



Special Use Permit 2026-00042
3646 King Street
Drive-through Facility

Administrative Special Use Permit (SUP): Change of Ownership

SUP Holder:	King Street Golden Foods LLC
Approval:	Staff approve the transfer of an existing SUP to a new owner, subject to the attached conditions.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures and use standards of the Zoning Ordinance, including Sec. 11-511, Sec. 11-513 (C), Sec. 8-200(A)(17)(a).
Prior Approvals:	SUP97-0122
Zone:	CG, Commercial General
Staff Findings:	- There are no changes to the drive-through facility. - The site is subject to conditions of the shopping center SUP (SUP97-0058 and SUP97-0090). - Parking: Four parking spaces are required for the restaurant and provided as a part of the shopping center's shared parking lot. - The restaurant use is subject to Section 7-1904.
Key Conditions:	Key conditions include: - Trash and litter removal is required daily. - SUP is subject to periodic review for compliance.
Community Outreach:	Application was posted to City's website. Notice provided via eNews.
Staff Reviewer:	Rachel Drescher, rachel.drescher@alexandriava.gov , (703) 746-3857, Land Use + Preservation Division, Department of Planning & Zoning

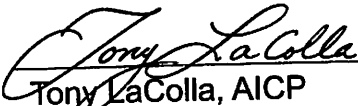
Conditions of Special Use Permit 2026-00042

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is subject to the administrative permit may be transferred administratively with the approval of the director pursuant to the requirements of section 11-511 of the Zoning Ordinance. (P&Z)
2. 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. (P&Z)
3. The applicant shall encourage its employees to use public transportation to travel to and from work. (P&Z)
4. At such time as an organized parking program is adopted by city council to assist with employee or customer parking for the area in which the subject property is located, such as a shared parking program or the Park Alexandria program, the applicant shall participate in the program. (P&Z)
5. The applicant shall assist and require their employees who drive to work to use parking spaces that are designated by the shopping center management. (WREIT)
6. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the director. (P&Z)
7. 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. (P&Z)
8. All utility structures (except fire hydrants) shall be screened from view from all public property and public right-of-ways to the satisfaction of the Director of P&Z.
9. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)

10. Parking spaces shall not encroach into the public right-of-way along King Street. (P&Z)
11. Modification to the building location and other site improvements shall be permitted to the satisfaction of the Directors of P&Z and T&ES to accommodate the removal of parking spaces from the public right-of-way. (P&Z)
12. Roof treatment of the restaurant to be compatible with the canopy treatment proposed for the shopping center retail stores, to the satisfaction of the Director of P&Z. (P&Z)
13. The applicant shall coordinate the final landscape plan for the McDonald's site with the landscape plan that is to be prepared as part of the final site plan for the Bradlee shopping center. In the event that the final site plan for the Bradlee shopping center has not been prepared, the landscape plan for McDonald's shall conform to the landscaping requirements of condition #7 of SUP #97-0058. (P&Z)
14. The site is a sub portion of a larger area (the shopping center) covered by two special use permits: the shopping center SUP (#97-0058) and the transportation management plan SUP (#97-0090) and is subject to all conditions contained in those permits. (P&Z)
15. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the director has determined that there are problems with the operation of the use and that new or revised conditions are needed to offset land use impacts not addressed in City Code. (P&Z)

Staff hereby **approve** Special Use Permit 2026-00042 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.


Tony LaColla, AICP

Land Use + Preservation Division Chief

9/24/2026

Date

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00042 and agrees to obtain all applicable licenses and permits required for the use at 3646 King Street.


Special Use Permit Holder
King Street Golden Foods LLC

Date

9/30/2026