



Special Use Permit 2026-00043
3510 Duke Street and 3501 Wheeler Avenue
Drive-through Facility

Administrative Special Use Permit (SUP): Change of Ownership

SUP Holder:	Duke 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:	▪ SUP2024-00005 ▪ SUP2075
Zone:	CG, Commercial General
Staff Findings:	▪ There are no changes to the drive-through facility. ▪ The site exceeds the maximum 18-space parking requirement with 21 parking spaces. Section 8-100(A)(3) exempts the property from maximum parking requirements because the site was developed before January 27, 1987. ▪ The restaurant use is subject to Section 7-1904.
Key Conditions:	Key conditions include: ▪ Required signage prohibiting left turns onto Duke Street. ▪ 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 2026-00043

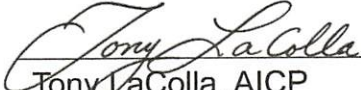
The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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. At least two trash containers shall be located in the parking area for the use of patrons, the containers shall not be permitted to overflow, and the area around them shall be kept clean. (P&Z)(SUP2024-00005)
3. The applicant shall maintain a sign at the driveway entrance which prohibits left turns onto Duke Street. (P&Z)(SUP2024-00005)
4. The applicant shall encourage its employees to use public transportation to travel to and from work. 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)(SUP2024-00005)
5. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)(SUP2024-00005)
6. Trash and garbage shall be stored inside or in sealed containers which do not allow odors to escape or invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)(SUP2024-00005)
7. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and 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 in operation. (P&Z)(SUP2024-00005)
8. 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. (P&Z)(SUP2024-00005)
9. All windows shall remain transparent. The placement or construction of items that block the visibility of the interior of the commercial space from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. (P&Z)(SUP2024-00005)
10. 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

3510 Duke Street and 3501 Wheeler Avenue

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 2026-00043 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.



Tony LaColla, AICP

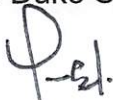
Land Use + Preservation Division Chief

9/24/2026

Date

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00043 and agrees to obtain all applicable licenses and permits required for the use at 3510 Duke Street and 3501 Wheeler Avenue.



Special Use Permit Holder
Duke Golden Foods LLC

9/29/2026

Date

SUP2008-00043

3510 Duke Street and 3501 Wheeler Avenue

If there have been documented violations of the permit conditions which were not corrected immediately, constitutes a repeat violation or which creates a direct and immediate adverse impact on the surrounding community or the district, as determined that there are problems with the condition of the use and that new or revised conditions are needed to offset and use impacts not addressed in City Code. (7.12)

Staff hereby approve Special Use Permit SUP2008-00043 subject to conditions with all applicable codes and ordinances and the conditions of the special use permit.

04/24/2008

Date

Land Use + Preservation Division Chief

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit SUP2008-00043 and agrees to obtain all applicable licenses and permits required for the use at 3510 Duke Street and 3501 Wheeler Avenue.

04/24/2008

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