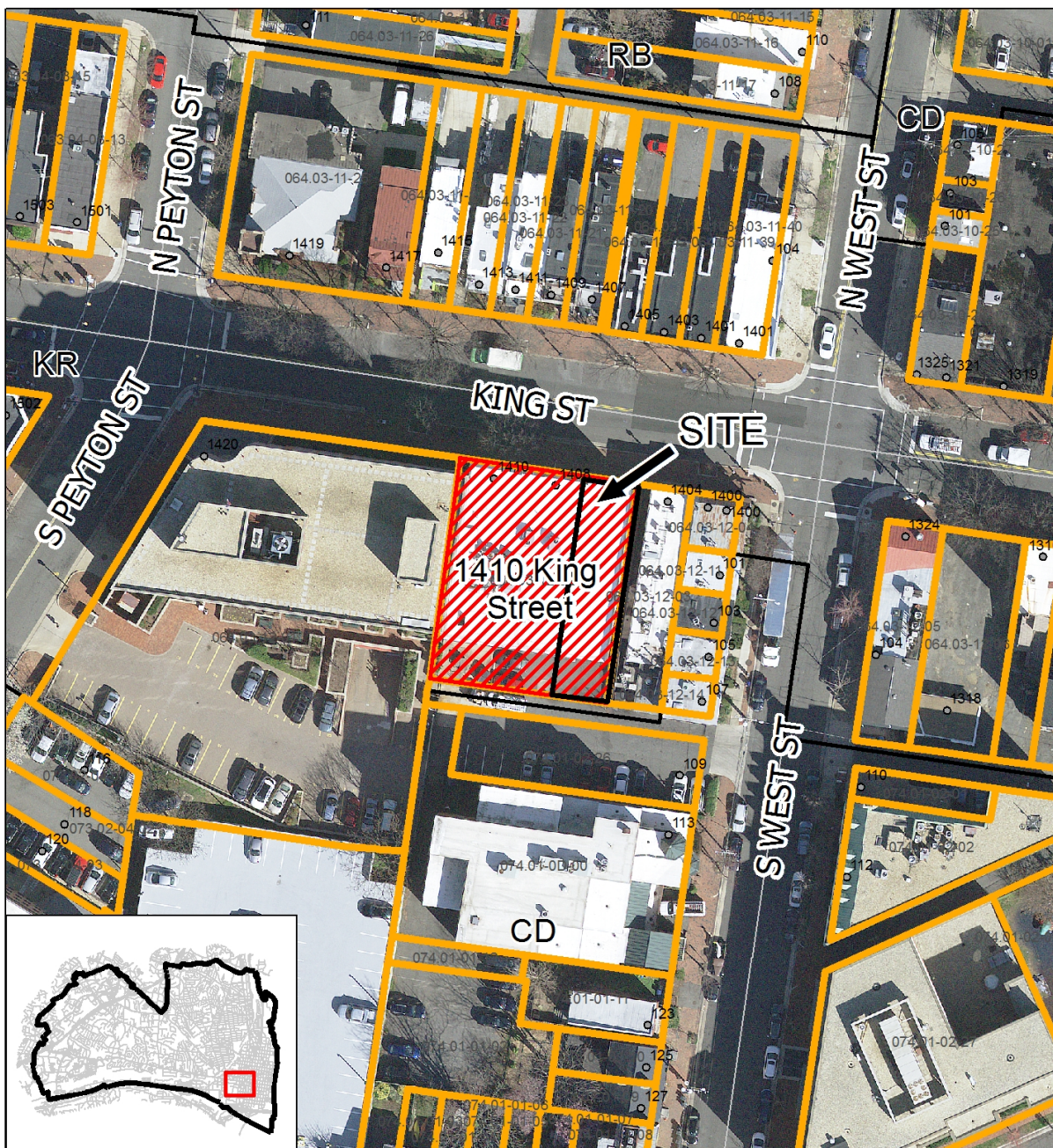
CONSENT AGENDA ITEM

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.

| Application | General Data | |
|---|-------------------------------------|-------------------------------------|
| Request: Public hearing and consideration of a request for a Special Use Permit to operate a convenience store | Planning Commission Hearing: | November 7, 2019 |
| | City Council Hearing: | November 16, 2019 |
| Address: 1406 King Street (Parcel Address: 1410 King Street) | Zone: | KR/King Street Urban Retail Zone |
| Applicant: Jong Suk Choi | Small Area Plan: | King Street Metro/Eisenhower Avenue |

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: Max Ewart, max.ewart@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2019-0075
1406 King Street (Parcel Address: 1410
King Street)



0 30 60 120 Feet

I. REPORT SUMMARY

The applicant, Jong Suk Choi, requests Special Use Permit approval to operate a convenience store at 1406 King Street. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject site is a four-story commercial building with two ground-level commercial tenant spaces located at 1406 King Street (Figure 1). The lot has approximately 80 feet of frontage along King Street, 100 feet of depth and an area of approximately 7,878 square feet.



Figure 1 – subject site

Commercial, office and residential uses surround the subject site. Hard Times Café is located to the east towards South West Street. To the west, towards the King Street Metro Station, is the Association for Career and Technical Education and National Society of Professional Engineers. Commercial uses with some accessory apartments on the upper floors exist across King Street.

BACKGROUND

Deli News and More has operated at this location since 1994 when it opened as a retail newsstand. On November 18, 1995, City Council approved SUP #95-0160 to operate a carry-out restaurant in conjunction with the newsstand. On June 14, 2010, staff approved SUP #2010-0034 for a minor amendment to expand the hours of operation from 7:30 a.m. – 7 p.m. to 7 a.m. – 8:30 p.m.

During a routine SUP inspection on June 5, 2019, zoning inspectors cited the business owner for a violation of SUP #2010-0034 Condition #7, prohibiting the sale of alcohol and instructed the business operator to apply for a Special Use Permit to amend the SUP or to cease selling alcohol. The applicant chose to submit an application to amend its SUP. An SUP site visit revealed that, since its 2010 SUP approval, the applicant's business had expanded beyond a carry-out restaurant and newsstand and was now operating as a convenience store. The SUP request for a convenience store is featured in this staff report.

PROPOSAL

The applicant, Jong Suk Choi, requests to operate Deli News and More as a convenience store with off-premises alcohol sales and to add two hours of operation each day for hours of 7 a.m. to

10:30 p.m. The operation would continue to sell carryout deli sandwiches as well as newspapers, various snack foods and rudimentary grocery items.

The applicant anticipates they would continue to serve up to 150 patrons per day and three employees would be on-site throughout the day. Trash would consist primarily of packaging materials, paper products and food waste which would be picked up in a communal dumpster behind the subject site once a week. Loading and unloading would continue to occur once a week along King Street.

PARKING

The subject property is located within the Central Business District (CBD). Retail uses located within the CBD are exempt from parking requirements pursuant to Section 8-300(B) of the Zoning Ordinance

ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street Urban Retail Zone. Section 6-702(A)(2)(d) of the Zoning Ordinance allows for convenience store uses only with a Special Use Permit in the KR Zone.

The subject site is within the King Street Metro/Eisenhower Avenue Small Area Plan and the King Street Retail Strategy overlay area within the small area plan. The small area plan designates the site for commercial uses and the King Street Retail Strategy targets the site as being part of a transitional commercial area where commercial uses serve the non-retail uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to continue operating the business Deli News and More as a convenience store at 1406 King Street. The proposal would bring the operation into compliance as a convenience store with expanded hours, continuing to serve patrons who work in the nearby office and commercial buildings, stay at adjacent hotels, and live in the surrounding neighborhood. Although the applicant requested hours between 7 a.m. and 10:30 p.m., staff expanded the business hours in Condition #2 to between 5 a.m. and 2 a.m., consistent with the neighborhood standard for business hours.

Staff does not anticipate that the continued operation of Deli News and More as a convenience store would have an increased impact on the surrounding area. The proposal would not increase noise, create odors or have an impact on parking. Further, the increased hours of operation and sale of off-premises alcohol would not have an impact on community wellbeing. Nonetheless, staff has included standard convenience store conditions to mitigate any potential impacts. To mitigate safety and security concerns, the cash register must be located in an area where employees can observe indoor and outdoor activity (Condition #6) and windows shall remain unobstructed and transparent (Condition #7). Other standard conditions related to environmental impacts require the

applicant to store trash in sealed containers to prevent odors and invasion of rodents (Condition #11) and to adhere to the noise ordinance to mitigate any potential noise impacts (Condition #16).

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends ***approval*** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has controlling interest. (P&Z)
2. The hours of operation are permitted to be from 5 a.m. to 2 a.m., seven days a week. (P&Z)
3. 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 crime, loitering, noise, and the underage sales of alcohol. (P&Z)
4. No food, beverages, or other material shall be stored outside. (P&Z)
5. The applicant shall be permitted to sell off-premises alcohol. Beer or wine coolers may be sold in a minimum quantity of 4-packs. Wine may be sold in bottles of at least 750 ml or 25.4 ounces. (P&Z)
6. The cash registers shall be positioned such that staff can monitor activity both inside and outside the store. (P&Z)
7. 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)
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 lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated 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 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)
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. The applicant shall require its employees who drive to use off-street parking. (T&ES)
18. 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)
19. 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)
20. 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)
21. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the company's website. (T&ES)
22. 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)
23. 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
Ann Horowitz, Principal Planner
Max Ewart, 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:

- 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 lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated 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 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-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 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-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)

- R-12 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-13 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-14 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the company's website. (T&ES)
- R-15 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, 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)

Code Enforcement:

No comments

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1406 King St., Alexandria, VA 22314

TAX MAP REFERENCE: 064-03-12-02 **ZONE:** KR

APPLICANT:

Name: Jong Suk Choi

Address: 1406 King St., Alexandria, VA 22314

PROPOSED USE: Sell Beer and Wine Convenience Store

☒ **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.

Jong Suk Choi
Print Name of Applicant or Agent

[Signature] 08/12/19
Signature Date

1406 King St.,
Mailing/Street Address

703-618-7004
Telephone # Fax #

Alexandria 22314
City and State Zip Code

jongchoi60@yahoo.com
Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1410 King Street, Alexandria, VA, I hereby
 (Property Address)

grant the applicant authorization to apply for the _____ use as
 (use)

described in this application.

Name: Stephen DeWitt
 Please Print

Phone: (703) 683-3111

Address: 1410 King Street, Alexandria, VA

Email: acte@acteonline.org

Signature: [Signature]

Date: 08/06/19

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 three percent.

Jong Suk Choi 100%

REVISED
10/10/2019

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. Association for Career and Technical Educ. non-profit | | 100% |
| 2. | 1410 King Street | |
| 3. | Alexandria, VA 22314 | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. Association for Career and Technical Educ. non-profit | | 100% |
| 2. | 1410 King Street | |
| 3. | Alexandria, VA 22314 | |

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 require 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. see attached Board of directors list | | |
| 2. | | |
| 3. | | No member of the board of director has a business or financial relationship with a member of... |

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.

10/10/19
Date

Jong Choi
Printed Name


Signature

... a city of Alexandria approving body.

October 07, 2019- ACTE Board of Directors listed below have no relationship with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Board of Directors

Ms. Becky Cox

Past President
AVA Board of Directors
7/1/2019 - 6/30/2020
10189 N. 4800W
Highland, UT 84003-8828

Work: (801) 610-8810
Home: (801) 368-5813
Fax: (801) 763-7064
E-Mail: rbcox81@gmail.com



Mr. Jonathan D. Quatman

Region I
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11/10/2016 - 6/30/2020
9268 Elizabeth Lane
Mason, OH 45040

Work: (513) 708-3220
Home: (513) 708-3720
Fax:
E-Mail: jdquatman@yahoo.com

Mrs. Lisa Gayle Stange

Region III
AVA Board of Directors
7/1/2019 - 6/30/2022
Grimes State Office Building
400 E 14th St
Des Moines, IA 50319-0146

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Home: (515) 251-7241
Fax:
E-Mail: lgstange@gmail.com

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11/10/2016 - 6/30/2020
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Mr. Mark Branger

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7/1/2018 - 6/30/2021
1477 Ash Street
Worden, MT 59088

Work: (406) 967-2540 x 306
Home: (406) 967-2325
Fax: (406) 967-3059
E-Mail: mbranger@huntley.k12.mt.us

Patrick Aaron Biggerstaff

Administration Division
AVA Board of Directors
6/20/2017 - 6/30/2021
1200 N Girls Schools Rd
Indianapolis, IN 46214-3403

Work:
Home: (317) 625-8713
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E-Mail: patrick.biggerstaff@wayne.k12.in.us

Mr. Richard Lowe

Adult Workforce Development Division
AVA Board of Directors
6/20/2017 - 6/30/2021
1511 West Main
Amber, OK 73004-0000

Work: (405) 779-3565
Home:
Fax:
E-Mail:

October 07, 2019



Mr. Scott Stone

Agricultural Education Division
AVA Board of Directors
7/1/2018 - 6/30/2021
13065 Highway T
Centralia, MO 65240-6007

Work:
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Fax:
E-Mail: scott.stone@catnet.gen.mo.us

Dr. Nicole Cobb

Guidance and Career Development Division
AVA Board of Directors
9/21/2017 - 6/30/2021
320 Old Hickory Blvd. #2208
Nashville, TN 37221

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Linda Romano

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Mr. Jay R. Davis

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Mr. Julius D. Baker

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3500 NW 150th St
Oklahoma City, OK 73134-2014

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Home:
Fax: (405) 717-4793
E-Mail: julius727@icloud.com

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.)

We Sell Beer and wine for ~~per~~ personal consumption
as part of our general operation as a deli and
convenience store.

Beer and wine will be stocked on shelves and
in coolers alongside other drinks and consumer
products.

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: existing use

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).

150 per day

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

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

3 per day

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

Day:

Monday - Saturday

Hours:

7:00 - 10:30

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

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

None

- B. How will the noise be controlled?

None

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

None

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)

~~none~~ packaging and papers

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

~~none~~ 2 bags

- C. How often will trash be collected?

once a week

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

I clean in front of the building

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. ☒ No.

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

~~Cleaning material~~ JC

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

No safety concerns

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.

Beer and wine off premises

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.
0 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?

No parking required

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 sc

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? ON KING STREET
- C. During what hours of the day do you expect loading/unloading operations to occur?
in the morning after 7:00 Am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Weekly

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? _____ square feet.

18. What will the total area occupied by the proposed use be?

1,000.00 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,000.00 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

306 King Street

