

Special Use Permit #2019-00107
300 King Street (Parcel Address: 302 King Street)
Kisso Asian Bistro

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit to increase the hours of operation and to add delivery vehicles at an existing grandfathered restaurant.	Planning Commission Hearing:	September 1, 2020
	City Council Hearing:	September 12, 2020
Address: 300 King Street (Parcel Address: 302 King Street)	Zone:	KR/ King Street Retail
Applicant: Ren Yong Cai	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 Reviewers: Maggie Cooper, margaret.cooper@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 1, 2020: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-00107, as submitted. The motion carried on a vote of 6-0.



Special Use Permit #2019-00107
300 King Street (Parcel Address:
302 King Street)



0 15 30 60 Feet

PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Ren Yong Cai, requests Special Use Permit approval to extend the current hours of operation and add a delivery vehicle for the Kisso Asian Bistro restaurant. The restaurant has been operating under a grandfathered status, but per §11-509, any increase in the intensity of a use requires Special Use Permit approval. Staff recommends approval of the Special Use Permit request with conditions as described in the report. To consolidate the SUPs for this business, if approved, this SUP for the proposed intensification of the grandfathered use (the delivery vehicle and the extended hours) would merge the conditions and approval from SUP #2019-0029 for the basement restaurant into this new SUP (SUP #2019-0107).

SITE DESCRIPTION

The subject site is a commercial building composed of three stories and a basement located on a corner at 300 King Street and South Fairfax Street (Figure 1). The lot has approximately 40 feet of frontage along King Street and approximately 50 feet of frontage on South Fairfax Street. It has 50 feet of depth and has an area of 2,060 square feet. The building is currently used as a restaurant, with the entrance on King Street. There is no on-site parking.



Commercial and institutional uses surround the subject site. The owner of the building resides on the third floor. Alexandria City Hall is located immediately to the north across King Street. Burke & Herbert Bank is located across South Fairfax Street to the east. The Stabler-Leadbeater Apothecary Museum is located to the south farther down Fairfax Street and Coldwell Banker Residential Brokerage and a Subway restaurant are located to the west in the Gadsby's Arcade Building.

BACKGROUND

GRANDFATHERED RESTAURANT BACKGROUND

A restaurant has operated on the first and second floors of the subject building since approximately 1975. The Zoning Ordinance was amended to require restaurants operating after May 31, 1979 to obtain Special Use Permit approval. Therefore, the restaurant use on the first and second floors is considered to be grandfathered as to SUP requirements. Special Use Permit approval has been required since 1983 for intensification or expansion of grandfathered restaurants.

The applicant signed a grandfathered letter of agreement in November 2018, permitting them to operate a restaurant on the first and second floors of the building according to the grandfathered standards. A summary of the characteristics of the grandfathered restaurant on the first and second floors are:

Hours of Operation:	11:30 a.m. – 10:00 p.m., Monday – Saturday 5:00 p.m. – 10:00 p.m., Sundays
Indoor Seating:	The first and second floors may contain a maximum of 120 seats.
Live Entertainment:	No live entertainment allowed.

Alcohol Sales:	On-premises alcohol sales are permitted subject to a valid ABC license. No off-premises alcohol sales are allowed.
Delivery Service:	No delivery service of food to customers is allowed.
Parking	No off-street parking is required.

BASEMENT RESTAURANT BACKGROUND

A 1975 building permit identified that a basement restaurant with 69 seats operated at the subject site, however, an inspection in 1993 indicated that the basement use had been abandoned. Given that the basement restaurant use was abandoned, it was not considered to be grandfathered as to SUP requirements. Subsequently, City Council approved SUP#95-0032 in 1995 for a 120-seat restaurant in the basement level. This SUP included a condition that bar seats and a bar standing area were not permitted. On June 18, 2014, City inspectors found that the lower level dining area was not in operation and was, therefore, deemed abandoned, invalidating SUP#95-0032.

As the previous restaurant operator wished to operate a basement restaurant with the proper approvals, they submitted an SUP application on November 14, 2015, and City Council approved SUP #2015-0097 for a restaurant on the basement level with 38-seats, live entertainment and table and bar service. Subsequent on-site building code inspections to open the restaurant were never sought, indicating that the restaurant had not opened in accordance with City regulations. Nevertheless, an inspection by the Fire and Code departments on September 8, 2018 verified that interior work had been completed after SUP#2015-0097 approval without building permits. Given that the basement level of the restaurant never received the required approvals to operate, SUP#2015-0097 expired on November 14, 2016.

In 2019, this applicant received a Special Use Permit (SUP #2019-0029), as approved by the City Council, to operate a 1,240 square foot restaurant with 33 seats on the basement level of 300 King Street. Disc jockeys, karaoke and bands would provide live entertainment between 8 p.m. and 1:30 a.m., daily. In addition, the business can televise sporting events.

PROPOSAL

The applicant has requested the hours of the first and second floor portions of the restaurant be extended from 11:30 a.m.-10 p.m., Monday through Saturday and 5 p.m.- 10 p.m. on Sundays to 11 a.m.-10 p.m., Sunday through Thursday and 11 a.m.-10:30 p.m., Friday and Saturday. They also want to add a delivery vehicle, which is currently not allowed under its grandfathered status.

PARKING

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

ZONING/MASTER PLAN DESIGNATION

The property is located in the KR / King Street Retail Zone. Since the proposed delivery vehicle and extended hours represent an intensification of the restaurant's grandfathered status, a docketed review of the request is required, and the restaurant would no longer be categorized as a grandfathered use.

The proposed use is consistent with the Old Town Small Area Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports the applicant's request to intensify the use of the grandfathered restaurant by extending the hours of operation and adding a delivery vehicle.

Staff supports the applicant's request as the intensification of the current use are minimal. The extended hours would contribute to the diverse restaurant and retail options that already exist along King Street. The addition of delivery service will have little impact on the area and is timely given that the current pandemic is increasing the need for delivery and take-out food. To be consistent with the hours of the basement portion of the restaurant and the restaurants in the area, and to allow more optional flexibility for the business owner, staff is recommending the hours of 7 a.m.-2 a.m. all days of the week.

In addition, staff review of the proposal includes an evaluation of its consistency with the Old Town Restaurant Policy, an analysis of potential neighborhood impacts related to parking, alcohol and late-night hours, litter, and a diversity of uses.

Parking

Staff believes that parking impacts would not increase given the increased hours and delivery vehicle and impacts would be minimal. The proposed delivery driver will park in the Market Square parking garage when not on deliveries.

Its proximity to several public transportation options (Metro, King Street Trolley, DASH and Metro buses, and Capital Bikeshare) would provide convenient access for patrons and employees choosing alternative transportation. The applicant is required to promote employee use of public transportation in Condition #15, however, employees who drive must park off-street as specified in Condition #14. Alternative forms of transportation are to be included in the applicant's marketing materials, as stated in Condition #16. In addition, restaurant patrons would be encouraged to park at nearby public parking garages in Condition #17. The applicant must also contact staff about participation in the Discount Parking Program for Employees of Old Town Businesses, as stated in Condition #18.

Litter

No litter impacts are anticipated from the use intensifications. Regardless, staff has included standard Condition #24, requiring the applicant to remove litter from the property and surrounding area two times a day.

Alcohol/Late Night Hours

Staff recognizes the potential for impacts related to a combination of late-night hours and alcohol. It does not anticipate, however, negative outcomes given the history of this business. Further, the applicant would train employees on preventing underage sales of alcohol to minors, as required in Condition #4. Given that restaurants within a few blocks of this area have closing times ranging between 12 midnight and 2 a.m. (Union Street Public House, Chadwick's, Blackwall Hitch, Taco Bell, Cantina, and 219 King Street), and the existing closing hour of 2 a.m. for the basement, a neighborhood standard exists to support a closing hour of 2 a.m.

Diversity of Uses

As a restaurant has operated at this location for several decades, the proposal does not represent a change in the uses on lower King Street, where a balance of retail operations and restaurants exists.

Additional Considerations

Noise impacts from patrons are not a serious concern given the commercial nature of the area along this portion of King Street and that the basement is below grade. Nonetheless, staff has included Condition #8 requiring live entertainment to only occur in evening hours, Condition #25 preventing amplified noise from being heard at the property line after 11:00 p.m., and Condition #10 requiring the basement doors to be closed when not in use by patrons and to have an STC Rating of 40 or better.

In addition to the standard conditions for restaurants included in this report, the SUP conditions specific to the basement restaurant have been merged to integrate all floors of the restaurant into one SUP approval.

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

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions, which have been merged with SUP#2019-00029:

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. to 2 a.m. for the entire establishment (basement, first and second floors) 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. **CONDITION DELETED BY STAFF:** ~~The maximum number of seats permitted at the basement restaurant and bar shall be 33. (P&Z) (SUP#2019-0029)~~
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. Customer delivery is permitted. One delivery vehicle is allowed and will be parked off-street when not in use. (P&Z)
8. Live entertainment is permitted in the basement between 8 p.m. and 1:30 a.m., daily. (P&Z)
9. 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)
10. The main entrance door shall remain closed when not used by patrons and have an STC rating of 40 or better. (T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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. Delivery vehicles for this restaurant should not be parked on the street unless actively loading or unloading, no longer than 20 minutes. (T&ES)

14. The applicant shall require its employees who drive to use off-street parking. (T&ES)
15. 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)
16. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
17. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
18. The applicant shall contact the T&ES parking planner at 703.746.4034 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. (T&ES)
19. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
20. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
21. 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)
22. 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)
23. 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)
24. 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)
25. The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line after 11 p.m. (T&ES)
26. 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 Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Maggie Cooper, 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 Delivery vehicles for this restaurant should not be parked on the street unless actively loading or unloading, no longer than 20 minutes. (T&ES)
- R-2 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-3 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-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 or lots in the business' advertising and website. (T&ES)
- R-6 The applicant shall contact the T&ES parking planner at 703.746.4034 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. (T&ES)
- R-7 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-8 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-9 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-10 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-11 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 received.

Fire:

A fire prevention permit for this use and occupancy condition will be required.

Health:

Health has no additional comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 300 King St., Alexandria, VA 22314

TAX MAP REFERENCE: 075.01-08-03

ZONE: KR

APPLICANT:

Name: REN YONG CAI

Address: 8005 Samuel Wallis St., Lorton, VA 22079

PROPOSED USE: Extend Sunday Business hours for Restaurant from 11:00 am to 10:00 pm; Add Delivery Service.

- ☒ 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.

REN YONG CAI

Print Name of Applicant or Agent

8005 Samuel Wallis St

Mailing/Street Address

Lorton, VA

City and State

22079

Zip Code

X

Signature

571-331-9666

Telephone #

kumoandy@gmail.com

Email address

Date

04-16-20

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Aman Sulaimani, I hereby

(Property Address)

grant the applicant authorization to apply for the Sunday Business hours for Restaurant from 11:00 am to 10:00 pm; Add Delivery Service. use as
(use)

described in this application.

Name: Aman Sulaimani

Phone: (703) 838-0189

Please Print

Address: 300 King St., Alexandria, VA 22314

Email: None

Signature: X

Date: 4/15/2020

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.

Applicant: Ren Yong Cai, 8005 Samuel Wallis St., Lorton, VA 22079

Zhiqiang Weng, 5719 Evergreen Knoll Ct., Alexandria, VA 22303

Owner: Aman Sulaimani, 300 King St., Alexandria, VA 22314

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. REN YONG CAI	8005 Samuel Wallis St., Lorton, VA 22079	45%
2. ZHIQIANG WENG	5719 Evergreen Knoll Ct., Alexandria, VA 22303	55%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 300 King 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. AMAN SULAIMANI	300 King St., Alexandria, VA 22314	100%
2.		
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. REN YONG CAI	NONE	NONE
2. ZHIQIANG WENG	NONE	NONE
3. AMAN SULAIMANI	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.

4.16.2020

Date

Ren Yong Cai

Printed Name

X


Signature

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 Application is to extend the business hours on Sunday of an existing restaurant

from 5pm -10pm to 11am -10pm, and add the delivery service for the restaurant.

The first and second floors of 300 King Street have been deemed a grandfathered restaurant, and continuously operated since 1975.

The current application is simply to extend the business hours on Sunday and add delivery service to the current restaurant located at the first and second floors of 300 King Street . In all ways it will be a standard restaurant operation.

There is 1 delivery car and it will be parked in the parking area of Alexandria City Hall, please the attached parking illustration page at the end of this appliation. (Market Street Garage)

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).

60

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

10

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

Day:

Sunday-Thursday

Hours:

11:00 am - 10:00pm

Friday- Saturday

11:00 am - 10:30pm

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

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

Typical Restaurant Noise (Interior)

B. How will the noise be controlled?

Typical methods: Doors, windows closed, etc.

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

Not expected; Typical restaurant use

- 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)

Typical restaurant waste

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

100 lbs/week

- C. How often will trash be collected?

4 times/week

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

Interior monitored, Stuff will inspect the outside of restaurant on the regular basis

- 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:

Typical cleaning products

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

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.

On-premises only

PARKING AND ACCESS REQUIREMENTS

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

0 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

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

- 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?

Market Street Garage

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? 2 on street

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

- B. Where are off-street loading facilities located? Please see attached parking
illustration page at the end of this application for loading facilities locations.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Morning
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

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?

1340 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1340 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



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☒ Restaurant
- ☐ Child Care
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

- ☐ Show subject site, on-site parking area, surrounding buildings, cross streets

Kisso Asian Bistro

Delivery Vehicle

Parking Illustration



2:22

Merton St

Alexandria City Hall

Parking area

Alexandria
Historic District

Old Town
Farmers Market

Rep
Square

Driver Parking

Delivery load

King St

Kisso Asian
亚洲风味

Stabler-Leadbeater
Apothecary Museum
Historic tinctures,
elixirs & potions

Google
Lavender Moon

Guncakery

在此处搜索



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Patricia Palermينو
Folk Art Studio



King St

tes
Subway
和外卖服务

loading and unloading facilities

Kisso Asian Bistr
提供外卖服务

Stabler-Leadbeater
Apothecary Museum
Historic tinctures,
elixirs & potions



S Fairfax St

S Fairfax St

Google

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10 米



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通勤



已保存



贡献



最新动态



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: 100 Outdoors: 0 Total number proposed: 100

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:
Asian- Sushi, Chinese, Thai

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? 1
Will delivery drivers use their own vehicles? ☒ Yes ☐ No
Where will delivery vehicles be parked when not in use?
Underground of Alexandria City Hall (Picture as attached)

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

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.

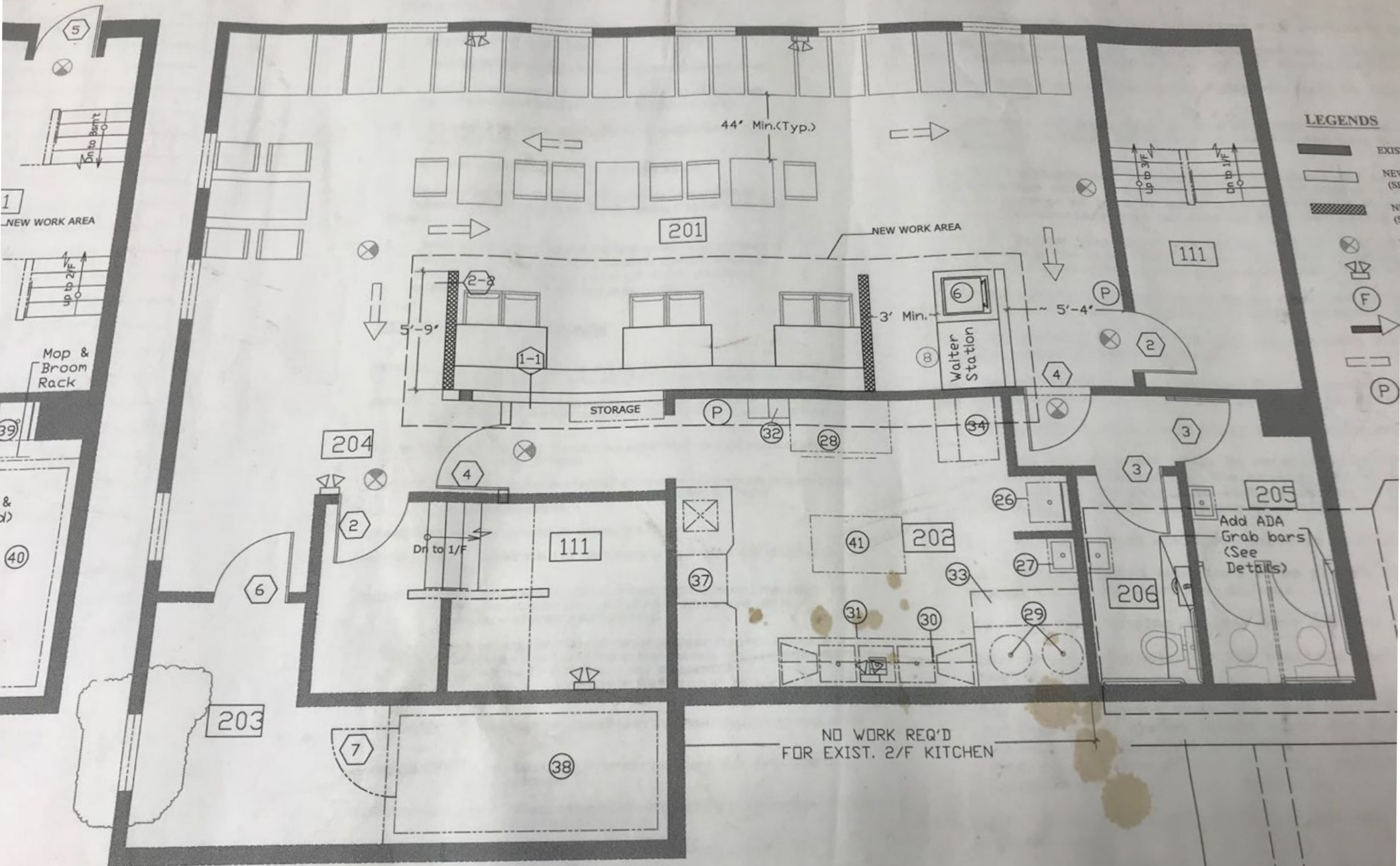
1. Maximum number of patrons shall be determined by adding the following:

90		Maximum number of patron dining seats
+	10	
		Maximum number of patron bar seats
+	0	
		Maximum number of standing patrons
=	100	
		Maximum number of patrons

2. 10 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



SECOND FLOOR PLAN SHOWING EXIST. & NEW WORK W/SEATING LAYOUT

SCALE: 1/4" = 1'-0" (50 DESIGN SEATING)