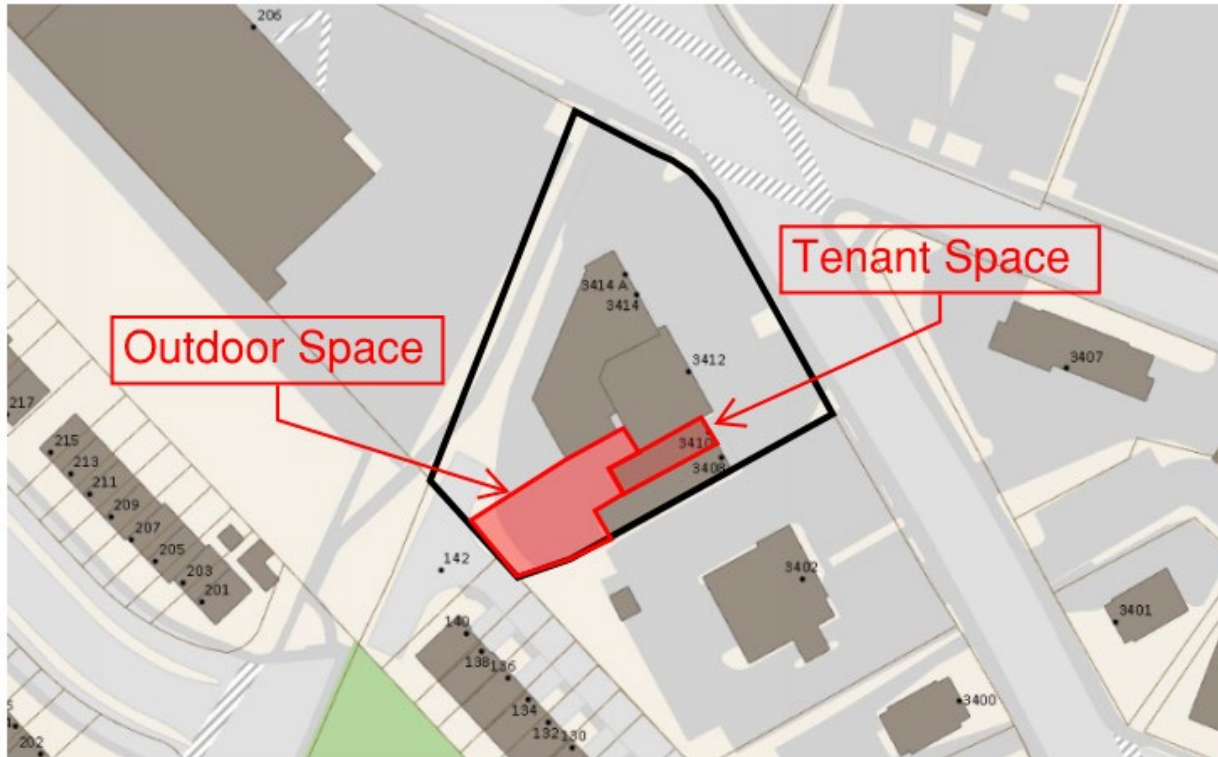




SUP#2020-00045
3410 Mount Vernon Avenue
Hops 'N Shine Restaurant

City Council
September 12, 2020

Site Context



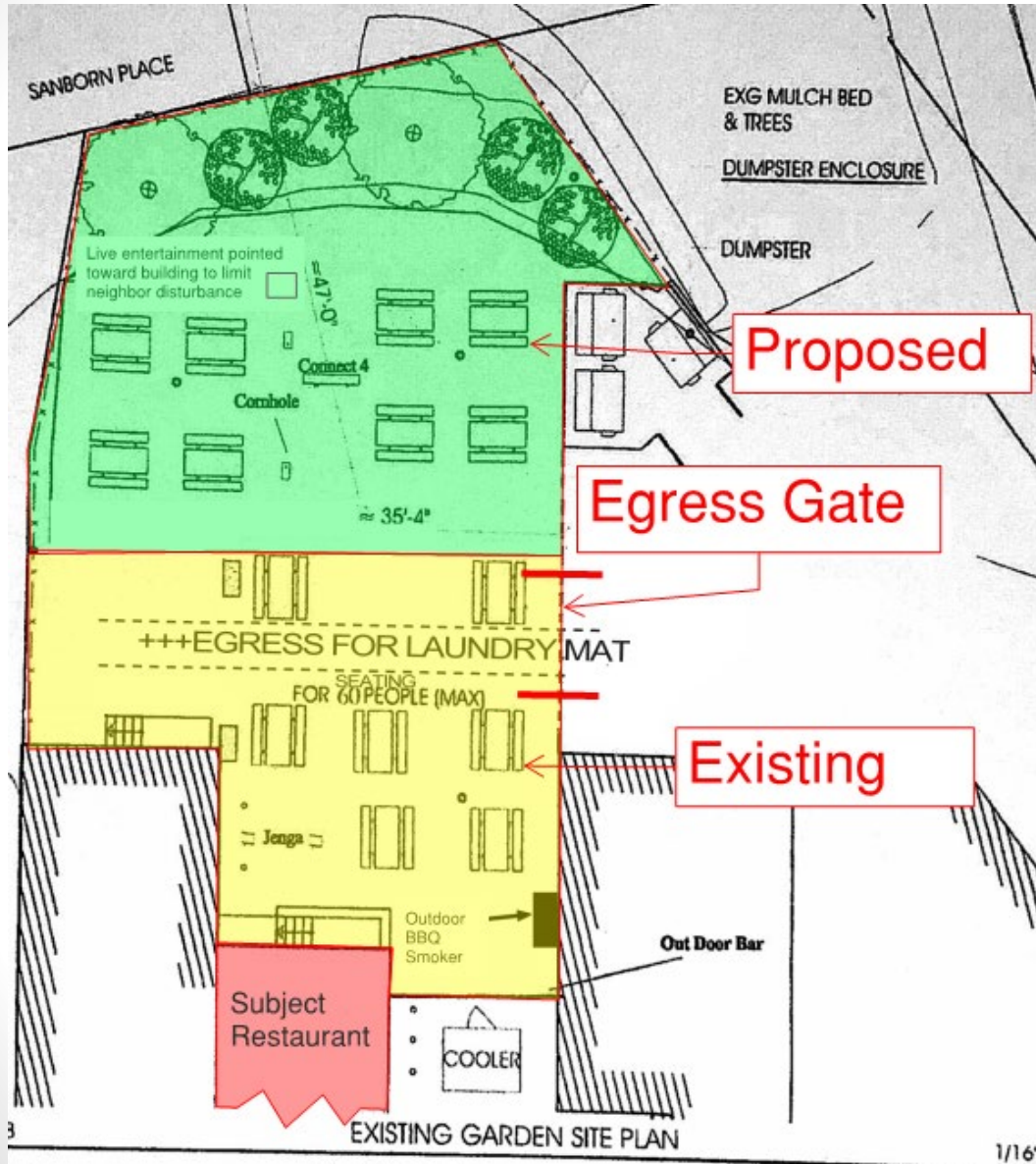
- Situated on the corner of Mount Vernon Avenue and West Glebe Road
- The restaurant is one of four tenants in a Commercial Center (Laundromat, Hops N' Shine, 7-Eleven, El Paisa Grocery)
- Surface parking is provided onsite
- Zoned CG/ Commercial General

SUP Amendment Requests



- Expand existing rear outdoor patio
Provide outdoor live music, outdoor bar, outdoor BBQ grill, outdoor games
- One delivery vehicle
- Eight seats at two outdoor tables at front
- Extend indoor and outdoor hours

Proposed Rear Plan



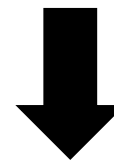
Existing:

30 seats indoor
30 seats outdoor

Proposed:

60 seats indoor
60 seats outdoor rear
8 seats outdoor front

Toward Mt.
Vernon Ave

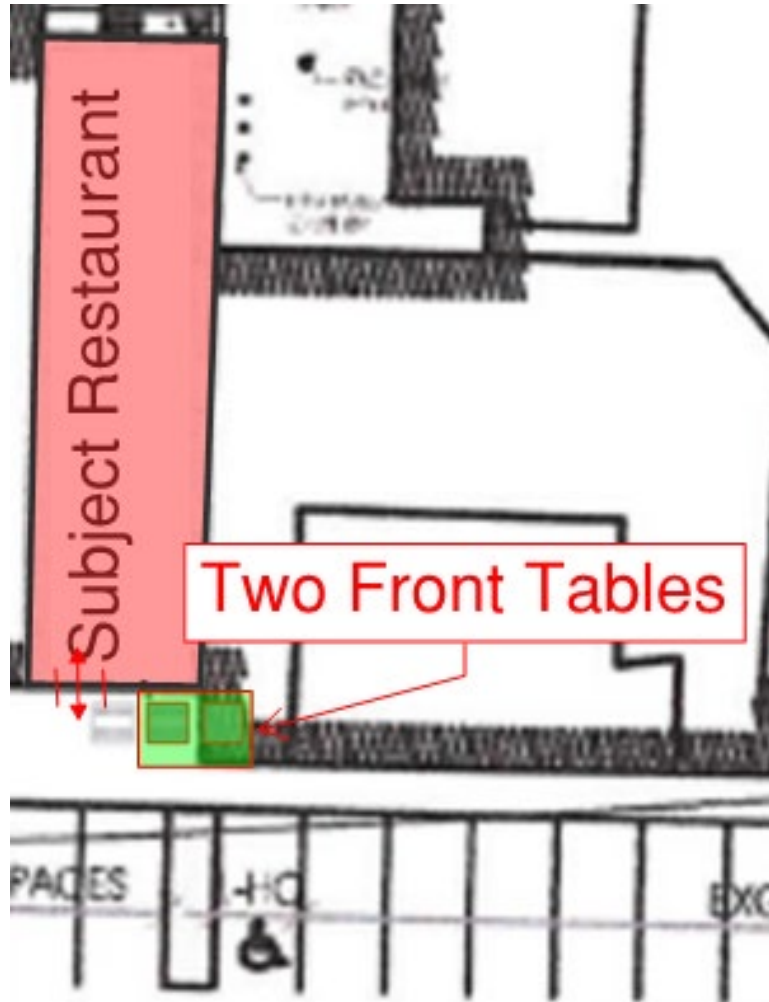


Current Outdoor Patio



Current configuration approved with City Council authorization related to COVID-19

Proposed Front Plan



Proposed:
Eight seats at two
outdoor tables
Adjacent to
entrance

Toward Mt.
Vernon Ave



Proposed Extended Hours

Existing:

Indoor: 7 a.m. – 12 a.m., Sun - Thu
7 a.m. – 1 p.m., Fri and Sat

Outdoor: 11 a.m. – 9 p.m., Sun - Thu
11 a.m. - 10 p.m., Fri - Sat

Proposed:

Indoor: 7 a.m. – 2 a.m., daily

Outdoor: 7 a.m. – 11 p.m., Sun – Wed
7 a.m. – 2 a.m., Thu – Sat

Partial SUP Approval Recommendation

Hours:

Proposed

Indoor 7 a.m. – 2 a.m., daily
Outdoor 7 a.m. – 11 p.m., Sun – Wed
7 a.m. – 2 a.m., Thu – Sat

Planning Commission Recommendation

Indoor 7 a.m. – 2 a.m., daily
Outdoor 9 a.m. – 10 p.m., daily

Partial SUP Approval Recommendation

Seats:

Proposed

Indoor	60
Outdoor, Rear	60
Outdoor, Front	8

Planning Commission Recommendation

Support number of seats, applicant must locate outdoor dining furniture at least 25 feet from residential zone transition line

Partial SUP Approval Recommendation

Outdoor Activities:

Proposed

Outdoor bar, outdoor games/activities,
outdoor BBQ smoker

Planning Commission Recommendation

Support outdoor bar and outdoor games/activities
located 25 feet from the zone transition line

Non-approval of outdoor BBQ smoker

Partial SUP Approval Recommendation

Live Music:

Proposed

Live music indoors and outdoors

Planning Commission Recommendation

Support indoor live music, but not outdoor live music

Outdoor background music only from speakers

Delivery vehicle

Proposed

One delivery vehicle parked on-site when not in use

Planning Commission Recommendation

Approval

Planning Commission Recommends PARTIAL APPROVAL

Additional Materials

Recently approved SUPs with similar outdoor dining sites, number of seats, hours, etc.

Restaurant	Address	Distance to residents	Number of outdoor seats/location	Hours of outdoor operation
Augie's Mussel House	1106 King Street	11 feet	86/side	11 pm Sun-Wed 1 am Thu-Sat
The Gardens	1503 Mount Vernon Ave	45 feet	100-120/rear	10 pm
Sunday in Saigon	682 N St. Asaph St	84 feet	40/side	11 pm Sun-Thu 12 am Fri & Sat
Evening Star	2000 Mount Vernon Ave	73 feet	50/side	10 p.m. daily
	1603 Commonwealth Ave	55 feet	40/side	10:30 p.m. Mon-Fri 10:30 p.m. Sat & Sun
Hops 'N Shine (PC recommendation)	3410 Mount Vernon Ave	53 feet	60/rear & 8 front	9 a.m. – 10 p.m., daily