

DOCKET ITEM #2
Special Use Permit #2019-00093
109 South Alfred Street
Mount Purrnon Cat Café and Wine Bar

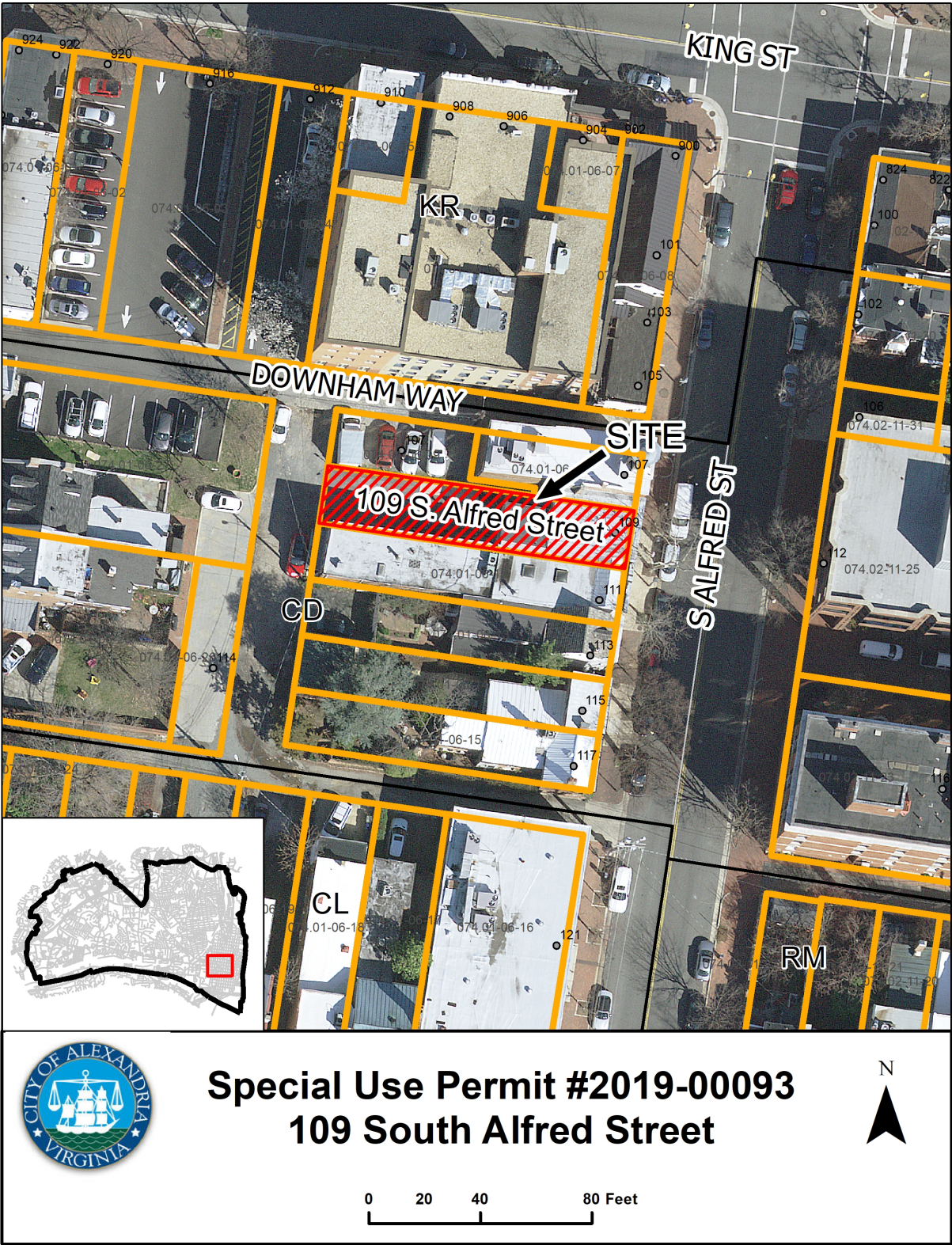
CONSENT AGENDA ITEM

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 for a restaurant and an animal care facility with overnight accommodation.	Planning Commission Hearing:	February 4, 2020
	City Council Hearing:	February 22, 2020
Address: 109 South Alfred Street	Zone:	CD/Commercial Downtown
Applicant: Mount Purrnon Cat Café and Wine Bar, LLC	Small Area Plan:	Old Town

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

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



I. REPORT SUMMARY

The applicant, Mount Purnon Cat Café and Wine Bar, LLC, requests Special Use Permit approval for a restaurant and animal care facility with overnight accommodations. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject property is one rectangular lot of record located on the west side of South Alfred Street. The lot has 20 feet of frontage on South Alfred Street, approximately 100 feet of depth and approximately 2,050 square feet of lot area (Figure 1). The rear of the lot is accessed by Downham Way, an alley that connects South Alfred Street and South Patrick Street.

A mix of residential, commercial and institutional uses surround the subject site. The Friendship Firehouse Museum is located next door to the north and the Morrison House Hotel is across South Alfred Street to the southeast. Restaurants such as RedRocks, Sweetgreen and Mackie's Bar and Grill are located to the north along King Street. A real estate office and the Silis & Associates law firm are located immediately to the south on South Alfred Street. Residential dwellings are located farther to the south, east and west.



Figure 1 – Subject site

BACKGROUND

The building at 109 South Alfred Street was constructed before 1885 as a residential dwelling. City records indicate that the subject site has operated as a commercial site since the 1970s. Two fitness establishments have operated at the site since 2002: Fitness on the Run and Sand and Steel Fitness. There have been no Special Use Permits submitted in the past at this location and no zoning violations have been registered with the City for businesses operating at the site.

PROPOSAL

The applicant, Mt. Purmon Cat Café and Wine Bar, LLC, requests Special Use Permit approval for a restaurant and animal care facility with overnight accommodations. The applicant proposes to operate a cat café and wine bar that would house adoptable cats from the Animal Welfare League of Arlington on the first and second floors at 109 South Alfred Street. The business would act as a foster home for up to 15 cats, aged six months and older, who would be checked by a vet and evaluated for sociability prior to being brought on site. Cats would live at the property until adopted, or if it is deemed appropriate to return them to the shelter.

Patrons at Mount Purmon Cat Café and Wine Bar would be able to purchase pre-packaged food and alcohol in the form of beer and wine in shatterproof containers. The two uses would operate in separate areas of the tenant space: the food and alcohol service would be limited to an area on the first floor where cats would not be permitted and the animal facility with overnight accommodations would be located on the first and second floor lounge areas (Figure 2). Patrons would be allowed to bring food and drinks into the lounge areas to play with the cats if they would like. Patrons who do not wish to interact with the cats would have the option to access the restaurant area from the rear of the building.

The applicant proposes to operate from 12 p.m. – 6 p.m. on Sundays, 11 a.m. – 8 p.m. Mondays, Wednesdays, Thursdays and Fridays and from 8 a.m. – 9 p.m. on Saturdays. The operation would be closed on Tuesdays.

The applicant proposes to take several measures to address Health Department requirements. The operation would be limited to 20 patrons per hour and cats that bite or scratch would be quarantined in the second-floor office. An emergency vet would be available through the Animal Welfare League. The applicant is taking animal behavior classes through the Humane League and would be trained as an adoption counselor. Patrons would be required to interview with the applicant and submit to a background check before they could adopt a cat. Same-day adoptions would not be allowed.

Other details of the proposed operation include:

<u>Hours of operation:</u>	12 p.m. – 6 p.m., Sunday 11 a.m. – 8 p.m., Monday and Wednesday – Friday 8 a.m. – 9 p.m., Saturday
<u>Seats:</u>	35 indoor seats
<u>Live Entertainment:</u>	No live entertainment
<u>Employees:</u>	One full-time and five part time employees
<u>Supply Deliveries:</u>	Deliveries to the restaurant would be accommodated in the rear alley

Trash:

Trash (food wrappers, bottles, cans and cat litter) would be removed hourly

Odors:

The cat area would be cleaned hourly to ensure no odors emanate from the litter boxes

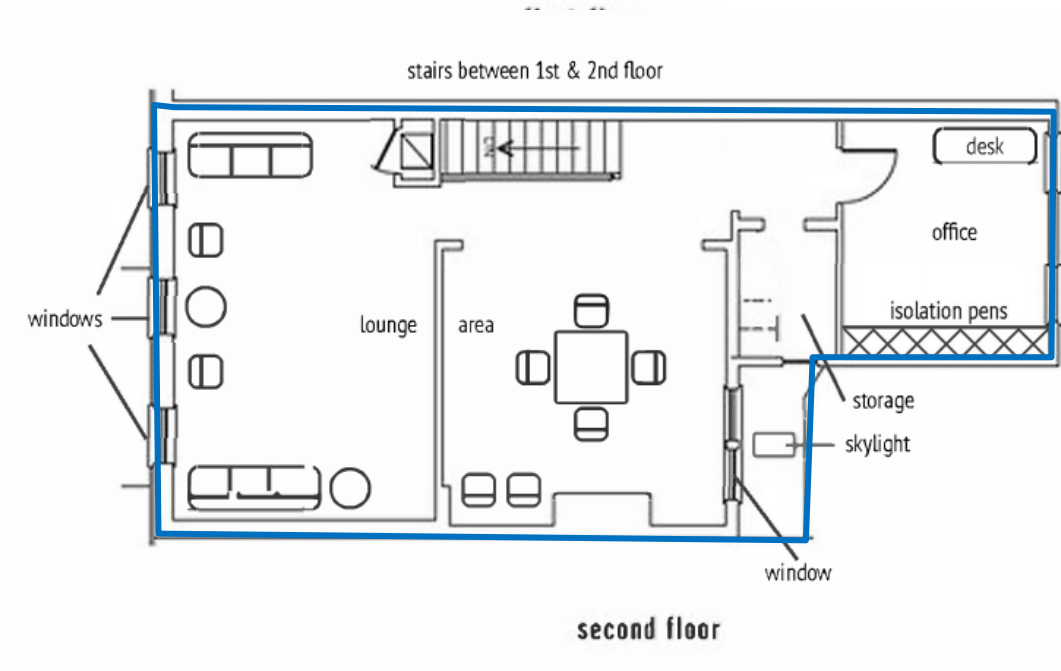
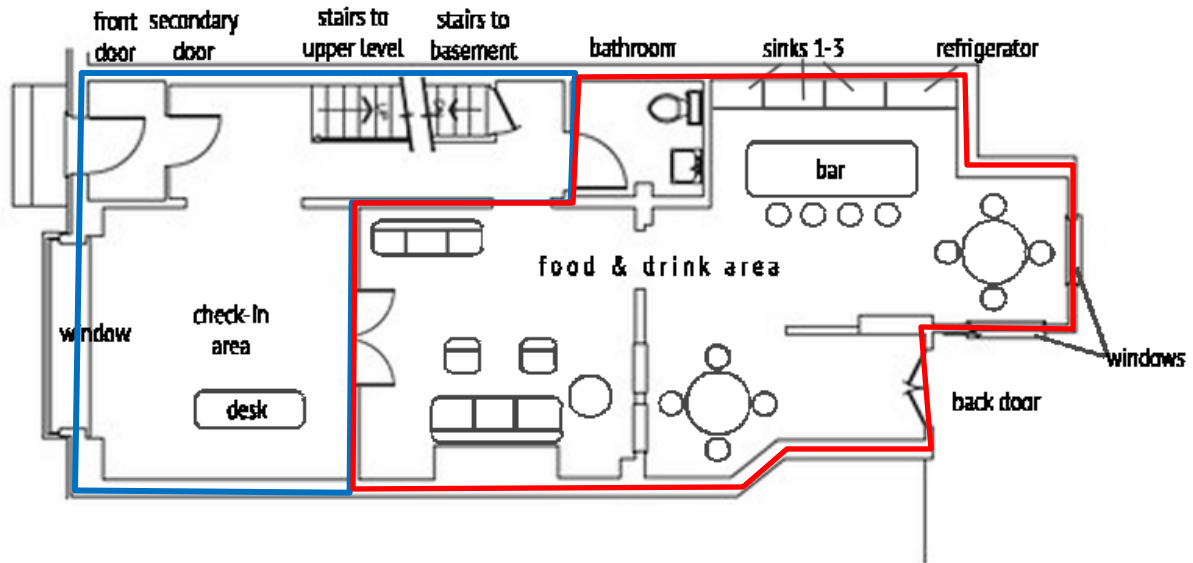


Figure 2: Tenant layout

Red – Food and drink area, cats prohibited

Blue – Lounge area, cats permitted

PARKING

The subject property is located within the Central Business District (CBD). Restaurant and Animal Care Facility uses located within the CBD are exempt from parking requirements pursuant to Section 8-300(B) of the Zoning Ordinance. Nonetheless, the applicant provides two on-site parking spaces at the rear of the building.

ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the CD/Commercial Downtown zone. Section 4-503(A.1) of the Zoning Ordinance allows for animal care facilities with overnight accommodation only with a Special Use Permit in the CD Zone. Although the restaurant portion of the request could be approved administratively as it complies with the administrative SUP standards of Section 4-502.1(E) and Section 11-513, the approval has been combined with the docketed review of the animal care facility.

The subject site is within the Old Town 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 identifies the site as being part of an independent retail area with emerging restaurants that serve the surrounding area.

II. STAFF ANALYSIS

Staff supports the applicant's request for a restaurant and animal care facility with overnight accommodations at 109 South Alfred Street. The proposed use would introduce the first cat café to the City of Alexandria, a business model that has risen in popularity recently in neighboring municipalities. The applicant's proposal for an innovative, independent restaurant in this section of Old Town complies with the King Street Retail Strategy goals. The proposal is also consistent with the Old Town Restaurant Policy, which requires an analysis of the restaurant's potential impact concerning parking, alcohol and late-night hours, litter and a diversity of uses in the surrounding area.

Parking

While parking is not required by the Zoning Ordinance, the two on-site parking spaces mitigate potential parking impacts. Further, the restaurant is well situated to accommodate a variety of transportation options including bike-share, the King Street Trolley and DASH and Metro buses. Additionally, several parking garages are located within three blocks to accommodate patrons that may arrive by car. Staff has also included several conditions to mitigate parking impacts. Condition #10 requires staff to park off-site. Conditions #11 and #13 require the applicant to contact staff regarding the Go Alex Program for information about alternative transportation options for employees and patrons. Condition #12 requires the applicant to direct patrons to the availability of nearby parking garages. Condition #14 requires the applicant to encourage patrons to park off-street.

Alcohol and Late-Night Hours

The combination of proposed closing hours and on-premises alcohol service is not expected to negatively impact neighboring areas as alcohol service is restricted to within the tenant space as specified in Condition #6. Although the applicant proposed closing hours ranging between 6 and 9 p.m., staff has extended the allowable hours of operation for consistency with the neighborhood standard, which includes a closing hour of 1 a.m., in Condition #2. Given that residents are not located nearby and other restaurants in the vicinity operate until 1 a.m. without complaint, it is expected that a relatively small restaurant without live entertainment, such as the cat café, would not generate noise impacts. Nonetheless, Condition #20 requires the applicant to adhere to the noise ordinance.

Litter

Although restaurants generally have the potential to create litter, the potential is reduced at establishments, including the current proposal, that do not offer carry-out service. Condition #15, requiring the applicant to pick up litter within 75 feet of the restaurant, should sufficiently address litter concerns. The applicant has also indicated that staff would clean litter boxes hourly to prevent odors.

Diversity of Uses

The balance among uses in Old Town is an important ingredient in maintaining an active commercial environment with a variety of offerings for residents and visitors. The proposed use would replace a fitness operation and, while there are no retail businesses on this block of South Alfred Street, the unique proposed use would add to foot traffic that could benefit the independent retail operations along King Street.

Additional Considerations

The safety of the cats and patrons has been addressed by the applicant in several ways and in conjunction with the City Health Department. The applicant would limit the number of patrons to 20 per hour to make sure the cats are not overstimulated. Beer and wine would be served in shatterproof glassware to ensure patrons and cats do not cut themselves if cups or plates are broken or knocked over. At least one staff member will be located in the lounge area at all times to monitor cats' moods and remove them from the environment if they are acting in an unsafe manner. An emergency vet would be available on a regular basis through the Animal Welfare League to make sure cats are healthy while being fostered at the subject site. The applicant is also taking animal behavior classes through the Humane League to be able to assess the cats' conditions.

Conditions included ensuring the health of cats and patrons are Condition #21, requiring bites or scratches to customers or owners to be reported to the Health Department; Condition #22, requiring rabies vaccination records to be available upon request; and Condition #23, prohibiting quarantined cats from being adopted.

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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to 6 a.m. to 1 a.m., daily. All patrons must leave the premises one hour after closing. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. 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)
5. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
6. On premises alcohol sales are permitted. (P&Z)
7. Food delivery operated and managed by the applicant shall not be permitted. (P&Z)
8. 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)
9. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends (P&Z)
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 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)

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)
14. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
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)
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 pollutants 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. No amplified sound shall be audible at the property line. (T&ES)
21. Any bites or scratches to customers or owners must be reported to the health department within 24 hours of incident. Any animal versus animal bites or scratches will need to be reported to Animal Control. (Health)
22. Rabies vaccination records shall be available upon request. (Health)

23. Any cats on quarantine and/or isolation may not be adopted until cleared by Animal Control. (Health)
24. 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 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 direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-4 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-5 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
- R-6 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:

- C-1 A building permit, plan review and inspections are required.
- C-2 Building code consultation or advanced plan review recommended

Fire:

- C-1 Due to the size of the facility and occupancy condition (assembly, section 401.11 on application), a fire prevention permit application shall be submitted to the Code Administration Department for processing. Once processed, a fire marshal will visit the location to determine occupant load and if necessary, will issue an occupancy load placard.

Health:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

- C-8 Food preparation area, and employee restroom should be located in the non-cat area to help eliminate any potential cross-contamination.
- C-9 Service items allowed for use in the cat friendly areas must be disposable. Multi-use tableware should not be taken outside of the non-cat area.
- R-1 Any bites or scratches to customers or owners must be reported to the health department within 24 hours of incident. Any animal vs. animal bites or scratches will need to be reported to Animal Control.
- R-2 Rabies vaccination records shall be available upon request.
- R-3 Any cats on quarantine and/or isolation may not be adopted until cleared by Animal Control.

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 109 S. Alfred St.

TAX MAP REFERENCE: 074.01-06-11 **ZONE:** CD

APPLICANT:

Name: Kristin Cowan - Mount Purrrnon Cat Cafe and Wine Bar LLC

Address: 109 S. Alfred St., Alexandria, VA 22314

PROPOSED USE: Cat Cafe and Wine Bar

Zoning Designation: Restaurant + Animal care Facility w/ Overnight Accommodation
☒ **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.

Kristin Cowan

Print Name of Applicant or Agent

1600 S Joyce St, Apt. 102

Mailing/Street Address

Arlington 22202

City and State Zip Code

Kristin C

Signature

10/24/19

Date

443-618-5346

Telephone #

Fax #

mtpurrrnoncats@gmail.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 109 South Alfred Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Cat cafe and wine bar use as
(use)
described in this application.

Name: Keshia Bressler

Phone: 703-749-9403

Please Print

Address: 7900 Tysons One Pl # 600 McLean, VA 22102

Email: keshia.bressler@transwestern.com

Signature: keshia.bressler@transwestern.com

Digitally signed by keshia.bressler@transwestern.com
DN: cn=keshia.bressler@transwestern.com
Date: 2019.10.17 16:47:09 -04'00'

Date: 10/17/19

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.

Kristin Cowan, 1600 S. Joyce St, Apt 102, Arlington, VA 22202 - 85%

Adam Patterson, 1600 S. Joyce St, Apt 102, Arlington, VA 22202 - 15%

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. Kristin Cowan	1600 S Joyce St, Apt 102 Arlington, VA 22202	85
2. Adam Patterson	1600 S Joyce St, Apt 102 Arlington, VA 22202	15
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 S. Alfred St., 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. Old Town #1, LLC	1616 Camden Rd, Ste 210, Charlotte, NC, 28203	100
2. See ownership breakdown		
3. Attached		

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. Old Town #1, LLC	None	None
2. Kristin Cowan	None	None
3. Adam Patterson	None	None

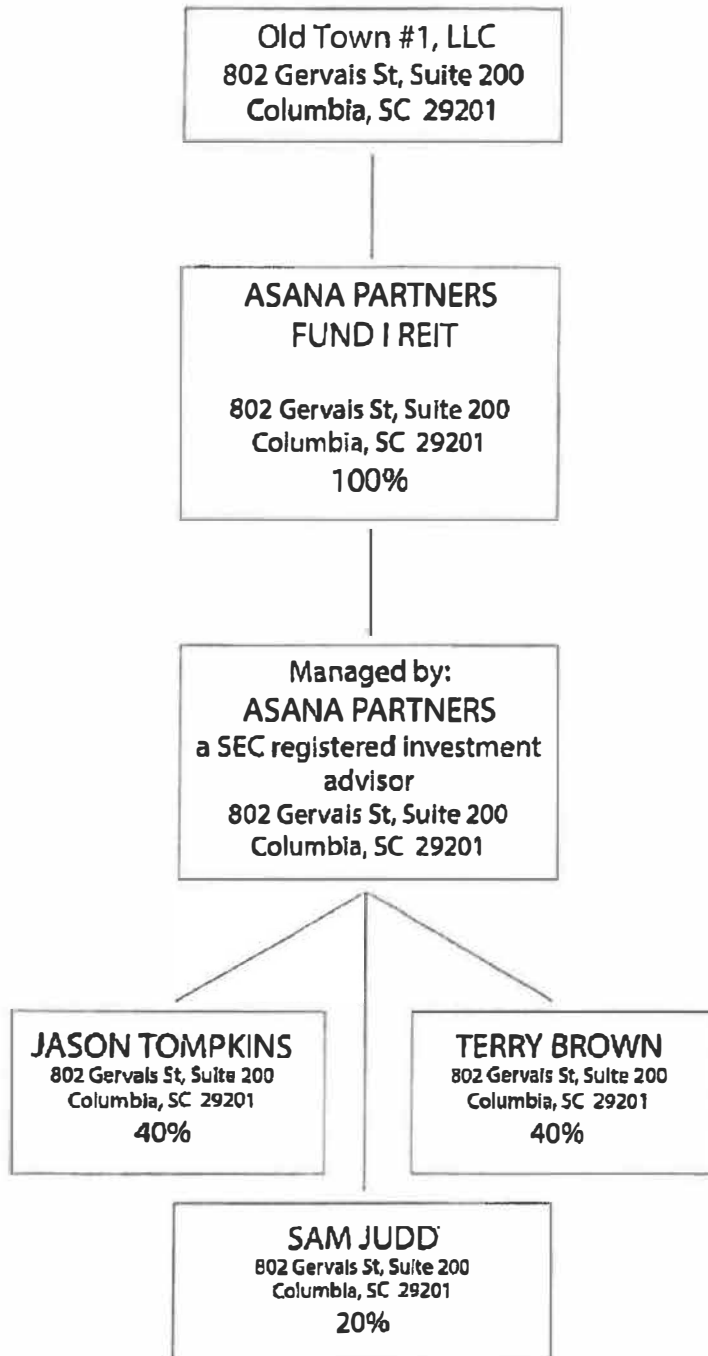
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

10/24/19
Date

Kristin Cowan
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.)

This Special Use Permit application is for a cat cafe with attached wine bar.

The cat cafe will house adoptable cats from a local shelter, each of whom has been

checked by a vet, received shots, and evaluated for sociability. Cats will live at cat cafe

as a form of foster home until adopted or it is deemed appropriate to return them to

shelter. Visitors will be able to relax in a lounge environment while playing with these

cats or adopting their new best friend.

Wine and beer, coffee and tea, and snacks will be available for purchase. The wine

bar/cafe area storing the food will be separated from the cat area, with the option to

bring food into the cat cafe. Food and beverages will be brought in; no food will be

made in-house.

Retail will include cat merchandise and toys.

See attached for more information

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).

5-10/hour weekdays

10-20/hour weekends

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

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

One full-time

Five part-time (M,W, F or Th, Sat, Sun)

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

Day:

Sunday

Hours:

12-6

Monday, Wednesday, Thursday, Friday

11-8

Tuesday

Closed

Select Friday and Saturdays

8-9 pm

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.Low**B.** How will the noise be controlled?

The number of people allowed in the cafe will be limited to about 20 per hour.

Prior to opening, acoustician will ensure we comply with Noise Standard.

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

The cat area will be cleaned hourly, at minimum, to ensure no smells result from litter or cat food.

The wine bar area will be cleaned as needed, daily at minimum, to ensure no odors. Trash will be taken out at least hourly.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Food wrappers, bottles, cat litter, cans

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

10 small bags/day

- C. How often will trash be collected?

Trash will be taken out hourly, at minimum.

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

Collection of trash at end of each hourly visit. Nothing will be sold to go.

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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Each cat will be evaluated by the shelter and owner for sociability to ensure no aggressive cats are housed there.

Cats will be indoor only and will not affect nearby residents.

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.

Wine and Beer - Approx. \$25,000/year. No liquor

ABC License for on-premises sales

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.
2 Other. gravel lot

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?

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? 1

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? Behind building, rear entrance
- C. During what hours of the day do you expect loading/unloading operations to occur?
0900-1100
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily or every other day
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 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?
- 2050 sq. ft. (existing) + _____ sq. ft. (addition if any) = 2050 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



SUP # _____
Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 12 35 vnc Outdoors: 0 Total number proposed: 12 35 vnc
2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) _____ Yes ☒ No
Beer and wine — on-premises ☒ Yes _____ No
Beer and wine — off-premises _____ Yes ☒ No
3. Please describe the type of food that will be served:
Small plates- cheese and crackers, hummus and veggies, pastries, chips

4. The restaurant will offer the following service (check items that apply):
_____ table service ☒ bar _____ carry-out _____ delivery
5. If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? _____ Yes _____ No
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
_____ Yes ☒ No
If yes, please describe:

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☒ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☐ All
 - ☐ 75-99%
 - ☒ 50-74%
 - ☐ 1-49%
 - ☐ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☒ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

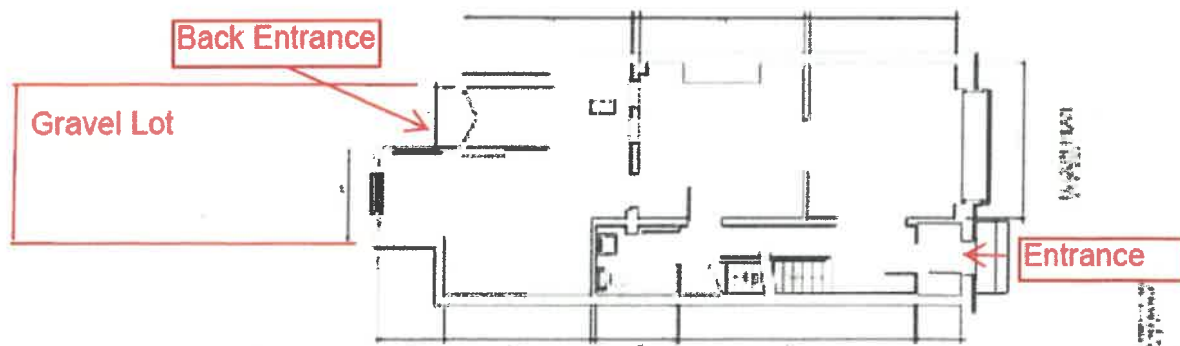
1. Maximum number of patrons shall be determined by adding the following:

8		Maximum number of patron dining seats	
+	4		Maximum number of patron bar seats
+	0		Maximum number of standing patrons
=	12		Maximum number of patrons

2. Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - ☒ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☐ Closing after 10:00 PM but by Midnight
 - ☐ Closing after Midnight

4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☒ Balance between alcohol and food
 - ☐ Low ratio of alcohol to food



Mount Purmon

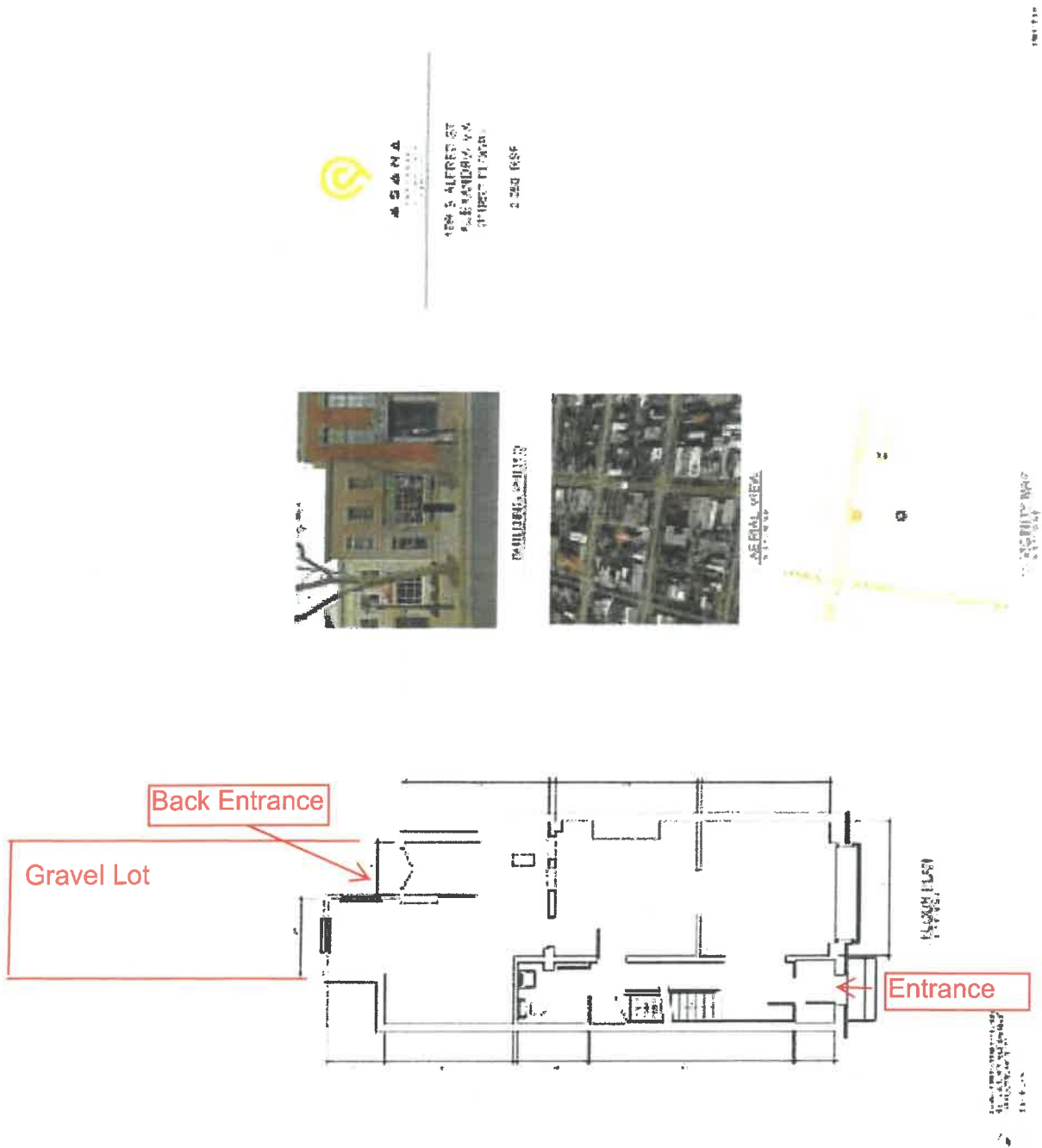


EXHIBIT A

LEGAL DESCRIPTION OF THE RETAIL PROJECT

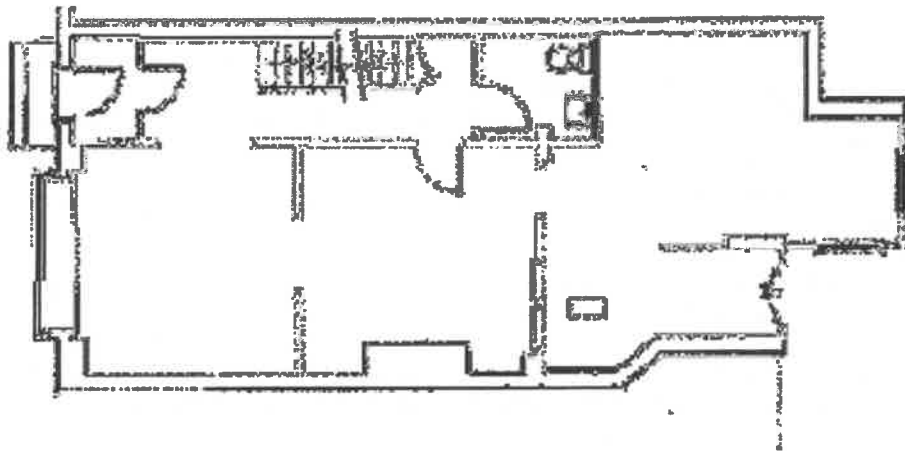
/

109 S. Alfred Street

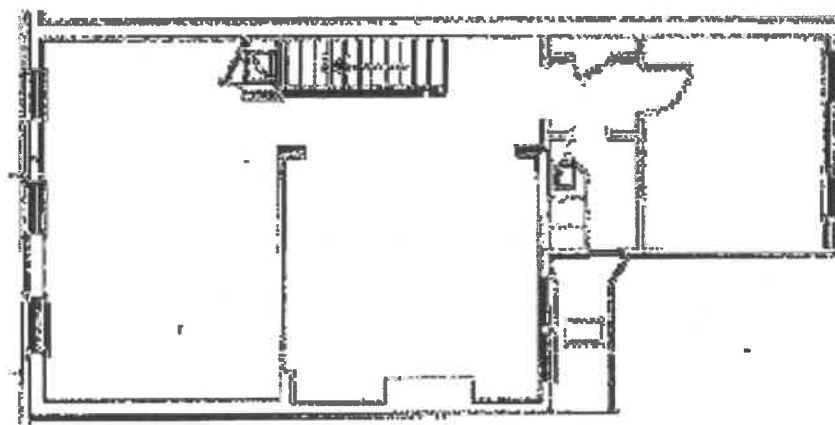
Beginning for the same at a point on the westerly line of South Alfred Street (66' foot wide public right of way) and being distant 135.00 feet in a southerly direction from the southerly line of King Street (66' wide public right of way); thence running with South Alfred Street, as surveyed in the Virginia Coordinate System of 1983 (North Zone)

- 1) South 08° 48' 12" West, 21.58 feet to a point; thence running with the northerly line of Lot 12
- 2) North 81° 22' 48" West, 110.00 feet to a point on the easterly line of a 23 foot wide Court; thence running with said Court
- 3) North 08° 48' 12" East, 21.58 feet to a point on the southerly line of Lot 509; thence running with the southerly line of Lot 509 and continuing with Lot 510
- 4) South 81° 22' 48" East, 110.00 feet to the point of beginning containing 2,374 square feet of land

EXHIBIT A-1
SITE PLAN OF RETAIL PROJECT



first floor



second floor



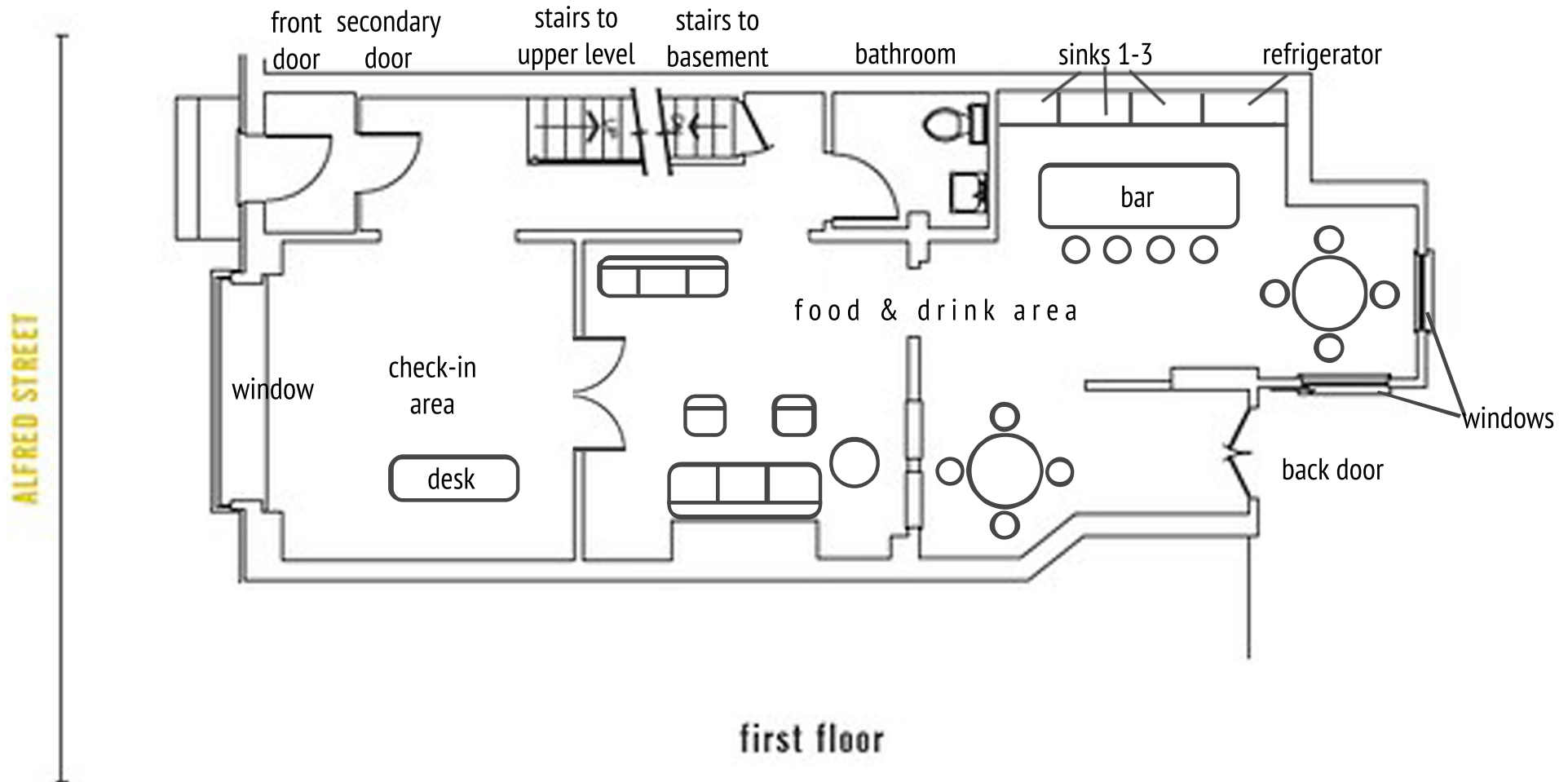
Front of Property



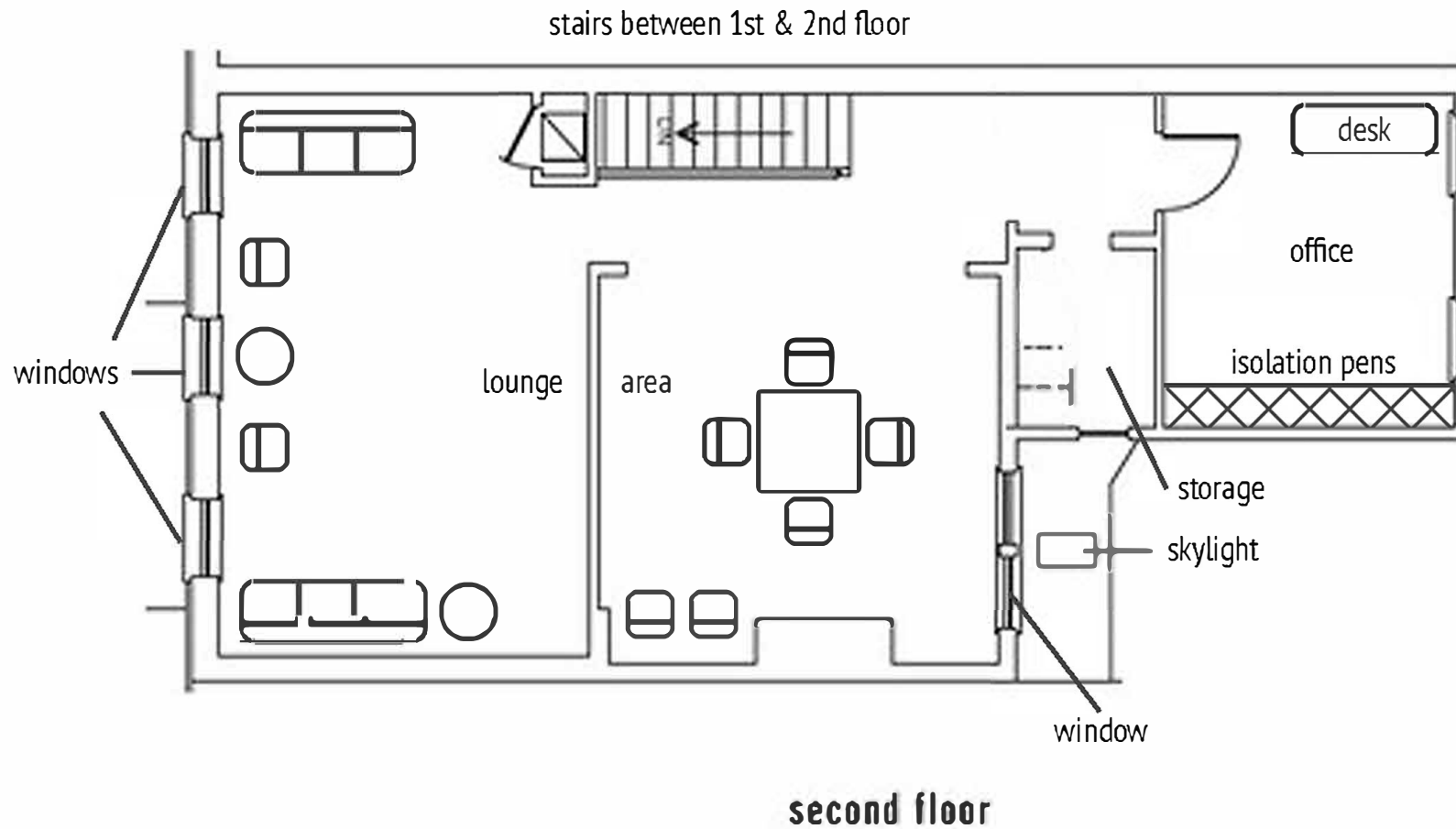
Rear of Property







Mount Purrnon Cat Cafe + Wine Bar
109 S Alfred St, Alexandria
Applicants: Kristin Cowan & Adam Patterson
Square Footage: 2,050 sq. ft.



Mount Purrrnon Cat Cafe + Wine Bar
109 S Alfred St, Alexandria
Applicants: Kristin Cowan & Adam Patterson
Square Footage: 2,050 sq. ft.



MOUNT PURRRNON

CAT CAFÉ + WINE BAR

109 S. Alfred St.
Alexandria, VA 22314

DRINK WINE AND PLAY WITH CATS FOR A GOOD CAUSE

Imagine a place that feels like home, where you can drink wine and play with cats, all while contributing to a good cause. This is that place. Mount Purrrnon Cat Café and Wine Bar plans to be the area's first cat café, combining adoptable cats, history, and wine to create a unique experience for visitors. While assisting animals in getting homes, Mount Purrrnon will also provide the community with a place to relax, play with cats, have a beverage and snack, use free Wi-Fi, and have fun.

The café will include a lounge room filled with adoptable cats and a separate bar/café area where visitors can grab café items, snacks, beer, and wine. The areas will be separated by a wall and glass window, so patrons may observe the cats from the cafe area. The wine bar/cafe area will have a separate entrance so that food may be delivered and sold without entering the cat room.

Featuring an early U.S. history theme, Mount Purrrnon also plans to offer information on the area through books, reference materials, and maps. On select Friday and Saturday nights, the café will also hold special events like cat yoga, trivia, and game nights.

Cat cafés have been a growing trend in the U.S. Originating in Taiwan in the 1990s, cat cafés became a popular destination for those who want to play with socialized felines. The concept would allow adoptable cats to roam freely in a large space and get them out of cramped cages at overcrowded shelters. Of course, perhaps the greatest benefit of cat cafés is that they temporarily house adoptable cats, which allows the shelter to save more animals; cat cafés have shown to reduce euthanasia rates and increase adoption rates. There are also benefits for humans besides the fun experience; research has shown that being around cats may decrease heart problems, decrease risk of stroke and lower cholesterol. Cats also have been sources of emotional support and stress relief.

[EXTERNAL]Letter in support of Mount Purrnon

Holly Feraci <hollyferaci@comcast.net>

Tue 11/26/2019 8:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: mtpurrnoncats@gmail.com <mtpurrnoncats@gmail.com>

Dear Committee:

I understand that Mount Purrnon Cat Café is up for their hearing with the city in a January.

As a citizen of Alexandria, a cat lover and as someone who does business in the city I support the mission and objectives of Mount Purrnon. This is a needed business in our city.

Cats make people happy - one can just loom at the popularity of cat videos online. We could all use a little more happiness. But Mt Purrnon is committed to more than this. Their objective is to support and save cats and by default some people too.

Mount Purrnon will provide an environment where cats can get out of cages, learn to socialize, and meet their new families. Cat cafes have played a role in reducing euthanasia rates, helping crowded shelters rescue more cats, and get them adopted.

What better pairing to go with cats than wine? Mount Purrnon will be providing a variety of wines from across the globe that you can enjoy in the wine bar/cafe area or you can take into the cat room. Wine is a taxable good by the city - a revenue raiser.

With a location in historic Old Town Alexandria, Mount Purrnon will celebrate early US history! The cafe will have local reference guides, maps, and books for visitors or locals to take advantage of this great city.

I hope you will support Mount Purrnon. We need them!

Best,

Holly Rocco Feraci, CSW, WSET III

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

RE: [EXTERNAL]Mount Purrnon Cat Cafe and Wine Bar**Max Ewart** <Max.Ewart@alexandriava.gov>

Mon 12/30/2019 10:37 AM

To: James Pond <pond.bobby@gmail.com>**Cc:** Patrick Silva <Patrick.Silva@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>

Hi Mr. Pond,

Thank you for your comment. We will be sure to include your letter of support in the docket packet.

Happy Holidays,

Max

From: James Pond <pond.bobby@gmail.com>**Sent:** Tuesday, December 24, 2019 4:40 AM**To:** Max Ewart <Max.Ewart@alexandriava.gov>**Subject:** [EXTERNAL]Mount Purrnon Cat Cafe and Wine Bar

Hello sir,

I wanted to send this email to let you know that I am in full support of the opening of Mount Purrnon Cat Cafe and Wine Bar!

I have been a police officer with the city for seven years and work with the community on a daily basis. The City of Alexandria has always been a city that loves its animals and social drinking spaces. A cat cafe is purrfect for the residents and visitors of the city!

The location of the venue is also great because individuals walking the waterfront area or King Street can go down a block or two and find a great place to get their drink fix in the company of a loving companion animal! I know that parking is a concern everywhere in the city, but I think, due to the location, it will draw more of a walking crowd. Much of that area will have continued foot traffic with the option of transport by trolley or the water taxi if need be. Again, I wholeheartedly support the opening of Mount Purrnon Cat Cafe and Wine Bar!

Thank you for your time!

James Pond

802.922.6648

pond.bobby@gmail.com

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[EXTERNAL]Cat Cafe in Alexandria

Lara Young <theyoungszoo@gmail.com>

Thu 12/5/2019 4:08 PM

To: PlanComm <PlanComm@alexandriava.gov>

Hello,

I just moved to Alexandria from Seattle for my husband's job. The first thing I did was Google to see if there was a cat cafe. I was so excited to see that one should be opening in the Spring. I have already emailed them to ask about volunteering. There is a wonderful one in Seattle and it's a huge part of the community there. I have also spent a lot of time over the past several years at the Cat Cafe in San Diego as we travel there a lot.

What I have seen in the cat cafe's is that they are able to adopt out cats such as adult cats, senior cats, cats with disabilities or bonded cats much sooner than a regular shelter. Its much less stress on the cats to be in that environment which makes them more relaxed as they interact with people. It's a great place for people to come, relax and unwind.

So far we love our new city and it has such a wonderful community feeling and Mount Perrnon Cat Cafe is going to be a wonderful addition!

Sincerely,

Lara Young

Sent from my iPad

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